

**TO:** Mayor and City Council of the City of Dacula  
**FROM:** Brittni Nix, City Administrator  
**DATE:** July 21, 2023  
**SUBJECT:** Time lapse waiver request for Stanley Road (Ref: 2022-CD-COC-02)

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Mahaffey Pickens Tucker, LLC has submitted a time lapse waiver request on behalf of Maple Multi-Family Land, LP for Stanley Road (Ref: 2022-CD-COC-02) for your consideration.

On February 2, 2023, City Council considered a change of conditions application for a planned mixed-use development. Application 2022-CD-COC-02 was denied.

The waiver requests permission for the applicant to re-apply prior to the 12-month wait period per Section 1708 of the Zoning Resolution:

Section 1708. Lapse of Time Requirement for an Amendment, Variance or Special Use Permit Re-application. The following shall apply to the applicable re-application:

*If an application is denied by the Mayor and City Council, as appropriate, no application or re-application for the same Zoning Map amendment, Variance, or Special Use Permit affecting the same land or any portion thereof shall be acted upon within twelve (12) months from the date of last action, unless such twelve (12) month period is waived by the Mayor and City Council as appropriate, and in no case may such an application or re-application be reconsidered in less than six (6) months from the date of that action by the City Council, as appropriate. Administrative variances shall not be subject to this time lapse requirement as outlined in Article XV, Section 1508.*

Approval of the waiver would allow the change of conditions application to be heard by City Council as soon as October 5, 2023.