AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

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

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

ITEM NO: 695/2026

SUBJECT: **2109 Microwave Tower Road | Rezone |** from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Second single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, applicant**

Meetings:

Work Session Date: 10/19/26 **Voting Meeting Date:** 10/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends DENIAL of the applicant's request, as the proposed zoning is not consistent with the "Employment Nodes & Corridors" 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 August 21, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Retroactive building permits shall be obtained for all structures built without permits.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

2109 Microwave Tower Road | Rezone | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 455 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 **| Proposed Use: Second single-family dwelling |** Commission District 3 **| Hermelinda Sica de Ajanel, 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
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Public Comment
Notice Sign
Email from Planning - Questions from Work Session - Microwave Tower