

## Anael Dominguez (CDI: Planning)

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**From:** Katie L. Greenway (CDI: Planning)  
**Sent:** Monday, July 24, 2023 3:45 PM  
**To:** Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)  
**Subject:** FW: Meeting on 3555 N. Bogan Rd.

Ana,

Please add to the record.

Thank you,

Katie Greenway  
Principal Planner  
Hall County Community Development and Infrastructure  
(office) 770-297-2649  
(direct) 470-978-8272  
klgreenway@hallcounty.org

\* Our office will be closed from 4:20PM to 5:00PM on Wednesday, July 26, 2023 for a staff meeting, we will return all messages in the order received when we return on Thursday, July 27th. \*

-----Original Message-----

From: Beverly Rodoski <beverly1754@yahoo.com>  
Sent: Monday, July 24, 2023 3:38 PM  
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>  
Subject: Meeting on 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.

My address is 5558 River Valley Way  
Flowery Branch, Ga.30542

I am against the proposed building for entertainment in a residential neighborhood! It will cause lots of problems! Crime, increase consumption of alcohol. This neighborhood is designated for families and agriculture not entertainment. The traffic will be terrible and increase in car accidents. This cozy neighborhood will be ruined!

Thank You,  
Beverly Rodoski

Sent from my iPhone

**Print**

**Planning Commission Comments - August 7, 2023 - Submission #78752**

**Date Submitted: 8/6/2023**

Comments completed in the form below will be submitted into the record for the August 7, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Cheryl

**Last Name\***

Smith

**Address1\***

4520 Bogan Gates Drive

**Address2**

**City\***

Buford

**State\***

Georgia

**Zip\***

30519

**Zoning Item for Comment\***

2. (A)/(B)/(C) 3555 North Bogan Road | Use Subject to County Commission Approval | Variance(s) 

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\***

Please, please, please do not approve this zoning variance request. We do not need commercial development in a residential area. My home is in a direct line to this property and I personally don't want to hear the noise in the evenings and on weekends. This would increase traffic in our area and since there is a school 4/10s of a mile away we do not need any additional traffic in this area. It is bad enough as it currently is. Thank you for your consideration of not approving this request.

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?**

leigh.smith@alston.com

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

**Print**

**Planning Commission Comments - August 7, 2023 - Submission #78651**

**Date Submitted: 8/1/2023**

Comments completed in the form below will be submitted into the record for the August 7, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Connie

**Last Name\***

Reilly

**Address1\***

4561 Bogan Gates Trail

**Address2**

**City\***

Buford

**State\***

GA

**Zip\***

30519

**Zoning Item for Comment\***

2. (A)/(B)/(C) 3555 North Bogan Road | Use Subject to County Commission Approval | Variance(s) 

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\***

3555 North Bogan Road Rezoning Request for Wedding/Other Events  
The main concerns with this rezoning request at 3555 N. Bogan Rd. in Buford, that I and my nearby neighbors have are:

1. Much more traffic congestion with 144 cars trying to get on to N Bogan Rd from Friendship going to an event or getting onto Friendship from N. Bogan when leaving an event and the backups that already occur in this area will be seriously multiplied. Everyone in all the surrounding neighborhoods knows how difficult it is to turn left on Friendship Rd at the school - there is no light there. And, it is just as difficult to turn left from Jones Rd onto Friendship already with no light there either, but add 144 more cars it will to be extremely long wait times to get to Friendship Rd, turn left or right there, or get to 985. I wonder what might happen if 175 cars showed up for a wedding event - would the invited guests in 31 of those cars be turned away because the car limit has been reached? If not where will they park? The only access & exit to these venues will be N. Bogan Rd.
2. The noise level will increase due to the request for an outdoor pavilion where 300 people in a 99.9% residential area will be milling around talking and likely consuming alcohol. Hall County officials told me the outside music cannot be amplified but outdoor voices can be (like using a microphone and speakers). This could mean that entire ceremonies and other types of events could be amplified outdoors in the pavilion, toasting, celebrating, clapping, talking etc.
3. Mr. Moore has requested his setbacks from his neighbor's property lines be changed and reduced from 200 feet to 15 feet so he can put the proposed 2 buildings and the parking within 15 feet of his neighbors. The neighbors directly across the street and some whose backyards are in Bogan Gates subdivision are close to Mr. Moore's property. Also, the Morgan's Crossing neighbor's backyards are very close to the back of Mr. Moore's property right where he is proposing to build these 2 large buildings and parking.
4. Event venues could be of all kinds, not just weddings, including rock concerts if he ever chose to do so. These events could potentially be between 9am - 10pm Sunday through Thursday and 9 am - Midnight on Fridays and Saturdays. That is a lot of traffic and car emissions and potential noise every day of the week and late into the evenings when folks are trying to sleep.
5. If this proposal is approved, having a commercial venue such as this in a 99.9% residential neighborhood and surrounded by other single homes and subdivisions on all sides will change the look and feel of our area. It can impact traffic flow, increase noise levels, and increase traffic backups and emissions in the area and reduce air quality.
6. This request of Mr. Moore's for an event venue is also totally inconsistent with the Residential Future land use designation in the Hall County's Comprehensive Plan. In part, this Plan states the primary future land uses for this area are "moderate density single-family residential developments..." The Narrative submitted by Mr. Moore to Hall County states "...it is about making money" thus making this a proposal for a commercial venue in a primarily residential area.

-Connie Reilly, Bogan Gates neighbor 24 yrs. call or text,: 770-614-4006

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?**

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 (CDI: Planning)

---

**From:** Katie L. Greenway (CDI: Planning)  
**Sent:** Monday, July 24, 2023 8:37 AM  
**To:** Anael Dominguez (CDI: Planning)  
**Subject:** FW: 3555 North Bogan Road--Agri entertainment venue

Concern for the record. Thanks!

Katie Greenway  
Principal Planner  
Hall County Community Development and Infrastructure  
(office) 770-297-2649  
(direct) 470-978-8272  
klgreenway@hallcounty.org

\* Our office will be closed from 4:20PM to 5:00PM on Wednesday, July 26, 2023 for a staff meeting, we will return all messages in the order received when we return on Thursday, July 27th. \*

-----Original Message-----

From: Jawad Ilyas <jawadilyas@gmail.com>  
Sent: Sunday, July 23, 2023 10:02 PM  
To: Planning <planning@hallcounty.org>  
Subject: 3555 North Bogan Road--Agri entertainment venue

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. Mr. Srikanth Yamala,

I am writing in response to a letter dated June 21, 2023 which notifies us of a proposed Agri-entertainment venue on 3555 N. Bogan Rd. which is across from my home at 3528 N. Bogan Rd.

I wanted to express my concerns about this proposed venture. This is an exclusively residential area with homes both across and on each side of the proposed venue. I am concerned about the risks of increased traffic, loss of privacy, noise, trash, use of alcohol, drunk driving and loss of property value if this project goes ahead. My neighbors also have expressed similar concerns.

Thank you for your attention to this matter.

Jawad Ilyas.  
3528 N. Bogan Rd.  
Buford, GA 30519.

**Print**

**Planning Commission Comments - August 7, 2023 - Submission #78753**

**Date Submitted: 8/6/2023**

Comments completed in the form below will be submitted into the record for the August 7, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Kristen & Jonathan

**Last Name\***

Craig

**Address1\***

4461 Bogan Gates Trail

**Address2**

**City\***

Buford

**State\***

GA

**Zip\***

30519

**Zoning Item for Comment\***

2. (A)/(B)/(C) 3555 North Bogan Road | Use Subject to County Commission Approval | Variance(s) ▼

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\***

We oppose the venue proposal on North Bogan which backs up to our home in Bogan Gates neighborhood. We have multiple concerns related to property value, traffic, commercial zoning, noise, etc.

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?**

krisford17@hotmail.com

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

TO: HALL COUNTY

IN REGARDS TO THE ENCLOSED REQUEST  
FOR AN ENTERTAINMENT VENUE.

I WISH TO GIVE HALL COUNTY A HEADS-UP.

THIS PROPERTY ALREADY HAS A LARGE  
FISHING POND BEHIND THE HOUSE.

I HAVE PASSED THIS HOUSE MANY  
TIMES OVER THE PAST 5 PLUS YEARS

I HAVE SEEN TRAFFIC IN / OUT  
TO THAT POND BUT OVER THOSE  
YEARS IT APPEARS IT HAS NEVER  
BEEN COMPLIANT TO THE STATE OF  
GEORGIA ATTRACTIVE NUISANCE LAWS.  
THIS LAW EXISTS TO PROTECT CHILDREN.

WHY WOULD HALL COUNTY WANT  
A PROSPECTIVE WEDDING VENUE  
WHICH WOULD DRAW MORE CHILDREN  
ADJACENT TO THIS BODY OF WATER?

THIS EXPOSES THE OWNER AND POTENTIALLY  
THE COUNTY TO LIABILITY SUITS.  
THIS WRITER WISHES TO REMAIN ANONYMOUS  
AS I DO NOT WANT TO SUBJECT MYSELF TO  
THE SOCIAL MEDIA CIRCUS ALREADY BREWING!



BESIDES, THIS IS A SIMPLE POINT  
OF COMPLIANCE TO EXISTING LAW.  
I DO NOT KNOW MR MOORE  
PERSONALLY. BUT SINCE THIS HAS  
BEEN THIS WAY FOR YEARS I DO  
QUESTION HIS COMMITMENT TO THE  
SAFETY OF THE COMMUNITY AT  
LARGE

THANK  
YOU!

# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.

APPLICANT:

JOHN MOORE

REQUEST: VARY THE RIGHT SIDE YARD SEIBACK FROM 200 FT TO 15 FT FOR AN AGRICULTURE ENTERTAINMENT VENUE.

PUBLIC HEARINGS WILL BE HELD ON: PARKING LOT.

COUNTY COMMISSION

PLANNING COMMISSION

Date: July 24, 2023

Time: 5:15 P.M.

Date: Aug 24, 2023

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL (770) 531-6809

Print

**Planning Commission Comments - August 7, 2023 - Submission #78754**

**Date Submitted: 8/7/2023**

Comments completed in the form below will be submitted into the record for the August 7, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Michael

**Last Name\***

Lee

**Address1\***

4540 Bogan Gates Drive

**Address2**

**City\***

Buford

**State\***

Ga

**Zip\***

30519

**Zoning Item for Comment\***

2. (A)/(B)/(C) 3555 North Bogan Road | Use Subject to County Commission Approval | Variance(s) 

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 53 year old male that lives in Bogan Gates subdivision off Bogan Road less than a mile away from this proposal of a commercial building. I DO NOT SUPPORT THIS COMMERCIAL BUILD IN THIS AREA. My strong belief is that this property will not only drive our home values down, but will also bring unwanted traffic issues and noise late into the night. This will only disrupt our peaceful living area here in Bogan Gates subdivision and the surrounding neighborhoods. Please do not let this build of a commercial property happen due to the nice environment we all love and enjoy currently..

Thank you!

Sincerely,  
Michael S Lee  
4540 Bogan Gates Rd  
Buford, Georgia 30519  
678-386-2087  
Mlee122169@gmail.com

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?**

Mlee122169@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.

**Print**

**Planning Commission Comments - August 7, 2023 - Submission #78755**

**Date Submitted: 8/7/2023**

Comments completed in the form below will be submitted into the record for the August 7, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Steve

**Last Name\***

Harkness

**Address1\***

3548 Lily Magnolia Court

**Address2**

**City\***

Buford

**State\***

Ga

**Zip\***

30519

**Zoning Item for Comment\***

2. (A)/(B)/(C) 3555 North Bogan Road | Use Subject to County Commission Approval | Variance(s) 

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\***

The increase in traffic in this residential area would be unmanageable and will create major problems for current residents. This zoning request should be denied. This area should be residential only.

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?**

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

**Print**

**Planning Commission Comments - July 24, 2023 - Submission #78322**

**Date Submitted: 7/15/2023**

Comments completed in the form below will be submitted into the record for the July 24, 2023 meeting of the Hall County Planning Commission.

**First Name\***

steve

**Last Name\***

rosetti

**Address1\***

4565 bogan gates dr

**Address2**

**City\***

buford

**State\***

ga

**Zip\***

30519

**Zoning Item for Comment\***

6. (A)/(B)/(C) 3555 North Bogan 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\***

- 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 that a complete application provides, no other decision but a denial of the variance request is appropriate
  - c. The Notice of Public Hearing states that this meeting is being held on a Tuesday.
  
- 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.

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?**

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

**Print**

**Planning Commission Comments - July 24, 2023 - Submission #78471**

**Date Submitted: 7/22/2023**

Comments completed in the form below will be submitted into the record for the July 24, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Tony

**Last Name\***

Reilly

**Address1\***

4561 Bogan Gates Trail

**Address2**

**City\***

Buford

**State\***

GA

**Zip\***

30519

**Zoning Item for Comment\***

6. (A)/(B)/(C) 3555 North Bogan 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.



My name is Tony Reilly. I am against this proposed request for an Entertainment Venue for 3355 N. Bogan Rd for several reasons as follows:

1. Bogan Rd is only a small 2 lane road with no bike, walking, running, or turn lanes with the exception of some small turn lanes into some of the existing subdivisions and properties. There are already traffic bottlenecks for access from the N. Bogan Rd. to Friendship Rd. intersection at the school and from N. Bogan Rd. to the small cut through street Jones Rd. to Friendship intersection. These bottlenecks occur in the morning rush hour at the school on Friendship and at the intersection at Jones to Friendship. Cars are trying to mostly turn left to get to 985 so Jones and Bogan Roads get very backed up there. It also backs up on the weekends when folks are out and about running errands and trying to get to 985. There are no lights at either intersection. It is so bad on school mornings that there is usually a policeman directing traffic at N. Bogan and Friendship. The property at 3555 N. Bogan Rd is very close to Jones Rd and also very close to Friendship Rd and if wedding events or any other kinds of events that might be held according to the applicant's Narrative document this could cause a lot of major backups and a potential rise in accidents at those intersections with Friendship. The applicant has requested possible space for parking of at least 144 vehicles - that is a lot more vehicles coming and going in the area coming around the same time and leaving around the same time. I do not believe that narrow Bogan Rd nor the intersections could handle the traffic.

2. Our area is 99.9% residential and has a nice residential feel including 3555 N. Bogan Rd. property. The look and feel or residential would change to a more commercial look and feel. The applicant has never said he would apply for a liquor or alcohol license and most wedding events serve alcohol so this would be likely going forward. The applicant has stated in his Narrative that this proposal is "to make money", so it will be commercial because of that and it will contain a larger building plus another large outdoor pavilion which will certainly be used for outside purposes so if people are outside there will be potential much higher noise levels even if most, but not necessarily all, amplified music and noise are going to be inside the building. What is the use of the Pavilion for - it is not specifically stated in the Narrative so it is difficult to say what the noise levels in the surrounding residences and neighborhoods would be like until it happens, if this request is approved. If an event, whether wedding or other type of event, did include imbibing of alcohol then drivers leaving the area after a few hours may very well be inebriated and potentially be less safe drivers to say the least, thus more traffic accidents could occur, particularly trying to turn left on Friendship Rd. from N. Bogan Rd or Jones Rd. I have lived in this area for 24 years and have seen many people almost have an accident trying to go left on Friendship Rd and Friendship Rd. traffic is flying and coming to those intersections way beyond the posted speed limits.

3. Allowing this to become a potential commercial event venue may encourage the other nearby neighbors who have single homes on their properties to sell out to some commercial venture going forward. As is mentioned in the Hall County Planning Commission Staff Report, "Based on the future land-use plan, staff finds the requested use inconsistent with the future land use classification of Residential in the Comprehensive Plan. The Primary future land uses for this classification are moderate density single-family residential developments..." I, and many of my nearby Hall County neighbors agree with this statement wholeheartedly. Others, who do not live near our residential area and neighborhoods may support the applicant but they do not have to be around it in the future, nor the traffic and potential safety issues, nor the possible drop in our property values. Who wants to buy a residential home near commercial businesses? I am all for commercial business success in areas where there are already many other commercial businesses that have been zoned for those purposes but not in a primarily residential area as ours.

4. I am also against the times for the events being requested and what could potentially be allowed according to already existing Hall County rules for a venue like this. The applicant's Narrative proposed that events might be held on "Fridays, Saturdays, and Sundays between 5pm to 11pm and some events also on week days from 11 am through 6pm." But I believe the Hall County rules events say that if the applicant's proposal is approved, the applicant could potentially be allowed to hold events between 9 am to 10 pm Sunday through Thursday, and from 9 am to Midnight on Fridays and Saturdays. That is potentially all day everyday from 9 am to 10 pm or Midnight. With those hours in mind plus the applicant states in the proposal there up to but "not more than 300 people" at an event means a lot of cars leaving at midnight on the weekends and possibly at 10 pm during the week. With a possible 144 parking spaces that is a lot of potential traffic noise late at night on work and school nights plus later at night on the weekends, and all of this in a residential neighborhood area surrounding this property. And, the applicants Narrative states he wants to "have as many weddings as possible" as well as other types of events not described in the narrative. Since none of these other types of events have been described in the Narrative, how can neighbors in the area know what to expect going forward. Will these other events be rock concerts? Will these other events be for parties and social events? What type of customers will this venue be attracting to our neighborhood areas? We just do not know what this will look like or possibly turn into in the future whether the applicant stays as the owner in the future or builds it up, then decides to sell out to some other owner who wants to turn it into a dance club, a bar, or who knows what?

In summary, my main concerns at this time are

1. Traffic backup issues and access from Bogan Rd to Friendship Rd to go left to get to 985 and from Bogan Rd to Jones to Friendship Rd. to get to 985. This will be a problem with any day or night time venues and especially when an approximate potential 144 cars come to a venue or leave a venue along with the noise level of cars potentially leaving at late hours of the night even up to 10 pm weekdays and up to midnight on weekends.

2. The impact on our residential look and feel with a commercial venue operating in the heart of several existing residential neighborhoods & subdivisions. There is a definite possibility of dropping home property values going forward if the request is approved, particularly for the homes nearest the venue. Who wants to buy a home near a commercial venture such as this?

3. If this applicant's request is approved, there are several nearby single & property homeowners not within a subdivision who might be encouraged to try to get their property rezoned to allow for commercial use as well thus changing our area even more toward commercial useage. This would of course go against the Hall County's "Comprehensive Plan which states that this area's land use classification is Residential in the Comprehensive Plan. And it also states, "The Primary future land uses for this classification are moderate density single-family residential developments..."

4. If the proposal is approved, the times that potential events could be held are every day between 9 am to 10pm work and school week days and 9 am to Midnight on weekends. This means it could possibly go on all day everyday until late hours at night with lots of noisy traffic leaving the events late at night. There are surrounding neighbors and subdivisions close by 3555 N. Bogan Rd. as well as neighbors directly across the street from this location that will have to deal with any traffic or event noise on any given day. And since the applicant has stated in his Narrative that he wants to "have as many weddings as possible" as well as other events but has not given a description of any of these other types of events, nearby neighbors have no idea of what the circumstances will be like going forward and cannot know until after the fact, if this is approved. More information would definitely be needed by all Hall County and all of our neighbors up front on the other types of events might be like so as to have a thorough understanding of what might be coming from this rezoning if approved.

Thank you,

Tony Reilly  
770-331-1770

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?

tareilly1@aol.com 770-331-1770

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

**Print**

**Planning Commission Comments - August 7, 2023 - Submission #78652**

**Date Submitted: 8/1/2023**

Comments completed in the form below will be submitted into the record for the August 7, 2023 meeting of the Hall County Planning Commission.

**First Name\***

Tony

**Last Name\***

Reilly

**Address1\***

4561 Bogan Gates Trail

**Address2**

**City\***

Buford

**State\***

GA

**Zip\***

30519

**Zoning Item for Comment\***

2. (A)/(B)/(C) 3555 North Bogan Road | Use Subject to County Commission Approval | Variance(s) 

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**Your Comments\***

3555 North Bogan Road Rezoning Request for Wedding/Other Events  
The main concerns with this rezoning request at 3555 N. Bogan Rd. in Buford, that I and my nearby neighbors have are:

1. Much more traffic congestion with 144 cars trying to get on to N Bogan Rd from Friendship going to an event or getting onto Friendship from N. Bogan when leaving an event and the backups that already occur in this area will be seriously multiplied. Everyone in all the surrounding neighborhoods knows how difficult it is to turn left on Friendship Rd at the school - there is no light there. And, it is just as difficult to turn left from Jones Rd onto Friendship already with no light there either, but add 144 more cars it will to be extremely long wait times to get to Friendship Rd, turn left or right there, or get to 985. I wonder what might happen if 175 cars showed up for a wedding event - would the invited guests in 31 of those cars be turned away because the car limit has been reached? If not where will they park? The only access & exit to these venues will be N. Bogan Rd.
2. The noise level will increase due to the request for an outdoor pavilion where 300 people in a 99.9% residential area will be milling around talking and likely consuming alcohol. Hall County officials told me the outside music cannot be amplified but outdoor voices can be (like using a microphone and speakers). This could mean that entire ceremonies and other types of events could be amplified outdoors in the pavilion, toasting, celebrating, clapping, talking etc.
3. Mr. Moore has requested his setbacks from his neighbor's property lines be changed and reduced from 200 feet to 15 feet so he can put the proposed 2 buildings and the parking within 15 feet of his neighbors. The neighbors directly across the street and some whose backyards are in Bogan Gates subdivision are close to Mr. Moore's property. Also, the Morgan's Crossing neighbor's backyards are very close to the back of Mr. Moore's property right where he is proposing to build these 2 large buildings and parking.
4. Event venues could be of all kinds, not just weddings, including rock concerts if he ever chose to do so. These events could potentially be between 9am - 10pm Sunday through Thursday and 9 am - Midnight on Fridays and Saturdays. That is a lot of traffic and car emissions and potential noise every day of the week and late into the evenings when folks are trying to sleep.
5. If this proposal is approved, having a commercial venue such as this in a 99.9% residential neighborhood and surrounded by other single homes and subdivisions on all sides will change the look and feel of our area. It can impact traffic flow, increase noise levels, and increase traffic backups and emissions in the area and reduce air quality.
6. This request of Mr. Moore's for an event venue is also totally inconsistent with the Residential Future land use designation in the Hall County's Comprehensive Plan. In part, this Plan states the primary future land uses for this area are "moderate density single-family residential developments..." The Narrative submitted by Mr. Moore to Hall County states "...it is about making money" thus making this a proposal for a commercial venue in a primarily residential area.

-Tony Reilly, Bogan Gates neighbor 24 yrs. call or text,: 770-6331-1770 tareilly1@aol.com

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?**

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

Narcis Ciceu

3550 North Bogan Road

Buford GA. 30519

---

I have known Drew since I moved in 3 years ago. I was working on my front yard installing a new water line. Drew saw me working out in my yard and came over with a big smile and introduced himself and then proceeded to go get his equipment and started helping us dig and install the new water line. When he asked me to write a letter to give to Hall County for an event center I didn't even hesitate to say yes. He is the kind of neighbor you want to have. I am sure whatever he does it will be great. I am totally behind Drew starting an event center.

Narcis Ciceu

A handwritten signature in black ink, appearing to read 'Narcis Ciceu', with a long horizontal flourish extending to the right.

**Jeremy Fowler**

**3537 N Bogan Rd, Buford, GA 30519**

**Shawn McDougal and Mikki McDougal**

**4320 Chatuge Dr, Buford, GA 30519**

I have know both of these people for well over 10+ years and they have been a joy to know.

February 27, 2023

Jeremy Fowler  
3537 North Bogan Road  
Buford, GA 30519

Re: John Andrew (Drew) Moore  
3555 North Bogan Road  
Buford, GA 30519

To whom it may concern:

This letter will advise that John Andrew Moore is my neighbor. His property runs alongside of mine on the North side of my property on North Bogan Road. We have been neighbors for over ten years. Not only has he been a good neighbor but he has also been someone I could turn to in a time of need. There has never been a time when I have had a problem with him or a concern about him.

I understand his desire to build an Event Venue on his property near the current location of the old barn. I do not foresee this as a problem for me or my family.

Let me know if you need any other information from me.

Sincerely yours,



Jeremy Fowler

Shawn and Mikki McDougal  
4320 Chatuge Drive  
Buford, GA 30519

February 27, 2023

Re: John Andrew Moore  
3555 North Bogan Road  
Buford, GA 30519

To whom it may concern:

John (Drew) Moore is our neighbor. His property backs up to our property on Chatuge Drive. We have known Drew (John) for over ten years. He has always been a respectful neighbor and someone who has always been willing to help out when the need arose.

Recently, he mentioned his plans to develop an Event Center on his seven-acre piece of property. In discussing this with him, we did not feel that this created any conflict of interest for us as neighbors and residents in the community.

Should you have any questions regarding Drew Moore or the development of this venue, do not hesitate to contact us.

Sincerely,



Shawn McDougal



Mikki McDougal



To whom it may concern,

David Anderson  
3575 North Bogan Road  
Buford, GA. 30519

I just bought the property next to Drew and it only took a couple days for me to meet him. I plan on raising my children here. He is a great neighbor and has already offered to help with several projects on the property. When he mentioned he is applying for a wedding permit and needed a letter I was totally on board. His idea for a wedding venue will not interfere with anything I am doing. I am quite happy to know he is not going to build another subdivision on his property. An event center will enhance the neighborhood and be a welcome site. He already does so much to make his place look beautiful. I am sure if he does this it will just look that much better. We are not concerned with traffic or an event taking place on Drew's property. I have no issue with the county approving said request.

Thanks

A handwritten signature in blue ink that reads "David L. Anderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Anderson