

Memorandum

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

From: Brittini Nix, Director of Planning and Economic Development

Date: October 26, 2021

Subject: Rezoning Case: 2021-CD-RZ-06

Proposed Zoning: C-2 General Business District

Existing Zoning: R-1200 Single-Family Residential District

Size: 12.03 acres

Proposed Use: General Commercial

Applicant: City of Dacula
442 Harbins Road
Dacula, Georgia 30019
770-963-7451

Owner: City of Dacula
442 Harbins Road
Dacula, Georgia 30019
770-963-7451

Location: LL 301 - 5th District, Parcels 009, 009A, and 010

Existing Land Use and Zoning:

The subject property is located within the southwest quadrant of the Harbins Road and Sanjo Street intersection and extends to the northeast quadrant of the McMillan Road and Sanjo Street intersection. Furthermore, the site is across the street from Dacula City Hall located along Harbins Road. The undeveloped site has three (3) road frontages: Harbins Road, Sanjo Street, and McMillan Road. Properties zoned R-1200 Single-Family Residential District are located to the north, south, and west of the subject property. A combination of low-density residential and institutional properties are located to the east.

The Proposed Development:

The applicant has requested to rezone the 12.03-acre property from R-1200 Single-Family Residential District to C-2 General Business District. While a proposed end use is not known at this time, the application materials state a commercial use would be more appropriate for master planning purposes considering the property's location. Specifically, the property is located along an emerging commercial corridor and contains three (3) roads

frontages, which provides a unique opportunity for roadway interconnectivity. The potential for interconnectivity and pedestrian accessibility offers the property distinctive attributes that would be suitable for various future commercial uses. The rezoning would provide the City flexibility to use the property in a manner most beneficial to the health, safety and welfare of the citizens of the City.

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Neighborhood Commercial on the Future Land Use Map. Neighborhood Commercial land uses are described as small office, small retail, small institutional, or parks / recreation uses along major road thoroughfares, such as Harbins Road, that "provide opportunities for small-scale retail, services, and office that are compatible with neighborhoods that do not generate excessive traffic" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.18). Considering the above description, a commercial use is compatible with the Neighborhood Commercial designation given by the Comprehensive Plan.

Summary:

Zoning the property for general commercial use would be consistent with the City of Dacula's 2019 update to the Comprehensive Plan and the nature of an emerging commercial corridor. As such, the Department hereby recommends that the requested rezoning for C-2 General Business District be approved at this location.

Comprehensive Plan:

The subject parcel is designated as Neighborhood Commercial on Dacula's 2030 Future Development Map in the City of Dacula Comprehensive Plan.

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 Resolution of the City of Dacula.

1. *Whether a proposed rezoning will permit a use that is suitable in view of the use and development of an adjacent and nearby property?*

The proposed commercial zoning could be considered suitable, as it is located along an emerging commercial corridor and near public facilities.

2. *Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties?*

No, the usability of adjacent or nearby properties should not be diminished should the request be approved.

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

Yes, the subject property has a 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?

No, excessive and burdensome use of existing streets, transportation facilities, utilities or schools would not be expected should the request be approved.

5. *Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan?*

The requested C-2 zoning is consistent with the Neighborhood Commercial designation of the 2030 Future Land Use Map, which further indicates that the requested C-2 zoning should be approved.

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 subject property is easily accessible due to the multiple roadway frontages and close proximity to public facilities, making it an ideal location for future commercial uses.

Recommendation:

The Department notes the Planning Commission unanimously recommended approval with conditions at the Public Hearing on October 25, 2021.

*Based upon the application, the requested rezoning is recommended for **approval with the following conditions.***

1. The following uses in the C-2 Zoning district shall be prohibited and made part of the owner's restrictive covenants: Adult entertainment establishments, automotive body repair shops, automotive muffler, brake, tune-up, oil change, repair shops or tire stores, automotive sales or service facilities, boat sales establishments, boarding and rooming houses, building supply centers, contractor's offices with outdoor storage, equipment rental sales or service, hotels or motels, lawnmower repair shops, storage lots, machine/welding/radiator repair shops, mobile home leasing or sales lots, taxicab or limousine services, vehicle rental establishments.
2. No outdoor storage shall be permitted.
3. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.
4. 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.
5. A 5-foot wide sidewalk shall be constructed/replaced on the property frontage of Harbins Road, McMillan Road, and Sanjo Street.
6. 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.
7. Human sign spinners and/or twirlers shall be prohibited.