



## 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:** 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:

**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
<b>Clerk</b>			
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