

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, Director of Planning and Economic Development
DATE: September 27, 2022
SUBJECT: Waiver application: 2022-WAIVER-02

The City of Dacula received a waiver application for the Mayor and City Council's consideration. The Applicant, Resibuilt Homes, LLC, requests the City waive Section 4.3.2(H) of the Development Regulations for "Alcovy Meadow," a 66-unit townhouse subdivision on Alcovy Road. Said subsection requires a traffic impact study prior to development permit issuance.

The subject development fronts Gwinnett County right-of-way and, as such, Gwinnett County has authority over traffic improvements along Alcovy Road. Gwinnett County Department of Transportation has waived their requirement for a traffic impact study and will require multiple traffic improvements including installing a right-turn deceleration lane and a full left-turn lane with taper.

Considering the above, the request could be considered suitable.

Best Regards,

Brittni Nix, Director of Planning & Economic Development