



## AGENDA ITEM

### Planning & Zoning

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

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

**ITEM NO:** 171/2026

**SUBJECT:** **2983 Rivercrest Drive | Variance to Section 4.3** | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Accessory building** | Commission District 3 | **James (Dustin) Slaton, 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**, as no hardship exists pursuant to the criteria of 11.1.1.D.11.

**Purpose of Request:**

**2983 Rivercrest Drive | Variance to Section 4.3** | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | **Proposed use: Accessory building** | Commission District 3 | **James (Dustin) Slaton, 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
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**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  
Statement of Hardship  
Site Plan  
Plat  
Maps  
Site Photos  
Elevation  
Deed  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Business License Comment  
Notice Sign