AGENDA ITEM

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

REPORT TO: **Work Session (10/05/26)**

REPORT TO: **Voting Meeting (10/08/26)**

ITEM NO: 633/2026

SUBJECT: **1322 Ralston Street | Conditional Use |** to expand a non-conforming use | on a 0.147± acre tract located on the west side of Ralston Street approximately 260 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Sergio Felix, applicant**

Meetings:

Work Session Date: 10/05/26 **Voting Meeting Date:** 10/08/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions, as hardship exists pursuant to criteria of 11.3.3:

1. The property shall be developed in accordance with the site plan dated June 29, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

1322 Ralston Street | Conditional Use | to expand a non-conforming use | on a 0.147± acre tract located on the west side of Ralston Street approximately 260 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Sergio Felix, 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	LT	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Floor Plan
Rendering
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Building Inspections Comment
Notice Sign