

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Friday, May 22, 2026 8:21 AM
To: Timothy Ader
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: 2632 Sardis Rd.

Your public comment was received and will be added to the record regarding this zoning application.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
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From: Timothy Ader [REDACTED]
Sent: Friday, May 22, 2026 7:49 AM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: 2632 Sardis Rd.

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Commissioners and those it may concern:

As in my letter before for this property, I oppose this rezone. Keep Sardis Road Residential. Let this new connector through our residential area be just that; a residential area that has a road through it that is easily travelled. I fear that allowing 4 commercial lots on Sardis would be the downfall of the area. I understand that this is a mystical concept for a 4 lane road to not be lined with businesses. Allowing this project would just be starting the race to develop this "new road", decreasing its efficiency as a connector, forcing urbanization, and pushing its residents away.

After further review, I oppose the new site plan even more than before. It not only does not belong in our area.

There are major ethical concerns of the nature of this project's beginning and path to rezone and construction.

Four Commercial lots connected to and directly across the street from homes with no known uses or timeframe of use. Inter-parcel access noted as being required- poor access, limited land area and large amount of impervious setbacks.

Claims that only 20ft of the property are within the GCOD Corridor to build by different standards.

Cross traffic and U turns in the portion of the road are difficult. Currently not enough road surface for a long bed pickup or truck and trailer to make a comfortable u turn. This will not be improved with the completion of the Sardis Connector.

Project was previously recommended for denial by staff- not all concerns have been addressed.. Staff also commented that this project WAS NOT CONSISTENT with the intent of the Regional Activity Nodes

Site plan does not show the extent of grading needed.

Mass graded proposal of storage units is right next to and will be insight of residential and ag areas that have been well established for decades.

Buffers are not large enough to block view or sound.

Long to indefinite time of completion.

Zoning is supposed to protect the interests of the people – the Hall County Resident; not to benefit businesses, developers, politicians.... Residents buy homes in residential zoned areas expecting to live their lives and raise families in residential areas. Meetings often site the phrase - for future land use... as residents in residential and ag areas, we have predicted (by owning and living here) that the future land use be as already designated. The UDC should protect this.

Thanks for taking the time to listen to the concerns of a resident,

Tim Ader

Please include in public comments