

# CITY OF DACULA

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

## PLANNING COMMISSION

### MINUTES

September 27, 2021

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

The Planning Commission met on Monday, September 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 the members. A quorum was present.

#### **Planning Commission Present**

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

*Member Monica Francis - Absent*

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

Joey Murphy, City Administrator  
Heather Coggins, Finance Director  
Brittini Nix, Director of Planning & Economic Development  
Courtney Mahady, Administrative 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, June 28, 2021**

Member Greeson motioned to approve the June 28, 2021 minutes. Member Bradberry seconded. Motion passed unanimously.

**V. OLD BUSINESS:**

None

**VI. NEW BUSINESS:**

2. **PUBLIC HEARING: 2021-CD-RZ-04**, Applicant: Starlight Homes of Georgia, LLC c/o Mahaffey, Pickens, Tucker, LLP, Owner(s): Ernest Walker Cain, Jr. and James H. Wilbanks requests rezoning from R-1200 Single-Family Residential District to TRD Transitional Residential District. The property is located in Land Lot 275, Parcel 001 of the 5th District and contains 74.04 acres more or less.

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

Director of Planning & Economic Development, Brittni Nix, presented the staff report for the application for rezoning from R-1200 Single-Family Residential to TRD Transitional Residential District. Ms. Nix stated staff recommended approval of the application with 19 conditions.

*Comment in favor:*

Shane Landham, 1550 North Brown Rd, Suite 125, Lawrenceville, Georgia 30043, on behalf of the applicant, presented the rezoning application. Mr. Landham stated that the proposed development is compatible with the policies in the comprehensive plan as well as the zoning classifications and land uses of the surrounding area.

*Comment in opposition:*

Jeff Hollowell, 200 Pipeline Road, Dacula, Georgia 30019, had concerns about the increase of traffic along Stanley Road. Mr. Hollowell inquired if there were going to be any road improvements on Stanley Road.

Dawn Young, 2340 Fortune Drive, Dacula, Georgia 30019, shared her concerns with the possible accidents that would occur with the increase of traffic along Stanley Road.

Inez Gunter, 2320 Fortune Drive, Dacula, Georgia 30019, had questions regarding the size of the lots and the length of the project. Ms. Gunter also had concerns about the increase in noise and traffic along Stanley Road.

*Comment in rebuttal:*

Shane Landham responded that the proposed development would take about three (3) years to complete and that the size of the lots would comply with the minimum requirements of the TRD zoning.

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

3. **Rezoning Application: 2021-CD-RZ-04**, Applicant: Starlight Homes of Georgia, LLC c/o Mahaffey, Pickens, Tucker, LLP, Owner(s): Ernest Walker Cain, Jr. and James H. Wilbanks requests rezoning from R-1200 Single-Family Residential District to TRD Transitional Residential District. The property is located in Land Lot 275, Parcel 001 of the 5th District and contains 74.04 acres more or less.

Member Bradberry motioned to approve with 19 conditions [listed below]. Member Greeson seconded. Motion passed unanimously.

1. The property shall be developed in accordance with the conceptual site plan prepared by Christopher Planning & Engineering dated August 10, 2021, revised September 14, 2021 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 developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
4. The maximum number of dwelling units shall not exceed 173.
5. The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story units and 2,000 square feet for two-story units.
6. The front and side façades of all dwelling units shall consist primarily of brick or stone with architectural treatments utilizing other masonry products of fiber cement siding. The rear façade of the dwelling units shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
7. All dwelling units shall have at least a two-car garage.
8. 5-foot wide sidewalks shall be constructed on both sides of the internal subdivision streets.
9. 5-foot wide sidewalks shall be constructed along the entire property frontage of Stanley Road.
10. Provide a decorative entrance feature with landscaping at each subdivision entrance to include a decorative fence to extend 100 feet of both sides of the Stanley Road entrance(s). Fencing shall be wrought-iron style with stacked stone or brick columns spaced every 30 feet. Provide a minimum 10-foot wide landscape strip along the entire property frontage of Stanley Road. Subject landscape strip shall include understory plantings and a 6-foot high landscape berm with a minimum of two (2), 6-foot high decorative trees planted every 15

linear feet. The tree species shall be approved by the City Administrator prior to planting. Any dead or diseased trees or plantings shall be removed and replaced with like kind materials. The subject landscape strip/berm shall be maintained by the mandatory homeowners association. The subject entrance feature and landscape plan along Stanley Road shall be submitted to the City for review and approval.

11. Provide a left turn lane on Stanley Road at the subdivision entrances subject to City of Dacula approval. A standard deceleration lane with appropriate taper and adequate right-of-way shall be required. Prior to the issuance of a development permit, a sight distance certification shall be provided that meets required distance for the speed limit posted on Stanley Road. The developer shall be limited to two curb cuts.
  12. Underground utilities shall be provided throughout the development.
  13. The development shall include an amenity area with a swimming pool, cabana with restrooms, playground, and adequate parking. The cabana shall be finished to match the façades of the adjacent dwelling units.
  14. Provide a mail kiosk center with a minimum of one (1) postal box for each dwelling unit and a minimum of ten (10) parking spaces.
  15. Street light service fees and maintenance are the responsibility of the mandatory homeowners association.
  16. All grassed areas except the open space/common area shall be sodded. The open space/common area shall be hydro-seeded or sodded.
  17. Each building lot shall have a minimum of two (2) decorative trees (maple, oak, birch, elm, etc.) at least 3 inches in diameter (DBH).
  18. Incorporated into the declaration of restrictive covenants of the mandatory homeowners association will be a statement limiting the number of leased or rented homes to no more than thirty percent (30%) of the total number of units in the development. The declaration shall also require owners wishing to lease their property to obtain a written permit to rent or lease from the homeowners association.
  19. All lots shall abide by the City of Dacula's undisturbed stream buffer and impervious setback requirements as stated in Section 1504 of the Zoning Resolution.
- 4. PUBLIC HEARING: 2021-CD-AA-01 and 2021-CD-RZ-05**, Applicant: New Rock Springs Missionary Baptist Church, Owner: New Rock Springs Missionary Baptist Church requests annexation and rezoning from RA200 Agriculture-Residence District (County) to R-1400 CZP Single-Family Residential District (City). The property is located in Land Lot 331, Parcel 007 of the 5th District and contains 3.0 acres more or less.

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

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the applications for annexation and rezoning from RA200 (County) to R-1400 CZP (City). Ms. Nix stated staff recommend approval of the applications with 5 conditions.

*Comment in favor:*

Robert Thomas, 446 McMillian Road, Dacula, Georgia 30019, stated that the piece of land requested for annexation was donated to the church and would allow a proper driveway to the church.

*No comment in opposition*

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

- 5. Annexation Application: 2021-CD-AA-01**, Applicant: New Rock Springs Missionary Baptist Church, Owner: New Rock Springs Missionary Baptist Church requests annexation into the City of Dacula. The property is located in Land Lot 331, Parcel 007 of the 5th District and contains 3.0 acres more or less.

Member Greeson motioned to approve with 5 conditions [listed below]. Member Bradberry seconded. Motion passed unanimously.

1. Permitted uses within the subject property shall be limited to church use only.
2. No outdoor storage shall be permitted.
3. Any new ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument-type sign with a brick or stacked stone base of at least 2 feet in height. Neon or self-illuminating ground signs shall be prohibited.
4. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring and nearby residential properties.
5. All trash dumpsters shall be screened by an enclosure using a 6-foot high fence with black or green vinyl coated chain link with opaque green or black slats. Pickup shall be limited between the hours of 7:00 a.m. to 9:00 p.m. Monday thru Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

- 6. Rezoning Application: 2021-CD-RZ-05**, Applicant: New Rock Springs Missionary Baptist Church, Owner: New Rock Springs Missionary Baptist Church requests rezoning from RA200 Agriculture-Residence District (County) to R-1400 CZP Single-Family Residential District (City). The property is located in Land Lot 331, Parcel 007 of the 5th District and contains 3.0 acres more or less.

Member Greeson motioned to approve with 5 conditions [listed below]. Member Montalbano seconded. Motion passed unanimously.

1. Permitted uses within the subject property shall be limited to church use only.
2. No outdoor storage shall be permitted.
3. Any new ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument-type sign with a brick or stacked stone base of at least 2 feet in height. Neon or self-illuminating ground signs shall be prohibited.
4. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring and nearby residential properties.
5. All trash dumpsters shall be screened by an enclosure using a 6-foot high fence with black or green vinyl coated chain link with opaque green or black slats. Pickup shall be limited between the hours of 7:00 a.m. to 9:00 p.m. Monday thru Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

**VII. ADJOURNMENT:**

Member Bradberry motioned to adjourn. Member Greeson seconded. Motion passed unanimously. Meeting adjourned at 7:16 p.m.

*Minutes approved*

October 25, 2021

*Date*

Courtney Mahady

*Signature*