

## Jennifer Rivera (Administration)

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**From:** Kaitlyn Elliott (Planning)  
**Sent:** Monday, October 5, 2026 10:14 AM  
**To:** Jennifer Rivera (Administration)  
**Cc:** Katie G. Ahmed (Planning)  
**Subject:** 10/8 mtg - 2632 Sardis Rd - Applicant Updates  
**Attachments:** 2632 Sardis Rd\_10-8 BOC.pdf

Jennifer,

See attached. Can this be added to HCAM?

Thank you,

**Kaitlyn Elliott**  
Planning Commission Clerk  
Planning and Zoning  
(770) 531-6810  
[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (<https://hallcountyga.nextrequest.com>).

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**All payments must be made through the Accela Portal or in person. If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.**

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**From:** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>  
**Sent:** Monday, October 5, 2026 10:10 AM  
**To:** Beth Garmon <bgarmon@dccm.com>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>  
**Cc:** Bradley K. Dunckel <bdunckel@dccm.com>; [REDACTED] Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>  
**Subject:** Re: 2632 Sardis Road

Good morning, Beth.

Thank you for your email. I will ensure this is added to the record.

Thank you,

Katie Ahmed  
Director of Planning and Zoning  
Hall County Government  
(office) [770-297-2649](tel:770-297-2649)  
(mobile) [678-971-8816](tel:678-971-8816)  
[kahmed@hallcounty.org](mailto:kahmed@hallcounty.org)

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**From:** Beth Garmon <bgarmon@dccm.com>  
**Sent:** Monday, October 5, 2026 8:43 AM  
**To:** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; David Gibbs (County Commission) <d gibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>  
**Cc:** Bradley K. Dunckel <bdunckel@dccm.com>; [REDACTED]  
**Subject:** 2632 Sardis Road

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Good morning,

Please find attached a letter summarizing the modifications to the rezoning request for boat and RV storage at 2632 Sardis Road. This letter also serves to highlight that the proposed use of boat and RV storage will have significantly less impact on traffic than that generated by the recently approved gas station, convenience store, and commercial development located at the intersection of Sardis Road and Dawsonville Highway. Like the gas station, the proposed boat and RV storage facility aligns with Hall County's Comprehensive Plan and could be considered the least impactful of uses supported by the Future Land Use designation "Regional Activity Nodes & Corridors".

We appreciate the Board's consideration of this request and respectfully ask for its approval at Thursday's meeting.

Please feel free to reach out with any questions.

Thank you,  
Beth Garmon

**Beth Garmon**  
*Senior Project Manager*

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**P** 678.450.5128



October 5, 2026

Ms. Katie Ahmed  
Planning and Zoning Director  
Hall County

RE: 2632 Sardis Road

Dear Ms. Ahmed,

The rezoning application for 2632 Sardis Road was tabled by the Board of Commissioners on July 23, 2026 to allow the applicant time to review traffic impacts and potential sewer connection. Since that time, the application has been modified to remove the five commercial outparcels that were included in the previous versions of the proposed project. The elimination of these commercial sites significantly reduces the traffic impacts of the current plan, with approximately 90 Average Daily Trips (ADT) generated for a 500-space boat and RV storage facility.

As noted in the staff report, the use of the site for boat and RV storage aligns with the Comprehensive Plan's Future Land Use designation of Regional Activity Nodes & Corridors. Highway Business is listed as an appropriate zoning district within the Murrayville/Sardis Character Area. The Sardis Connector is specifically identified as supporting new growth and development. When comparing the proposed use to allowed uses within Highway Business (H-B), boat and RV storage is expected to be the least impactful option as it relates to traffic impacts.

Recently, a rezoning application was approved for a property with the same Future Land Use designation located across Sardis Road for intended uses to include a gas station, convenience store, and nearly 19,000 square feet of commercial space. The anticipated traffic impacts from this recently approved project far exceed the ADT generated from the proposed boat and RV storage facility.

The applicant has presented a plan with very limited traffic impacts, and respectfully asks that the Board approve this rezoning request, as it is clearly supported by staff, the Comprehensive Plan, the Unified Development Code, and its contributions to economic development within Hall County.

Sincerely,

Beth Garmon  
Senior Project Manager  
DCCM Infrastructure, Inc.