



AGENDA ITEM

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

REPORT TO: Work Session (03/23/26)

REPORT TO: Voting Meeting (03/26/26)

ITEM NO: 121/2026

SUBJECT: **13 Liberty Street | Conditional Use** | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | **Philip Devries, applicant**

Meetings:

Work Session Date: 03/23/26

Voting Meeting Date: 03/26/26

Executive Summary:

Presenter: KA

Recommendation:

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

1. The property shall be developed in accordance with the site plan dated February 13, 2026, and the project narrative dated February 16, 2026, modified as necessary for compliance with development standards enforced at the time of site plan approval.

Purpose of Request:

13 Liberty Street | Conditional Use | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | **Proposed use: Duplex** | Commission District 4 | **Philip Devries, 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
- Elevations
- Deed
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Sign