



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (10/05/26)

REPORT TO: Voting Meeting (10/08/26)

ITEM NO: 501/2026

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**

SUBJECT: *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.

Note: Tabled at the July 23, 2026 Voting Meeting until the October 8, 2026 Voting Meeting.

Meetings:

Work Session Date: 10/05/26

Voting Meeting Date: 10/08/26

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:

History:

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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
KA	KA	JL	CR
Clerk			
JR			

Attachments:

Board Memo (rec'd 9/21/2026)
Board Memo (rec'd 8/24/2026)
BOC Memo with Amended Response and Proffered Conditions from Applicant (rec'd 7/20/2026)
BOC Memo with Response and Proffered Conditions from Applicant (rec'd 7/17/2026)
Board Memo
Staff Report
Application
Narrative (rec'd 9/21/2026)
Narrative (rec'd 8/21/2026)
Narrative
Narrative Supplement
Site Plan (rec'd 9/21/2026)
Site Plan (rec'd 8/21/2026)
Site Plan
Plat
Maps
Renderings
Deed
Water Availability Letter
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Business License Comment
Notice Sign (rec'd 9/21/2026)
Notice Sign (rec'd 8/24/2026)
Notice Sign (rec'd 7/23/2026)
Notice Sign (rec'd 6/25/2026)
Notice Sign
Request to Table
Map of Public Comments Rec'd (rec'd 6/29/2026)
Map of Public Comments Rec'd (rec'd 6/29/2026)
Map of Public Comments Rec'd (rec'd 7/22/2026)
Public Comment - from Damian Abaddon
Public Comment - from Timothy Ader
Public Comment - from Timothy Ader 2
Public Comment - from Cathy Skinner
Public Comment - from Cathy Skinner 2
Public Comment - from David Murphy
Public Comment - from David Murphy 2
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
Public Comment - from Patricia Zapata
Public Comment - from Glenn Fried
Public Comment - from Charlene Anderson