

Parker Family
770 Chattahoochee Place
Gainesville, GA 30506

09/02/2022

Hall County Planning Commission
Regarding Michael James Remodeling rezoning request hearing on September 6th, 2022, at 5:15pm

To the members of the Hall County Planning Commission:

I am writing this letter to strongly oppose the rezoning request for the property at the corner of Tommy Aaron Dr and Thompson Bridge Rd by Michael James Remodeling. We purchased our home on Chattahoochee Place just 3 months ago. When we first turned onto Tommy Aaron Dr from Thompson Bridge Rd, we had the immediate feeling of being in a quiet neighborhood setting. We would not have come to that same conclusion if there were a commercial sign and entrance on Tommy Aaron Dr. I believe this rezoning and development will have a negative impact on future home buyers and property values.

I am also concerned about how this development will affect traffic on the southbound side of Thompson Bridge Rd from Ledan Rd to the entrance of Tommy Aaron. Any access to this property from Thompson Bridge Rd will have to be in the deceleration turn lane onto Tommy Aaron Dr. The Ledan Rd Thompson Bridge Road intersection is already dangerous. Adding a higher traffic entrance just after this intersection will only make that intersection more dangerous while making it more difficult for our residents to use the deceleration lane to get our homes.

Then there is the issue of increased traffic on Tommy Aaron Dr. There is no access to or from the north entrance of Tommy Aaron Dr. from the northbound side of Thompson Bridge Rd. We will see an increase in traffic on Tommy Aaron because vehicles will more often choose to use the south entrance to Tommy Aaron Dr and drive through our neighborhood to get to and from the new commercial development. Tommy Aaron Dr is used extensively by residents of this neighborhood for walking, running, walking dogs, pushing strollers, riding bikes, etc. There are no sidewalks. Any additional nonresidential traffic on Tommy Aaron Dr has the potential to be very dangerous.

In addition to the above listed concerns, I am concerned about what will be on the commercial property and what it will look like? The sight of excessive commercial lighting, commercial fencing, storing of building materials, parking of heavy equipment and fleet vehicles on Tommy Aaron Dr will change the character of our neighborhood.

Finally, this very rezoning hearing is evidence that once a section of residential is rezoned, it opens the door to future rezoning. Our neighborhood was clearly developed to be residential. Please consider how this rezoning development will negatively impact our neighborhood by making it less safe for residents and transforming what is a peaceful quiet residential space into something different.

Respectfully,
Andrew Parker

Print

Planning Commission Comments - August 1, 2022 - Submission #58165

Date Submitted: 7/27/2022

Comments completed in the form below will be submitted into the record for the August 1, 2022 meeting of the Hall County Planning Commission.

First Name*

Last Name*

Address1*

Address2

City*

State*

Zip*

Zoning Item for Comment*

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

Your Comments*

I do not have an objection toward the proposed office use for the subject property. I feel the applicant will do a great job beautifying the existing structure based on his remodeling of the neighboring property.

That said, I hope the applicant and the county strongly consider some contingencies, such as:

- 1) The unintended consequences of allowing a commercial drive to/from Tommy Aaron. Tommy Aaron has heavy foot traffic from all hours of the day from the residents walking. There are no sidewalks on this street and we, arguably, lack enough speed tables as it is. I fear that allowing ingress/egress into this site will only increase an existing problem. On a separate matter, I think it would be beneficial for there to be more speed tables along this road, regardless of this applicant.
- 2) prohibiting signage along Tommy Aaron for the property.
- 3) prohibiting additional uses which currently comply within this zoning designation.
- 4) consider strong setbacks and buffers - monitoring future developability of this site.

In short, I am probusiness but, too, respect and value the identities and characteristics between the residential and commercial areas and the transitional uses or buffer areas that divide the two markets. I hope this applicant and the county come to terms which will allow him to run his business all while respecting the residents along Tommy Aaron for both short term AND long-term! I feel ingress/egress along Thompson Bridge and Ledan (red light access) would be most beneficial for the applicant, the residents and future occupants of the subject property.

Sincerely,
Charlie Hawkins

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.

Would you like follow-up communication?

charliemhawkins@yahoo.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Planning Commission Comments - September 6, 2022 - Submission #58823

Date Submitted: 9/2/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 meeting of the Hall County Planning Commission.

First Name*

Christina

Last Name*

Jones

Address1*

711 Chattahoochee Place

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

1. Previously tabled application of Michael James Remodeling

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

Your Comments*

I have reviewed the request to rezone a large part of the area that is on Tommy Aaron Drive and oppose everything in this request. Tommy Aaron is a very active residential neighborhood. It's a kid-friendly neighborhood with kids riding their bikes and playing in the neighborhood. There are residents of all ages walking on Tommy Aaron throughout the day, everyday. Increased traffic due to a rezoning for commercial property will negatively impact all who live in this neighborhood. A commercial entrance on Tommy Aaron will increase traffic and decrease the quality of life for residents in this neighborhood. Because of this potential rezoning, home values will decrease for many home owners just so one person can increase his net worth. Making a decision to allow this type of rezoning will benefit one person and negative impact hundreds. Please think about the residents and families who live here and the quality of life that will be taken away because of this decision.

Please write your comments in the box above.

File Upload

Choose File 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.

Would you like follow-up communication?

christinajones1228@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

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Planning Commission Comments - October 3, 2022 - Submission #59316

Date Submitted: 9/28/2022

Comments completed in the form below will be submitted into the record for the October 3, 2022 meeting of the Hall County Planning Commission.

First Name*

Ed

Last Name*

Gilreath

Address1*

685 Tommy Aaron Dr

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

1. Previously tabled application of Michael James Remodeling

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

Your Comments*

To: Hall County Planning Commission
Date: Sep 28, 2022

This letter is in reference to the Michael James Remodeling request to rezone 3461 Thompson Bridge Rd from R-1 to OI. I am responding on behalf of my siblings who are heirs to the Annie Bell Gilreath estate at 685 Tommy Aaron Drive. The home site has been in our family for many decades.

We are opposed to the rezoning request of the 6.85 acres that are contiguous to our residential property. The zoning of OI allows for many options that go far beyond a simple small office building, all of which we believe will negatively impact our property value.

We are also concerned that there is only a fifteen feet buffer required in OI. We oppose any current or future request for signage or a commercial entrance onto Tommy Aaron Dr.

Sincerely,

Ed Gilreath
Heir Annie Bell Gilreath

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.

Would you like follow-up communication?

gilreathe@charter.net 770-540-7930

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (Planning)

From: Brittany Walker (Planning)
Sent: Monday, November 7, 2022 8:56 AM
To: Anael Dominguez (Planning)
Subject: FW: Michael James rezoning Thompson Bridge

-----Original Message-----

From: Eddie Martin <eddiekmartin@gmail.com>
Sent: Monday, November 7, 2022 7:20 AM
To: Planning <planning@hallcounty.org>
Subject: Michael James rezoning Thompson Bridge

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I tried to fill in the online meeting comments page but got no confirmation of completing the form so I am resubmitting the info here. I hope you receive my household's opposition.

We do not oppose Mr James rezoning the properties containing 2 residential homes and a small parcel (an acre) because they face Thompson Bridge.

We do oppose Mr James rezoning the entire property that allows for a much bigger use later on like a retirement home which is basically multi-family in nature. The residential homes that Mr James purchased could be used as offices but the land does not need to be included in future developments because of its proximity to the contiguous residential neighborhood.

Thank you,
Eddie and Becky Martin
700 Lindsay Baker Court
Gainesville 30506

Please excuse spelling errors this was sent from my iPhone.

Anael Dominguez (Planning)

From: Brittany Walker (Planning)
Sent: Friday, November 4, 2022 11:19 AM
To: Anael Dominguez (Planning)
Subject: FW: Rezoning Hearing in regard to Michael James property

-----Original Message-----

From: Judy Carpenter <judyinthedyes@gmail.com>
Sent: Friday, November 4, 2022 11:00 AM
To: Planning <planning@hallcounty.org>
Subject: Rezoning Hearing in regard to Michael James property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear planning board members,

I am writing you once again to voice our vehement disapproval of the rezoning of the property owned by Michael James at the NW corner of Tommy Aaron Drive and Thompson Bridge Road. My husband and I will be out of town for the November 7th meeting, but we are in total agreement with our neighbors and friends who oppose rezoning this property.

TOMMY AARON DRIVE IS A NEIGHBORHOOD. We have had the pleasure of living at both 649 and 595 Tommy Aaron Drive for over 30 years. Needless to say, we love it here. Before you make any conclusions, I urge you to spend some time on this street. Look at the lovely homes and yards, observe the number of residents who walk and jog on this street, and watch the children at play on bikes, roller skates, hover boards, etc. You should have been here on Halloween when the neighborhood kids enjoyed a hayride as they Trick-or-Treated. We do not need added traffic. Years ago the city installed two speed bumps in order to slow drivers down. We do not need commercial traffic racing through our neighborhood, nor added traffic heading down the street toward the golf course because they cannot head directly north on Thomson Bridge Road from Mr. James' business establishment. Please take time to think of this as YOUR neighborhood, and put yourselves in our position. If you vote in Mr. James' favor, you will be ruining the lives of many people who moved to this street because they like the neighborhood.

Thank you for your consideration,

Craig and Judith Carpenter
595 Tommy Aaron Drive

Print

Planning Commission Comments - September 6, 2022 - Submission #58814

Date Submitted: 9/2/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 meeting of the Hall County Planning Commission.

First Name*

Judith & Craig

Last Name*

Carpenter

Address1*

595 Tommy Aaron Drive

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

1. Previously tabled application of Michael James Remodeling

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

Your Comments*

My husband and I are strongly opposed to Michael James' application for remodeling of property at the corner of Tommy Aaron Drive and Thompson Bridge Road. Tommy Aaron Drive is a residential community and approval for rezoning would negatively impact our neighborhood. We are particularly opposed to a 40 square foot commercial sign on Tommy Aaron Drive and the reopening of the residential drive in the Thompson Bridge Road delegation lane for Tommy Aaron Drive. We are against any commercial entrance or exit to the above property from Tommy Aaron Drive; excessive high beam lighting of the property; ongoing storage or short term parking of any sort of vehicles, including heavy duty equipment; any form of storage of building materials, construction supplies, or equipment; any impairment of the deceleration turn lane onto Tommy Aaron Drive; and also leasing any additional office space to third parties. Any future owner of the Michael James Remodeling property should be required to reapply for any additional or change in use of the property. We also request a 50 foot buffer between the Michael James Remodeling property and Tommy Aaron Drive. Once again, we would like to stress how negatively this application would impact a beautiful residential community. Thank you for your consideration.

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.

Would you like follow-up communication?

judyintheyes@gmail.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (Planning)

To: Randi Doveton (Planning)
Subject: RE: Zoning Case - Michael James Remodeling

From: Larry Long <llong@kolter.com>
Sent: Monday, October 3, 2022 11:45 AM
To: Randi Doveton (Planning) <rdoveton@hallcounty.org>
Cc: mlong.ride@yahoo.com; slraywc16@outlook.com; kathyfaux@bellsouth.net; katlong1934@gmail.com
Subject: Zoning Case - Michael James Remodeling

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Randi,

We are sending you this email regarding the proposed zoning case of Michael James Remodeling at the intersection of Tommy Aaron Drive and Thompson Bridge.

My family owns land on Tommy Aaron adjacent to the property proposed to be rezoned and we have concerns regarding the Office/Institutional Zoning District and its allowed uses, limited site plan details, possible current access off Tommy Aaron Drive, location of signage and over all scale of the proposed zoning district.

We understand the goals of the corridor overlay district and the fact that the County approved Mr. James previous rezoning at the corner of Ledan Road and Thompson Bridge for an office even though it did not meet the land use element of the comprehensive plan. However, Mr. James proposes to add an additional 6 acres to the that zoning bringing the OI district up to 10 acres in size which we believe is too large of a scale to be located on the entrance of the single-family, residential area.

First and foremost we would like to request that the OI zoning district be limited to a certain distance off Thompson Bridge and not comprise the entire 6 acre property. This would allow the balance of the property not being proposed for commercial use to remain residential and act as a buffer to the existing single-family uses. The permitted uses along with potential uses that could be allowed by the Planning Commission or County Commission cause some alarm so that is why we are asking for this limitation.

Second, Note #1 on the site plan in the zoning package indicates that the current driveway leading to the house will not be used for office traffic. If this is the developers intent then we would ask that the portion of the driveway within the County/City be removed prior to the issuance of a CO for the home to be renovated for office use. The driveway is too close to the intersection and commercial traffic should not be allows on Tommy Aaron. (The site plan refers to the road as Hooper Road but it is Tommy Aaron Drive.)

Third, the Gateway Corridor Overlay District restricts non-residential use building height to be three stories within 250 of a "residential or agriculture use street". We are not sure what the intent of this section of the ordinance is but we believe there should be a two story limitation on the property for both residential and non-residential uses.

Fourth, we want to make sure we understand the allowed signage size and location.

Fifth, the approval is tied to the site plan but what will be the restriction on expanded or new proposed uses in the OI District?

The above items reflect our concerns for the proposed zoning and we would be glad to meet with you and Mr. James to discuss in more detail.

It is our understanding that the rezoning may be tabled to October 17th. We plan to attend the meeting tonight just in case.

Thanks you,

Larry Long, AICP
VP of Acquisitions Georgia
Kolter Homes LLC
(678) 206-5374

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Planning Commission Comments - August 1, 2022 - Submission #58200

Date Submitted: 7/30/2022

Comments completed in the form below will be submitted into the record for the August 1, 2022 meeting of the Hall County Planning Commission.

First Name*

Martha

Last Name*

Nesbitt

Address1*

3545 Greystone Rd.

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Michael James Remodeling

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

Your Comments*

My husband, John Nesbitt, and I are very concerned about the application by Michael James regarding tax parcel 10114000039A. Tommy Aaron Drive is composed entirely of residential neighborhoods except for the golf course. We are strongly opposed to any access to Tommy Aaron as requested by the applicant. First, it is a traffic danger and second, it will turn TA into a through street for northbound traffic going to the offices he plans to have in after rezoning. We understand that the applicant wants to have to have signs on TA. This is entirely out of place in a residential area. We are also very concerned about the wide range of options available in O-I zones if the applicant changes his mind about offices or sells the property. Please do not damage one of the pretty residential areas in the city and county and create a dangerous traffic problem.

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.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

MICHAEL R. CASPER, P.C. ATTORNEY AT LAW

418 CANDLER STREET N.E.
GAINESVILLE, GEORGIA 30501
WWW.MCASPERLAW.COM

TELEPHONE FAX
770-534-4376 770-535-1903

TRIAL PRACTICE —
PERSONAL INJURY &
WRONGFUL DEATH
WORKERS COMPENSATION LAW
SOCIAL SECURITY DISABILITY

August 31, 2022

Mr. Chris Braswell, Chairman
Hall County Planning Commission
P. O. Drawer 1435
Gainesville, GA 30503

Re: Michael James Application to Rezone 6.85 acres, R-1 to O-I, Thompson Bridge Road

Dear Mr. Braswell:

My wife and I live at 3570 Greystone Road, Gainesville, 30506. The application of Mr. James to rezone 6.85 acres from R-1 to O-I scheduled for hearing on 9/6/22 is troubling and concerning. The acreage owned by Mr. James extends deeply into the property on Thompson Bridge Road and adjoins existing residential houses on Tommy Aaron Drive, Greystone Road, and property along Ledan Road.

Given the authorized uses of the proposed O-I zoning, this application should be examined closely for incompatibility with existing residential areas adjacent to the James property. While residential zoning along Thompson Bridge Road is probably outdated, the size of the rezoning application property extends so far into the existing Thompson Bridge Road residential neighborhoods that it cannot be argued that it will not adversely impact the existing neighborhoods either adjacent to the subject property or close to it.

I note that the proposed use of this property as per Mr. James is "office." However, not only does O-I allow offices, but a multitude of other uses which do not fit the neighborhoods affected.

If this rezoning is favorably considered by the Planning Commission, stringent use restrictions and other protections to the communities involved should be placed on this application before approval.

We are counting on the Planning Commission to work together with Mr. James and the neighborhoods involved to address the concerns expressed.

Sincerely,


Michael R. Casper, P.C.

MRC/jrs
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MICHAEL R. CASPER, P.C. ATTORNEY AT LAW

418 CANDLER STREET N.E.
GAINESVILLE, GEORGIA 30501
WWW.MCASPERLAW.COM

TELEPHONE FAX
770-534-4376 770-535-1903

TRIAL PRACTICE —
PERSONAL INJURY &
WRONGFUL DEATH
WORKERS COMPENSATION LAW
SOCIAL SECURITY DISABILITY

August 31, 2022

Mr. Richard Higgins
Hall County Commission
P. O. Box 1435
Gainesville, GA 30503

Re: Michael James Application to Rezone 6.85 acres, R-1 to O-I, Thompson Bridge Road

Dear Mr. Higgins:

My wife and I live at 3570 Greystone Road, Gainesville, 30506. The application of Mr. James to rezone 6.85 acres from R-1 to O-I scheduled for hearing on 10/13/22 is troubling and concerning. The acreage owned by Mr. James extends deeply into the property on Thompson Bridge Road and adjoins existing residential houses on Tommy Aaron Drive, Greystone Road, and property along Ledan Road.

Given the authorized uses of the proposed O-I zoning, this application should be examined closely for incompatibility with existing residential areas adjacent to the James property. While residential zoning along Thompson Bridge Road is probably outdated, the size of the rezoning application property extends so far into the existing residential neighborhoods that it cannot be argued that it will not adversely impact the existing neighborhoods either adjacent to the subject property or close to it.

I note that the proposed use of this property as per Mr. James is "office." However, not only does O-I allow offices, but a multitude of other uses which do not fit the neighborhoods affected.

If this rezoning is favorably considered by the Planning Commission, stringent use restrictions and other protections to the communities involved should be placed on this application before approval by the Hall County Commissioners.

We are counting on the Commission Board to work together with Mr. James and the neighborhoods involved to address the concerns expressed.

Sincerely,



Michael R. Casper, P.C.

MRC/jrs

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Anael Dominguez (Planning)

From: Brittany Walker (Planning)
Sent: Monday, September 26, 2022 8:36 AM
To: Anael Dominguez (Planning)
Subject: FW: Michael James Remodeling rezoning

-----Original Message-----

From: Pat Bee <patbee603@gmail.com>
Sent: Sunday, September 25, 2022 5:04 PM
To: Planning <planning@hallcounty.org>
Subject: Michael James Remodeling rezoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hall County Planning Commission:

I am writing to express my concerns regarding Michael James' rezoning request for property at the corner of Tommy Aaron Drive and Thompson Bridge Road.

As our neighborhood stands today, it is devoid of commercial enterprises. I fear that by rezoning this area from RESIDENTIAL-1 to Office-Institution, the character of the neighborhood that spans the two ends of Tommy Aaron Drive will be negated and compromised.

My concerns include the following:

*rezoning could allow increased traffic at the intersection and on Tommy Aaron Drive; *perhaps owner will decide to remove trees, interfering with the tree canopy of the neighborhood; *the rezoned area could become storage for heavy trucks and other equipment; *signage will create a commercial atmosphere to our residential area; *rezoning of this property will create a precedence for other commercial endeavors, as no other neighborhood between the Thompson Bridge and Ledan Road has an egress that is fronted by commercial enterprise.

We were surprised when the staff of the planning department recommended the applicant's request, showing complete disregard for the residential character of this neighborhood. We trust that you will not approve commercialization of the entryway to our residential neighborhood.

Patricia Bishop
650 Tommy Aaron Drive

Print

Planning Commission Comments - August 1, 2022 - Submission #58179

Date Submitted: 7/28/2022

Comments completed in the form below will be submitted into the record for the August 1, 2022 meeting of the Hall County Planning Commission.

First Name*

Patricia

Last Name*

Bishop

Address1*

650 Tommy Aaron Dr

Address2

City*

Gainesville

State*

Ga

Zip*

30506

Zoning Item for Comment*

5. Application of Michael James Remodeling

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

Your Comments*

No business egress or ingress at Tommy Aaron drive should be allowed nor should the existing structure be allowed to be altered. These two restrictions should protect the neighborhood, residential ambience of Tommy Aaron Drive.

Please write your comments in the box above.

File Upload

Choose File 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.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (Planning)

From: Brittany Walker (Planning)
Sent: Monday, November 7, 2022 8:59 AM
To: Anael Dominguez (Planning)
Subject: FW: November 7, 2022 - Rezoning Hearing - Michael James Remodeling

From: kk mcbride <kk_5556@hotmail.com>
Sent: Sunday, November 6, 2022 2:27 PM
To: Planning <planning@hallcounty.org>
Subject: November 7, 2022 - Rezoning Hearing - Michael James Remodeling

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The rezoning request from Michael James, at the intersection of Tommy Aaron Drive and Thompson Bridge Road, raises the following concerns for us.

- Loss of property values and character this beautiful neighborhood offers
- Safety of our neighbors, especially their children, as they walk, jog and ride their bikes
- Traffic congestion at the intersection of this area
- Additional traffic within neighborhood
- Loss of greenspace that surrounds our neighborhood

Please consider the many requests submitted against this rezoning, and help us maintain the integrity, character and safety of our charming neighborhood.

Thank you

Phillip and Karen McBride
642 Tommy Aaron Drive
Gainesville, GA 30506

Print

Planning Commission Comments - September 6, 2022 - Submission #58824

Date Submitted: 9/2/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 meeting of the Hall County Planning Commission.

First Name*

ROCK

Last Name*

BAKER

Address1*

727 Lindsey Baker Ct

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

1. Previously tabled application of Michael James Remodeling

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

Your Comments*

Thank you for the opportunity to comment. As a life long resident on Tommy Aaron Drive and now Lindsey Baker Court, I strongly urge for the denial of this rezoning request. This has always been a nice residential area and to change the zoning to allow for the applicant to expand his existing business into more of a commercial construction application is not in spirit with this neighborhood. If Mr. James wants to expand his business then do it in a more commercial area.....not by changing a residential area. Of course, the business will need storage, parking, lighting, increased traffic with heavier vehicles, etc. No one wants this in our neighborhood. I urge you to deny this rezoning request and allow our neighborhood to stay the way it has always been. Thank you.

Please write your comments in the box above.

File Upload

Choose File 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.

Would you like follow-up communication?

rockbaker@charter.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Kenneth R. Johnston
712 Chattahoochee Place
Gainesville, GA 30506
okDeltaMan@gmail.com
770-540-3992

July 26, 2022

City Council Planning Commission and Land Use and Zoning Committee Members
Hall County Government
Planning and Development Dept.
PO Box 1435
Gainesville GA 30503

RE: Rezoning of Parcel 1011-4000039A, Michael James Properties

Dear Committee Members:

I am writing to express my strong opposition to proposed rezoning of Parcel 10114-000039A to Proposed Use Office Institutional in Hall County Georgia. The application for rezoning submitted by Michael James Properties (MJP) requests a zoning change from *Residential-R1* to *Office and Institutional (O-I)*. The list of approved uses includes office space, banks, day care, nursing homes, group homes, funeral homes and other potential uses.

With an O-I zoning, the owner of the property may make further future appeals for the property to allow for planned developments, manufactured homes, town houses, apartments, veterinary clinics and other high-density uses as detailed in Hall County Code Chapter 17,130. It opens the door for future developments that we and our fellow neighbors strongly oppose significantly impacting the quiet neighborhood environment we currently enjoy.

This zoning and/or future associated zoning would dramatically change the character of the adjoining properties and neighborhood through a significant increase in traffic activity on Tommy Aaron Drive. The quiet, peaceful family-oriented neighborhood would become a thoroughfare to the properties along Tommy Aaron Drive creating safety concerns for neighbors who walk, bike, and park on Tommy Aaron Drive.

We are also concerned about the unintended consequences of further rezoning of the property for a wide range of high-density housing and/or commercial development possibilities. Multi-family dwellings are inconsistent with the character of all the neighborhoods in our area including the Chattahoochee Golf Club and Chattahoochee Country Club areas. Property values of the adjoining properties are very likely to decline if commercial, office, multi-family apartments, mobile homes or condominiums, etc. are

built adjacent to our neighborhood. We are concerned about high intensity lights for signs, clearing of the property, unsightly landscaping, and poor aesthetics of the property without visual buffering.

Our neighborhood experienced a safety concern from this property on December 25th of 2021. At about 4:30 pm, Christmas Day, approximately 100 rounds were fired from various high-power weapons behind the existing house on the property. I observed three individuals firing weapons toward the adjoining neighborhood located on Graystone DR. I called 911 to have the police ask the shooters to cease firing the weapons. The Gainesville police responded within minutes, but the officer informed me that he could take no action to stop the shooting because the property is in Hall County where shooting firearms is allowed until 10 p.m. Many neighbors have expressed their concern about this firearm event, the lack of property management and disregard for the safety of residents in the adjoining properties.

I join my neighbors in urging you not to approve the proposed rezoning. Due to limited space at your office facilities, there will be many who may not attend the upcoming zoning meeting but who share my opinion that this zoning change will be detrimental to our properties and neighborhood in general. Thank you for your consideration of our request and your continued service and support of our community.

Respectfully yours,



Sarah M. Johnston



Kenneth R. Johnston

Anael Dominguez (Planning)

From: Randi Doveton (Planning)
Sent: Thursday, August 25, 2022 5:22 PM
To: Anael Dominguez (Planning)
Subject: FW: 3461 Thompson Bridge Rd a.k.a. Michael James Remodeling

Please see below.

From: Stacey Reece <staceyreece@spherion.com>
Sent: Thursday, August 25, 2022 4:55 PM
To: Planning <planning@hallcounty.org>; Randi Doveton (Planning) <rdoveton@hallcounty.org>
Subject: 3461 Thompson Bridge Rd a.k.a. Michael James Remodeling

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife and I would like to provide you with our specific concerns regarding the referenced rezoning request at 3461 Thompson Bridge Rd. Since Mr James "Tabled" his earlier request until the September 6th meeting, we have not seen any of his proposed modifications to the original request.

Date: 8/25/2022
From: Stacey and Sara Reece
761 Chattahoochee Pl

RE:
Concerns and Objections to Rezoning of 3461 Thompson Bridge Rd a.k.a. Michael James Remodeling:

-Monument Sign requested on Tommy Aaron Dr
Oppose any type or form of signage on Tommy Aaron Dr

-Current Residential Entrance requested to become Commercial Entrance and Exit on Tommy Aaron Dr
Oppose any combination of entrance or exit to property from Tommy Aaron Dr

-Excessive Lighting of property/complex
Oppose any high beam lighting

-Buffer under O-I Zoning is Limited
Request 50 feet of buffer between Tommy Aaron Dr

-Utilizing property for storage
Oppose any form of ongoing storage, or short term parking of autos, pickups, vans, or any type of light/heavy duty equipment

Oppose any form of storage of building materials, construction supplies, or equipment

-Gating of Property
Oppose any form of commercial or farm grade gating of property

-Access from Thompson Bridge Rd to Property

Oppose any use of old abandoned curb cut that impairs the deceleration turn lane onto Tommy Aaron Dr

-Renting of Office Space to 3rd party business

Oppose leasing any additional office space to third parties. There is no way to project how much additional traffic a 3rd party will create

-Restrict use to office only

Any future use by Michael James Remodeling or any future owner of the property would require reapplying for any additional or change in use of property.

Please feel welcome to contact me with questions or for clarifications.

Respectfully,

Stacey Reece

--

Stacey Reece

Franchise Owner

Spherion Staffing & Recruiting

200 Prior Street SE

Gainesville, GA 30501

Office: 770.531.7900

Mobile: 770-540-0388

staceyreece@spherion.com



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Anael Dominguez (Planning)

From: Bernhard Bachmann <bernhard.bachmann@att.net>
Sent: Thursday, July 28, 2022 9:42 AM
To: Anael Dominguez (Planning)
Subject: Michael James Remodeling to rezone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

We are in agreement with our neighbors at Chattahoochee Place that we oppose the zoning changes from residential-1 to office and institutional . We have lived at 771 Chattahoochee Place Gainesville, GA for over 22 years. We love the quite, safe, family atmosphere feeling we have when we take quite evening walks on Tommy Aaron and enjoy visiting with neighbors and petting dogs. We feel safe . My husband is a runner and we feel that if there is more traffic it will be very unsafe for him as a runner to be on that street and for my safety as a young lady , I wouldn't feel safe if all the traffic was brought onto Tommy Aaron if there were to be an access driveway it road to the Michael James Project . We also don't want to have to worry about seeing manufactured homes like they have in Sardis that look horrible and draw the wrong crowd around our neighborhood to bring down home value and bring up crime rates . I am sure this is a very nice man and he has done a great job with the White House on the corner of Ledan , but with all due respect we agree with our neighbors concerns about the upcoming proposal . We agree with Stacey Reeces and Ken and Sally Johnston's letters they have sent in.

Thank you for the consideration of our request and feelings. Respectfully, Tammy and Bernhard Bachmann

Sent from my iPhone

Print

Planning Commission Comments - September 6, 2022 - Submission #58829

Date Submitted: 9/2/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 meeting of the Hall County Planning Commission.

First Name*

William

Last Name*

Rogers

Address1*

730 Lindsey Baker Court

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

1. Previously tabled application of Michael James Remodeling

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

Your Comments*

I am writing to convey my strong opposition to the Michael James Remodeling proposed rezoning of 6.85 acres at the NW corner of Tommy Aaron drive and Thompson Bridge Road. My wife and I bought our current home at 730 Lindsey Baker Court, around the corner from this site, in July of 2020 for many reasons, one of the most important of which was the beautiful residential nature of the property as a whole which runs up and down Tommie Aaron Drive. There is NO NEED for this commercial expansion, and, further, it runs the risk of even further expansion of the commercial rezoning by anyone else who desires to come in and buy out the entire residential block surrounding this area. It could never end and will affect the value of our property for sure. This is an old and established Gainesville residential area. It needs to stay that way. There is simply no reason for this to occur and it is to the detriment of all homeowners in the Tommie Aaron and surrounding area. In detail, there should be (i) no type of any signage on Tommie Aaron drive, (ii) there should be no commercial entrance or exit to property from Tommie Aaron drive, (iii) there should be no high beam lighting, (iv) there would have to be at least a 50 foot buffer between Tommie Aaron and the property, (v) there must not be any form of storage of building material, construction supplies or equipment of any kind, (vi) there must not be ANY commercial gating of the property, (vi) there cannot be ANY impairment to or change of the deceleration lane onto Tommie Aaron Drive from Thompson Bridge Road, (vii) there cannot be any leasing of space to any third parties nor any effect on the traffic flow onto Tommie Aaron drive, and (viii) any use of the property must be OFFICE ONLY with no further activities. I add these additional comments to not insinuate my agreement that this change be approved. To the contrary, I am vehemently opposed to it. But if it were to be approved for some reason, these additional restrictions MUST be a part of the approval. Again, I urge you to deny this application and leave our neighborhood the way it was meant to be----RESIDENTIAL!!!!

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.

Would you like follow-up communication?

brogers@sgrlaw.com

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Print

Board of Commissioners Work Session Comments - November 7, 2022 - Submission #63245

Date Submitted: 11/7/2022

Comments completed in the form below will be submitted into the record for the November 7, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Eddie and Becky

Last Name*

Martin

Address1*

700 Lindsay Baker Court

Address2

City*

Gainesville

State*

Ga

Zip*

30506

Your Comments*

We do not oppose Mr James rezoning the properties containing 2 residential homes and a small parcel (an acre) because they face Thompson Bridge.

We do oppose Mr James rezoning the entire property that allows for a much bigger use later on like a retirement home which is basically multi-family in nature. The residential homes that Mr James purchased could be used as offices but the land does not need to be included in future developments because of its proximity to the contiguous residential neighborhood.

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.

Print

Board of Commissioners Work Session Comments - September 6, 2022 - Submission #58837

Date Submitted: 9/3/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Jerry

Last Name*

Morgan

Address1*

3560 Greystone Road

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

In regard to the Michael James Remodeling request, I feel a commercial business or building will negatively impact our property. Should it be considered for approval, there should be no entry to such properties via Tommy Aaron Drive, and there should be some attractive buffer such as trees and hedges to prevent the buildings from being seen from Tommy Aaron. No commercial traffic should be allowed on Tommy Aaron.

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.

Board of Commissioners Work Session Comments - September 6, 2022 - Submission #58771

Date Submitted: 8/31/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Billy

Last Name*

Hammons

Address1*

498 Tommy Aaron Drive

Address2

City*

Gainesville

State*

Ga

Zip*

30596

Your Comments*

On the date of 8/31/2022 @ 6:12 PM
I took the opportunity to visit location of the planned Rezone.
I met Mr. Michael James on site. In conversation he assured he had no intention of utilizing the current residential entrance/exit to the property on Tommy Aaron Drive for any purpose. I suggested he block the driveway. It was obvious to me, he has already opened use of the abandoned curb cut that impairs entry into the deceleration lane leading to Tommy Aaron Drive. He also declared he was not putting a 40 sq ft sign on Tommy Aaron but on Thompson Bridge Road. He stated having no desire to extensively modify the existing house structure. The lot will be modified for a parking area, with minimal removal of trees, with entry/exit from the existing curb cut drive. He related putting in a walking path between his office and the house to be used as a Sales Office.

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.

Print

Board of Commissioners Work Session Comments - September 6, 2022 - Submission #58769

Date Submitted: 8/31/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Mollie

Last Name*

Winston

Address1*

3550 Greystone Road

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Your Comments*

On the request for rezoning..... we oppose any type of signage on Tommy Aaron. Oppose entrance and or exit on Tommy Aaron.
Oppose any high beam lighting, gating of property. Oppose any leasing of additional office space to third parties.(this would create even more traffic) Oppose using property for storage.
Our home backs up to this property and this is all very worrisome!!!

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

molliewinston@bellsouth.net

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.

Print

Board of Commissioners Work Session Comments - September 6, 2022 - Submission #58816

Date Submitted: 9/2/2022

Comments completed in the form below will be submitted into the record for the September 6, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Chance

Last Name*

Jones

Address1*

711 Chattahoochee Place

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Your Comments*

OPPOSE!

This is a family friendly neighborhood where active adults walk and children ride their bikes.

The increased traffic from BOTH entrances of Tommy Aaron (you know as well as he does, vehicles will be using both entrances) will have a major negative impact on this.

If the applicant, or any sitting commissioner lived in this area of Tommy Aaron you would not want this either.

Thank you.

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.