

## Anael Dominguez (CDI: Planning)

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**From:** Jennifer Rivera (Administration)  
**Sent:** Monday, August 28, 2023 8:14 AM  
**To:** Jim Mikoy  
**Cc:** Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)  
**Subject:** RE: Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera  
Board of Commission Clerk  
Hall County Government  
Tel: 770-297-2684  
[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



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**From:** Jim Mikoy <jrmikoy@gmail.com>  
**Sent:** Saturday, August 26, 2023 10:00 AM  
**To:** Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>  
**Cc:** Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>  
**Subject:** Thompson Mill from AR-IV to PRD for a 133-unit rental community and rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM

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.

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for

retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There are already a plethora of apartments in the immediate area (listed below) that bring down single family home values. They are not even at full capacity !!!!

The **Harrison at Braselton** (previously Noble Pines) - opened 2019; there are 248 units and as of 8/24, they are at **93% capacity**. This complex is behind the Aldi and across the street from the proposed rezoning request.

The **Finch-Braselton** also across the street from the proposed rezoning request, is now open as of July with a total of 275 units and currently **7% occupied**.

The **Chateau at Highlands** (55+) - off of Friendship, just down from Dell Webb-Chateau Elan and less than 2 miles from the 2 apartment complexes off of Thompson Mill, opened in January of this year and has 152 units. They are currently at **25% capacity**.

**Mill Creek Springs** - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Mr. AND Mrs. Jim Mikoy  
7176 Wrights Lane  
Hoschton, GA 30548

## Anael Dominguez (CDI: Planning)

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**From:** Jennifer Rivera (Administration)  
**Sent:** Wednesday, August 30, 2023 7:58 AM  
**To:** Ksposa  
**Cc:** Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)  
**Subject:** RE: Rezoning objections-applicant William Schmid , Rochester/DCCM

Your comment has been received and forwarded to Planning for inclusion in their meeting packet.

Jennifer Rivera  
Board of Commission Clerk  
Hall County Government  
Tel: 770-297-2684  
[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



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**From:** Ksposa <ksposa@aol.com>  
**Sent:** Tuesday, August 29, 2023 4:37 PM  
**To:** Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>  
**Cc:** Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>  
**Subject:** Rezoning objections-applicant William Schmid , Rochester/DCCM

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To all addressees,

Please be advised that we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-family by applicant William Schmidt, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There are already a plethora of apartments in the immediate area (listed below) that bring down single family home values. They are not even at full capacity !!!!

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**Mill Creek Springs** - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

There is currently not enough infrastructure, schools, roads, medical offices, etc, to handle what is currently available and even less once existing developments are filled to capacity. We do not need to add additional multi-family units to an already over crowded area.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity of Reunion AND the surrounding area.

Sincerely,  
Kathleen and Jack Sposa  
5891 Haven Lane  
Hoschton, GA 30548

## Anael Dominguez (CDI: Planning)

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**From:** Jennifer Rivera (Administration)  
**Sent:** Wednesday, August 30, 2023 7:56 AM  
**To:** Merridee Michelsen  
**Cc:** Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)  
**Subject:** RE: Rezoning objections

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Jennifer Rivera  
Board of Commission Clerk  
Hall County Government  
Tel: 770-297-2684  
[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



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**From:** Merridee Michelsen <michelsenmerridee@gmail.com>  
**Sent:** Tuesday, August 29, 2023 11:25 PM  
**To:** Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>  
**Subject:** Fwd: Rezoning objections

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## Merridee Michelsen, PhD

We are the music-makers.....the dreamer of dreams.....

Merridee Michelsen, PhD  
Education Psychologist & Diagnostician  
Telephone: 770-490-4236  
[michelsenmerridee@gmail.com](mailto:michelsenmerridee@gmail.com)

As with other very concerned citizens of Hall County, we are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail as well as Thompson Mill from AR-IV to PRD for a 133-unit rental community.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

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**Mill Creek Springs** - less than 2 miles from the proposed rezoning request off of Spout Springs is a new SF and townhome rental community with a total of 196 - SF homes and townhomes and **currently rented at 10%**.

Kenneth and Merridee Michelsen  
5884 Haven Lane  
Hoschton, GA 30548

## Anael Dominguez (CDI: Planning)

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**Subject:** FW: Rezoning and buffer exemption for 185 Apartments and Retail acreage proposed

**From:** Jim Mikoy <[jrmikoy@gmail.com](mailto:jrmikoy@gmail.com)>

**Sent:** Sunday, August 20, 2023 7:59 PM

**To:** [trbell@hallcounty.org](mailto:trbell@hallcounty.org); [kccooper@hallcounty.org](mailto:kccooper@hallcounty.org); Randi Doveton (CDI: Planning) <[rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)>; Richard Higgins (County Commissioner) <[rhiggins@hallcounty.org](mailto:rhiggins@hallcounty.org)>

**Subject:** Rezoning and buffer exemption for 185 Apartments and Retail acreage proposed

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Planning Commissioners District 1, Planning Director, and Commission Chairman

We are vehemently opposed to the rezoning from AR-IV (Agricultural-Residential to PCD Multi-famil by applicant William Schmid , Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail.

The Friendship Road acreage being considered butts to Reunion residents and the golf course. The applicant is also looking for a mere 15 foot buffer along the Reunion Golf Course and 25 foot along Reunion Homes.

There is already a plethora of apartments in the immediate area that bring down single family home values.

Please, please, please do not approve this zoning change request !!!!!!! Protect the integrity of Reunion and the surrounding area.

Mr. and Mrs. James Mikoy  
7176 Wrights Lane  
Hoschton, GA 30548