

CITY OF DACULA

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

PLANNING COMMISSION

MINUTES

June 1, 2021

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Tuesday, June 1, 2021 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Mark Chandler called the meeting to order at 6:40 p.m. and conducted a roll call of the members. A quorum was present.

Planning Commission Present

Mark Chandler, Chairman
Lisa Bradberry, Member
Monica Francis, Member
Gene Greeson, Member

City Staff Present:

Joey Murphy, City Administrator
Heather Coggins, Finance Director
Brittini Nix, Director of Planning & Economic Development
Jack Wilson, City Attorney
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, March 29, 2021

Member Bradberry motioned to approve March 29, 2021 minutes. Member Francis seconded. Motion passed unanimously.

V. **OLD BUSINESS:**

1. None.

VI. **NEW BUSINESS:**

1. **PUBLIC HEARING: 2020-CD-RZ-03**, Applicant: WWP Acquisition, LLC c/o Andersen, Tate & Carr, P.C., Owner: IMCC Harbins, LLC c/o Inland Mortgage Capital, LLC request rezoning from C-3 Central Business District and Heavy Commercial District and M-1 Light Manufacturing District to PMUD Planned Mixed-Use District. The property is located in Land Lots 299 and 300 of the 5th District and contains 73.8 acres more or less.

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

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the application for rezoning from C-3 and M-1 to PMUD zoning. The applicant has also requested the Mayor and City Council increase the maximum residential density permitted. Ms. Nix stated the applicant has requested that the Planning Commission table this application until the June 28, 2021 meeting.

Comment in favor:

Melody A. Glouton, 1960 Satellite Blvd, Duluth, GA, speaking on behalf applicant WWP Acquisition to rezone the property from C-3 and M-1 to PMUD zoning. Ms. Glouton stated that this proposed development was consistent with the City's Comprehensive Plan and would achieve the goals of the plan.

Robbie Swan, co-developer, presented the conceptual images for the proposed development.

Comment in opposition:

None

Member Francis motion to close the public hearing. Member Bradberry seconded. Motion passed unanimously.

2. **Rezoning Application: 2020-CD-RZ-03**, Applicant: WWP Acquisition, LLC c/o Andersen, Tate & Carr, P.C., Owner: IMCC Harbins, LLC c/o Inland Mortgage Capital, LLC request rezoning from C-3 Central Business District and Heavy Commercial District and M-1 Light Manufacturing District to PMUD Planned Mixed-Use District. The property is located in Land Lots 299 and 300 of the 5th District and contains 73.8 acres more or less.

Member Greeson motioned to table application 2020-CD-RZ-03 until June 28, 2021. Member Francis seconded. Motion passed unanimously.

3. **PUBLIC HEARING: 2021-CD-COC-01**, Applicant: Matthew Kriser, Owner: William H Mobley estate request changes to the 2020-CD-AA-01, 2020-CD-RZ-02, and 2020-CD-VAR-03 zoning conditions. The property is located in Land Lots 309 and 310 of the 5th District and contains 46.3 acres more or less.

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

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the change of conditions applications. The applicant has requested modifications to the earthen berm requirements. Ms. Nix stated staff recommended denial of these requests due to the introduction of adverse impacts onto neighboring and/or adjacent properties.

Comment in favor:

Matthew Kriser, 3033 County Road 9, Newton, Alabama, submitted a request for modifications to the earthen berm requirements for The Porches at Mobley Lakes subdivision.

Further comment:

Marvin Westbrook, 2910 Mobley Drive, had questions regarding the berm requirements and needed more clarification.

Gail Haney, 846 Tanner Road, spoke regarding the berm and felt that if a berm were added it would increase the current water issues along Tanner Road and Mobley Drive.

Maria Serrano, 766 Tanner Road, spoke regarding the berm. Ms. Serrano stated she would not like to have the berm adding she felt it would cause more flooding issues.

Tony Lankford, 2841 Mobley Drive, stated that he would prefer no berm because he also felt it would increase the current flooding issues he has on his property.

Connie Collins, 816 Tanner Road, spoke on the flooding issues she has on her property.

Victoria Friedheim, 2880 Mobley Drive, had questions regarding the berm and needed more clarification.

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

4. **Change of Conditions Application: 2021-CD-COC-01**, Applicant: Matthew Kriser, Owner: William H Mobley estate request changes to the 2020-CD-AA-01, 2020-CD-RZ-02, and 2020-CD-VAR-03 zoning conditions. The property is located in Land Lots 309 and 310 of the 5th District and contains 46.3 acres more or less.

Member Francis motioned to deny change of conditions application. Member Greeson seconded. Motion passed unanimously.

5. **PUBLIC HEARING: 2021-CD-RZ-03**, Applicant: Cliff Hill, Owner: Cliff Hill requests rezoning from AG Agricultural District to R-1400 Single-Family Residential District. The property is located in Land Lot 273 of the 5th District and contains 6.70 acres more or less.

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

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the application for rezoning from AG to R-1400. Ms. Nix stated that staff recommended tabling the rezoning application until the June 28, 2021 meeting.

No comment in favor or opposition

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

6. **Rezoning Application: 2021-CD-RZ-03**, Applicant: Cliff Hill, Owner: Cliff Hill requests rezoning from AG Agricultural District to R-1400 Single-Family Residential District. The property is located in Land Lot 273 of the 5th District and contains 6.70 acres more or less.

Member Francis motioned to table rezoning application until the June 28, 2021 meeting. Member Bradberry seconded. Motion passed unanimously.

VII. ADJOURNMENT:

Member Greeson motioned to adjourn. Member Francis seconded. Motion passed unanimously. Meeting adjourned at 7:40 p.m.

Minutes approved

June 28, 2021

Date

Heather Coggins

Signature