
Sardis rd rezoning

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

Date Tue 7/21/2026 2:18 PM

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From: Cathy Skinner [REDACTED]

Sent: Tuesday, July 21, 2026 2:01 PM

To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>

Subject: Sardis rd rezoning

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I would like this to go on record about the Sardis Rd rezoning. Getting this denied is very important to the future of our community.

This is from Lamar and Cathy Skinner 2670 Carl Drive

This is the 5th meeting with three tables and one withdraw. I am sure the developer is hoping less people will come to protest it the longer it takes.

This development is an environmental disaster. The land is very sloped with ridges and valleys that has water draining into a small pond. The drainage water eventually runs down into Lake Lanier. There are no flat or level areas. The tree removal and grading needed to put the amount of storage units with commercial buildings will be large. With heavy rain the amount of water runoff from buildings and Asphalt will be a chemical and erosion problem and a mosquito haven. The property has no sewage system so it will have to have septic tanks and fill lines with chemicals coming from waste tanks from campers. This could leak into nearby wells. The retention ponds are never kept up and if they overflow the water goes everywhere.

The development states storage units will not be visible from East Sardis or Sardis Rd. it will be in full view from Carl Drive and Walnut St. homes with only 50ft buffers which is not undisturbed. Who wants to look at possibly 500 or more storage units asphalt and retaining ponds?

The entrance for storage units is very bad because the entrance will be confused with Carl Drive entrance which is a dead end with no turn around. Spokesman spoke last meeting that there will be signs but this has been a dead end for years and and most people don't read the signs! People driving down with trailers and campers by mistake will be a hardship for residences. Drivers will try to turn around on private property which happens way too much now with drivers sometimes ending up in ditch.

If for some reason even half the owners of storage units remove or return items from units that would be around 200 or more vehicles added to area roads in one day. That isn't including traffic from commercial businesses. This road already is packed with heavy traffic with numerous accidents.

This parcel is surrounded by long established residential neighborhoods that has historically maintained a quiet, rural residential character. Families in this community have invested in their homes with the reasonable expectation that surrounding land would remain consistent with the existing residential zoning and Hall Counties Comprehensive Plan. I know this isn't high income neighborhoods but we are taxpayers and voters. Three sides of this development is all residential with only a very small portion that has commercial property.

The long established business at the Sardis Road intersection have been in place since the 1950's and 1960's. One was added in the 70's.

There is no mention of fencing to enclose the area from view. If passed it needs to hide it from view from surrounding neighborhoods with more greenspace added and less storage units.

This vote will set a precedence for future of this area for what is to come. More traffic more commercial buildings, more land erosion from water runoff.

With the amount of tree removal and grading how many of Gods creations, animals, trees will be eliminated or killed?

Vote no for this development. Sardis has been a quiet bedroom community and we want to stay that way.

Lamar and Cathy Skinner