



2632 Sardis Rd Rezoning Public Comment

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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From: Timothy Ader [REDACTED]

Sent: Tuesday, November 18, 2025 2:09 PM

To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>

Subject: 2632 Sardis Rd Rezoning Public Comment

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Please add me for public comment on December 11th.

Hall County Commissioners and others it may concern:

When you turn off Dawsonville highway (especially when coming from the west) you are greeted with a beautiful view of trees and the mountains off in the distance with a few homes at the bottom of the hill. The request of rezoning 2632 Sardis Rd. will remove this greeting, changing it into commercial urban view of town homes, boats, trailers, RVs and rows of metal roofing separated by gravel paving. The rezoning from R1 to SS/MU does not fit the character of Sardis rd or the comprehensive plan. This would be the first mixed used property of this sort in the Sardis area. Having seen these types of developments pop up all over the region and the destruction they can cause to the area, not just as a single site but that these rezonings turn into the old adage "give them an inch and they'll take a mile." We've all heard the argument before... It was approved here...it was approved there...etc... "This bell has been rung" so you should/must approve our rezoning and development that is a similar to the others already approved. Hall County residents are tired of the control developers have, especially when these developers don't even live in the area they so desperately want to "develop or improve". If the locals don't like or want the change it is most definitely not an improvement.

The application alone defines the key issues listed in the Hall County Comprehensive Plan- Wetland lack protection, Increased development pressure Existing infrastructure lacks capacity to support increased growth and development.

This rezoning is not in alignment with the county's **Comprehensive Plan**; as that plan outlines Key issues of: **Prominent wetlands lack protection, Increasing development pressure, Existing infrastructure** lacks capacity to support increase growth and development.

Prominent wetlands lack protection

This property is currently heavily wooded, one of the highest elevations in the area and has over 140ft of elevation change within its boundaries. In order to create enough flat spaces for townhomes, commercial building pads with parking and trailer storage it will need to be mass graded and will likely require multiple walls or steep slopes. According to the plans presented with the application almost half of the property will be hard surfaces, paved or gravel. What impact will this have to the lands and residents at lower elevations? How/where will the ponds discharge? Will the outlet control structures and overflows truly protect the lands and waters below?

Increasing development pressure

The request to rezone from R-1 to SS/MU. This would be a drastic change, these zonings are polar opposites of each other. Allowing the first MU in the area could be a flood gate for more development. The variance From GCOD Standards – to build less appealing buildings/improvements? Lets not turn the new Super Sardis Rd into another business filled bypass of congestion.

Existing infrastructure lacks capacity to support increase growth and development.

This area is designated to be residential of lower density. Super Sardis is being built which will increase traffic, but the intersections around this property are not being improved. U turns and Crossings are already difficult at the intersections nearby, adding trailers and RVs to the mix will not be an improvement. Multiple septic systems must be relied on since there is no sewer in the area to process the waste of these facilities of which some are just earmarked for future commercial use.

Other Key Issues and Concerns for Objection:

Homes 20ft off Sardis – This portion of the road is posted as 35MPH. However, the speed is more often 55+MPH! No other homes on the entire road are this close to the road.

This project will require a massive amount of grading. Will there be steep slopes or large walls, with a lengthy building process? – none of this is presented in the package.

After construction will residents be left with unattractive out of place buildings, structures, gravel dust, etc... ?

Light Pollution from parking and storage areas? This will be in the back yards of Walnut St.

Will the GCOD variances listed below be visible from Sardis Rd and Walnut St.? If so, why are these buildings and materials that are not acceptable to view from Dawsonville Hwy. and East Sardis Rd. acceptable to view from Sardis Rd. and Walnut St.?

- Chapter 17.420.05.E.3 – Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete.
- Chapter 17.420.05.H.2c – Allowable building materials shall include steel frame metal

buildings for Boat/RV storage located outside of the 300' corridor and not visible from Dawsonville Highway or East Sardis Road.

- Chapter 17.420.05.H.3 – Allowable roof materials shall include metal roofing for Boat/RV storage located outside of the 300' corridor and not visible from Dawsonville Highway or East Sardis Road.

People have bought homes and choose to raise families in the region because of the zoning currently in place. Promises of commissioners and board members were to keep the importance of zoning. If the idea of zoning were truly important as we have been lead to believe don't change them; especially from one extreme to another. Please help us keep the Murrayville/Sardis area the way "we the residents" like it, free of large unneeded businesses, multi-use properties and high density housing. We like that we are not developed like south Hall, Gwinnett, Forsyth.

Let's keep our schools and roads at a comfortable capacity, not maxed out and overburdened. Please stick to the plan set years ago and do not approve more zoning changes such as this and other medium to high density neighborhoods. When this comes up for voting December 11th please don't be distracted by all the other big interest request and let this one slide by. It may not be as prominent or as controversial as others on the docket, but this one sure could create some drastic, irreversible changes in our region. Please, let's adhere to absolutely nothing less than R1 standards in the Sardis/Murrayville Area which is vastly AR1/R1.

Thank you for taking the time to read my concerns and please take them into consideration.

Sardis Rd. Resident – Tim Ader