



# 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  
**Beth Garmon**

**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:**

Beth Garmon, Director of Planning & Zoning

**Date:**

November 17, 2025

**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 Dunkel, 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 Dunkel, 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 Dunkel, 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 Dunkel, applicant**

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The request before you is from Rochester | DCCM c/o Bradley Dunkel 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.

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## 2632 East Sardis Road

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**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) <bgarmon@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 8<sup>th</sup>.

Thanks,

**Bradley Dunckel, PE**

*Director of Development Strategies*

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**Rochester | DCCM**

678.450.5175 p 770.363.1997 c

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**From:** Beth Garmon (Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>

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

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

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All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to [plats@hallcounty.org](mailto:plats@hallcounty.org). Zoning and general inquiries may be submitted to [planning@hallcounty.org](mailto:planning@hallcounty.org).



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**From:** Bradley K. Dunckel <[bdunckel@dccm.com](mailto:bdunckel@dccm.com)>  
**Sent:** Monday, November 17, 2025 1:15 PM  
**To:** Beth Garmon (Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>; Katie G. Ahmed (Planning) <[kahmed@hallcounty.org](mailto: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*



A 425 Oak Street, Northwest, Gainesville, Georgia 30501  
P 678.450.5175 C 770.363.1997  
[Rochester.DCCM.com](http://Rochester.DCCM.com) | [f](#) [in](#)

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