



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (12/08/25)

REPORT TO: Voting Meeting (12/11/25)

ITEM NO: 676/2025

SUBJECT: **5 Ray Street | Conditional Use** | expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | Commission District 4 | **Jay McNair, applicant**

Meetings:

Work Session Date: 12/08/25

Voting Meeting Date: 12/11/25

Executive Summary:

Presenter: KA

Recommendation:

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

1. The proposed expansion of the non-conforming use is approved as generally shown on the site plan entitled "Andres Hernandez Sierra", dated 08/04/25, and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval.
2. The expansion shall be compliant with any conditions related to the request.
3. A new plat must be submitted to Hall County Planning and Zoning for plat review reflecting the combination of Lots 44, 45, and 46 prior to the issuance of any building permits.

Purpose of Request:

5 Ray Street | Conditional Use | expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | **Proposed use: Accessory dwelling unit** | Commission District 4 | **Jay McNair, 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

Floor Plan

Site Photo

Deed

Septic Application

Environmental Health Comment

GDOT Comment

Public Works Comment

Fire Comment

Notice Sign