

CITY OF DACULA

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

PLANNING COMMISSION

MINUTES

December 27, 2021

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, December 27, 2021 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Mark Chandler called the meeting to order at 6:30 p.m. and conducted a roll call of members. A quorum was present.

Planning Commission Present:

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

City Staff Present:

Heather Coggins, Assistant City Administrator
Jack Wilson, City Attorney
Brittini Nix, Director of Planning & Economic Development
Courtney Mahady, Administrative Clerk
Dana Stump, Administrative Assistant for Planning & Zoning
Lisa Hyman, City Tax Clerk
Amy White, City Marshal

II. INVOCATION:

Mayor Trey King gave invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Mark Chandler led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting of Monday, October 25, 2021.

Member Francis motioned to approve the October 25, 2021 minutes. Member Greeson seconded. Motion passed unanimously.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. **PUBLIC HEARING: 2021-CD-RZ-07**, Applicant: Hector Abreu, Owner: Mark Everson requests rezoning from C-1 Neighborhood Business District to C-2 General Business District. The property is located in Land Lot 302A, Parcel 153 of the 5th District and contains 3.53 acres more or less.

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

City Consultant, Joey Murphy, presented the staff report for the application for rezoning from C-1 Neighborhood Business District to C-2 General Business District. Mr. Murphy stated staff recommended approval of the application with ten conditions. The below conditions were then read into the record.

1. The property shall be developed in accordance with the conceptual site plan prepared by Ringo Abernathy & Associates dated November 12, 2021. Any substantial deviation from the approved conceptual plan and/or conditions of zoning shall be resubmitted to the Mayor and City Council for consideration. The Mayor or his or her designee shall determine what constitutes substantial deviation.
2. The addition of any outbuildings or building expansion shall have the following: Exterior facades constructed of brick, stone or stucco. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split faced block. Final architectural plans and color palate shall be submitted to the City for approval.
3. The addition of a paved parking lot or entrance / exit drives shall have the following: A parking lot landscape plan submitted to the City for approval. At a minimum, the landscape plan shall include monument sign location and should insure that each parking island/strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 2-inch dbh caliper.

4. Ground signage shall be limited to one monument-type sign for each commercial lot fronting McMillan Road and Stanley Road. Monument signs shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Neon signs shall be prohibited. Signs shall be set back 15-feet from right-of-way of McMillan / Stanley Roads and located so as to not impede site distance. Sign location and design subject to review and approval by the City of Dacula.
5. Outdoor storage shall only be allowed in the screened rear portion of the site.
6. Parking lot lighting shall be directed in toward the property so as not to shine directly onto adjacent properties.
7. All trash dumpsters shall be screened by an enclosure using the same exterior building material and color as the primary structure. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.
9. No outside loudspeakers shall be allowed.
10. Human sign spinners and/or twirlers shall be prohibited.

Comment in Favor:

Hector Abreu, 1742 Prospect Church Road, Lawrenceville, Georgia 30043, presented the rezoning application. Mr. Abreu stated that his plan was to have contractor's office at the site which would house finished materials until they were ready to be installed off site for the customer.

Member Montalbano motioned to close the public hearing. Member Greeson seconded. Motioned passed unanimously.

- 3. Rezoning Application: 2021-CD-RZ-07**, Applicant: Hector Abreu, Owner: Mark Everson requests rezoning from C-1 Neighborhood Business District to C-2 General Business District. The property is located in Land Lot 302A, Parcel 153 of the 5th District and contains 3.53 acres more or less.

Member Bradberry motioned to approve with conditions [listed above]. Member Greeson seconded.

Vote 3-1 (Member Francis opposed). Motion carried.

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VII. ADJOURNMENT:

Member Greeson motioned to adjourn. Member Francis seconded. Motion passed unanimously. Meeting adjourned at 6:42 p.m.

Minutes approved

February 28, 2022

Date

Courtney Mahady

Signature