

**CITY OF DACULA  
PLANNING COMMISSION**

**July 27, 2020  
6:30 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 Chairman and Planning Commission of the City of Dacula, and is not binding on the City or any officer.*

*Minutes scheduled for approval at next Planning Commission Meeting*

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

Chairman Mark Chandler 6:30 p.m.

**Planning Commission Present:**

Mark Chandler, Chairman  
Monica Francis, Member  
Gene Greeson, Member  
Denis Haynes, Member

Lisa Bradberry, Member – Absent

**City Staff Present:**

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

**II. INVOCATION:**

Mayor Trey King

**III. PLEDGE OF ALLEGIANCE:**

Lead by Chairman Chandler

**IV. MINUTES:**

1. Approval of the Minutes from the Meeting of Monday, June 29, 2020.

Motion to Approve: Member Francis  
Second: Member Greeson  
Vote: Unanimous

**V. OLD BUSINESS:**

1. None.

**VI. NEW BUSINESS:**

1. **PUBLIC HEARING: Case # 2020-CD-AA-01, 2020-CD-RZ-02, and 2020-CD-VAR-03**, Applicant: Elan Homes & Communities, Inc., Owner: William H. Mobley Estates request annexation of 34.14 acres, rezoning from RA-200 Agriculture-Residence District (County) and R-1400 Single-Family Residential District (City) to R-1400 Single-Family Residential District (City) for 46.3 acres and a variance to reduce the minimum lot width to 70-feet for cul-de-sac lots 33, 35-37. The property is located in Land Lot 309 of the 5<sup>th</sup> District and contains 46.3 acres more or less.

Motion to Open the Public Hearing: Member Greeson  
Second: Member Francis  
Vote: Unanimous

*No comment in favor.*

*Comment in opposition:*

*Eric Kozmeskus  
Maria Servano  
Jason Dills*

Motion to Close the Public Hearing: Member Greeson  
Second: Member Haynes  
Vote: Unanimous

2. **Annexation, Rezoning and Variance Applications: 2020-CD-AA-01, 2020-CD-RZ-02, and 2020-CD-VAR-03**, Applicant: Elan Homes & Communities, Inc., Owner: William H. Mobley Estates request annexation of 34.14 acres, rezoning from RA-200 Agriculture-Residence District (County) and R-1400 Single-Family Residential District (City) to R-1400 Single-Family Residential District (City) for 46.3 acres and a variance to reduce the minimum lot width to 70-feet for cul-de-sac lots 33, 35-37. The property is located in Land Lot 309 of the 5<sup>th</sup> District and contains 46.3 acres more or less.

Motion to approve with 20 conditions [listed below]: Member Francis

Second: Member Haynes

Vote: 3-1 (Member Greenson voted against)

Motion carried.

1. The property shall be developed in accordance with the conceptual site plan prepared by Georgia Civil dated June 11, 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 developer shall submit the Final Plat to the City of Dacula prior to the issuance of any building permits.
4. The maximum number of dwelling units shall not exceed 49.
5. The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story units and 2,000 square feet for two-story units.
6. 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.
7. All dwelling units shall have at least a two-car garage.
8. 5-foot wide sidewalks shall be constructed on both sides of the internal subdivision streets.
9. 5-foot wide sidewalks shall be constructed along the entire property frontage of Mobley Drive and Drowning Creek Road.
10. Provide a decorative entrance feature with landscaping and fencing along the property frontage of Drowning Creek Road. Fencing shall be black wood rail fence with stacked stone or brick columns spaced every 64 feet. Fencing shall be maintained by the homeowners association. An entrance feature, landscape, and fence plan along Drowning Creek Road shall be submitted to the City for review and approval.
11. A 10-foot wide landscape strip, with 6-foot high earthen berm, shall be provided where adjacent to Mobley Drive right-of-way (Lots 19-35) and the rear boundary of Lots 35-47. The landscape strip/berm shall be planted with a minimum of two (2), 6-foot high trees staggered every 15 linear feet and supplemented with understory plantings. The tree species and plantings shall be shown in a landscape plan submitted for review and approval by the City Administrator prior to planting. The subject landscape strip/berm

shall be maintained by the mandatory homeowners association. Any dead or diseased trees or plantings shall be removed and replaced with like kind materials.

12. The developer shall be limited to one curb cut. A waiver to replace a standard deceleration lane for the subdivision entrance with a taper only is granted. The subject deceleration taper shall run from the subdivision entrance to the eastern subdivision boundary on Drowning Creek Road and be subject to review and approval by the City.
13. Underground utilities shall be provided throughout the development.
14. 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.
15. Provide a mail kiosk center with a minimum of one (1) postal box for each dwelling unit and a minimum of five (5) parking spaces.
16. Street light service fees and maintenance are the responsibility of the mandatory homeowners association.
17. All grassed areas except the open space/common area shall be sodded. The open space/common area shall be hydro-seeded or sodded.
18. Each building lot shall have a minimum of two (2) decorative trees (maple, oak, birch, elm, etc.) at least 3 inches in diameter (DBH).
19. Incorporated into the restrictive covenants of the mandatory homeowners association will be a statement limiting the number of rental properties to no more than 30% of the total number of units in the development.
20. The developer shall construct a safety fence adjacent to existing farm ponds and future detention ponds. Location and design subject to review and approval by the City Administrator or his/her designee.

**VII. ADJOURNMENT:**

Motion to Adjourn: Member Greeson  
Second: Member Francis  
Vote: Unanimous

*Meeting adjourned at 7:22 p.m.*