

**CITY OF DACULA**  
442 Harbins Rd  
P. O. Box 400  
Dacula, GA, 30019

**COUNCIL MEETING**  
**MINUTES**  
February 2, 2023

**I. CALL TO ORDER AND ROLL CALL OF MEMBERS:**

Mayor Trey King called the February 2, 2023 Council Meeting to order at 7:00 p.m. and a roll of the members was taken. A quorum was present. He welcomed everyone to the meeting.

**Council Members Present:**

Trey King, Mayor  
Sean Williams, Council  
Daniel Spain, Council  
Ann Mitchell, Council  
Denis W. Haynes, Jr., Council

**City Staff Present:**

Jack Wilson, City Attorney  
Heather Coggins, Acting City Administrator  
Brittini Nix, Director of Planning & Economic Development  
Courtney Mahady, Administrative Clerk  
Dana Stump, Administrative Assistant for Planning & Zoning  
Angelica Schaper, Court Administrator  
Amy Morris, Accounts Payable  
Greg Chapel, City Marshal  
Amy White, City Marshal

**II. INVOCATION:**

Pastor Mark Chandler gave invocation.

**III. PLEDGE OF ALLEGIANCE:**

Mayor King led the Pledge of Allegiance.

**IV. CONSENT AGENDA:**

1. Approval of the Minutes from the Regular Council Meeting on January 5, 2023
2. Approval of the Minutes from the Special Called Meeting on January 18, 2023
3. Appointment of Planning Commission Member – Mark Chandler
4. PPS Contract renewal
5. Public Service Recognition

6. Refund authorization request

Councilman Haynes, Jr. motioned to approve Consent Agenda items. Councilwoman Mitchell seconded. Motion passed unanimously.

**V. OLD BUSINESS:**

- 7. PUBLIC HEARING: 2022-CD-COC-02**, Applicant: Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Walton Georgia, LLC requests changes to 2012-CDAA-01 and 2012-CD-RZ-03 condition(s). The property is located in Land Lots 270, 271 and 275 of the 5th District and contains 113.845 acres more or less.

Councilman Spain motioned to open the public hearing. Councilwoman Mitchell seconded. Motion passed unanimously.

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the change of conditions application. The applicant has requested approval for a new proposed planned mixed-use development with three variances. Variance one is to increase the industrial building height. Variance two is to utilize chain link fences. Variance three is to increase the maximum residential acreage permitted. Ms. Nix stated staff recommend approval of the application with recommended conditions and denial of variance one and three.

Shane Lanham, 1550 North Brown Rd., Suite 125, Lawrenceville, Georgia 30043, on behalf of the applicant, requested that the change of conditions be tabled to the April council meeting to allow time for the applicant to address the concerns of city staff.

*Comment in opposition*

David Montalbano, 2935 Superior Drive, Dacula, GA 30019, expressed his concern with the proposed development. He stated it was not in line with the City's Comprehensive Plan to maintain and improve the quality of life. The Council's responsibility, according to Mr. Montalbano, is to ensure that the anticipated increase makes sense in light of the City's current circumstances.

Councilman Spain motioned to close the public hearing. Councilman Haynes, Jr. seconded. Motion passed unanimously.

- 8. Change of Conditions Application: 2022-CD-COC-02**, Applicant: Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Walton Georgia, LLC requests changes to 2012-CD-AA-01 and 2012-CD-RZ-03 condition(s). The property is located in Land Lots 270, 271 and 275 of the 5th District and contains 113.845 acres more or less.

Councilman Haynes, Jr. motioned to table application 2022-CD-COC-02 to April 6, 2023. No second. Motion dies for lack of second.

Councilman Williams motioned to deny application 2022-CD-COC-02. Councilwoman Mitchell seconded. Vote 3-1. Voting Nay: Councilmember Haynes, Jr.

**VI. NEW BUSINESS:**

9. Concept Plan Review: 2023-CONCEPT-01

Councilwoman Mitchell motioned to approve. Councilman Williams seconded. Motion passed unanimously.

Mayor King called for a motion to amend the agenda to add item #10 under new business.

Councilman Spain motioned to amend the agenda to add item #10. Councilman Haynes, Jr. seconded. Motion passed unanimously.

10. Appointment of City Administrator

Mayor King called for a motion to appoint Brittini Nix as the City Administrator according to City Code 2-7 with the annual salary of \$135,000 and to approve an agreement to employ Ms. Nix in the role.

Councilman Williams motioned to approve and execute the agreement. Councilman Spain seconded. Motion passed unanimously.

**VII. STAFF COMMENTS:**

*None*

**VIII. MAYOR AND COUNCIL COMMENT(S):**

Mayor King and Councilman Williams thanked staff for their continued hard work.

**IX. PUBLIC COMMENTS:**

*None*

**X. ADJOURNMENT:**

Councilman Spain motioned to adjourn. Councilman Haynes, Jr. seconded. Motion passed unanimously. Meeting adjourned at 7:41 p.m.

*Minutes approved*

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*Date*

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*Signature*