

Print

Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145564

Date Submitted: 6/20/2026

Comments completed in the form below will be submitted into the record for the June 25, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

William

Last Name*

Earnest

Address1*

4179 Sutton Road

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Item for Comment*

2632 Sardis Road

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Commissioners,

I am writing to express my opposition to the proposed developments currently under consideration, including the approximately 240,000 square foot commercial development with 500 Boat/RV storage spaces at 2632 Sardis Road, as well as the proposed 56-unit residential development in a designated rural area.

My concerns extend beyond the scale of these projects and include their potential impacts on traffic, community character, environmental resources, consistency with adopted planning policies, and public confidence in the zoning process.

Regarding the proposed commercial development at 2632 Sardis Road, the project would introduce a significant increase in traffic volume to an area that is already experiencing congestion concerns. A development of this magnitude, combined with 500 Boat/RV storage spaces, would generate increased vehicle trips, larger vehicles entering and exiting the site, noise, light pollution, and additional strain on surrounding infrastructure. Such impacts would affect nearby residents and potentially diminish the rural and residential character of the area.

The environmental consequences of this proposal also warrant careful consideration. Large-scale commercial development typically requires substantial land clearing, resulting in the loss of tree canopy, wildlife habitat, and natural stormwater absorption areas. Increased impervious surfaces can contribute to stormwater runoff, erosion, water quality degradation, and flooding concerns downstream. These impacts are especially important in areas where preservation of natural resources has historically been a community priority.

In addition, many residents have expressed concerns regarding the appearance of potential conflicts of interest surrounding this application. Public confidence in the planning and zoning process depends not only on compliance with legal requirements but also on the appearance of fairness and impartiality. Given that the property owner is District 2 Commissioner Billy Powell and that the applicant's representative is Bradley Dunckel of Rochester DCCM, concerns have been raised within the community regarding the integrity and independence of the review process. These concerns are heightened by Mr. Powell's recent appointment of Mr. Dunckel to the Planning Commission prior to the matter returning for consideration. Regardless of legal considerations, it is important that decisions involving land use and zoning maintain the highest level of transparency and public trust.

Sincerely,
William Earnest
4179 Sutton Road
Gainesville, GA 30506

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.