



AGENDA ITEM

Planning & Zoning

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

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

ITEM NO: 179/2026

SUBJECT: **7355 Tribble Gap Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 0.25 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences** | Commission District 3 | **Haley Stapleton, applicant**

Meetings:

Work Session Date: 04/20/26

Voting Meeting Date: 04/21/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL**, as the proposed zoning is not consistent with the "Suburban Neighborhood, Low Density" future land use classification within the Comprehensive Plan.

However, if the Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated March 9, 2026, and as described in the project narrative dated March 10, 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.

Purpose of Request:

7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Two-Family (R-TF) | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 0.25 miles north of its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | **Proposed Use: Duplex for community residences** | Commission District 3 | **Haley Stapleton, 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
- Survey with Topography
- Maps
- Floor Plan
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign