



## AGENDA ITEM

### Planning & Zoning

**REPORT TO:** Work Session (02/23/26)

**REPORT TO:** Voting Meeting (02/26/26)

**ITEM NO:** 48/2026

**SUBJECT:** **888 & 890 Gainesville Highway | Variance to Section 2.2.2 |** to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

#### Meetings:

**Work Session Date:** 02/23/26

**Voting Meeting Date:** 02/26/26

#### Executive Summary:

**Presenter:** KA

**Recommendation:**  
Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11

- The property shall be developed in accordance with the site plan dated October 13, 2025, and narrative dated July 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

**Purpose of Request:**  
**888 & 890 Gainesville Highway | Variance to Section 2.2.2 |** to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | **Proposed Use: Permitted uses in Light Industrial |** Commission District 1 | **USI Holdings, LLC, applicant**

#### History:

#### Facts and Issues:

#### Options:

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	KA	JL	CR
<b>Clerk</b>			
JR			

---

**Attachments:**

- Staff Report
- Application
- Narrative
- Statement of Hardship
- Site Plan
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Public Comment
- Notice Sign