
2632 Sardis Road, Gainesville, GA 30506

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

Date Thu 7/23/2026 1:36 PM

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

From: Patricia Zapata <[REDACTED]>

Sent: Thursday, July 23, 2026 1:21 PM

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

Subject: 2632 Sardis Road, Gainesville, GA 30506

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Dear Ms. Greenway,

My name is Patricia Zapata, and I am a homeowner residing at 2669 Carl Drive, Gainesville, GA 30506. I am writing to formally and respectfully express my strong opposition to the rezoning application for the approximately 25-acre parcel located at 2632 Sardis Road, Gainesville, GA 30506.

This parcel is surrounded by long-established residential neighborhoods and lies within an area 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 existing residential zoning and Hall County's Comprehensive Plan.

Of particular concern is the absence of existing public sewer infrastructure serving this area. Without sewer availability, any development would require extensive septic systems or the construction of new sewer infrastructure. Leading to potential:

Groundwater contamination

Pollution of natural freshwater springs

Increased erosion and sediment flow onto adjacent residential properties

Flooding and property damage

Long-term environmental degradation that cannot be reversed

The proposed multi-use development — which includes boat storage, a retail commercial center, and possible residential apartments— is incompatible with the surrounding land use and would introduce significant negative impacts, including:

- Commercial traffic and delivery vehicles on residential roadways not designed for high-volume or heavy use
- Increased safety risks and congestion along Sardis Road and HWY 53
- Noise, lighting, and extended business hours disrupting nearby homes
- Decline in residential property values

Also a big concern is the close proximity of Sardis Elementary School (285 Sardis Rd) and Chestatee Academy (2740 Fran Mar Dr). This development would substantially increase traffic volume and commercial vehicle presence along established school routes used daily by buses, student drivers, and families. The introduction of retail and storage operations in immediate proximity to two public schools raises serious safety concerns for children and school transportation.

Hall County's Comprehensive Plan prioritizes maintaining rural residential character, protecting existing neighborhoods, and directing higher-density commercial growth to established corridors designed to support that level of activity. This proposal directly conflicts with those principles.

We are not opposed to responsible growth. We are opposed to growth that is improperly located, inconsistent with existing land-use patterns, and harmful to established residential communities.

For these reasons, I respectfully urge the Board to deny the rezoning application for 2632 Sardis Road and preserve the safety, stability, and residential integrity of this community.

Thank you for your time, service, and thoughtful consideration.

Sincerely,
Patricia Zapata
2669 Carl Drive
Gainesville, GA 30506