



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

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:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

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