

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, Director of Planning and Economic Development
DATE: January 11, 2023
SUBJECT: Concept plan review: 2023-CONCEPT-01

The City of Dacula received a concept plan application to utilize 2190 Hurricane Shoals Road for single-family residential use. Said concept plan requires Council authorization, as the zoning conditions on the property requires the City Council to approve a proposed concept plan prior to development (2015-CD-RZ-03).

The concept plan and applicant materials propose a single-family dwelling with a pool and pool house. Said plan meets the City's Development Regulations and the proposed use is permitted under the City's Agricultural (AG) District.

Staff notes that approval of the concept plan does not waive any building permit requirements or regulations. The Owner must apply for a building permit and be approved prior to construction. Per Section R106.1 of the International Residential Code (IRC), the building official may require additional construction documents prior to permit issuance when special conditions exist. Applicable site conditions include an existing pond, sanitary sewer easement, and no curb cut to allow direct access from Hurricane Shoals Road. To reduce the introduction of adverse impacts, staff considers it reasonable to require additional documents as listed in Condition #3 below.

Considering the above, staff recommends approving the concept plan for a single-family dwelling and accessory structures with the following conditions:

- 1) The property shall be developed in accordance with the conceptual site plan. Any substantial deviation from the approved conceptual plan shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
- 2) The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling shall be 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.

3) Additional construction materials listed below are required prior to building permit issuance:

- A Georgia Licensed Engineer shall analyze the existing pond dam for safety, structural integrity, and appropriate drainage and provide a stamped letter to the City of Dacula detailing his/her findings. The letter shall state that daily use of a private drive will have no adverse impacts on the structural integrity of the dam or, shall provide corrective actions if it is determined the pond dam is not to standards. Said recommended corrective actions shall bring the pond dam to standards and be implemented at the expense of the developer/owner.
- A residential drainage plan (RDP) shall be reviewed and approved by the City Engineer prior to building permit issuance.
- Provide authorization from Gwinnett County to encroach and construct a 10-foot wide gravel private drive within the sanitary sewer easement located on-site.
- Provide authorization from Gwinnett County for direct access onto Hurricane Shoals right-of-way (curb cut).

Best Regards,

Brittini Nix, Director of Planning & Economic Development