

Hall County Government

PLANNING AND ZONING

To: David Gibbs, Chairman

Kathy Cooper, District 1 Commissioner Billy Powell, District 2 Commissioner Gregg Poole, District 3 Commissioner Jeff Stowe, District 4 Commissioner

POST OFFICE DRAWER 1435 GAINESVILLE, GA 30503

From:

Beth Garmon, Director of Planning & Zoning

t: 770.531.6809 | f: 770.531.3902

Date:

November 17, 2025

PLANNING AND ZONING
DIRECTOR
Beth Garmon

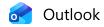
Subject:

(A) 2632 Sardis Road | Rezone | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | Commission District 2 | Rochester | DCCM c/o Bradley Dunckel, applicant

- (B) 2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | Commission District 2 | Rochester | DCCM c/o Bradley Dunckel, applicant
- (C) 2632 Sardis Road | Variance to section 6.2 | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | Commission District 2 | Rochester | DCCM c/o Bradley Dunckel, applicant
- (D) 2632 Sardis Road | Variance to section 5.4.2 | from M-U standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | Commission District 2 | Rochester | DCCM c/o Bradley Dunckel, applicant

The request before you is from Rochester | DCCM c/o Bradley Dunckel to rezone from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) for a mixed use development.

The applicant has requested to table this application to the January 8, 2026 Board of Commissioners meeting in order to revise the site plan and narrative.



2632 East Sardis Road

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Tue 11/18/2025 2:33 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Bradley K. Dunckel <bdunckel@dccm.com> Sent: Monday, November 17, 2025 1:18 PM

To: Beth Garmon (Planning)

 kgarmon@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Subject: RE: 2632 East Sardis Road

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Yes, let's shoot for the 8th. Thanks.

Bradley Dunckel, PE

Director of Development Strategies

Rochester | DCCM

678.450.5175 p 770.363.1997 c

From: Beth Garmon (Planning) < bgarmon@hallcounty.org>

Sent: Monday, November 17, 2025 1:17 PM

To: Bradley K. Dunckel < bdunckel@dccm.com >; Katie G. Ahmed (Planning) < kahmed@hallcounty.org >

Subject: RE: 2632 East Sardis Road

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Thank you, Bradley.

Do you have a date in mind that you would like to be tabled to? The January meetings are January 8 and 22.

Thank you, Beth

Beth Garmon

Director of Planning and Zoning

Hall County Community Development and Infrastructure (office) 770-531-6809 (direct) 770-297-2626 bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through <u>Accela</u>. Plat inquiries may be submitted to <u>plats@hallcounty.org</u>. Zoning and general inquiries may be submitted to <u>planning@hallcounty.org</u>.



From: Bradley K. Dunckel < bdunckel@dccm.com>
Sent: Monday, November 17, 2025 1:15 PM

To: Beth Garmon (Planning) < bgarmon@hallcounty.org>; Katie G. Ahmed (Planning) < kahmed@hallcounty.org>

Subject: 2632 East Sardis Road

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Good Afternoon,

At the direction of our Client, we would like to request a tabling of this Application while we make some revisions to the site plan and project narrative. We hope to have those back to you for further review by the end of the month. Please let me know if you need anything further from else to accept this request.

Thanks,

Bradley

Bradley Dunckel, PE

Director of Development Strategies



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