



# Planning Commission Public Hearing

Monday, September 30, 2024 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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## Minutes

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

The Planning Commission met on Monday, September 30, 2024 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.

#### **Planning Commission Present:**

Chairman Mark Chandler  
Member Lisa Bradberry  
Member Gene Greeson  
Member Monica Francis  
Member Myra Montalbano

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

Brittini Nix, City Administrator  
Jack Wilson, City Attorney  
Hayes Taylor, City Planner  
Amy Morris, Director of Human Resources & Business Services  
Dana Stump, Administrative Assistant for Planning & Zoning  
James Ross, City Marshal

### **II. INVOCATION:**

Chairman Chandler 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, August 26, 2024

Motion to approve made by Member Greeson, Seconded by Member Francis

Voting Yea: Member Bradberry, Member Greeson, Member Francis, Member Montalbano

**V. OLD BUSINESS:**

*None*

**VI. NEW BUSINESS:**

- 2. PUBLIC HEARING:** Ordinance to amend Article IX, Section 917 of the Zoning Resolution to add the Downtown Overlay District

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

City Planner, Hayes Taylor, gave a presentation discussing the elements of the Downtown Overlay District.

*No comments*

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

- 3. Ordinance to amend Article IX, Section 917 of the Zoning Resolution to add the Downtown Overlay District**

Motion to recommend approval of the Ordinance to amend Article IX, Section 917 of the Zoning Resolution to add the Downtown Overlay District made by Member Francis, Seconded by Member Montalbano.

Voting Yea: Member Bradberry, Member Greeson, Member Francis, Member Montalbano

- 4. PUBLIC HEARING: 2024-CD-RZ-02**, Applicant: Key Growth Capital, LLC c/o Powell & Edwards, LLP, Owner: Core City Developers, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District. The property is located in Land Lot 299 of the 5th District and contains 2.108 acres more or less.

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant requests rezoning the subject property from C-1 Neighborhood Commercial District to C-2 General Business District for a fitness center. Mr. Taylor stated staff recommends approval with conditions.

Applicant representative, Chuck Ross, 10 Lumpkin St., Lawrenceville, GA 30046, gave a presentation regarding the proposed Planet Fitness. Mr. Ross stated there would be one shared entrance with the previously approved carwash.

*Comments in opposition of the application*

Manela Reyes, 2438 Courtney Renea Drive, Dacula, GA 30019, expressed her concern regarding the noise and the safety for the kids in the neighborhood.

Morgan O'Brien, 2407 Courtney Renea Drive, Dacula, GA 30019, expressed her concerns about the light and noise pollution coming from a 24/7 business. Ms. O'Brien also expressed her concern about the traffic and current difficulty turning left into her neighborhood.

Maria Barna, 2428 Courtney Renea Drive, Dacula, GA 30019, expressed her concerns about the noise and the potential decrease in property value.

### *Responses*

Brittni Nix, City Administrator, responded to concerns about the zoning of the property by explaining that the commercial zoning for the site was established in 2007, and the approved carwash was a permitted use under the C-1 zoning designation. Ms. Nix emphasized that the benefit of having a Planet Fitness on the property would be the ability to implement modern zoning conditions, which would provide additional buffers and protections for the surrounding properties.

Mr. Ross reiterated Ms. Nix's comments and clarified that the business model would operate 24/5, meaning the gym would be open 24 hours a day from Monday to Friday, and from 7 a.m. to 7 p.m. on weekends. Mr. Ross additionally addressed the concerns regarding the noise and light pollution.

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

Voting Yea: Member Bradberry, Member Greeson, Member Francis, Member Montalbano

5. **Rezoning Application: 2024-CD-RZ-02**, Applicant: Key Growth Capital, LLC c/o Powell & Edwards, LLP, Owner: Core City Developers, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District. The property is located in Land Lot 299 of the 5th District and contains 2.108 acres more or less.

Motion to approve the application with staff's recommended conditions (listed below) made by Member Francis, Seconded by Member Bradberry.

Voting Yea: Member Bradberry, Member Greeson, Member Francis, Member Montalbano

### Concept Plan and Land Use

1. The property shall be developed in accordance with the conceptual site plan titled Fitness Center Rezoning Site submitted September 27, 2024. 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.

### Architectural Design

2. All building exteriors shall be constructed of brick, stone, glass, or stucco. All buildings shall have flat roofs with architectural treatments to include canopies and parapets. Mechanical, HVAC, and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, or split-faced block.
3. The developer shall provide a decorative, commercial-quality bicycle rack and pedestrian bench that complement the building at its entrance.

### Landscape and Parking

4. The reduction of the required rear landscape buffer to a 25-foot enhanced landscape buffer shall be maintained per 2007-CD-RZ-06.
5. A 20-foot-wide enhanced buffer shall be provided along the full length of Courtney Renea Drive and a 25-foot wide enhanced buffer shall be provided along the rear property boundary adjacent to residentially zoned property. Both buffers shall be planted with a staggered, double row of privacy trees (minimum 6-foot in height), supplemented with a 6-foot high double-sided wooden or wrought iron opaque fence. The structural and visual characteristics of the fence shall be maintained at all times. Fencing shall be located behind the tree line with the location subject to review and approval by the Department of Planning and Development.
6. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the plan shall include that each parking island/strip shall have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 3-inch dbh caliper. Parking islands/strips may include stormwater management/bioretenion infrastructure and foliage, per the Georgia Stormwater Management Manual green standards.

Parking area trees should be of or a combination of the following species:

1. Willow Oak
  2. Overcup Oak
  3. Nuttal Oak
  4. Sweetbay Magnolia
  5. Southern Magnolia
  6. Japanese Zelkova
  7. Red Maple
  8. Halesia Carolina
  9. Eastern Redbud
  10. American Smoketree
  11. Sourwood
  12. Chalk Maple
7. Existing mature growth trees in buffer zones shall remain when feasible. The City Administrator or City Arborist shall determine what is feasible.
  8. Stormwater maintenance areas may include lower maintenance grass alternatives such as Blue Star Creeper, Corsican Mint, Micro-Clover, or Fescue as approved by the City Administrator.
  9. Gravel is prohibited. Permeable pavement alternatives must be reviewed and approved by the City prior to development permit issuance.
  10. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to between the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.
  11. No outdoor storage shall be permitted on site.

#### Transportation and Infrastructure

12. Prior to the issuance of a Development Permit, the developer must satisfy Gwinnett County Department of Transportation requirements including, but not limited to, a south bound left turn lane along Harbins Road into the site, and the recommendations from the traffic impact study required by Article 4 of the Development Regulations.
13. A five (5) foot wide sidewalk shall be constructed on the property frontage of Harbins Road.
14. Provide street lights along all public right-of-way utilizing decorative light pole/fixtures. Street lights shall be 150 feet on center. Light poles shall be black and a maximum 20 feet high.
15. Parking lot lighting shall be directed towards the property to avoid the adverse impact on nearby residential properties.
16. The owner/developer must provide a five (5) foot wide pedestrian connection to the multifamily apartments within the Harbins 316 development. The pedestrian pathway may be a five (5) foot wide raised crosswalk or a stamped pathway. Stamped pathways must be protected by speed bumps on either side of any internal drive it transects. The Pedestrian Plan must be submitted to the Planning and Development Department for approval during the plan review and permitting process.
17. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.

***VII. ADJOURNMENT:***

Motion to adjourn made by Member Greeson, Seconded by Member Bradberry.

Voting Yea: Member Bradberry, Member Greeson, Member Francis, Member Montalbano

Meeting adjourned at 6:40 p.m.

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

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*Signature*