

Memorandum

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

FROM: Hayes Taylor, City Planner

DATE: March 12, 2026 (*Amended April 1, 2026*)

CASE(S): **2026-CD-RZ-1**

Executive Summary

Applicant Dacula Logistics Park LLC has submitted a request to rezone the subject property from C-2 to M-1. The rezoning would allow for the expansion of the under-construction warehouse park and provide additional connectivity via a right-in, right-out access point on Winder Highway for the industrial development within the Dacula Job Center 2050 Comprehensive Plan.

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



Figure 1 Aerial

Property and Surrounding Land Use Information	
Addresse(s)	2015 Winder Highway
Parcel ID #	5271 048 & 5271 011A
Current Zoning	C-2 (General Business District)
Proposed Zoning	M-1 (Light Manufacturing District)
Current Development	Undeveloped / Vacant
2050 Comprehensive Plan Character Area	Dacula Job Center
Street(s)	Winder Highway



Surrounding Neighborhood	
North	RA-200 (Agriculture/Residence, <i>County</i>) & C-2 DOD (General Business District, <i>City</i>)
South	M-1 (Light Manufacturing District, <i>City</i>)
East	C-2 (General Business District, <i>City</i>)
West	M-1 (Light Manufacturing District, <i>City</i>)
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The subject parcel was annexed into the City of Dacula via legislative annexation in 2014 and was rezoned C-2 (General Commercial District). Since its annexation the property has remained vacant/undeveloped.

Existing Land Use and Zoning

Application materials request the rezoning of the subject ± 5.86 -acre property from C-2 (General Business District) to M-1 (Light Manufacturing District). The parcel is currently undeveloped.

The subject site is east of the Winder Highway and Stanley Road intersection, and approximately half a mile from the Winder Highway and SR 316 intersection. Across Highway 29 to the north is CSX rail right-of-way. Abutting the parcel to the northwest is an undeveloped parcel zoned C-2 containing a stream that runs into the subject site. To the south and west is the University Logistics development, which contains three (3) speculative warehouses that are under construction, zoned M-1 (Light Manufacturing). End users for the warehouses have not been named at the time of the staff report. A vacant parcel, zoned C-2 (General Business District) neighbors the subject property to the east. No active businesses



Figure 2 Surrounding Zoning

or residences border the property; however, there are nearby legal non-conforming residential uses, commercial uses such as detached convenience stores, and warehouse uses along Winder Highway.

The Proposed Development

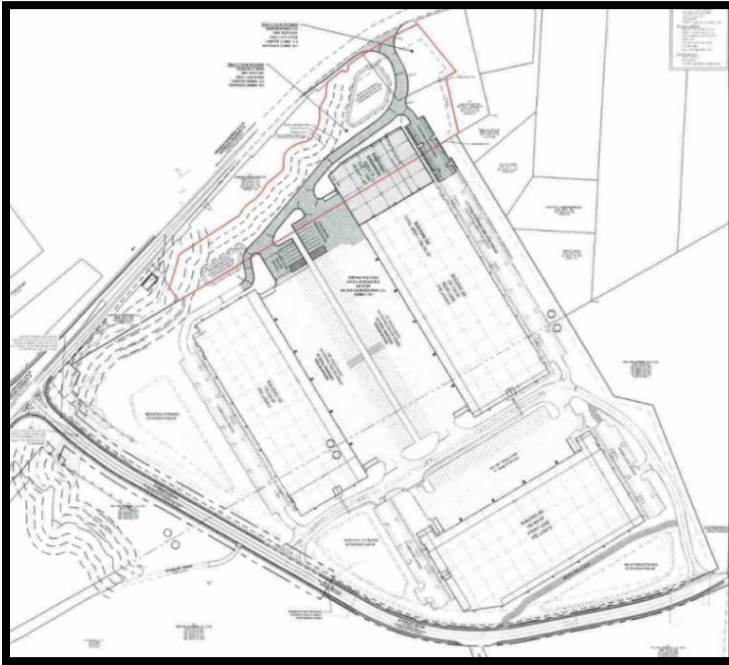


Figure 3 Concept Plan

The applicant proposes a 56,624 SF expansion to Building 200 of the under-construction University Logistics Park. Current plans show Building 200 as 201,729 SF. If the rezoning and expansion are approved as proposed, the building area would expand to 258,353 SF in total. The submitted site plan also shows an additional 29 parking spaces, a right-in right-out access drive from Winder Highway, and two additional micro-pools for stormwater detention.

Application materials state that the property will be more marketable to prospective tenants, should the additional access drive be approved. Direct connection to Winder Highway may better distribute the anticipated industrial automotive load from the project,

reducing potential burden from the Stanley Road intersection. The adjacent University Logistics Park development was approved via zoning actions 2021-CD-COC-03. The original approved concept plan included a similar right-in, right-out access point at a different location along Winder Highway, closer to the Stanley Road intersection.

Analysis

Rezoning Request

The rezoning request could be considered compatible with the nearby commercial and industrial uses. The proposed Winder Highway access point will provide the University Logistics development with better connectivity and may decrease industrial automotive congestion at the Stanley Road and Winder Highway intersection.

Comprehensive Plan Consistency

The subject site falls within the Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The principal object of the character area is to increase the base economy of the City through "low impact industry," to encourage the redevelopment of underutilized parcels, and protect streams and rivers (Dacula 2050 Comprehensive Plan pg. 68). The Guidance for Rezoning by Character Area table calls for C-2, M-1, and M-2 (pg. 69). The subject application generally complies with the character area's intent to provide intentional employment opportunities for the growing population, while providing adequate stream buffer protection.

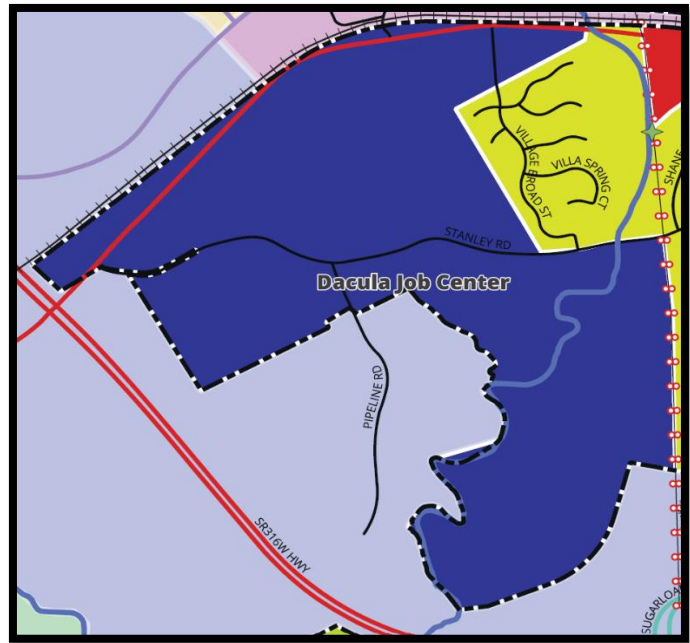


Figure 4 2050 Future Land Use Map

Recommendation:

Staff recommends approval of the rezoning of the subject parcel from C-2 to M-1 with conditions.

The Department notes the Planning Commission recommended approval with staff's recommended conditions, which carried 4-0, for the subject rezoning March 30, 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 consistent with the adjacent and nearby commercial uses along Winder Highway and approved industrial uses on Stanley Road. The proposed rezoning would provide an expansion for an approved industrial park in a burgeoning industrial corridor.

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.

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

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

4. *Whether the proposed rezoning 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, or schools. The Atlanta Regional Commission did not require the subject project extension to undergo an additional Development of Regional Impact (DRI) review. The extension of the project is not expected to impact infrastructure more than the under-construction development. The development will need to be approved by the Georgia Department of Transportation to obtain an additional curb cut along Winder Highway. The recommended conditions, including the requirement for the Winder Highway curb cut to be right-in, right-out, will mitigate impacts on existing transportation infrastructure and traffic patterns.

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 Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The intent of the character area is to increase industrial employment opportunities for residents by incentivizing employers to locate in Dacula.

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?*

The applicants request to increase internal connectivity, provide additional stormwater infrastructure, and expand Building 200 of the University Logistics project may make the project more marketable for potential end users. As Stanley Road develops into a more robust industrial center, the Winder Highway access point could provide relief to Stanley Road in the future. The proposed extension would develop a parcel that has remained undeveloped since being annexed into the City in 2014. If the site is not included in the proposed project expansion, due to the presence of a stream, and challenging topography, the parcel could remain undeveloped for the foreseeable future.

Recommended Conditions

CONDITION SET #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA), dated May 5, 2022.

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)

- Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage.
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

Stanley Road at Driveway B (Intersection 6)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Stanley Road at Driveway C (Intersection 7)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Service the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

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- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

Stanley Road at Driveway B (Intersection 6)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Stanley Road at Driveway C (Intersection 7)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

University Parkway (SR 316/US 29)

- Widen the southbound approach along University Parkway (SR 316/US 29) to add one (1) through lane so that it consists of two (2) left-turn lanes, three (3) through-lanes, and one (1) right-turn lane.

CONDITION SET #2:

Conditions of the City of Dacula

Changes from the 2021-CD-COC-03 zoning conditions are highlighted. Additions are shown in bold and deletions in ~~strike through~~.

Transportation / Infrastructure

- 1.A. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 1.B. Sidewalks shall be required adjacent to Winder Highway right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Georgia Department of Transportation. Sidewalks shall be required adjacent to both sides of the full length of the relocated Stanley Road improvements. The location of sidewalks shall be reviewed and approved by the Gwinnett County D.O.T. and City of Dacula.
- 1.C. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers adjacent to the Winder Highway right-of-way. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T. or Georgia Department of Transportation depending on who owns the subject right-of-way.
- 1.D. Provide decorative light poles / fixtures along Winder Highway right-of-way. Streets lights shall be staggered, 150 feet on-center. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. The property owner shall be responsible for street light maintenance and lighting fees. Light fixtures which are utilized shall be as follows:
 - Fixture Head Pole Type (Streetlight)
 - Max. Pole Height = Cobra Head Fluted (Black) 40 ft. or Cobra Head Smooth (Black) 40 ft.
- 1.E. A sign prohibiting truck access beyond the southeastern corner of the site shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.

- 1.F. Access onto Winder Highway must meet Georgia Department of Transportation standards. The Stanley Road relocation and improvements must meet current Gwinnett County D.O.T. standards under the Gwinnett County Unified Development Ordinance (UDO) and be dedicated to Gwinnett County as right-of-way. Proposed access on Stanley Road must meet the minimum spacing requirements of the Gwinnett County UDO. The property owner / developer must coordinate with the Winder Highway & SR 316 interchange Project Manager(s) to ensure the relocation of Stanley Road does not interfere with the interchange.
- 1.G. A Traffic Impact Study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula, Gwinnett County D.O.T. and Georgia Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. and Georgia Department of Transportation review and approval.
- 1.H Applicant/developer shall pay its proportionate share of the costs of a traffic signal at the intersection of Winder Highway and relocated Stanley Road.
- 1.I Sidewalks shall be constructed the length of the subject property along Winder Highway.**
- 1.J One curb cut along Winder Highway shall be permitted, subject to Georgia Department of Transportation approval. Said access shall only permit right-in, right-out access. Corresponding signage prohibiting left turns shall be clearly posted at the intersection in a visible location for both ingress and egress motorists.**
- 1.K The right-in, right-out intersection shall contain a concrete island and a painted crosswalk to calm motorists as they enter the site. Intersection design is subject to Georgia Department of Transportation and City of Dacula approval. The island may contain directional signage.**

Landscaping Requirements

- 2.A. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.B. Provide a minimum ten-foot wide landscaped strip adjacent to the Winder Highway right-of-way and the full length of the relocated Stanley Road improvements on both sides. At least 50% of plantings

shall consist of trees 3-inches in caliper (dbh) or greater. Type and size of plantings shall be in compliance with the Dacula Buffer, Landscape, and Tree Ordinance

- 2.C. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the Winder Highway right of way. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation depending on who owns the subject right-of-way.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

- 2.D. 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 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.

- 2.E. Natural vegetation shall remain on the property until issuance of a development permit.

2.F The site plan shall fully comply with Article 15 of the Zoning Resolution - Stream Buffer Protection.

2.G Mono-culture mixes of Kentucky blue grass, or similar mixes of non-native grasses are prohibited in the micropool labeled “micropool extended detention pond for expansion area #2.”

Parking / Yard, Height & Setback

- 3.A. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include the monument sign location and should insure that each parking island /

strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 3-inch dbh caliper.

- 3.B. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.

Signage, Temporary Uses, & Peddling

- 4.A. Oversized signs or billboards shall not be permitted.
- 4.B. ~~One ground sign shall be permitted. The ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument type sign with brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building at least 2 feet in height.~~ **No monument signage is permitted along Winder Highway at the right-in/right-out intersection. Directional signage is permitted at the Winder Highway intersection and shall be 30 SF or less.** Neon or self-illuminating ground signs shall be prohibited.
- 4.C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.D. Peddlers shall be prohibited.
- 4.E. Live human advertisement shall be prohibited within the subject area. To include, but not necessarily be limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
- 4.F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.

Architectural Design

5.A. Architectural design should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.
- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

General

- 6.A. The property shall be developed in accordance with the conceptual site plan prepared by Kimley Horn entitled ~~Project Whiplash Industrial Development~~ Crow Holdings: **University Logistics Building 200 Expansion, dated February 2, 2026 received on November 12, 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.
- 6.B. A building height variance is granted to allow the principle building on-site a maximum height of 50 feet.