

# Memorandum

**To:** City of Dacula Mayor and City Council  
**From:** Brittini Nix, Director of Planning and Economic Development  
**Date:** October 13, 2022  
**Subject:** Variance Case: 2022-CD-VAR-04  
**Existing Zoning:** R-1400 (Single Family Residential District)  
**Applicant:** Adolphus Acolatse  
1200 Del mar Club Drive  
Dacula, Georgia 30019  
404-645-0962  
**Owner:** Adolphus Acolatse  
1200 Del mar Club Drive  
Dacula, Georgia 30019  
404-645-0962  
**Location:** 5th District, Land Lot 308, Parcel 093

**Existing Land Use and Zoning:**

The subject property is located at 2808 Spring Street and is approximately 0.58 acres more or less and zoned R-1200 (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 25,265 square feet. Considering the previous, a Council variance is needed to build a single-family residence utilizing a septic system on the subject site. Gwinnett County Environmental Health approved the site for a 4-bedroom residence on September 29, 2022. Staff notes the size of the subject lot is consistent with adjacent lots 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 area 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 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. A maximum of four (4) bedrooms shall be permitted per Gwinnett County Environmental Health approval dated September 29, 2022.