Planning Commission Public Hearing

Monday, October 26, 2026 at 6:00 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 approve by the Chairman and Planning Commission of the City of Dacula, and is not binding of the City or any officer

Minutes scheduled for approval at the next Planning Commission Meeting

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, October 26, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Chairman Bradberry called the meeting to order at 6:03 p.m. and conducted a roll call of the members. A quorum was present.

Members Present:

Chairman Lisa Bradberry
Member Myra Montalbano
Member Keith Hedgspeth
Member Gene Greeson

Members Absent:

Member Trannon Thomas

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, Senior Planner
Dana Stump, Administrative Assistant for Planning & Development
Ryan Sabia, City Marshal

II. INVOCATION:

Member Greeson gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Bradberry led the Pledge of Allegance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on August 31, 2026

Motion to approve made by Member Greeson, Seconded by Member Montalbano.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. PUBLIC HEARING: Ratification of Official Zoning Map Revisions

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

Senior Planner, Hayes Taylor, stated staff recommends ratifying the current zoning map that reflect zoning actions since July 3, 2025. If ratified, the map will become the Official Map of the Corporate Limits of the City of Dacula, Georgia.

No public comments

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

3. Ratification of Official Zoning Map Revisions

Motion to recommend approval made by Member Montalbano, Seconded by Member Greeson.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

4. PUBLIC HEARING: Ordinance to amend Article IX of the Zoning Resolution

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

Senior Planner, Hayes Taylor, presented proposed amendments to the zoning resolution to better align City regulations with the goals of the 2050 Comprehensive Plan. The updates focus on modernizing development standards, and improving clarity and administration of zoning regulations.

Member Hedgspeth requested clarification regarding the Planned Mixed-Use District (PMUD).

Mr. Taylor explained that the PMUD designation is used for master-planned mixed-use developments, such as the Harbins 316 development.

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

5. Ordinance to amend Article IX of the Zoning Resolution

Motion to recommend approval made by Member Hedgspeth, Seconded by Member Greeson.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

*VII. **ADJOURNMENT:***

Motion to adjourn made by Member Greeson, Seconded by Member Montalbano.
Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

Meeting adjourned at 6:11 p.m.

Minutes approved _____ _____

Date *Signature*