



Mayor and City Council Regular Meeting
Thursday, February 06, 2025 at 7:00 PM
Dacula City Hall, Council Chambers
442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the February 6, 2025 Council Meeting to order at 7:22 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Jason Shelton
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Jack Wilson, City Attorney
Courtney Mahady, Administrative Clerk
Hayes Taylor, City Planner
Stephen Mayer, Director of Finance
Dana Stump, Administrative Assistant for Planning & Zoning
Alethia Hyman, Tax Clerk
Amy White, Chief Marshal
James Ross, City Marshal

II. INVOCATION:

Pastor Jeff Rogers gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Worksession Meeting on January 2, 2025
2. Approval of the Minutes from the Regular Meeting on January 2, 2025
3. Approval of the Minutes from the Special Called Meeting on January 16, 2025
4. Approval of the Minutes from the Special Called Meeting on January 23, 2025
5. Gateway signage quote
6. Ordinance to amend Chapter 4, Section 4-9 - Alcoholic Beverages

7. Resolution by the City of Dacula, Georgia to opt out of the homestead exemption pursuant to O.C.G.A § 48-5-44.2

Motion to approve the consent agenda as listed made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

V. OLD BUSINESS:

There is no old business.

VI. NEW BUSINESS:

8. **PUBLIC HEARING: 2024-CD-AA-01 & 2024-CD-RZ-04**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula and requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to open the public hearing made by Councilmember Shelton, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting to rezone the property from RA200 (Gwinnett County) to R-TH (City for a residential townhouse subdivision. Residential Townhouses. Mr. Taylor stated staff recommend approval with conditions.

Applicant's Representative, Shane Lanham, 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043, stated the proposed use is appropriate for the subject property and is compatible with the surrounding uses. Mr. Lanham added that the subject property is located near major transportation corridors which will allow convenient access for the future residents of the proposed townhomes.

Councilmember Haynes, Jr. inquired about the timeline of the project.

Mr. Lanham stated that if approved, the project would take roughly 17-18 months to complete.

Councilmember Shelton inquired about why there was a deceleration lane on W. Drowning Creek and not on Alcovy Road.

Mr. Lanham stated that the applicant would need to inquire about the deceleration lanes with Gwinnett County DOT.

Mayor King inquired if a Dollar General would be permissible under Gwinnett County's current zoning.

Mr. Lanham stated that a Dollar General would be a permissible use.

Comments in favor:

Alethia Hyman, 1104 Campbell Pine Trail, Lawrenceville, GA 30045, spoke in favor of the applications because she would prefer the property be zoned residential rather than commercial.

Comments in opposition:

Jennifer Casey, 1150 Rose Lily Place, Dacula, GA 30019, expressed concern regarding the overcrowding of schools, declining property values in the area, growing traffic, and security issues regarding the pool and tennis courts in Wolf Creek neighborhood.

George Daddis, 1105 Lilac Arbor Road, Dacula, GA 30019, voiced his concern regarding increased traffic in the area.

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

- 9. Annexation Application: 2024-CD-AA-01**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula. The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to table the application to the March 6, 2025 Regular Council Meeting made by Councilmember Williams, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

- 10. Rezoning Application: 2024-CD-RZ-04**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to table the application to the March 6, 2025 Regular Council Meeting made by Councilmember Williams, Seconded by Councilmember Shelton.

Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

11. Storm water awareness presentation

City Planner, Hayes Taylor, directed all attendees to the pamphlets offered to the public regarding storm water awareness entitled “When it Rains.” Mr. Taylor asked everyone be aware of this information and encouraged all attendees to help prevent storm water pollution.

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilmember Williams thanked everyone who attended the meeting.

Councilmember Mitchell thanked the Planning & Development Department for all their hard work.

IX. PUBLIC COMMENTS:

Melvin Everson, 1725 Winding Creek Circle, Snellville, GA 30078, introduced himself as the Vice President of Economic Development at Gwinnett Technical College and shared insights on the college's growth.

David Stone, 2491 2nd Avenue, Dacula, GA 30019, spoke about the parking on 2nd Avenue.

X. EXECUTIVE SESSION: Real property matters

Motion to exit regular session and enter executive session made made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr. for the purposes of real property matters at 8:17 p.m.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Motion to exit executive session and reconvene regular session made by Councilmember Haynes, Jr., Seconded by Councilmember Shelton at 8:33 p.m.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss real property matters as allowed by the Open Meetings Act. Mr. Wilson stated there was a need to amend the agenda to add consideration of sales contract for Wilson Street property.

Motion to amend the agenda to add the item made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Mr. Wilson reported that the City received one bid from Terminus Allied Capital LLC in response to the public notice for the sale of the Wilson Street property for \$1,000,000. He added that the contract is contingent on rezoning which will come before the Mayor and Council later this summer. Mr. Wilson stated staff recommends a motion to approve the contract and authorize the Mayor to sign.

Motion to approve the contract with Terminus Allied Capital, LLC for the sale of the Wilson Street property in the form presented for the sales price of \$1million and to authorize the Mayor to sign made by Councilmember Shelton, Seconded by Councilmember Mitchell.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

XI. ADJOURNMENT:

Motion to adjourn made by Councilmember Williams, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourned at 8:36 p.m.

Minutes approved

_____ *Date*

_____ *Signature*