

CITY OF DACULA

442 Harbins Rd.
P. O. Box 400
Dacula, Georgia 30019

PLANNING COMMISSION

MINUTES

September 25, 2023

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, September 25, 2023 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Mark Chandler called the meeting to order at 6:00 p.m. and conducted a roll call of the members. A quorum was present.

Planning Commission Present:

Chairman Mark Chandler
Member Lisa Bradberry
Member Gene Greeson
Member Monica Francis
Member Myra Montalbano

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Hayes Taylor, City Planner
Courtney Mahady, Administrative Clerk
Dana Stump, Administrative Assistant for Planning & Zoning
Amy White, City Marshal

II. INVOCATION:

Mayor King gave invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Chandler led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, May 30, 2023

Member Greeson motioned to approve the May 30, 2023 minutes. Member Francis seconded. Motion passed unanimously.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

- 2. PUBLIC HEARING: 2023-CD-RZ-02;** Applicant: Fransisco Garcia, Owner: Fransisco Garcia requests rezoning from OI Office-Institutional District to C-3 Central Business District and Heavy Commercial District. The property is located in Land Lot 302A of the 5th District and contains 0.83 acres more or less.

Member Francis motioned to open the public hearing. Member Bradberry seconded. Motion passed unanimously.

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant has requested rezoning from Office-Institutional District to Central Business District and Heavy Commercial District to allow for an animal hospital and copy shop. Mr. Hayes stated staff recommend denial of the rezoning application.

Applicant representative, Fransisco Garcia, 2528 Pharr Avenue, Dacula, Georgia 30019, stated that he would appreciate approval from the Planning Commission so he can move forward with next steps in building the proposed animal hospital.

Comment in opposition

Jonathan Biren, 301 Church Street, Dacula, Georgia 30019, expressed concern that a commercial property would devalue his home which is adjacent to the proposed property as well as devalue the other homes along Church Street.

Member Bradberry motioned to close the public hearing. Member Greeson seconded. Motion passed unanimously.

- 3. Rezoning Application: 2023-CD-RZ-02;** Applicant: Fransisco Garcia, Owner: Fransisco Garcia requests rezoning from OI Office-Institutional District to C-3 Central Business District and Heavy Commercial District. The property is located in Land Lot 302A of the 5th District and contains 0.83 acres more or less.

Member Francis motioned to recommend denial of the rezoning application. Member Bradberry seconded. Motion passed unanimously.

4. PUBLIC HEARING: Ordinance to amend Article VII and Article XVII of the Zoning Resolution

Member Greeson motioned to open the public hearing. Member Francis seconded. Motion passed unanimously.

City Attorney, Jack Wilson, presented the staff report for the Ordinance to amend Article VII and Article XVII of the Zoning Resolution to update the City's zoning procedures to be consistent with changes in State law. Mr. Wilson stated staff recommend approval of the amendments.

No public comment

Member Greeson motioned to close the public hearing. Member Francis seconded. Motion passed unanimously.

5. Ordinance to amend Article VII and Article XVII of the Zoning Resolution

Member Francis motioned to recommend approval of the ordinance amendment. Member Greeson seconded. Motion passed unanimously.

6. PUBLIC HEARING: Ordinance to amend Article IV of the Development Regulations

Member Greeson motioned to open the public hearing. Member Bradberry seconded. Motion passed unanimously.

City Attorney, Jack Wilson, presented the staff report for the Ordinance to amend Article IV of the Development Regulations to update the Final Plat Approval procedures to align with current City practices. Mr. Wilson stated staff recommend approval of the amendment.

Member Francis motioned to close the public hearing. Member Greeson seconded. Motion passed unanimously.

7. Ordinance to amend Article IV of the Development Regulations

Member Greeson motioned to recommend approval of the ordinance amendment. Member Francis seconded. Motion passed unanimously.

VII. ADJOURNMENT:

Member Francis motioned to adjourn. Member Greeson seconded. Motion passed unanimously. Meeting adjourned at 6:24 p.m.

Minutes approved

November 27, 2023
Date
B. B. B.
Signature