



## AGENDA ITEM

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

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**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 Dunkel, applicant**

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### 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 Dunkel, applicant**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**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 11-5-2025  
 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