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**Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145504**

**Date Submitted: 6/19/2026**

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\***

John and Sadie

**Last Name\***

McElroy

**Address1\***

2642 Walnut Street

**Address2**

**City\***

Gainesville

**State\***

GA

**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\***

Attached is a letter of absolute opposition to the 2632 Sardis Road project. This will be voted on June 25, 2026 at 6:00 pm. The No Boat Neighborhood Coalition representing the Sardis Community.

Please write your comments in the box above.

**File Upload**

Letter 1 to Commissioners with Neighbor Signatures (1)  
FLN .docx

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**

[Redacted]

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.



**Date:** Jun 19, 2026

**To:** Hall County Board of Commissioners

**From:** Concerned Residents of District 2 and the Sardis Road Community

**Regarding:** Opposition to Proposed Boat Storage and Commercial Development at 2632 Sardis Road. Tax Parcel #10071 000136 (Applicant: Bradley Dunckel / Rochester | DCCM)

Dear Commissioners,

We, the undersigned residents of Hall County, write to voice our absolute opposition to the proposed mixed-use and 500-space boat/RV storage development at 2632 Sardis Road. We urge the Board of Commissioners to deny this application at the upcoming June 25, 2026, voting session based on critical environmental, safety, and ethical grounds.

Our opposition is rooted in five severe impacts to our community:

1. **Environmental Degradation:** A shift from R1-SS to a dense multi-use layout is a massive structural change for a parcel of this size. Based on the map and public county records, the plan places two large Storm Water Management (SWM) ponds sitting directly uphill from an active stream corridor. The natural spring forms a small creek that feeds directly into a shared pond partially owned by a private citizen. The pond is home to many types of fish, ducks, turtles and blue herons. I am concerned about the threat of fuel, oil, and heavy metal runoff overflowing from these basins directly into the ecosystem and eventually entering Lake Lanier.

Considering the high concentrations of automotive fluids, detergents from the proposed on-site ‘Wash-Station’, and heavy runoff associated with an open asphalt lot of this scale, do these ponds meet current GA EPD Blue Book requirements for water quality treatment before discharging them into a Lake Lanier tributary?

Given the density of the 500 storage spaces and necessity of taking down thousands of trees and necessary grading, I want to ensure the developer is not permitted to piping, culvert, or otherwise alter the natural flow of this spring-fed creek. A rigorous hydrological assessment of the natural spring and creek needs to be done before any rezoning is voted on.

To accommodate 60,000 sq ft of commercial space, the developer has structured the layout into four separate street-facing commercial pads directly bordering Sardis Road. The plan introduces massive amounts of impervious surfaces (concrete, asphalt, metal roofs, paving) directly uphill from the stream. Placing a heavy-use commercial septic and runoff system here guarantees groundwater seepage, threatening local wildlife and private property values.

2. **Encroachment on the Buffer:**

The green shaded stream buffer cuts directly across the property, separating the commercial/storage development area.

The site indicates a centralized commercial septic field situated uphill and immediately adjacent to the stream buffer and wash station.

I am deeply concerned that high-volume commercial use and boat/RV waste could cause ground-absorption failures, sending nitrates and contaminants directly downhill into the creek and pond and into Lake Lanier.

I would like to know if all the proposed construction encroaches on the **state mandated 25-foot stream buffer** or any **local county-specific buffers** (Which are often 50-140 feet in Hall County for protected water sheds).

3. **Severe Traffic Risks:** Forcing long, heavy trucks hauling large watercraft and RVs to merge onto and turn off E. Sardis Road at this specific, sloped intersection or onto Dawsonville Hwy will paralyze local traffic and cause major accidents. The Georgia Department of Transportation must heavily scrutinize the lack of proper infrastructure and deceleration lanes for a commercial project of this scale on a residential corridor.

A proposed new driveway will enter East Sardis Road. Another gateway corridor will be installed by entering Dawsonville Hwy 53 for entrance to the 500 Boat/RV sites.

These two new entrances are within ½ mile of the red light at Dawsonville Hwy and Sardis Road. Traffic is already very congested in this area and will be more so when the new connector between Sardis Road and Thompson Bridge Road is completed.

**4. Homeowner Property Values:**

When a development negatively impacts the quiet, private enjoyment of your home, it can immediately decrease property values.

Buyers pay a premium for homes that back up to green space, woods or buffer zones. Losing that natural view and having direct line of site to 500 Boat/RV storage units can instantly reduce a home's competitive edge.

Trees act as natural sound barriers and windbreaks.

Removing thousands of trees will significantly increase traffic noise from Dawsonville Hwy and Sardis Road. Trees absorb massive amounts of groundwater. When they are removed, rainwater has no place to go often causing flooding or soggy yards for existing homes backing up to the development which severely hurts property values.

During the clearing and building phases (which can take months or years) the dust, traffic and noise of heavy machinery can make our homes less appealing to potential buyers if you're trying to sell.

This will cause great privacy loss for the entire neighborhood. The Boat/RV storage site will be visible from homeowners' back yards.

Lights and noise from the Boat/RV site will impact the neighborhood during all hours.

Some homeowners backing up to the development are only offered a 10 ft. buffer zone. This has to be no less than 50 ft with a nice privacy fence and fast growing trees furnished and planted by the developer.

The development will come into the back of an entire subdivision where many families have lived for more than 35 years.

- 5. Public Trust and Conflicts of Interest:** The integrity of this entire application is compromised. The applicant, Bradley Dunckel, was appointed to the Hall County Planning Commission in April 2026 while this project was active. Additionally, the necessary recusal of District 2 Commissioner Billy Powell—due to family financial ties to the target property—proves that this project does not serve the public interest, but rather narrow private interests.

**Demonstrated Community Action & Legal Scrutiny:**

Please be advised that the community is not treating these concerns lightly.

Furthermore, our neighborhood coalition has contacted the Army Corps of Engineers and the GA EPD to conduct a rigorous hydrological assessment of the natural spring, the shared resident pond, and the proposed commercial septic layout to be sure this project stays within the State of Georgia mandated laws. We intend to hold all parties fully accountable to state and local environmental laws

As our elected representatives, your duty is to protect the safety, health, and trust of Hall County residents, not to clear the path for high-density commercial entities that degrade established neighborhoods.

We request that this formal opposition letter, along with our attached signatures, be submitted directly into the official public record for the June 25th meeting. We will be present in the commission chambers to ensure our voices are heard.

Respectfully submitted,

John and Sadie McElroy

No Boat Neighborhood Coalition  
2642 Walnut St  
Gainesville, GA 30506



cc: David Gibbs    Commission Chairman  
Kathy Cooper    District 1  
Greg Poole    District 3  
Billy Powell    District 2  
Jeff Stowe    District 4