

Jennifer Rivera (Administration)

From: Sadie McElroy [REDACTED]
Sent: Tuesday, July 21, 2026 2:43 PM
To: Jennifer Rivera (Administration)
Subject: Opposition letter and Signatures
Attachments: Commissioner Letter 2 July 2026.docx; 2632 Signatures.pdf

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Jennifer Rivera
Hall County Commission Clerk
(770) 297-2684
jrivera@hallcounty.org

Hi Jennifer,
Please add this letter and signature page to the Sardis Road Project for the July 23rd Commissioners meeting.
I would have more signatures; however the email address was interrupted for some reason.

Sincerely,

John and Sadie McElroy

Sadie McElroy, LMT, Certified Nutritional
Herbalist, Aromatherapist
[REDACTED]



July 18, 2026

To: Hall County Board of Commissioners

From: Concerned Residents of District 2 and the Sardis Road Community
RE: Opposition to Proposed Boat/RV Storage and Commercial Development
At 2632 Sardis Road. Tax Parcel #10071 000136
Applicant: Bradley Dunckel, DCCM

Dear Commissioners,

We, the undersigned residents of Hall County, write for the 2nd time to voice our Absolute opposition to the proposed mixed-use for 500 boat/RV storage and 60,000 sq ft. commercial buildings at 2632 Sardis Road.

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

1. Environmental Degradation
2. Encroachment on the Natural Spring Buffer
3. Severe Traffic Risks near three schools with excessive traffic
4. Homeowner Property Values
5. Public Trust and Conflicts of Interest

In your last meeting for this development on June 25, 2026, one Commissioner asked for a **Traffic Study** to be completed before the next meeting to vote.

Another Commissioner asked for a study on the **Sewage System**.

The current plan includes a heavy use commercial septic tank, a wash station, and two large Storm Water Management (SWM) ponds just uphill from the stream and a pond owned partially by a resident and the owner of the development. We would like details of a storm and wastewater management plan.

Some boats hold up to 300 gallons of gasoline including oil and automotive fluids. What would be done if this happened during a flood, etc.?

Hall County has a 30-year comprehensive plan for growth.
How does this development fit into District 2's comprehensive plan?

Six months ago, the development owners were planning to build 30 townhomes and cottages along with the 500 Boat/RV storage units. At the January meeting we were told the developer withdrew his application.

We invite Commissioner members to come and see the topography of the 25.9 acres at 2632 Sardis Road. The elevation has deep slopes off Sardis Road and opposite side where the Boat/RV storage is planned are very steep.
In the middle is a valley with the natural spring-fed creek and pond which has been there for at least 50-60 years.

We don't see how construction on this land is possible without disrupting the small creek and pond and storm waste water that will run into neighborhoods and eventually Lake Lanier.

Homes in the Sardis/Chestatee area are currently selling for \$200 to \$250 per square foot and are selling faster than homes in the 30501 area.

Our daughter, an agent, recently sold her home in this area. In a three-day open house, 30 families looked at her home including people from New York, Florida and South Carolina. Her home sold for \$10 thousand over asking in 3 days.

This home was close to Chestatee High School, Chestatee Middle School and Sardis Elementary. This shows the need for affordable housing as our schools grow and parents are looking for homes in this school district.

This demand for homes in this area increases property tax and revenue for the county

We suggest the county give tax incentives to builders who would build affordable homes on other land available in this residential community.

We request this formal opposition letter along with our attached signatures be submitted Directly into the official public record for the July 23, 2026 Commissioners' meeting.

Respectfully,

John and Sadie McElroy

No Boat Neighborhood Coalition
2642 Walnut St
Gainesville, GA 30506

Timestamp	Full Legal Name (Print Clearly)	Residential Address (Street, City, ZIP Code)	Email Address	Do you live within 2 miles of the proposed boat st	Date of Signature	Signature By checking 'Yes', I am formally adding	Email Address
06/08/2026 15:54:55	John D McElroy	2642 Walnut St Gainesville, GA 3506		Yes, I live nearby	6/8/2026		
6/9/2026 13:57:53	Sadie M McElroy	2642 Walnut Street		Yes, I live nearby	6/15/2026	Yes	
6/14/2026 14:19:41	Theresa London	3811 Corinth Dr Gainesville, GA 30506		No, but I by children go to Chestatee	6/14/2026	YES	
6/14/2026 17:40:01	Cynthia L Leach	2660 Tammi Lane		Yes, I live nearby	6/14/2026	Yes I Am,	
6/14/2026 19:09:10	Angela Waddell	2947 Simpson Park Rd Gainesville Ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/14/2026 20:44:49	Sandra C. Sherer	Sardis Road GAINESVILLE GA 30506		Yes, I live nearby	6/14/2026	Yes, I am formally, adding my name to this petition	
6/14/2026 20:46:29	Roy Steven Sherer	2776 Sardis Rd, Gainesville, Ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/14/2026 21:24:37	Lindsey Amber Sherer	2776 Sardis rd Gainesville ga		Yes, I live nearby	6/14/2026	Lindsey Sherer	
6/14/2026 21:27:34	Joshua David holland	2776 Sardis RD Gainesville GA 30506		Yes, I live nearby	6/14/2026	Joshua David holland	
6/14/2026 21:40:33	Felicity Jones	3513 meadow lane gainesville ga 30506		Yes, I live nearby	6/14/2026	Yes	
6/15/2026 7:10:10	David Wiley	Sardis Area, 30506		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 7:13:40	Adam Paul Rollins	3333 Antioch trl, Gainesville, 30506		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 7:14:24	Stacie Pierce	6045 Grant Ford Road Gainesville, Ga 30506		Yes, I live nearby	6/15/2026	Stacie Pierce	
6/15/2026 7:54:34	Melanie Marrero	30506, Gainesville		Yes, I live nearby	6/15/2026	Yes	
6/15/2026 10:29:09	Glenn Fried	3426 Saxton Road Gainesville, GA 30506		Yes, I live nearby	6/15/2026	Yes Glenn Fried	
6/18/2026 8:55:32	Steven Walker	4262 Sardis Rd, Gainesville, GA 30506		Yes, I live nearby	6/18/2026	Yes	
6/18/2026 9:00:01	Jacqueline Walker	4262 Sardis Rd., Gainesville, 30506		Yes, I live nearby	6/18/2026	Yes	
6/18/2026 23:34:20	Karen weaver	25 Lawrence dr, dawsonville ga 30534		No, but I support the initiative	6/18/2026	Karen weaver	
6/21/2026 23:10:30	Amanda Richey	4715 Willie Robinson rd Gainesville ga 30506		Yes, I live nearby	6/21/2026	Amanda Richey	
06/23/2026 13:10:32	Debbie Rogers	2640 Sardis Road Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/23/2026 13:10:32	Don Hall	2640 Sardis Road Gainesville, GA 30506		yes, I live nearby	6/23/2026		
06/24/2026 11:30:30	Steve Ballard	5778 Nix Bridge Road Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/24/2026 11:35:32	Pat Wilson	3104 Lake Ranch Drive Gainesville, GA 30506		Yes, I live nearby	6/23/2026		
06/24/2026 11:40:30	Connie Pressley	295 Singing Tree Ln Cleveland, GA 30528		No, but I travel Hwy 53 often	6/23/2026		
06/25/2026	Wayne Pressley	295 Singing Tree Ln Cleveland, GA 30528		No, but I travel this road often			