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Board of Commissioners Work Session Comments - December 5, 2022 - Submission #65213

Date Submitted: 12/2/2022

Comments completed in the form below will be submitted into the record for the December 5, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Stacey

Last Name*

Reece

Address1*

761 Chattahoochee Pl

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Please see the attached objection and comments regarding the Michael James Remodeling Rezoning Request at 3461 Thompson Bridge Rd.

Please write your comments in the box above.

File Upload

LTR to Commission.pdf
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

staceyreece@spherion.com

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.

To: Hall County Board of Commissioners
RE: Rezoning for Michael James Remodeling; 3461 Thompson Bridge Rd
Date: Dec 4, 2022

We are writing to you in opposition to the request by Michael James Remodeling to Rezone 6.85 acres at 3461 Thompson Bridge Rd from R-1 to O-I for the purpose of an "Office". Our neighborhood has grave concerns regarding this rezoning. In June of 2020, Mr James requested and the Commission approved the rezoning of a 3.45 acre tract R-1 to O-I at 3473 Thompson Bridge Rd and Ledan Rd. Nine conditions were placed on this request. The current request to rezone 3461 was tabled 4 times by the planning commission because the applicant, Mr James, could not comply with the application process.

Shortly after the current rezoning request became public, the neighborhood became aware Mr James had just purchased a third tract at 3611 Ledan Rd on July 1, 2022 which brings his total three tracts to 15 acres. As Larry Long pointed out these three tracts are twice the size of the Ingles Grocery Store tract on Thompson Bridge Rd.

Mr James chose to purchase all 3 tracts totaling 15 acres as R-1 zoning - Residential. Mr James purchased the three tracts of real estate with no guarantee that it would ever be rezoned to any other zoning classification.

If the Commission chooses to approve this request, we do support the conditions approved by the Planning Commission. We would request these conditions be clarified and strengthened to allow for clearer enforcement.

Conditions from the Planning Commission:

Item 2 - The BOC should require paved parking vs gravel as approved by Planning. This would be in compliance and consistent with the "Gateway Corridors Overlay District.

Item 3 - Request a portion of the residential grade driveway onto Tommy Aaron Dr be removed at the street and recurbed, rather than a fence installed across the drive as the Planning Commission approved. This would ensure no future use of the closed drive. By complete removal, the Commission will remove any future need for Code Enforcement to engage in this issue. Mr James shared with me personally during a September phone conversation he had no problem in removing the driveway and landscaping the area.

Item 5 - "no outdoor storage". This item is vague and needs more clarification. We would prefer it to state "no outdoor storage of: Materials, Supplies, Construction products, or Roll Off Dumpster(s) for construction debris disposal". The additional clarifications were discussed at the planning commission meeting and we assumed they were being included to clarify the condition.

Item 10 “All company vehicles must be parked at 3461 Thompson Bridge Rd” The Planning Commission intended this to be “3473” Thompson Bridge Rd which is the first parcel Mr James purchased in 2020. Furthermore, at the June 3, 2020 Commission meeting, a condition was added **“ITEM 9: There shall be no outside storage of equipment or materials” {at 3473 Thompson Bridge Rd.**

We understand the Thompson Bridge Road area has largely become highway business. Most of those businesses are “office/small retail” in nature and on smaller parcels. Our concern, because of the potential combined size of the three tracts, is the potential for a much larger development that goes beyond the “small office” concept. We do not believe a construction business where there could eventually be structures to house materials and heavy equipment stored on the property on what the Gateway Corridors Overlay District was intended to be.

If it is the BOC’s desire to approve this rezoning request, please take the Planning Commission’s Conditions and our concerns into strong consideration. We would like to have conditions that will protect the aesthetics of our neighborhood and conditions that are enforceable.

Respectfully,

Stacey and Mandy Reece
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Gainesville, Ga 30506
770-540-0388