

**CITY OF DACULA
Council Meeting
July 2, 2020
7:00 p.m.**

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

SUMMARY MINUTES

This document is tentative, has not been ratified or approved by the Mayor and Council of the City of Dacula, and is not binding on the City or any officer

Minutes scheduled for approval August 6, 2020

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

Daniel Spain, Mayor Pro Tem
Wendell Holcombe, Council
Ann Mitchell, Council
Sean Williams, Council

Trey King, Mayor – Absent

City Staff Present:

Joey Murphy, City Administrator
Heather Coggins, Finance Director
Brittini Nix, City Planner
Jack Wilson, City Attorney
Greg Chapel, City Marshal

II. INVOCATION:

Preacher Mark Chandler

III. PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Spain

IV. MINUTES:

1. Approval of the Minutes from the Regular Council Meeting of June 6, 2020

Motion to Approve: Councilwoman Mitchell

Second: Councilman Williams

Vote: 3-0

2. Approval of the Minutes from the First Millage Rate Public Hearing of June 25, 2020

Motion to Approve: Councilman Williams
Second: Councilwoman Mitchell
Vote: 3-0

3. Approval of the Minutes from the Second Millage Rate Public Hearing of June 25, 2020

Motion to Approve: Councilwoman Mitchell
Second: Councilman Williams
Vote: 3-0

V. OLD BUSINESS:

1. None.

VI. NEW BUSINESS:

1. Annexation Acceptance: 2020-CD-AA-01

Motion to Accept: Councilwoman Mitchell
Second: Councilman Williams
Vote: 3-0

- 2. PUBLIC HEARING: Case # 2020-CD-RZ-01 and 2020-CD-VAR-02**, Applicant: BLT Alcovy Road, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: BLT Alcovy Road, LLC request rezoning from C-3 Central Business District and Heavy Commercial District to R-TH Single Family Residence Townhouse District and a variance for buffer replacement. The property is located in Land Lot 277 of the 5th District and contains 11.48 acres more or less.

Motion to open the public hearing: Councilwoman Mitchell
Second: Councilman Williams
Vote: 3-0

No public comments

Motion to close the public hearing: Councilwoman Mitchell
Second: Councilman Williams
Vote: 3-0

- 3. Rezoning Application: 2020-CD-RZ-01**, Applicant: BLT Alcovy Road, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: BLT Alcovy Road, LLC request rezoning from C-3 Central Business District and Heavy Commercial District to R-TH Single Family Residence Townhouse District. The property is located in Land Lot 277 of the 5th District and contains 11.48 acres more or less.

Motion to Approve [with 19 conditions listed below]: Councilwoman Mitchell

Second: Councilman Williams

Vote: 3-0

1. The property shall be developed in accordance with the conceptual site plan prepared by Planners and Engineers Collaborative dated June 19, 2020 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 14 buildings consisting of 84 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. All dwelling units shall have at least a two-car garage.
7. 5-foot wide sidewalks shall be constructed on both sides of the internal subdivision streets.
8. A 5-foot wide sidewalk shall be constructed along the entire property frontage of Alcovy Road.
9. Provide a decorative entrance feature with landscaping to include a decorative fence with stacked stone or brick along the entire property frontage of Alcovy Road. Fencing shall be wrought-iron style with stacked stone or brick columns spaced every 30 feet. A 6-foot high landscape berm shall be provided along the entire subdivision property line fronting Alcovy Road. The berm shall have minimum 6-foot high trees planted every 15 linear feet. The tree species shall be approved by the City Administrator prior to planting. An entrance feature, landscape and fence plan along Alcovy Road shall be submitted to the City for review and approval.
10. Establish a 40-foot wide landscape strip along the western and eastern property lines (sides), and a 40-foot landscape strip along the northern property line (rear). Subject landscape strips shall include two rows of staggered evergreen trees that are 6 to 8 feet tall at the time of installation and are spaced out no further than 12 feet on center with each row. Acceptable evergreen trees to be planted are as follows: Cryptomeria, Cypress, Hollies, Southern Magnolia, and Wax Myrtles.
11. The developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
12. Right-of-way reservation is required for the Sugarloaf Parkway Extension Phase 2 project.
13. A 200-foot standard deceleration lane with appropriate taper and adequate right-of-way shall be approved by Gwinnett Department of Transportation. The developer shall be limited to one curb cut. Access to Alcovy Road is required to meet the Gwinnett County Unified Development Ordinance (UDO).
14. Coordinate with the Gwinnett County Department of Transportation for the proposed access on Alcovy Road and the right-of-way reservation for the Sugarloaf Parkway Extension Phase 2 project.

15. Underground utilities shall be provided throughout the development.
16. The development shall include an amenity area with a swimming pool, cabana with restrooms, playground, and adequate parking. The cabana shall be finished to match the façades of the adjacent homes. Prior to issuance of a development permit, an amenity area plan shall be reviewed and approved by the City Administrator or his/her designee.
17. Street light service fees and maintenance are the responsibility of the mandatory homeowners association.
18. All grassed areas shall be sodded.
19. 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 his/her designee.

4. Variance Application: 2020-CD-VAR-02, Applicant: BLT Alcovy Road, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: BLT Alcovy Road, LLC request a variance for buffer replacement. The property is located in Land Lot 277 of the 5th District and contains 11.48 acres more or less.

Motion to Approve [with 19 conditions listed below]: Councilman Williams

Second: Councilman Holcombe

Vote: 3-0

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4. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
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18. All grassed areas shall be sodded.
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5. Adoption of the 2020 Millage Rate

Motion to Adopt the 2020 Millage Rate: Councilwoman Mitchell

Second: Councilman Williams

Vote: 3-0

6. Staff Comments

7. Mayor and Council Comment(s)

VII. PUBLIC COMMENTS:

None.

VIII. EXECUTIVE SESSION: Potential Real Property Acquisition

Motion to enter Executive Session: Councilman Williams
Second: Councilwoman Mitchell
Vote: 3-0

Executive Session began at 7:23 p.m.

Motion to exit Executive Session and reconvene Regular Session: Councilwoman Mitchell
Second: Councilman Holcombe
Vote: 3-0

Regular Session Reconvened at 7:32 p.m.

One real estate matter was discussed concerning 165 Dacula Road.

IX. REAL PROPERTY ACQUISITION:

Motion to proceed with the acquisition of property located at 165 Dacula Road: Councilwoman Mitchell
Second: Councilman Holcombe
Vote: 3-0

X. ADJOURNMENT:

Motion to Adjourn: Councilman Williams
Second: Councilman Holcombe
Vote: 3-0

Meeting adjourned at 7:38 p.m.