

Memorandum

To: City of Dacula Mayor and City Council
From: Hayes Taylor, City Planner
Date: December 7, 2023
Subject: Variance Case: 2023-CD-VAR-04
Existing Zoning: R-1200 Single-Family Residential District
Applicant: Ryan Carey
2178 Cowart Rd
Dawsonville, GA 30534
Owner: Aminadab Cruz
349 McMillan Rd
Dacula, GA 30019
Location: LL - 301, 5th District, Parcel 001

Existing Land Use and Zoning:

The subject property located at 349 McMillan Rd, is approximately 1.0 acres more or less and zoned R-1200 (Single-Family Residential District). The subject site contains an existing 1,000 sq ft single-family residential dwelling 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 foot (Article IX, Section 901 of the Zoning Resolution) lots for a single-family dwelling on a septic system. Considering the previous, a Council variance is needed to build a single-family residence. The applicant requests the variance to subdivide of the subject property into two (2) 21,780 square foot lots. Staff notes the size of the subject lot is consistent with the general pattern of lots sizes along Sanjo St and Maxey St.

Considering the above, staff supports the request to subdivide the lot, as the additional dwelling is not expected to introduce any adverse impacts. As such, the Department recommends that the requested variance be approved with conditions.

Recommendation:

Based on 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 on McMillan Rd 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. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.
5. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.