



## AGENDA ITEM

### Planning & Zoning

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

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

**ITEM NO:** 172/2026

**SUBJECT:** **6042 Spout Springs Road | Variance to Section 3.1** | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, applicant**

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#### Meetings:

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

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

#### Executive Summary:

**Presenter:** VP

**Recommendation:**

Staff recommends **DENIAL** of the applicant's request, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

**Purpose of Request:**

**6042 Spout Springs Road | Variance to Section 3.1** | to reduce minimum yards | on a 9.697± acre tract located on the southwest side of Spout Springs Road approximately 0.2 miles northwest of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | **Proposed use: Single-family residence** | Commission District 1 | **Bradley Cox, 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            |                |                 |                       |

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**Attachments:**

Staff Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Deed  
Environmental Health Comment  
GDOT Comment  
Public Works  
Fire Comment  
Business License Comment  
Notice Sign