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Planning Commission Comments - September 18, 2023 - Submission #79556

Date Submitted: 9/15/2023

Comments completed in the form below will be submitted into the record for the September 11, 2023 meeting of the Hall County Planning Commission.

First Name*

Angela

Last Name*

Carruth

Address1*

7005 Baker Circle

Address2

City*

Clermont

State*

GA

Zip*

30527

Zoning Item for Comment*

4. 7042 Baker Lane | 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*

Hello and thank you for your time and careful consideration of this proposed zoning request located in North Hall County. Our family has lived at 7005 Baker Circle, Clermont Ga for 30 years plus a few months. Many of our neighbors are long-time vested residents of this area as well. Much of our voice against this venue remains the same as previously shared due to the only updated change is that retail sales were deleted from Commercial Development as proposed earlier. With Agri-Entertainment Zoning request, here are current concerns from our family:

- *reduction in our property value (and we all know the groans of citizens who have had such steep increases in property tax levels recently); our property taxes increase while our values would decrease with this proposed zoning change
- *reduction in our peace (especially with the amplification permit piece contained in the proposal); and this is also a very vaguely worded piece that needs further clarity to protect landowners surrounding Ivy Rose Farm
- *reduction to enjoy our property like we do today (due to excessive road dust/increased traffic/increased noise levels both felt and heard from traffic traveling along a gravel road as well as increased noise levels created from Ivy Rose Farm)
- *reduction to remain safe while walking on our narrow gravel road or for neighbors to ride horses on the road safely
- *increase in traffic is difficult to monitor and road remains very narrow and is often no more than ONE lane throughout the entirety of Baker Lane/Baker Circle
- *this one laned-road fact with our road causes vehicles and school buses to pull on to a portion of yards to allow another vehicle to pass safely; our road is not built for traffic. Period. It is not two lanes wide nor is it paved. Our homes were grandfathered in years ago and often sit close to the gravel road. Ours sits a mere 53 feet away from the road. If the county were to take a right of way of 50 feet, we would not have a front yard. Therefore, we feel widening the road and possibly paving the road is not an option for us. Our well also is in close proximity of the road and would have to be relocated if our road were to ever be widened or paved. This would create a large expense as well as placing any new well drilled too close to our septic system. Therefore, our septic system would most likely have to be relocated as well resulting in an enormous expense to our family. In my opinion, the county should be upgrading our roads for this zoning but you see clearly many obstacles against this being an easy task outside of the expense to carry this out. Our roads do not meet a community standard. Period.
- *could an entrance to Ivy Rose Farm be proposed to connect to Hwy 284/Shoal Creek Road possibly ? This would help to avoid the issues of traffic along Baker Lane/Baker Circle
- *there is question about the closest fire hydrant being far away from the proposed agri-entertainment site; has this been studied carefully ?
- *no one wants this agri-entertainment zoning who lives within close proximity of the farm; this only benefits Ivy Rose Farm. There is nothing but heartache and tension between Baker Circle residents and the proposal being made.
- *lastly, I plea that you each drive to Baker Lane/ Baker Circle and see for yourselves the true dilemma this places on our community. Please let me know on September 18th if you were able to do this and what your thoughts were. I'd like to thank you in advance for considering the short drive to our area to educate yourselves on the matter. (no photos are included with this comment but I have retained photos taken previously I can show again as reminders of narrow roads and close proximity of our home's drilled well to road 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?

carruthio17@gmail.com, 770-718-7883 (I'll see you 9-18-23)

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 - September 18, 2023 - Submission #79577

Date Submitted: 9/17/2023

Comments completed in the form below will be submitted into the record for the September 11, 2023 meeting of the Hall County Planning Commission.

First Name*

Jeff

Last Name*

Carruth

Address1*

7005 Baker Circle

Address2

City*

Clermont

State*

GA

Zip*

30527

Zoning Item for Comment*

4. 7042 Baker Lane | 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*

To the Planning and Zoning Board:
Ladies and Gentlemen,
We as residents of 7005 Baker Circle are communicating with you once again about the proposed changes at Ivy Rose Farm. We appreciate your efforts in the removal of consideration for a Proposed Commercial Development for Ivy Rose Farm. However, the removal of said designation, doesn't change the primary reasons for our opposition to the increase in Agri-Entertainment at Ivy Rose Farm.

1) We believe this location is ill-suited for the purpose for which it is planned. Ivy Rose Farm has no private entrance. The only means of entry and exit is a narrow, gravel, county road, maintained by taxpayer's dollars, and is not just for the use of Ivy Rose Farm. There is not ample room for two vehicles to pass on Baker Lane. Ivy Rose Farm uses this road to access their property, but they do not control this road for business, or personal purposes. We share this road, in that we enter our driveway from Baker Lane, and the entire left side of our property borders Baker Lane. Ms. Lebovitz may seem well-intentioned in making out sample calendars of events, with theoretical numbers of visiting persons and vehicles, but to us these measures are speculative, and tentative at best. The schedule of events, and numbers of additional vehicles do not fit the "rural character" of our neighborhood.

2) Sound Amplification-Agri-entertainment both are terms that have connotations of large group gatherings. If Ms. Lebovitz wanted to assure her neighbors of her good intentions, and show her good will towards them, neither the terms "entertainment" or "amplification" accomplishes her goals. Again, the tentative nature of her plans, leaves speculation as to what will occur on Ivy Rose Farm. How loud will the music be? How late will it be played?
Under the guise of personal events, most likely for family or friends, Ivy Rose Farm could host large gatherings, as long as they don't charge for them. Free events seem to be a blank check for Ivy Rose Farm to host any event they want. Entertainment and Amplification are vague in their definitions, and broad in their scope. These seem like blank checks for unacceptable traffic and noise. Again, Entertainment and amplification do not fit the "rural character" of our neighborhood.

In conclusion, we find ourselves back at the same place we were when we presented our reasons for opposition to this at the last meeting. We are growing weary of stating what are reasonable and obvious facts about why this is not a good fit for Baker Circle, Baker Lane.

There is no need to present photos of the narrow roads, you have seen them. There is no need to parade an endless program of speakers before the board. We humbly submit that you, as The Planning and Zoning Board, have all the facts you need. This is not a place for 30, 20, or even ten additional cars a month. These are country roads, not intended for traffic. Furthermore, it is definitely not a place for amplified sound. This is a rural community, not suited for a venue. Ms. Lebovitz has said she isn't interested in having a venue, but entertainment, and amplification are terms that sound more like a venue atmosphere than a farm.

No further case needs to be made, yet here we are again, repeating the same facts to you again. We are requesting that you deny Agri-entertainment, and Amplification for Ivy Rose Farm, and preserve the "rural character" of this community. It is clear that Baker Circle and Baker Lane are shared by all the neighbors in our community. The county roads we live on are egress to and from our property, and not private and exclusive for the use of Ivy Rose Farm. The choice is obvious given all the previous facts that were made at the last meeting, again there is no need to make the case over and over again.

We appreciate your careful consideration of this matter.

Respectfully,
Jeff Carruth
7005 Baker Circle
Clermont, Ga. 30527

Please write your comments in the box above.

File Upload

No file chosen

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