



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (07/20/26)

REPORT TO: Voting Meeting (07/23/26)

ITEM NO: 434/2026

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. Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.*

Meetings:

Work Session Date: 07/20/26

Voting Meeting Date: 07/23/26

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	LT	JL	CR
Clerk			
JR			

Attachments:

Board Memo
 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
 Notice Sign
 6-25-2026 Updated Notice Sign
 7-23-2026 Updated Notice Sign
 Request to Table
 Public Comment - from Damian Abaddon
 Public Comment - from Timothy Ader
 Public Comment - from Timothy Ader2
 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 John & Sadie McElroy
 Public Comment Map