



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: 5/2026

SUBJECT: **1148 Hancock Avenue | Variance to Section 5.3** | to reduce the minimum yards | 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 & to bring an existing structure into compliance** | 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 | Variance to Section 5.3 | to reduce the minimum yards | 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 & to bring an existing structure into compliance** | 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:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Statement of Hardship
- Site Plan
- Plat
- Maps
- Floor Plan
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Sign