



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (10/19/26)

REPORT TO: Voting Meeting (10/22/26)

ITEM NO: 691/2026

SUBJECT: **4138 Price Road | Rezone** | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, applicant**

Meetings:

Work Session Date: 10/19/26

Voting Meeting Date: 10/22/26

Executive Summary:

Presenter:

LT

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions, as the proposed zoning is consistent with the residential nature of the surrounding properties:

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.

Purpose of Request:

4138 Price Road | Rezone | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | **Proposed Use: Second single-family dwelling** | Commission District 2 | **Brian Norris, 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

Narrative

Site Plan

Plat

Maps

Site Photos

Deed

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Building Inspections Comment

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