

CITY OF DACULA

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

PLANNING COMMISSION

MINUTES

March 27, 2023

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, March 27, 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 Myra Montalbano

Absent - Member Monica Francis

City Staff Present:

Jack Wilson, City Attorney
Brittini Nix, City Administrator
Courtney Mahady, Administrative Clerk
Dana Stump, Administrative Assistant for Planning & Zoning
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 on Monday, January 30, 2023

Member Greeson motioned to approve the January 30, 2023 minutes. Member Bradberry seconded. Motion passed unanimously.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

- 2. PUBLIC HEARING: 2023-CD-RZ-01, 2023-CD-SE-01, 2023-CD-SUP-01;** Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District, requests a special exception for an automotive muffler, brake and tune-up shop, and requests special use permits for auto body repair, and automotive sales and associated service facilities. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

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

City Administrator, Brittini Nix, present the staff report for the rezoning, special exception, and special use permit applications. The applicant requested rezoning from C-1 Neighborhood Commercial District to C-2 General Business District, requested a special exception for an automotive muffler, brake and tune-up shop, and requested special use permits for auto body repair, and automotive sales and associated service facilities. Ms. Nix stated staff recommended approval with conditions of the requested rezoning, special exception, the special use permit for automotive sales and associated service facilities, and denial of the special use permit for auto body repair.

Comment in favor:

Karen McDaniel, 681 Providence Club Drive, Monroe, GA 30656, on behalf of the applicant, stated that measures would be taken to ensure the property would be compliant with the state and that the property would remain clean for the surrounding properties in regards to the requested auto body repair shop.

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

- 3. Rezoning Application: 2023-CD-RZ-01,** Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

Member Bradberry motioned to approve with staff's 26 recommended conditions [listed below]. Member Greeson seconded. Motion passed unanimously.

Concept Plan and Land Use

1. Any substantial deviation from the conditions of zoning shall be resubmitted to the Mayor and City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. Any modifications to the existing property improvements (ex: paint, repairs, additions, concrete, asphalt, etc.) shall be reviewed and approved by the City.
3. Outdoor storage shall only be allowed within the screened rear portion of the site. Outdoor storage includes, but not limited to, automobiles for sale, automobiles for service, junk vehicles vehicle parts, and machinery. All items must be located on a hard surface excluding contained gravel.
4. Outdoor display of parts, new or used tires, junked vehicles or other materials is prohibited. No outside loudspeakers shall be allowed.
5. All automotive mechanical services shall be contained within the proposed structure.

Architectural Design

6. ~~New structures or building expansion shall have the following: exterior facades constructed of brick, stone or stucco, and 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.~~
7. Exterior walls of primary and accessory structures shall be maintained free from holes, breaks, loose or rotting materials and shall be maintained weatherproof and properly surface coated as needed to prevent deterioration. All exterior surfaces, including, but not limited to, doors, door and window frames, cornices, porches and trim shall be maintained in good repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints shall be maintained weather-resistant and watertight. Color palate shall be submitted to the City for approval.
8. Roofs of buildings shall be maintained so that they are structurally sound and in a safe condition and have no defects which might admit rain or cause dampness in the interior portions of a building. All portions, additions or sections of a roof, including, but not limited to, the fascia, eave, soffit, sheathing, rafter tail, barge rafter, vent screening, gutter, downspout, roof jack, and metal flashing, shall be complete with all trim strips, moldings, brackets, braces and supports attached or fastened in accordance with common building practices. Gutters must be free of vegetation and in good repair. Roof drainage shall be adequate to prevent rainwater from causing dampness or deterioration in the walls or interior portion of the building.
9. The outdoor storage area in the rear shall be screened by a 6-foot high wooden privacy fence or a black chain link fence with opaque green, brown, or black slates. The fence shall be enhanced with a 10-foot wide landscape strip subject to review and approval by the City of Dacula.

Landscaping and Parking

10. A four-foot tall split-rail fence shall be installed along the perimeter of the front parking area where it abuts to McMillan Road right-of-way. The fence shall be submitted to the City for approval prior to the issuance of a fence permit.
11. The required undisturbed buffer along the south side property line shall be eliminated and replaced with fencing and a 10-foot wide landscape strip (see condition #6).
12. 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.
13. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.
14. Specimen trees on-site shall be saved when feasible.
15. A hydrology study or compliance letter from a licensed Georgia Engineer shall be required prior to the installation, modification or addition of any impervious / hard surfaces on the subject property.
16. All hard surfaces must be in good repair and maintained in a passable condition so as to allow safe vehicular and pedestrian ingress and egress. Impassable includes, but not limited to, cracking, reflection cracks, deterioration, depression (pothole), sinkholes, rutting, raveling, shoving, upheaval, peeling, root cracks, and uneven surfaces.
17. A minimum of thirteen (13) marked parking spaces shall be required for customer and employee parking. Said spaces shall not be used for the sale, repair, dismantling, or servicing or storing of any vehicle, equipment, materials, or supplies.

Signage and Advertising

18. Oversized signs or billboards shall not be permitted.
19. Ground signage shall be limited to one monument-type sign and shall not be located within the right-of-way. The monument sign shall not exceed a maximum of 5-foot in height and shall be constructed with a brick base (minimum two feet in height) matching the materials of the buildings. Neon signs shall be prohibited. The monument sign shall not impede site distance along McMillan Road. Sign location and design are subject to review and approval by the City of Dacula.
20. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
21. 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.

22. Live human advertisement shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.

Transportation and Infrastructure

23. Parking lot lighting shall be directed in toward the property so as not to shine directly onto adjacent properties.
24. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
25. Utilities shall be placed on the developer's property whenever possible, appropriate access and maintenance easements shall be filed at the time of final plat approval for any one parcel or section of the subject development.
26. All vehicular access must meet the City of Dacula's project access improvement standards of a public road. All improvements shall be provided by the developer/owner.

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- 4. Special Exception Application: 2023-CD-SE-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests a special exception for an automotive muffler, brake and tune-up shop. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

Member Bradberry motioned to approve with staff's 26 recommended conditions [listed below]. Member Greeson seconded. Motion passed unanimously.

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25. Utilities shall be placed on the developer's property whenever possible, appropriate access and maintenance easements shall be filed at the time of final plat approval for any one parcel or section of the subject development.
26. All vehicular access must meet the City of Dacula's project access improvement standards of a public road. All improvements shall be provided by the developer/owner.

- 5. Special Use Permit Application: 2023-CD-SUP-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests special use permit for auto body repair. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

Member Greeson motioned to deny the special use permit for auto body repair. Member Bradberry seconded. Motion passed unanimously.

6. **Special Use Permit Application: 2023-CD-SUP-01**, Applicant: Gary L. Wilson, Jr., Owner: All Investments, LLC requests special use permit for automotive sales and associated service facilities. The property is located in Land Lot 302A of the 5th District and contains 0.46 acres more or less.

Member Greeson motioned to deny the special use permit for automotive sales and associated service facilities. Member Montalbano seconded. Motion passed unanimously.

VII. ADJOURNMENT:

Member Greeson motioned to adjourn. Member Bradberry seconded. Motion passed unanimously. Meeting adjourned at 6:22 p.m.

Minutes approved

April 24, 2023

Date

Courtney Malrady

Signature