



# Planning Commission Public Hearing

Monday, June 30, 2025 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

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## Agenda

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

### **INVOCATION:**

### **PLEDGE OF ALLEGIANCE:**

### **MINUTES:**

- [1.](#) Approval of the Minutes from the meeting on Monday, April 28, 2025

### **OLD BUSINESS:**

### **NEW BUSINESS:**

- [2.](#) **PUBLIC HEARING:** Ratification of revisions to the Official Zoning Map of the City of Dacula
3. Ratification of revisions to the Official Zoning Map of the City of Dacula

### **ADJOURNMENT:**



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## Minutes

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

The Planning Commission met on Monday, April 28, 2025 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.

#### **Members Present:**

Chairman Mark Chandler  
Member Myra Montalbano  
Member Lisa Bradberry  
Member Trannon Thomas

#### **Members Absent:**

Member Gene Greeson

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

Brittni Nix, City Administrator  
Jack Wilson, City Attorney  
Hayes Taylor, City Planner  
Dana Stump, Administrative Assistant for Planning & Zoning  
James Ross, City Marshal

### **II. INVOCATION:**

Mayor Trey King gave the invocation.

### **III. PLEDGE OF ALLEGIANCE:**

Chairman Chandler led the Pledge of Allegiance.

### **IV. MINUTES:**

1. Approval of the Minutes from the meeting on Monday, March 31, 2025

Motion to approve made by Member Bradberry, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

### **V. OLD BUSINESS:**

None

**VI. NEW BUSINESS:**

**2. PUBLIC HEARING:** Ordinance to amend Article III and Article IX of the Zoning Resolution

Motion to open the public hearing made by Member Thomas, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

City Planner, Hayes Taylor, stated staff recommends that the City amend Article III and Article IX of the Zoning Resolution to include a definition and requirements for data centers. Mr. Taylor provided background on data centers and stated the proposed amendments would require data centers to obtain a special use permit. Mr. Taylor stated staff recommend approval of the ordinance amendment effective immediately.

Member Montalbano inquired about the available water source for the potential data center.

City Planner, Hayes Taylor, answered that water would be provided by Gwinnett County Department of Water Resources and the proposed Ordinance requires that the applicant obtain a capacity letter.

*Comment in favor:*

Councilmember Williams stated it would be wise for the City to require a special use permit for potential data centers to allow an opportunity for community input and to evaluate potential impact on infrastructure.

Motion to close the public hearing made by Member Bradberry, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

**3. Ordinance to amend Article III and Article IX of the Zoning Resolution**

Motion to approve made by Member Montalbano, Seconded by Member Thomas.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

**VII. ADJOURNMENT:**

Motion adjourn made by Member Bradberry, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Thomas

Meeting adjourned at 6:09 pm

Minutes approved \_\_\_\_\_  
Date

\_\_\_\_\_  
Signature



# MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: July 3, 2025

SUBJECT: Ratification of Official Zoning Map Revisions

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Staff requests the City Council ratify the presented Zoning Map. The map reflects the City's zoning actions since June 6, 2024. If ratified, the subject map will become the Official Map of the Corporate Limits of the City of Dacula, Georgia.





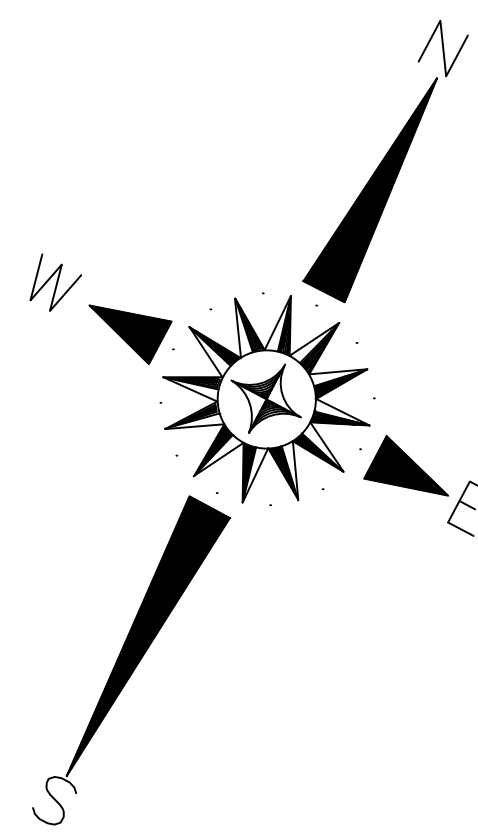
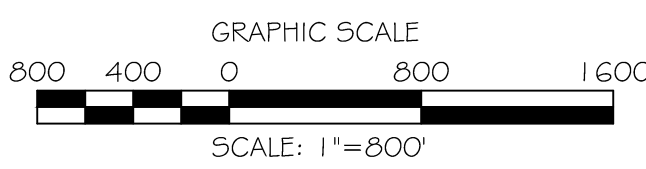
# Official Map of the Corporate Limits of the City of Dacula, Georgia.



## ZONING DISTRICT LEGEND

- AG AGRICULTURAL DISTRICT
- R-1100 SINGLE FAMILY RESIDENTIAL
- R-1200 SINGLE FAMILY RESIDENTIAL
- R-1400 SINGLE FAMILY RESIDENTIAL
- R-1600 SINGLE FAMILY RESIDENTIAL
- CZP SINGLE FAMILY RESIDENTIAL
- CSO SINGLE FAMILY RESIDENTIAL
- R-TH SINGLE FAMILY RESIDENCE TOWNHOUSE DISTRICT
- RSR SENIOR ORIENTED RESIDENTIAL
- TRD TRANSITIONAL RESIDENTIAL DISTRICT
- R-MD MULTI - FAMILY RESIDENTIAL
- MH MOBILE HOME PARK OR SUBDIVISION
- PMUD PLANNED MIXED USE DISTRICT
- OI OFFICE INSTITUTIONAL
- C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
- C-2 GENERAL BUSINESS DISTRICT
- C-3 CENTRAL BUSINESS DISTRICT
- M-1 LIGHT INDUSTRY DISTRICT
- M-2 HEAVY INDUSTRY DISTRICT
- PARK (CITY) PARKS
- GOV GOVERNMENT FACILITY
- DOD DOWNTOWN OVERLAY DISTRICT

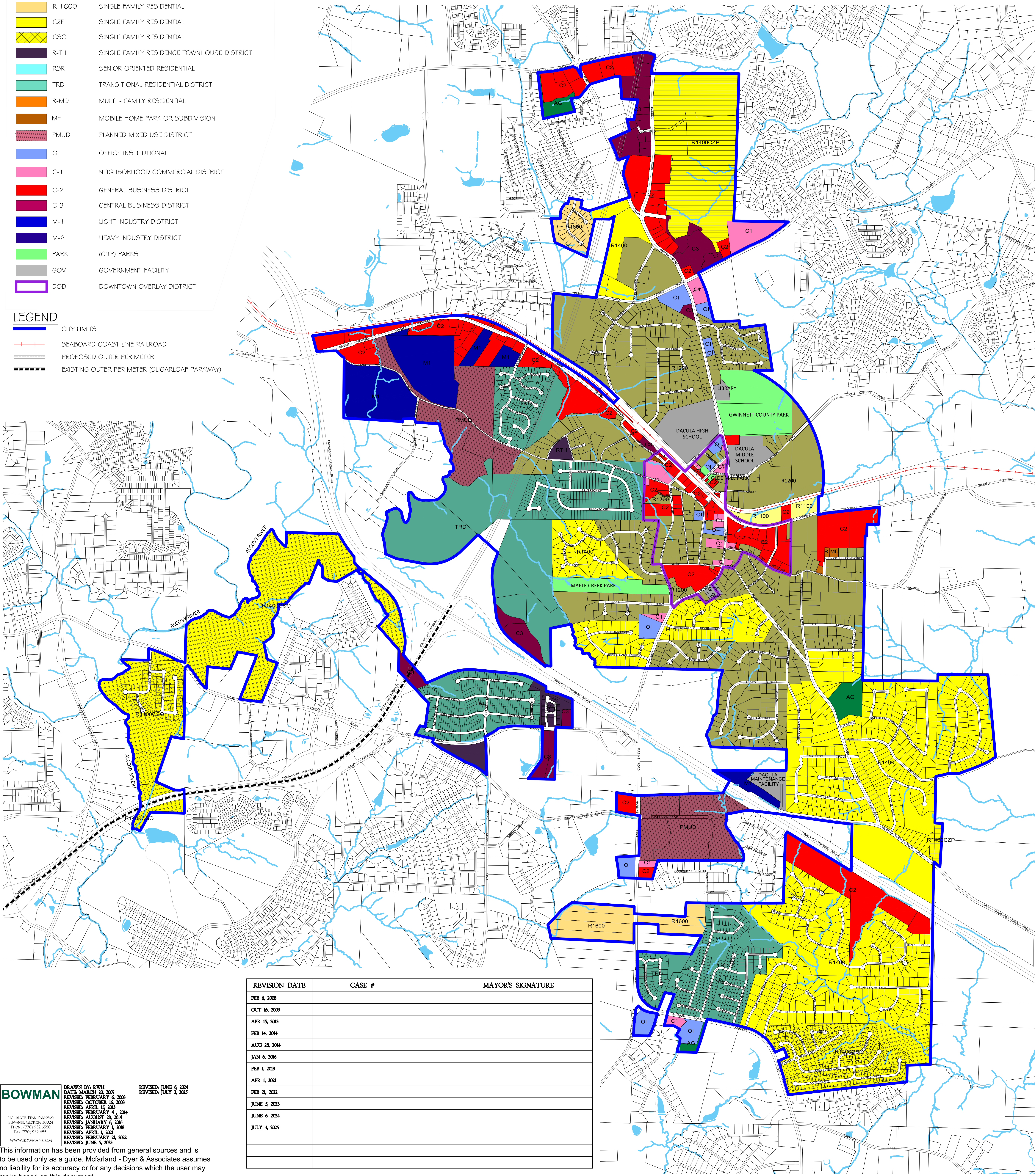
- LEGEND**
- CITY LIMITS
  - SEABOARD COAST LINE RAILROAD
  - PROPOSED OUTER PERIMETER
  - EXISTING OUTER PERIMETER (SUGARLOAF PARKWAY)



ZONING MAP ADOPTION

CITY OF DACULA, MAYOR

DATE



REVISION DATE	CASE #	MAYOR'S SIGNATURE
FEB 6, 2008		
OCT 16, 2009		
APR 15, 2013		
FEB 14, 2014		
AUG 28, 2014		
JAN 6, 2016		
FEB 1, 2018		
APR 1, 2021		
FEB 21, 2022		
JUNE 5, 2023		
JUNE 6, 2024		
JULY 3, 2025		

**BOWMAN**

DRAWN BY: RWH  
DATE: MARCH 20, 2007  
REVISED: FEBRUARY 6, 2008  
REVISED: OCTOBER 16, 2008  
REVISED: APRIL 15, 2013  
REVISED: FEBRUARY 4, 2014  
REVISED: AUGUST 28, 2014  
REVISED: JANUARY 6, 2016  
REVISED: FEBRUARY 1, 2018  
REVISED: APRIL 1, 2021  
REVISED: FEBRUARY 21, 2022  
REVISED: JUNE 5, 2023

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