

Memorandum

TO: City of Dacula Planning Commission /
City of Dacula Mayor and City Council
FROM: Hayes Taylor, City Planner
DATE: January 16, 2026 (*Amended February 3, 2026*)
CASES: **2025-CD-RZ-05**

Executive Summary

Applicants Labri Group, L.P. and Randal Powell have submitted a request to rezone the subject parcel from R-1400 CSO to R-1400. The rezoning would allow the applicant to develop one single-family residential home on the property.

General information about the project is provided below. The application documents are available following the staff report.



Figure 1 Subject Site Aerial

Property and Surrounding Land Use Information	
Addresses	1404 Alcovy Rd
Parcel ID #	5237 358
Current Zoning	R-1400 CSO
Proposed Zoning	R-1400
Current Development	Undeveloped / Vacant

2050 Comprehensive Plan Character Area	South Alcovy
Streets	Alcovy Rd
Surrounding Neighborhood	
North	RA200 (Agriculture/Residence, County)
South	R-1400 CSO (Single-Family Residential District, <i>Conservation Subdivision Overlay District</i>)
East	R-1400 CSO (Single-Family Residential District, <i>Conservation Subdivision Overlay District</i>)
West	R-1400 CSO (Single-Family Residential District, <i>Conservation Subdivision Overlay District</i>)
Recommendation	
Staff	Approval with staff conditions.

Past Zoning History

The subject property was originally included in an 86-acre+ site plan for a Conservation Subdivision Overlay District project originally approved in 2007. The concept plan was revised in 2017 after undergoing the public hearing process. The updated concept plan did not include the subject parcel in the 65.36-acre subdivision.

Existing Land Use and Zoning

The applicant requests the rezoning of the vacant ± 0.95 -acre parcel from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). The subject parcel is bordered by a City subdivision zoned R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*, City) to the east, west, and south. Across Alcovy Rd to north is a County park, Freeman's Mill Park, which is zoned RA 200 (Agriculture/Residence, County).

The Proposed Development

The letter of intent contends that due to the requirement of a minimum of twenty (20) acres for Conservation

Figure 2 Zoning



Subdivision Overlay District developments, the property cannot be developed. The applicant seeks to build a single-family home of a minimum of 1,400 S.F. on the property, should the CSO designation be removed.

Analysis

The rezoning request is consistent with the surrounding residential zoning classifications and uses.

The 2050 Comprehensive Plan identifies the site as being within the South Alcovy Character Area. The character area describes infill projects as “maintaining existing character” and density, while connecting to trails and infrastructure. The proposed project is consistent with the surrounding residential character and would extend the existing sidewalk network.

Recommendation:

Staff recommends approval of the rezoning of the subject parcel from R-1400 CSO to R-1400.

The Department notes the Planning Commission recommended approval with staff's recommended conditions, which carried 3-0, for the subject rezoning February 2, 2026, Planning Commission Public Hearing.

The analysis of the application should be made based upon the “Standards Governing Exercise of the Zoning Power” as stated in Section 1702 of The 2000 Zoning Ordinance of the City of Dacula.

1. Whether the proposed rezoning will permit a use that is suitable in view of the use and development of an adjacent and nearby property?

The proposed rezoning could be considered suitable in view of the surrounding park and subdivision residential uses.

2. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties?*

If approved, the recommended conditions would help mitigate any negative impacts on current and future residences.

3. *Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned?*

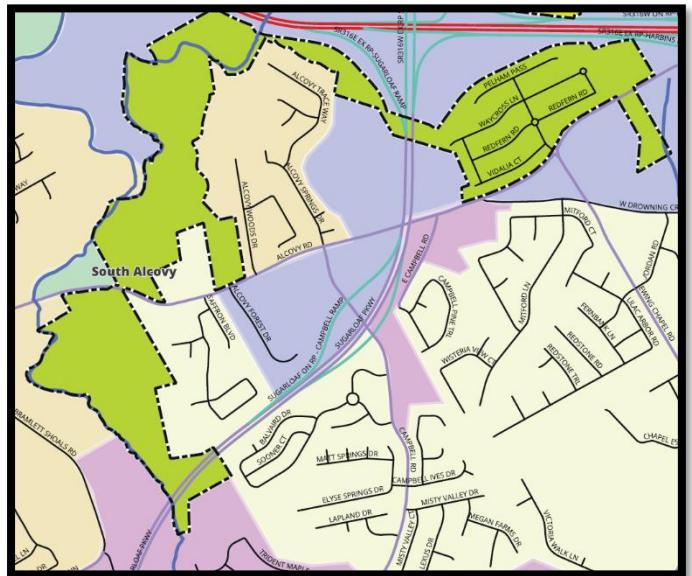


Figure 3 Comprehensive Plan Character Area

Yes, the property has reasonable economic use as currently zoned.

4. *Whether the proposed rezoning and variances will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

The proposed use is not expected to create excessive or burdensome use for utilities, existing streets, transportation facilities, stormwater infrastructure, or schools.

5. *Whether the proposed rezoning request is in conformity with the policy and intent of the Land Use Plan?*

The subject parcel is within the South Alcovy Character Area of the City of Dacula's Future Land Use Map. The principal object of the character area is to "maintain existing" residential character while allowing for opportunities to connect to parks and trails (Dacula 2050 Comprehensive Plan pg. 65). The proposed rezoning would allow for infill development that reflects the low density residential development pattern present throughout the character area.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning and variances?*

The Conservation Subdivision Overlay District requires that development be 20 contiguous acres, have 50 ft of road frontage, a 50 ft street buffer, and that 40% of the gross tract area be undeveloped. The size of the site prevents development without being included in a larger assemblage. Because the surrounding parcels are already developed, it is unlikely that the subject parcel will be included in a CSO project in the future.

Recommended Conditions

Land Use and Concept Plan

1. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling unit shall resemble the surrounding dwellings with the front façade constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
2. The minimum heated floor area shall be 1,400 square feet.

Landscape and Parking

3. The residence shall have a minimum of two (2) decorative trees at least 3 inches in diameter (DBH).
4. Yard trees shall be of one or a combination of the following species:
 - i. American Hornbeam

- ii. Bloodgood Japanese Maple
- iii. Carolina Silverbell
- iv. Eastern Redbud
- v. Longleaf Pine
- vi. North Red Oak
- vii. Nuttal Oak
- viii. Red Maple
- ix. River Birch
- x. Tulip Poplar
- xi. Shumard Oak
- xii. Southern Sugar Maple
- xiii. Sweet Bay Magnolia

5. The developer shall provide a fifteen (15) foot undisturbed buffer along the western and southern property frontages. Existing vegetation within the 15-foot undisturbed buffer must remain undisturbed when feasible. Feasibility will be determined by the City Administrator or his / her designee.

Infrastructure

- 6. A five (5)-foot sidewalk shall be constructed the length of the parcel's road frontage.
- 7. If sewer capacity is not available, a Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.