



Mayor and City Council Regular Meeting
Thursday, October 03, 2024 at 7:00 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:

Mayor King called the October 3, 2024 Council Meeting to order at 7:00 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Brittini Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Administrative Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Zoning
Amy White, Chief Marshal
Alethia Hyman, City Tax Clerk
Renee Cooke, Front Desk Clerk

A worksession was held prior to the regularly scheduled meeting to allow the elected officials to discuss this evening's agenda items. No other items were discussed, and no action was taken in the worksession.

II. INVOCATION:

Pastor Mark Chandler gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

Motion to amend the agenda to add item #6 "Change order for Wilson St. gravel lot" under the consent agenda made by Councilmember Williams, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

1. Approval of Minutes from the Worksession Meeting on September 5, 2024
2. Approval of Minutes from the Regular Council Meeting on September 5, 2024
3. Ordinance to amend Chapter 3 - Municipal Court
4. Ordinance to amend Chapter 4 - Alcoholic Beverages
5. Ordinance to add Chapter 12, Article XX - Free Standing Convenience Stores and Free Standing Gas Stations
6. Change order for Wilson St. gravel lot

Motion to approve consent agenda as listed made by Councilmember Mitchell, Seconded by Haynes, Jr.
Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

6. **PUBLIC HEARING: 2024-CD-RZ-02**, Applicant: Key Growth Capital, LLC c/o Powell & Edwards, LLP, Owner: Core City Developers, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District. The property is located in Land Lot 299 of the 5th District and contains 2.108 acres more or less.

Motion to open the public hearing made by Councilmember Williams, Seconded by Councilmember Haynes, Jr..

Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant requests rezoning the subject property from C-1 Neighborhood Commercial District to C-2 General Business District. Mr. Taylor noted staff recommends adding a condition that prohibits drive-thru uses. Mr. Taylor stated staff recommends approval with conditions.

Mayor King inquired if a bond would be issued for the tree privacy screen in case anything happened to the trees.

Mr. Taylor stated that is typically worked out during the land disturbance phase of the project.

Applicant Representative, Chuck Ross, 10 Lumpkin St., Lawrenceville, GA 30046, gave a presentation regarding the proposed Planet Fitness. Mr. Ross addressed that there was a correction to the site plan that relocated the entrance as shared drive between the carwash and the proposed Plant Fitness. He then presented statistics from the locations in Roswell and Alpharetta customers check in times, noting that few customers come between the hours of 12:00 a.m. and 5:00 a.m. Mr. Ross stated that the proposed rezoning would be beneficial for the surrounding area with conditions that would be placed on the property.

Public comment in opposition/questions:

Danielle Jefferson, 2345 Waycross Lane, Dacula, GA 30019, inquired if there were any time statistics from locations that were closer to Dacula.

Morgan O'Brien, 2407 Courtney Renea Drive, Dacula, GA 30019, inquired if the neighborhood next to the proposed Planet Fitness could be included in the potential center turn lane. Ms. O'Brien then asked whether there was anything that could be done to fix the drainage problem at the neighborhood's front entry. Next, Ms. O'Brien inquired about the light pollution coming from the building and parking lot.

Alethia Hyman, 1104 Campbell Pine Trail, Lawrenceville, Georgia, 30045, stated that as a member of Planet Fitness, she has not witnessed any loitering in the parking lots at the location she visits. Ms. Hyman stated that the gym is for average people who come in, work out, and leave.

Councilmember Haynes, Jr. added that he too is a member of Planet Fitness and noted that very few people are there at the times he visits.

Maria Barna, 2428 Courtney Renea Drive, Dacula, GA 30019, addressed her concerns about the noise and the safety for the kids in her neighborhood.

Responses:

Mr. Ross noted the applicant is requesting the application be tabled to the council meeting on November 7 to allow time to respond to the Georgia DOT's request for a center turn lane. Mr. Ross addressed the questions and concerns mentioned by the citizens.

Motion to close the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

7. **Rezoning Application: 2024-CD-RZ-02**, Applicant: Key Growth Capital, LLC c/o Powell & Edwards, LLP, Owner: Core City Developers, LLC requests rezoning from C-1 Neighborhood Commercial District to C-2 General Business District. The property is located in Land Lot 299 of the 5th District and contains 2.108 acres more or less.

Motion to table the application to the November 7 council meeting made by Councilmember Haynes, Jr., Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

8. Submission of the FY-2025 Proposed Budget and FY-2024 Budget Adjustments to City Council and the citizens of Dacula

Mayor King submitted the FY-2025 Proposed Budget and FY-2024 Budget Adjustment to City Council and the citizens of Dacula for review. He also noted that Public Hearings for the budget are scheduled for 6:30 p.m. on November 7, 2024 and December 5, 2024.

Councilmember Mitchell encouraged the public to review the budget, emphasizing that it requires a lot of time to prepare.

Councilmember Haynes, Jr. thanked the citizens for coming to the meeting and voicing their concerns.

IX. PUBLIC COMMENTS:

Danielle Jefferson, 2345 Waycross Lane, Dacula, GA 30019, first thanked the staff for all their assistance when she has called. Ms. Jefferson expressed her concern for some issues that have occurred in her neighborhood.

Jimmy Phan, 1404 Filigree Place, Dacula, GA 30019, shared his thoughts on the draft Downtown Overlay District plan.

X. EXECUTIVE SESSION: Personnel, real property, and legal matters

Motion to exit regular session and enter executive session made by Councilmember Williams, Seconded by Councilmember Haynes, Jr. for the purposes of personnel, real property, and legal matters at 7:43 p.m. Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

Motion to exit executive session and reconvene regular session made by Councilmember Haynes, Jr. Seconded by Councilmember Williams at 8:25 p.m. Voting Yea: Councilmembers Williams, Councilmember Spain, Councilmember Mitchell, Councilmember Haynes, Jr.

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss personnel, real property, and legal matters as allowed by the Open Meetings Act.

XI. ADJOURNMENT:

Motion to adjourn made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr.. Voting Yea: Councilmember Williams, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourned at 8:26 p.m.

Minutes approved _____
Date

Signature