



Planning Commission Public Hearing

Monday, January 27, 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, January 27, 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
Jack Wilson, City Attorney
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, December 30, 2024

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

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

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

2. 2025 Planning Commission Chairman Appointment

City Planner, Hayes Taylor, stated that the Planning Commission must designate a Chairman and Vice-Chairman at the beginning of each year in accordance with the City's Zoning Resolution.

Motion to nominate Mark Chandler as Chairman made by Member Greeson, Seconded by Member Bradberry.

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

3. 2025 Planning Commission Vice-Chairman Appointment

Motion to nominate Lis Bradberry as Vice-Chairman made by Chairman Chandler, Seconded by Member Montalbano.

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

4. PUBLIC HEARING: 2024-CD-AA-01 & 2024-CD-RZ-04, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests annexation into the City of Dacula and requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

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

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

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. Mr. Taylor noted that the Planning Commission would be recommending on the rezoning application, not on the annexation application. The applicant is requesting to rezone the property from RA200 (Gwinnett County) to R-TH (City for a residential townhouse subdivision. Residential Townhouses. Mr. Taylor stated staff recommend approval with conditions.

Member Bradberry inquired about the number of units.

Mr. Taylor stated that there would be 54 units.

Applicant's Representative, Shane Lanham, 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043, stated the proposed use is appropriate for the subject property and is compatible with the surrounding uses. Mr. Lanham added that the subject property is located near major transportation corridors which will allow convenient access for the future residents of the proposed townhomes.

Member Thomas inquired about the ITE Trip Generation Manual calculation for vehicle trips.

Mr. Lanham stated the number generated for the report represents vehicle trips during the peak PM hours.

Member Thomas inquired about the lighting within the proposed pocket park.

Mr. Lanham stated that there would be sufficient lighting within the pocket park and near the mail kiosk.

Comments in opposition

Jennifer Casey, 1150 Rose Lily Place, Dacula, GA 30019, first inquired about if the townhomes would be for rent or for purchase. Ms. Casey then expressed concern regarding overcrowding of schools, the price of surrounding homes going down, increased traffic, and security issues regarding the pool and tennis courts in Wolf Creek neighborhood.

Kevin Butcher, 928 Fernbank Lane, Dacula, GA 30019, spoke against the proposed townhomes due to the density and creating an additional burden for the surrounding properties.

Mr. Lanham responded that there would be flexibility with the townhomes being for rent or for purchase. He then clarified the price point of the townhomes would match the surrounding market values and added that if approved a traffic study would need to be done with Gwinnett DOT.

Mrs. Nix clarified that the City's ordinance for the zoning district of the proposed property has a cap on rentals, so the proposed townhome subdivision could not be a 100% rental community.

Member Montalbano inquired as to how many of the townhomes could be rentals.

Mrs. Nix answered that up to 20% could be for rent.

Member Thomas sought to ensure that the concerns raised by those opposing were properly addressed and inquired if Chairman Chandler would grant the applicant's representative additional time to respond to them.

Chairman Chandler granted the applicant's representative additional time.

Ms. Casey stated her concerns were addressed.

Mr. Butcher inquired about the height of the townhomes.

Mr. Lanham answered that the townhomes would be 1,800 square feet 2-story units and would not exceed the city's maximum building height requirements.

Motion to close the public hearing made by Member Greeson, Seconded by Member Thomas.
Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

- 5. Rezoning Application: 2024-CD-RZ-04**, Applicant: Local Land Co. LLC, Owner: Kenneth W. Edwards Sr. & Theresa B. Edwards requests rezoning from RA200 (County) to R-TH (City). The property is located in Land Lot 268, Parcel 009 of the 5th District and contains 8.808 acres more or less.

Motion to recommend denial made by Bradberry, Seconded by Member Montalbano
Voting Yea: Member Bradberry, Member Montalbano
Voting Nay: Member Greeson, Member Thomas

Chairman Chandler voted against denial.

Motion to deny failed 3-2.

New motion made

Motion to recommend approval with staff's recommended conditions made by Member Thomas,
Seconded by Member Greeson.

Voting Yea: Member Thomas, Member Greeson

Voting Nay: Member Montalbano, Member Bradberry

Chairman Chandler voted affirmative to recommending approval with conditions [listed below]. Voting:
3-2

Concept Plan and Land Use

1. The property shall be developed in accordance with the conceptual site plan prepared by Gaskins Lecraw, Inc. dated January 2, 2025, and with the provided zoning conditions. 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.
2. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners' association. The deed to the mandatory homeowners' association shall require that the open space be perpetually maintained.
3. The maximum number of dwelling units shall not exceed 10 buildings consisting of 54 units total.
4. The development must have a minimum of two (2) entrances: one from Alcovy Rd, and one from W. Drowning Creek Rd.
5. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
6. Collection of solid waste, recycling, and recovered materials from the townhome development shall be arranged by an agreement with a franchised contractor.
7. The developer shall provide a 20 ft pedestrian access easement, connecting the internal drive to Ewing Chapel Rd.

Architectural Design

8. An entrance feature, landscape, and fence plan along W. Drowning Creek Rd and Alcovy Rd shall be submitted to the City for review and approval. The fence shall be black wood rail fence or wrought iron in style with stacked stone or brick columns on-center (maximum 30-feet). The fence shall extend a minimum of 50-feet from subdivision entrances. Fencing shall be maintained by the homeowner's association.
9. The front and side façades of all dwelling units shall consist of architectural treatments of brick, stone, or stucco with fiber cement siding for the remainder of the elevation. The remainder of the structures shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
10. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
11. All dwelling units shall have at least a two-car garage.
12. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance.

Landscape and Parking

13. The developer shall provide street trees along the internal right-of-way at 40 to 50-foot intervals on center. Street trees shall not be located in the right of way, be 6 to 8 feet tall at the time of installation with a minimum DBH of 3 inches and located five (5) feet from the sidewalk. Subject to review and approval by the City Administrator or his / her designee.

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

- a. American Hornbeam
 - b. Bloodgood Japanese Maple
 - c. Carolina Silverbell
 - d. Eastern Redbud
 - e. Georgia Oak
 - f. North Red Oak
 - g. Nuttall Oak
 - h. Red Maple
 - i. Shumard Oak
 - j. Southern Sugar Maple
 - k. Sweet Bay Magnolia
14. The pocket park shall at minimum include one (1) picnic table with bench seating, two additional street trees, a trash receptacle, and a sidewalk connecting the internal drives. The sidewalk connecting the internal drives shall have a minimum of three (3) commercial quality pedestrian benches located under shade, and street trees planted at 25-foot intervals. Street trees shall be 6 to 8 feet tall at the time of planting, have a minimum DBH of 3 inches, and shall be a combination of the trees listed in condition #13. Prior to issuance of a development permit, an amenity area plan shall be reviewed and approved by the City Administrator or his/her designee.
 15. The mail kiosk area shall contain a minimum of ten (10) parking spaces, a commercial-quality bicycle rack, an additional street tree to provide shade, and a structure with an impermeable roof, such as a gazebo, cabana or covered pergola. The mail kiosk area plan shall be included in the amenity area plan. Prior to issuance of a development permit, an amenity area plan shall be reviewed and approved by the City Administrator or his/her designee.
 16. Existing vegetation within the 50-foot undisturbed buffer from all property frontages must remain undisturbed when feasible. Feasibility will be determined by the City Administrator or his / her designee.
 17. In the case that the 50-foot buffer surrounding the parcel on all property frontage must be disturbed, the undisturbed buffer must be replaced with a 40-foot landscape strip from the property line. Subject landscape strips shall include two rows of staggered privacy trees that are 6 to 8 feet tall at the time of installation and are spaced out no further than 10 feet

on center with each row. Landscape buffer trees shall be a combination of the following native species and shall be supplemented by native understory shrubs:

- a. American Holly
- b. Eastern Hemlock
- c. Eastern Redcedar
- d. Laurel Oak
- e. Loblolly
- f. Southern Wax Myrtle
- g. Washington Hawthorn
- h. White Pine
- i. Willow Oak
- j. Virginia Pine

Where appropriate, the developer may use the Miyawaki method to replace the disturbed natural vegetation with native foliage installations. The proposed landscape plan must show the needed replanting areas.

- 18. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, a minimum of one (1) under story decorative tree, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or his/her designee.
- 19. Stormwater maintenance / bioretention areas are encouraged to include practices from the Georgia Stormwater Management Manual green standards. The areas may include lower maintenance grass alternatives, such as Blue Star Creeper, Corsican Mint, Micro-Clover, Fescue, or native grasses, native shrubs, and native trees as approved by the City Administrator.
- 20. A black chain link fence is required around the detention pond. The homeowner's association is responsible for the maintenance of the detention pond and fence.
- 21. Gravel is prohibited. Permeable pavement alternatives must be reviewed and approved by the City prior to development permit issuance.
- 22. 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 between 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.

Transportation and Infrastructure

- 23. A 5-foot-wide sidewalk shall be constructed along the entire property frontage of Alcovy Rd, W. Drowning Creek Rd, and Ewing Chapel Rd.

- 24. 5-foot-wide sidewalks shall be constructed on both sides of the internal streets.
- 25. Underground utilities shall be provided throughout the development.
- 26. Street light service fees and maintenance are the responsibility of the mandatory homeowner’s association.
- 27. The developer will provide pedestrian crosswalks at the stop signs of the internal public drive.
- 28. The owner/developer must provide two (2), five (5) foot wide raised pedestrian crosswalks providing traffic calming devices, or a stamped two (2), five (5) foot crosswalk protected by speed bumps on either side of the crosswalk in each of the internal public drives. Alternative traffic calming pedestrian measures are subject to the review and approval of the Planning & Development Department.
- 29. Prior to the issuance of a Development Permit, the developer must satisfy Gwinnett County Department of Transportation requirements. The Developer shall also provide a traffic impact study, as required by Article 4 of the Development Regulations. Subject to final approval by Gwinnett County Department of Transportation, the developer shall make any improvements required by the submitted traffic impact study.

VII. ADJOURNMENT:

Motion to adjourn made by Member Greeson, Seconded by Member Thomas.
 Voting Yea: Member Montalbano, Member Bradberry, Member Greeson, Member Thomas

Meeting adjourned at 6:38 p.m.

Minutes approved _____
Date *Signature*