



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (06/22/26)

REPORT TO: Voting Meeting (06/25/26)

ITEM NO: 371/2026

SUBJECT: **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **DCCM, applicant** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*

Meetings:

Work Session Date: 06/22/26

Voting Meeting Date: 06/25/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends approval, with conditions, as the proposed zoning is consistent with the “Regional Activity Nodes and Corridors” future land use classification within the Comprehensive Plan.

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.

Purpose of Request:

2632 Sardis Road | Rezone | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **DCCM, 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:

- Request to Table
- Staff Report
- Application
- Narrative
- Narrative Supplement
- Site Plan
- Plat
- Maps
- Map - Public Comments Rec'd
- Renderings
- Deed
- Water Availability Letter
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Business License Comment
- 6-25-2026 Updated Notice Sign
- Notice Sign
- Public Comment - from Damian Abaddon
- Public Comment - from Timothy Ader
- Public Comment - from Cathy Skinner
- Public Comment - from David Murphy
- Public Comment - from David Murphy2
- Public Comment - from John Whitmire
- Public Comment - from Patricia Zapata
- Public Comment - from William Earnest
- Public Comment - from William Earnest2
- Public Comment - from John & Sadie McElroy