



## AGENDA ITEM

### Planning & Zoning

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

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

**ITEM NO:** 489/2026

**SUBJECT:** 3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, applicant**

### Meetings:

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

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

### Executive Summary:

**Presenter:** LT

**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:**

3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles northwest of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | **Proposed Use: 2-lot subdivision** | Commission District 3 | **Darin Cain, 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     |         |          |                |

**Attachments:**

Staff Report  
 Application  
 Statement of Hardship  
 Site Plan  
 Plat  
 Maps  
 Deed  
 Environmental Health Comment  
 GDOT Comment  
 Public Works Comment  
 Fire Comment  
 Building Inspections Comment  
 Notice Sign