



## AGENDA ITEM

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

**REPORT TO:** Work Session (04/20/26)

**REPORT TO:** Voting Meeting (04/21/26)

**ITEM NO:** 175/2026

**SUBJECT:** **54 Dean Street | Special Use** | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios-Bonilla, applicant**

### Meetings:

**Work Session Date:** 04/20/26

**Voting Meeting Date:** 04/21/26

### Executive Summary:

**Presenter:** LT

**Recommendation:**

Staff recommends APPROVAL, with conditions, as the duplex use and proposed expansion is consistent with the development of surrounding properties.

1. The property shall be developed in accordance with the site plan dated March 11, 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:**

**54 Dean Street | Special Use** | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | **Proposed use: Duplex addition** | Commission District 4 | **Jonathan Rios-Bonilla, applicant**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	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			

**Attachments:**

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Architectural Packet
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- Notice Sign