

ITEMS 11 & 12 (SEE AMENDED VERSION)
DATED 7-20-2026

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Friday, July 17, 2026 5:14 PM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: John Gentry (Administration); Casey Ramsey (Administration); Anael Dominguez (Administration); Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Lynn Taylor (Planning); Jorge Gomez (Engineering); Brent Cook (Engineering)
Subject: 2632 Sardis Road | Rezone & Special Use - July 23, 2026 BOC meeting
Attachments: 2632 Sardis Road_Memo_7.23.2026-BOCpdf.pdf

For informational purposes only:

Mr. Chairman and District Commissioners,

Please find attached a memo outlining the updated materials submitted to staff for the application at 2632 Sardis Road. These materials are also enclosed.

If you have any questions, please let us know.

Thank you,

Katie Ahmed
Director of Planning and Zoning
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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: July 17, 2026

Subject: **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 R1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **DCCM, applicant** 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.

and

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** 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.

Mr. Chairman and District Commissioners,

On Friday, July 17, 2026, staff received a response from the applicant for the above-referenced request. In this document, the applicant outlines rebuttals to those who spoke in opposition at the June 25, 2026, BOC meeting, as well as a response to the Board's request to investigate connection to sewer and to conduct a traffic study.

The topics addressed in the submitted document include:

- Septic system concerns
- Clearing and grading concerns
- Traffic concerns
- Septic contamination and runoff concerns
- Traffic on Carl Drive
- Appropriateness of the proposed use

Additionally, the applicant submitted proffered conditions for this development in addition to the Three (3) conditions recommended by Staff. These are listed below in red:

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.
4. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
5. Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
6. Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.
7. Developer shall install additional signage, as required by Hall County, to identify Carl Drive as a "Dead End" street with no turnaround opportunities.
8. Developer shall install security fencing around the perimeter of the storage lot.
9. During grading and site development, Developer shall protect all jurisdictional streams and waterways from sediment runoff and adhere to buffer requirements of both Hall County and the State of Georgia.
10. Developer shall provide inter-parcel access for the 4 commercial lots along East Sardis Road and the Sardis Connector.

11. Developer shall grade within the boundaries of the site allowing at least 25' of the 50' exterior buffer to remain undisturbed. All disturbed areas of the 50' exterior buffer shall be revegetated to Hall County standards.

12. No dry stack storage is allowed within the Boat/RV storage area.

The submitted documents are enclosed with this memo. If you have any questions or concerns, please let us know.

Thank you,

Katie Ahmed

Applicant rebuttal to public opposition comments and the Board's requests for additional information

At the BOC meeting on June 25, the rezoning request for 2632 Sardis Road was tabled to allow the applicant the opportunity to address the concerns of the Board and the public. The responses below have been provided by the applicant, as well as proffered conditions that would further support the County's existing development standards:

Septic System Concerns

- The Board asked the Developer to evaluate connecting to public sewer in the area.
 - Developer evaluated the possibility of installing gravity sewer to the Sardis Elementary pump station. The most likely route would require at least 9 easements, including the Corps of Engineers. Additionally, a portion of the sewer would need to be aerial where it crosses the lake property near the pump station. Even if the easements could be acquired, it is unlikely that the Corps would permit an aerial crossing. (See attached Exhibit 1 showing route)
 - The projected flow from the 500-space Boat/RV storage facility is 1380 GPD which is the equivalent of less than three (3) 4-bedroom houses (600 GPD each).
 - The total projected flow from the 60,000 SF Commercial lots is 6750 GPD. This projected flow does not meet the EPD threshold of 10,000 GPD for an on-site sewage management system. Developer shall provide separate on-site systems for each of the 4 lots with a projected flow of 1688 GPD each. (See attached Exhibit 2 showing flow calculations)
 - Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable.

Clearing & Grading Concerns

- The Board asked the Developer to evaluate the existing topography of the site and demonstrate appropriate grading considerations.
 - Developer has provided a conceptual grading plan for the Boat/RV storage facility that shows that the site can be graded to a 5% +/- slope within the

boundaries of the subject property. (See attached Exhibit 3 showing grading plan)

- Developer proposes to leave at least 25' of the 50' exterior buffer as undisturbed. Where disturbed, Developer shall re-vegetate these areas to Hall County standards.

Traffic Concerns

- The Board asked the Developer to provide a traffic study for the proposed development to analyze potential impacts on the surrounding area's traffic patterns.
 - A valid traffic study cannot be completed until area schools are back in session and school related traffic patterns have stabilized, typically late August. An additional 4 to 6 weeks are required to complete the analysis and recommendations of the study. We are requesting that the timing of the study be delayed per the below proffered conditions.
 - Developer shall satisfy all Georgia Department of Transportation requirements (including an Intersection Control Evaluation (ICE)) for permitting all site driveways that access roads within the State's system.
 - Developer shall satisfy all Hall County requirements for permitting the site driveways that access roads within the County's system, as determined by a Traffic Impact Study completed prior to an LDP approval.

Septic Contamination and Runoff Concerns

- Mr. Mason Murphy (2756 Sardis Church Road) expressed concerns about the impact of the development's septic systems on his adjacent property.
 - Analysis of the subject property's topography shows that the entire site drains to a stream that bisects the property. None of the potential runoff will ever reach the Murphy property as a ridgeline along the shared boundary separates the two properties. (See attached Exhibit 4 showing topography of site)

Carl Drive Concerns

- Mr. Lamar Skinner (2670 Carl Drive) expressed concerns about the possibility of customers of the Boat/RV storage facility mistakenly turning onto Carl Drive instead of the facility entrance.

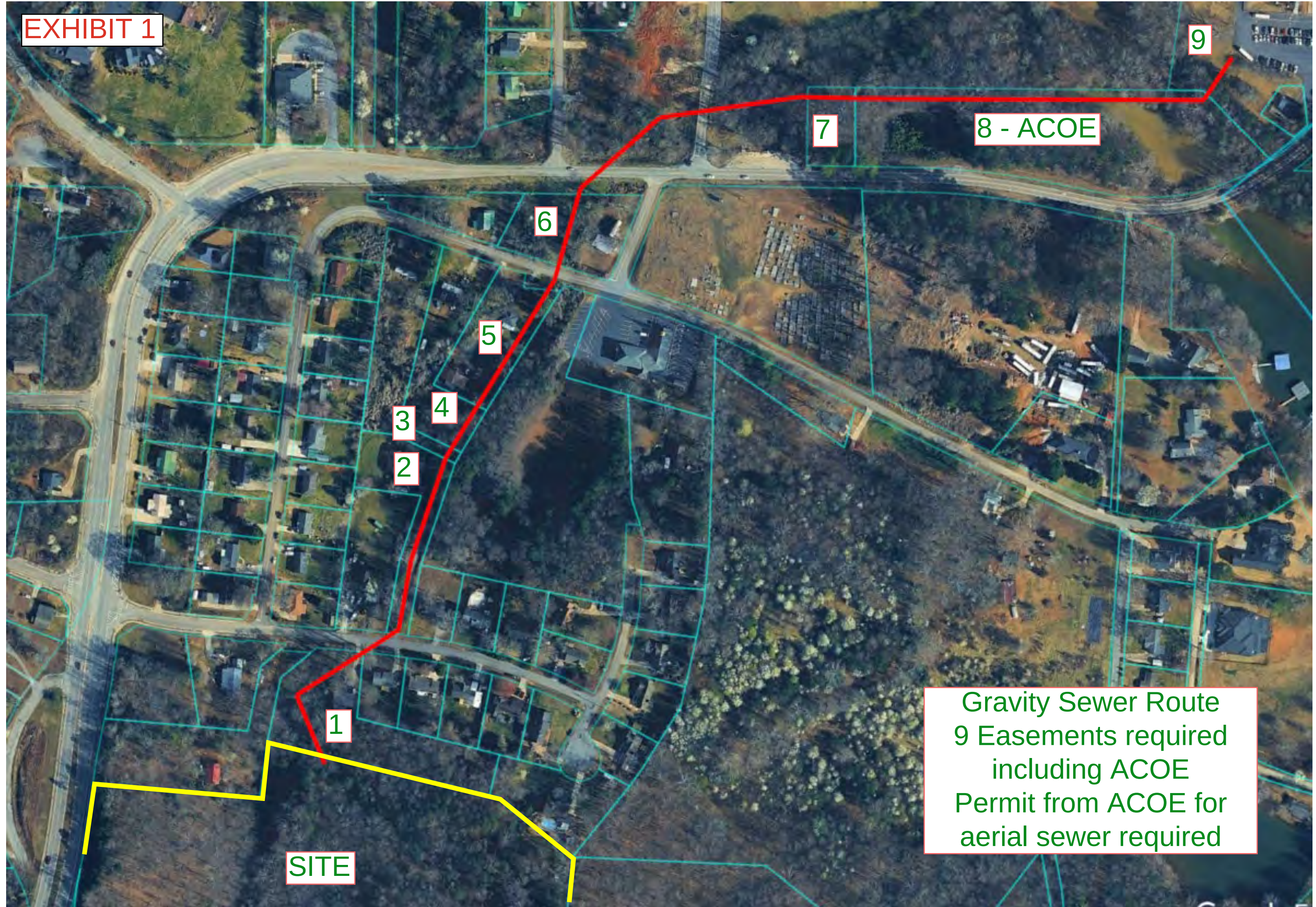
- Although there is an existing “Dead End” sign at the entrance to Carl Drive, Developer will work with Hall County Transportation Department to add signage that further designates that no turnaround is located on the road. (See attached Exhibit 5 showing existing conditions at Carl Drive)

Zoning Precedent

- During the public hearing, the speakers in opposition questioned the appropriateness of the use in the proposed location.
 - In the Comprehensive Plan, the corridor established by the Sardis Connector, which includes the subject property, is designated as Regional Activity Nodes and Corridors as well as Business Nodes and Corridors on the Future Land Use Map. Both designations support the H-B zoning district.
 - The Comprehensive Plan specifically identifies the character of the Sardis Connector as follows:

“Sardis Connector - Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville/Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county.”
 - In the Comprehensive Plan, a Key Strategy for the Murrayville/Sardis Character Area includes “prioritizing higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway.”

EXHIBIT 1



SITE

1

2

3

4

5

6

7

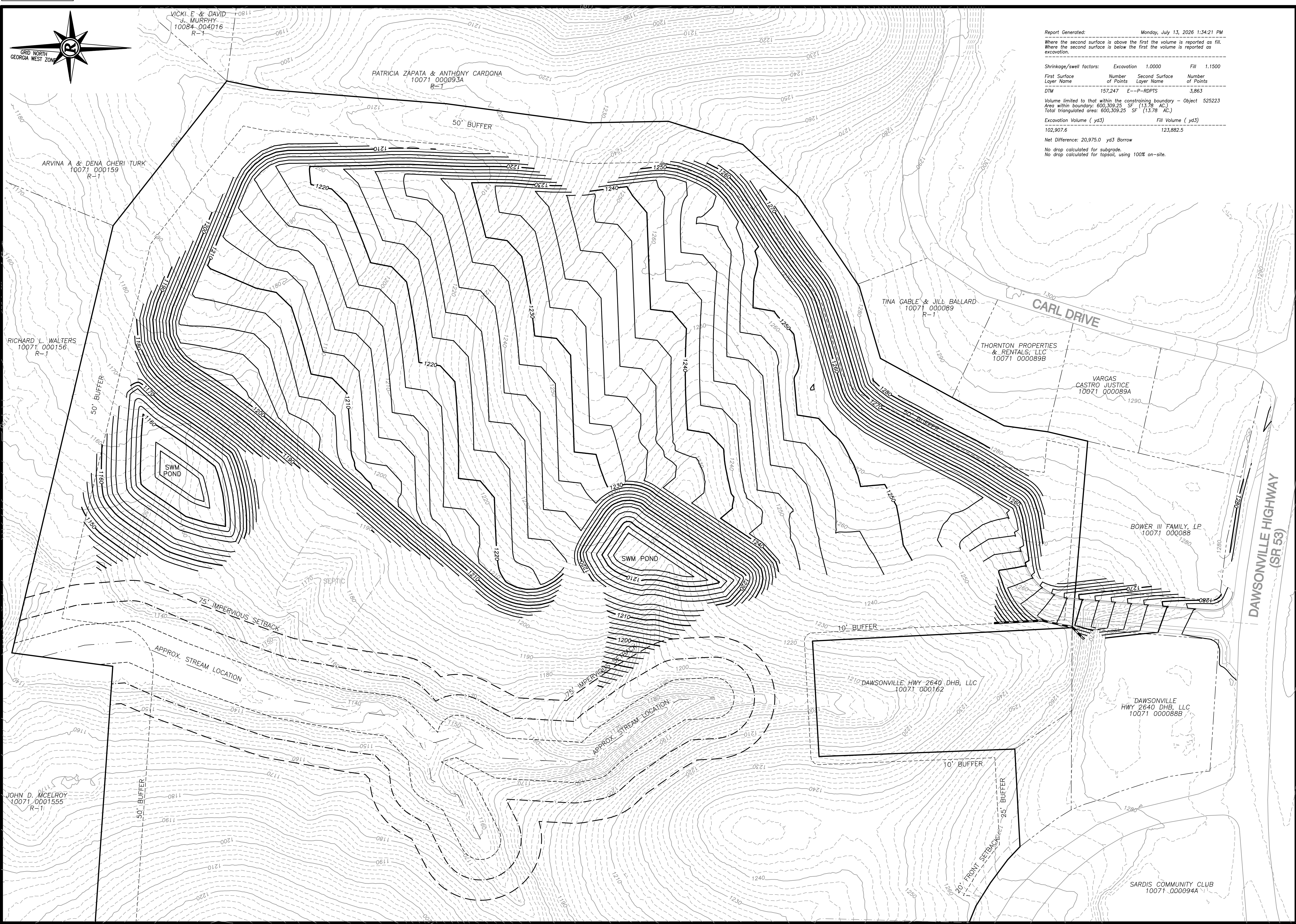
8 - ACOE

9

Gravity Sewer Route
9 Easements required
including ACOE
Permit from ACOE for
aerial sewer required

EXHIBIT 2

Wastewater Flow Estimates					
Use	Use Size	Gallons Per 1000 SF	Gallons Per Trip	GPD	Per Site
General Office	30,000 SF	175		5250	
Retail	30,000 SF	50		1500	
Boat Storage	23		0	0	
RV Storage	23		60	1380	
Total GPD Commercial				6750	1688
Total GPD Boat/RV Storage				1380	1380
For Comparison					
4 Bedroom House				600	
Dollar General				800	



Report Generated: Monday, July 13, 2026 1:34:21 PM

Where the second surface is above the first the volume is reported as fill.
Where the second surface is below the first the volume is reported as excavation.

Shrinkage/swell factors:	Excavation	1.0000	Fill	1.1500
First Surface Layer Name	Number of Points	Second Surface Layer Name	Number of Points	
DTM	157,247	E--P-RDPT5	3,863	

Volume limited to that within the constraining boundary - Object 525223
Area within boundary: 600,309.25 SF (13.78 AC.)
Total triangulated area: 600,309.25 SF (13.78 AC.)

Excavation Volume (yd3)	Fill Volume (yd3)
102,907.6	123,882.5

Net Difference: 20,975.0 yd3 Borrow

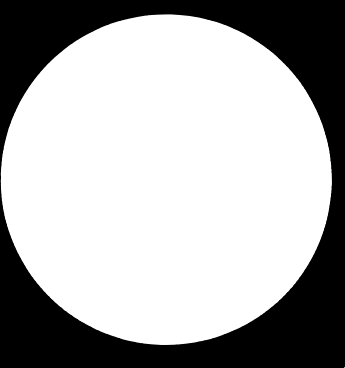
No drop calculated for subgrade.
No drop calculated for topsoil, using 100% on-site.

PRELIMINARY GRADING PLAN
FOR :
EAST SARDIS ROAD TRACT
LOCATED IN
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

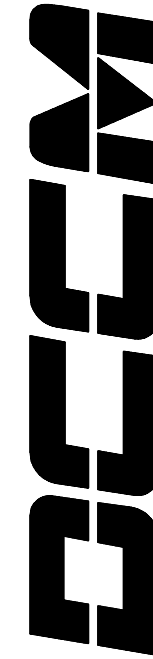
ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT, FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
25' 0' 50' 100'



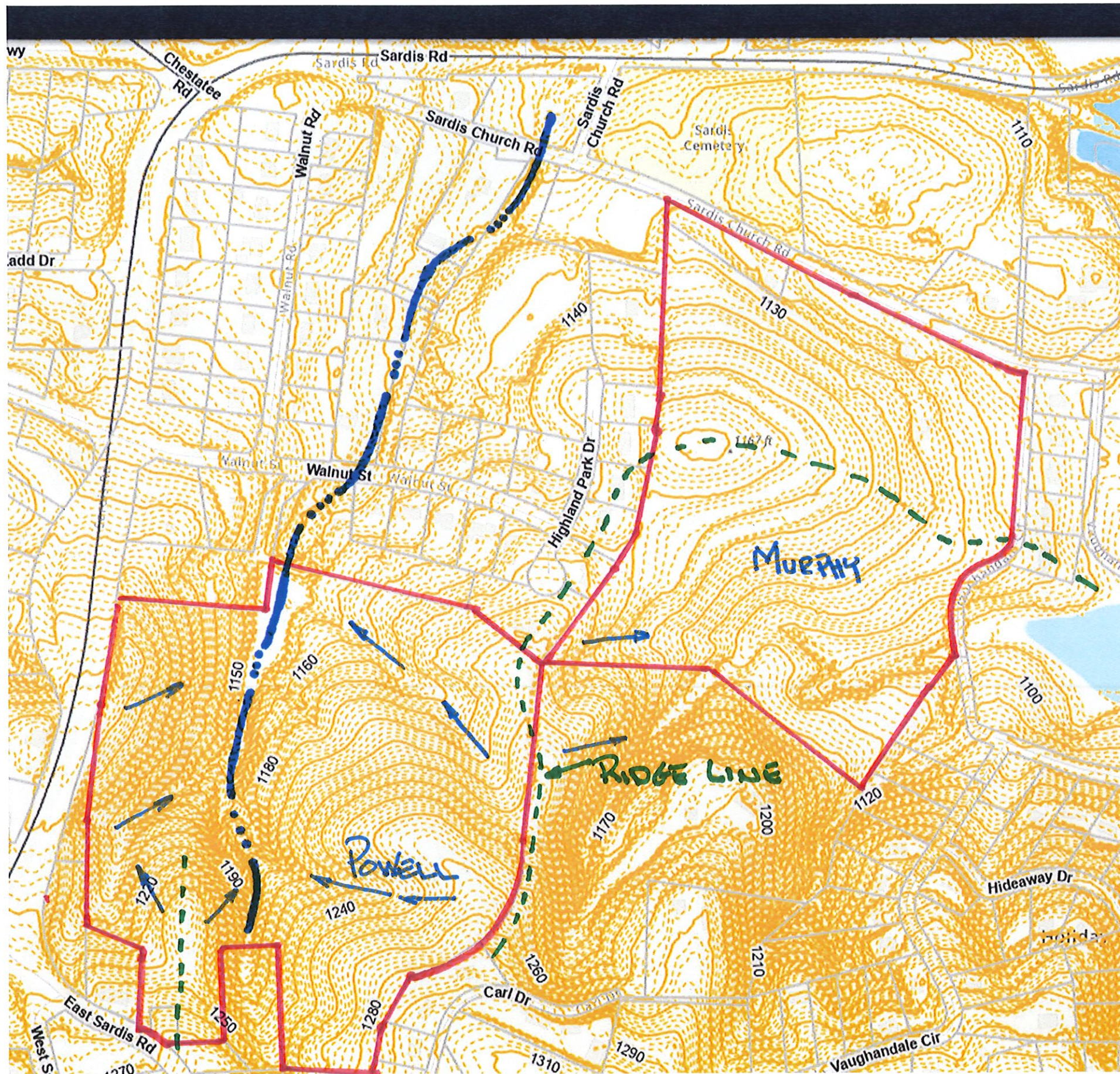
SHEET
1
OF
1

DATE : 7/13/2026
SCALE : 1"= 50'
JOB NO. : 0225107
FILE NO. : *PRP.GRD.pro
DRAWN BY: SWS



DCCM Infrastructure, Inc.
425 Oak Street NW, Gainesville, GA 30501
770.718.0600 | DCCM.com

EXHIBIT 4



RUNOFF FROM POWELL SITE WILL NEVER
REACH THE MURPHY PARCEL

EXHIBIT 5



Proffered Conditions

1. Developer shall permit all on-site sewage management systems through the Hall County Department of Environmental Health or Georgia Environmental Protection Division, as applicable. All commercial sites shall have individual onsite management systems.
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