



Planning Commission Public Hearing

Monday, August 25, 2025 at 6:00 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:

The Planning Commission met on Monday, August 25, 2025 in the Council Chambers at Dacula City Hall, Dacula, Georgia.

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

Members Present:

Chairman Mark Chandler
Member Myra Montalbano
Member Lisa Bradberry
Member Gene Greeson
Member Trannon Thomas

City Staff Present:

Brittini Nix, City Administrator
Courtney Mahady, Administrative Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
James Ross, City Marshal

II. INVOCATION:

Mayor Trey King gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Chairman Chandler led the Pledge of Allegiance.

IV. MINUTES:

1. Approval of the Minutes from the meeting on Monday, June 30, 2025

Motion to approve made by Member Greeson, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

- 2. PUBLIC HEARING: 2025-CD-RZ-02 & 2025-CD-SUP-02,** Applicant: Fanie Wehmanen, Owner: Fanie Wehmanen requests rezoning from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. The property is located in Land Lot 298 of the 5th District and contains 1.53 acres more or less.

Motion to open the public hearing made by Member Thomas, Seconded by Member Bradberry.

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

City Planner, Hayes Taylor, presented the staff case report for the rezoning and special use permit applications. The applicant is requesting to rezone the property from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. Mr. Taylor stated staff recommend approval with staff conditions.

Comment in opposition:

Patsy Davis, 1258 Brookton Chase Court, Dacula, Georgia 30019, expressed concern about potential traffic and trash problems associated with the proposed use of the property as a group personal care home.

Applicant, Fanie Wehmanen, 1312 Harbins Road, Dacula, Georgia 30019, stated that, as a current hospice nurse, the purpose of establishing the group personal care home is to offer more individualized care for the elderly.

Applicant's consultant, Jeaneia Zamora, 2769 Kilgore Road, Buford, Georgia 30519, responded to some of Ms. Davis' concerns by explaining that emergency vehicles would not be necessary, as the residents will be receiving hospice care. Ms. Zamora also noted that there is a need for a group care home in the Dacula area to better serve the community's elderly population.

Member Bradberry asked how many patients would reside in the proposed group home.

Ms. Wehmanen responded that the home would accommodate between four to six patients.

Member Thomas asked whether the other personal care home businesses operated in primarily commercial or residential areas.

Ms. Zamora stated that the majority of them are located in residential areas.

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

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

- 3. Rezoning & Special Use Permit Applications: 2025-CD-RZ-02 & 2025-CD-SUP-02,** Applicant: Fanie Wehmanen, Owner: Fanie Wehmanen requests rezoning from R-1400 Single-Family Residential District to OI Office Institutional District and requests a special use permit for group personal care home use. The property is located in Land Lot 298 of the 5th District and contains 1.53 acres more or less.

Motion to recommend approval with staff's recommended conditions [listed below] made by Member Bradberry, Seconded by Member Montalbano.

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

Land Use and Concept Plan

1. Any modifications to the existing property improvements (ex: redevelopment, paint, repairs, additions, concrete, asphalt, etc.) shall be reviewed and approved by the Planning & Development Department.
2. The site shall be limited to the following uses:
 - a. Offices, Business or Professional.
 - b. Group Personal Care Home.
3. A letter from Gwinnet County Environmental Health certifying the number of residents supported by the septic system shall be required prior to Certificate of Occupancy issuance for a group personal care home.
4. No outdoor storage shall be permitted on site.
5. No drive-thru or gas station uses shall be permitted.
6. The building must be compliant with the latest ratified International Building Code standards & Americans with Disabilities Act (ADA) accessibility guidelines prior to Certificate of Occupancy issuance.

Sign and Advertisement

7. Oversized signs or billboards shall not be permitted.
8. 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.
9. Live human advertisements shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
10. Blinking, exposed neon, electronic messaging, scrolling, portable, and inflatable signage shall be prohibited.

Landscape and Parking

11. Any parking expansion shall require a parking plan to be submitted to the Planning & Development Department for review. The parking expansion shall accommodate the number of proposed driving residents, employees, and personal care home vehicles. Article 10, Section 1002 of the Zoning Resolution requires that rooming and boarding facilities have at minimum one (1) parking space per bedroom.
12. Parking lot and security lighting shall be directed towards the property to minimize the adverse impact on neighboring properties.
13. The backyard shall be enclosed by a secure fence with a minimum of six (6) feet in height. The fence should include a security or alarm feature for resident safety. The proposed fence location and materials must be reviewed and approved by the Planning and Development Department prior to permit issuance and construction.

14. The proposed fenced area shall be landscaped to provide adequate shade for residents and staff.
The landscape plan is subject to the approval of the Planning & Development Department.

VII. ADJOURNMENT:

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

Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

Meeting adjourned at 6:19 p.m.

Minutes approved _____
Date

Signature