

ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: **ROCHESTER | DCCM c/o BRADLEY DUNCKEL**
REQUEST: **REZONE FROM R-1 & S-S TO M-U FOR A MIXED
USE DEVELOPMENT, INCLUDES SPECIAL USES
AND VARIANCES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: **N/A**
Time: **N/A**

COUNTY COMMISSION
Date: **JAN 08, 2026**
Time: **6:00 P.M.**

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

Dec 12, 2025 11:11:00
2614 Sardis Road
Gainesville
Hall County
Georgia

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APPLICANT: **ROCHESTER | DCCM, c/o BRADLEY DUNCKEL**
REQUEST: **REZONE FROM R-1 & S-5 TO M-U FOR
A MIXED USE DEVELOPMENT, INCLUDES SPECIAL
USES AND VARIANCES**

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: **N/A**
Time: **N/A**

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Georgia
Hall County

Dec 12, 2025 11:13:20
2633 Sardis Road
Gainesville

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than thirty (30) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than thirty (30) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than thirty (30) days and not more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

**THE ZONING SIGN MUST BE POSTED NO EARLIER THAN SEPTEMBER 26 AND
NO LATER THAN OCTOBER 05.**

**THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT
NO LATER THAN OCTOBER 05 ALONG WITH A MINIMUM OF ONE PHOTO
SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.**

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Bradley Dunckel, hereby acknowledge that I have
Please Print Name
read and understand the sign posting requirements. I further certify that the required
public notice sign was posted on September 29, 2025 for Rochester | DCCM
Date _____ (Name application filed as)
Signature Bradley Dunckel
(The original document is required)