



MEMO

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

FROM: H. Hayes Taylor Jr, City Planner

DATE: April 28, 2025

SUBJECT: Amendments to Article III and Article IX of the Zoning Resolution

In light of growing interest in the development of data centers throughout the State, staff recommends that the City amend Article III and Article IX of the Zoning Resolution to include a definition and baseline rules for “data centers.” The proposed amendment to Article IX would require a special use permit for all data centers within the City limits, subjecting every application to both City Council and the Planning Commission review after public hearings. The proposed Ordinance would require that applicants coordinate with utility providers, perform a noise study prior to submittal, and that data centers are located a minimum distance from residential property lines.

Proactively including provisions for data centers will allow the City to review applications based on various factors and showcases the City’s expectations to potential applicants. Staff recommends approval of the proposed Ordinance effective immediately.

