

TO: City of Dacula Planning Commission /  
City of Dacula Mayor and City Council

FROM: Hayes Taylor, City Planner

DATE: May 1, 2026

CASE: **2026-CD-VAR-01**

### Variance Request & Summary:

The applicant requests a variance to minimum lot size standards to construct a single-family residence at 2892 Hill Circle. The subject property totals  $\pm 0.46$ -acres and is zoned R1200 (Single-Family Residence). The parcel has remained vacant since a residential structure was demolished circa 2021. The parcel is bordered by existing legal nonconforming residential lots of similar acreage on septic systems.

Residential properties on septic systems require a minimum of 30,000 square feet (Article IX, Section 901 of the Zoning Resolution) for a single-family dwelling. The subject property totals  $\pm 20,037$  square feet. Should the variance request be approved by the Council, the proposed septic system has received approval from GNR Public Health for a 3 bedroom residence.

Considering the subject parcel history, and GNR Public Health approval, staff supports the request to reduce lot size standards, as the proposed residence is not expected to introduce adverse impacts to the parcel.



Property and Surrounding Land Use Information	
Address	2893 Hill Circle
Parcel ID #	5308 019
Current Zoning	R1200 (Single-Family Residence)
Variance Request	Minimum lot size reduction
Current Development	Vacant / Undeveloped
2050 Comprehensive Plan Character Area	Dacula East
Streets	Hill Circle
Surrounding Neighborhood	
North	R1200 (Single-Family Residence)
South	R1200 (Single-Family Residence)
East	R1200 (Single-Family Residence)
West	R1200 (Single-Family Residence)
Recommendation	
Staff	Approval with staff conditions

**Recommendation:**

The request to reduce the minimum lot size requirement for a residential structure on a septic system is recommended for approval with the following conditions.

1. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling unit shall resemble the surrounding dwellings with the front façade constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
2. The minimum heated floor area shall be 1,600 square feet for a one-story unit and 1,800 square feet for a two-story unit.

3. The lot shall have a minimum of two (2) decorative, native trees (American Holly, American Hornbeam, Carolina Silverbell, Eastern Hemlock, Eastern Redcedar, Laurel Oak, Loblolly, Southern Wax Myrtle, Washington Hawthorn, White Pine, Willow Oak, Virginia etc.) at least 3 inches in diameter (DBH).
4. The front and side yards shall be sodded. The rear yard may be hydroseeded. The lower maintenance native grass alternatives, such as Blue Star Creeper, Blue Grama, Corsican Mint, Curly Mesquite, Fescue, Micro-Clover, Sunshine Mimosa, and St. Augustine are encouraged, subject to the approval of the Planning & Development Department. The hydroseeded area must have 100% coverage at 70% germination prior to C.O. issuance.
5. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.
6. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.