



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