

NARRATIVE

6962 Spout Springs Road, Flowery Branch, GA

December 19, 2025

We are requesting to rezone our property from Agricultural Residential 1 (AR-1) to Agricultural 1 (AG-1) to allow a second primary residence. There is currently one residence on the property.

The property is 5.0 acres as shown on the approved Plat. As part of the recent road widening project for Spout Springs Road, right-of-way was obtained from us resulting in a parcel size of approximately 4.39 acres. Even though the minimum parcel size to rezone to AG-1 is 5 acres, staff said that we would not be penalized as a result of the land obtained for the road widening.