



## AGENDA ITEM

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

**REPORT TO:** Work Session (01/20/26)

**REPORT TO:** Voting Meeting (01/22/26)

**ITEM NO:** 4/2026

**SUBJECT:** **1148 Hancock Avenue | Conditional Use** | expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

### Meetings:

**Work Session Date:** 01/20/26

**Voting Meeting Date:** 01/22/26

### Executive Summary:

**Presenter:** KA

**Recommendation:**

Staff recommends APPROVAL of the applicant's requests with the following condition:

1. The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.

**Purpose of Request:**

**1148 Hancock Avenue | Conditional Use** | expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, 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:**

| <b>Submit</b> | <b>Approve</b> | <b>Attorney</b> | <b>Administration</b> |
|---------------|----------------|-----------------|-----------------------|
| KE            | KA             | JL              | CR                    |
| <b>Clerk</b>  |                |                 |                       |
| JR            |                |                 |                       |

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**Attachments:**

Staff Report  
Application  
Narrative  
Site Plan  
Plat  
Maps  
Floor Plan  
Deed  
Environmental Health Comment  
GDOT Comment  
Public Works Comment  
Fire Comment  
Notice Sign