



AGENDA ITEM

Planning & Zoning

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

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

ITEM NO: 180/2026

SUBJECT: **5650 Old Dahlonega Highway | Rezone** | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, applicant**

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed zoning is consistent with the “Rural Scenic Corridors” future land use classification within the Murrayville Sardis Character area in the Comprehensive Plan

1. The property shall be developed in accordance with the site plan dated February 20, 2026, and narrative received February 20, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

5650 Old Dahlonega Highway | Rezone | from Agricultural Residential (AR-1) and Highway Business (H-B) to Light Industrial (I-1) | on a 4.70± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | **Proposed use: Office warehouse** | Commission District 3 | **Derrick Prater, 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	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deeds
- Water Availability
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign