

HIGHLAND PARK DRIVE

VICKI E & DAVID J. MURPHY  
10084 004016  
R-1

ARVINA A & DENA  
CHERI TURK  
10071 000159  
R-1

RICHARD L. WALTERS  
10071 000156  
R-1

JOHN D. MCELROY  
10071 0001555  
R-1

PATRICIA ZAPATA & ANTHONY CARDONA  
10071 000093A  
AR-1



REVISED 3/27/26

**OWNER**  
WILLIAM R. POWELL  
3734 TIMBER WALK DRIVE  
GAINESVILLE, GA 30506  
(678) 617 - 3997  
WPOWELL19870607@GMAIL.COM

**SITE DATA**  
ACREAGE: 25.9 AC  
EXISTING ZONING: R-1  
PROPOSED ZONING: H-B  
PARCEL #: 10071 000136  
ADDRESS: 2632 EAST SARDIS RD

**APPLICANT**  
DCCM  
425 OAK ST  
GAINESVILLE, GA 30501  
BRADLEY DUNCKEL  
(678) 450-5175  
BDUNCKEL@DCCM.COM

THORNTON PROPERTIES & RENTALS, LLC  
10071 000089B  
S-S

VARGAS CASTRO JUSTICE  
10071 000089A  
S-S

Portion of parcel within 300' GCOD Corridor

BOWER III FAMILY, LP  
10071 000088  
S-S

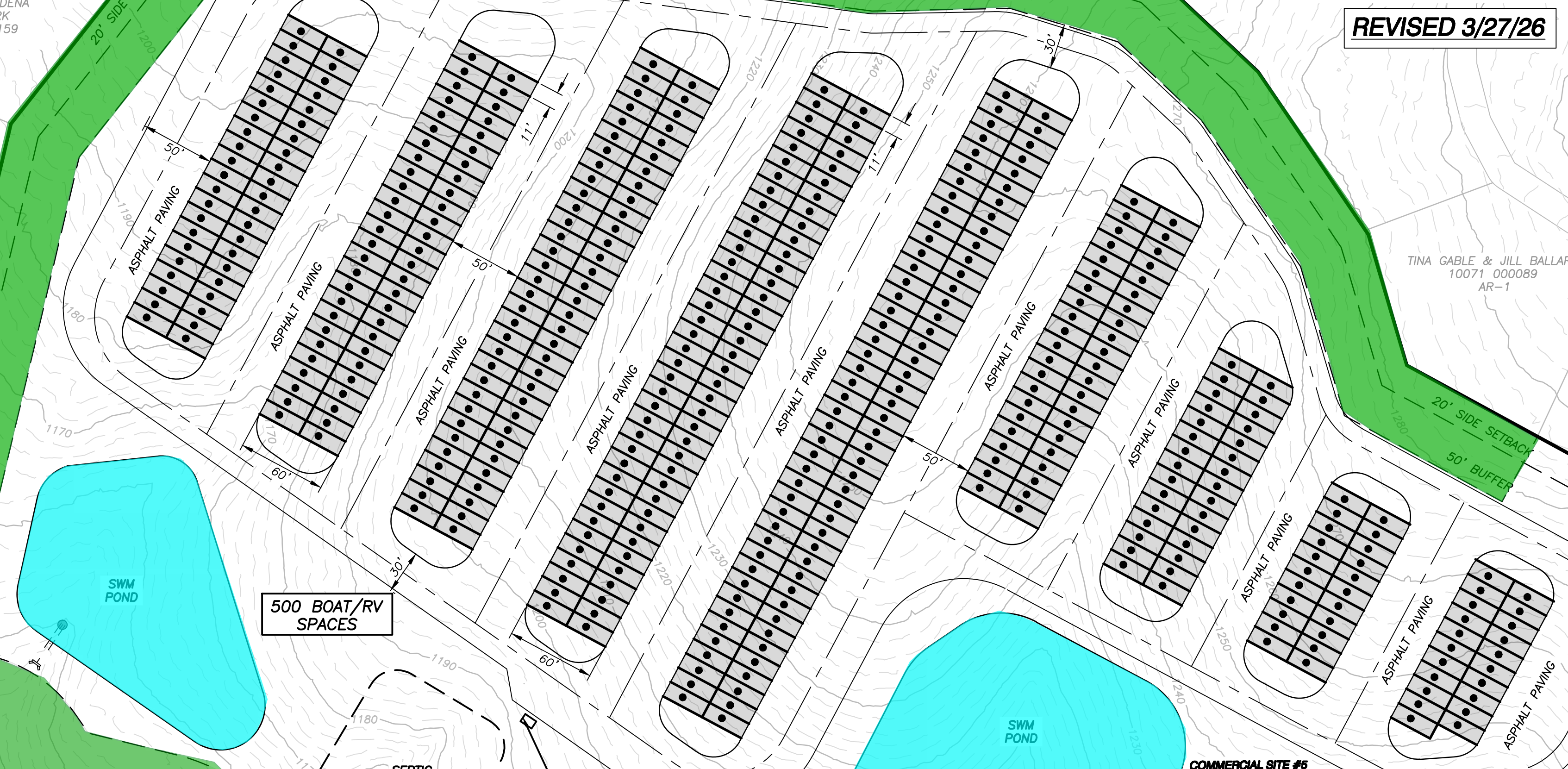
DAWSONVILLE HWY  
2640 DHB, LLC  
10071 000162  
S-S & R-1

DAWSONVILLE HWY  
2640 DHB, LLC  
10071 000088B  
S-S

SARDIS COMMUNITY CLUB  
10071 000094A  
S-S & R-1

ORELLANA E. ORFILIA  
10071 000084EE  
A-R1

TOM L. BOWER III  
10071 000133  
A-R1



COMMERCIAL SITE #4  
2.10 AC  
1.21 AC W/ SETBACK

COMMERCIAL SITE #3  
2.39 AC  
1.10 AC W/ SETBACK

COMMERCIAL SITE #2  
2.43 AC  
1.81 AC W/ SETBACK

COMMERCIAL SITE #1  
1.85 AC  
1.28 AC W/ SETBACK

COMMERCIAL SITE #5  
17.08 AC  
12.71 AC W/ SETBACK

SARDIS ROAD

EAST SARDIS ROAD (RW VARIES)

WEST SARDIS ROAD

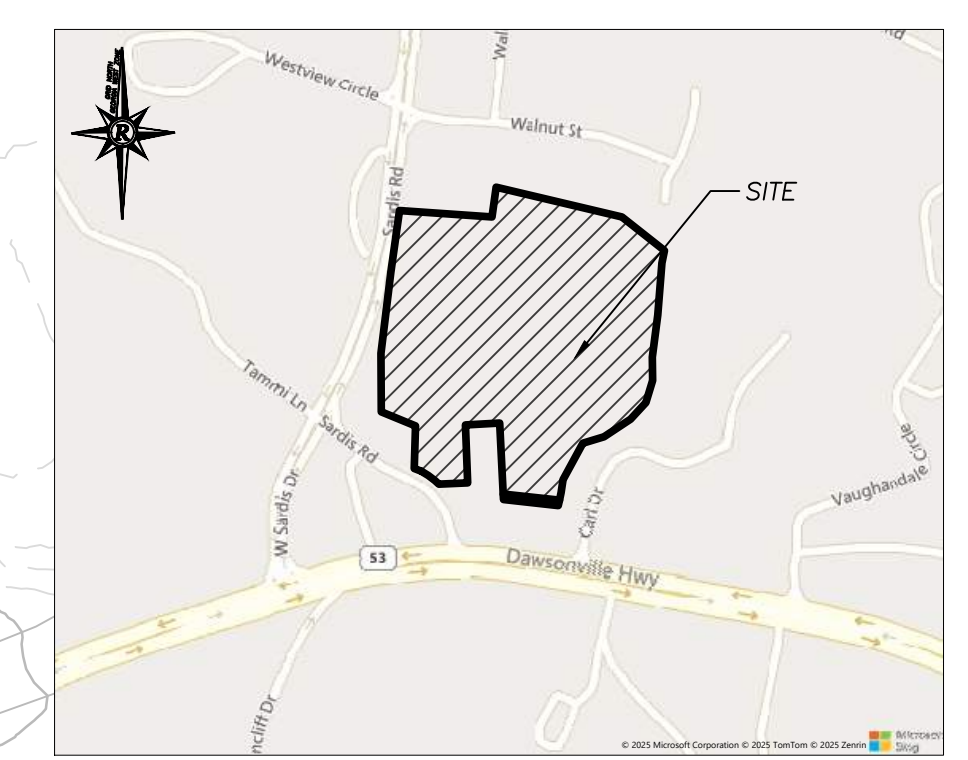
DAWSONVILLE HIGHWAY (SR 53)

ENTRANCE #3

ENTRANCE #2

ENTRANCE #1

VICINITY MAP (N.T.S)



**DCCM**  
Rochester & Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.718.0600 | rochester.dccm.com

**Rochester**  
CONCEPT MAP FOR:  
**EAST SARDIS ROAD TRACT**  
LOCATED IN:  
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES, LLC VOID THE SEAL SHOWN HEREON AND THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE  
30' 0" 60' 120'

SHEET  
1  
OF  
1  
DATE: 3/27/26  
SCALE: 1" = 60'  
JOB NO.: 10071 000133  
DRAWN BY: SDCP/eng  
DRAWN BY: TCT