



MEMO

TO: Mayor and City Council of the City of Dacula
City of Dacula Planning Commission

FROM: Hayes Taylor, City Planner

DATE: September 30, 2024

SUBJECT: Amendment to Zoning Resolution Article IX, Sec. 917, creating the
“Downtown Overlay District”

Staff has worked with the Council to create an overlay district for a section of the Dacula Downtown character area within the 2050 Comprehensive Plan that has been designated as the Urban Redevelopment Area. Overlay districts are an additional set of standards that do not change the underlying zoning. The purpose of the Downtown Overlay District (DOD) is to give the City the tools to accomplish traditional town center development outlined within the 2050 Comprehensive Plan character area description and in the public outreach survey. The DOD will help guide developers to predictable quality development through architectural design guidelines, public standards, color palette options, and public space requirements, as the City works to revitalize Second Avenue and the surrounding area.

