



## 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:

**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
<b>Clerk</b>			
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