



## AGENDA ITEM

### Planning & Zoning

**REPORT TO:** Work Session (12/08/25)

**REPORT TO:** Voting Meeting (12/11/25)

**ITEM NO:** 680/2025

**SUBJECT:** **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**

### Meetings:

**Work Session Date:** 12/08/25

**Voting Meeting Date:** 12/11/25

### Executive Summary:

**Presenter:** KA

**Recommendation:**

The applicant has requested to table to the January 8, 2026 meeting.

**Purpose of Request:**

**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**

**History:**

**Facts and Issues:**

**Options:**

**Funding Requested** \$ 0.00

**Are funds within current budget?** No

**Source of Funds**

**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?** No

**Has it been reviewed by the County Attorney?** Yes

**Is there a deadline for this item?**

**Approvals:**

| <b>Submit</b> | <b>Approve</b> | <b>Attorney</b> | <b>Administration</b> |
|---------------|----------------|-----------------|-----------------------|
| KE            | KA             | JL              | CR                    |
| <b>Clerk</b>  |                |                 |                       |
| JR            |                |                 |                       |

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**Attachments:**

Request to Table  
 Application  
 Updated Narrative 11-11-25  
 Updated Narrative 11-5-25  
 Narrative  
 Updated Site Plan  
 Site Plan  
 Plat  
 Maps  
 Renderings  
 Deed  
 Water Availability  
 GDOT Comment  
 Environmental Health Comment  
 Public Works Comment  
 Fire Comment  
 Notice Sign