



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: 778/2025

SUBJECT: **2632 Sardis Road | Variance to Section 5.4.2** | from Mixed Use (M-U) 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** 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 there is no hardship pursuant to Section 11.1.1.D.11

Purpose of Request:
2632 Sardis Road | Variance to Section 5.4.2 | from Mixed Use (M-U) 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:

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