



# Planning Commission Public Hearing

Monday, October 27, 2025 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

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## Minutes

### **I. CALL TO ORDER AND ROLL CALL OF MEMBERS:**

The Planning Commission met on Monday, October 27, 2025 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.

#### **Members Present:**

Chairman Mark Chandler  
Member Myra Montalbano  
Member Lisa Bradberry  
Member Trannon Thomas

#### **Members Absent:**

Member Gene Greeson

#### **City Staff Present:**

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

### **II. INVOCATION:**

Mayor King gave the invocation.

### **III. PLEDGE OF ALLEGIANCE:**

Chairman Chandler led the Pledge of Allegiance.

### **IV. MINUTES:**

1. Approval of the Minutes from the meeting on Monday, August 25, 2025

Motion to approve made by Member Montalbano, Seconded by Member Bradberry.  
Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

**V. OLD BUSINESS:**

None

**VI. NEW BUSINESS:**

2. **PUBLIC HEARING: 2025-CD-RZ-03, 2025-CD-RZ-04, & 2025-CD-VAR-01**, Applicant: Haley Todd on behalf of PEC+, Owners: Second and Broad LLC, and the City of Dacula requests rezoning from R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) , O-I *DOD* (Office-Institutional District, *Downtown Overlay District*) , and C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*) to R-TH *DOD* (Residential Townhouse District, *Downtown Overlay District*) and C-2 *DOD* (General Business District, *Downtown Overlay District*) and requests a variance to allow for front loaded parking, the extension of the build-to-zone, and to allow for an additional curb cut.

Motion to open the public hearing made by Member Thomas, Seconded by Member Montalbano.  
Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

City Planner, Hayes Taylor, presented the staff case report for the rezoning and variance applications. The applicant is requesting to rezone the property from R-1200 *DOD* Single-Family Residential District *Downtown Overlay District*, OI *DOD* Office Institutional District *Downtown Overlay District*, and C-1 *DOD* Neighborhood Commercial District *Downtown Overlay District* to R-TH *DOD* Residential Townhouse District *Downtown Overlay District* and C-2 *DOD* General Business District *Downtown Overlay District* and requests a variance to allow front load parking, the extension of the build-to-zone, and to allow for an additional curb cut. Mr. Taylor stated staff recommends approval with conditions.

Planning Commission members asked clarifying questions.

Haley Todd, 350 Research Court, Ste. 200, Norcross, GA 30092, Doug Ingram, 366 Auburn Rd, Auburn (Mulberry), GA 30011, Chris Adkins, 3273 Bailey Road, Dacula (Mulberry), GA 30019 presented the applicant presentation highlighting the concept plan, civic space, and roadway improvements. Todd, Adkins, and Ingram emphasized the economic benefit to placing residences proximal to businesses, building in the market for the proposed retail, and expanding the market for the existing retail strip along 2nd Avenue. The applicant team also highlighted future projects in the area.

Motion to close the public hearing made by Member Bradberry, Seconded by Member Montalbano.  
Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

3. **Rezoning & Variance Applications: 2025-CD-RZ-03, 2025-CD-RZ-04, & 2025-CD-VAR-01**, Applicant: Haley Todd on behalf of PEC+, Owners: Second and Broad LLC, and the City of Dacula requests rezoning from R-1200 *DOD* (Single-Family Residential District, *Downtown Overlay District*) , O-I *DOD* (Office-Institutional District, *Downtown Overlay District*) , and C-1 *DOD* (Neighborhood Commercial District, *Downtown Overlay District*) to R-TH *DOD* (Residential Townhouse District, *Downtown Overlay District*) and C-2 *DOD* (General Business District, *Downtown Overlay District*) and requests a variance to allow for front loaded parking, the extension of the build-to-zone, and to allow for an additional curb cut.

Motion to recommend denial made by Member Thomas, Seconded by Member Montalbano.  
Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

## VII. ADJOURNMENT:

Motion to adjourn made by Member Montalbano, Seconded by Member Bradberry.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

Meeting adjourned at 6:34 p.m.

Minutes approved November 24, 2025  
Date

*Couratney Mahady*  
Signature