

Print

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83388

Date Submitted: 11/2/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Amanda

Last Name*

McNair

Address1*

3475 Big View Rd

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which 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 do NOT agree with the proposal to rezone 3405,3419,3443,3505 of Cleveland Highway and 3906 of Donna Drive in Gainesville, GA from agricultural residential to light industrial. This is a residential section of Cleveland hwy that does not need to be changed to industrial. At the last planning meeting the planning staff did not recommend this to happen. All but one voted for this to happen. What is the point of the planning staff if they are not going to even take into consideration what was recommended. I am so sick and tired of all these commissioners that we vote into position that they do NOT take in to consideration of what the actual voters and residents of Hall County want. The way the property lays, they would have to clear cut the majority of the property to add a boat and rv storage plus his own "storage" warehouse for this personal construction equipment. I would like to know if an environmental impact statement study has been conducted? I am all for growth that benefits the county and community, but this is something that we do NOT need. This storage facility will add on extra traffic to the already busy 129. It take me at least 5 minutes in the morning and afternoon to turn left onto 129. I do NOT want for this time to be increased. Not only adding to traffic, it will cause accidents on this already congested part of 129. Speeding with a boat, construction equipment, and rv coming around the corner is not a good combination. There is a long range plan for Lake Lanier living and this does NOT fit the long range plan. In my opinion, someone is getting their pockets padded by getting this rezoning to happen. When the widening of 129 happens, the road will go right through the middle of said property.

If this happens, the I think all the homes in the surrounding area should get a significant property tax deduction because it will cause our home values to decrease. But I am sure that wont happen because the people we vote in do not care about the citizens of hall county, they only care about what benefits them. I have seen it happen first hand in south hall. They tell you one thing and then vote the other way. I'm sure this comment will not get read and was probably a waste of my time, but I had to at least try to stop something that is NOT needed. Please on Thursday November 9th, vote NO on the rezoning of 3405, 3419,3443, 3505 Cleveland Hwy and 3906 Donna drive.

Thank you

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.

Follow-up Communication

amward33@yahoo.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83486

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Eric

Last Name*

McNair

Address1*

3475 Big View Rd

Address2

City*

Gainesville

State*

Ga

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Good afternoon, I would like comment on the proposed rezoning of 3405, 3419, 3443, 3505 Cleveland Hwy and 3906 Donna Drive. The building of this proposed boat and RV storage with an office/warehouse will place an unnecessary and significant burden upon this already congested area. Questions I would like to have answered is has an environmental impact study been conducted, does this go along with the long range plan for Lake Lanier living and would you approve this if you or loved ones lived near the area wanting to be rezoned.

I really feel the owner of this property simply wants to get it rezoned (knowing a new road is possibly coming through) so they can reap the financial benefits of doing so without any regard for what it will do to the area.

Lastly why did the Planning Committee overrule the Planning Committee Staff's recommendation to deny the proposal?

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.

Follow-up Communication

mac1576@yahoo.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83378

Date Submitted: 11/2/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

JOHN

Last Name*

CIANCIOLO

Address1*

3438 Big View Road

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Is the Commission certain that this is ready for a rezoning vote? The proposed outdoor storage facility would be bisected by the future path of a 4-lane US129. Thus, a storage facility in that location makes no sense. The rezoning should be delayed until a plausible use of the property is proposed.

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.

Follow-up Communication

jcianciolo47@yahoo.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83994

Date Submitted: 11/7/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

John

Last Name*

Mallon

Address1*

4014 Donna Drive

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

My wife and I have lived on Donna Drive for 27 years. We am against the rezoning of this property from Agricultural Residential to Light Industrial because this is a residential area as specified in the Hall County Comprehensive Plan and a light industrial complex does not belong in the middle of a residential area. We also believe the increase in traffic along an already busy corridor will be a problem. We also own the house that abuts the property on Donna Dr and believe it will be an eyesore and greatly disturb the people living there and interfere with their privacy.

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83434

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Ken

Last Name*

Coggins

Address1*

3471 Big View Road

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which 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 do not approve this re-zoning. It will be an environmental problem. We do not need boat and RV storage. Storage places north and south of this area have rentals available. Grading of lots will damage shoreline management down to the lake.

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.

Follow-up Communication

cogginsk@bellsouth.net

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83820

Date Submitted: 11/6/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

A new petition that was signed Friday evening after the 3 pm deadline. Please add to BOC packet for Thursday, Nov 9.

Please write your comments in the box above.

File Upload

IMG_20231106.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

HALL COUNTY RESIDENTS AGAINST REZONING PROJECT

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive Rezone, Dutton Properties applicant

As residents and voters, we strongly oppose the proposed rezoning and development project of 20.16 acres along Cleveland Highway beginning at Donna Drive and extending north and including the 'rock house' which is registered as a historical site. If approved the developer's (Dutton Properties) request would rezone the current property from Agricultural Residential and Planned Commercial Development to Light Industrial with a planned RV and boat storage for 483 units, an office, and a 10,800 sq ft storage building for construction equipment.

The primary bases for our opposition include creation of an isolated industrial zone surrounded by our present residential and agricultural neighborhoods which will change the character of the area; negatively impact already heavy traffic; decrease property values; negatively impact environmentally sensitive areas and wildlife; and its non-conformity with the Hall County Comprehensive Plan especially the Lake Area Residential Future Land Use. The complete petition with further details will be transmitted to the Hall County Board of Commissioners for their 6 p.m. Nov 9 meeting open to the public at 2875 Browns Bridge Road, Gainesville. **Please complete this petition by Nov 1st and return to your neighborhood representative. Also, please consider personally contacting The Board of Commissioners at 770-535-8288. Our district commissioner is Gregg Poole (District 3) and his phone number listed on the website is also 770-535-8288.**

NAME	ADDRESS
<u>Glenda Gregor</u>	<u>3723 James Ed Rd</u>
<u>Paul Johnson</u>	<u>3723 James Ed Rd</u>
<u>Petra Nyman</u>	<u>3418 Cleveland Hwy.</u>
<u>Hua Gao</u>	<u>3339 Nottingham Forest Drive</u>
<u>Dutch Sievert</u>	<u>3420 Cleveland Hwy</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83817

Date Submitted: 11/6/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Attached are signatures for our petition opposing the rezoning project submitted by Dutton Properties

Please write your comments in the box above.

File Upload

Scan.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

HALL COUNTY RESIDENTS AGAINST REZONING PROJECT

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive Rezone, Dutton Properties applicant

As residents and voters, we strongly oppose the proposed rezoning and development project of 20.16 acres along Cleveland Highway beginning at Donna Drive and extending north and including the 'rock house' which is registered as a historical site. If approved the developer's (Dutton Properties) request would rezone the current property from Agricultural Residential and Planned Commercial Development to Light Industrial with a planned RV and boat storage for 483 units, an office, and a 10,800 sq ft storage building for construction equipment.

The primary bases for our opposition include creation of an isolated industrial zone surrounded by our present residential and agricultural neighborhoods which will change the character of the area; negatively impact already heavy traffic; decrease property values; negatively impact environmentally sensitive areas and wildlife; and its non-conformity with the Hall County Comprehensive Plan especially the Lake Area Residential Future Land Use. The complete petition with further details will be transmitted to the Hall County Board of Commissioners for their 6 p.m. Nov 9 meeting open to the public at 2875 Browns Bridge Road, Gainesville. **Please complete this petition by Nov 1st and return to your neighborhood representative. Also, we would ask you to consider personally contacting The Board of Commissioners website which lists their phone number as 770-535-8288. Our district commissioner is Gregg Poole (District 3) and his phone number listed on the website is the same 770-535-8288.**

NAME	ADDRESS
Susan M. Aliga	3346 Nottingham Forest Drive
Tab E. Aliga	3346 Nottingham Forest Drive
Mary Alice Smith	3342 Nottingham Forest Drive
Richard M. Rice	3342 Nottingham Forest Dr.
Lynne Young	3339 Nottingham Forest Dr.
Belenia Sweet	3240 Cleveland Hwy
Richard J. Faille	3432 Cleveland Hwy

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83872

Date Submitted: 11/6/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Mary Alice

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Additional petitions with signatures for opposition against rezoning of property on Cleveland Hwy for boat and RV storage.

Please write your comments in the box above.

File Upload

rezoningpetitionsignature petition 8 11-6-23.jpg
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83873

Date Submitted: 11/6/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Count of online signatures for petition as of 11-6-23 showing 111 signatures from online only.

Please write your comments in the box above.

File Upload

online Petition · 11-6-23 Halt the Re-zoning Change
org.docx

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.



Halt the Re-zoning of Agricultural Residential Property Near Lake Lanier

Started October 25, 2023



111 Signatures **200** Next Goal

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83874

Date Submitted: 11/6/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Mary Alice

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which 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 strongly opposed to the request for rezoning. Please see attached letter for details.

Please write your comments in the box above.

File Upload

MAS letter to BOC with signature.docx
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

3342 Nottingham Forest Drive

Gainesville, GA 30506

November 3, 2023

Dear Hall County Board of Commissioners:

In regards to the rezoning application by Dutton Properties on Cleveland Hwy (129), I am strongly opposed to this rezoning from Agricultural/Residential and Planned Commercial to Light Industrial. The major reasons for my opposition are as follows:

- A. Rezoning this property to Light Industrial is not in keeping with the Hall County Comprehensive Plan and the Lake Area Residential future land use classification. Quoting from the Comprehensive Plan, "Intent: PRESERVE established neighborhoods and CREATE opportunities for permanent and vacation residences similar in land use patterns to Residential Areas but at lower residential densities." The property described in the application is surrounded by residential communities that either border Lake Lanier or are near Lake Lanier. There are no Community Crossroads in our neighborhood. Locating an RV and boat storage facility in an area where there is no other Light Industrial would deviate from the Hall County Comprehensive Plan and would negatively affect our neighborhood. This project would not add value to our residential neighborhood.
- B. The Planning Committee Staff Report recommended DENIAL for all parts of the application (A, B and C). I agree with their assessment and conclusions.
- C. Traffic is heavy on Cleveland Hwy (Hwy 129) and adding additional traffic, if this application is approved, would make this area more congested. I am particularly concerned that many counties in northeast Georgia use Hwy 129 as the major corridor to Gainesville. For many EMS ambulances from these areas, Hwy 129 is the only route to Northeast Georgia Medical Center and trauma level 1 and emergency care.
- D. I am very concerned about the ecological and environmental damage that this project could cause. The property currently has many trees and is a natural habitat for wildlife in the area. If these trees are clear cut and the land leveled as was stated at the October 2 Planning Committee meeting, this would remove the habitat and displace most of the wildlife. I have recently seen two bald eagles in this area—what a wonderful sight! I would request that an environmental impact study be done on this property due to the potential damage this plan could do to plants and animals on this 20 acre parcel.

I respectfully request that the Board of Commissioners deny this application.

Mary Alice Smith

Mary Alice Smith, PhD
Professor Emeritus
University of Georgia
Department of Environmental Health Science

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83474

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Attached are scanned copies of original petitions for Hall County Residents Against Rezoning Project.

Please write your comments in the box above.

File Upload

Scan.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

HALL COUNTY RESIDENTS AGAINST REZONING PROJECT

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive Rezone, Dutton Properties applicant

As residents and voters, we strongly oppose the proposed rezoning and development project of 20.16 acres along Cleveland Highway beginning at Donna Drive and extending north and including the 'rock house' which is registered as a historical site. If approved the developer's (Dutton Properties) request would rezone the current property from Agricultural Residential and Planned Commercial Development to Light Industrial with a planned RV and boat storage for 483 units, an office, and a 10,800 sq ft storage building for construction equipment.

The primary bases for our opposition include creation of an isolated industrial zone surrounded by our present residential and agricultural neighborhoods which will change the character of the area; negatively impact already heavy traffic; decrease property values; negatively impact environmentally sensitive areas and wildlife; and its non-conformity with the Hall County Comprehensive Plan especially the Lake Area Residential Future Land Use. The complete petition with further details will be transmitted to the Hall County Board of Commissioners for their 6 p.m. Nov 9 meeting open to the public at 2875 Browns Bridge Road, Gainesville. **Please complete this petition by Nov 1st and return to your neighborhood representative. Also, please consider personally contacting The Board of Commissioners at 770-535-8288. Our district commissioner is Gregg Poole (District 3) and his phone number listed on the website is also 770-535-8288.**

NAME

ADDRESS

Ronald Pike

3320 Wilkerson Dr Gainesville GA 30506

Diana Pike

3320 Wilkerson Dr. Gainesville GA 30506

Michael O'Sheary

3342 Wilkerson Dr.

Sue O'Sheary

// //

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83475

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

I am submitting scanned copies of petition documents separately. I cannot tell if it will accept multiple files from the one upload.

Please write your comments in the box above.

File Upload

IMG_20231103.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

HALL COUNTY RESIDENTS AGAINST REZONING PROJECT

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive Rezone, Dutton Properties
applicant

As residents and voters, we strongly oppose the proposed rezoning and development project of 20.16 acres along Cleveland Highway beginning at Donna Drive and extending north and including the 'rock house' which is registered as a historical site. If approved the developer's (Dutton Properties) request would rezone the current property from Agricultural Residential and Planned Commercial Development to Light Industrial with a planned RV and boat storage for 483 units, an office, and a 10,800 sq ft storage building for construction equipment.

The primary bases for our opposition include creation of an isolated industrial zone surrounded by our present residential and agricultural neighborhoods which will change the character of the area; negatively impact already heavy traffic; decrease property values; negatively impact environmentally sensitive areas and wildlife; and its non-conformity with the Hall County Comprehensive Plan especially the Lake Area Residential Future Land Use. The complete petition with further details will be transmitted to the Hall County Board of Commissioners for their 6 p.m. Nov 9 meeting open to the public at 2875 Browns Bridge Road, Gainesville. **Please complete this petition by Nov 1st and return to your neighborhood representative. Also, please consider personally contacting The Board of Commissioners at 770-535-8288. Our district commissioner is Gregg Poole (District 3) and his phone number listed on the website is also 770-535-8288.**

NAME

ADDRESS

Stan Bomstein

3533 Wilkerson Dr 30506

Mark Kinler

3338 WILKERSON DR 30506

Val W.

3338 Wilkerson Dr 30506

Angie M. Scott

3332 Wilkerson Dr. 30506

Sam H. Jones

3332 Wilkerson Drive 30506

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83476

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Scanned copies of petition.

Please write your comments in the box above.

File Upload

IMG_20231103.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83477

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Scanned copy of petitions. This should be 5 of 6 pages.

Please write your comments in the box above.

File Upload

IMG_20231103.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83479

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Scanned copies of petition.

Please write your comments in the box above.

File Upload

IMG_20231103.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83484

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Attached is a copy of an online petition with 101 signatures. I'm sorry that some of the names were cut short, we will try to have a complete copy of those names for by deadline on Monday.

Please write your comments in the box above.

File Upload

Online petition signers.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

HALL COUNTY RESIDENTS AGAINST REZONING PROJECT

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive Rezone,
Dutton Properties applicant

As residents and voters, we strongly oppose the proposed rezoning and development project of 20.16 acres along Cleveland Highway beginning at Donna Drive and extending north and including the 'rock house' which is registered as a historical site. If approved the developer's (Dutton Properties) request would rezone the current property from Agricultural Residential and Planned Commercial Development to Light Industrial with a planned RV and boat storage for 483 units, an office, and a 10,800 sq ft storage building for construction equipment.

The primary bases for our opposition include creation of an isolated industrial zone surrounded by our present residential and agricultural neighborhoods which will change the character of the area; negatively impact already heavy traffic; decrease property values; negatively impact environmentally sensitive areas and wildlife; and its non-conformity with the Hall County Comprehensive Plan especially the Lake Area Residential Future Land Use. The complete petition with further details will be transmitted to the [Hall County Board of Commissioners for their 6 p.m. Nov 9 meeting open to the public at 2875 Browns Bridge Road, Gainesville.](#) **Please complete this petition by Nov 1st and return to your neighborhood representative. Also, please consider personally contacting The Board of Commissioners at 770-535-8288. Our district commissioner is Gregg Poole (District 3) and his phone number listed on the website is also 770-535-8288.**

Please sign our petition to say NO to this rezoning and development project which may impact your property values, make traffic on Cleveland highway worse, negatively impact the environment of the forest area, contribute to water runoff pollution and much more. Every signature makes a difference! This QR code will take you right to our petition on chnq.org.

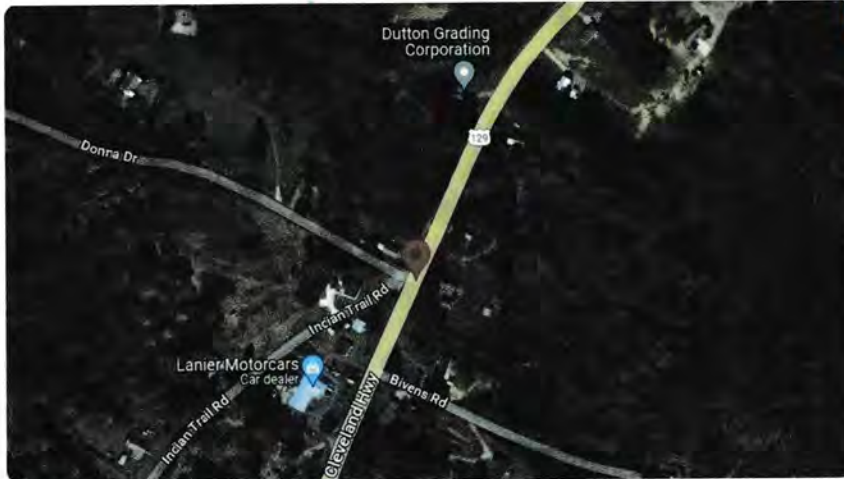


<https://chnq.it/cCbDZr6R54>

PLEASE COME TO THE NOVEMBER 9th
MEETING TO VOICE YOUR OPPOSITION TO
THIS REZONING PROPOSAL!

PLEASE PLEASE SHARE THIS WITH ALL YOUR FRIENDS AND
NEIGHBORS IN HALL COUNTY!!

Halt the Re-zoning of Agricultural Residential Property Near Lake Lanier



Started October 25, 2023

Why this petition matters



Started by [Ken Coggins](#)

I am a resident of Gainesville, GA, and I am deeply concerned about the proposed re-zoning of agricultural residential property near Lake Lanier in Hall County. This is not just a matter of land use; it's about preserving the character and quality of life in our community.

The proposal to change this property to industrial zoning threatens to disrupt our peaceful neighborhood. The increase in industrial activity will inevitably lead to heavier traffic, adding stress and danger to our daily commutes. Moreover, it could potentially decrease property values for those who have invested their lives into building homes here.

Beyond these immediate impacts on residents, there are broader environmental concerns at stake. The land around Lake Lanier is home to diverse wildlife and sensitive ecosystems that could be severely disrupted by industrial operations. According to data from the U.S Environmental Protection Agency (EPA), such changes can lead not only to habitat loss but also water pollution due to runoff from industrial sites.

We must consider what we stand to lose if this re-zoning goes ahead - not just as individual homeowners but as stewards of our local environment. We urge Hall County officials to reject this re-zoning proposal and preserve our agricultural residential lands for future generations.

101 Signatures 200 Next Goal

73 people signed this week

Sign this petition

First name

Last name

Email

Gainesville, 30501 United States

Display my name and comment on this petition

Sign this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Name	City	State	Postal Cod	Country	Signed On
Ken Coggir	Dacula	GA		US	#####
Nancy Bab	Atlanta	GA	30312	US	#####
Dennis But	Gainesville	GA	30506	US	#####
John Riley	Gainesville	GA	30506	US	#####
Terri Riley	Gainesville	GA	30507	US	#####
Denise Ver	Gainesville	GA	30506	US	#####
Mark Versl	Gainesville	GA	30506	US	#####
Cole Pace	Gainesville	GA	30506	US	#####
Eric McNai	Gainesville	GA	30506	US	#####
Richard Ba	Gainesville	GA	30501	US	#####
Mandy Mc	Gainesville	GA	30506	US	#####
Emilee Pac	Gainesville	GA	30506	US	#####
Paul Geert	Gainesville	GA	30506	US	#####
Derrick Coj	Gainesville	GA	30501	US	#####
Mary Ann l	Gainesville	GA	30504	US	#####
Tracy Butt	Gainesville	GA	30506	US	#####
Bret Logsd	Gainesville	GA	30506	US	#####
Stacy Logsl	Atlanta	GA	30312	US	#####
Ediverto G	Panorama City		91402	US	#####
John Cianc	Gainesville	GA	30504	US	#####
Joshua Cur	Peterborough		PE7	US	#####
Sahara Wh	Virginia Beach		23452	US	#####
Raymond s	Gainesville	GA	30506	US	#####
Nancy Aha	North Versailles		15137	US	#####
Jon Inwoo	Brooklyn	NY	11226	US	#####
Mike Bash	Buford	GA	30519	US	#####
JodiAnne C	Flowery Br	GA	30542	US	#####
Brandi Ost	Flowery Br	GA	30542	US	#####
Annabelle	Greensboro		21639	US	#####
Charles Sai	Gainesville	GA	30506	US	#####
Dennis Gre	Orlando		32806	US	#####
Scott Gree	Gainesville	GA	30506	US	#####
Joh Flynn	Gainesville	GA	30501	US	#####
Maia Saqu	Oswego		60543	US	#####
Narvella Tl	Riverbank		95367	US	#####
Rachel Lee	Gainesville		32605	US	#####
ray	Oak Park		60302	US	#####
Aziza Gafu	Waltham		2453	US	#####
Candy Fisc	Alton		62002	US	#####
Taylor Hibl	Cincinnati		45241	US	#####
Makara Cu	Fenton		48430	US	#####
Kathleen H	Schwenksville		19473	US	#####
Anon Y. Ml	Beaverton			US	#####
Natalie Po	Raeford		28376	US	#####
Sonic Son	Oroville		95966	US	#####
pablo ruiz	burluson		76028	US	#####

Anna Laidl East Stroudsburg	18301 US	#####
Erica Rose New York	10023 US	#####
Lena Thom Mokena	60448 US	#####
Grady Davi Gainesville GA	30506 US	#####
Diane Davi Gainesville GA	30506 US	#####
Melisa Ho Orlando FL	32808 US	#####
Alex Weiss Gainesville GA	30506 US	#####
Rosalee W Gainesville GA	30506 US	#####
Clayton Sh Gainesville GA	30506 US	#####
Russell We Gainesville GA	30506 US	#####
Dana Verr Gainesville GA	30501 US	#####
Baylee Tur Gainesville GA	30506 US	#####
Addie Ech Gainesville GA	30506 US	#####
Ann Gilles Cleveland GA	30528 US	#####
Tasha Low Gainesville GA	30506 US	#####
Melissa Cl Gainesville GA	30506 US	#####
Sharon Sm Gainesville GA	30506 US	#####
Nancy Johr Atlanta GA	30303 US	#####
Wes Turne Gainesville GA	30506 US	#####
Ari Jay Las Vegas	89111 US	#####
Kim Jackso Suwanee GA	30024 US	#####
George Jac Gainesville GA	30506 US	#####
K Shakir Roslyn NY	11576 US	#####
Onaiza Kh Plainview NY	11803 US	#####
Erika Rikh Clermont	34711 US	#####
Alexandria Indianapolis	46254 US	#####
Robert Sim Gainesville GA	30506 US	#####
Dawn Simr Gainesville GA	30506 US	#####
Christophe Sanford	27330 US	#####
Melvic Cos Los Angele CA	90060 US	#####
Lee Burrell Gainesville GA	30306 US	#####
Ethan Frec Springfield	97477 US	#####
John Mallo Gainesville GA	30506 US	#####
Dedrick At Birmingham	35205 US	#####
Connie Ha Wyckoff NJ	7481 US	#####
Austin Wai Corvallis OR	97330 US	#####
Аминат Ас Wilmington	19801 US	#####
Kyah W. Belleville	48111 US	#####
Debra Kerr Lansing	48913 US	#####
Ileen must Panama City	32405 US	#####
Ibtisam Be Houston TX	77009 US	#####
Ruben Koch (Student)	US	#####
Zainab Ma Clifton	7014 US	#####
Michael Fr Bronx NY	10461 US	#####
Christie Ca Biloxi	39532 US	#####
Nick Lamb Lemont IL	60439 US	#####
Adam Kalu Burleson	76028 US	#####

Mandy Kur Claymont

19703 US

#####

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83487

Date Submitted: 11/3/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Mary

Last Name*

Smith

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

Gainesville

State*

GA

Zip*

30506

Your Comments*

Attached is a document detailing the opposition of neighborhood to the application of Dutton Properties for Rezoning of property on Cleveland Hwy. Please note that page 7 of the document was intentionally left blank.

Please write your comments in the box above.

File Upload

Rezoning Hearing Combined TOC Txt 11-3-23 rmp
mas.docx.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

404-272-7273

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

**OPPOSITION TO A REZONING OF SAID PROPERTY FROM AGRICULTURAL RESIDENTIAL AND
PLANNED COMMERCIAL DEVELOPMENT TO LIGHT INDUSTRIAL AND SUBSEQUENT
DEVELOPMENT OF BOAT AND RV STORAGE AND OFFICE/WAREHOUSE STORAGE FACILITY**

**Applicant for Rezoning of 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive by
Dutton Properties**

November 3, 2023

Submitted by the following on behalf of local residents:

Mark Kirves mkirves@plastekwerks.com

Michael O'Sheasy mtosheas@gmail.com

Richard Prior richard.prior@ung.edu

Mary Alice Smith smith.maryalice@gmail.com

**OPPOSITION TO A REZONING OF SAID PROPERTY FROM AGRICULTURAL RESIDENTIAL AND
PLANNED COMMERCIAL DEVELOPMENT TO LIGHT INDUSTRIAL AND SUBSEQUENT
DEVELOPMENT OF BOAT AND RV STORAGE AND OFFICE/WAREHOUSE STORAGE FACILITY**

**Applicant for Rezoning of 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive by
Dutton Properties**

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OPPOSITION TO A REZONING OF SAID PROPERTY FROM AGRICULTURAL RESIDENTIAL AND PLANNED COMMERCIAL DEVELOPMENT TO LIGHT INDUSTRIAL AND SUBSEQUENT DEVELOPMENT OF BOAT AND RV STORAGE AND OFFICE/WAREHOUSE STORAGE FACILITY

Applicant for Rezoning of 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive by Dutton Properties

October 30, 2023

We are residential homeowners surrounding and across Cleveland Highway from the said property. (See Map 1). We comprise approximately 100 taxpayers and voters. We voiced our opposition at the October 2, 2023, Planning Committee meeting. After a presentation by the Planning Committee Staff Report recommending DENIAL of this application and seven opposing witnesses were heard, our opposition was voted down, and a resolution was approved by the Planning Committee 4-1 “shortly” after hearing the witnesses.

However, the Planning Committee hearing did not abide by their own published procedures. After each of the seven witnesses were selected to be heard, they were constrained to a maximum of 3 minutes each. There were more citizens wishing to express their opposition but were not allowed to speak. This does not follow the procedures in the Hall County Planning Department’s ‘Application & Procedures’ brochure: “The applicant and any other citizens concerned with the request are given an opportunity to speak during the hearing. After all comments are heard, the Planning Commission makes its decision.” Please note there is no mention of a number of allowed witnesses nor duration.

We oppose the Planning Committee’s recommendation for approval to rezone from agricultural residential and planned commercial development to light industrial zoning and placement of a “boat and RV storage and an office/warehouse” facility on the 20.16 acres of undeveloped land within the residential surroundings. We do so for the following reasons:

- A. **This proposed Rezoning would place an unnecessary and significant burden upon the already congested Hwy 129 which is designated as a Gateway Corridor Overlay District leading into Gainesville as described in the Hall County Comprehensive Plan.** Traffic in this 1 mile stretch of 129 Cleveland Highway is already congested. Homeowners presently experience a wait time to enter north or south upon Cleveland Highway especially during rush hours in the morning and evening. With Gainesville’s vital importance to the poultry industry, there are often truckloads of chickens being transported along this stretch as well as growing numbers of employees going back and forth from North Georgia to their worksites in Gainesville. The wait to enter the highway is much more extensive than it was a few years ago. For example, a resident of this area recently counted 17 cars coming south on Cleveland Highway that he had to await before turning right to enter this southern caravan to Gainesville – it would have been much more difficult to turn left to enter heading north.

- B. **Additional traffic entering the highway and traveling upon it will invariably add to the number of accidents on this stretch of highway especially since this additional traffic will be composed in large part by traileed boats, RVs, and construction equipment.** This stretch of Cleveland Highway ends in a curving pattern onto the Bells Mill bridge over the east bank of the Little River. Several years ago, a truck load of chickens overturned before entering the bridge stopping traffic in both directions. This is not to suggest that even without an advent of the proposed facility there will be no accidents; it's merely to offer that the likelihood of increasing numbers of accidents will occur with an addition of relatively slow traileed boats, RVs, and construction equipment. Note there is presently (see next point of opposition) no relatively easy alternative to enter Gainesville from this section of North Georgia including traffic and EMS emergency vehicles from White, Lumpkin, Habersham and other counties which NGMC serves. **With NE Georgia Medical Center's designation as a Trauma I hospital** (Grady Hospital in Atlanta is the only other Trauma I hospital in Georgia), **EMS transport of trauma patients will likely be impacted.**
- C. **There is currently a planned rerouting of this area of Hwy 129 by the Georgia DOT to change and improve this section (and beyond) of Cleveland Highway. The change and improvement will divide the Dutton property into two parcels,** one on each side of the new route of Hwy 129 (see Map 2). This GDOT change is forthcoming, and the rezoning may impair, alter, and cost considerably more to undergo if the proposed rezoning and development goes through as proposed. A review of the DOT site and planned rerouting view is attached to underscore its conflict with the said proposal.
- D. **If the rezoning is approved, it would create an isolated district unrelated to surrounding districts, furthermore the GDOT planned rerouting of Hwy 129 and the dividing of this property by a 4-lane highway, will create two 'spot zones' of Light Industrial on opposite sides of the new highway surrounded by the currently zoned residential and agricultural properties.** In either case, it is undesirable to have an isolated district (Light Industrial) surrounded by unrelated districts (Agricultural Residential and Planned Commercial). The Planning Commission Staff Report specifically addresses this issue on page 6, Item 10 and 11 "...and it would create an isolated district unrelated to the surrounding districts, as there is no I-I zoning established in the area."
- E. **Residential property values are likely to decrease from what they would otherwise be if the said proposal is approved.** It is difficult to envision a residential area value being anything but damaged by an adjacent property being rezoned "industrial". To emphasize this negative result on this community, at the 10/2/23 Planning

Committee meeting, an opposing resident tearfully asserted that she had recently taken out a 30-year mortgage on a home she purchased for her and her children along this stretch of Cleveland Highway and she feared that the property would now be worth less than her mortgage as a consequence of an acceptance of the said proposal. This rezoning would have a negative impact on individual citizens, taxpayers, and neighborhoods even if this proposed development results in greater Hall County taxes than presently collected for the 20.16 acres of undeveloped property.

- F. **The site plan is for more than simply the use for boat and RV storage as it states additionally “...office/warehouse”.** The plan proposes a 10,000 square foot facility for construction equipment. The definition of Light Industrial in Hall County code for zoning includes “Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions.” We are naturally concerned about the boat and RV storage adherence to these requirements, but because the application is not clear about the use of the warehouse, we are additionally concerned that the construction business would include the large and obnoxious noise, smoke, gas fumes etc. The proposal does not state whether the owner of the facility may be planning for this new building to house construction equipment for another work purpose than simply the stated boat and RV storage; yet we hope this is not the case. The engineer for the proposal stated during the 10/2/23 hearing that they did not anticipate significant additional traffic congestion. However, even if accurate, with the many residences on Shope Road and the large mobile home park across Hwy 129 from the property that already incur significant traffic congestion, why not use a site further from the lake rather than this one with ever-growing residential development.
- G. **The Planning Committee Staff report for this application recommended to DENY A, B and C of the proposal. We fully agree and support their recommendation which is detailed in their Report. Among their stated reasons which we firmly agree with are that this zoning request is not consistent with the Hall County Comprehensive Plan which specifically addresses the Lake Area Residential future land use classification.** One stated purpose of this category is “...to preserve established neighborhoods and create opportunities for permanent vacation residencies...” (page 4, Planning Committee Staff Report). Additionally, as staff states on page 5, issue 5, “The request to rezone the property is inconsistent with the future land use classification.”
- H. **Has an Environmental Impact Statement study been completed for this project?** This area of proposed development is part of the territory of the Northern Long

Eared Bat which is listed as Critically Endangered on the Federal list for Endangered Species. During summer, spring, and fall, The Northern Long Eared Bat depends on forested area for roosting sites underneath bark, in crevices and cavities of both dead and live trees. Destruction of the forest areas in its roosting and foraging territories will push this fragile species to the point of no return. Along with the Northern Long Eared Bat, Georgia DNS communicate that the Tricolored Bat is almost certainly at this site and is proposed to go on the endangered species list as well. The Northern Pine Snake and the Chattahoochee Crayfish are also of concern in this area. Elimination of habitat for these animals would have a devastating impact.

In addition, Eagles including Bald Eagles and numerous other wildlife including foxes, deer, ground hogs, raccoons, and numerous bird species have been sighted by neighbors surrounding this area, and it is likely that many occupy these 20 acres and the small pond on the property. At the Planning Committee meeting on 10/2/23, the engineer stated that the hill on the property would be cut down ostensibly to level the property. This would mean that most of the trees on the land would be cut down which would have devastating impacts on the area wildlife. Currently there are road kills of deer along highway 129 from this area and into Gainesville. As habitat for deer and other wildlife are removed, there will likely be more car accidents involving deer and other wildlife.

- I. **Disruption of neighborhood. This community will contend with several years of disruption for the realignment of Hwy 129 Cleveland highway.** If this rezoning is approved, it will add more time of disruption including more traffic disruption and air pollution with the movement of land, cutting of trees and pavement of large areas to level the property for RV and boat storage as described at the Planning Committee meeting on Oct 2, 2023, all of which will decrease the desirability of this residential neighborhood and is inconsistent with the Hall County Comprehensive Plan and Lake Area Residential.

- J. **Additional and still pertinent questions for opposing:**
 - a. Could **run-off water** carrying with it any spilled oil or fuel from the boats and transportation vehicles and from the added asphalt and concrete surface-covering enter the adjacent creek and subsequently enter and possibly contaminate and pollute Lake Lanier?
 - b. Could future use of the proposed plan be to **purchase abutting property** enabling dock-access to the lake? Will this increase the boat use of an already heavily used Little River area of Lake Lanier.

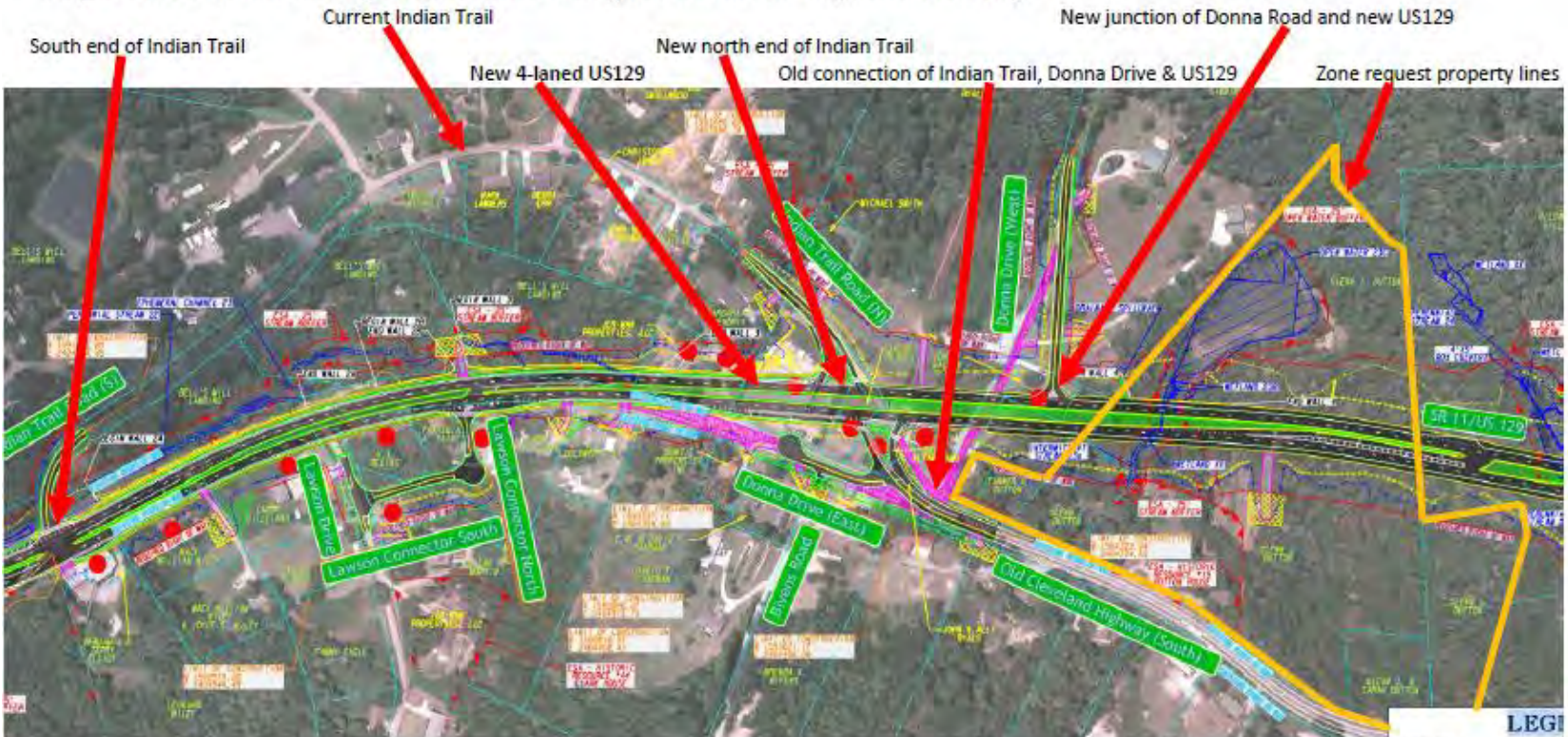
THE FOLLOWING COMMENTS PERTAIN TO THE HALL COUNTY PLANNING COMMISSION STAFF REPORT:

- K. **Recommended Condition 4. “The applicant shall coordinate and receive approval from the Georgia Department of Transportation for the site access and proposed location of the covered storage areas.” Even if such approval is provided, it says nothing to any additional cost thereby incurred and consequential to a GDOT approval which would have to be borne by taxpayers for this unnecessary rezoning project.** This is underscored by a statement within the Engineering section which says “Proposed GDOT project goes right through this project” and in fact appears to bifurcate the storage project such that two “spot zones” would be created with only residential agricultural and planned commercial zone areas surrounding them.
- L. **Within the “Summary Analysis”, it states “A 10,800 square foot warehouse building is proposed for storage items related to the contractor’s business.” Why must the contractor’s other business activities and related transportation requirements such as equipment transportation along Cleveland Highway have to be done on this undeveloped, natural site close to Lake Lanier requested for boat and RV storage?** The same question is asked for item 9. Beneath “Zoning Analysis” regarding the “...office for the contractor’s business”.
- M. **Under “Zoning Analysis” item 2. Staff asserts that the request “..could have an impact on nearby residential agricultural parcels.” We wholeheartedly agree.** Additionally, this would create a type of spot zoning in which one industrial zone would be entirely surrounded by agricultural residential zoning begging the question as to whether there might be a movement later to encroach upon adjacent agricultural residential property to expand this industrial zone.
- N. **Under “Zoning Analysis” item 4, Staff states “The proposed use should not cause an excessive or burdensome use of existing streets..” We strongly disagree and would like to see the traffic impact study to which the staff bases this assertion.**
- O. **Under “Zoning Analysis” item 7. Staff report states “Staff is unable to comment on the impact of property values without a full market analysis.” Staff suggests “Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.”** Needless to say, at that juncture it is too late to undo the development if a market analysis study indicates that it would have a negative impact on property values. **We suggest that a market analysis be conducted.** Could a large local residential realtor conduct such a study?

- P. **“Zoning Analysis” item 10 which states “GDOT plans for a future realignment of Cleveland Highway show that the subject property is anticipated to be affected.”** This realignment will essentially cut through the widest part of the property (see attached site views). GDOT has confirmed that this realignment is planned and approved. As stated above, this will create two smaller parcels on either side of Cleveland Hwy that would be surrounded by agricultural residential and planned commercial. We would hope that this would not cause additional harm to taxpayers and the neighborhood.
- Q. **Under Zoning Analysis” item 13. Staff suggests that there may be a need for this sort of storage in this portion of the county and bases this suggestion upon residential growth within the City of Gainesville.** This may or may not be a valid cause and effect. It seems like a percent occupancy investigation of present storage facilities in the area is needed to justify this statement. Also, regardless of this issue, it fails to justify the need for the site to be used for the contractor’s business and equipment requiring a 10,000 square foot building. **In addition, even if there’s a need for more storage facilities, this does not justify locating the facility in a Lake Area Residential neighborhood as defined in the Comprehensive Plan for future growth of Hall County.**
- R. **Under Submission requirements item D, Staff Report states “As there are not 100 or more residential dwelling units proposed this criteria is not applicable.”** The criteria relate to the requirement of a traffic impact study to be submitted prior to consideration of the application. This Submission Requirement may strictly relate to the need for a traffic study due to “more residential dwellings” on the site. However, isn’t it reasonable to assume that 483 trailered boats & RVs plus construction equipment could increase traffic as would 100 residential dwellings? Clearly, the addition of traffic from RVs, boat transports and construction equipment from storage would impact this already congested traffic area. We believe it could negatively impact the entire area.

Rezoning to Light Industrial will place further complications for residents returning to their homes along Shope Road and its side streets (Mark Trail, Bills Circle, James Ed Drive, Trotter Road, Dairy Lane and Edwin Drive) whose only access to Hwy 129 Cleveland Hwy is on Shope Road. There are numerous residential homes off Shope Road which begins at Cleveland Highway and adjacent to or near the proposed zoning change. Presently when traveling north along Cleveland Highway out of Gainesville during the afternoon hours, it is common to sit in backup traffic for turning left onto Shope Road from Cleveland Highway. There is no turning lane for Shope road. This congestion will certainly get worse. **We respectfully request that a traffic impact study be done for this application.**

Map 2: Effects of DGOT Realignment and Four-laning of US129 on the Requested Rezoning



LEGEND - HALL COUNTY, GEORGIA

EDGE OF PAVEMENT	
PROPOSED DRIVEWAY	
PROPOSED PAVEMENT	
CONCRETE ISLAND AND SIDEWALKS	
GRASSY MEDIAN OR ISLAND	
DRIVEWAY EASEMENT	
WALL	
REQUIRED RIGHT OF WAY	
EXISTING RIGHT OF WAY PROPERTY LINE	
EXISTING PERMANENT EASEMENT LINE	
ENVIRONMENTALLY SENSITIVE AREA (ESA) BOUNDARY	
LIMITS OF CONSTRUCTION	
PAVEMENT ERADICATION	
PERMANENT EASEMENT	
POTENTIAL DISPLACEMENT	

PRELIMINARY

Map source: GDOT (annotated by R. Prior)

Comments on map

1. The four-lane and rerouted US129 cuts through the middle of the property. The solid red line on each side of the new highway is the Required Right of Way for the new road.
2. Removing this right of way property takes a significant portion of the property in the rezoning request, meaning that the proposed plan is not feasible.
3. The Environmentally Sensitive Area (ESA) Boundary lines shown on the map also significantly affect the usability of the proposed use of the property.
4. The end of Donna Drive that currently junctions with the current path of US129 will be Subject to Pavement Eradication. The new Donna Drive junction to the new path of US129 means there will be no access from Donna Drive to either half of the property in question.
5. Access to the Historic Resource House will be from the old path of US129, and that house is also located within the Environmentally Sensitive Area (ESA) Boundary.
6. The wrought iron fence and landscaping discussed in the rezoning application to shelter the view of the property from the highway will have to be built on both sides of the new path of US129 as well as on the side of the old path of US129 adjacent to the property.
7. If the rezoning is approved, the property in question will effectively become two separate pieces of property, each with the new zoning and each needing a separate entrance onto both sides of the new US129. This would mean that two different, and unspecified at this point in time, businesses could be built without any further zoning changes. This could further cause negative undesirable impact on the surrounding community as well as causing more traffic problems in the area.

Print

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83392

Date Submitted: 11/2/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Nancy

Last Name*

Babcock

Address1*

3463 Big View Rd.

Address2

City*

Gainseville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which 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 vote NO on the rezoning project for Cleveland Hwy and Donna Drive in Gainesville. There are endangered species whose territory is in this area. Eliminating forest areas in these territories of extremely fragile and endangered species could contribute to irreparable harm to more than one species. Please see the attachment for more information and maps that show that the proposed property lies within endangered species territories. Thank you so so much for considering this important matter when voting on this proposal.

Please write your comments in the box above.

File Upload

Bat document.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Dear Hall County Commissioners,

I am writing you today to ask you to please vote “no” to a land rezoning proposal for 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive. Dutton Properties is the applicant for this project. If approved, Dutton Properties would rezone the current property from Agricultural Residential and planned Commercial Development to Light Industrial with a planned RV and boat storage for 483 units, and office and a 10,800 sq ft storage building for construction equipment. My understanding of the project after reading the plan submitted to Hall County, is that the forest area will be basically razed, the topography flattened, and a huge paved parking lot with a giant warehouse will be put on this property. While I have many objections to this project and why it is a bad idea for this area, I would like to give you my main objection today.

It has come to my attention that on the land for the proposed project, there is a **critically endangered** species called the Long Eared Northern Bat (the Northern Myotis) that may well occupy this area as its habitat. The Long Eared Northern Bat’s existence is incredibly fragile and loss of more of its habitat territory would be devastating.

Except from federalregister.gov : “We, the U.S. Fish and Wildlife Service, propose to reclassify the northern long-eared bat (*Myotis septentrionalis*), a bat species found in all or portions of 37 U.S. States, the District of Columbia, and much of Canada, as an endangered species under the Endangered Species Act of 1973, as amended (Act).”

North Georgia, which includes the areas surrounding Lake Lanier is part of the Northern Long Eared Bat’s territory in the United States. During the summer and portions of the fall and spring, northern long-eared bats may be found roosting singly or in colonies underneath bark, in cavities or in crevices of both live trees and snags, or dead trees in **forested areas**. Males and non-reproductive females may also roost in cooler places, like caves and mines. Northern long-eared bats seem to be flexible in selecting roosts, choosing roost trees based on suitability to retain bark or provide cavities or crevices. **Northern long-eared bats use forested areas not only for roosting, but also for foraging and commuting between summer and winter habitat.** Conditions that contribute to the loss of this species are summer habitat losses: Highway construction, commercial development, surface mining/forest conversion and wind facility construction. **All of these forest changes permanently remove habitat,** disturb or destroy hibernacula, and are activities prevalent in many areas of this bat’s range. Summer habitat loss may result in longer flights between suitable roosting and foraging habitat, fragmentation of maternity colonies and direct injury or mortality.

Available evidence, including both winter and summer data, indicates northern long-eared bat abundance has and will continue to decline substantially under current demographic and stressor conditions.

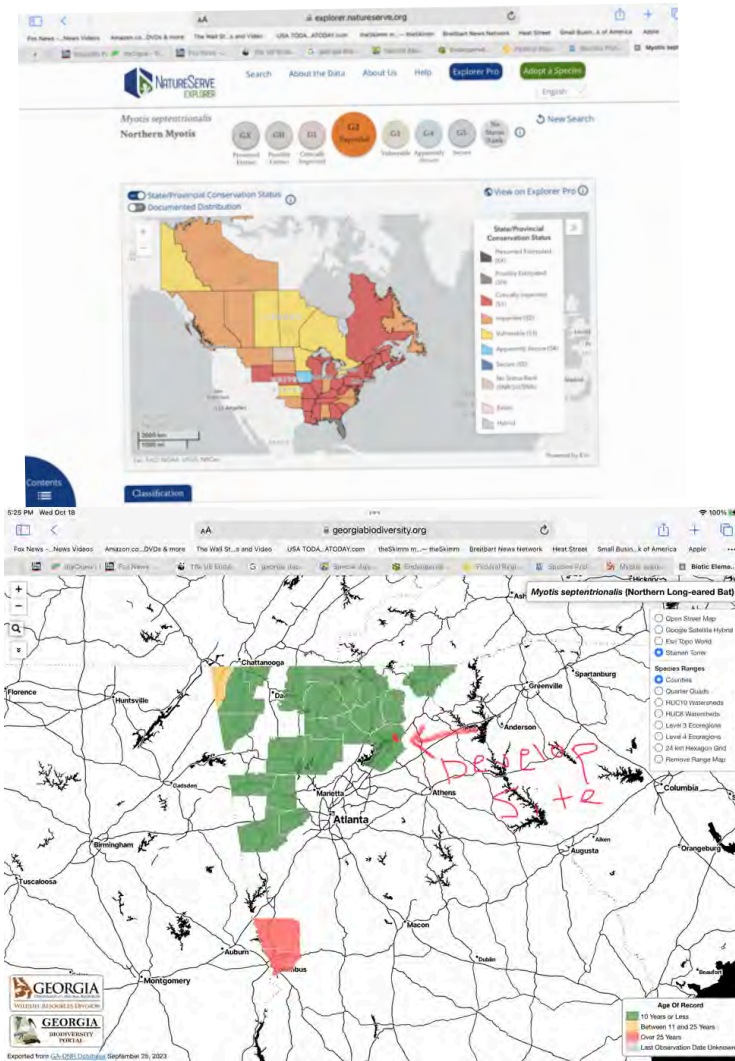
For the sake of this critically endangered species alone, I strongly believe that razing this forested area for the proposed industrial use is wrong and irresponsible to the ecosystems that depend on the forested area.

****In researching information on the Northern Long Eared Bat, I have been in contact with Katrina Morris, project manager of wildlife conservation in the Wildlife Resources Division of the Georgia Department of Natural Resources. In my communications with Ms. Morris, she has also informed me that in addition to the critically endangered Northern Long Eared Bat, they have records for a tricolored bat (*Perimyotis subflavus*) that is proposed for listing as federally endangered. The habitat for the tricolored bat is “almost certainly” (to quote Ms Morris) at that site for the proposed industrial development. Ms. Morris also stated there is a state threatened crayfish (the *Cambaris howardi*, or Chattahoochee Crayfish) and a snake species (the *Pituophis melanoleucus*, or Northern Pine Snake) that is of concern in that area.**

****I sincerely ask you as commissioners who are charged with decisions that can save our critically endangered species, please do not allow this vital tract of land to become a parking lot with a giant warehouse for machinery that will leak oil and fuel onto the ground where rainwater runoff will drain into fragile water and ecosystems, and most importantly, create forest loss which will eliminate habitat for these endangered species. There are other areas in Hall County where such a development would be far better suited. Please, please, please vote NO to allowing this areas to be rezoned for industrial development.

Nancy Babcock
949-422-0403

(See below for Northern Long Eared Bat Territory)



Print

Board of Commissioners Work Session Comments - November 6, 2023 - Submission #83393

Date Submitted: 11/2/2023

Comments completed in the form below will be submitted into the record for the November 6, 2023 Work Session of the Hall County Board of Commissioners.

First Name*

Richard

Last Name*

Prior

Address1*

3342 NOTTINGHAM FOREST DR

Address2

City*

GAINESVILLE

State*

GA

Zip*

305064421

Your Comments*

I am uploading a document of a letter and a map document related to my letter

Please write your comments in the box above.

File Upload

US129 map.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

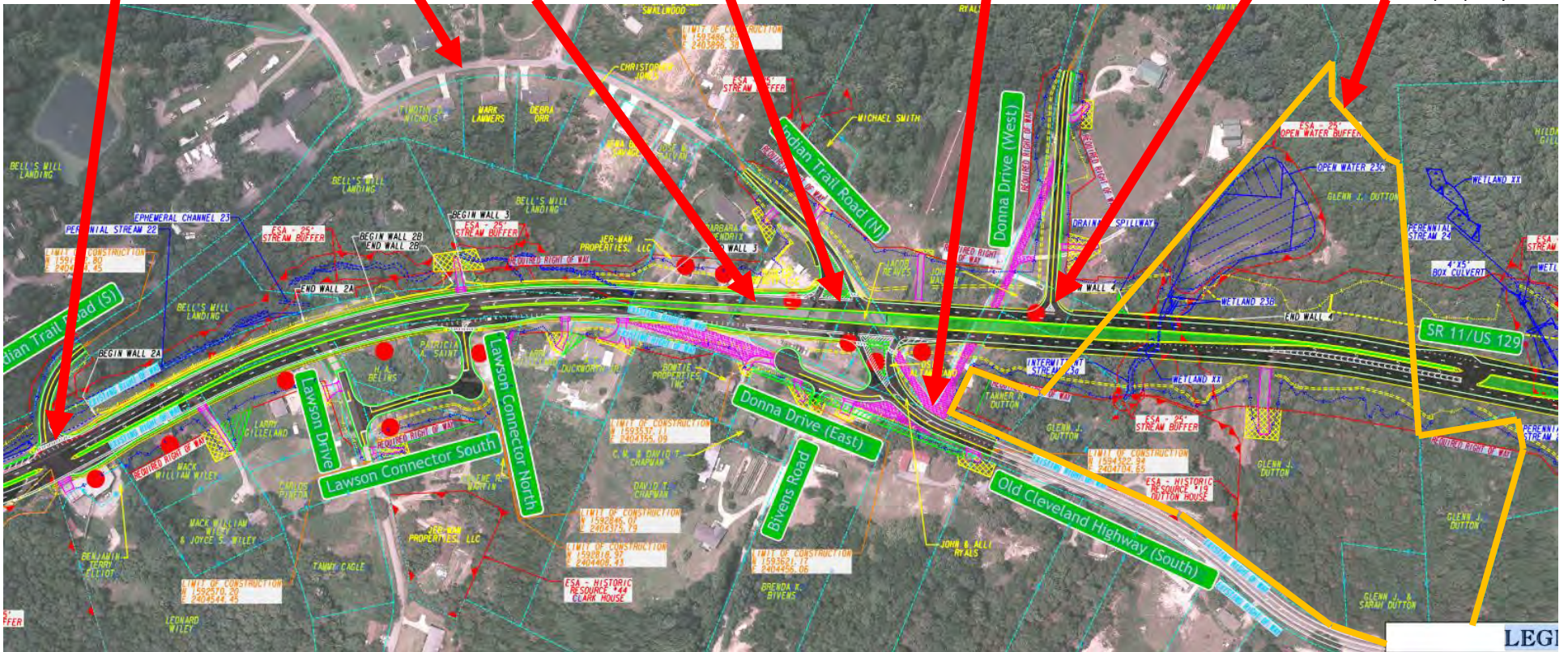
richard.prior@ung.edu

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Effects of the Planned Four-laning of US129 on the Requested Rezoning

South end of Indian Trail Current Indian Trail New north end of Indian Trail New junction of Donna Road and new US129 Zone request property lines

New 4-laned US129 Old connection of Indian Trail, Donna Drive & US129



LEGEND - HALL COUNTY, GEORGIA

EDGE OF PAVEMENT	
PROPOSED DRIVEWAY	
PROPOSED PAVEMENT	
CONCRETE ISLAND AND SIDEWALKS	
GRASSED MEDIAN OR ISLAND	
DRIVEWAY EASEMENT	
WALL	
REQUIRED RIGHT OF WAY	
EXISTING RIGHT OF WAY PROPERTY LINE	
EXISTING PERMANENT EASEMENT LINE	
ENVIRONMENTALLY SENSITIVE AREA (ESA) BOUNDARY	
LIMITS OF CONSTRUCTION	
PAVEMENT ERADICATION	
PERMANENT EASEMENT	
POTENTIAL DISPLACEMENT	

PRELIMINARY

Map source: GDOT (annotated by R. Prior)

Comments on map

1. The four-lane and rerouted US129 cuts through the middle of the property. The solid red line on each side of the new highway is the Required Right of Way for the new road.
2. Removing this right of way property takes a significant portion of the property in the rezoning request, meaning that the proposed plan is not feasible.
3. The Environmentally Sensitive Area (ESA) Boundary lines shown on the map also significantly affect the usability of the proposed use of the property.
4. The end of Donna Drive that currently junctions with the current path of US129 will be Subject to Pavement Eradication. The new Donna Drive junction to the new path of US129 means there will be no access from Donna Drive to either half of the property in question.
5. Access to the Historic Resource House will be from the old path of US129, and that house is also located within the Environmentally Sensitive Area (ESA) Boundary.
6. The wrought iron fence and landscaping discussed in the rezoning application to shelter the view of the property from the highway will have to be built on both sides of the new path of US129 as well as on the side of the old path of US129 adjacent to the property.
7. If the rezoning is approved, the property in question will effectively become two separate pieces of property, each with the new zoning and each needing a separate entrance onto both sides of the new US129. This would mean that two different, and unspecified at this point in time, businesses could be built without any further zoning changes. This could further cause negative undesirable impact on the surrounding community as well as causing more traffic problems in the area.

3342 Nottingham Forest Drive
Gainesville, GA 30506
November 1, 2023

Hall County Commission

I strongly oppose the requested rezoning by Dutton Properties of 5 parcels totaling 20.6 acres located on the western side of Cleveland Highway (US129) just north of the intersection of the highway with Donna Drive. This property and all surrounding parcels are currently zoned AR-III except for one parcel along Cleveland Highway just north of the proposed rezoning that is currently vacant and zoned PCD. The requested rezoning is clearly out of character and use of the surrounding properties. The Hall County Planning Commission staff evaluated the proposal and recommended against it in an extensive detailed report.

I attended the Hall Planning Commission meeting on October 2, 2023, when they approved the rezoning by a 4-1 vote. They first allowed a representative of the developer to speak for 10 minutes in favor of the rezoning. Then they allowed 7 persons each to speak for 3 minutes against the rezoning, despite that the Hall County Zoning Application Process and Procedures document specifically states that "after **all** comments are heard" the decision will be made. This clearly did not happen at the Planning Commission meeting. The 7 persons speaking against the proposal were randomly selected from hands raised in the audience with several persons beyond the seven denied a chance to speak against the proposal. After a response from the developer's representative, the vote was immediately taken with no real discussion or questions about the opposition to the proposal. It seemed to me that the discussions and decisions by the committee already been made before the public meeting.

There are numerous reasons that the rezoning is undesirable, including environmental, traffic volume and safety, the existing nature of the surrounding community, the principles of the Hall County Comprehensive Plan and other valid objections.

I want to specifically address a situation that is important and was not addressed in the rezoning application or in any discussion the Planning Commission at the meeting. The Georgia Department of Transportation (GDOT) has already planned and approved the 4-laning of a several mile section of Cleveland Highway (US129) that now passes adjacent to the requested rezoning property, The GDOT plan includes a re-routing of the highway that begins just south of that property. The re-routed 4-lane highway will cut through the middle of the property for which the rezoning is requested. That will make the plans for covered storage for 483 boats and RVs and the construction of a 10,800 square-foot storage building for construction equipment not feasible. Additionally, the rezoned property would be divided into two properties on opposite sides of the new 4-lane highway, both zoned light industrial. Who knows how those separate properties could then be used? A copy of the GDOT map that I have annotated for clarity is also submitted.

I and the others in this community all request that you do not approve this rezoning.

Sincerely,



Richard M. Prior

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83996

Date Submitted: 11/7/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Robert

Last Name*

Simmons

Address1*

4010 Donna Dr.

Address2

City*

Gainesville

State*

GA

Zip*

30506

Item for Comment*

3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

There are several compelling reasons (traffic safety, environmental impact, run-off into Lake Lanier, residential impact, etc.) not to vote for this rezoning request. Irrespective of whether those reasons are valid concerns, the most crucial fact that needs to be considered is that the overwhelming number of residents in the area do not want this request approved. As an elected representative of Hall County, I respectfully ask that you vote no on this request and do what you were elected to do: represent the wishes of the residents of Hall County.

Thank you!

Please write your comments in the box above.

File Upload

Choose File 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.

Follow-up Communication

770-355-9461

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.