



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: 777/2025

SUBJECT: **2632 Sardis Road | Special Use** | for outdoor storage, major in Mixed Use (M-U) & Gateway Corridor Overlay District (GCOD) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & SS; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunkel, 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 outdoor boat and RV storage component of the project is not consistent with the intent of the Mixed-Use zoning district or the "Regional Activity Nodes and Corridors" future land use classification within the Comprehensive Plan

Purpose of Request:

2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use (M-U) & Gateway Corridor Overlay District (GCOD) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & SS; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunkel, 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 11-5-2025
Narrative
Updated Site Plan 12-8-2025
Updated Site Plan 11-5-2025
Site Plan
Plat
Maps
Renderings
Deed
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comment
Updated Notice Sign
Notice Sign
Public Comment - 2632 Sardis Road - from Lamar & Cathy Skinner
Public Comment - 2632 Sardis Road - from Patricia Zapata