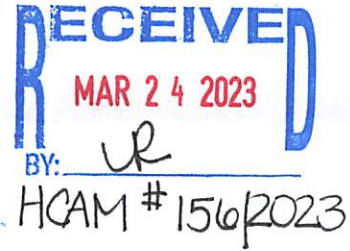


Riverwalk Homeowners Association
Richard Dawkins, HOA President
5575 Riverwalk Court, Gainesville, Georgia



March 20, 2023

To: Hall County Board of Commissioners:

Richard Higgins, Chairman
Jeff Stowe
Kathy Cooper
Gregg Poole
Billy Powell.

Dear Commission Members:

The residents of Riverwalk Subdivision request that the application for rezoning of 4916 Cleveland Hwy from OI to PCD and the approval for the development of a storage facility be denied just as was denied likewise by the Hall County Planning Commission. As you know, the planning commission members have indicated several issues of concern for this proposal. Please, if you have not done so, confer with Chris Braswell, Chairperson for the Planning commission, in regard to his and other planning commission members view of this proposal and the numerous negatives of Mr. Hemphill's plan.

Both the Planning Commission and the citizens of the Clermont community, especially the residents of Riverwalk subdivision, voiced their concerns about this proposed development at the March 6 Hall County Planning Commission meeting. Included in those expressed issues were:

1. A serious concern for traffic safety with the entry and exit of slow-moving vehicles with trucks, trailers, boats, and RV's at a point where speeding traffic merges northbound from two lanes to one at the exact location of proposed development. This is the number one issue expressed by many Clermont area citizens expressed on the "Friends of Clermont" Facebook site.

2. The negative impact of economic and environmental detriment. The back section of this 7-acre track, is a very rugged terrain with dozens of very large trees. This section has for years served as an environmental buffer for houses and lots within the Riverwalk subdivision. The proposed development would not only be an eyesore for the area, but would approach several houses extremely close to back yards, a children's playground, and decks.

3. The proposed plan does not agree with the Hall County corridor plan and ordinances for this area of the county. Proposed in the applicant's plan are such as gravel driveways instead of paved, six feet chain link fencing with barbed wire instead of 8 feet solid fencing for storage facilities, and reduced buffers around property. As indicated by one Riverwalk resident, "this would eventually be nothing more than a dumping ground for old boats, trailers, etc.". Three of the sides of the track are surrounded by residentially zoned property with the fourth side by a Georgia Power easement.

4. Proposal indicates that adequate screen for houses and area would be provided with new vegetation. This would however be impossible because of the elevation of lots and houses within Riverwalk. There would be no way to replicate the existing beautiful tree cover on the back side of this 7-acre track.

5. The proposed rezoning and variance request is ill-fitting for the area., has been strongly opposed by many adjoining property owners, as well as many throughout the Clermont area, and would have a negative economic impact on the North Hall/Clermont community.

Thank you very much for considering our concerns and hope that you will likewise vote for denial for rezoning and approval for this particular development.

Richard Dawkins

Riverwalk HOA President