



## 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:** 779/2025

**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**  
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 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:

### Options:

|  |         |
|--|---------|
| <b>Funding Requested</b>   | \$ 0.00 |
| <b>Are funds within current budget?</b>  | No      |
| <b>Source of Funds</b>   |         |
| <b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b> | No      |
| <b>Has it been reviewed by the County Attorney?</b>                                | Yes     |
| <b>Is there a deadline for this item?</b>  |         |

**Approvals:**

| Submit | Approve | Attorney | Administration |
|--------|---------|----------|----------------|
| KE     | KA      | JL       | CR             |
| Clerk  |         |          |                |
| JR     |         |          |                |

**Attachments:**

Staff Report  
Application  
Narrative updated 12-8-2025  
Updated Narrative 11-11-25  
Updated Narrative 11-5-2025  
Narrative  
Statement of Hardship  
Site Plan updated 12-8-2025  
Updated Site Plan 11-5-2025  
Site Plan  
Plat  
Maps  
Deed  
Renderings  
Water Availability  
Environmental Health Comment  
GDOT 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