

Memorandum

To: City of Dacula Mayor and City Council
From: Brittni Nix, Director of Planning and Economic Development
Date: June 10, 2022
Subject: Variance Case: 2022-CD-VAR-03
Existing Zoning: R-1400 (Single Family Residential District)
Applicant: Gina Givens
3126 Fannie Thompson Rd
Monroe, Georgia 30656
678-758-6300
Owner: Claude Givens Builders Inc.
3126 Fannie Thompson Rd
Monroe, Georgia 30656
770-527-4451

Location: 5th District, Land Lot 309, Parcel 209

Existing Land Use and Zoning:

The subject property is located at 650 Hill Meadow Drive (Lot 20) of the Hill’s Meadow subdivision. The site is approximately 0.62 acres more or less and zoned R-1400 (Single Family Residential District). The subject site is currently vacant and is adjacent to single-family residential properties on all sides.

Variance Request and Summary:

Residential properties on septic systems require a minimum of 30,000 square feet (Section 901 of the Zoning Resolution) of property for a single-family dwelling. The subject property totals 27,007 square feet. Considering the previous, a Council variance is needed to build a single-family residence utilizing a septic system on the subject site. Staff notes the size of the subject lot is consistent with adjacent lots in Hill’s Meadow and no additional variances are required for building permit issuance.

Considering the above, staff supports the request as the proposed residence would be within an existing single-family residential subdivision and is not expected to introduce any adverse impacts. As such, the Department recommends that the requested variance be approved with conditions.

Recommendation:

Based upon the variance application, 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 within the Hill's Meadow subdivision 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. All yards (front, side, rear) shall be sodded.
4. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.
5. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.