

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant Brian Norris

Request **Rezone** | from Agricultural Residential 1 (AR-1)
to Agricultural (AG-1)

Proposed Use Second single-family dwelling

Size 8.67± acres

Zoning **Current:** Agricultural Residential 1 (AR-1)
Proposed: Agricultural (AG-1)

Location **4138 Price Road** | Tax Parcel 10079 001001

Commission District Two

Board of Commission Date October 22, 2026

Staff Recommendation **Approval, with conditions**, as the proposed
zoning is consistent with the residential nature
of the surrounding properties.

Record Number..... HZON26-0031

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated August 17, 2026, and as described in the project narrative received August 21, 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. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone an 8.67± acre tract from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) to allow for a second single-family dwelling.

Per Hall County records, the property is developed with a 2,112 square foot manufactured home (HRNEW22-0040), a 360 square foot carport (RES012-00602), 320 square foot shop built in 2000, and a 120 square foot storage building built in 2008.

The surrounding properties are zoned and developed as outlined below:

- North: Residential 1 (R-1): Creekside at Monarch Ridge subdivision: single-family dwellings
- East: Agricultural Residential (AR-1): single-family dwellings
- South: Agricultural Residential 1 (AR-1): Rock Hill Congregational Holiness Church
- West: Agricultural Residential 1 (AR-1): single-family dwellings & undeveloped



Per the submitted Narrative, the applicant proposes to build a second single-family dwelling for family members that will complement the character of the property and surrounding area.

Per the submitted Site Plan, the proposed second dwelling will be to the rear of the existing residence. The dwelling will be in approximately the same location as a residence that was destroyed in 2023.

Water service is provided by well. Sanitary sewer services will be provided by individual on-site septic systems.

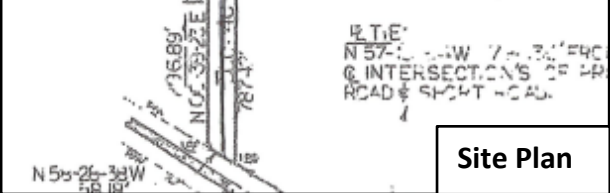


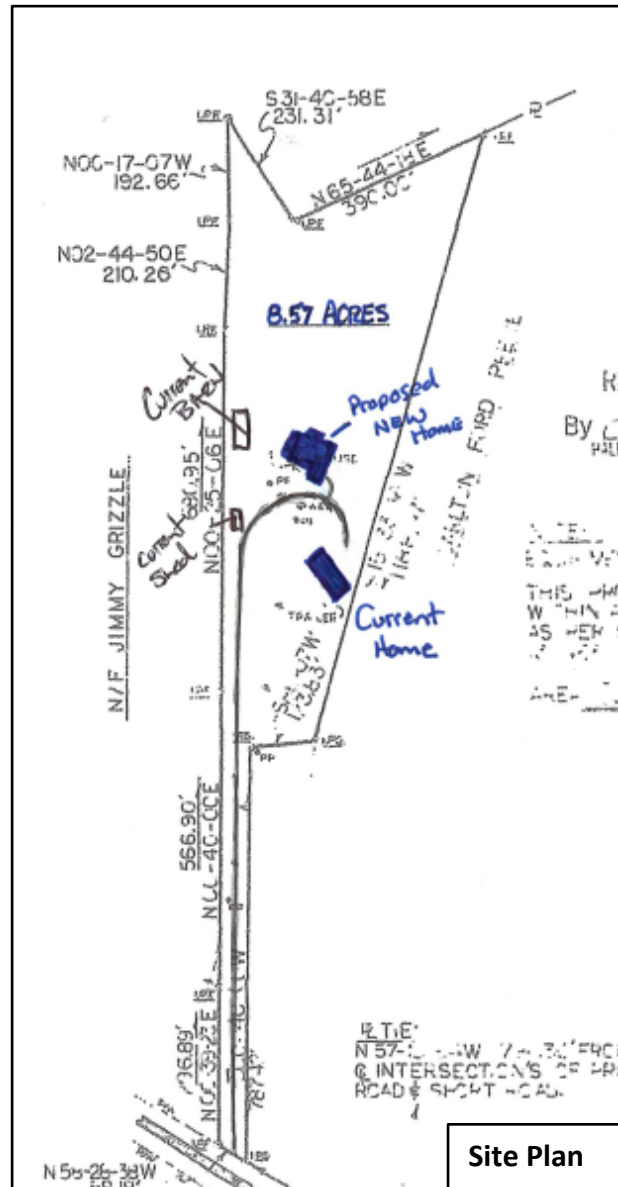
Comprehensive Plan Analysis

Based on the future land use plan, staff finds the requested rezoning is consistent with the Hall County Comprehensive Plan and the future land use designation of Rural Neighborhood within the Murrayville/Sardis Character Area. These areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential up to 0.75 dwellings per acre. These areas also consist of undeveloped lands likely to face development pressures for new residential or commercial development. Similar to Rural Agriculture, they should have deep setbacks and incorporate a high percentage of open space. Where it occurs, new development should preserve natural features, including tree canopy, waterways, and waterbodies.

Zoning Analysis - Rezoning

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use, development, and zoning of adjacent and nearby properties.**
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- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**



- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning is consistent with the Comprehensive Plan's future land use designation of Rural Neighborhood, and the proposed use is consistent with the residential nature of the surrounding properties.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is developed with a 2,112 square foot manufactured home (HRNEW22-0040), a 360 square foot carport (RES012-00602), 320 square foot shop built in 2000, and a 120 square foot storage building built in 2008 per Hall County records.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The Hall County Comprehensive Plan and Unified Development Code adopted in 2024 established the Agricultural (AG-1) zoning district which is supported within the comprehensive plan under Rural Neighborhood. As such, the rezoning of this property to Agricultural (AG-1) would not be considered an isolated district.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole or the immediate neighborhood.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the county that are permitted to have a second dwelling, excluding Accessory Dwelling Units (ADU), without approval from the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for rezoning could not be handled alternatively as a variance.**

- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated September 17, 2026, the Hall County Environmental Health Department stated, "Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application. Please note that BOC approval does not imply approval from other county departments."

Georgia Department of Transportation

In an email dated September 21, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "On-system. Residential permit may be needed from Area 1 Office."

Hall County Public Works and Utilities

In a memorandum dated September 23, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

No comment.

Traffic:

There are no traffic concerns with the requested second single-family dwelling unit.

Utilities:

This location is within the Gainesville-Hall County sewer district, but sewer infrastructure is not nearby.

Hall County Fire Marshal

In a memorandum dated September 18, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments."

Hall County Building Inspections

In a memorandum dated September 21, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

- Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition

on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.”