



Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Katie G. Ahmed

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: September 21, 2026

Subject: **(A) 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**

(B) 2632 Sardis Road | Special Use | for a storage lot | 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: Boat & RV storage** | Commission District 2 | **DCCM, applicant**

Dear Mr. Chairman and District Commissioners,

At the July 23, 2026 BOC meeting, the Board requested submission of a traffic study and for the applicant to look into connecting the development to public sewer. The item was then tabled to the October 8, 2026 meeting.

The applicant submitted an updated project narrative and concept plan to staff on August 4, 2026, which has removed the requirement for a Traffic study.

Below is a comparison table outlining the key differences between the referenced applications for your review and consideration.

	Current Proposal as of 08/04/2026	Previous Proposal of 03/24/2026	Differences
Project Intent	500 Boat/RV storage spaces and allowed uses in HB zoning districts	60,000 square foot commercial space & 500 Boat/ RV storage	Commercial square footage removed
Traffic Impact	ADT 90 trips for Boat/RV storage use	ADT 205 trips for Boat/RV Storage and 585 trips for commercial use	Decreased because commercial square footage is removed
Allowed Uses	Allowed uses in HB zoning districts & Boat/RV storage	Retail, office, H-B uses & Boat/RV storage	Retail / offices removed
Septic / Sewer	Individual septic systems	Individual and community systems	Individual only
Concept Plan	Shows Boat/RV storage layout only	Approximately 5 commercial sites and Boat/RV storage	Commercial outparcels removed