

Anael Dominguez (Planning)

From: Brittany Walker (Planning)
Sent: Tuesday, January 3, 2023 9:31 AM
To: Anael Dominguez (Planning)
Subject: FW: 3515 Friendship Road, Buford GA Variance Request Objection

From: Ashley Anderson <ashes00@gmail.com>
Sent: Tuesday, January 3, 2023 9:25 AM
To: Planning <planning@hallcounty.org>
Subject: 3515 Friendship Road, Buford GA Variance Request Objection

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 elected officials,

I am here by voicing my opposition to the application for variance for 3515 Friendship Road, Buford GA at Tax Parcel 15048 000026B. The homeowners that live immediately next to this property are adamantly against this variance change. We object to this for the following reasons.

- A. It will cause undue traffic problems for all of the homeowners of Friendship Farms Neighborhood. The neighborhood entrance will be impossible to exit onto Friendship Farm road due to the extreme traffic this event (Trail of Terror) causes. For years we have seen the ridiculous traffic that Trail of Terror and Ball 6 lanes of Friendship Road. This will require thousands of cars to turn around and do a U turn at the break in the median, at the entrance of Friendship Farms.
- B. It will decrease the home values for all homes that are within sight of the proposed gravel parking lot.
- C. It will have a negative environmental impact as there is a natural creek and water way in the area said gravel pit is expected. There are lots of animals in the area that will be displaced.
- D. It will deprive homeowners of peace & quiet as this event "Trail of Terror" operates until 2AM for months. This neighborhood has lots of young children. Obscenely loud crowds will deprive developing children of their needed sleep in order to grow.
- F. This land was never zoned Commercial. It's forest land, and not farm land.

I pray that you actually listen to the hardworking homeowners of Hall county when we speak out against allowing such a nuisance to operate next door.

Mr. Ashley Anderson
3603 Friendship Farm Drive, Buford, GA
01/03/2023

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Best Regards,

Ashley Anderson
ashes00@gmail.com
(M) 770.406.6070

Board of Commissioners Work Session Comments - January 9, 2023 - Submission #66562

Date Submitted: 1/3/2023

Comments completed in the form below will be submitted into the record for the January 9, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Ashley

Last Name*

Anderson

Address1*

3603 Friendship Farm Drive

Address2

City*

Buford

State*

GA

Zip*

30519

Your Comments*

Dear elected officials,

I am hear by voicing my opposition to the application for variance for 3515 Friendship Road, Buford GA at Tax Parcel 15048 000026B. The homeowners that live immediately next to this property are adamantly against this variance change. We object to this for the following reasons.

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I pray that you actually listen to the hardworking homeowners of Hall county when we speak out against allowing such a nuisance to operate next door.

Mr. Ashley Anderson
3603 Friendship Farm Drive, Buford, GA

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

ashes00@gmail.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.

Anael Dominguez (Planning)

From: Randi Doveton (Planning)
Sent: Thursday, January 5, 2023 12:05 PM
To: Anael Dominguez (Planning)
Subject: FW: Objection to Variance request for 3515 Friendship Road

From: Ashley Anderson <ashes00@gmail.com>
Sent: Thursday, January 5, 2023 8:32 AM
To: Planning <planning@hallcounty.org>
Subject: Objection to Variance request for 3515 Friendship Road

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Dear elected officials,

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Mr. Ashley Anderson
3603 Friendship Farm Drive, Buford, GA
01/05/2023

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Best Regards,

Ashley Anderson

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Board of Commissioners Work Session Comments - January 9, 2023 - Submission #66713

Date Submitted: 1/6/2023

Comments completed in the form below will be submitted into the record for the January 9, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Last Name*

Address1*

Address2

City*

State*

Zip*

Your Comments*

Dear elected officials,

I am here by voicing my opposition to the application for variance for 3515 Friendship Road, Buford GA at Tax Parcel 15048 000026B. The homeowners that live immediately next to this property are adamantly against this variance change. We object to this for the following reasons.

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Mr. Ashley Anderson
3603 Friendship Farm Drive, Buford, GA
01/06/2023

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

ashes00@gmail.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.

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Board of Commissioners Voting Meeting Comments - January 12, 2023 - Submission #66974

Date Submitted: 1/9/2023

Comments completed in the form below will be submitted into the record for the January 12, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Ashley

Last Name*

Anderson

Address1*

3603 Friendship Farm Drive

Address2

City*

Buford

State*

GA

Zip*

30519

Item for Comment*

General Public Comments

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

Your Comments*

Dear elected officials,

I am here by voicing my opposition to the application for variance for 3515 Friendship Road, Buford GA at Tax Parcel 15048 000026B. The homeowners that live immediately next to this property are adamantly against this variance change. We object to this for the following reasons.

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F. This land was never zoned Commercial. It's forest land, and not farm land.

I pray that you actually listen to the hardworking homeowners of Hall county when we speak out against allowing such a nuisance to operate next door.

Mr. Ashley Anderson
 3603 Friendship Farm Drive, Buford, GA
 01/09/2023

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

ashes00@gmail.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.

Anael Dominguez (Planning)

From: Brittany Walker (Planning)
Sent: Monday, January 9, 2023 2:35 PM
To: Anael Dominguez (Planning)
Subject: FW: 3515 Friendship Road variances request

From: Grim_Reaper 05 <cguzman83.cg@gmail.com>
Sent: Monday, January 9, 2023 2:18 PM
To: Planning <planning@hallcounty.org>
Subject: 3515 Friendship Road variances request

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 live inside Friendship Farms Subdivision which is located across the creek from the property at 3515 Friendship Rd.

3515 Friendship Rd is located between a 127 residential homes subdivision on the left, 2 residential homes within feet of this property to the right and then another subdivision on the other side of them. The noise and traffic because of this property at 3515 Friendship Rd would effect nearly 200 homes surrounding it. We have been informed that the owner, Matthew Miller, plans to hold different types of venues on this property including the Trail of Terror from September until November. This particular venue runs starting at dark until at least 2:00 am with loud music, people screaming and people being chased with a chainsaw. The old location for Trail of Terror was on a property next to a church which was 1/2 a mile away and the noise could still be heard from our subdivision but no one lived next to it.

Friendship Rd is 6 lanes separated by a concrete divider. The property at 3515 Friendship Rd has no opening in front of it. If traffic comes from Hog Mountain they would have to make a U-turn in front of Friendship Farm subdivision, go across 3 lanes, and then slow down to pull into 3515's parking lot. Once the parking lot is full the traffic would be backed up. This would add more unwanted traffic, accidents, wait time for homeowners to get home and unwanted noise.

Thank you for taking our concerns into consideration. I do not agree with building a parking lot, allowing venues of any kind on this property nor moving of the building.

Cindy Guzman

Print

Planning Commission Comments - January 17, 2023 - Submission #67327

Date Submitted: 1/15/2023

Comments completed in the form below will be submitted into the record for the January 17, 2023 meeting of the Hall County Planning Commission.

First Name*

Denise

Last Name*

Cardone-Young

Address1*

3542 Dandelion Drive

Address2

City*

Buford

State*

GA

Zip*

30519

Zoning Item for Comment*

3. 3515 Friendship Road | Variance

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*

This variance would negatively impact our neighboring property with noise, environment, traffic and lightning all being substantial concerns. There is no entrance to this property without turning around in front of Friendship Farm Subdivision causing serious dangerous traffic conditions for current residents, there is also no turn lane for deceleration. This property is also directly behind our house and will impact the sounds we hear way past bedtime, the view we see with an ugly lit parking area and the current peaceful environment which we are used to. Our backyard directly looks at the property (picture attached of our fence line and the subject property at the tree line) and we will absolutely be negatively impacted by this variance. Please do not approve this use for a residential area without considering the negative impacts to current homeowners.

Please write your comments in the box above.

File Upload

40EFA24A-2FA4-4431-9996-2D3A47B7AB28.jpeg

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?

Dc.young.ga@gmail.com or 770-853-2952

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: Tuesday, January 17, 2023 9:11 AM
To: Anael Dominguez (Planning)
Subject: FW: 3515 Friendship Rd variance request

From: Eric Young <e.young.ga@gmail.com>
Sent: Sunday, January 15, 2023 12:00 PM
To: Planning <planning@hallcounty.org>
Subject: 3515 Friendship Rd variance request

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

The property in question of the variance request would have a direct impact to the current quality of life of the residents of the Friendship Farms subdivision specifically in traffic on Friendship Road, in noise going into the late hours of the night and the environmental associated with having an event type venue next door.

I feel there would also be an undeniable environmental impact to Mitchell Creek that runs adjacent to the property. Adding a parking lot to accommodate 50 to 75 vehicles would cause a runoff issue in what should be considered an obvious Environmentally sensitive area of Mitchell Creek

There will also be a major impact to the traffic pattern during the times of use. As I am sure you are all aware there is no opening in the median of Friendship Rd to accommodate entrance of egress from this property. The added traffic by such an event center requiring a 50 to 75 vehicle parking area would be forced to make U turns in front of both subdivisions on either side of the property thus causing additional hazards for motorists on an already busy and dare I say dangerous road. This can be accounted for by the numerous traffic stops that occur in-front of the Friendship farms sub division. I would also refer you the the parking and traffic issues seen yearly at the Buford Corn Maze. Speaking of the corn maze is it really necessary to have 2 of these types of businesses in less that 3 miles apart on an already busy road?

I can also see an issue with crowd control. 2 months out of the year having patrons wandering out in the forested area getting off the trail an ending up off this property and near someone's private residence could also present a hazard.

I'm my opinion this property in question is not suited for this type of facility and for numerous reasons has not been zoned for this type of use. This currently is a residential area and should should reman so.

I thank you for your time and consideration in this matter.

Eric Young
3542 Dandelion Dr
Buford GA 30519

Print

Planning Commission Comments - January 17, 2023 - Submission #67445

Date Submitted: 1/16/2023

Comments completed in the form below will be submitted into the record for the January 17, 2023 meeting of the Hall County Planning Commission.

First Name*

Gail

Last Name*

McDougal

Address1*

3527 Autumn Farm Terrace

Address2

City*

Buford

State*

GA

Zip*

30519

Zoning Item for Comment*

4. 3515 Friendship Road | Use Subject to County Commission Approval

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*

As a homeowner in the Friendship Farms Subdivision I would like to voice my concern and opposition to the application and possible approval of the 3515 Friendship Road Variance to allow gravel parking and an Agri-Entertainment venue at 3515 Friendship Road.

I oppose this proposed venue as it will negatively impact the value of my property and the properties of my neighborhood. It will also cause the undue burden of high impact traffic and possible pollution of Mitchell creek. I would also like to ask the commissioners if anyone of them would like to have an entertainment venue as your next door neighbor?

Also as of note, in the original marketing of the property it was marketed as 13 individual home sites, I would not oppose a limited number of individual homes as it would have a positive impact on the value of our neighborhood.

Thank you,
Gail McDougal

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?

gmcdougal3527@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 - January 17, 2023 - Submission #67217

Date Submitted: 1/13/2023

Comments completed in the form below will be submitted into the record for the January 17, 2023 meeting of the Hall County Planning Commission.

First Name*

Michele

Last Name*

Williams

Address1*

3614 Goldenrod Lane

Address2

City*

Buford

State*

GA

Zip*

30519

Zoning Item for Comment*

4. 3515 Friendship Road | Use Subject to County Commission Approval

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 object to this change request. Please see attached for concerns and questions.

Please write your comments in the box above.

File Upload

inbound7986217339320785938.pdf
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?

mickyw1868@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.

In 2018, Matt Miller was granted a "conditional use" permit for a 37.5-acre site at 3760 Friendship Circle for the agri-entertainment venue.

Mr Miller wants to move the venue from a 37.5 acre tract to a 13 acre tract. The new site is bordered by 123 homes in Friendship Farms, 24 homes on Maple Valley Ct. and other residential lots. There are currently no other venues of this size surrounded by residential communities in the Friendship Road corridor.

I do not support this variance due to several concerns and questions.

1. Traffic problems related to the physical layout of the lot and the intersection [not just an increase in traffic] will negatively impact the Friendship Farm subdivision. Friendship Rd is limited access and venue traffic from I985 direction will require U Turns at the subdivision entrance. In addition, the property is located at the bottom of 2 hills and there is currently no turn in lane or way for traffic to get up to speed when leaving property.
2. Damages in the form of noise and visual intrusions on peace and privacy, including Friendship Farm pool and playground area, would occur in direct conflict with Ordinance section 8.80
 - a. Loud music, screams, chainsaws, motorbikes can be heard from the current location 1.1 miles away. We expect the new location noise will be at a level detrimental to our enjoyment of our property and subdivision amenities.
 - b. Current venue location lists hours of operation until midnight on weekends.
 - c. Open flames are used in the Trail of Terror and proposed property is heavily wooded unlike the current location.
 - d. No fencing to protect surrounding residential areas from intrusion.
3. What is the impact of stormwater run off to the creek if large portions of property are converted to gravel parking or landscape is significantly changed to accommodate venue?
4. This is a septic property which has a large flood plain and is bordered by a creek. How will the change to an event venue impact the environment?