

Jennifer Rivera (Administration)

From: Carmen M Shepard <ccmarquez7@aol.com>
Sent: Tuesday, August 22, 2023 6:20 AM
To: Jennifer Rivera (Administration); Tony Reilly HOA Bogan
Subject: Proposed Commercial Event Venue at 3555 N. Bogan Rd

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Dear Board of Commissioners,

I am writing to express my deep concern regarding the request made by Mr. John Moore, the owner of the parcel located at 3555 N. Bogan Rd, to build a commercial event venue in close proximity to our homes and neighborhoods. As a resident of this area, I strongly believe that this proposed venue would have severe negative impacts on our community.

The primary issue that arises from this proposal is the inadequate suitability of our local roads to accommodate a large volume of cars associated with events at the venue. With approximately 144 additional cars circulating during event hours, our narrow roads would be subjected to long and delayed lines of cars, significantly impacting the flow of traffic. Moreover, the intersections at Friendship Rd and N. Bogan Rd, as well as Jones Rd and N. Bogan Rd, are particularly concerning due to the high risk of accidents when attempting left turns. The existing road infrastructure simply cannot handle the increased traffic load that would be generated by the proposed venue.

Furthermore, the introduction of parties and celebrations at this commercial event venue would bring a substantial increase in noise levels to our otherwise quiet residential area. Our neighborhoods have been cherished for their tranquility, which has contributed significantly to our quality of life. The addition of loud gatherings, amplified music, and potential disruptions late into the night would disrupt the peace and serenity we have come to appreciate and enjoy.

Considering these factors, I urge the Hall County Board of Commissioners to carefully evaluate the implications of approving the construction of a commercial event venue at 3555 N. Bogan Rd. It is crucial to prioritize the safety and well-being of the residents who call this area home. The potential risks associated with increased traffic and the loss of the peaceful atmosphere we currently enjoy should not be overlooked.

I kindly request that the Board takes into account the concerns of the residents and conducts a thorough assessment of the proposed project's impact on our community. Additionally, I encourage the Board to consider alternative locations that would be more appropriate for a commercial event venue, ensuring the safety and harmony of our neighborhoods.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns voiced by the residents and make a decision that is in the best interest of our community as a whole.

Sincerely,

Carmen Shepard
4511 Bogan Gates Trl.
Buford, GA 30519.
08/21/2023.

Jennifer Rivera (Administration)

From: LPdigsite@aol.com <lpdigsite@netscape.net>
Sent: Tuesday, August 22, 2023 12:42 PM
To: Jennifer Rivera (Administration)
Subject: 3555 N. Bogan Road, S. Hall County re-zoning application Please forward to Commissioners

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My name is Mr. Frank Perry, I am a homeowner on Bogan Gates Drive, Buford 30519. My back yard borders between

Hall County and Gwinnett County, therefore, I live very close to the proposed re-zoning application property in S. Hall Co. which requires a vote.

My property in this sub was once part of the farm property which is where his property sits. His proposed venue has no

business in applying for re-zoning in this quiet residential area. There are other already-zoned commercial properties on more

main streets available, **away** from private residential homes. It is an injustice to propose to change our peaceful existence here. I bought

my house, after careful consideration of the surrounding neighborhoods; I would never buy a home near a commercial

business, let alone one with so much noise and traffic. Who wants unchosen noise in their back yard? Not me! This is

our residential haven away from the noise of small town traffic and crowds. Please let us keep it that way!!!

The re-zoning application is like an intrusive nightmare. **WE DO NOT WANT TO LIVE BY A PUBLIC RENTAL ESTABLISHMENT!!!**

Please help us keep this area residential.

Thank you,

Mr. Frank Perry
4545 Bogan Gates Drive
Buford, GA 30519
678-765-0121

Jennifer Rivera (Administration)

From: Jimmy Jordan <jjordan4415@gmail.com>
Sent: Monday, August 21, 2023 11:43 PM
To: Jennifer Rivera (Administration)
Subject: 3555 N. Bogan Rd Proposed Event Center

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Honorable Hall County Board of Commissioner,

I would ask that you consider denying this application for an Event Center at 3555 N Bogan Rd. As a resident of this address since 1999 I have seen quite a change in our rural community and would hope we could anticipate continued growth of homes and fine neighborhoods as has been the case until recently. Now we see larger and larger warehouses being built and neighborhoods being pushed aside for these developments. Our roads and infrastructure are being challenged and what can we expect fifteen or twenty years from now. Currently the homes and neighborhoods are being well maintained and pride in our living environment is foremost in our community. Please help us continue on this path of pride in our neighborhoods and stop the onslaught of concrete dinosaurs pervading our beautiful landscapes and homesites abolished for mega commercial developments.

Respectfully,
Jimmy Jordan
4415 Bogan gates Dr
Buford, Ga. 30519
jjordan4415@gmail.com
cell 770-560-0638

Jennifer Rivera (Administration)

From: Kevin Merck <turkeymerck@hotmail.com>
Sent: Tuesday, August 22, 2023 9:08 AM
To: Jennifer Rivera (Administration)
Subject: proposed agri-entertainment venue at 3555 N Bogan Rd

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To the Hall County Board of Commissioners,

I strongly oppose Mr. Moore's proposed agri-entertainment venue at 3555 N Bogan Rd because the location is in the middle of a large residential area with the potential to decrease our home values, along with the fact that the venue will create additional noise pollution and increase traffic along N. Bogan Rd.

Thank you for your consideration.

Kevin Merck
4481 Bogan Gates Trl
770.519.4036

Jennifer Rivera (Administration)

From: LPdigsite@aol.com <lpdigsite@netscape.net>
Sent: Tuesday, August 22, 2023 12:16 PM
To: Jennifer Rivera (Administration)
Subject: 3555 N. Bogan Road zoning application, S. Hall County

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 Planners and Commissioners re. the zoning application for 3555 N. Bogan Road, Buford, S. Hall County, GA.

Please know that the request for a zoning change is an abrupt shock to all of us who bought our property out here in Buford for a quiet, peaceful housing environment. This is a residential area and subdivision we live in called Bogan

Gates. We bought this property **because** it was when we bought, and still is a quiet sub. You can easily get to sleep here because there are

no loud noises, and there are peaceful remnants of the old agricultural life here. It is very disturbing to myself and husband

to learn that a stranger desires to alter our private forever home and yard environment forever by loud noise, loud sounds, and alot of traffic.

We love our yard, and do not wish to be disturbed by a nearby commercial endeavor. They can take it elsewhere, we cannot. It seems

rather selfish to disturb so many homeowners, in 3 subdivisions, for the sake of one landowner. Even that this zoning application

has the chance to be considered is unfair. A commercial proposed venue for that purpose and that large should be placed AWAY from all subdivisions in a commercial area.

Please consider my plea as if it was your own problem. No one wants that kind of change in their "back yard". As a senior citizen in Buford, shouldn't the zoning remain the same as when you bought your house? That is how we planned it, planning for retirement years, hoping for peace and quiet. Thank you for listening.

Leslie Perry
4545 Bogan Gates Drive
Buford, GA 30519
404-754-1139

Jennifer Rivera (Administration)

From: Phyllis Edmond <phyllisedmond@yahoo.com>
Sent: Tuesday, August 22, 2023 3:12 PM
To: Jennifer Rivera (Administration)
Subject: 3555 North Bogan Road

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My husband and I reside in the Bogan Gates Subdivision off North Bogan Road. We strongly oppose the zoning variance being requested for an agri-entertainment venue on a nearby property. According to the information that I have read, there could be up to 300 people and 144 gravel parking spots. This makes us wary of an uptick in crime. We have lived here for twenty-five years and upon purchase; knew that it would be our forever home. If approved, this would create more traffic congestion and possibly dangers of street side parking if the lot is full. There are no red lights at North Bogan Road nor Jones Road if you are using the Friendship Road corridor. Seems as though there could be a lot of noise with the outdoor pavilion. Lots of the neighbors have been here for over twenty years in our small fifty home subdivision and are retired, I am sure they share the same concerns. We enjoy the peace and serenity of North Bogan Road's picturesque scenery. If there were to be crimes committed there, it could diminish the value of our homes. Our properties' values have continued to increase with the beautiful stately homes recently built. I know that I speak for myself and neighbors that we would like to see this continue.

If additional information is needed, don't hesitate to give me a call. Please vote no for this variance.

Terry & Phyllis Edmond
phyllisedmond@yahoo.com
678 472 4121 (c)
678 482 0891 (h)
4524 Bogan Gates Trail
Buford, GA 30519

Jennifer Rivera (Administration)

From: Rosetti, Stephen <stephen.rosetti@ally.com>
Sent: Tuesday, August 22, 2023 8:43 AM
To: Jennifer Rivera (Administration)
Cc: Rosetti, Stephen
Subject: Zoning Variance - 3555 N. Bogan Road
Attachments: Hall Cty Zoning Variance.docx

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WARNING: This communication has been detected as containing an attachment - Proceed with caution

Regarding the Board of Commissioners meeting scheduled for 8/24/23 to vote on the “unprecedented” variance request for 3555 N. Bogan Rd.... Please ask the Board to (re)-read and consider my opinion as attached above. Thanks much.

Note: This info was previously transmitted to the Board in advance of the Commission’s “recommendation to deny” at the previous meeting. I live at 4565 Bogan Gates Dr., and my phone number is 801-573-3632.

Steve Rosetti

Quality Control and Assurance - Business Line Risk Commercial Auto

1735 N Brown Road, Suite 500, Lawrenceville, GA 30043

T + 770-381-3330 | M + 801-573-3643

stephen.rosetti@ally.com

ally do it right.



- 1) The county has the obligation to make public, and the residents the right to review, a properly completed application before making a recommendation concerning the variance request
 - a. Per county application requirements the application “shall include” the location of signs, a DOT letter of commitment, details on ingress and egress, and where the full 144 parking spots will be located; none was provided
 - b. Without the proper public notice a complete application provides, no other decision but a denial of the variance request is appropriate

- 2) The proposed activities are not in keeping with character of the neighborhood
 - a. Nearby subdivisions contain hundreds of homes
 - b. No nearby businesses have paved parking lots for more than 10 vehicles

- 3) Other factors:
 - a. Excessive size: The size of the new barn as proposed is to be limited only by “whatever the county allows” but hopefully will hold up to 300 people at one time; the pavilion is even larger.
 - b. Excessive noise: Pavilion/outside noise will be excessive under proposed uses; a “soundproof building” is irrelevant.
 - c. Excessive proximity: Existing zoning provides some buffer to adjacent residential properties. Reducing the setback 185 and/or 285 feet places the proposed improvements right on top of multiple subdivisions.

Jennifer Rivera (Administration)

From: Tony Reilly <tareilly1@aol.com>
Sent: Tuesday, August 22, 2023 4:15 PM
To: Jennifer Rivera (Administration)
Subject: My CORRECTED VERSION OF MY COMMENTS TO BOARD OF COMMISSIONERS REGARDING 3555 N. BOGAN RD

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 the Hall County Board of Commissioners, my name is Tony Reilly and I live at 4561 Bogan Gates Trail in Buford, Ga. 30519 which is just south of 3555 North Bogan Rd by about 1000 feet.

I am definitely opposed to any conditional use changes or variance requests for 3555 N. Bogan Rd to allow any kinds of events for the following reasons:

1. Mr. Moore's request is inconsistent with Hall County's Comprehensive Plan for this area which is zoned for "Moderate Density Single Family Homes". Our area is 99.9% residential now and has a nice quiet residential look and feel - definitely not a commercial feel. Mr. Moore's Narrative stated that "many businesses exist" in this area on N. Bogan Rd. which is totally incorrect. There is only one in this area. Our neighborhood area is not commercialized. There are businesses further up off of the 4 lane Friendship Rd. but not on two lane residential area of N. Bogan Rd. Mr. Moore's property has single homes adjacent to his, single residential homes directly across the narrow 2 lane Bogan Rd from him, and single residential homes backed up to and very close to his property as well as many nearby subdivisions all with single family residences.
2. Mr. Moore has requested incredible and unprecedented 15' variances from adjacent neighbors and wants to build a huge building and huge pavilion within 15' of other neighbors properties. Noise level will increase tremendously with outside wedding event music and ceremonies with speakers which will be allowed to be amplified in his proposed Pavilion or on other places on his property if this is approved. The noise levels inside the proposed building may end up being loud enough to be heard outside of the building though it may be insulated. No one knows what it will be like until it is too late. This is commercial venue
3. Mr. Moore's Site Plan drawing shows he wants the option of having 60 cars on gravel parking and 84 cars on grass parking for a total of 144 cars. The Site Plan itself only shows one Proposed Parking place for about 44 cars and does not say if that is the gravel area or the grass area. Who knows where 144 total cars will end up parking on this property during Events and how will they enter and leave - will it be on N. Bogan Rd only or does Mr. Moore want to try and exit out onto Chatuge in Morgan's Crossing? The Site Plan does not seem to clearly draw this out. And will the parked cars be close to the road? How close will they be near surrounding neighbors. How loud will these cars be starting up and driving out at 10 pm on school and work nights or at midnight on weekends when they leave Events? Will it be so loud that close neighbors can't get to sleep or will be awakened?
4. There is no traffic study to show the impact on traffic flow of a potential 144 cars coming and going to the Events which is only about 2000 feet from the major intersection of N. Bogan Rd and Friendship Rd at the school. Traffic already backs up at that intersection when people are going to work, school or shopping at different times of the day. This is especially true when cars are trying to turn left on to Friendship to get to 985. Average length of cars in 2023 is about 15' so if a potential

144 cars left an event at the same time that would be about 2160' of total car lengths without any space between them which means they would be backed up all the way from Friendship Rd to 3555 N. Bogan Rd property if they were all exiting toward Friendship Rd. What neighbors would want to have to get behind a trail of cars like that just to get to Friendship Rd. to get to work, school, shopping, or to the freeway or to the NE Georgia Hospital in Braselton on Friendship Rd? It can already take up to 5 to 10 minutes waiting time at these intersections with only having to wait for 5 - 6 cars. Narrow two lane only North Bogan Rd is simply not set up to accommodate 144 cars nor a commercial event venue such as the one being proposed by Mr. Moore. In the Narrative Mr. Moore talks about having "Wet Lands" that will never be developed but this is not shown on the Site Plan and he gives different addresses referring to that. The Pond may be what he is talking about as the wetlands but he lists 116 Spring St and 4340 Chatuga Drive when mentioning Wetlands so this is extremely confusing.

5. Mr. Moore states in his Narrative that he wants to operate this commercial Event Venue for the next 30 years and to have "as many weddings as possible" as well as other events where he wants to "extend the range of activity" to mornings, and have other various Events but never describes what kinds of Events he means. Could they be rock concerts, dance club events, and will alcohol be served which is usually the case at most weddings? Will folks be milling around outside in the 'Pavilion' having drinks and partying, etc? Who knows what this might look like or turn into in the future?

6. Mr. Moore's Narrative talks about giving back to the community but what he proposes would actually take away from our neighborhood residential community in many ways - with rising noise levels, increased traffic and more traffic congestion, potentially lowering of home values and changing the look and feel of our residential look and feel. The quality of life of Mr. Moore's neighbors will definitely be impacted for years and years to come and all for the purpose that Mr. Moore gives in his Narrative when in his own words he said, "...this is about making money." This is totally a commercial enterprise in a single family home residential area. How many folks on the Board of Commissioners would like to have something like this across the street from them. Many of our neighbors definitely do not want this in their area. Please do not approve this conditional use request and change the quality of life in our single family home residential area. Thank you.

-Tony Reilly

Jennifer Rivera (Administration)

From: Vanesa Alexander-Sarazua <vanesaalexandersarazua@gmail.com>
Sent: Monday, August 21, 2023 10:57 PM
To: Jennifer Rivera (Administration)
Subject: Re: Bogan Agri- business

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Property on 3555 Bogan

Sent from my iPhone

> On Aug 21, 2023, at 10:52 PM, Vanesa Alexander-Sarazua <vanesaalexandersarazua@gmail.com> wrote:

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>

> I would like to voice my preference to not have this venue approved on Bogan. The streets are one lane in each direction at the end of South Hall/North Gwinnett line. This would add to traffic jams on both sides of these single lane streets. Another concern is the additional traffic brought in to our area which is already congested and we note traffic jams at Friendship elementary every morning and afternoon for drop off and pick up of children. Additionally we e seen traffic on Cloudland. This venue would add to an already crowded area and it would force both Counties to make additional accommodations to the Street.

>

> The noise of additional event music is another concern as well as the residential designation of our area being now changed to look like more of a business than a family home community. This is an established area of homes built over 20 years ago that surround this property, involving families who have lived here many years and called this area home. It would be terrible to approve a business in such an area that houses so many families affecting both Counties.

>

> Vanesa Sarazúa

> 4514 Bogan Gates trail

> Buford GA 30519

>

>

> Sent from my iPhone