

# CITY OF DACULA

442 Harbins Rd.  
P. O. Box 400  
Dacula, Georgia 30019

## PLANNING COMMISSION

### MINUTES

November 28, 2022

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

The Planning Commission met on Monday, November 28, 2022, 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.

#### **Planning Commission Present:**

Chairman Mark Chandler  
Member Lisa Bradberry  
Member Gene Greeson  
Member Monica Francis  
Member David Montalbano

#### **City Staff Present:**

Heather Coggins, Acting City Administrator  
Brittini Nix, Director of Planning & Economic Development  
Courtney Mahady, Administrative Clerk  
Dana Stump, Administrative Assistant for Planning & Zoning  
Amy White, City Marshal

#### **II. INVOCATION:**

Mayor Trey King gave invocation.

#### **III. PLEDGE OF ALLEGIANCE:**

Chairman Mark Chandler led the Pledge of Allegiance.

#### **IV. MINUTES:**

##### **1. Approval of the Minutes from the meeting on Monday, August 29, 2022**

Member Francis motioned to approve the August 29, 2022 minutes. Member Bradberry seconded. Motion passed unanimously.

**V. OLD BUSINESS:**

*None*

**VI. NEW BUSINESS:**

- 2. 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-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.

Member Greeson motioned to open the public hearing. Member Francis 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 January Planning Commission meeting to allow time for the applicant to address the concerns of city staff.

Member Francis motioned to close the public hearing. Member Montalbano seconded. Motion passed unanimously.

- 3. 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.

Member Montalbano motioned to table application 2022-CD-COC-02 to the January 30, 2023 Planning Commission meeting. Member Francis seconded. Motion passed unanimously.

- 4. PUBLIC HEARING: Ordinance to amend Article IX and Article XVII of the Zoning Resolution**

Member Greeson motioned to open the public hearing. Member Francis seconded. Motion passed unanimously.

Director of Planning & Economic Development, Brittini Nix, presented the staff report for the Ordinance to amend Article IX and Article XVII of the Zoning Resolution.

*No public comment*

Member Francis motioned to close the public hearing. Member Greeson seconded. Motion passed unanimously.

5. Ordinance to amend Article IX and Article XVII of the Zoning Resolution

Member Greeson motioned to approve the amendments. Member Francis seconded. Motion passed unanimously.

**VII. ADJOURNMENT:**

Member Greeson motioned to adjourn. Member Francis seconded. Motion passed unanimously. Meeting adjourned at 6:35 p.m.

*Minutes approved*

January 30, 2023  
Date  
Courtney Mahady  
Signature