

## Anael Dominguez (CDI: Planning)

---

**From:** Jessica Prince <jbrobin18@gmail.com>  
**Sent:** Wednesday, August 30, 2023 2:53 PM  
**To:** Jennifer Rivera (Administration)  
**Cc:** Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)  
**Subject:** Rochester/DCCM Rezoning Request

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.

Hey Jennifer,

Here is the correct email for the Rochester/DCCM Rezoning Request (thank you for catching my mistake!)

I am writing in regards to a piece of land that has been requested for rezoning. The piece of property is on **Thompson Mill Rd. Rochester/DCCM.**

They are requesting it to be rezoned from AR-IV to PCD Multi-Family.

I am requesting your help in refusing this rezoning of this property. As a resident of Hall County near this rezoning request I am worried about our property value, but as a citizen of Hall County I am worried about the overall state of our county.

I grew up in Gwinnett County, which used to be one of the more prominent counties in Georgia. However, with the fast growth of multi-family developments it quickly declined. It is no longer a desirable place to live. I moved to Hall County to find a safer, more family friendly county to raise my family in.

District 1 is a highly sought after area of Hall County, and we should all be fighting to keep it that way. We all know that with apartments come lower income families which bring in more crime. More crime will bring down the sought after appeal of our district.

Spout Springs is already extremely backed up in the afternoon rush hour commute between Friendship Road and Flowery Branch Road in the afternoon. People are already starting to cut through Thomason Mill to avoid some of the traffic, which used to be more of a rural road that was used by people who lived off of it, but now you are sending more traffic up and down Thomason Mill making it unsafe for those families that live off of there. There are no sidewalks so all the houses along there will not have safe places for their children to ride backs, adults to walk, etc.

Also, I have major concerns over the school district. Spout Springs/Cherokee Bluff is one of the best systems in the county. We moved from Flowery Branch, West Hall District to Cherokee Bluff for our children to have a better education and experience. Parent involvement is key to a successful school. By adding in an extraordinary amount of lower income families that come with apartment complexes you are increasing the number of students that will attend these schools, with less parental support. Help us keep our great school system!

And lastly, but important to note there are also several apartments and multi-family units that are near us already, **none of which are at 100% capacity at the moment.** There is already The Harrison nearby this rezoning request which is still not at 100% capacity. Within a 20 mile radius there other multi-family units that are not at full capacity. This is not what our beloved county and community wishes to see to make it better. Make our county be the example.

I hope that you will highly consider denying this request to keep Hall County great and reputable.

Thank you,

Jessica Prince

## Anael Dominguez (CDI: Planning)

---

**From:** Jennifer Rivera (Administration)  
**Sent:** Friday, August 25, 2023 4:44 PM  
**To:** Lindsay Rock  
**Cc:** Richard Higgins (County Commissioner); Frank Sosebee (Planning); trbell@hallcounty.org; Randi Doveton (CDI: Planning); Gina Pilcher; Kathy Cooper (County Commissioner); Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)  
**Subject:** RE: Opposition for 133-Unit Rental Community on Thompson Mill in South Hall Co

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)



---

**From:** Lindsay Rock <lindsayrock@yahoo.com>  
**Sent:** Friday, August 25, 2023 4:42 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:** Opposition for 133-Unit Rental Community on Thompson Mill in South Hall Co

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 Board of Commissioners and Planning Commissioners:

I wanted to send a quick email to show my opposition for the 133 rental unit community that could be built on Thompson Mill Rd from AR-IV to PRD.

I live in Reunion Country Club and have lived here for 14+ years. While I have enjoyed seeing growth in this area (the hospital, restaurants, more stores), I do not want this growth to include apartments. This is not the type of growth this area needs or wants.

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 133 units would only make traffic worse. We don't have the room for more cars on the road. I travel on Friendship Rd. daily, and we have more and more traffic. Lines at red lights are longer and longer, even during non-rush hour times of day.

--Every business in the area is over-booked or overly busy. I can't get doctor's appointments for myself unless I book months and months in advance. I can't get doctor's appointments for my two small children (ages 2 and 4) when they are sick because the pediatrician office cannot handle the influx of people moving to the area. I have even switched to a larger pediatrician group in the last year and I still have this issue. This is one example showing that the area cannot handle more people.

--There are several rental communities in the area that are not even at full capacity, so why add another one?

--The following communities are listed below with their current percentage of capacity:

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

2. 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.

3. 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.

4. 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 1

5. Reunion has yet another "new" section that will be built, and I didn't even want that. It's already too crowded.

-- Property values in Reunion and other nearby subdivisions will most certainly go down. As I said before, I have lived here for 14+ years, and I only want my property value to increase.

-- It's no secret that apartments attract less than desirable people and this would increase crime in the area and bring issues to the schools. I certainly do not want my children attending school with the kids who live in the apartments.

--The Cherokee Bluff school zone of Hall County will only get crowded. Class sizes will be bigger. Teachers will not be able to handle more students than they already have.

-- This is such a nice area with many nice neighborhoods - Reunion, Del Webb, Deaton Creek, Clearwater, Chateau Elan – I strongly believe apartments do not fit in here. Apartments belong in large cities, like Atlanta, and college towns, like Athens. They do not belong in suburban areas where people are raising families with children.

I know a lot of other Reunion residents feel the same and do not want these apartments in our area.

Please do not approve this application on September 18, 2023.

Sincerely,

Dr. Lindsay Rock  
7306 Rocking Chair Ln  
Hoschton, GA 30548  
706.296.0891

## Anael Dominguez (CDI: Planning)

---

**From:** Jennifer Rivera (Administration)  
**Sent:** Wednesday, August 30, 2023 1:45 PM  
**To:** Ron Scroggins  
**Cc:** Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)  
**Subject:** RE: Sep. 5, 2023 Planning Commission Meeting - Agenda Item 10

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)



---

**From:** Ron Scroggins <scroggins.ron@gmail.com>  
**Sent:** Wednesday, August 30, 2023 1:38 PM  
**To:** Frank Sosebee (Planning) <frsosebee@hallcounty.org>  
**Cc:** Gina Pilcher <gpilcher@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>  
**Subject:** Sep. 5, 2023 Planning Commission Meeting - Agenda Item 10

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.

Re: Meeting Agenda Item 10: 5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | Proposed Use: 133 unit rental community | \*\* Commission District 1 | Rochester/DCCM, applicant.

Mr. Sosobee,

For the past sixteen plus years I have resided in Reunion Country Club and my wife and I strongly oppose the above referenced Rezoning Application. While this planned residential area does not directly adjoin Reunion, it is less than 1.5 miles from

both the Spout Springs and Friendship entrances. The residences planned for this location would therefore have a major impact on the community resources, police, fire, school, etc., available to, and required by, both residents and businesses in the immediate area.

Additionally I question the necessity and commercial viability of a community of 133 rental residential units consisting of one bedroom attached duplexes, plus two and three bedroom cottages. To validate this concern, I ask you to consider the following:

1. Harrison at Braselton (previously Noble Pines): 248 units at 93% capacity (opened 2019)
2. Finch-Braselton: 275 units at 7% capacity (opened Jul, 2023)
3. Chateau at Highlands: 152 units at 25% capacity (55+, opened Jan, 2023)
4. Mill Creek Springs: 196 units at 10% capacity

Over 550 additional units will be occupied when the above complexes are at 100% capacity. On this basis alone I can't understand how you and your fellow Planning Commissioners could vote to approve this rezoning request for an additional 133 residential units.

However there are additional reasons to deny this rezoning request:

1. The Maximum Density of the proposed development will be 9.52 units per acre while the PRD Requirement is 2 units per acre. This Density is almost five times that specified in the Hall County Code of Ordinances, Supplement 75 Update 1.
2. The developers are proposing zero feet of Exterior Buffer while the Code of Ordinances specifies 50 feet.

I understand the Staff Planning Committee is recommending denial of this Rezoning Request because it is not in compliance with the Hall County Comprehensive Plan.

For the reasons stated above, my wife and I strongly urge you and other members of the Planning Commission to follow the Staff Planning Committee's recommendation and vote to **DENY** this Rezoning Request.

Thank you for your time to consider this communication.

Ron and Nancy Scroggins  
7165 Wrights Ln  
Hoschton, GA 30548  
770-965-0318  
[scroggins.ron@gmail.com](mailto:scroggins.ron@gmail.com)



## Anael Dominguez (CDI: Planning)

---

**From:** Jennifer Rivera (Administration)  
**Sent:** Thursday, August 31, 2023 10:39 AM  
**To:** Staci Lastinger  
**Cc:** Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)  
**Subject:** RE: Opposing the 133 unit rental community off thompson mill rd.

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)



---

**From:** Staci Lastinger <lastinger.staci@yahoo.com>  
**Sent:** Thursday, August 31, 2023 10:38 AM  
**To:** Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>  
**Cc:** Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>  
**Subject:** Opposing the 133 unit rental community off thompson mill 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.

Good Morning!

I am opposing the 133 unit rental community off Thompson Mill Rd. Below are some of the reasonings that I think this is a bad idea for our community.

1. The Harrison at Braselton (previously Noble Pines) - opened 2019; there are 248 units and as of today, 8/24, they are at 93% capacity. This complex is behind the Aldi and across the street from the proposed rezoning request.
2. 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.
3. 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.
4. 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%.
5. We have too many new communities coming into our town and our grocery stores, doctor offices, schools and restaurants can not handle the amount of people we have now. Doctor's offices are having long lead times just to get an appointment or are not taking new patients. We are going to overload our hospitals with all of this new development.

6. Our schools are overloaded with no room for the growth that is already approved and coming. For example Spout Springs had to move Kindergartens around after the 1st two weeks of school because the class size was too large. It was a huge disruption to those sweet babies and teachers.

Please be considerate when thinking about adding into this community when the infrastructure can not handle it. Braselton is a special place that does not need to be overloaded by greedy developers and bringing in more rental communities is going to put pressure on emergency services. It could potentially be bringing crime to the area that we do not want.

Thank you!  
Staci Lastinger

## Anael Dominguez (CDI: Planning)

---

**From:** Jennifer Rivera (Administration)  
**Sent:** Wednesday, August 30, 2023 7:56 AM  
**To:** Rhonda McKinney  
**Cc:** Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)  
**Subject:** RE: Opposition to the proposed rezoning for a 133 unit rental community - Rochester/DCCM - Planning meeting scheduled 9/5/23

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)



---

**From:** Rhonda McKinney <ugarkw@bellsouth.net>  
**Sent:** Tuesday, August 29, 2023 10:06 PM  
**To:** Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; trbell@hallcounty.org  
**Cc:** Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Marlon McKinney <volmem@bellsouth.net>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>  
**Subject:** Opposition to the proposed rezoning for a 133 unit rental community - Rochester/DCCM - Planning meeting scheduled 9/5/23

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.

Hall County Planning Commission and Board of Commissioners,

We are writing to strongly oppose another rental community, 133-units, being proposed for rezoning scheduled for hearing on Sept 5th by Rochester/DCCM and ask that you strongly consider denying this rezoning request. Unfortunately, like many others, we may not be able to attend this hearing in person on 9/5, the day after Labor Day, but hope that this email will be given equal weight as if we were there in person supporting this opposition.

Not only does this rezoning request appear not to meet the Comprehensive Plan finalized by Hall County which included input from residents/taxpayers, but this area at Thompson Mill and Spout Springs Road is already heavily congested, as is the area around Friendship Road and Spout Springs Road, and Friendship Road and Highway 211. We are not only seeing an Aldi store under construction in the same area as this proposed rezoning request, but several rental communities were already approved and built recently, so we do not need another rental community in this area. We are aware of some other rezonings scheduled for 9/18 that we will also be opposing in a separate email.

**Supporting facts regarding rentals in this area where this rezoning is being proposed:**

1. The Harrison at Braselton (previously Noble Vines) - opened 2019; there are 248 units and they are at 93% capacity. This complex is behind the Aldi and across the street from the proposed rezoning request.
2. 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.
3. 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.
4. 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%.

These are the completed rental communities in this 2 mile radius and not sure if there have been others approved that have not started construction as there are for sale signs, rezoning notifications and land clearing everywhere around us.

We moved to Reunion 10 years ago from Duluth and the Pleasant Hill area in March of 2013 to get away from the congestion and lack of quality of the construction surrounding that area and have seen this area around us in S. Hall County change drastically with all of the rezoning approvals and especially in the last few years.

We've seen a number of tire/oil lube businesses, fast food restaurants, nail salons and storage facilities approved and constructed within yards of each other at the Friendship Road/Spout Springs Road intersection. Not to mention all of the construction currently in progress that will have a huge impact , negative unfortunately, on our roads and schools, not to mention the impact on the response to emergencies, ability to get in to see medical providers and potential decline on our property values now that the Spout Springs widening project has been delayed until 2027 and possibly longer if funding is not secured. Additionally, there are approved rezonings that haven't started construction, i.e. Sherwood Square Townhomes off of Spout Springs and probably others that we aren't aware of yet.

At some point, like now 😊 PLEASE, we'd like to ask the county officials to listen to the people, the taxpayers in S. Hall county and pause to see what the impact is going to be on what has already been approved before approving additional rezonings. Friendship Road appears to be the only road, infrastructure, that was proactively widened to support the expected growth prior to the number of rezoning approvals.

These are business deals for these applicants, but they are life impacting to the people/taxpayers who moved to S. Hall county. The applicants and developers build, leave and move onto the next business deal with no concern for the ramifications the people and their families are left to deal with because of their greed and desire to profit from any vacant land available.

It seems sensible that the county allow some of the approved rezonings to have time to build out before approving more as we are already surrounded by red dirt and bulldozers. All of the current construction, once complete, will already have a negative impact on our roads, schools, potential decrease in our property values as we don't have the infrastructure in place to support what has already been approved.

The building associated with these rezonings takes years to complete and the economy and housing market dynamics change during that time and once they are complete, they often don't support what was approved years prior. Unfortunately, at that point, it is too late to ever get that cleared land back and the permanent damage is already done.

We will also be opposing the Tim Wilbanks rezoning request for a 185-unit rental property just outside of the Reunion front entrance and adjacent to the golf course that is scheduled for 9/18 in a separate email and hope to attend any meetings in person as our schedule allows. The beauty surrounding Reunion has already been

negatively impacted by the rezoning approval of the Bailey Farms property so we certainly don't want to see the front entrance of our community ruined as well.

Thank you for your consideration in denying this rezoning request.

Respectfully,

Marlon and Rhonda McKinney  
Lot #1016 - Reunion Country Club  
7010 Grand Reunion Drive  
Hoschton, GA 30548

## Anael Dominguez (CDI: Planning)

---

**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)



---

**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)

---

**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)



---

**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

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 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 !!!!

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%**.

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)

---

**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

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)



---

**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

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.

## 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.

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%**.

Kenneth and Merridee Michelsen  
5884 Haven Lane  
Hoschton, GA 30548