

**HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT**

Applicant DCCM

Request (A) **Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B)
(B) **Special Use** | for a storage lot

Proposed Use Uses permitted in H-B and Boat & RV storage

Size 25.90± acres

Zoning **Current:** Residential 1 (R-1) and Suburban Shopping (S-S)
Proposed: Highway Business (H-B)

Location **2632 Sardis Road** | Tax Parcel 10071 000136

Commission District Two

Commission Date May 28, 2026

Staff Recommendation (A) **Approval, with conditions**, as the proposed zoning is consistent with the “Regional Activity Nodes and Corridors” future land use classification within the Comprehensive Plan.
(B) **Approval, with conditions**, as the proposed use aligns with the intent of the zoning district and “Regional Activity Nodes and Corridors” future land use designation

Record Number..... (A) HZON26-0010
(B) HZCU26-0016

(A) & (B) Staff recommends APPROVAL of the applicant’s request with the following conditions:

1. The property shall be developed in accordance with the site plan and narrative dated March 27, 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. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments.

3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a 25.90± acre tract from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) to allow a commercial development. The proposed development consists of five commercial parcels with up to 60,000 square feet of commercial space and a storage facility providing up to 500 outdoor storage spaces for boat and RV storage. A concurrent Special Use approval is requested to allow a storage lot within the Highway Business (H-B) zoning district.

Currently, the site is undeveloped. The surrounding properties are zoned and developed as outlined below:

- North: Residential 1 (R-1): Single-family residences
- East: Agricultural Residential 1 (AR-1): Single-family residences
Suburban Shopping (S-S): Single-family residence
- South: Agricultural Residential 1 (AR-1): Single-family residence
Residential 1 (R-1): Undeveloped
Suburban Shopping (S-S): Undeveloped
- West: Agricultural Residential 1 (AR-1): Single-family residence
Residential 1 (R-1): Single-family residence

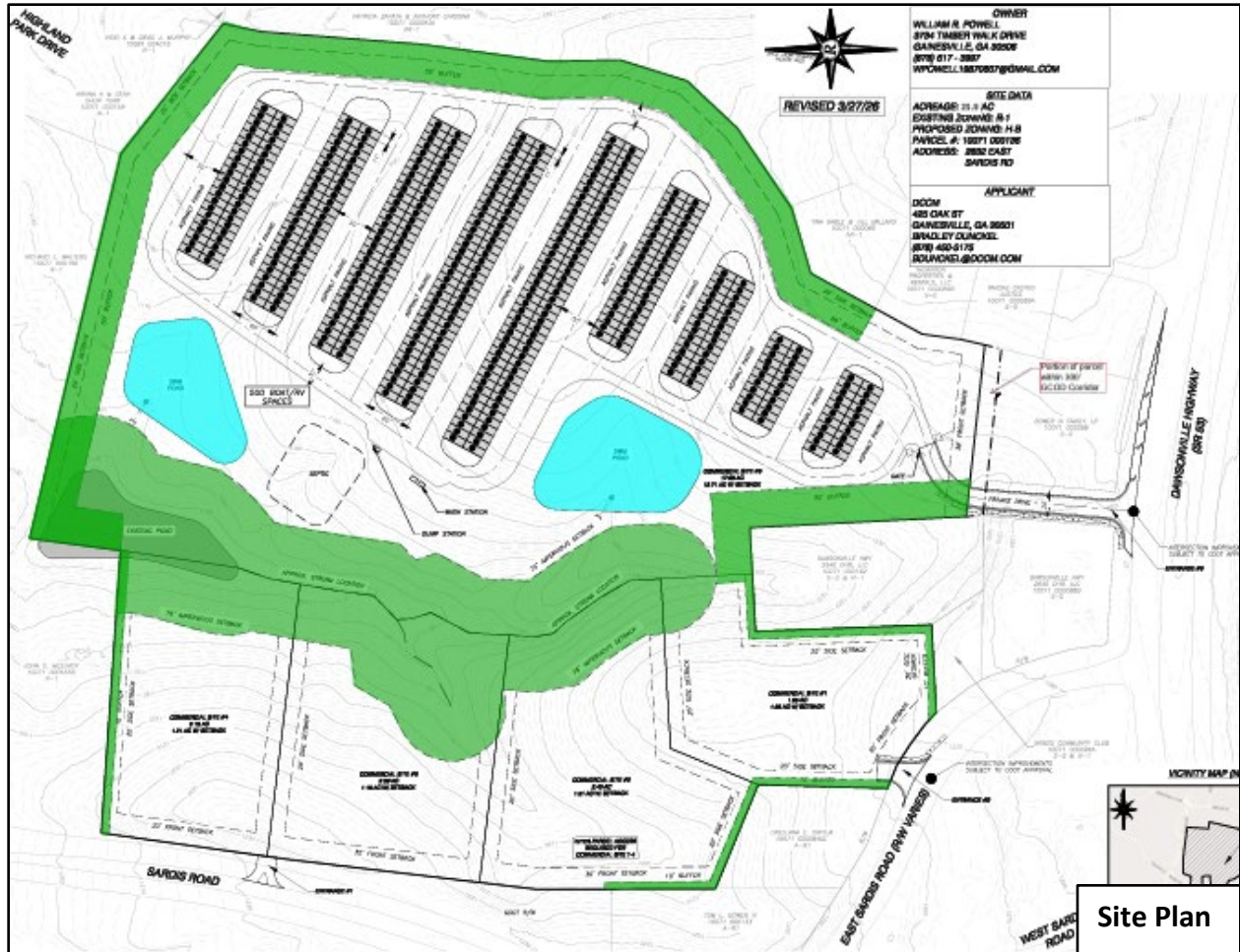


Per the submitted site plan and narrative, the applicant proposes a development of commercial uses consisting of:

- Four parcels for a combined total of 60,000 square feet of commercial space with one access from East Sardis Road and one from Sardis Road. No end users have been identified.
- One parcel with up to 500 spaces for open, covered or enclosed boat and RV storage accessed from Dawsonville Highway (SR 53) by way of an easement or a fee-simple right-of-way through private property (tax parcel 10071 000088), which would be a private driveway.

The proposed access serving the boat and RV storage portion of the development is not owned by the applicant and has not been secured as of the date of this report. Both the Georgia Department of Transportation (GDOT) and Hall County Public Works & Utilities have identified concerns regarding the proposed access configuration as identified in their official comments.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated September 17, 2025, and sanitary sewer services will be provided by on-site septic.



Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Regional Activity Nodes and Corridors within the Murrayville/Sardis character area. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment. This range of development types may not always be at the same intensity across the county: new development needs to be scaled in the context of the area’s infrastructure capacity. New development should also emphasize high-quality building and site design, including dedicated open/civic space, walkability, and a sense of place.

(A) & (B) Zoning Analysis – Rezone and Special Use

When considering a zoning amendment to the zoning maps and use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **While the surrounding area is primarily developed**

with single-family residential uses, the existence of commercially zoned property to the south and the Comprehensive Plan's identification of this corridor for future commercial activity support the suitability of the proposed use

- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties. The proposed development can be appropriately buffered from surrounding residential properties, supporting the continued usability of adjacent and nearby properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the intent of the Regional Activity Nodes and Corridors future land use designation in the Comprehensive Plan. The intent of this future land use designation is to create areas that either already bring visitors from the region or can support future development with a regional draw. New development in these areas should include a combination of retail, office, civic, and residential uses that can contribute to a live-work-play environment.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is undeveloped.**

- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is Highway Business (H-B) which is a compatible zoning district within the Regional Activity Nodes and Corridors future land use designation in the Murrayville/Sardis character area. The change would not create an isolated district unrelated to the surrounding area as commercial zoning and uses about the property to the south.**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support commercial uses based on the Future Land Use Map; however, the current development requires rezoning approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
 - b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
 - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
 - d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In a memorandum dated April 29, 2026, the Hall County Environmental Health Department stated "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation may be required after review of business plan. No community septic systems to be permitted by Environmental Health. All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation."

Georgia Department of Transportation

In an email dated April 17, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated "Applicant will need to coordinate with GDOT District 1 Traffic Operations Office for consideration of driveways.

In a supplemental email dated April 29, 2026, Madison N. Dorminey, Assistant District Traffic Engineer, stated:

“The proposed access does not meet GDOT driveway spacing requirements. Sight Distance appears to be limited and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53.”

Hall County Public Works and Utilities

In a memorandum dated April 28, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wrested vegetation not centerline of stream

Traffic:

A Trip Generation Memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.

Utilities:

Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

Hall County Fire Marshal

In a memorandum dated April 20, 2026, the Hall County Fire Marshal’s office stated “The Hall County Fire Marshal’s Office considers the plan conceptual and if approved may require modifications during development review to meet Life Safety and International Fire Code requirements including any applicable fire code modifications.”

Hall County Business License Division

In a memorandum dated April 21, 2026, Brandi Smith, Business License Director stated “Any future businesses will need to obtain a business license with the Hall County Business License department.”