



Mayor and City Council Regular Meeting
Thursday, April 04, 2024 at 7:00 PM
Dacula City Hall, Council Chambers
442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

This document is tentative, has not been ratified or approved by the Mayor and Council of the City of Dacula, and is not binding on the City or any officer

Minutes scheduled for approval May 2, 2024

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor Trey King called the April 4, 2024 Council Meeting to order at 7:01 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Daniel Spain
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Administrative Clerk
Hayes Taylor, City Planner
Stephen Mayer, Director of Finance
Jennifer Turner, Accounts Payable Clerk
Alethia Hyman, City Tax Clerk
Renee Cooke, Front Desk Clerk
Amy White, Chief Marshal
James Ross, City Marshal

II. INVOCATION:

Marshal White gave an invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor Trey King led the Pledge of Allegiance.

IV. PROCLAMATION:

1. Georgia Cities Week Announcement

Mayor King read the Proclamation to encourage citizens to participate in a Georgia Cities Week activity during the month of April. The activity is a coloring page for school-aged children. Mayor King stated that the coloring pages would be displayed during the May 2, 2024 Council Meeting.

V. **CONSENT AGENDA:**

2. Approval of the Minutes from the Regular Meeting on March 7, 2024
3. Ordinance establishing a moratorium on rezoning, special use permit and variance applications, building permit applications; subdivision concept plan submittals; and land disturbance permit applications for property within the urban redevelopment area identified and described in the urban redevelopment plan
4. Design proposal for Wilson Street parking and beautification
5. Design proposal for McMillan Road improvement project
6. Bid results for Whisper Way Storm Drainage Improvements
7. GCIC software service agreement
8. Authorization to write off and discharge unpaid 2022 ad valorem tax bills under \$5.00

Motion to approve the consent agenda items as listed made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

VI. **OLD BUSINESS:**

9. **Rezoning Application: 2023-CD-RZ-03;** Applicant: Archon Homes, Owner: Dacula Real Estate requests rezoning from MH Mobile Home Park District to R-TH Single Family Residence Townhouse District. The property is located in Land Lot 275 of the 5th District and contains 4.04 acres more or less. *(Public Hearing was held on December 7, 2023)*

Mayor King noted that the public hearing for this rezoning application was held on December 7, 2023.

City Planner, Hayes Taylor, recapped the rezoning application. Mr. Taylor stated that the applicant submitted an updated concept plan on March 26, 2024 that still meets the requirements of the city. Mr. Taylor stated that staff recommends approval with conditions.

Councilmember Williams inquired if the amended conditions that were discussed in the work session would be added for approval. Councilmember Williams noted that he would also like to add the recommendation from the Mayor about increasing the length of the driveways of the townhomes.

City administrator, Brittini Nix, stated that staff did some research between the worksession and the regular meeting and found that the front setback for townhomes is fifty (50) feet so the length of the driveway would be approximate to that distance requirement. Ms. Nix added that any concern about pickup trucks encroaching over the sidewalk should not be an issue. Ms. Nix noted that what the applicant submitted is a concept plan only and has not reviewed for full compliance of the development requirements.

Mayor King requested a motion of approval with staff conditions to include amendments to condition #7 & condition #21 for clarification.

Motion to approve rezoning application 2023-CD-RZ-03 with conditions [listed below] made by Councilmember Haynes, Jr., Seconded by Councilmember Spain.
Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

1. The property shall be developed in accordance with the conceptual site plan prepared by LJA Engineering submitted March 26, 2024, and with the provided zoning conditions. Any substantial deviation from the approved conceptual plan and/or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners' association. The deed to the mandatory homeowners' association shall require that the open space be perpetually maintained.
3. The maximum number of dwelling units shall not exceed four (4) buildings consisting of twenty-four (24) units total.
4. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
5. The front and side façades of all dwelling units shall consist of architectural treatments of brick, stone, or stucco with fiber cement siding for the remainder of the elevation. The remainder of the structures shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
6. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance.
7. Delineated parallel street parking outside of travel lanes along the length of the internal road, in accordance with the Development Regulations, must be provided and maintained by the developer.
8. Collection of solid waste, recycling, and recovered materials from the townhome development shall be arranged by an agreement with a franchised contractor.
9. The development shall include an amenity area with park benches, picnic tables and a commercial quality bicycle rack. The benches and tables will be included in a walking trail, gathering space, or central green as approved by the City.
10. The development shall include a cabana, pavilion, or shade provision alternative in the designated mail kiosk space as approved by the City.
11. All non-amenity or stormwater grassed areas shall be sodded.
12. The amenity and stormwater maintenance areas may include lower maintenance grass alternatives such as Blue Star Creeper, Corsican Mint, Microclover, or Fescue as approved by the City Administrator.
13. Five (5) foot-wide sidewalks shall be constructed on both sides of the internal private drive.
14. 5-foot-wide sidewalks shall be constructed along the property frontage of Stanley Road, Shane Lane, and Jody Avenue.

15. The developer shall provide street trees along the external sidewalk, internal sidewalk and internal walkways at 20-foot increments on center. All trees should be 6 to 8 feet tall at the time of installation with a minimum DBH of 2.5 inches. Subject to review and approval by the City Administrator or their designee.

Street and walkway trees shall be of one or a combination of the following species:

- a. Sweet Bay Magnolia
 - b. Blood Good Japanese Maple
 - c. Eastern Redbud
 - d. Willow Oak
 - e. Carolina Silverbell
 - f. Nuttall Oak
 - g. Shumard Oak
 - h. White Oak
 - i. Japanese Zelkova
 - j. Red Maple
 - k. North Red Oak
16. The developer will provide pedestrian crosswalks at the stop signs of the internal private drive.
 17. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
 18. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, landscape trees, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or their designee.
 19. Underground utilities shall be provided throughout the development.
 20. Street light service fees and maintenance are the responsibility of the homeowner's association. Street light fixtures must be reviewed and approved by the City.
 21. Ownership and maintenance of internal drives, roads, sidewalks and/or parking area found on the subject site shall be the responsibility of the developer and/or private property owner. It shall be the responsibility of the applicant to secure and maintain at no cost to the City, all necessary right-of-way standards, and improvements in accordance with Article 6 of the Development Regulations.

VII. NEW BUSINESS:

10. PUBLIC HEARING: Urban Redevelopment Plan

Motion to open the public hearing made by Councilmember Williams, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

City Administrator, Brittini Nix, stated that an Urban Redevelopment Plan (URP) is a legislative tool that provides a framework to proactively identify and implement private and public opportunities for redevelopment within a specific area. Ms. Nix continued that a URP is a tool used to assist the revitalization and conservation of a specific community area to meet specific community needs. Proposed redevelopment projects listed within the Urban Redevelopment Plan are in direct response to public input received from various workshops, surveys, and interviews from community members during the Dacula 2050 Comprehensive Plan process. The need for a community gathering space and redevelopment within the city center and historic downtown area was echoed throughout the received community feedback. As such, the general scope of the urban redevelopment project set forth in the Plan includes a variety of public and private improvements, including, but not limited to, municipal, public, streetscape, recreational, commercial, and other improvements, the acquisition, construction, and development of a new Municipal Complex, an outdoor amphitheater and multifunctional green space, public parking facilities, and other projects. Ms. Nix added that this plan is not going to be voted on at tonight's meeting but is scheduled for a vote at the next regular meeting on May 2, 2024.

Comment in favor:

None

Comment in opposition:

None

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Spain.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

VIII. STAFF COMMENTS:

None

IX. MAYOR AND COUNCIL COMMENT(S):

Councilmember Spain commented that the breaks on the garbage truck sound terrible and need to be addressed.

Councilmember Mitchell thanked the city and the sanitation department for their help in directing traffic last week while it was raining.

Councilmember Haynes, Jr. inquired about when the garbage trucks would get the new branding.

Ms. Nix stated that the original plan was to discuss incorporate it within the 2025 budget cycle, but that staff would research the matter so Council can determine if they would like to accelerate the timeline.

X. PUBLIC COMMENTS:

Jimmy Phan, 1404 Filigree Place, Dacula, GA 30019, discussed expanding the Dacula Library to include learning labs.

Joseph Mark, 1778 Mapmaker Drive, Dacula, GA 30019, introduced himself to the Mayor and Council and announced that he is running for Gwinnett County Sherriff.

City Administrator, Brittini Nix, asked Mayor King to read into the record the two (2) revised conditions from item #9 Rezoning Application 2023-CD-RZ-03 for clarity.

Mayor King read the following amended zoning conditions into the record:

7. Delineated parallel street parking outside of travel lanes along the length of the internal road, in accordance with the Development Regulations, must be provided and maintained by the developer.
21. Ownership and maintenance of internal drives, roads, sidewalks and/or parking area found on the subject site shall be the responsibility of the developer and/or private property owner. It shall be the responsibility of the applicant to secure and maintain at no cost to the City, all necessary right-of-way standards, and improvements in accordance with Article VI (6) of the Development Regulations.

XI. EXECUTIVE SESSION: Personnel, real property, and legal matters

Motion to exit regular session and enter executive session made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

Regular session adjourned and executive session began for the purposes of personnel and real property matters 7:26 p.m.

Motion to exit executive session and reconvene regular session made by Councilmember Spain, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

Regular session reconvened at 7:53 p.m.

City Attorney, Jack Wilson reported no votes were taken in executive session. The Council met to discuss personnel and real property matters as allowed by the Open Meetings Act.

XII. ADJOURNMENT:

Motion to adjourn made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.
Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell,
Councilmember Haynes, Jr.

Meeting adjourned at 7:54 p.m.

Minutes approved

Date

Signature

DRAFT