



AGENDA ITEM

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

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
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
6-29-2026 Map of Public Comments Rec'd
6-29-2026 Map of Public Comments Rec'd
7-22-2026 Map of Public Comments Rec'd
Public Comment - from Damian Abaddon
Public Comment - from Timothy Ader
Public Comment - from Timothy Ader2
Public Comment - from Cathy Skinner
Public Comment - from Cathy Skinner2
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, Opposition Letter and Signatures - Submitted by John & Sadie McElroy
7-17-2026 BOC Memo with Response and Proffered Conditions from Applicant
7-20-2026 BOC Memo with Amended Response and Proffered Conditions from Applicant