



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (04/20/26)

**REPORT TO:** Voting Meeting (04/21/26)

**ITEM NO:** 176/2026

**SUBJECT:** **3860 Wiley Road | Special Use** | for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Chao Li Real Estate, Inc., applicant**

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#### Meetings:

**Work Session Date:** 04/20/26

**Voting Meeting Date:** 04/21/26

#### Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends **APPROVAL, with conditions**, as the proposed use meets all minimum standards of the Residential 1 (R-1) zoning district.

1. The property shall be developed in accordance with the site plan dated November 5, 2025, and narrative received April 2, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. A building permit for the residence at 3860 Wiley Road shall be completed prior to approval of the minor subdivision plat.
3. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**3860 Wiley Road | Special Use** | for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles northwest of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 | **Proposed use: 2-lot subdivision** | Commission District 3 | **Chao Li Real Estate, Inc., applicant**

**History:**

**Facts and Issues:**

**Options:**

**Funding Requested** \$ 0.00  
**Are funds within current budget?** No  
**Source of Funds**  
**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** 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
- Site Plan
- Plat
- Survey
- Maps
- Deed
- Site Photos
- Soil Study
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign