



MEMO

TO: Mayor and City Council of the City of Dacula
Planning Commission of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: May 28, 2024

SUBJECT: 245 McMillan Rd Special Use Permits

On April 6, 2023, the City Council approved a Special Use Permit (SUP) for auto body repair and automotive sales, and a Special Exception (SE) for an automobile muffler, brake, and repair shop for the subject property, 245 McMillan Rd. Article XVII, Section 1706 B.6 of the Zoning Resolution directs operation and/or construction of the use to begin within 12 months of Council approval. If the property is not compliant or if the SUP has not been put to use within that time, the SUP may be removed from the property. The City has not received any applications for the approved uses from the applicant since the SUP was approved 14 months ago. As such, the City has initiated the Special Use Permit sunset clause to comply with the Zoning Resolution and to give the Planning Commission, the City Council, and the public an opportunity to reassess the appropriateness of the SUP at the subject property.

Since the SUP was approved in 2023, after receiving extensive community input, the City ratified the Dacula 2050 Comprehensive Plan in April 2024. The Comprehensive Plan features a new Future Land Use (FLU) Map and an updated vision for the corridor, which calls for increased walkability, decreased vehicular traffic, and a livable city center. The emphasis on town center development marks a critical transition from the eclectic commercial character area within the 2019 Comprehensive Plan used to assess the appropriateness of automotive uses at 245 McMillan Rd. Staff recommends the Council remove the Special Use Permits for autobody repair and automotive sales to align the property more closely with the newly ratified community land use objectives.



Update: The Planning Commission unanimously recommended removing Special Use Permit 2023-CD-SUP-01 from 245 McMillan Road at the Public Hearing on May 28, 2024.