



**Mayor and City Council Regular Meeting**  
**Thursday, April 04, 2024 at 7:00 PM**  
**Dacula City Hall, Council Chambers**  
**442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451**

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**Agenda**

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

**INVOCATION:**

**PLEDGE OF ALLEGIANCE:**

**PROCLAMATION:**

1. Georgia Cities Week Announcement

**CONSENT AGENDA:**

2. Approval of the Minutes from the Regular Meeting on March 7, 2024
3. Ordinance establishing a moratorium on rezoning, special use permit and variance applications, building permit applications; subdivision concept plan submittals; and land disturbance permit applications for property within the urban redevelopment area identified and described in the urban redevelopment plan
4. Design proposal for Wilson Street parking and beautification
5. Design proposal for McMillan Road improvement project
6. Bid results for Whisper Way Storm Drainage Improvements
7. GCIC software service agreement
8. Authorization to write off and discharge unpaid 2022 ad valorem tax bills under \$5.00

**OLD BUSINESS:**

9. **Rezoning Application: 2023-CD-RZ-03;** Applicant: Archon Homes, Owner: Dacula Real Estate requests rezoning from MH Mobile Home Park District to R-TH Single Family Residence Townhouse District. The property is located in Land Lot 275 of the 5th District and contains 4.04 acres more or less. *(Public Hearing was held on December 7, 2023)*

**NEW BUSINESS:**

10. **PUBLIC HEARING:** Urban Redevelopment Plan

**STAFF COMMENTS:**

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

**PUBLIC COMMENTS:**

**EXECUTIVE SESSION: Personnel, real property, and legal matters**

**ADJOURNMENT:**

**GEORGIA CITIES WEEK  
APRIL 21-27, 2024**

**A RESOLUTION OF THE CITY OF DACULA RECOGNIZING GEORGIA CITIES WEEK, APRIL 21-27, 2024, AND ENCOURAGING ALL RESIDENTS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES.**

**WHEREAS**, city government is the closest to most citizens, and the one within the most direct daily impact upon its residents; and

**WHEREAS**, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

**WHEREAS**, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

**WHEREAS**, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

**WHEREAS**, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

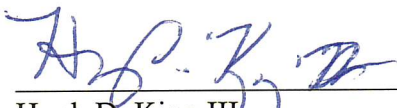
**WHEREAS**, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

**WHEREAS**, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW THEREFORE: I, HUGH D. KING III, by virtue of the authority vested in me as Mayor of City of Dacula, Georgia, do hereby proclaim:


*APRIL 21-27, 2024 AS GEORGIA CITIES WEEK*

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Dacula to be affixed this 4<sup>th</sup> day of April in the year of our Lord, Two Thousand and Twenty Four.

  
\_\_\_\_\_  
Hugh D. King III  
City of Dacula, Georgia



Attest:

  
\_\_\_\_\_  
Brittni Nix, City Administrator  
City of Dacula, Georgia



**Mayor and City Council Regular Meeting**  
**Thursday, March 07, 2024 at 7:00 PM**  
**Dacula City Hall, Council Chambers**  
**442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451**

**Minutes**

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

Mayor Trey King called the March 7, 2024 Council Meeting to order at 7:00 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

**Councilmembers Present:**

Mayor Trey King  
 Councilmember Sean Williams  
 Councilmember Daniel Spain  
 Councilmember Ann Mitchell

**Councilmembers Absent:**

Councilmember Denis W. Haynes, Jr.

**City Staff Present:**

Brittini Nix, City Administrator  
 Courtney Mahady, Administrative Clerk  
 Hayes Taylor, City Planner  
 Dana Stump, Administrative Assistant for Planning & Zoning  
 Stephen Mayer, Director of Finance  
 Jennifer Turner, Accounts Payable Clerk  
 Alethia Hyman, City Tax Clerk  
 Renee Cooke, Front Desk Clerk  
 Amy White, Chief Marshal  
 James Ross, City Marshal

**II. INVOCATION:**

Pastor Mark Chandler gave invocation.

**III. PLEDGE OF ALLEGIANCE:**

Mayor Trey King led the Pledge of Allegiance.

**IV. CONSENT AGENDA:**

1. Approval of the Minutes from the Regular Meeting on February 1, 2024

2. Adopt Records Management Policy
3. Amendments to the Marshal's Office Policy and Procedure
4. Proposal for tax collection services
5. Proposal for architect services
6. CDBG Subrecipient Agreements for the McMillan Road improvement project
7. Proposal to prepare the 2025 Community Development Block Grant Application

Motion to approve the consent agenda items as listed made by Councilmember Mitchell, Seconded by Councilmember Spain.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

**V. OLD BUSINESS:**

8. **Rezoning Application: 2023-CD-RZ-03;** Applicant: Archon Homes, Owner: Dacula Real Estate requests rezoning from MH Mobile Home Park District to R-TH Single Family Residence Townhouse District. The property is located in Land Lot 275 of the 5th District and contains 4.04 acres more or less. (*Public Hearing was held on December 7, 2023*)

Mayor King noted that the public hearing for this rezoning application was held on December 3, 2023.

City Planner, Hayes Taylor, stated that the applicant requests rezoning from MH Mobile Home Park District to R-TH complete Single Family Residence Townhouse District. The applicant requested tabling the application to do their due diligence and update the site plan. Mr. Taylor noted that the applicant has assured the city that they will be ready for the April council meeting.

Mayor King requested a motion to table application 2023-CD-RZ-03 to the April 4 council meeting.

Motion to table rezoning application 2023-CD-RZ-03 to the April 4, 2024 meeting made by Councilmember Spain, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

**VI. NEW BUSINESS:**

9. **PUBLIC HEARING: 2024-CD-COC-01,** Applicant: James Clinkscales, Owner: CircaSpaces, Inc. requests changes to 2019-CD-COC-01 condition(s). The property is located in Land Lot 301 of the 5th District and contains 1.40 acres more or less.

Motion to open the public hearing made by Councilmember Mitchell, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

City Planner, Hayes Taylor, presented the staff case report for the change of conditions application. The applicant has requested changes to the 2019-CD-COC-01 condition(s) to amend allowable uses and other conditions. Mr. Taylor stated staff recommend approval with conditions.

Councilmember Mitchell asked for clarification about the condition regarding the height of the fence along Harbins Road.

Mr. Taylor stated that the current condition reads that the front yard fence shall not exceed six (6) feet in height and the applicant is requesting the front yard fence be eight (8) feet in height. Staff recommends keeping the six (6) foot height maximum.

Applicant Representative, Arlene Clinkscales, 1352 Innsfail Court, Snellville, GA 30078, co-owner of CircaSpaces, Inc. stated that they have been working closely with city staff to ensure that their business can offer their services to benefit the community. Mrs. Clinkscales thanked staff for their recommendation and the city council for their service.

*Comment in favor:*

None

*Comment in opposition:*

None

Motion to close the public hearing made by Councilmember Spain, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

**10. Change of Conditions Application: 2024-CD-COC-01**, Applicant: James Clinkscales, Owner: CircaSpaces, Inc. requests changes to 2019-CD-COC-01 condition(s). The property is located in Land Lot 301 of the 5th District and contains 1.40 acres more or less.

Motion to approve the change of conditions application with staff's recommended conditions [listed below] made by Councilmember Williams, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

1. Permitted uses shall be limited to meeting and office use, and indoor special events. The maximum occupancy shall not exceed thirty-two (32) persons.
2. All business activities shall be contained within the existing structure on the property. Outdoor events are permitted with a temporary use permit.
3. The fence that adjoins residential properties must remain in place and the structural and visual characteristics of the fence shall be maintained at all times.
4. The existing zoning buffer must remain in place and be maintained at all times.
5. Ground signage shall be limited to a single monument type only with indirect lighting or a LED reader board. Sign shall be constructed with a brick or stacked stone base of at least 2 feet in height. Neon or internally lit ground signs shall be prohibited. The light from any illuminated sign shall not be of an intensity and brightness which will interfere with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent and nearby properties.
6. Property lighting shall be directed in towards the property so as not to reflect into adjacent residential properties. A separate lighting plan (showing location and type of light) shall be submitted to the City for approval.

7. Normal business hours of operation shall be limited from 6:00 am to 9:00 pm. Closing procedures may continue until 11:00 pm.
8. Any dumpster enclosures shall be constructed with brick, stacked stone, or split face block (CMU). Subject enclosures shall have a completely opaque wood or steel door. Garbage/Sanitation or dumpster service pickups shall be conducted between the hours of 7:00 am and 6:00 pm, as scheduled Monday through Friday only.
9. No outdoor storage shall be permitted on site. Accessory storage sheds / structures shall be allowed in the side and rear yards. Said structures shall be enclosed on all four sides.
10. No outside loudspeakers shall be allowed.
11. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Temporary tents and canopies may be permitted with an approved temporary use permit.
12. Any fencing along Harbins Road shall be wrought-iron style with stacked stone or brick columns spaced every 30 feet or white decorative vinyl and/or steel as shown in Exhibit A. Fencing shall not exceed six (6) feet in height. A fence plan shall be subject to review and approval by the City of Dacula.
13. Any interior fencing shall be of decorative iron, painted/stained wood slat, a similar vinyl material, or a black chain link fence not to exceed six (6) feet in height.
14. Any garbage, litter, or construction debris must be removed from the site prior to the issuance of a certificate of occupancy for the site.
15. All drive and/or parking areas shall be paved with either concrete or asphalt, prior to issuance of an Occupational Tax Certificate for the property. Parking requirements will adhere to Article X of the Zoning Resolution of the City of Dacula.
16. The property generally shall be developed as approved by the Mayor and City Council. Any substantial deviation from the approved conditions of zoning shall be resubmitted to the City Council for approval. The City Administrator shall determine what constitutes substantial deviation.
17. The 50-foot undisturbed buffer may be encroached by a maximum of twenty (20) feet for the installation of one (1) six (6) foot water feature/fountain, and/or landscape enhancements. A location plan for the water feature/fountain shall be submitted to the City for approval. The existing trees with a 2-inch dbh or greater will not be disturbed for the construction of said water feature/fountain, or landscape enhancements.

**11. PUBLIC HEARING: 2024-CD-COC-02**, Applicant: WREG Harbins, LLC, Owner: WREG Harbins, LLC requests changes to 2020-CD-RZ-03 condition(s). The property is located in Land Lot 300 of the 5th District and contains 1.22 acres more or less.

Motion to open the public hearing made by Councilmember Spain, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

City Planner, Hayes Taylor, presented the staff case report for the change of conditions application. The applicant has requested changes to the 2020-CD-RZ-03 condition(s) to allow for a restaurant with a limited drive-thru window. Mr. Taylor stated staff recommend denial of the change of conditions application.

Applicant Representative, Robbie Swan, 2206 Drew Valley Road, Atlanta, GA 30319, stated that the original intent of the rezoning conditions was to limit the number of fast-food restaurants with drive-thru windows and as the master developers they want to keep the original intent. The goal is to have a “pick-up window” that is specific to Chipotle and for their use to operate more efficiently. Mr. Swan added that all orders would be made in advance to mitigate the number of cars going through the drive-thru.

Councilmember Mitchell expressed concern about citizens thinking that the lane is a drive-thru and inquired if there would be signage informing people not to drive through.

Robbie Swan stated he was not sure what the ordinance would say about putting up signage.

City Administrator, Brittini Nix, stated that the ordinance would permit signage to be put in place.

Robbie Swan said that they would need to confirm with the tenant if the requested informational signage is something they have done before and would be acceptable.

Councilmember Mitchell inquired if Chipotle has this type of model at other locations where they have a pick-up window.

Robbie Swan stated that all of their new locations have the pick-up window.

Councilmember Mitchell expressed that her biggest concern is the traffic and getting in and out of the parking lot.

Robbie Swan indicated that the intent of the pick-up window is not to encourage vehicular traffic but is to be more efficient inside to provide better service.

Councilmember Mitchell then inquired about if the food delivery companies would be going through the pick-up window area to pick up to-go orders.

Robbie Swan replied that it would depend on how the order comes in and what time the order is placed.

Councilmember Williams expressed his concern about the traffic and the lane being interpreted as a fast-food window.

Robbie Swan acknowledged the traffic concern and added that the applicant was very specific with the conditions to help with the traffic and for the use not to become a fast-food window.

Councilmember Mitchell inquired about the Chipotle having two kitchens in the design.

Robbie Swan indicated that from his understanding it would be two different prep areas to increase efficiency.

Councilmember Spain added that he understands Chipotle’s request because the Starbucks in the same development has a pick-up window and is not considered a fast-food restaurant.



*Comment in favor:*

None

*Comment in opposition:*

None

Motion to close the public hearing made by Councilmember Spain, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

**12. Change of Conditions Application: 2024-CD-COC-02**, Applicant: WREG Harbins, LLC, Owner: WREG Harbins, LLC requests changes to 2020-CD-RZ-03 condition(s). The property is located in Land Lot 300 of the 5th District and contains 1.22 acres more or less.

Motion to deny the change of conditions application made by Councilmember Williams, Seconded by Councilmember Mitchell.

Councilmember Mitchell said that she would like to see the applicant come back with a plan to add signage or other alternatives.

Ms. Nix explained to facilitate that, the proper motion would be to table the application.

Councilmember Mitchell decided to maintain the motion to deny.

Mayor King requested votes in favor of denial.

Voting Yea: Councilmember Williams, Councilmember Mitchell

Voting Nay: Councilmember Spain

**13. PUBLIC HEARING: 2024-CD-SUP-01**, Applicant: Barbara Quartey-Papafio, Owner: Rodriguez Ventura Jesus Edith requests a special use permit to allow for a day-care facility and associated facility use. The property is located in Land Lot 302A of the 5th District and contains 0.26 acres more or less. *(Applicant has withdrawn their application)*

*Applicant withdrew their application. There is no need for items 13 and 14.*

**14. Special Use Permit Application: 2024-CD-SUP-01**, Applicant: Barbara Quartey-Papafio, Owner: Rodriguez Ventura Jesus Edith requests a special use permit to allow for a day-care facility and associated facility use. The property is located in Land Lot 302A of the 5th District and contains 0.26 acres more or less. *(Applicant has withdrawn their application)*

*Applicant withdrew their application. There is no need for items 13 and 14.*

**15. PUBLIC HEARING:** Ordinance to amend Article IX of the Zoning Resolution

Motion to open the public hearing made by Councilmember Spain, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

City Planner, Hayes Taylor, stated staff recommends amending Article IX of the Zoning Resolution to replace “parking lot” and/or “parking garages” with “parking deck” as an allowable use for clarification purposes.

*Comment in favor:*

None

*Comment in opposition:*

None

Motion to open the public hearing made by Councilmember Spain, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

#### 16. Ordinance to amend Article IX of the Zoning Resolution

Motion to approve the amendment to Article IX made by Councilmember Spain, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

#### **VII. STAFF COMMENTS:**

*None*

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

Councilmember Mitchell thanked the young members of the audience for their attendance and encouraged them to invite their friends. Councilmember Mitchell added that at the local level you can learn the most about your representation and how it affects you directly.

#### **IX. PUBLIC COMMENTS:**

Jimmy Phan, 1404 Filigree Place, Dacula, GA 30019, discussed the Gwinnet County’s Unified Plan to address the future challenges that come with increase in population growth. To help with dependency on vehicles, Mr. Phan suggested implementing a “Ride to 5” program that allows students to be picked up from a specified location within a 5-minute walk of their school. He also suggested adding a bike/skate park to Dacula Park and/or Rabbit Hill Park.

Mayor King asked if Mr. Phan could provide more information about the “Ride to 5” program after the meeting.

Tuwanda Rush Williams, 2461 Tack Hill Court, Dacula, GA 30019, introduced herself and stated that she is running for Gwinnett County Superior Court Judge.

Leroy Ranel, 991 Wisteria View Court, Dacula, GA 30019, stated that he is running for Gwinnett County School Board District 1.

**X. EXECUTIVE SESSION: Personnel, real property, and legal matters**

Motion to exit regular session and enter into executive session made by Councilmember Williams, Seconded by Councilmember Spain.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

Regular session adjourned and executive session began for the purposes of personnel and real property matters at 7:43 p.m.

Motion to exit executive session and reconvene regular session made by Councilmember Spain, Seconded by Councilmember Williams.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

Regular session reconvened at 8:07 p.m.

City Administrator, Brittni Nix, reported no votes were taken in executive session. The Council met to discuss personnel and real property matters as allowed by the Open Meetings Act.

**XI. ADJOURNMENT:**

Motion to adjourn made by Councilmember Spain, Seconded by Councilmember Mitchell.

Voting Yea: Councilmember Williams, Councilmember Spain, Councilmember Mitchell

Meeting adjourned at 8:07 p.m.

*Minutes approved*

\_\_\_\_\_

*Date*

\_\_\_\_\_

*Signature*

**AN ORDINANCE BY MAYOR AND COUNCIL OF THE CITY OF DACULA, GEORGIA, ESTABLISHING A MORATORIUM ON REZONING, SPECIAL USE PERMIT AND VARIANCE APPLICATIONS, BUILDING PERMIT APPLICATIONS; SUBDIVISION CONCEPT PLAN SUBMITTALS; AND LAND DISTURBANCE PERMIT APPLICATIONS FOR PROPERTY WITHIN THE URBAN REDEVELOPMENT AREA IDENTIFIED AND DESCRIBED IN THE URBAN REDEVELOPMENT PLAN; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION DATE AND EFFECTIVE DATE; TO PROVIDE A PENALTY; AND FOR OTHER PURPOSES.**

**WHEREAS**, the governing authority of the City of Dacula, Georgia (hereinafter, the “City”), is the Mayor and City Council thereof;

**WHEREAS**, the City has been vested with substantial powers, rights and functions to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

**WHEREAS**, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where circumstances warrant the same, *see, City of Roswell v. Outdoor Systems, Inc.*, 274 Ga. 130, 549 S.E.2d 90 (2001); *Lawson v. Macon*, 214 Ga. 278, 104 S.E.2d 425 (1958); *Taylor v. Shetzen*, 212 Ga. 101, 90 S.E.2d 572 (1955); and

**WHEREAS**, the Courts take judicial notice of a local government's inherent ability to impose moratoria on a short term or emergency basis; and

**WHEREAS**, the Georgia Supreme Court, in *DeKalb County v. Townsend Associates*, 243 Ga. 80, 252 S.E.2d 498 (1979), held that, "To justify a moratorium, it must appear first, that the

interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The City has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

**WHEREAS**, Gwinnett County recently announced the creation of a new employment center known as "Rowen" in unincorporated Gwinnett County adjacent to and near the City limits; and

**WHEREAS**, the Rowen project is expected to generate large scale infrastructure improvements in the areas near and inside the City; and

**WHEREAS**, the Mayor and Council have, as a part of planning, zoning and growth management, been in review of the City's Comprehensive Plan, Zoning Ordinances, and Development Regulations, and have been studying the City's best estimates and projections of the types of development which could be anticipated within the City; and

**WHEREAS**, the Mayor and Council have developed a comprehensive plan which integrates all of these concerns and therefore considers this moratorium a proper exercise of its police powers; and

**WHEREAS**, the City has drafted an Urban Redevelopment Plan in accordance with the provisions of Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law") and identified a potential Urban Redevelopment Area to enhance the livability, walkability, economic opportunity, sense of community, and overall vitality of the City's historic and future downtown core in response to the issues and circumstances described above;

**WHEREAS**, the Mayor and Council therefore consider it paramount that land use

regulation in the Urban Redevelopment Area continue in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City in the core area identified in the Urban Redevelopment Plan. The Mayor and Council have always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City streets, security of the public from crime and other dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the City including access to air and light, and facilitation of the adequate provision of transportation and other public requirements; and

**WHEREAS**, it is the belief of the Mayor and Council that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the City "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled." *Kelo v. City of New London*, 545 U.S. 469, 125 S. Ct. 2655 (2005); *Berman v. Parker*, 348 U.S. 26, 75 S. Ct. 98 (1954). It is also the opinion of the City that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City; and

**WHEREAS**, the Mayor and Council are, and have been interested in, developing a cohesive and coherent policy regarding land uses within the boundaries of the Urban Redevelopment Area, and have intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole and coordinating that policy with neighboring jurisdictions.

**NOW THEREFORE**, be it, and it is hereby ordained by the Mayor and Council of the City of Dacula:

**SECTION I.**  
**FINDINGS OF FACT**

The Mayor and Council of the City of Dacula hereby make the following findings of fact:

(1) Recently, Gwinnett County has announced plans for a large planned growth development known as “Rowen” to serve as an employment center adjacent to the City. The Rowen project is expected to bring large scale infrastructure improvements including roads, water, sanitary sewer, and other utilities in and around the City. Two major road construction projects at Highway 316 and Highway 8/Atlanta Highway are progressing toward completion. The City has drafted an Urban Redevelopment Plan and identified an Urban Redevelopment Area described on Exhibit “A” attached hereto as a core area for future development within the City. As a result of all of these circumstances, the City has received a number of inquiries regarding various uses and potential rezoning’s in and near the City.

(2) It appears that the City’s Code of Ordinances, Development Regulations, and Zoning Ordinances warrant and require additional review by the City as they relate to uses within the Urban Redevelopment Area;

(3) Substantial disorder, detriment and irreparable harm would result to the citizens, the businesses and the City if the current land use regulation framework in and for the above described Urban Redevelopment Area were to be utilized by property owners prior to a more thorough review;

(4) The City's ongoing revision of its Code of Ordinances, Development Regulations, and Zoning Ordinances requires that a limited cessation of rezoning, special use permit and variance applications; subdivision concept plan submittals; building permit applications and land disturbance applications for properties within the Urban Redevelopment Area be enacted;

(5) It is necessary and in the public interest to delay, for a limited and reasonable period of time, the processing of any applications for such rezonings, special use permits, variances, building permit applications, concept plan submittals, land disturbance and developments within the Urban Redevelopment Area, to ensure that the design, development and location of the same are consistent with the long-term planning objectives of the City; and

(6) Limited moratoria are reasonable and do not constitute a burdensome regulation on land use when such moratoria are applied throughout the City, *see City of Roswell v. Outdoor Systems Inc.*, 274 Ga. 130, 549 S.E.2d 90 (2001).

## **SECTION II.**

### **IMPOSITION OF MORATORIUM**

(1) There is hereby imposed a moratorium on the acceptance by the staff of the City of Dacula of rezoning applications; special use permit applications; variance applications; building permit applications; subdivision concept plan submittals; land disturbance permit applications; and development permit applications for properties within the Urban Redevelopment Area described in Exhibit “A” attached hereto and incorporated herein by reference;

(2) The duration of this moratorium shall be until the City of Dacula adopts a revision of the City’s Zoning Ordinance, Development Regulations and other ordinances related to uses within the Urban Redevelopment Area or until the expiration of one- hundred eighty (180) days from enactment, whichever first occurs;

(3) This moratorium shall be effective as of the date of adoption of this Ordinance;

(4) This moratorium shall have no effect upon approvals or permits previously issued or as to development plans previously approved by the City. The provisions of this Ordinance shall not affect the issuance of permits or site plan reviews that have received preliminary or final



approval by the City on or before the effective date of this Ordinance. The provisions of this Ordinance shall not apply to permit applications for repairs or remodeling of the interior of existing structures which do not change the existing land use or to permits for fences, decks or accessory structures.

(5) As of the effective date of this Ordinance, no applications for development or permits for the above described use may be accepted by any agent, employee or officer of the City with respect to any property in the City of Dacula, and any permit so accepted for filing will be deemed in error, null and void, and of no effect whatsoever and shall constitute no assurance whatsoever of any right to engage in any act, and any action in reliance on any such permit shall be unreasonable;

(6) The following procedures shall be put in place immediately. In *Cannon v. Clayton County*, 255 Ga. 63, 335 S.E.2d 294 (1985); *Meeks v. City of Buford*, 275 Ga. 585, 571 S.E.2d 369 (2002); *City of Duluth v. Riverbrooke Props.*, 233 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court held: "Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit." Pursuant to these judicial decisions, the City of Dacula recognizes that, unknown to the City, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

A written application, including verified supporting data, documents and facts, may be made requesting a review by the Mayor and Council at a scheduled meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.

### **SECTION III.**

#### **EXEMPTION**

(1) During the term of this moratorium, any person may file an application for exemption from this moratorium related to residential uses with the Mayor and Council. The Mayor and Council may grant such exemption where the proposed use is deemed to be in conformity with the proposed amended Development Regulations, proposed amended Zoning Ordinance and/or the Comprehensive Plan that are to be considered during the term of this moratorium. The Mayor and Council shall consider the general terms of the proposed development, the proposed use, the proposed development plans, the benefits of the proposed development to the City, and the Comprehensive Plan for the City in deciding upon a requested exemption.

(2) Should the Mayor and Council grant such exemption, the staff of the City of Dacula may accept site plans, development plans, rezoning requests, and applications for building permits subject to any conditions or limitations adopted by the Mayor and Council. However, the grant of an exemption from this moratorium in no way confers any rights upon the applicant or the exempted plans, applications or requests.

(3) Any exemption granted by the Mayor and Council shall not constitute final approval of such plans or requests by the City. Any granted exemption shall merely grant the City staff the ability to accept and process the subject application in accordance with all City laws.

#### **SECTION IV.**

(1) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(2) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(3) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

#### **SECTION V.**

All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

**SECTION VI.**

The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

**SO ORDAINED** this \_\_\_\_ day of April, 2024.

AYES: \_\_\_\_

NAYES: \_\_\_\_

CITY OF DACULA, GEORGIA

\_\_\_\_\_  
Hugh D. King, III, Mayor

ATTEST:

\_\_\_\_\_  
Brittni Nix, City Clerk

## Exhibit "A"

## Urban Redevelopment Area

The boundary of the Urban Redevelopment Area begins at the southeast corner of Dacula Road at Broad Street intersection, follows southward until the Winder Highway and Broad Street intersection. Boundary continues westward along Winder Highway for 680 feet (+/-) and then continues southward. The boundary includes properties along McMillan Road until the McMillan Road and Harbins Road intersection. The boundary follows Harbins Road, includes Dacula City Hall, and continues until the Tanner Road intersection. The boundary continues northeast along Tanner Road for 235 feet (+/-) and then continues northward until it intersects with Freemans Mill Road. The boundary continues eastward along Freemans Mill Road for 1,192 feet (+/-). Then, the boundary continues northward until it intersects with Winder Highway. The boundary proceeds westward along Winder Highway until it intersects with Dacula Road where it continues northward until the boundary ends at the Dacula Road and Broad Street intersection.



## MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Brittni Nix, City Administrator  
DATE: March 21, 2024  
SUBJECT: Design proposal for Wilson Street parking

---

The City of Dacula staff requested a proposal from Bowman Consulting Group Ltd. to design and bid the construction of a gravel parking lot (approximately 35 parking spaces) as part of an extension to Olde Mill Park. The Park extension would beautify downtown and increase customer/visitor vehicular access to local businesses and existing Olde Mill Park. The provided proposal includes creating construction documents, bid management, and construction administration for \$26,000.

The Wilbanks Endowment Funds would be utilized to fund the project. Staff requests approving Bowman's proposal in the amount of \$26,000 for the stated services as provided.



January 22, 2024

Mayor & Council  
**City of Dacula**  
P.O. Box 400  
Dacula, GA 30019

RE: Job #22-0109  
Wilson Street Temporary Parking Lot Project

Dear Mayor & Council:

Bowman Consulting Group (Bowman) is pleased to offer this Proposal/Agreement for Engineering Services for Wilson Street Parking Temporary Lot Project. Bowman will provide Civil Engineering Design Services for the City of Dacula in order to design, prepare construction drawings, Bid Documents, and specifications for the parking lot project as described in the project referenced above.

Following discussion with City Staff we have prepared the following Scope of Services.

**I. Design Phase ..... \$ 10,000.00**

Bowman will design and prepare Construction Drawings and Specifications for Wilson Street Temporary Parking Lot Project which includes:

- A. Demolition Plan.
- B. Site Layout Plan.
- C. Grading & Drainage Plan.
- D. Storm Drainage Profiles and Hydrology Calculations, if required.
- E. Soil & Erosion Control Plans & Details.
- F. Construction Details.
- G. Specifications.

**II. Bid Phase ..... \$ 8,000.00**

Bowman will prepare Bid Phase Documents and send to City, Advertisers, and Bidders for bidding the project out for construction. These services include:

- A. Prepare Contract Bid Documents.
- B. Send Drawings and Documents out to prospective bidders.
- C. Prepare advertisement for Bid and send to appropriate advertisers.
- D. Respond to Request for Information during the bid phase.
- E. Prepare addenda as required.
- F. Attend Bid Opening as the Owners Representative.

- G. Evaluate Bids.
- H. Award the Contract.

**III. Construction Administration Phase..... \$ 8,000.00**

Bowman will provide construction administration services throughout construction of the project to ensure that the project is being constructed per the contract documents. These services include:

- A. Daily/Weekly Site Visits as needed.
- B. Coordinate with Contractor on construction and/or questions.
- C. Review and respond to RFI's and/or Change Orders, as required.
- D. Review storm drainage and other submittals, as required.
- E. Review and approve Pay Applications.
- F. Coordinate Project Closeout. Prepare closeout documents and coordinate with Contractor to complete required items.

The Scope of Services of this Proposal/Agreement is limited to those items outlined above. Services of any nature beyond those outlined above shall be performed as an Additional Service on an hourly fee basis per the attached fee schedule, plus reimbursable expenses at cost plus 15%. Invoices are due and payable within thirty days from date of invoice. Bowman Standard Terms and Conditions are attached herewith and become part of this Contract.

If this proposal is acceptable, please sign in the space provided below and return a copy to our office. Upon your acceptance, this document shall serve as our Agreement for Basic Services and our Notice to Proceed. We appreciate the opportunity to serve you again and look forward to working with you. If you have questions or require additional information, please call. We are at your service.

Sincerely,

**Bowman Consulting Group**

Kevin D. Whigham, PE  
Civil Engineering, Team Lead

KDW/mrf

*P: 23-1004/Admin/23-1004 Wilson Street Temp Parking Lot - Engineering Proposal 01-22-2024*

**Accepted and Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_





## MEMO

TO: Mayor and City Council of the City of Dacula  
FROM: Brittni Nix, City Administrator  
DATE: March 22, 2024  
SUBJECT: Design proposal for McMillan Road improvement project

---

The City of Dacula staff requested a proposal from Bowman Consulting Group Ltd. to design and bid the McMillan Road Paving, Drainage, and Sidewalk Improvement Project. The provided proposal includes preparing grant application documents, creating construction documents, intersection design, bid management, and construction administration for \$48,000.

The improvement project includes 6” deep patch milling sections of asphalt failures, standard 2 1/2” asphalt milling, asphalt repaving, restriping, sidewalk, curb ramp and guardrail replacement, stormwater improvements, and redesigning the McMillan Road at Stanley Road/Church Street intersection. The listed corrections would serve to bridge insufficient subsurface soil conditions while correcting failures in the existing roadway.

The City was awarded \$525,175.68 of Community Development Block Grant (CDBG) funding for the subject project. Staff anticipates applying for the Local Road Assistance (LRA) Grant, totaling \$102,084.11, to increase funding sources for the project.

Staff requests approving Bowman’s proposal in the amount of \$48,000 for the stated services as provided.



# Bowman

March 22, 2024

Mayor & Council  
**City of Dacula**  
P.O. Box 400  
Dacula, GA 30019

RE: 22-0217\_2023 CDBG/LRA & McMillan Road Paving, Drainage, and Sidewalk Improvements

Dear Mayor & Council:

Bowman Consulting Group (*Bowman*) is pleased to offer this Proposal/Agreement to prepare documents for the Local Road Assistance (LRA) Grant, Engineering, Bid, and Construction Administration Services for the McMillan Road Paving, Drainage, and Sidewalk Improvements Project. Bowman will provide LRA grant assistance with documents, CDBG grant construction assistance, civil engineering design services; prepare construction drawings; prepare bid documents and specifications; coordinate and handle bid phase; and provide construction administration services to the City of Dacula in order to complete the construction improvements for the subdivision as described in the project referenced above.

Following site visits and meetings with City Staff, we have prepared the following Scope of Services.

**I. 2024 LRA Grant Document Assistance Phase .....\$ 2,000.00**

Bowman will prepare 2024 LRA Grant Documents, scope or work, sketches, and other required information for the McMillan Road Paving, Drainage, and Sidewalk Improvements Project. Bowman will provide documents to the City and assist as needed for submitting application to Georgia Department of transportation.

**II. Conceptual Design Phase .....\$ 2,500.00**

Bowman will provide conceptual design and coordinate with City for an acceptable solution to redesign the intersection of McMillan Road, Church Street, and Stanley Road intersection to resolve vehicular traffic issues with turning movements, stop signs, and crosswalks. Conceptual Drawings will include up to two separate solutions:

A. Concept Plan

**III. Design Phase .....\$ 18,500.00**

Bowman will design and prepare Construction Drawings and Specifications for paving, drainage, and sidewalk improvements for McMillan Road. Construction Drawings will include:

- A. Demolition Plan
- B. Site Layout Plan.
- C. Asphalt Coring Plan locations and results. Coordination with Geo-Tech Consultant as required.
- D. Soil & Erosion Control Plans & Details.
- E. Construction Details.
- F. Specifications.
- G. Prepare/Revise/Update Opinion of Probable Cost of Construction (OPCC) per design phase.

Bowman will walk and mark all areas with City Staff to identify deep patch milling and repaving areas; curb & gutter replacement; driveway replacement; sidewalk replacement; and storm catch basin top and/or structure replacement as part of the scope of work. Bowman will mark all deep patch areas and replacement items with paint in order for Contractor's to bid the project. Bowman will also provide follow up visits to remark areas as required up to construction phase and award of contract.

**IV. Bid Phase .....\$ 10,000.00**

- A. Prepare Contract Bid Documents.
- B. Advertise for Bid.
- C. Coordinate, attend, and direct Pre-Bid Meeting at City.
- D. Respond to Request for Information and other questions during the bid phase.
- E. Prepare addenda and send out to bidders.
- F. Coordinate, attend, and direct Bid Opening at City as the Owners Representative.
- G. Evaluate Bids, prepare bid opening worksheet, prepare letter of recommendation.
- H. Award the Contract.
  - I. Coordinate, attend, and direct Pre-Construction Meeting at City for contract signing along with other required bid documents.
  - J. Meet with CDBG/LRA personnel as required.

**V. Construction Administration Phase .....\$ 15,000.00**

- A. Weekly Site Visits.
- B. Attend and Coordinate Meetings on-site with Contractor and/or City.
- C. Review, comment, and approve Pay Applications as submitted by the Contractor. Send to City for final approval and payment.
- D. Prepare Site Reports, if required.
- E. Review Paving and Concrete Mix submittals, Shop Drawings, RFIs, etc.
- F. Review, comment, and approve Change Orders as submitted by the Contractor. Coordinate with City for approval prior to Contractor proceeding with work. Meet on-site as required with Contractor and City to discuss and provide direction to Contractor.
- G. Photograph and document construction progress weekly for City records.
- H. Prepare Final Punchlist Report and coordinate with Contractor.
- I. Coordinate, prepare, and review Closeout Documents and Final Pay Applications from Contractor at end of project.

The Scope of Services of this Proposal/Agreement is limited to those items outlined above. Services of any nature beyond those outlined above shall be performed as an Additional Service on an hourly fee

basis per the attached fee schedule, plus reimbursable expenses at cost plus 10%. Invoices are due and payable within thirty days from date of invoice. Bowman’s Standard Terms and Conditions are attached herewith and become part of this Contract.

If this proposal is acceptable, please sign in the space provided below and return a copy to our office. Upon your acceptance, this document shall serve as our Agreement for Basic Services and our Notice to Proceed. We appreciate the opportunity to serve you again and look forward to working with you. If you have questions or require additional information, please call. We are at your service.

Sincerely,

**Bowman Consulting Group**



Kevin D. Whigham, P.E., M.ASCE  
Team Lead – Civil Engineering

KDW/mrf

*P: 22-0217/Admin/22-0217\_2024 CDBG-LRA Grant & Engineering Proposal 03-22-2024*

**Accepted and Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_



# MEMO

TO: Mayor and City Council of the City of Dacula  
 FROM: Brittni Nix, City Administrator  
 DATE: March 21, 2024  
 SUBJECT: Bid results for Whisper Way Storm Drainage Improvements

The City requested bids for the approved Whisper Way Storm Drainage Improvements Project located within the Whisper Way cul-des-sac (350-365 Whisper Way). The project will upgrade the existing storm pipe, and replace (1) double wing catch basing and (2) headwalls. All disturbed areas will be sodded as needed.

The bid results are below:

Civil Construction & Utilities, LLC - \$149,781.50

Vertical Earth, Inc. \$161,227.87

Tri Scapes, Inc. - \$182,844.63

Allied Paving Contractors, Inc. - \$186,775.00

Blount Construction Company, Inc. - \$197,563.48

Dirt Work Grading & Construction, Inc. - \$218,418.00

Ranger Environmental Services - \$223,000.00

Zaveri Enterprises, Inc. - \$254,000.00

Site Engineering, Inc. - \$323,150.00

The lowest qualified bid was \$149,781.50 from Civil Construction & Utilities, LLC. The bids received exceeded the opinion of probable construction cost (OPCC) of \$106,350.88 dated January 22, 2024. This is due to contractor demand in the construction industry and the small size of the project. Staff recommends awarding the bid to Civil Construction & Utilities, LLC at \$149,781.50, and authorizing the Mayor and City Administrator to execute all necessary documents to implement the subject project.



4174 Silver Peak Parkway, Suwanee, GA 30024  
 Office 770.932.6550 • Fax 770.932.6551 • bowman.com

March 20, 2024

Mayor & Council  
**City of Dacula**  
 P.O. Box 400  
 Dacula, GA 30019

RE: Bid Evaluation & Recommendation  
 Whisper Way Storm Drainage Improvements Project

Dear Mayor & Council,

We have reviewed the bids which were submitted to the City of Dacula on March 14, 2024 for the "Whisper Way Storm Drainage Improvements Project". The Bidders and their bid amounts are listed below beginning with the apparent lowest Bidder for work described in Section 00 300 and set forth as Total Bid in the Bid Proposal Form.

Bid Submitted By:	Addenda #1 Attached	Bid Bond Attached	Total Bid
<b>** Civil Construction &amp; Utilities, LLC.</b>	<b>X</b>	<b>X</b>	<b>\$ 149,781.50</b>
Allied Paving Contractors, Inc.	X	X	\$ 186,775.00
Blount Construction Company, Inc.	X	X	\$ 197,563.48
Dirt Work Grading & Construction, Inc.	X	X	\$ 218,418.00
Ranger Environmental Services	X	X	\$ 223,000.00
Site Engineering, Inc.	X	X	\$323,150.00
Tri Scapes, Inc.	X	X	\$ 182,844.63
Zaveri Enterprises, Inc.		X	\$ 254,000.00
Vertical Earth, Inc.	X	X	\$ 161,227.87

*\*Bid Bonds verified for authenticity and for bonding capacity for Performance & Payment Bonds.*

*\*\*Apparent Low Bidder*

City of Dacula  
Whisper Way Storm Drainage Improvements Project  
Page 2 of 2

Based on our evaluation of the bids outlined above, we recommend that the City of Dacula issue a "Letter of Intent" stating that the "Whisper Way Storm Drainage Improvements Project" be awarded to Civil Construction & Utilities, LLC. with a Total Bid in the amount of **One Hundred Forty-Nine Thousand, Seven Hundred Eighty-One and 50/100 Dollars (\$149,781.50)** with said amounts determined as representing the lowest, responsive, responsible bid for the Work as illustrated by the Specifications and Drawings entitled "Whisper Way Storm Drainage Improvements Project" prepared by Bowman Consulting Group and dated January 22, 2024.

It is recommended that the City should state in their "Letter of Intent" to the successful Contractor that the following documentation should be provided to the City prior the processing of any payments for the work. The Letter of Intent shall be accompanied by a "draft" Contract for their review and use in securing Performance and Payment bonds. The successful Contractor shall provide the following documents on or before commencing work.

1. Performance / Payment Bonds for 100% of Contract Amount.
2. Schedule of Values (Breakdown of Bid Amounts).
3. Certificate of Insurance.
4. List of Sub-Contractors to be performing work on this Project.
5. Georgia Security and Immigration Sub-Contractors Affidavit.

The actual Contract will be signed and sealed by the City and the Contractor upon receipt of the above documentation. The "Notice to Proceed" will be issued by a date agreed upon by the City and the Contractor. Once issued by the City and accepted by the successful Contractor, work shall begin within 10 days of the date of the Notice to Proceed.

Should you have any questions, please feel free to call.

Sincerely,  
**Bowman Consulting Group**



Kevin D. Whigham, P.E.  
Director of Engineering  
KDW/mrf  
*(P: 2023/1014/Bid/Low Bid Documents/Letter of Recommendation)*

City of Dacula			
Job # 23-1014			
Whisper Way Storm Drainage Improvements			
March 14, 2024 @ 2:30pm			
Bid Submitted By:	Addenda #1 Attached	Bid Bond Attached	Base Bid
Allied PAVING CONTRACTORS, INC.	✓	✓	\$ 186,775. <sup>00</sup>
BLOUNT CONSTRUCTION COMPANY, INC.	✓	✓	\$ 197,563. <sup>48</sup> / <sub>100</sub>
Civil CONSTRUCTION & Utilities, LLC	✓	✓	\$ 149,781.50
DIRT WORK GRADING & CONSTRUCTION, INC.	✓	✓	\$ 218,418.00
RANGER ENVIRONMENTAL SERVICES	✓	✓	\$ 223,000.00
SITE ENGINEERING, INC	✓	✓	\$ 323,150.00
Tri SCAPES, INC.	✓	✓	\$ 182,844.63
Zaveri ENTERPRISES, INC.		✓	\$ 254,000.00
VERTICAL EARTH, INC.	✓	✓	\$ 161,227.87
Sealed Bids opened & reviewed by: Kevin D. Whigham, P.E., M.ASCE			
Recorded Bids by: Brittni Nix			





## MARSHAL'S OFFICE

TO: Mayor and City Council of the City of Dacula  
FROM: Amy White, Chief Marshal  
DATE: March 25, 2024  
SUBJECT: GCIC Software Contract

---

During the past year I have been researching and comparing multiple different providers to replace the City's current software company for GCIC (Georgia Crime Information Center) services.

The current software provider has not followed through on the expansion of services and capabilities promised 3 years ago. In addition, the software provider was purchased in the past year by a new company and is listed for sale again.

Staff has determined that PTS Solutions, Inc. would be the best fit for our needs at the best price. Completing the contracts now would allow the necessary installation, training, and interfaces to be completed to go live at the end of the year as we conclude our contract with ALENS.

Staff requests authorization to enter into a service agreement with PTS Solutions, Inc.





**SUBSCRIPTION FOR SERVICES AGREEMENT # 202407  
DACULA (GA) MARSHAL'S OFFICE**

This Subscription for Services Agreement (“SFS”) is between PTS Solutions, Inc. (“PTS”) and **Dacula Marshal’s Office, 442 Harbins Road, Dacula, GA 30019** (“Client”). Upon signing, Client agrees to subscribe to the PTS software and services listed in the deliverables section for the subscription term noted below. Client also agrees to purchase on its own, any hardware and services not listed that are required to operate the subscription for services. Contact information for accounting purposes will be: Marshal Amy White, [amy.white@daculaga.gov](mailto:amy.white@daculaga.gov), 770-963-7451.

**INITIAL SUBSCRIPTION TERM:** Unless otherwise noted, this agreement is for a five-year subscription term.

**ANNUAL SUBSCRIPTION FEE:** The initial annual subscription fee is listed in the deliverables. The initial annual subscription fee will increase by 2% each year to reflect average inflation rate.

**AUTHORIZED USE:** Upon signing, PTS is granting Client a non-exclusive subscription to use the executable form of the PTS software listed in the deliverables. The Client agrees that the number of users will not exceed the number of users detailed in the SFS deliverables. Each user must have a unique username and password. In the event an audit identifies that Client’s number of users exceeds those allowed for in this SFS, Client will be required to pay the additional subscriptions fees and pay any reinstatement fees.

Client is not authorized to sub-license the subscription or make the subscription or software available to any third party, in whole or in part. Client may not reverse engineer, de-compile, or disassemble the software. Client is not authorized to modify, adapt, tamper with, translate, or create derivative works of the software or combine or merge any part of the software with or into any other software.

**ANNUAL SUBSCRIPTION FEES:** Annual subscription fees are to be paid at the beginning of each service year for the items listed in the deliverables. Unless otherwise noted, the “Service Year Anniversary” will be the date this agreement is signed by both parties. Client agrees to pay all invoices to within 30 days of the invoice date unless otherwise provided in this document. Services such as third-party interfaces, hardware, data conversions, etc. are not part of the subscription unless specifically listed as a deliverable.

~~RENEWAL: This Subscription for Services Agreement shall automatically renew after the initial Subscription Term on the Service Year Anniversary for successive one-year periods (the “Renewal Term”) at the subscription prices current at the time of renewal, unless either party notifies the other in writing thirty days prior to the end of the Initial Subscription Term or Renewal Term, as applicable.~~

**TERMINATION:** PTS may terminate this Agreement upon written notice for any breach of the terms of this agreement or any other existing agreement between the parties. Upon termination, Client agrees to discontinue use of the PTS Software; remove the PTS Software from any device upon which it is installed; and destroy or return to PTS the Software and any archived copies of the Software and Service. Client shall have “read only” access to the data stored in the PTS databases for a period of 30 days after termination. Client can request and PTS will provide a copy of the Client’s data in a CSV format if requested to do so within 30 days of the termination of this agreement. PTS has no



**SUBSCRIPTION FOR SERVICES AGREEMENT # 202407  
DACULA (GA) MARSHAL'S OFFICE**

Item 7.

obligation to continue to store a client's data after 30 days from termination if no data request has been made.

EARLY TERMINATION BY CLIENT: The client may terminate this Agreement upon 30 days written notice. ~~Early termination requires any payment due for the years remaining in the subscription term.~~

CRIME INFORMATION CENTER (CIC): If a CIC product is purchased from PTS (such as PTS Mobile NCIC), it is the client's responsibility to ensure that all state and federal requirements for security are met. The client will also be responsible for applying to the state and setting up the required connection. This includes getting Client personnel registered, trained, and approved as state/federal CIC users. PTS will assist where possible.

ADDITIONAL TERMS AND CONDITIONS: PTS retains all proprietary rights in and to all designs, engineering details, and other data pertaining to the Software and to all discoveries, inventions, patent rights, products and all other property rights arising out of work done by PTS.

Client agrees to take all reasonable steps to maintain in strict confidence and, except as provided herein, not to disclose, reproduce, disseminate, demonstrate, or copy any information propriety to PTS, including, but not limited to, software, code, materials, pricing, SFS, and specifications.

PTS warrants that the software will perform according to published PTS documentation. As PTS' sole liability and Client's sole remedy for any breach of this warranty, PTS shall use reasonable efforts to cause the Software to perform according to published documentation. The Client shall provide PTS reasonable time to make repairs. If PTS is unable to make the software perform to published PTS documentation, the Client may terminate the SFS upon 7 days written notice. Pre-paid implementation and subscription fees during period of use prior to the effective date of the termination will not be refunded. This includes but is not limited to services provided by PTS that may have been included in the initial subscription price (including but not limited to: training, travel, project management, data conversions, interface development, report creation, etc.). The warranties and remedies provided herein are Client's sole remedies for PTS liability of any kind (whether in contract, tort, or any other theory of law) arising in any way from the subscription granted in this SFS.

Except for the limited warranty detailed herein, the Software is provided "As Is" and PTS makes no representations or warranties, and PTS disclaims all representations, warranties, and conditions, oral or written, express or implied, arising from course of dealing, course of performance, or usage, including, without limitation, implied warranties of merchantability, quality, fitness for a particular purpose, title, non-infringement, or systems integration. Without limiting the foregoing, PTS makes no warranty, representation, or guarantee as to the Software's use or performance and does not guarantee as to the Software's use or performance and does not warrant, represent, or guarantee that the operation of the Software will be failsafe, uninterrupted, or free from errors or defects.

The Parties agree that in no event shall either party be liable for any special, incidental, third party, consequential, or other damages in any way related to loss of profit, revenue, downtime, software, data, or any other damages even if that party had been advised of the possibility of loss or damage.



**SUBSCRIPTION FOR SERVICES AGREEMENT # 202407  
DACULA (GA) MARSHAL'S OFFICE**

Item 7.

The Parties agree to attempt to resolve any and all claims or disputes associated with this SFS through good faith settlement negotiations in a spirit of mutual cooperation. In the event negotiations fail, the Parties agree to participate in non-binding mediation prior to instituting any legal proceeding. The Parties agree to mutually select a mediator. The Parties agree to share all mediation costs on a 50/50 basis unless agreed to otherwise by all Parties in writing.

This agreement is only amendable by mutual written consent of both parties.

**DELIVERABLES, PRICING, AND PAY SCHEDULE:**

DESCRIPTION	USERS
<b>PTS Software - Platinum Plus</b>	
Mobile Responders	3
Records Management System (RMS) and RMS Field Reporting	2
Advanced Interface - CJT Court Software for Citations	1
DESCRIPTION	NOTES
<b>Services</b>	
Remote Training, Project Management, and Installation	Included
<b>Annual Maintenance</b>	
24x7x365, Included with Software	Included

**SUBSCRIPTION FOR SERVICES FEE**

Subscription Fee Due at Signing	\$19,000.00
Annual Subscription Fee Year 2	\$5,000.00

**TERMS AND CONDITIONS**

- This pricing is for a five-year subscription term and not a purchase. ~~Early cancellation fees will apply.~~
- The fee for subscribing for year 6 and after can be requested by client up to a year in advance for budgeting purposes.
- Beginning year 3, the Annual Subscription Fee will increase by 2% annually to reflect the average inflation rate.
- No hardware or network connection is provided.
- PTS will provide all state mandated reports, including the Georgia Misdemeanor citation.
- Subscription does not include maintenance or subscription fees on previously purchased products.

**SIGNATURES**

\_\_\_\_\_  
PTS Solutions, Inc.

\_\_\_\_\_  
Dacula Marshal's Office

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Stephen Mayer, Director of Finance

DATE: April 4, 2024

SUBJECT: Authorization to write off and discharge unpaid 2022 ad valorem tax bills under \$5.00

---

The City's 2022 ad valorem tax records contain accounts with balances that are less than \$5.00. City staff believe it is inefficient to attempt collections on accounts that have balances below said amount. State law expressly permits taxing authorities to write off and discharge unpaid taxes that are below \$5.00. Write-off and discharge authority rests with the Mayor and City Council. In an effort to be more efficient and cost effective in the tax collections process, staff recommends the City Council write off and discharge all 2022 ad valorem tax bills listed on Exhibit A.



**A RESOLUTION  
OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DACULA  
TO WRITE OFF CERTAIN  
DE MINIMIS UNPAID PROPERTY TAXES**

WHEREAS, the City recently installed and began operating a new billing system for the collection and payment of City ad valorem taxes; and

WHEREAS, certain unpaid taxes may remain in very small amounts; and

WHEREAS, it is inefficient for the City to attempt to collect amounts under \$5.00; and

WHEREAS, State law provides certain limits and rules for unpaid taxes in amounts less than \$5.00 (O.C.G.A. Sec. 48-3-21.1); and

WHEREAS, it is fair and in the best interest of the affected taxpayers and citizens of the City to write off certain amounts of unpaid taxes within the narrow limits allowed by State law; and

NOW THEREFORE, THE GOVERNING AUTHORITY OF THE CITY OF DACULA, hereby ordains and resolves as follows:

**SECTION 1**

Those taxpayers listed on Exhibit “A” who have unpaid balances of less than \$5.00 shall be discharged in the amounts due written off.

**SECTION 2**

In the event any Court of competent jurisdiction determines that any portion of the foregoing resolution is invalid, unconstitutional or otherwise illegal, such rulings shall not impair the validity of the rest and remainder of this resolution.

SO RESOLVED, this \_\_\_\_ day of April, 2024 by the Governing Authority of the City of Dacula.

AYES: \_\_\_\_

NAYES: \_\_\_\_

---

Hugh D. King, III, Mayor  
City of Dacula

---

Brittini Nix  
City Administrator

**Exhibit “A”****Unpaid balances Less than \$5.00**

<b>Tax Year</b>	<b>Parcel ID</b>	<b>Constituent</b>	<b>Property Class</b>	<b>Unpaid Balance</b>
2022	R5299 225	GDCI GA 1 LP	Real Property	2.31
2022	R5299 257	GDCI GA 1 LP	Real Property	0.20
2022	U138G	ZAYO GROUP LLC	Real Property	3.52
2022	R5301 283	1544 SKY VALLEY HOLDING LLC	Real Property	0.02
2022	R5311 480	ALMONT HOMES NE INC	Real Property	0.02
2022	B202039070	PINNACLE PROPANE EXPRESS, LLC	Personal Property	2.97
2022	M030526	FOWLER JEFFREY W	Personal Property	1.65
2022	B201614092	DACULA LOGISTIX LLC	Personal Property	0.45
2022	B202144539	WATERLOGIC USA INC	Personal Property	0.14
2022	B201404665	AFG ME DACULA LLC	Personal Property	0.30
2022	B202143878	PITA STREET FOOD SUWANEE LLC	Personal Property	0.76
2022	B403328	JLR TANNING, INC.	Personal Property	0.72
2022	B202250998	CORT BUSINESS SERVICES CORPORATION	Personal Property	0.07



# Memorandum

**To:** City of Dacula Planning Commission /  
City of Dacula Mayor and City Council

**From:** Hayes Taylor, City Planner

**Date:** November 27, 2023 (*Revised March 26, 2024*)

**Subject:** 2023-CD-RZ-03

**Proposed Zoning:** R-TH Single-Family Residence Townhouse District

**Existing Zoning:** MH Mobile Home Park District

**Size:** 4.04 acres

**Proposed Use:** Attached Single Family Townhome Neighborhood

**Applicant:** Archon Homes  
2160 Morningside Dr. Suite 250  
Buford, Georgia 30518  
770-616-9774

**Owner:** Dacula Real Estate  
3975 Stone Village Ct  
Duluth, Georgia 30097  
678-643-6257

**Location:** Land Lot 275 - 5th District

## Existing Land Use and Zoning:

The subject property is located at 2263 Stanley Rd and is approximately 4.04 acres. Jody Avenue and Shane Lane surround the property on all sides. The parcel is zoned MH (Mobile Home Park District) and is occupied by 16 mobile homes (net density = 3.96 units/acre). Properties to the northeast and northwest are zoned R-1200 (Single Family Residential). A 173-lot single-family residential development zoned TRD (Transitional Residential District) is currently under construction across Stanley Road to the south of the subject property.

## The Proposed Rezoning & Development:

The applicant has requested to rezone the 4.04-acre subject property from MH (Mobile Home Park District) to R-TH (Single Family Residence Townhouse District) to construct a 24-unit (net density = 5.9 units/acre), 4 building town home development. The updated application materials officially submitted March 26, show an internal private drive with sidewalks that bisects the parcel, connecting Jody Ave and Shane Ln. The concept plan also shows a mail kiosk center, pedestrian pathways, an amenity area, seven (7) off street parking spots, a twenty-five (25) foot landscape buffer, and an additional fifty (50) foot building setback from Stanley Rd.

The 2019 Future Land Use Map designates the subject parcel as a Village Area Density character area (3.5-6 units/acre). The proposed development falls within the recommended density for the character area. The townhomes could serve as a logical transition from medium density residential and commercial to lower density suburban development.

**Summary:**

The proposed townhouse development meets the recommended Village Area Density Character Area residential density and is consistent with the City's Future Land Use Map. For these reasons, the Department recommends that the rezoning be approved with conditions.

**Comprehensive Plan:**

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Village Density Residential on the Future Land Use Map. Village Density Residential character areas are defined as being "in close proximity to activity centers and are relatively dense compared to Suburban Residential areas" and that "residents are more likely to walk or bike to nearby centers rather than forced to rely on automobiles." The Village Density Residential uses include: "low density residential (0.5 to 4 units/acre), medium density residential (4-6 units/acre), traditional neighborhood development, duplexes, parks/recreation/greenspace, and small institutional development." (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.26). Furthermore, the character area description states that developments should encourage diverse housing opportunities proximal to places of employment (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.27). The concept plan approved industrial developments on Stanley Rd and the under-construction Rowen Project could provide proximal employment opportunities for future residents.

The analysis of the application should be made based upon the "Standards Governing Exercise of the Zoning Power" as stated in Section 1702 of the 2000 Zoning Resolution of the City of Dacula.

**1. *Whether the proposed rezoning request will permit a use that is suitable in view of the use and development of an adjacent and nearby property?***

The proposed townhouse development is a suitable use because it falls within the recommended density for the character area and would improve the pedestrian infrastructure within the character area. In addition, the proposed development provides a gradient in the transition from the Neighborhood Mixed Use and General Commercial character area designated to the north on the 2019 Future Land Use map.

**2. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties?***

The proposed rezoning would not be expected to adversely affect the existing use or usability of adjacent or nearby properties along Stanley Rd.

**3. *Whether the property to be affected by the proposed rezoning request has a reasonable economic use as currently zoned?***

The property has reasonable economic use as currently zoned.

**4. *Whether the proposed rezoning request will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?***

With the provided conditions, excessive or burdensome use of streets, transportation facilities or schools should be minimized. The utility and school needs should not be substantially affected due to the maintenance of the current residential density.

**5. *Whether the proposed rezoning request conforms with the policy and intent of the Land Use Plan?***

The City of Dacula's Future Land Use Map designates the property for a Village Density Residential character area. Village Density Residential character area serves as a transition from higher density residential and commercial to traditional single-family density. The proposed rezoning restructures the current infrastructure into a more grid-like format, encouraging walkability. As properties to the east develop within the Community Mixed Use Activity Center character area, the townhouses could serve as a transition in the gradient from attached and village density units to low density. As such, the proposed rezoning would be considered suitable at this location.

**6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning?***

If approved, the requested rezoning would provide an opportunity for a mixture of housing types and provide a transition between land uses of potential future developments.

**Recommendation:**

Based on the application, the requested rezoning is recommended for approval with the following conditions:

*The Department notes the Planning Commission unanimously recommended approval with staff's recommended conditions for the requested rezoning at the Public Hearing on November 27, 2023. Said conditions are below.*

*A revised concept plan was officially submitted on March 26, 2024.*

1. The property shall be developed in accordance with the conceptual site plan prepared by LJA Engineering submitted March 26, 2024, and with the provided zoning conditions. Any substantial deviation from the approved conceptual plan and/or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
2. The open space shall not be subdivided and shall be owned and maintained by a mandatory homeowners' association. The deed to the mandatory homeowners' association shall require that the open space be perpetually maintained.
3. The maximum number of dwelling units shall not exceed four (4) buildings consisting of twenty-four (24) units total.
4. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
5. The front and side façades of all dwelling units shall consist of architectural treatments of brick, stone, or stucco with fiber cement siding for the remainder of the elevation. The remainder of the structures shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
6. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance.
7. Delineated street parking outside of travel lanes along the internal road must be provided by the developer.
8. Collection of solid waste, recycling, and recovered materials from the townhome development shall be arranged by an agreement with a franchised contractor.
9. The development shall include an amenity area with park benches, picnic tables and a commercial quality bicycle rack. The benches and tables will be included in a walking trail, gathering space, or central green as approved by the City.
10. The development shall include a cabana, pavilion, or shade provision alternative in the designated mail kiosk space as approved by the City.
11. All non-amenity or stormwater grassed areas shall be sodded.
12. The amenity and stormwater maintenance areas may include lower maintenance grass alternatives such as Blue Star Creeper, Corsican Mint, Microclover, or Fescue as approved by the City Administrator.
13. Five (5) foot-wide sidewalks shall be constructed on both sides of the internal private drive.

14. 5-foot-wide sidewalks shall be constructed along the property frontage of Stanley Road, Shane Lane, and Jody Avenue.
15. The developer shall provide street trees along the external sidewalk, internal sidewalk and internal walkways at 20-foot increments on center. All trees should be 6 to 8 feet tall at the time of installation with a minimum DBH of 2.5 inches. Subject to review and approval by the City Administrator or their designee.

Street and walkway trees shall be of one or a combination of the following species:

- a. Sweet Bay Magnolia
  - b. Blood Good Japanese Maple
  - c. Eastern Redbud
  - d. Willow Oak
  - e. Carolina Silverbell
  - f. Nuttall Oak
  - g. Shumard Oak
  - h. White Oak
  - i. Japanese Zelkova
  - j. Red Maple
  - k. North Red Oak
16. The developer will provide pedestrian crosswalks at the stop signs of the internal private drive.
  17. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
  18. Each townhome building shall have landscape features to include, but not necessarily limited to flowerbeds, landscape trees, evergreen understory plantings and the like. Subject to review and approval by the City Administrator or their designee.
  19. Underground utilities shall be provided throughout the development.
  20. Street light service fees and maintenance are the responsibility of the homeowner's association. Street light fixtures must be reviewed and approved by the City.
  21. Ownership and maintenance of internal drives, roads, sidewalks and/or parking area found on the subject site shall be the responsibility of the developer and/or private property owner.



City of Dacula  
 P. O. Box 400  
 Dacula, GA 30019  
 (770) 962-0055 / Fax (770) 513-2187

Item 9.

**REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.  
 (Please Type or Print using BLACK INK)

APPLICANT *		PROPERTY OWNER *	
NAME <u>Archon Homes</u>		NAME <u>Dacula Real Estate</u>	
ADDRESS <u>2160 Morningside Dr. Ste 250</u>		ADDRESS <u>3975 Stone Village Ct.</u>	
CITY <u>Buford</u>		CITY <u>Duluth</u>	
STATE <u>GA</u> ZIP <u>30518</u>		STATE <u>GA</u> ZIP <u>30097</u>	
PHONE <u>770-616-9774</u> FAX		PHONE <u>678-643-6257</u> FAX	

**APPLICANT IS THE:**

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

\* Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).

CONTACT PERSON John Slappey  
 COMPANY NAME Archon Homes  
 ADDRESS 2160 Morningside Dr. Ste. 250  
Buford, GA 30518  
 PHONE 770-616-9774 FAX  
 EMAIL jslappey@psponline.com

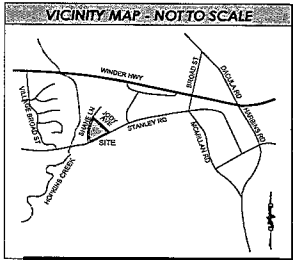
PRESENT ZONING DISTRICT(S) Mobile Home REQUESTED ZONING DISTRICT Town Home  
 LAND LOT(S) \_\_\_\_\_ PARCEL # B5275 057 DISTRICT(S) \_\_\_\_\_ ACREAGE 4.07  
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED 16 Unit Town Home  
Development

RESIDENTIAL DEVELOPMENT: NO. OF LOTS/DWELLINGS UNITS 16  
 DWELLING UNIT SIDE (SQ. FT.) \_\_\_\_\_  
 NON-RESIDENTIAL DEVELOPMENT: NO. OF BUILDINGS/LOTS \_\_\_\_\_  
 TOTAL GROSS SQ. FEET \_\_\_\_\_

**LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY**

\*\*\* PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED \*\*\*

**CASE NUMBER**



**PROPERTY ADDRESS:**  
2263 STANLEY RD.  
Dacula, GA 30019

**PROPERTY OWNER:**  
P/O 1230707  
Dacula Real Estate, LLC

**STORMWATER NOTE:**  
STORMWATER TO BE MANAGED ON-SITE.

**SEWER NOTE:**  
GRAVITY SEWER PROVIDED BY GWINNETT COUNTY OFF STANLEY ROAD.

**WATER NOTE:**  
WATER PROVIDED BY CITY OF DACULA.

**UTILITIES:**  
THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

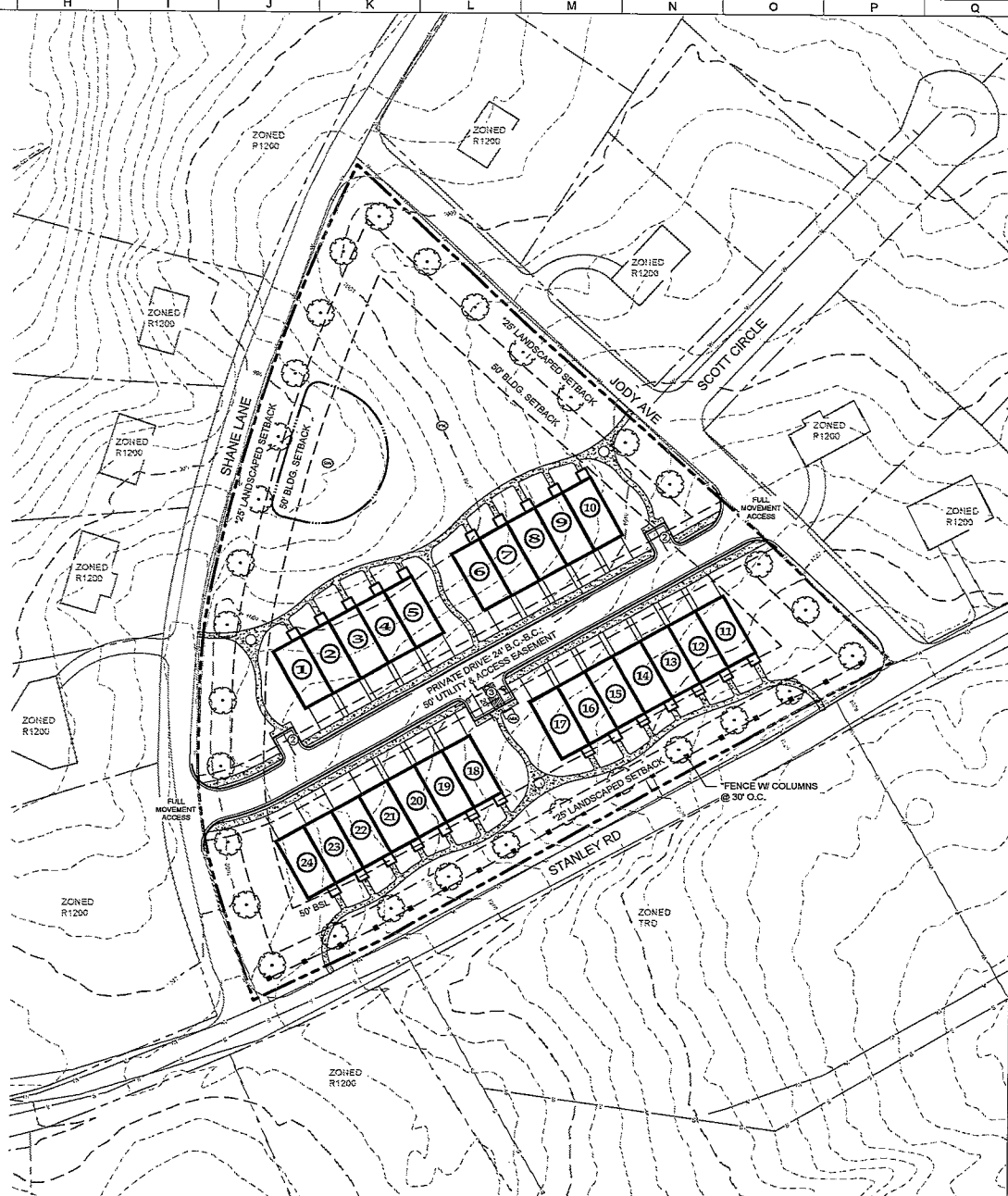
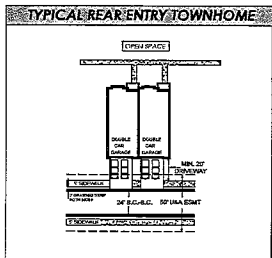
**FEMA NOTE:**  
PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD AREA AS PER FEMA PANEL NO. 13136C0202F, DATED 06/26/2006 & 13136C0207F.

**\*VARIATIONS FROM CODE:**  
1) DECORATIVE COLUMNS AND FENCE ON STANLEY RD ONLY.  
2) 50' LANDSCAPE SETBACK TO 25' LANDSCAPE SETBACK ALONG ALL EXISTING ROADS.

SITE DATA	
GROSS ACRES:	41.404 AC
EXISTING ZONING:	MH
PROPOSED ZONING:	R-TH
TOTAL UNITS:	24 UNITS
GROSS DENSITY:	5.9 U/A
TOWNHOME SIZE:	24' X 50' REAR ENTRY TOWNHOME
MIN. UNIT HEATED S.F.:	1,800 S.F PER TOWNHOME
BUILDING SETBACKS:	
FRONT:	50'
REAR:	40'
SIDE:	40'
BUILDING HEIGHTS:	35'
20' GRASS OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/STREET.	

SITE LEGEND	
	STORMWATER MANAGEMENT
	MAIL BOX
	PARK

PARKING CALCS				
TYPE	DRAWN	PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY TOWNHOME	2	4	24	96
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL (MINIMUM: 3 SPACES PER UNIT)				72
80 EXISTING PARKING SPACES (ON-STREET PARKING)				7
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL				102



NO.	DATE	DESCRIPTION	BY	CHK	APP
1					
2					
3					
4		NOT RELEASED FOR CONSTRUCTION			
5					
6					
7					
8					
9					
10					
11					
12					

**LJA ENGINEERING**  
299 S. MAIN STREET  
ALPHARETTA, GA 30009  
770-262-4720

**PEGGY SLAPPEY PROPERTIES, LLC**  
363 SOUTH MAIN STREET,  
ALPHARETTA, GA  
CONTACT: JOHN SLAPPEY  
JSLAPPEY@SPONLINE.COM

Site Zoning Plan for  
2263 Stanley Rd.  
Dacula, GA 30019  
Parcel # 22630070

NORTH

SCALE: 1" = 40'

PROJECT NUMBER: 23127

SHEET TITLE: ZONING PLAN

SHEET NUMBER: 3.1.24

Revised concept plan officially submitted to the City on March 26, 2024.

# LETTER OF INTENT

9/26/23

City of Dacula  
442 Harbins Road  
Dacula, GA 30019

To Whom It May Concern,

This letter of intent is for a proposed rezoning for 2263 Stanley Road, Dacula GA 30019 from its present zoning of mobile homes with 4 units per acre to a proposed townhome zoning with 4 units per acre. We feel that this rezoning will be a positive impact on the community by providing new townhomes and will keep the same number of homes on the property that currently exists.

Best Regards,

John Slappey  
Archon Homes, LLC  
2160 Morningside Drive  
Suite 250  
Buford, GA 30518



**APPLICANT CERTIFICATION**

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant [Signature] Date 9/21/23  
Type or Print Name/Title Tom Slappay Member  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**PROPERTY OWNER CERTIFICATION**

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner \_\_\_\_\_ Date 9/21/23  
Type or Print Name/Title Manoj Patel Member  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_

LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS \_\_\_\_\_



**City of Dacula**  
 P. O. Box 400  
 Dacula, GA 30019  
 (770) 962-0055 / Fax (770) 513-2187

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes  No

If the answer is *Yes*, please complete the following section:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <i>(within last 2 years)</i>
_____		
_____		
_____		
_____		

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

Yes  No

If the answer is *Yes*, please complete the following section:

<b>Name of Government Official</b>	<b>Description of Gifts</b> <i>(Valued aggregate \$250.00+)</i>	<b>Date Gift was Given</b> <i>(within last 2 years)</i>
_____		
_____		
_____		
_____		

*(Attach additional sheets if necessary to disclose or describe all contributions/gifts)*

**CONFLICT OF INTEREST CERTIFICATION**

The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant  Date 9/21/23

Type or Print Name/Title John Slappey Member

Signature of Applicant' Attorney \_\_\_\_\_ Date \_\_\_\_\_

Type or Print Name/Title \_\_\_\_\_

Notary Public \_\_\_\_\_ Date \_\_\_\_\_

(Notary Seal)

**Official Use Only**

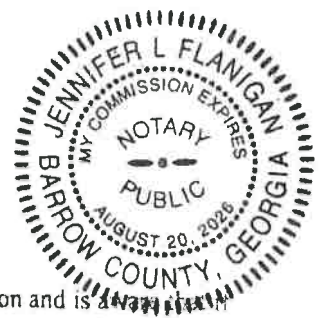
DATE RECEIVED \_\_\_\_\_ ZONING CASE NUMBER \_\_\_\_\_

RECEIVED BY \_\_\_\_\_

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant [Signature] Date 9/21/23  
Type or Print Name/Title John Slippy Member  
Notary Public Jennifer L Flanigan Date 9/21/23



PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner [Signature] Date 9/21/23  
Type or Print Name/Title Manoj Patel Member  
Notary Public Jennifer L Flanigan Date 9/21/23



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED \_\_\_\_\_ RECEIVED BY \_\_\_\_\_ FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_  
LAND LOT \_\_\_\_\_ DISTRICT \_\_\_\_\_ PARCEL # \_\_\_\_\_ HEARING DATE \_\_\_\_\_

ACTION TAKEN

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STIPULATIONS



City of Dacula  
P. O. Box 400  
Dacula, GA 30019  
(770) 962-0055 / Fax (770) 513-2187

**IMPACT ANALYSIS STATEMENT**

As required by the Zoning Resolution of the City of Dacula, the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power. **ALL APPLICATIONS MUST BE COMPLETED WITH THE COMPLETED IMPACT ANALYSIS STATEMENT.**

DATE 9/21/23 APPLICANT Anchon Homes

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property: No

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned: Yes

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. No

E. Whether the proposed rezoning is in conformity with the policy and intent of the Land Use Plan: Yes

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning: N/A

Salomon Duenez  
2203 Stanley Road  
Dacula, GA 30019

Santiago Jimenez  
2257 Shane Lane  
Dacula, GA 30019

Lisa Pina  
2263 Shane Lane  
Dacula, GA 30019

Thomas Powell  
2273 Shane Lane  
Dacula, GA 30019

Kenny Everson  
2283 Shane Lane  
Dacula, GA 30019

Oscar Garcia  
2293 Shane Lane  
Dacula, GA 30019

Rosita Duenez  
2284 Shane Lane  
Dacula, GA 30019

Pronto VM, LLC  
2281 Scott Circle  
Dacula, GA 30019

Jose Garcia  
2282 Scott Circle  
Dacula, GA 30019

Juan Cruz  
2277 Stanley Road  
Dacula, GA 30019

Starlight Homes  
3820 Mansell Road  
Suite 400  
Alpharetta, GA 30022

USA Maag, LLC  
2204 Stanley Road  
Dacula, GA 30019

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Extra Services & Fees (check box, add fee as appropriate)

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

**Total Postage and Fees**  
\$

Postmark  
Here

Sent To **Thomas + Debra Powell**

Street and Apt. No., or PO Box No.  
**2213 Shane Lane**

City, State, ZIP+4®  
**Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

**Total Postage and Fees**  
\$

Postmark  
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Sent To **Lisa Pina**

Street and Apt. No., or PO Box No.  
**2213 Shane Lane**

City, State, ZIP+4®  
**Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

**Total Postage and Fees**  
\$

Postmark  
Here

Sent To **Santiago Jimenez**

Street and Apt. No., or PO Box No.  
**2211 Shane Lane**

City, State, ZIP+4®  
**Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 4831 4453

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

**Total Postage and Fees**  
\$

Postmark  
Here

Sent To **Starlight Homes GA LLC**

Street and Apt. No., or PO Box No.  
**3820 Mansell Road Ste 400**

City, State, ZIP+4®  
**Calhoun Ga 30022-1515**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 4831 4484

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage  
\$

**Total Postage and Fees**  
\$

Postmark  
Here

Sent To **Jose Garcia**

Street and Apt. No., or PO Box No.  
**2282 Scott Circle**

City, State, ZIP+4®  
**Dacula Ga 30019**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 4831 4507

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OFFICIAL USE

Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

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Item 9.

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## MEMO

TO: Mayor and City Council of the City of Dacula  
 FROM: Brittni Nix, City Administrator  
 Jack Wilson, City Attorney  
 Hayes Taylor, City Planner  
 DATE: March 28, 2024  
 SUBJECT: Proposed Urban Redevelopment Plan

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An Urban Redevelopment Plan (URP) is a tool used to assist in the rehabilitation, conservation, and/or revitalization of the Urban Redevelopment Area designated in the Plan.

The Plan provides a comprehensive approach to successful redevelopment within the Urban Redevelopment Area that conforms with the City's Comprehensive Plan. The Plan also provides a framework to proactively identify and implement private and public opportunities for revitalization. Proposed redevelopment projects listed within the Urban Redevelopment Plan are in direct response to public input received from various workshops, surveys, and interviews from community members during the Dacula 2050 Comprehensive Plan process. The need for a community gathering space and redevelopment within the city center and historic downtown area was echoed throughout the received community feedback. As such, the general scope of the urban redevelopment project set forth in the Plan includes a variety of public and private improvements, including, but not limited to, municipal, public, streetscape, recreational, commercial, and other improvements, the acquisition, construction, and development of a new Municipal Complex, an outdoor amphitheater and multifunctional green space, public parking facilities, and other projects.





# Urban Redevelopment Plan

- A. Introduction
  - B. Boundaries of Urban Redevelopment Area
  - C. Consistency with the City’s Comprehensive Plan
  - D. Property Acquisition, Dispositions, and Relocations
  - E. The Urban Redevelopment Project:
    - 1. Municipal Complex
    - 2. Entertainment Venue
    - 3. Downtown Parking Garage
    - 4. Sanjo Street Office Front
    - 5. Multi-story Retail
    - 6. Residential Infill Development
    - 7. City Monument Signs
  - F. Ownership of Urban Redevelopment Project
  - G. Public Infrastructure Needs to Support Redevelopment
  - H. Zoning and Land Use
  - I. Conclusion
- Appendix

## A. Introduction

This City of Dacula Urban Redevelopment Plan (this “Urban Redevelopment Plan”) constitutes an urban redevelopment plan of the City of Dacula, Georgia (the “City” or the “City of Dacula”) within the authority of Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the “Urban Redevelopment Law,” as amended (the “Urban Redevelopment Law”). The redevelopment of the City provides an exciting opportunity to enhance the livability, walkability, economic opportunity, sense of community, and overall vitality of the City’s historic and future downtown core.

The City Council did by resolutions adopted on February 1, 2024 determine that (1) one or more pockets of blight exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and (2) certain property located in the City, which is described under the heading “Boundaries of Urban Redevelopment Area” below, is a “pocket of blight,” within the meaning of Section 36-61-2 of the Official Code of Georgia Annotated, and did designate such area as appropriate for an urban redevelopment project. The property so described is the “Urban Redevelopment Area” for purposes of this Urban Redevelopment Plan. Certified copies of such resolutions of the City Council are attached to this Urban Redevelopment Plan as Exhibit A. The Urban Redevelopment Area will be conserved and rehabilitated through an urban redevelopment project consisting of a variety of proposed public and private improvements, which are described under the heading “The Urban Redevelopment Project” below (the “Urban Redevelopment Project”).

The use of “urban” in the title may be confusing for some because the Urban Redevelopment Law is commonly used in both rural and suburban municipalities. An Urban Redevelopment Plan is one of many legislative tools the state offers that can be used to assist suburban municipalities in revitalizing their historic downtown cores. Livable, walkable communities adjacent to town center commercial nodes are increasingly popular nationwide. The City of Dacula is centered around a deep sense of community and family. Encouraging the redevelopment of the City’s downtown core with infill development and “village” commercial nodes will better allow Dacula to meet the demands of residents of all ages, who need walkable lower to middle-income housing to remain in or return to the City.

The Dacula 2050 Comprehensive Plan, which was approved by the City Council on February 1, 2024 (the “Comprehensive Plan”), and additional State and County redevelopment tools will be used to guide this Urban Redevelopment Plan, allowing it to revitalize neighborhoods, rehabilitate older homes, recruit and nurture small businesses, ensure architecturally compatible infill development, and generate new uses for undeveloped parcels.

This Urban Redevelopment Plan has the following primary objectives:

- (1) to structure a comprehensive approach to successful redevelopment within the Urban Redevelopment Area that conforms with the Comprehensive Plan;
- (2) to facilitate future creation of tax allocation districts, enterprise, and opportunity zones;
- (3) to provide a variety of transportation options through paths, sidewalks, trails, and complete streets;
- (4) to support diverse housing options to achieve sustainable and balanced housing types with a distinct architectural character;
- (5) to pursue public improvements including appropriate land uses, improved traffic, public transportation, public utilities, communal spaces, and other public projects; and
- (6) to create an increased sense of place through placemaking projects.

## **B. Boundaries of Urban Development Area**

The Urban Redevelopment Area resides within the Comprehensive Plan’s “Dacula Downtown” character area; however, there are three primary zones within the character area that present distinct development patterns and historical character.

### *2<sup>nd</sup> Avenue District*

The 2<sup>nd</sup> Avenue District includes parcels west of Dacula Road, along Winder Highway, and parcels east of Broad Street, bordering Dacula High School. The area includes historic buildings and homes that date back to the City’s incorporation. The 2<sup>nd</sup> Avenue District has suffered from underdevelopment and a lack of maintenance in recent years. The near grid-like development pattern makes it primed for walkable commercial, mixed-use revitalization.

### *Harbins Road and Towler Village Commercial Corridor*

The Harbins Road and Towler Village Corridor includes commercial properties with easy access to Harbins Road, located north of City Hall and south of Winder Highway. The corridor has vacant storefronts, blighted and vacant properties, residential properties, and undervalued commercial properties that lack the connectivity necessary to flourish within the Dacula Downtown character area designation in the Comprehensive Plan.

### *Historic Dacula Village District*

The Historic Dacula Village District includes properties north of the Harbins Road and McMillan Road intersection, extending to Winder Highway. The character area includes residential streets within a walkable or bikeable distance from both the 2<sup>nd</sup> Avenue District and the Harbins Road and Towler Village Commercial Corridor. It currently lacks the public spaces, multi-modal infrastructure, and the fully realized development pattern to connect residents to public and commercial resources.

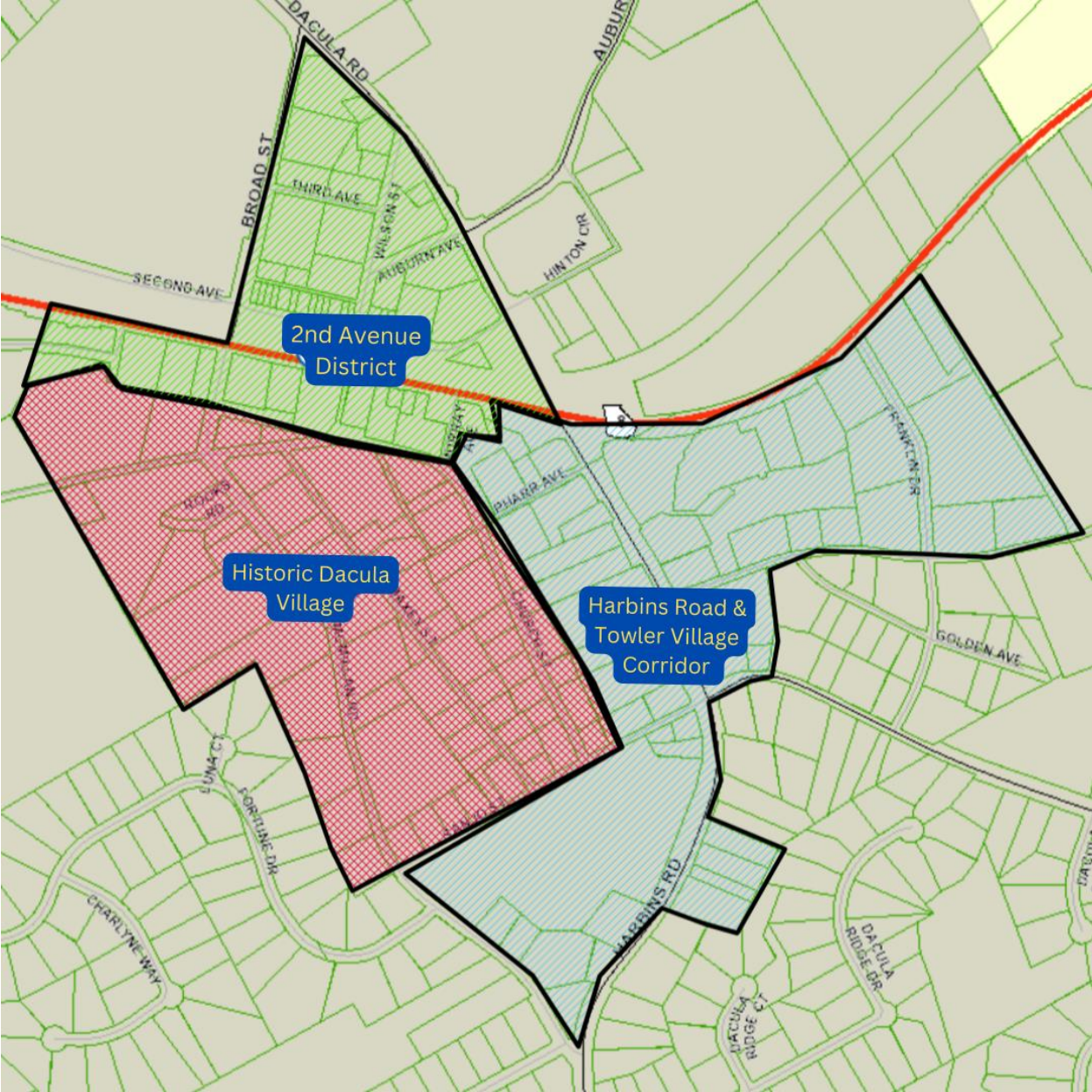
### *Distress Parcels*

In addition to the aforementioned categories, the Urban Redevelopment Area includes vacant and underutilized parcels that do not meet the criterion of the Dacula Downtown Character Area Comprehensive Plan designation and have become visual blights to the community due to lack of maintenance or use.

The boundaries of the Urban Redevelopment Area are described as follows and shown in the map below:

The boundary of the urban redevelopment area begins at the southeast corner of Dacula Road at Broad Street intersection, follows southward until the Winder Highway and Broad Street intersection. Boundary continues westward along Winder Highway for 680 feet (+/-) and then continues southward. The boundary includes properties along McMillan Road until the McMillan Road and Harbins Road intersection. The boundary follows Harbins Road, includes Dacula City Hall, and continues until the Tanner Road intersection. The boundary continues northeast along Tanner Road for 235 feet (+/-) and then continues northward until it intersects with Freemans Mill Road. The boundary continues eastward along Freemans Mill Road for 1,192 feet (+/-). Then, the boundary continues northward until it intersects with Winder Highway. The boundary proceeds westward along Winder Highway until it intersects with Dacula Road where it continues northward until the boundary ends at the Dacula Road and Broad Street intersection.





**C. Consistency with the City’s Comprehensive Plan**

Dacula’s 2050 Comprehensive Plan is a long-range planning document that provides guard rails for the City’s development in the coming years and decades, painting a complete picture of the City’s future vision. This Urban Redevelopment Plan conforms to and incorporates the components of the Comprehensive Plan, ratified on February 1, 2024, to facilitate compliance with the City's vision.

The Comprehensive Plan outlines the need to identify physical boundaries for a “downtown” and provide recreational opportunities, encourage mixed-use facilities, and revitalize distressed/vacant properties along 2<sup>nd</sup> Avenue and Winder Highway. The Comprehensive Plan survey details that the lack of clearly identifiable City boundaries is felt by more than 40% of residents.

The Urban Redevelopment Area categories are designated as within the Dacula Downtown character area. The recommended strategies for the Downtown Dacula character area state that proposed projects aim for higher density, increased connectivity, modal options, and should balance land use to provide housing and employment opportunities through the creation of incentives for developers to integrate said objectives. This Urban Redevelopment Plan seeks to execute the Dacula Downtown character area objectives through the Comprehensive Plan land use strategies such as reviewing and updating zoning/development codes to create an architectural character and more pronounced Dacula Downtown identity.

#### **D. Property Acquisition, Disposition, and Relocation**

Any property acquired by the City will be actively developed according to the City’s comprehensive land use plan and as outlined in this Urban Redevelopment Plan. Said property would be rehabilitated, conserved, redeveloped, or a combination thereof, as necessary in the interest of the public health, safety, morals, or welfare of the residents of the City. Blighted structures could be demolished or rehabilitated and the land could be developed to facilitate revitalization for the community. This Urban Development Plan conforms with the City's current zoning resolution, comprehensive plan goals, and relevant building codes. Any exceptions will be subject to approval by the City Council. If occupied properties are publicly acquired and resident relocation is necessary, relocation assistance will be provided in accordance with federal and state law.

#### **E. The Urban Redevelopment Project**

The Urban Redevelopment Project includes the rehabilitation, conservation, and/or redevelopment of the redevelopment area by engaging in public and private improvements. Said improvements focus on using undeveloped property owned by the City of Dacula and the redevelopment of blighted property within the Urban Redevelopment Area. The Urban Redevelopment Project will provide needed community green space, commercial resources, and

municipal services for a city core project at the McMillan and Harbins Road intersection, consisting of approximately eleven acres that the City purchased in 2021 to revitalize blighted areas (the “City Core Property”). Additional properties may be acquired and structures may be relocated or demolished to facilitate proposed projects as necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

The City will form the Urban Redevelopment Agency of Dacula, Georgia (URA) to facilitate the execution of the Urban Redevelopment Project after the Urban Redevelopment Plan’s approval. The following are proposed improvements included in the Urban Redevelopment Project. The City will consider multiple funding sources to fit particular project needs. No particular funding source for any improvement described below has been secured and the timing of each such improvement has not been determined.

- 1. *Municipal Complex:*** Dacula City Hall on Harbins Road was completed in 1999 and an addition was completed in 2015. The facility houses the Human Resources Department, Planning and Development Department, Marshal’s Office, and Finance Department. City Hall’s council chamber serves as its planning commission chamber, municipal court, indoor public event space, and conference room. The City of Dacula has outgrown this existing City Hall and accordingly intends to build a new Municipal Complex on a portion of the City Core Property. The new Municipal Complex will allow the City to meet the increasing demand for City services and engage with its residents in a modern and integrated space that will become the anchor for a new downtown civic core and will help to accelerate redevelopment of the area.
- 2. *Entertainment Venue:*** The City intends to use a portion of the City Core Property to construct an entertainment venue as a complement to the Municipal Complex and related public and private improvements. More than 50% of Comprehensive Plan Survey respondents state that green space is a priority for future developments within the City. The entertainment venue could include an amphitheater, multifunctional community green space and public restrooms. The versatile green space could host community events, serve as additional space for the amphitheater, and be a central public area for the community to gather. The site’s proximity to Maple Creek Park and the proposed

Municipal Complex makes it the ideal location for outdoor entertainment, fairs, festivals, and other civic and cultural events.

3. ***Downtown Parking Deck:*** The City intends to construct a central parking deck on a portion of the City Core Property for the new downtown civic core. The proposed parking deck will provide on-site parking for residents and visitors wishing to access the new Municipal Complex, attend events at the proposed amphitheater, or use the complex's commercial storefronts. The parking deck will reduce the land allocated for parking needs and allow additional land uses such as commercial, office, and civic for the community to utilize.
4. ***Sanjo Street Office Front:*** The City intends to encourage the development of two-story office buildings or similar uses along Sanjo Street and McMillan Road within the City Core Property. Local business locations would provide nearby employment opportunities for Dacula residents and provide local access to services. The centralized location of the businesses could encourage foot-traffic and create demand for localized transportation modes.
5. ***Harbins Road Multi-story Retail:*** The City intends to encourage the development of commercial storefronts along Harbins Road within the City Core Property, directly across from the existing City Hall. Local retail shops and restaurants would help facilitate the creation of a town center development pattern supported by the moderate-density housing in Dacula Village to the north of Sanjo Street. Commercial storefronts and restaurants in close proximity with existing residential and an entertainment venue could attract residents and visitors to a walkable communal area. Based on the topography, two to three-story retail buildings would be well suited for the area to bridge the elevation difference from Harbins Road to the interior of the site.
6. ***Residential Infill Development*** The streets within the Historic Dacula Village and the 2<sup>nd</sup> Avenue Districts are some of the most historied in Dacula. Some of the properties need extensive repairs, rehabilitation, or redevelopment. Dacula Village is poised to develop into a livable, walkable downtown residential core that helps support the surrounding future mixed-use and commercial developments; however, the City's current zoning ordinances are not conducive to infill development. The primary barriers to infill

development are setback requirements, lot sizes, and sewer availability, which make it unrealistic for developers to redevelop blighted properties.

With the addition of sewer access along Harbins Road, Winder Highway and Maxey Street, the City has the infrastructure to potentially support a higher-density core. The URA is in a position to advise the City Council and staff to discuss potential amendments to the City's zoning resolution to make infill development legally and financially feasible for developers. A new zoning district or overlay that is specific to the downtown core, would provide the City with the opportunity to invest in financially sustainable and productive developments. As road infrastructure projects become harder to fund, and traffic increases, it is in the best interest of the City to diversify the types of developments within its limits. Facilitating the creation of a downtown core will preserve dwindling forests and large historic lots, yield more property taxes per acre, and reduce the time residents must spend in cars to access resources.

7. **City Monument Signs:** To better create a sense of place in Dacula, the City intends to construct City Monument Signs to delineate municipal boundaries and the City core. More than 40% of respondents to the Comprehensive Plan survey stated that they did not have a definite sense of where Dacula begins and ends. The signs would provide markers to enhance awareness of the City's boundaries.
8. **Place-Making Projects:** The URA will be tasked to work with the City Council, staff, and community members to select placemaking projects to create a greater sense of connection residents have with their built environment. Residents have a prolific history of honoring veterans and maintaining a public space for such purpose. Monuments and other built structures could be installed to continue the City's tradition of honoring service members in a dedicated "Veterans Park." Additional project concepts include community information boards, stones painted by residents in parks, a brick map of Dacula in a town square, murals and other public works of art, painted or decorative trash receptacles, and/or colorful crosswalks within the Urban Redevelopment Area.
9. **Urban Redevelopment Area Connectivity:** The Urban Redevelopment Area is poised to become a communally functional, financially productive, and civically engaging area within the City. In light of the consistently heavy traffic along Harbins Road and the lack

of transportation alternatives to automobile travel within the City, the URA will be tasked with pursuing complete streets within its boundaries via pedestrian pathways, bike lanes, and physical traffic calming devices as appropriate. The aforementioned tools will connect the currently isolated areas within the Urban Redevelopment Area and connect the City to the proposed Piedmont Pathway outlined within the Gwinnett Trails plan.

#### **F. Ownership of Urban Redevelopment Project**

The URA will be the initial owner of certain public facilities included in the Urban Redevelopment Project, including the new Municipal Complex, Entertainment Venue, and parking Deck, and will convey these facilities to the City after the completion.

#### **G. Public Infrastructure Needs to Support Redevelopment**

To support redevelopment of the area, the following public infrastructure should be provided and/or upgraded: transportation, electric, water, sewer, sidewalks, lighting, streetscapes, and public recreational space. The City's Capital Improvement Plan has identified and prioritized projects that should be addressed.

#### **H. Zoning and Land Use**

This Urban Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Urban Redevelopment Area by private enterprise. The Urban Redevelopment Project will not initially require any zoning changes and will be accomplished in accordance with City's zoning ordinances, as applicable, unless exceptions are made in accordance with the law and the Comprehensive Plan as a component of the Urban Redevelopment Project. This Urban Redevelopment Plan conforms to the general plan of the City as a whole. The Urban Redevelopment Project will constitute an appropriate land use.

#### **I. Conclusion**

The redevelopment of the City of Dacula presents the opportunity to proactively and intentionally redevelop some of the most historied streets in Dacula. This Urban Redevelopment Plan was created for the purpose of aiding in the proactive redevelopment of the City in the Urban Redevelopment Area by identifying public and private improvements that will promote

these goals for the benefit and welfare of the residents of the City and transform and extend Dacula's historic downtown.