



Planning Commission Public Hearing

Monday, February 02, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

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

Minutes

RESCHEDULED FROM MONDAY, JANUARY 26 DUE TO WEATHER

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

The Planning Commission met on Monday, February 2, 2026 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

Member Bradberry called the meeting to order at 6:00 p.m. and conducted a roll call of the members. A quorum was present.

Members Present:

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

Members Absent:

Member Trannon Thomas

City Staff Present:

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

II. INVOCATION:

Mayor King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Member Bradberry led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, November 24, 2025

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. 2026 Planning Commission Chairman appointment

Motion to appoint Lisa Bradberry as Planning Commission Chairman made by Member Greeson,
Seconded by Member Hedgspeth.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

3. 2026 Planning Commission Vice-Chairman appointment

Motion to appoint Myra Montalbano as Planning Commission Vice-Chairman made by Member
Hedgspeth, Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

4. **PUBLIC HEARING: 2025-CD-SUP-03**, Applicant: Affinity Angels Care Helens Adult Day Center, LLC, Owner: Seven Smiths Investments, LP requests special use permit for day care use. The property is located in Land Lot 301 of the 5th District and contains 3.56 acres more or less.

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

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

City Planner, Hayes Taylor, presented the staff case report for the rezoning and variance applications. The applicant is requesting a special use permit for adult day care use. Mr. Taylor stated staff recommends approval with conditions.

No public comments in favor or opposition.

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

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

5. **Special Use Permit Application: 2025-CD-SUP-03**, Applicant: Affinity Angels Care Helens Adult Day Center, LLC, Owner: Seven Smiths Investments, LP requests special use permit for day care use. The property is located in Land Lot 301 of the 5th District and contains 3.56 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Montalbano,
Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

6. **PUBLIC HEARING: 2025-CD-RZ-05**, Applicant: Labri Group, L.P. and Randall Powell, Owners: Labri Group, L.P. and Randall Powell requests rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-

Family Residential District). The property is located in Land Lot 257 of the 5th District and contains 0.95 acres more or less.

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Anthony Powell, spoke in favor of the rezoning application.

No public comment in favor or opposition.

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

- 7. Rezoning Application: 2025-CD-RZ-05**, Applicant: Labri Group, L.P. and Randall Powell, Owners: Labri Group, L.P. and Randall Powell requests rezoning from R-1400 CSO (Single-Family Residential District, *Conservation Subdivision Overlay District*) to R-1400 (Single-Family Residential District). The property is located in Land Lot 257 of the 5th District and contains 0.95 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Hedgspeth, Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

- 8. PUBLIC HEARING: 2025-CD-RZ-06**, Applicant: Belkus L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). The property is located in Land Lot 301 of the 5th District and contains 0.83 acres more or less.

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

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from R-1200 DOD (Single-Family Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Richard Smith, spoke in favor of the application.

No public comment in favor or opposition.

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

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

- 9. Rezoning Application: 2025-CD-RZ-06**, Applicant: Belkus L. Roa Zambrano, Owner: Atlanta Quality Management, LLC requests rezoning from R-1200 DOD (Single-Family

Residential District, *Downtown Overlay District*) to C-1 DOD (Neighborhood Commercial District, *Downtown Overlay District*). The property is located in Land Lot 301 of the 5th District and contains 0.83 acres more or less.

Motion to recommend approval with staff's recommended conditions made by Member Montalbano, Seconded by Member Greeson.

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

VII. ADJOURNMENT:

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

Voting Yea: Member Montalbano, Member Hedgspeth, Member Greeson

Meeting adjourned at 6:23 p.m.

Minutes approved _____
Date _____ *Signature* _____