

Cover letter

January 24, 2023

**Ms. Randi Doveton
Planning and Development Director
Hall County Government
2875 Brown's Bridge Road/ 3rd Floor**

Dear Ms. Doveton,

At your request, we are pleased to provide you with the documents. If you have any questions, please let us know, we will be happy to answer them for you.

Respectfully submitted,

Gene Kim

Construction committee

*****Attachments*****

- 1. Variance Application**
- 2. Narrative explaining why we believe the variance is needed and justifiable.**
- 3. Elevation Details**
- 4. Deed of Property**
- 5. Site Plan**
- 6. A photocopy of the Land Disturbance Permit (LDP)**
- 7. Septic Tank Permit**
- 8. Plat of Property**
- 9. Landscape Plan**
- 10. Detail info on the roof panels**

Narrative explaining why we believe the variance is needed and justifiable.

The site in question is located, by our measurements, 514.5 feet away from the median of Friendship Road. In addition, there is a 47-foot-high mound on the curbside of Friendship Road along with two buildings in front of the proposed construction site. Most importantly, the topography at the site slopes sharply downwards and is in a densely wooded and secluded area, so our building would never be seen from any direction unless driving from over 350 feet from Friendship Road.

Furthermore, our church does not have much financial flexibility, thus we need to receive financing from a loan institution. We will have to endeavor to repay this loan without burdening us too much with considerable mortgage payments until our church grows a more sizeable congregation.

Under these circumstances, a metal building was our only option due to its cost, which is comparatively less expensive compared to other options available in the current construction market. Also, a metal building offers more maintenance-free operation, greater fire-resistance, lower property insurance premiums, greater durability, in addition to more options for the future with respect to building extensions and other additions.

We are planning other structures to be completed soon which will comprise an Asian-American Community Center. This center will then be able to hold community events such as conferences, activities, and public forums, to name a few. These will surely benefit and be an asset to our local community, provided Hall County allows us to build these metal buildings.

Finally, we believe that the goals of the Hall County Planning and Development Board and our church are aligned with respect to public interest. We both aim to provide areas for people to come together to strengthen the bonds of our community.

Bethel Faith Baptist Church

(Korean American Mission)
3390 South Puckett Road
Buford, Ga 30519
asmylord@gmail.com

January 9, 2023

Mr. David L. Webb, AICP
Principal Planner of Hall County, Georgia
2875 Brownsville Bridge Road
Gainesville, GA 30504

RE: Request to revisit the 300ft exception Rule on GCOD
Via Certified Mail/Return Receipt Requested

Dear Mr. Webb,

My name is Gene Kim, and I am a core member of the Bethel Faith Baptist Church Construction Committee. Previously, we consulted with Ms. Michelle and yourself about three months ago regarding the GCOD rule. Despite not giving us a firm commitment on being able to provide the 300 ft. exception rule for our request, you impressed upon us and caused us to fully believe that we were the best candidate in applying the exception rule so that we could build our discussed metal building on the site.

Consequently, and since having a metal building was our only option, we contacted the ARCO metal building company to place an order for the building materials, having to paying a huge down payment because metal building costs were soaring at that time. At the time, we were not made aware by anyone that we would have to consider something like a variance application into the planning.

At our second meeting with you held on December 14, 2022, Ms. Randy advised us to provide her with some supporting documents. Accordingly, we provided them on January 15, 2022, but afterwards we received no response from your office. Thus, Rev. Seo went to your office on Tuesday, January 3, 2023.

To our surprise, the staff started looking for the documents, indicating to us that your office had not yet seen them. Furthermore, without any review nor consideration of the documents' contents, a staff member told us that we needed to file a variance application. It would have been more reasonable to ask us to wait for a week if your office had not gotten a chance to look at them. However, we were left with the impression that your office took our request lightly, or worse, simply ignored our petition because we are a minority group and would be easy to dismiss.

We hope that the latter is not the case and are now giving you another chance to revisit this issue by respectfully requesting that you carefully review the documents we have previously provided. We still believe that, based on our discussion, we are the best candidates to receive a 300 ft. exception rule with regards to our situation. Please allow us to use the metal building materials that were ordered after our initial consult.

The site in question is located, by our measurements, 514.5 ft. away from the median of Friendship Road. In addition, there is a 47 ft. high mound on the curbside of Friendship Road along with two buildings in front of the proposed construction site. Most importantly, the topography at the site slopes sharply downwards and is in a densely wooded and secluded area, so our building would never be seen from any direction unless driving from over 350 feet from Friendship Road.

At this moment, filing the variance application is not an option for us as that will cause us to have to wait for an extended period of time and thus incur a huge extra penalty from the architect and the metal building company. We are thus requesting your thoughtful consideration; however, if this situation cannot be resolved in a satisfactory manner, we will be forced to contact the Georgia Korean-American Association, our affiliated churches in Gwinnett and Hall County, the Atlanta Journal-Constitution, The Times in Gainesville, Congressmen Andrew S. Clyde and Lucy McBath, U.S. Senator Rafael Warnock, and GA Governor Bryan Kemp.

Again, if there were no 300 ft. exception rule or if we were not one of the best candidates for applying the rule, we would not have asked you to reconsider our petition.

If your office needs more information, please contact us and we will be happy to provide you with all pertinent information.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Gene Kim", with a stylized flourish at the end.

Gene Kim

N.B.: The following parties will be consulted if a satisfactory resolution cannot be attained:

- cc. GA Korean-American Assoc.
- cc. 70+ Korean-American churches in the Atlanta Area
- cc. Atlanta Journal-Constitution
- cc. The Times in Gainesville
- cc. Hon. Governor Bryan Kemp
- cc. Hon. U.S. Congresswoman Lucy McBath
- cc. Hon. U.S. Congressman Andrew S. Clyde
- cc. Hon. U.S. Senator Rafael Warnock
- cc. Sarah A. Kim, Attorney at Law