



AGENDA ITEM

Planning & Zoning

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

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

ITEM NO: 682/2025

SUBJECT: 2632 Sardis Road | Variance to Section 6.2 | from Gateway Corridor Overlay District (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 Dunckel, applicant**

Meetings:

Work Session Date: 12/08/25

Voting Meeting Date: 12/11/25

Executive Summary:

Presenter: KA

Recommendation:

Applicant has requested to table to the January 8, 2026 meeting.

Purpose of Request:

2632 Sardis Road | Variance to Section 6.2 | from Gateway Corridor Overlay District (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 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:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Request to Table
 Application
 Updated Narrative 11-11-25
 Updated Narrative 11-5-2025
 Narrative
 Statement of Hardship
 Updated Site Plan
 Site Plan
 Plat
 Maps
 Deed
 Renderings
 Water Availability
 Environmental Health Comment
 GDOT Comment
 Public Works Comment
 Fire Comment
 Notice Sign