



AGENDA ITEM

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

REPORT TO: Work Session (01/05/26)

REPORT TO: Voting Meeting (01/08/26)

ITEM NO: 776/2025

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** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

Meetings:

Work Session Date: 01/05/26

Voting Meeting Date: 01/08/26

Executive Summary:

Presenter: KA

Recommendation:

Denial, as the proposed project is inconsistent with the intent of the “Regional Activity Nodes and Corridors” future land use classification within the Comprehensive Plan as well as the intent of the Mixed-Use (M-U) zoning district.

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:

- Staff Report
- Application
- Updated Narrative 12-8-2025
- Updated Narrative 11-11-25
- Updated Narrative 11-5-25
- Narrative
- Site Plan updated 12-8-25
- Updated Site Plan 11-5-2025
- Site Plan
- Plat
- Maps
- Renderings
- Deed
- Water Availability
- GDOT Comment
- Environmental Health Comment
- Public Works Comment
- Fire Comment
- Public Comment
- Notice Sign
- Updated Notice Sign
- Public Comment - 2632 Sardis Road - from Patricia Zapata
- Public Comment - 2632 Sardis Road - from Lamar & Cathy Skinner