



## AGENDA ITEM

### Planning & Zoning

**REPORT TO:** Work Session (08/10/26)

**REPORT TO:** Voting Meeting (08/13/26)

**ITEM NO:** 491/2026

**SUBJECT:** **3542 & 3538 Point View Circle | Special Use** | for a minor subdivision | on a combined 16.02± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 & 10087 000087 | **Proposed use: 5-lot Subdivision** | Commission District 2 | **Jessie Bruce, applicant**

### Meetings:

**Work Session Date:** 08/10/26

**Voting Meeting Date:** 08/13/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends APPROVAL, with conditions, as the proposed use meets all minimum standards of the Vacation Cottage (V-C) zoning district.

1. The property shall be developed in accordance with the site plan dated June 9, 2026, and narrative dated May 26, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The two existing driveways on the sites shall be consolidate into one.
3. A common use driveway, in addition to the one consolidated driveway, is required to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance.
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:**

**3542 & 3538 Point View Circle | Special Use** | for a minor subdivision | on a combined 16.02± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 & 10087 000087 | **Proposed use: 5-lot Subdivision** | Commission District 2 | **Jessie Bruce, 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:**

| Submit | Approve | Attorney | Administration |
|--------|---------|----------|----------------|
| KE     | LT      | JL       | CR             |
| Clerk  |         |          |                |
| JR     |         |          |                |

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**Attachments:**

Staff Report

Application

Narrative

Site Plan

Plat

Maps

Deed

Water Availability

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Building Inspections Comment

Notice Sign