



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: August 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,

The above referenced application was originally tabled at the May 28, 2026, Board of Commissioners meeting to June 25, 2026. The Board then voted to further table this item to July 23, 2026 and again to the October 8, 2026, meeting with the directive that the applicant provide a Traffic Impact Study.

The applicant has since revised their Concept Plan and is requesting that the item be heard at the September 10, 2026, Board of Commissioners meeting. Staff has placed this request on the September 10 agenda while still meeting all required state advertising guidelines.

The applicant has provided an updated site plan showing that the proposed boat and RV storage facility would only access a GDOT-maintained road (Dawsonville Highway), and no additional development is proposed for the site at this time. The previously proposed commercial parcels on the west side of the property have been removed. These revisions, attached for your review, eliminate the need for a Traffic Impact Study.

If the Board prefers to keep this item tabled until the October 8 meeting, that option remains available. The Board would simply need to vote to table the item during the September 10 meeting.

In the May 28, 2026, staff report, staff recommended APPROVAL of both (A) and (B) 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.

Based on the updated site plan and narrative, staff recommends approval of both (A) and (B) with the following modified conditions:

1. The property shall be developed in accordance with the site plan and narrative dated August 4, 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.