

Planning Commission Comments - February 6, 2023 - Submission #68649

Date Submitted: 2/5/2023

Comments completed in the form below will be submitted into the record for the February 6, 2023 meeting of the Hall County Planning Commission.

First Name*

Augie

Last Name*

DeAugustinis

Address1*

3743 Dove Cove Cir

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

7. 3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone

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*

While the residents of Lanier Village Estates welcome an expansion of medical facilities right across the street from us, our biggest concern is the effect the medical park will have on traffic through the intersection at our entrance. The traffic produced by this expansion will be in addition to the traffic produced from the 225 apartments under construction at Treesort, the 185 townhomes starting construction behind the CVS, and the 202 residential units recently approved on Price Road right next to all this other construction. That construction alone will likely produce an addition 5,000 trips per day through the Price Road/Thompson Bridge intersection. We are hopeful that NGHS and the developers for the previously mentioned projects might coordinate with the GDOT to implement traffic flow and lane improvements for that intersection, including dedicated left turn lanes for northbound and southbound traffic for Thompson Bridge. (Please see attached file for illustration.) Let's not wait until we have another serious accident there before action is taken. Thank you!

Please write your comments in the box above.

File Upload

SR 60 -- SR 136-ver1-2.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?

augie222@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.



136

Price Rd

Village View Dr

Thompson Bridge Rd

© 2013 Google

Google earth

176 ft

Imagery Date: 3/18/2013 34°22'34.98" N 88°52'30.08" W elev 1282 ft eye alt 2041 ft

Board of Commissioners Work Session Comments - February 6, 2023 - Submission #68659

Date Submitted: 2/5/2023

Comments completed in the form below will be submitted into the record for the February 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Davey

Last Name*

Souther

Address1*

3524 southers rd.

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Hi to whom it may concern my husband and will be living next door to the new medical office building our concern is he has Lymphoma (cancer) we would really like to have a tall privacy fence to help with the noise and traffic and any lights. and we don't want traffic using our driveway for a turn around. Thank you so much

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

770-540-7533

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 - February 6, 2023 - Submission #68657

Date Submitted: 2/5/2023

Comments completed in the form below will be submitted into the record for the February 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Delores

Last Name*

Miller

Address1*

219 Regency Ct,

Address2

City*

Acworth

State*

GA

Zip*

30102

Your Comments*

Question on the buffers for the property on Southers Road. The concept drawing states buffers are subject to change. Would that mean it could be less than the 25 feet as mentioned in the document, or more than the 25 feet? Also, what form will the buffer be? Trees, wall, etc.
What about light pollution? Will the lights be faced away from all homes?

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

miller_dee@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.

Planning Commission Comments - February 6, 2023 - Submission #68669

Date Submitted: 2/6/2023

Comments completed in the form below will be submitted into the record for the February 6, 2023 meeting of the Hall County Planning Commission.

First Name*

Rita

Last Name*

Rylee

Address1*

6030 Ransom Free Road

Address2

City*

Clermont

State*

GA

Zip*

30527

Zoning Item for Comment*

7. 3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone ▼

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 a property owner on the section of Souther's Road effected by this rezoning. I'm concerned about the barrier between the hospitals building projects.

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?

rsr21@comcast.net

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

Planning Commission Comments - February 6, 2023 - Submission #68658

Date Submitted: 2/5/2023

Comments completed in the form below will be submitted into the record for the February 6, 2023 meeting of the Hall County Planning Commission.

First Name*

Teresa

Last Name*

Barrett

Address1*

4128 Cha Co Rd

Address2

3530 Souther Rd

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

7. 3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone

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*

7. 3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone | from Highway-Business (H-B), Agricultural-Residential-III (AR-III), & Residential-I (R-I) to Planned Office Development (POD) on a 42.97± acre tract located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | Proposed use: mixed use office

Comments / concerns:

1. There is no mention of how noise is to be controlled during the construction / building process as it will be a nuisance to surrounding residents. How will noise be handled?
2. (Agenda Page 193) (NGHS 2 of 68) Recommended conditions Item# 6 - Landscape and lighting plan shall be submitted prior to land disturbance permit being issued. What are the buffers between residents and proposed site? The only thing mentioned is a required 25ft buffer. Lighting as a problem for surrounding residents as most commercial lighting is at heights above normal landscape of residential outdoor security lights. How will barriers keep proposed lighting from being a disturbance to residential owners where properties join the proposed project?
3. (Agenda Page 207) (NGHS 16 of 68) Map – Comments regarding the required buffers on creek that feeds into other waterways mentions measuring from Location wrested vegetation instead of centerline of creek. (Public works letter Agenda page 258) (NGHS 66 & 67 of 68)
4. (Agenda Page 207) (NGHS 16 of 68) Storm water management pond – Public works letter (page 66 & 67 of 68 NGHS) states the site may need a stormwater management report. The location of this pond produces threat of mosquitos and other health threatening and nuisance insects and other habitat to Southers Road residents of which is a major concern but is a smaller issue than the location of this collection of water that could possibly overflow into the creek.
5. Agenda Page 193 agenda) (NGHS 2 of 68) Recommended conditions Item#4 – Commercial driveway permit. Proposing two driveways, or even one drive will change the amount of traffic potentially backing up at the Southers Road stop sign. There will not be an option for exits for the existing residents on Southers once the proposed road (Sardis Road connector) has been completed as the Southers becomes a cul-de-sac with no access to the new connector. This proposed project is changing from 2 drives to 1 drive from Price Road where there is already construction for multi family units which will increase traffic flow substantially. Why is a traffic study not important for this project?
6. (Agenda Page 193) (NGHS 2 of 68) Summary Analysis Second paragraph mentions 2 story buildings. Again, there is no mention as to the impact to the residents living next to the project. Buffers cannot hide tall buildings.
7. (Agenda Page 196) (NGHS 5 of 68) Zoning analysis item#7 it is stated that the impact on surrounding properties is unknown until development completed. If no studies are provided, then the existing property owners will just be stuck with whatever impacts this project creates. If addressed up front, then accommodations can be considered. All traffic studies and other impact studies should be performed. This should happen for all large projects.
8. (Agenda Page 204) (NGHS 13 of 68) Proximity to other uses This mentions a single-family home that is closest to the project at 3761 Price Drive and the Price Place subdivision, however it does not mention the Southers Road properties of which are being isolated as a residential island with commercial property surrounding it which also utilizes the road for commercial entrance/ exits that otherwise would have become a residential cul-de-sac with road changes from the Sardis Road connector.

Please write your comments in the box above.

File Upload

NGHS Proposed rezoning comments.docx

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?

1tsbcpa@bellsouth.net

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

7. 3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone | from Highway-Business (H-B), Agricultural-Residential-III (AR-III), & Residential-I (R-I) to Planned Office Development (POD) on a 42.97± acre tract located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | Proposed use: mixed use office

Comments / concerns:

1. There is no mention of how noise is to be controlled during the construction / building process as it will be a nuisance to surrounding residents. How will noise be handled?
2. **(Agenda Page 193) (NGHS 2 of 68) Recommended conditions Item# 6** - Landscape and lighting plan shall be submitted prior to land disturbance permit being issued. What are the buffers between residents and proposed site? The only thing mentioned is a required 25ft buffer. Lighting as a problem for surrounding residents as most commercial lighting is at heights above normal landscape of residential outdoor security lights. How will barriers keep proposed lighting from being a disturbance to residential owners where properties join the proposed project?
3. **(Agenda Page 207) (NGHS 16 of 68) Map** – Comments regarding the required buffers on creek that feeds into other waterways mentions measuring from Location wrested vegetation instead of centerline of creek. **(Public works letter Agenda page 258) (NGHS 66 & 67 of 68)**
4. **(Agenda Page 207) (NGHS 16 of 68) Storm water management pond** – Public works letter (page 66 & 67 of 68 NGHS) states the site may need a stormwater management report. The location of this pond produces threat of mosquitos and other health threatening and nuisance insects and other habitat to Southers Road residents of which is a major concern but is a smaller issue than the location of this collection of water that could possibly overflow into the creek.
5. **Agenda Page 193 agenda) (NGHS 2 of 68) Recommended conditions Item#4** – Commercial driveway permit. Proposing two driveways, or even one drive will change the amount of traffic potentially backing up at the Southers Road stop sign. There will not be an option for exits for the existing residents on Southers once the proposed road (Sardis Road connector) has been completed as the Southers becomes a cul-de-sac with no access to the new connector. This proposed project is changing from 2 drives to 1 drive from Price Road where there is already construction for multi family units which will increase traffic flow substantially. Why is a traffic study not important for this project?
6. **(Agenda Page 193) (NGHS 2 of 68) Summary Analysis** Second paragraph mentions 2 story buildings. Again, there is no mention as to the impact to the residents living next to the project. Buffers cannot hide tall buildings.
7. **(Agenda Page 196) (NGHS 5 of 68) Zoning analysis item#7** it is stated that the impact on surrounding properties is unknown until development completed. If no studies are provided, then the existing property owners will just be stuck with whatever impacts this project creates. If addressed up front, then accommodations can be considered. All traffic studies and other impact studies should be performed. This should happen for all large projects.
8. **(Agenda Page 204) (NGHS 13 of 68) Proximity to other uses** This mentions a single-family home that is closest to the project at 3761 Price Drive and the Price Place subdivision, however it does not mention the Southers Road properties of which are being isolated as a residential island with commercial property surrounding it which also utilizes the road for commercial entrance/ exits that otherwise would have become a residential cul-de-sac with road changes from the Sardis Road connector.