

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Monday, September 25, 2023 3:01 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fwd: Proposed apartments

Ana,
Please add to the file and Accela.

Regards,
Randi

Sent from my iPhone

Begin forwarded message:

From: Cliff Whitehead <cliffwhitehead91@gmail.com>
Date: September 25, 2023 at 2:48:50 PM EDT
To: "Randi Doveton (CDI: Planning)" <rdoveton@hallcounty.org>
Subject: Proposed apartments

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 afternoon,

As a resident of Reunion Country Club, I am writing to follow up on the proposed apartment development of 185 units off Friendship Rd. This from the Planning Commission meeting held on September 18th.

As you are aware, Reunion strongly opposes this development for the reasons given at that meeting (more density with several other apartments and developments within a 2-3 mile radius, 300 or so additional vehicles which clog an already congested traffic area, degrading of the aesthetics and value of Reunion, etc)

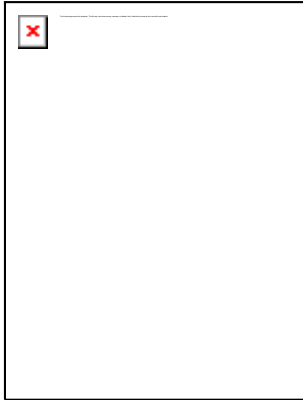
At the meeting, the declarant made an erroneous statement about the "apartments" across the street from his proposed development. He called them "apartments" that are in fact 55 and over units. Much different from what he is proposing. He also mistakenly said that they only have one egress and ingress. That is not true. There is another ingress/egress off Thompson Mill Rd. He made that statement to support his one ingress and egress for his development. I believe the fire code requires 2 egress and ingress entrances when there are that many residents living there. The developer proposed adding an emergency entrance as a compromise. I don't see that being a solution. He also wasn't prepared to answer the question about the type of retail he wanted in the other section.

I am not personally against development as I know there will be more on Friendship road as additional people move here. I suggest using that property for retail of some kind. New restaurants, shops, etc would be a better use of that land vs more apartments with all the ones being built nearby. Or leave it zoned as is for additional single family homes.

I appreciate all the support you have given Reunion in the past!

Thank you for your consideration!

Cliff Whitehead
Trans Am Enthusiast
6419 Sycamore Dr
Hoschton GA 30548
404 578 1575



Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, October 12, 2023 8:29 AM
To: Anael Dominguez (CDI: Planning)
Cc: Jennifer Rivera (Administration); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Application of Tim Wilbanks/Friendship LUXE

Please add to the record.

From: Fred Rubin <rubinfg@yahoo.com>
Sent: Wednesday, October 11, 2023 9:47 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWA rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article

- 4. R Cut interchanges GDOT
- 5. R cut brochure GDOT

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

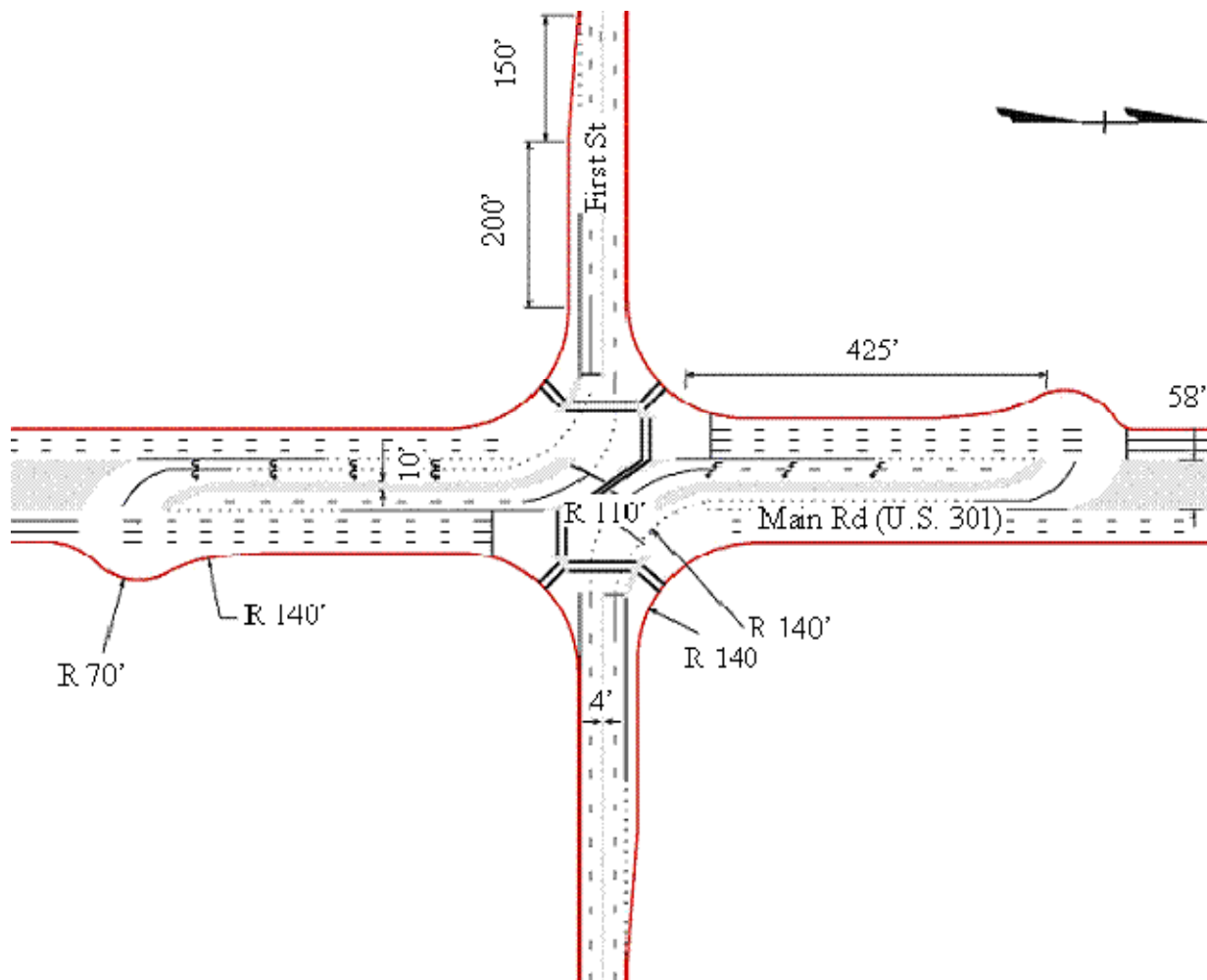


Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.



3.

July 9, 2020 Braselton News article

[Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com](#)



4.

[RCUT Interchanges \(J-Turn Intersections\) - GDOT \(ga.gov\)](#)

5.

[RCUT Brochure.pdf \(ga.gov\)](#)

Regards,

Fred Rubin
6434 Hickory Branch Dr.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, October 10, 2023 10:17 AM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Concerns of Tim Wilbanks Rezoning Request

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Jessica Prince <jbrobin18@gmail.com>
Sent: Tuesday, October 10, 2023 10:15 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Concerns of Tim Wilbanks 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.

Hello,

I currently live in District 1 - in Reunion Country Club. I have been here for almost 4 years, but came from the Flowery Branch side of Hall County. My husband and I both grew up in Gwinnett County, but due to the changes over the past decade we did not feel it was a place we wanted to raise our kids so we ventured out to Hall County for a better way of living.

One of the main reasons we chose Reunion was for a better school system and a family friendly safe neighborhood. We were zoned for West Hall High School. I can still remember the first time we visited Reunion in 2015, before finding a place in Four Seasons in Flowery Branch, and I thought this is such a cute neighborhood but in the middle of nowhere! Since living here, we have seen so much growth. I know growth and change is inevitable, but it should be done in a well thought out way.

My son currently attends Spout Springs Elementary School. This year alone has been the biggest Kindergarten Class at Spout Springs. The second week of school they were still having to move students around creating a new Kindergarten class by moving a teacher down from another grade. Can you imagine the effect of having to change teachers on an already anxious nervous kindergartener? The grade level that got affected by losing a teacher had numbers increase in their classroom size. My son's Kindergarten class already has 23 students. I know there are a few classes with 30 kids. This is *before* the new neighborhoods on Spout Springs Road are built. I'm not sure how many houses are being built there but it is going to affect the already over-crowding school system.

District 1 already has a new apartment building on Spout Springs, beside the new Aldi that is being built. When I checked last month this apartment complex is not at full capacity, nor are any of the surrounding apartment complexes. I saw a sign that duplexes are being mentioned right across the street from that for low income housing.

When talking to a teacher at West Hall she mentioned one of the biggest problems with the area is the lack of parent involvement. Studies have shown that the quality of a school district decreases with the lack of parent involvement. Parent involvement is not as high in areas of low income housing.

What confuses me is why are we wanting to risk this by putting so many low income housing options near one of the county's best school districts (if not the best?). Shouldn't we want to create better school districts for our children, yet we are putting one of the best schools at risk. When the school districts aren't good, people start to move as it becomes a less desirable place to live.

Not to mention, I am fearful of the fire and police shortage that is already existing in our district. The amount of growth we are already experiencing can't be supported by our current fire and police resources.

There was an incident a few weeks back at the Reunion Pickle Ball courts, where my husband witnessed a reckless driver jumping the curb in their jeep and circling our tennis courts (by driving through the grass). Not only was this causing destruction to our neighborhood's property but it could have hurt someone, not to mention a child. My point is with this, that he called the local Sheriff's office to see if we could get someone to drive by the neighborhood to check it out. They said maybe someone would call him back. They don't have resources to always have someone to send out for this type of thing. He never heard back from anyone.

Again, growth is inevitable, but please don't ruin our gem of a neighborhood that is so sought after for families to have a safe, family friendly retreat by allowing apartments right outside of our neighborhood.

It worries me about the state of our county. I've seen this happen with Gwinnett and it's very unfortunate to see such a great place at one time with the state's number one school district having changed for the worst. Crime levels have risen and the school systems have gone downhill and can't handle the growth.

I ask that you please take this into consideration when approving the rezoning request to change an agricultural residential area to a 185 multi-family home/apartment complex. This area already has so many challenges, we do not need an apartment complex which creates a ton of new volume for the population in such a small condensed area.

Please, consider this when looking at this application and help keep Hall County a safe desirable place to live with good schools!

A concerned Hall County Resident,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, August 25, 2023 4:41 PM
To: Jessica Prince; Gina Pilcher
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Rochester/DCCM Rezoning Request - Please Read

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
www.hallcounty.org



From: Jessica Prince <jbrobin18@gmail.com>
Sent: Friday, August 25, 2023 4:39 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rochester/DCCM Rezoning Request - Please Read

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.

Hello,

I am writing in regards to a piece of land that has been requested for rezoning. The piece of property is on **Friendship Road right outside of Reunion Country Club: 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 Reunion Country Club 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.

Reunion Country Club is one of the more prominent neighborhoods in District 1. By placing an apartment complex right outside of our neighborhood, it will significantly affect the value we have fought to protect for our neighborhood, which is very highly sought after.

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.

211 which is very close to this neighborhood can already not handle the amount of traffic for this area. The Infrastructure is not built for adding more apartment complexes and multi-family units.

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!

There are also several apartments and multi-family units that are near us already, none of which are at 100% capacity at the moment. Which means that we will be adding an eye sore to the community, not to mention to the front of our beloved neighborhood for no immediate need or reason other than to try to make a profit. I hope you consider that once all these surrounding multi-family units that currently exist (The Harrison at Braselton, The Finch, The Chateau at Highlands, and Mill Creek Springs) what that will do to the local traffic situation already.

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

Sincerely,

Jessica Prince

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:06 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Meeting
Attachments: CC Rezoning meeting.pdf

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Tuesday, September 19, 2023 8:01 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning Meeting

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.

WARNING: This communication has been detected as containing an attachment - Proceed with caution

My head and heart are still spinning from last night's meeting to rezone the property adjacent to Reunion. Another set of apartments is not in keeping with this area. It is an irresponsible decision to add more density to this area. Friendship Road is already a very busy road. Please see the *power-point* that I have attached for more information on that topic.

Last night I felt that the committee was totally on the side of the declarant. We all felt like the concerns of the residents of Reunion were ignored when we gave our presentations or voiced our concerns. It was very depressing. We sat there for 4 hours and listened to the Declarant whine and beg for the majority of that time. It was evident that he did not know what was

around because he would make declarations like the apts. across from this property only have one ingress and egress. Those apartments have three ingresses and three egresses to their property. He stated we had apartments on the other side of Reunion near SS. That structure is an assisted living which does not have much traffic.

I came home feeling like there was no regard for our property values plummeting especially those residents that live on HOLE 1 and will be looking at an apartment building in their backyard.

I felt like I was worthless as a person and a community member. The response of this

committee basically said "We really don't care about your quality of life." We could care less if you get in an accident or get run over by a car, semi, UPS truck, or an emergency vehicle." "You are all but non-existent in our eyes." "If anything is on fire too bad."

With that said I respectfully ask you to speak up on our behalf. A couple of restaurants there would be a better use of that property.

I do appreciate all that you do.

Judy Whitehead
6419 Sycamore Drive
Reunion

County Commission Meeting on Rezoning

September 18, 2023

GDOT RCUT on Friendship Road

- The GDOT put in a RCUT on Friendship Road as a solution to the congestion existing between Chaudeau Elan - Del Webb Neighborhood and Reunion.
- The proposed apartments will directly interfere with the RCUT. It will present a dangerous area for the traffic on Friendship especially for Reunion residents and other neighborhoods in the area. Not to mention the Emergency Vehicles that must utilize Friendship Road in regards to the hospital.
- With the projects already approved for this area the increase in traffic will be horrific. Has the county thought of a solution for this area? Is the county even aware of the RCUT.



- Friendship RD at RCUT



Intersection of Spout Springs and Friendship Road

1. At the last Commission meeting a new development was approved that will directly affect this traffic.
2. After school hours Spout Springs Road can be backed up
To Reunions entrance off of SS.
3. More homes are being built in the Del Webb Community.
4. I believe this area was supposed to be an area where
Residents could drive golf carts to restaurants and
The shopping centers to purchase groceries..
5. There have been some terrible accidents here and will be
More with all of the new builds especially apartments and
Large neighborhoods. (See next page for pic of wreck.



Accident on SS Road

A lady turning right ran into the back of my golf cart as I was crossing this same intersection. Luckily it was just a little bump. I had the right away and my Grandchildren were in the cart.



HWY 20 Buford

It's a mess

Please don't turn this beautiful area of Hall County into the next crime-ridden area like Gwinnett County has become. The schools have poor test scores. I'm a former GCPS teacher. I know growth is imminent but please I beg you to be selective in what you choose to approve. Keep this area nice. On a side note could we get an architect to draw up plans to make the area pretty and upscale like Pawley's Island and Pinehurst, NC?

Print

Planning Commission Comments - October 16, 2023 - Submission #81425

Date Submitted: 10/14/2023

Comments completed in the form below will be submitted into the record for the October 16, 2023 meeting of the Hall County Planning Commission.

First Name*

Kim

Last Name*

Grennan

Address1*

5632 Grand Reunion Drive

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

4. 1731 Friendship Road

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*

My husband and I are residents directly across the golf course from the proposed apartment complex. We commend the commission for upholding the 25 foot undisturbed barrier around this proposed development. Of course we are opposed to the development, but if approved we have what we believe is a reasonable request. As you can see in the attached file the back of our house will mainly face the side parking lot and retention pond. What we don't see is any plans for landscaping that would block the side parking lot. Basically it looks wide open to Friendship Road. As you know the hospital is close by. We are deeply concerned about noise and light pollution from the road and from cars turning into the development as well as cars making the turn in that side parking lot. We are asking for large evergreens to be placed along the drive near the monument sign as well as the turn closest to the golf course of the side parking lot. Basically we would like as much shielding as possible. Thank you for your consideration of this matter.
Greg and Kim Grennan

Please write your comments in the box above.

File Upload

IMG.jpeg

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?

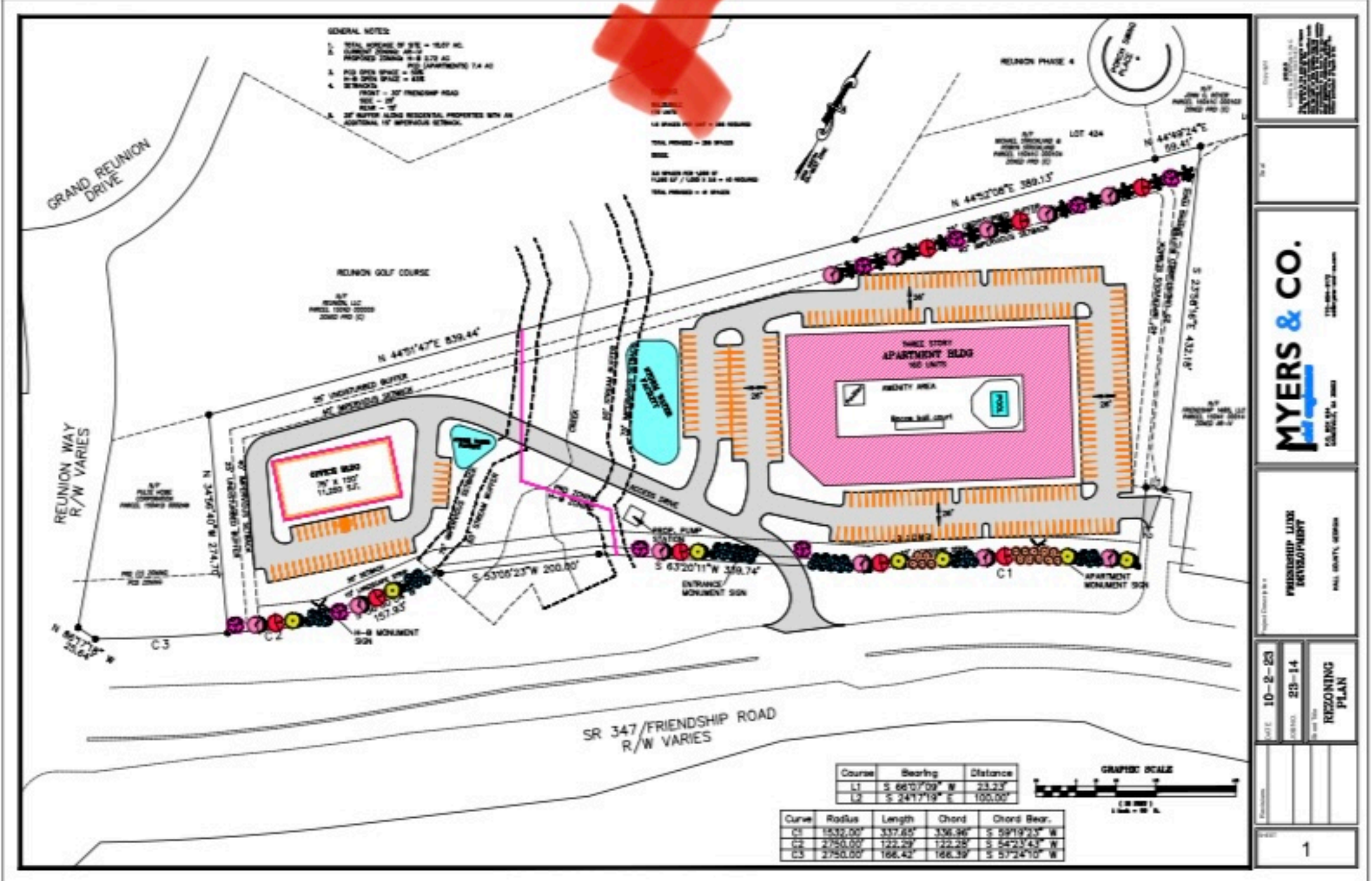
404-725-3969 Kim. 770-539-2613 Greg.
gkgrennan@gmail.com

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

Tim Wilbanks_Rezoning pl...



Done



Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 10, 2023 10:12 AM
To: Lauren Perry
Cc: Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration); Beth Garmon (CDI: Planning)
Subject: RE: Please STOP the development of apartments in South Hall

Ms. Perry,

We have received your comments and they have been added to the application file and will be provided to the Planning Commission and Board of Commissioners.

Regards,
Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our [project website](#).

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Lauren Perry <lseay16@gmail.com>
Sent: Tuesday, October 10, 2023 8:53 AM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: Please STOP the development of apartments in South Hall

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,

Please help Hall County by opposing the development of apartment buildings. I am a resident in Reunion on Spout Spring Road and apartments will over crowd our area. The elementary school is overcrowded and kids have had to move to different classes

throughout the Fall due to classrooms being too large. Our teachers are overwhelmed with large classroom sizes and apartments will create so many more problems for our schools and our community. Please look out for and represent the **residents of South Hall** by **opposing any new apartment building plans!**

Thank you for listening!

Lauren Perry

Reunion Country Club Resident

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 3:46 PM
To: Robyn Strickland
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: RE: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Friday, September 15, 2023 3:37 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Application to Rezone & Variance at 1731 Friendship Rd - Hearing 9/18/23

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.

Good afternoon,

We respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

- A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units
- B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project
- C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.

-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.

-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is not.

-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

IF the approval is granted and this happens to pass, we request all of the following along our property line. Property owner, even if changes hands, to maintain forever:

- 1) Minimum 25-foot Undisturbed Buffer at our property line. Property owner to keep it clear of debris/trash.
- 2) Past the Undisturbed Buffer on applicant's property, 2 staggered rows of Green Giant Trees, each 7-8 feet in height.
- 3) Behind the Green Giants, a 7-foot Wood Privacy Fence, dark stained to blend with outside of fence facing our property line.
- 3) Written commitment of Owner to Maintain installed Trees, Fence and Buffer. If a tree dies, replace within 8 weeks. If fence fails, repair within 8 weeks.

This to be a transferred obligation, if property changes hand to be maintained and upheld forever.

Sincerely,

Michael & Robyn Strickland
5786 Porch Swing Place
Hoschton, GA 30548
(770) 778-1370
robbyngstrickland@yahoo.com

Print

Planning Commission Comments - September 18, 2023 - Submission #79572

Date Submitted: 9/16/2023

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*

Phyllis

Last Name*

Mercer

Address1*

6320 Falling Water Ln

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

9. (A)(B)(C) 1731 Friendship Road | Rezone



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*

This is to express agreement with the Staff's recommendations that the Zoning Request for Parcel 15041 000190 (items # 8 and 9 on the agenda) should be DENIED.

The request to build 185 apartments on this land should be DENIED for the following reasons:

--The apartment and commercial retail proposal is NOT compatible with the adjacent residential developments or the ambience of the Gateway Corridor and would create an isolated district unrelated to surrounding properties.

--The request fails to meet the "Purpose" criteria defined in 17.420.010 which includes "establish consistent and harmonious design standards for public improvements and private property so as to unify the distinctive visual quality of the Gateway Corridors" and to "create a sense of place that is aesthetically appealing and environmentally responsible".

--It is not appropriate to build a four-story apartment building which would tower over residential and recreational areas which adjoin this property thus violates the "protection of surrounding residential users" as called for in 17.180.080.

--There should be NO exception granted for the transitional buffer area, especially in view of the residential nature of this area and the fact that it is on the Gateway Corridor.

Other Issues:

TRAFFIC: FLAWED study

--The traffic study FAILS TO RECOGNIZE THE IMPACT OF OTHER APPROVED OR PENDING ZONING REQUEST in this area, including (1) recent approval of several hundred apartment building for the area at Friendship and Spout Springs,(2) the pending request for a 133 single story family homes between Friendship and Thompson Mill Road, (3) the outstanding request to expand Del Webb at Chateau Elan (Town of Braselton) which fronts on both Friendship and Thompson Mill Road, (4) the continuing expansion of Reunion, (5) the approved self-storage units which front on Friendship Road, (5) the recent opening of a new Medical Building on Friendship, (6) the ongoing expansion of the NE GA Medical Center and (7) the added medical and office buildings, under construction along Friendship Road, which are in the Town of Braselton.

--The plan calls for a single ingress and egress point from Friendship Road. This would provide some six such sites within a very short distance (including at Reunion, private residences, subdivisions and self-storage facility). None of these points have a traffic signal and instead require vehicles to turn right and then do a U-turn to travel in the opposite direction. It is not uncommon today to see 3-4 vehicles waiting to make this U-turn backing up into the heavily traveled two lane highway. Added traffic having to make U-turns would only intensify this issue and create a more hazardous traffic pattern.

--The traffic study proposes constructing the ingress/egress driveway to this new development across from the existing Celebration Church driveway, but this appears to be a questionable plan which would prove to be hazardous.

--The developer's narrative states that Friendship Road is a "limited access state road" but yet the access to this new development, along with multiple other existing or planned access entrances, indicate that this is quickly proving to be a false statement.

CONFLICTING INFORMATION – Number of Stories for Building

The narrative references a FOUR-STORY building while there are two diagrams in the package—one showing a four-story building (dated Aug 7, 2023) and another showing a three-story building (July 21, 2023). What is the real plan?

The staff recommendation should be followed by the Planning Commission and the BOC – that being a DENIAL of this request. Also there should be no approval for any "caretaker or outdoor boat and RV storage units".

Any consideration for approval should be for a facility with no greater than a THREE-story building. That would be consistent with the recently approved three-story senior living facility located to the southeast of this proposed development stie.

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.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, September 14, 2023 11:15 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks

Importance: High

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Rhonda McKinney <ugarkw@bellsouth.net>
Sent: Wednesday, September 13, 2023 11:42 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: For Planning Commissioner Review prior to 9/18 Planning Commission Meeting, current agenda item 9.A.-C., Tim Wilbanks
Importance: High

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 Commissioners and our District 1 Board of Commissioner, Kathy Cooper,

First of all, I would like to apologize for the length of this email, but the last one I hope to write anytime soon and have some important points to make that I hope you will read and consider. Unfortunately, we will not be able to attend the 9/18 Planning Commission meeting where there is an important agenda item, #9.A.-C., of particular concern for Reunion residents, agenda item 9.A.-C., Tim Wilbanks, so this is my only opportunity to speak.

Instead of writing to oppose this rezoning as I have in the past, and after attending the 9/5 hearing where the Rochester-DCCM rezoning request was approved for the 133-unit rental community off of Thompson Mill Rd., I would like to request consideration for some condition changes to protect the residents of Reunion and the golf course as I have little confidence this rezoning will be denied although that would be ours, and all other residents in Reunion's desire. We've been defeated too many times unfortunately.

1. The applicant packet mentions a similar rental community approved, Highlands at Chateau of Friendship but the really important difference with this rezoning request that should not be ignored is this one is adjacent to an existing residential community and golf course.
 - Highlands at Chateau is not adjacent to any current residential community, nor does the recently approved 133-unit rental community off Thompson Mill that was approved on 9/5.
2. Instead of a 50 ft. landscaped buffer as the applicant is requesting that you consider a minimum 50 ft. undisturbed buffer since this backs up to an established residential community.
3. There is mention of some known adverse runoff into the cul-de-sac of Porch Swing Place, part of Reunion where they are existing residents, many who have lived there for 15+ years.
If this is approved, the request is to require additional buffers, in addition to the undisturbed buffer requested, to protect these residents from future runoff issues from this development.
4. The 15 ft. landscaped buffer along the golf course should be unacceptable.
 - One of the beauties of any golf course is the nature, trees, tranquility, etc. and a 15 ft. buffer is not enough to protect the golf course and the golfers.
 - We ask that you please reconsider this variance request and ensure an undisturbed buffer of at least 50 ft. is required.
 - Additionally, 15 ft. is too close for flying golfballs 😊
5. One of the primary reasons for this request is what the residents of Reunion, and golf course, have experienced, negatively, with the Bailey Farms-Rochester-Pulte rezoning that was approved by the Planning Commission on 8/16/21, in spite of the number of opposition emails sent (60+), the 700 petition signatures we had from existing residents not wanting the expansion and the # of residents who attended the hearing in person to oppose.
 - That rezoning approval alone and condition for a replanted buffer changed the look and landscape of the beautiful community that John Wieland established in 2001 that we will NEVER get back.
 - Once the natural buffer of mature trees was cut down/clear cut in August of 2022, many residents, including us on lot #1016, were negatively impacted with the residents on Dove Point left with views from their backyards and patios of a power substation that they didn't see before.
 - It will take years for the replanted buffers to grow tall enough and wide enough to block that horrific view they have now. If those mature trees, natural buffer, had been left, we wouldn't have seen the Bailey Farms development behind us.
 - We will **NEVER** get that privacy screening back with a replanted buffer that replaced years of growth that resulted in healthy, mature trees.
6. There are ongoing issues with replanted/landscaped buffers.
 - We already have at least one of the replanted screening buffer trees behind our lot #1016 that needs to be replaced.
 - We have also had maintenance issues in the short time the replanted buffer has been installed by the developer.
 - We've had to engage Hall County Planning to assist with this negligence by the developer and construction hasn't even begun.
 - Not only could this issue have been eliminated if an undisturbed buffer had been required instead of a replanted buffer, but it is a waste of everyone's time.
 - The homeowner who must take pictures, send emails and report it to the County.
 - The County employees who must contact the developer and ensure the developer adheres to their obligations.
7. Replanted or landscaped buffers to replace existing, natural buffers should not be allowed when adjacent to existing residential communities. The standard condition should be a minimum of a 50 ft. undisturbed buffer. I've had some Hall County employees comment that they feel it should be 100 ft. undisturbed buffer requirement.

- We discussed this in a meeting last year with Randi Doveton and Kathy Cooper and at that time, they seemed to agree.
 - One minimal change in the wording, “undisturbed” instead of words like disturbed, replanted or landscaped would make such a difference to the people and taxpayers in the county and still allow growth to take place. It’s a win-win.
- 8. When there are so many variances requested and known adverse conditions that will impact existing residents, maybe the proposed rezoning isn’t a good fit for that piece of land and another option in the future would be better.
- 9. Or maybe the hearing needs to be tabled and some additional time taken to review before deciding when there is strong opposition and especially since the “Public” doesn’t have an opportunity to speak after the applicant’s presentation.
 - For the residents who are adjacent to these rezoning requests who must live with the results of your decisions, it is life impacting, so when there is strong opposition, maybe a little more time should be taken to thoroughly review.
 - If the buffer requirements decrease the # of units the applicant is proposing, then it should be up to the applicant to determine if it’s still a business deal they want to pursue.
 - The applicant’s profitability shouldn’t be at the cost of the people who must live with the impacts of the rezonings approved.
 - If this rezoning request isn’t approved, it’s a matter of time before there is another applicant with a different plan for that piece of land available for sale

Your serious consideration to these additional conditions if approved would be greatly appreciated as we would hate to see the front part of our community permanently ruined as we have seen with the back part of Reunion.

We strongly request that for this rezoning hearing you please make the Reunion residents’ voices a priority and not the applicants as this development, if approved, and especially without additional conditions will negatively impact our community and golf course forever as we are already dealing with the ramifications from the Bailey Farms-Rochester-Pulte rezoning approval now that the land has been cleared for development.

Respectfully,

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

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, August 31, 2023 1:09 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: FW: Tim Wilbanks Rezoning Notice

Ana,
Please add to the appropriate folders and Accela.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please **participate** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our [project website](#).

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Tad Wood <tadwood@bellsouth.net>
Sent: Thursday, August 31, 2023 12:20 PM
To: trbell@hallcounty.org; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Tim Wilbanks Rezoning Notice

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 Hall County Board Members,

I am contacting you regarding the Zoning Notice submitted by Tim Wilbanks to rezone from AR-IV to H-B. The Planning Commission meeting for this is on 9-18-23. Mr. Wilbanks also submitted a request to reduce the buffer on this property. The purpose of these requests appears to be to build apartments directly adjacent to the entrance of Reunion Country

Club on Friendship Rd. In case I cannot attend this meeting in person, I want to voice my strong opposition to these rezoning requests.

There are multiple reasons I oppose this rezoning request, but my top reason is crime. I am a resident of Reunion Country Club. I witnessed first hand what apartment complexes built next to single family home subdivisions can do. I had to move out of my previous home in Lawrenceville due to an explosion in crime in my neighborhood after several apartment complexes were built right next to it. Besides the frequent car break-ins and vandalism, we had drug trafficking, home invasions and homicides. All within a tiny 190 home subdivision. I do not want to see this happen to Reunion. Or to Sterling on the Lake. Or Del Webb.

My second reason is the increase in traffic. The unimproved section of Spout Springs Rd is a mess. Besides the pot holes and narrow lanes, it frequently backs up on both sides of Friendship Rd. New subdivisions are already being built along this section of Spout Springs. In its current condition, it cannot handle the increase in traffic from these new neighborhoods. Adding apartments will only make it worse.

In addition, apartments do not fit with the existing developments along Friendship Rd. Particularly those between Hwy 211 and Dunbar Rd. These are upscale single family home neighborhoods. The families that live in these homes live here to get away from the traffic and urban sprawl.

I am asking you to please vote against these rezoning requests.

Thank you,

Norman Wood
6053 Ash Hill Place
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, September 19, 2023 4:43 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Apartment proposal outside of Reunion

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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

From: Casey Cavill <caseycavill@gmail.com>
Sent: Tuesday, September 19, 2023 4:27 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; frsosebee@hallcount.org; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Apartment proposal outside of Reunion

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.

Hello all,

I was at the meeting last night and want to send a follow up email on why I hope you deny the apartments being built. The builder kept saying the precedent of apartments is being set in our area and that cannot be further from the truth. A lot of them are geared toward 55+. Spout springs elementary had to completely change their classrooms 2 weeks into the school year because of how many kids they had in classes. We absolutely cannot handle all these additional neighborhoods and apartments with the current school size.

The reason we moved to this area 6 years ago was the small town feel and the golf cart community. Now we are terrified to take our carts on the roads because of how much traffic there is and all the accidents on spout springs and friendship intersections. I would kindly ask that y'all look into it and see how many we have had just very recently. If there is every a golf cart waiting at a crosswalk during one of those accidents they would be killed. Adding to this issue will make it worse.

A firefighter that works in station 14 posted this last night in our neighborhood group. I thought it was worth sharing as I know fire safety was also an issue brought up. "Just Mention to them...if they allow hundreds of new residence into an apartment complex...how are Fire Dept is to keep up with the demand on resources...for the past several years Hall County Fire Rescue has a system of Mandatory Over Time. This is scheduled and unscheduled OT. Forcing members to work 48 hr shifts due to low staffing levels with in the Department. The demand in South Hall and Sta 14 has currently

no assigned paramedic on A and C shift. Thus mandatory OT fills our local Med 14 with paramedics that are forced to work or face progressive discipline leading up to termination...and many have left the department due to this issue. Sta 14 C shift Paramedic is also the station Lt. So his span of control is compromised each shift since he is on the Med Unit, which is out most of the day and night running calls for service. I can keep going but point is our Fire Dept and Sheriffs office are burden with high call volume and lower than recommended staffing levels...more nose to serve will only be a further burden in South Hall County..."

Please consider when approving things why so many people moved here in South Hall and most of them left Gwinnett to avoid what is happening right now. It's a nice area with a small community feel and a family friendly golf cart community. We love this area and our community so much. Seeing it change is really sad to so many of us.

There is also a stream and cemetery in that area. Something to consider that is not going to be destroyed. I could go on and on but these are my main concerns. If it has to be developed can it please just be commercial?

Something to also look into is we can't even get enough people to rent the apartments that are built. Most all of them have current immediate availability. We don't need more when the demand isn't matching. I would also ask that y'all do some research regarding that.

Thanks so much for all you do. I know this isn't easy. Please don't let Hall county become Gwinnett. Protect this county that we all love here!

Best,

Casey Blake
7408 ash tree circle

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, September 20, 2023 8:05 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning Application

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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

From: Christina Sweeting <cesweeting@yahoo.com>
Sent: Tuesday, September 19, 2023 8:24 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; frsosomee@hallcounty.org; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Rezoning Application

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Good evening,

I'm writing this email to express my concern and strong opposition to the re-zoning of the property in South Hall just outside Reunion Country Club and the plan to put up apartments and commercial space.

First, the infrastructure in this area is definitely not able to handle multi-family housing. The building that is being approved in this area is going to cause major traffic problems. I already struggle to make a left hand turn from the Dove Point entrance into Spout Springs because of the constant flow of traffic. There are times when I'm 10 plus cars back.

Not only is traffic a concern, I'm also extremely concerned about the influx of students and pressure this will be putting on the schools, specifically Spout Springs Elementary. The classroom size is already pushing 30 children per classroom and there are multiple communities that have not been completed plus a single home community and a townhome community that have not even started to build yet. This apartment complex, if approved will only further cause more overcrowding in a school that doesn't have the space to accommodate these children and no plans for another elementary school to be built in the area.

Statistically, apartments have higher crime rates and a higher volume of 911 calls. If apartments and high-density living keep getting approved in this area, it will also put pressure on local law enforcement and the fire department.

Am I concerned about the value of my home? Absolutely! I'm concerned that we choose to live far from the city and more and more Hall County is approving housing more suitable for an urban area. If this continues to happen, it will drive the middle class out of the area and property values will continue to decline. Yes, there needs to be an option for lower priced housing, but single-family homes are what will preserve the integrity of this area.

Approving re-zoning requests shouldn't be simple and done without thought or research. Many factors such as the ones listed above should be taken into consideration. These apartments don't just affect our neighborhood. Furthermore, if the applicant requesting the re-zoning cared about the integrity of this area and not just the dollar, he would have come fully prepared with plans and not leaving the planning committee with unanswered questions.

I'm asking that you strongly consider denying this request and make Hall County a place of smart growth.

Thank you,
Christina Sweeting

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 7:24 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: Judy Whitehead <jvwhitehead75@gmail.com>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>
Subject: Application of Tim Wilbanks/Friendship LUXE

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.

1731 Friendship Road | REZONE & VARIANCE | 10-16-2023 | ZL RK | KLG | BG | RD

As a follow up to my email on 10/11/2023 I offer the following for additional detailed consideration:

Based on the letter from Randi Doveton, Director of Planning & Development, October 6, 2023 it appears the Hall County Traffic Engineer comments refers to the coordination for driveway access on Friendship Rd. (see below)

Hall County Engineers and the applicant Engineers are required to ensure that proposed applications comply with state/federal installations and codes for the safety of the public!

THE STATE, GDOT, (and FHWA) HAS SPOKEN BY INSTALLING THE R CUT OUT AND BUMP OUT, HALL COUNTY CANNOT APPROVE THE APPLICATION BASED ON THE PROPOSED ROAD LOCATION.

Hall County should reject the application and the Engineer be required to change the access road to accommodate the state installed installations for the safety of the Public.

Georgia Department of Transportation

In an email dated August 15, 2023, Veronica Chavers, DITO Traffic Operations Civil Engineer 3, provided the following comments:

- (A) Require GDOT coordination for driveway access on Friendship Rd
- (B) Require GDOT coordination for driveway access on Friendship Rd
- (C) Require GDOT coordination for driveway access on Friendship Rd

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

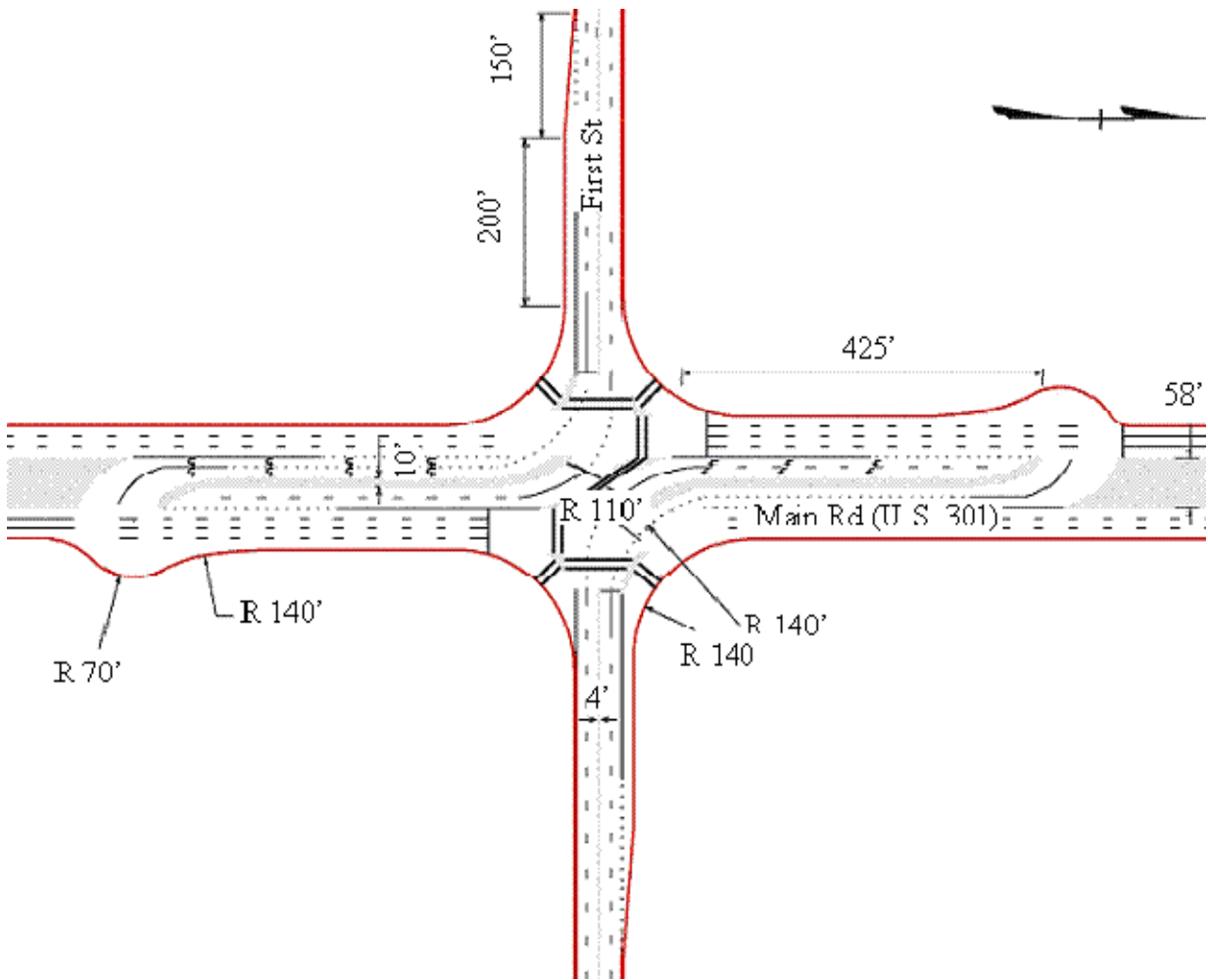


Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:36 AM
To: Fred Rubin
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Application of Tim Wilbanks/Friendship LUXE

Hi Fred,
Thank you. Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Fred Rubin <rubinfg@yahoo.com>
Sent: Monday, October 16, 2023 8:35 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Fw: Application of Tim Wilbanks/Friendship LUXE

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 Jennifer,

Below is the email that I referenced in my email today that was sent to kcooper and rdoneton for your records.

Regards,

Fred Rubin
6434 Hickory Branch Dr.

----- Forwarded Message -----

From: Fred Rubin <rubinfg@yahoo.com>
To: kcooper@hallcounty.org <kcooper@hallcounty.org>; rdoveton@hallcounty.org <rdoveton@hallcounty.org>
Cc: rhiggins@hallcounty.org <rhiggins@hallcounty.org>; frsosebee@hallcounty.org <frsosebee@hallcounty.org>; Judy Whitehead <jvwhitehead75@gmail.com>
Sent: Wednesday, October 11, 2023 at 09:47:00 PM EDT
Subject: Application of Tim Wilbanks/Friendship LUXE

Reference Tim Wilbanks/ Friendship LUXEs Rezone 1731 Friendship Rd.

The submittal Appendix A figures , 2, 3, 4 & 5 indicate a proposed driveway at the Bump Out in the R cut, which is a reduced conflict turn, that was installed by GDOT. The Bump Out per the FHWA is an integral part of an R cut design which is detailed in the Federal Highway Administration TECHBRIEF, with dimensions, (see below). The applicant is requesting to install a road in the bump out which would compromise the R Cut installation and create conflict with the proposed driveway apartment and commercial space traffic crossing with Chateau Elan, a senior community, traffic who in part the R cut was installed to benefit. In effect it appears the proposal will negate the R cut bump out benefit and create the same cross street conflict that existed between Reunion and Chateau Elan.

The Appendix does not appear to address turn out deceleration lanes on SR347 for right turns into the proposed apartments/commercial space.

The proposed driveway location appears to be a design basis of the application. County staff did not appear to have comments and with the information below and the GDOT and FHWA rules, jurisdiction and installation for the safety of the public it appears that the county cannot approve the driveway entrance design per the application that would compromise the existing installation.

There is more to highway safety than traffic count, the existing R cut and bump out was installed by GDOT for public safety 24/7.

REFERENCES

1. R cut dimensions and design per FHWA
2. FHWA Restricted crossing U turn TECHBRIEF
3. July 9, 2020, Braselton News article
4. R Cut interchanges GDOT
5. R cut brochure GDOT

1

The RCUT, also referred to as the superstreet intersection or J-turn intersection, is characterized by the prohibition of left-turn and through movements from side street approaches as permitted in conventional designs. Instead, the RCUT intersection accommodates these movements by requiring drivers to turn right onto the main road and then make a U-turn maneuver at a one-way median opening 400 to 1,000 ft after the intersection. Left turns from the main road approaches are executed in a manner similar to left turns at conventional intersections and are unchanged in this design (see figure 2). Left-turn movements from the major road could also be removed at primarily rural unsignalized RCUT designs.

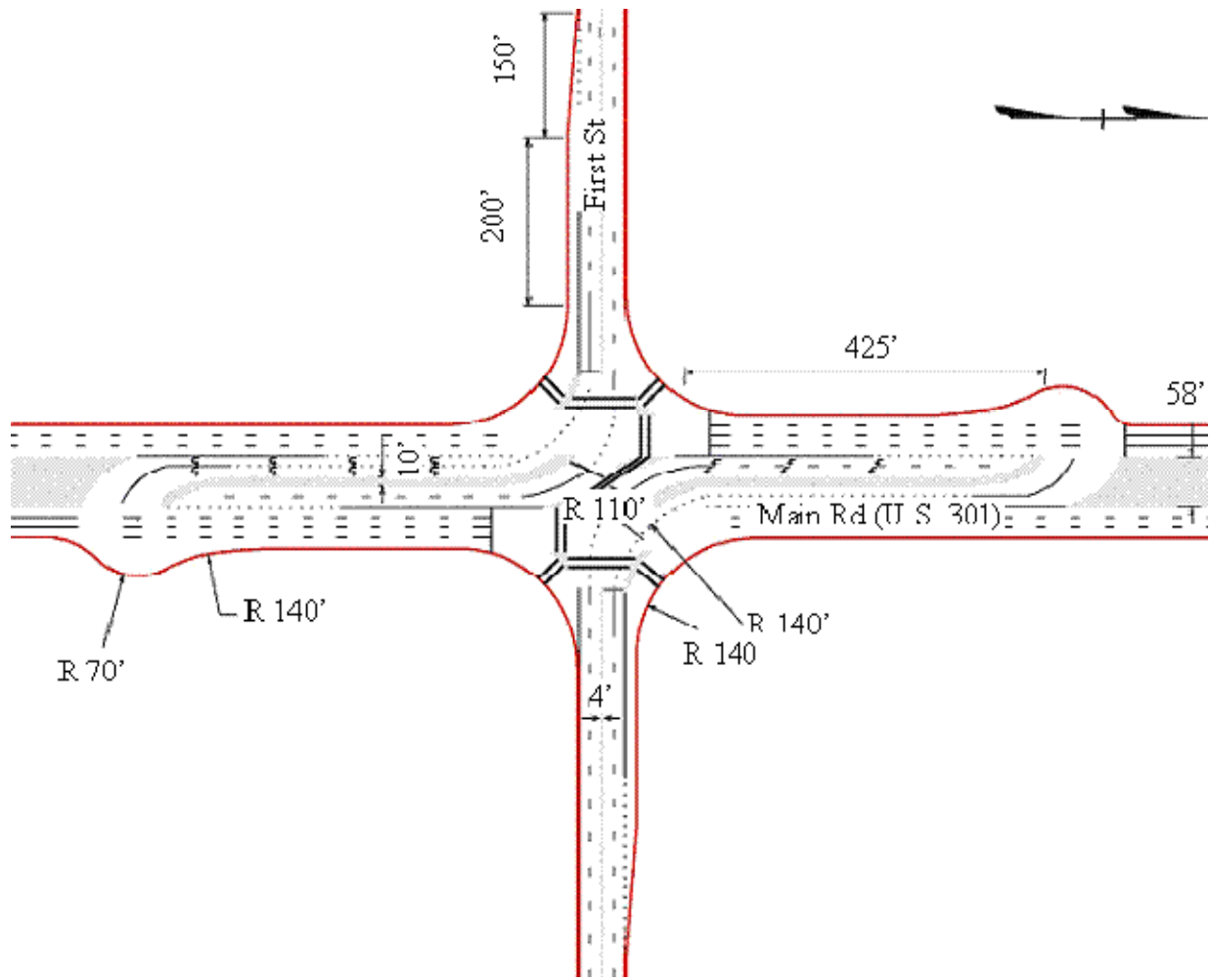
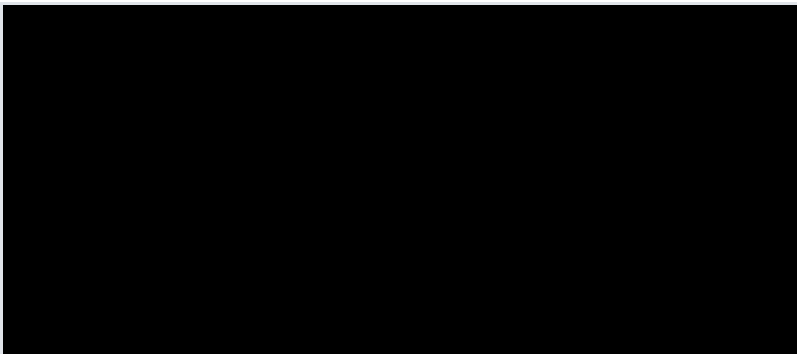


Figure 2. Illustration. Typical RCUT plan view with crossovers on mainline approaches.

2

[Restricted Crossing U-Turn Intersection - FHWA-HRT-09-059](#)



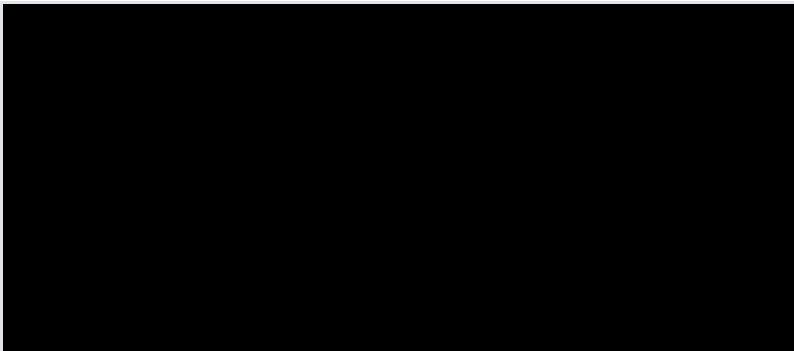
**Restricted Crossing U-Turn Intersection - FHWA-
HRT-09-059**

This is the Turner-Fairbank Highway Research Center.

3.

July 9, 2020 Braselton News article

[Crews to begin work at SR 347 and Grand Reunion Dr. | News | mainstreetnews.com](#)



**Crews to begin work at SR 347 and Grand Reunion
Dr.**

Contractors with the Georgia Department of Transportation will begin work on SR 347 at the intersection of Grand...

4.

[RCUT Interchanges \(J-Turn Intersections\) - GDOT \(ga.gov\)](#)

5.

[RCUT Brochure.pdf \(ga.gov\)](#)

Regards,

Fred Rubin
6434 Hickory Branch Dr.

Anael Dominguez (CDI: Planning)

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

From: Jim Mikoy <jrmikoy@gmail.com>

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

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

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

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.

Planning Commissioners District 1, Planning Director, and Commission Chairman

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

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

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

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

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

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Thursday, October 12, 2023 11:45 AM
To: Jim Mikoy
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Wilbanks / 1731 Friendship Rd. Application

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Thursday, October 12, 2023 11:35 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: Wilbanks / 1731 Friendship Rd. Application

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.

Commissioners,

IF there are **CODES and laws**, they need to be enforced ! This should be non-negotiable. During the Planning Commission meeting Monday, Sept. 18, 2023, AFTER stating several Georgia Codes that were not met in the proposal, the chairman continued to "negotiate" with the applicant about his proposal so they (Planning) could approve it. Why wasn't the applicant simply told his proposal did not meet those codes and laws, was not acceptable for that property, and deny his request right then?

The applicant argued the requirement condition for a 25' natural buffer plus additional 15' from both the Reunion golf course and houses where those property lines are abutted. The natural buffer needs to be greater than that.

Never addressed by the Planning Commission:

- * the already **dangerous, horrendous traffic situation** near/at Reunion's Friendship Rd entrance/exit.
- * **fire regulations** and the fire departments ability to serve the proposed were never addressed.

* the plethora of **existing apartments not at capacity currently**. The hospital employees and “young” people needing residences, as the developer stated, could well use those. They are listed below.

* the **devaluation of the homes** in Reunion created directly by apartments.

The Friendship Road acreage being considered butts **DIRECTLY** to Reunion residents and the golf course, all of which will be negatively impacted.

LOW END businesses will do nothing but devalue our homes **and** the immediate surrounding area as well as the county. The developer could not state what businesses he would add on the property.

The pastor of Celebration Church, owner of the property, in a correspondence between Holly Williams and himself, stated “When we were first contacted by the buyer, we were told they were building townhomes and we figured they would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract**, we were informed that **the builder had changed to apartments**. I understand that this situation is frustrating, and I appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don’t like the idea of rezoning for this purpose”.

We are opposed to this rezoning request.

Please, please protect the safety and integrity of Hall County and the areas surrounding the subject zoning change requests.

Jim and Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Existing apartments are:

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

The **Finch-Braselton** also across the street from the postponed rezoning request. 275 units, 7% occupied as of July.

The **Chateau at Highlands** (55+) off Friendship, just down from Dell Webb-Chateau Elan, less than 2 miles from the 2 apartment complexes off Thompson Mill. 152 units, opened January 2023, 25% capacity.

Mill Creek Springs less than 2 miles from the proposed rezoning request off Spout Springs. New SF and townhome rental community, 196 SF homes and townhomes, 10% rented

Anael Dominguez (CDI: Planning)

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Thursday, September 28, 2023 7:04 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: Re: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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.

Please include it.

On Sep 25, 2023, at 8:29 AM, Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org> wrote:

Good morning,
Your subject reads "Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development" but you are referring to the 1731 Friendship Road (Tim Wilbanks) application, correct?

Just need written confirmation to include with the correct application.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org
<image001.png>

From: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Sent: Monday, September 25, 2023 8:05 AM
To: Jim Mikoy <jrmikoy@gmail.com>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Subject: RE: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commission Clerk

Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org
<image001.png>

From: Jim Mikoy <jrmikoy@gmail.com>
Sent: Saturday, September 23, 2023 7:36 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: Rezoning from AR-IV (Agricultural-Residential) Friendship Road to PCD Multi-family by applicant William Schmid, Rochester/DCCM to amend conditions of PCD for a mixed use development and a parcel for retail development

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.

Commissioners and All,

During the Planning Commission meeting Monday, Sept. 18, 2023 to hear the applicant for this development, it became clear the commission chairman was trying his best to get the applicant to “tweak” his proposal and resubmit so the Planning Commission could approve the application. The applicant had no clear answers to the questions posed to him about what retail he would include.

After stating several Georgia Codes that were not met in the proposal, the Planning Commission continued to ask the applicant if he would come back with a plan that they would approve. Following the reciting of the laws and Codes to the applicant, the application should have been simply denied and tabled.

The Planning Commission told the applicant that there was to be a 25’ natural buffer plus additional 15’ from the Reunion golf course and houses’ property lines to his proposals. The applicant argued against this condition. The natural buffer actually NEEDS to be greater than 25’. Imagine looking out your window at once was a lovely view of the golf course and wooded area and now you’re gazing upon an apartment building.

IF there are CODES and laws, they need to be enforced !!! Why was the applicant not simply told his proposal was not acceptable, deny his request and stop right there?
Hall County cannot continue to bend ? The Commissioners need to protect the integrity of Hall County.

The horrendous and **already dangerous** traffic situation near/at Reunion’s Friendship Road entrance/exit **was never addressed** by the Planning Commission.

The fire regulations, as well as the **fire department's ability to serve the proposed**, were **never addressed** by the Planning Commission.

The plethora of **existing apartments not at capacity currently** was **never addressed** by the Planning Commission. The hospital employees and “young” people needing residences, as the developer stated, could well use those. They are listed below.

The **devaluation of the homes** in Reunion directly created by apartments was **never addressed** by the Planning Commission.

The developer could not state what businesses he would add on the property. LOW END businesses will do nothing but devalue our homes and the immediate surrounding area as well as the county.

The Friendship Road acreage being considered butts DIRECTLY to Reunion residents and the golf course, all of which will be negatively impacted.

The **pastor of Celebration Church**, owner of the property, in a correspondence between Holly Williams and himself, **stated** “When we were first contacted by the buyer, we were told they were building townhomes and we figured

they would be similar to the multifamily housing already built in Reunion. Several weeks **after signing the contract**, we were informed that the **builder had changed** to apartments. I understand that this situation is frustrating, and I

appreciate you reaching out directly to me. Mike, Michael Day, PhD, Pastor, I don't like the idea of rezoning for this purpose!”

Existing area apartments:

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%**.

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.

Please, please, please do not approve these zoning change requests !!!!!!! Protect the integrity and safety of all of Reunion, the surrounding areas, and Hall County.

Jim AND Jimmie L. Mikoy
7176 Wrights Lane
Hoschton, GA 30548

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, September 21, 2023 11:26 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Proposed Apartments on Friendship

Please add to the file.

From: Kaley Ivins <kcivins10@gmail.com>
Sent: Thursday, September 21, 2023 11:24 AM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Proposed Apartments on Friendship

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.

Hello! I am a resident of Reunion. My family of five moved out of Gwinnett to Hall years ago when we saw the direction Gwinnett was going in. We love our neighborhood and the surrounding community and are sad every time we hear of more developments coming in that may change the make up of that. The traffic is already ridiculous and dangerous enough and adding the proposed apartments will only stretch the already stressed infrastructure more. Roads, law enforcement coverage, school system, hospital, etc. will all suffer from another large multi-family complex. Not to mention the change in scenery and decrease in home values. Trees are a good thing, right? I am writing today to ask that this application for apartments be denied. I sincerely appreciate your time in reading this email and will continue to follow this decision. My hope is that Hall will continue to be the community we fell in love with and wanted to raise our kids in, and not the next Gwinnett.

Kaley Ivins

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, September 20, 2023 2:58 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Jennifer Rivera (Administration)
Subject: FW: 1731 Friendship Road - 185 Apartments

Ana,
Please add to the file and Accela. This is on the 10-16 PC Agenda; tabled from 9-18.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please **participate** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our [project website](#).

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Kurt Ward <braseltonmayor@gmail.com>
Sent: Wednesday, September 20, 2023 2:55 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Subject: 1731 Friendship Road - 185 Apartments

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.

Please forward to the Planning Commission and Commissioners not already copied.

In relation to the rezoning request at 1731 Friendship Road, please consider several portions of the Hall County Comprehensive Plan and several portions of the Braselton Comprehensive Plan and Braselton Development Code.

Hall Co. Comp. Plan (2022)

In the Hall County Comp Plan (2022), the Hall County Future Development Map indicates that the area in question for this zoning is "Residential" and shaded yellow. (Comp. Plan 2022, p. 18) As further defined in the Hall Co. Comp. Plan (2022), "Residential" property in Hall County allows a density/intensity of 2 dwellings per acre with moderate density and subdivision design setting aside a high percentage of open space. (Comp. Plan 2022, p. 27) The "Intent" of this area is to "PRESERVE established neighborhoods and CREATE new residential development consistent with surrounding suburban densities". (Comp. Plan 2022, p. 27)

<< <https://www.hallcounty.org/DocumentCenter/View/9776/2022-Comprehensive-Plan?bidId=> >>

The long-established residential in this community include Reunion, Clearwater Plantation, Reflections, Riverstone Park and Mulberry Park. The more recent established residential in this community include zoning approvals for multi-family apartments and zoning approvals for townhomes - neither of which fall within the 2 dwellings per acre of moderate density.

More detailed information on these recent developments is available for review.

<< <https://www.braseltonmayor.org/hallco> >>

Please consider preserving the nature and character of this community consistent with the long-established neighborhoods. This is not a "us-four-and-no-more" request. This is a request to recognize the high standard of living already created by Hall Co. and Braselton in this area (which is very hard to do), and a request to preserve what has been created by maintaining "consistency with surrounding suburban densities".

Braselton Comp. Plan

For reference on the surrounding area we identify as Braselton West, our Comp. Plan. (p. 105) sets density at up to 5.9 units per acre for this area.

<< https://cms2.revize.com/revize/braseltonga/document_center/Planning/Planning%20Docs/Comprehensive%20Plan%202020%20Final.pdf >>

Braselton Development Code

Braselton also addresses multi-family and townhome communities in our Development Code. Under Article 8 (p. 13), Braselton limits Maximum Acreage Gross Density to 8 units per acre for Residential Multifamily.

<< <https://cms2.revize.com/revize/braseltonga/ARTICLE%20VIII%20DISTRICT%20USES%20LOT%20SIZE%20AND%20DENSITY%20STANDARDS%202022.pdf> >>

Thank you for considering our vision for the character and residential nature of future growth in this area.

Best regards -

Kurt R. Ward

Town of Braselton, Mayor

BraseltonMayor.org

- Content may become subject to requests for open records.

- Sent via mobile ~ expect typos.

Anael Dominguez (CDI: Planning)

Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

From: Lindsay Rock <lindsayrock@yahoo.com>

Sent: Tuesday, August 15, 2023 2:28 PM

To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>

Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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 185-unit multi-family development that could be located at as "0 Reunion Way" and "1731 Friendship Rd." in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

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 185 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.

-- 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: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 17, 2023 3:07 PM
To: giordano.rg@gmail.com
Cc: Rob Giordano; Kathy Cooper (County Commissioner); Frank Sosebee (Planning); Jennifer Rivera (Administration); Gina Pilcher; Richard Higgins (County Commissioner); Anael Dominguez (CDI: Planning)
Subject: RE: STOP APARTMENTS NEAR REUNION

Mr. Giordano,

We have received your comments and they will be included in the packet that is forwarded to the Board of Commissioners for the December 14th voting meeting.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

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

From: Rob Giordano <giordano.rg@gmail.com>
Sent: Tuesday, October 17, 2023 1:58 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: STOP APARTMENTS NEAR REUNION

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.

Hello,

I was unable to attend the committee meeting on 16 October 2023. This email is to present my concerns on adding 185 apartments at the entrance of our community. This will absolutely hurt the home values and erode the quality of life we currently have in the neighborhood. Additional traffic and noise will certainly have a negative impact on the residents of Reunion Country Club.

Rob Giordano

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Monday, October 16, 2023 8:14 AM
To: Robyn Strickland
Cc: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

Your comment has been received and will be forwarded to Planning for inclusion in their meeting documents.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Robyn Strickland <robyngstrickland@yahoo.com>
Sent: Saturday, October 14, 2023 3:57 PM
To: Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>
Subject: Opposition - Rezoning of 1731 Friendship Rd, for planning meeting 10/16/23

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.

Good afternoon,

We will be attending Monday's meeting again, but we respectfully request that our comments be officially submitted and included for review, and that Commission denies the application for the proposed development. Please confirm receipt.

No one we know in either Reunion or Hall County is in favor of additional apartments at this location.

As 21-year Hall County Residents and the immediate abutting Reunion homeowners residing at 5786 Porch Swing Place/Reunion Lot #424 to the proposed rezoning of 1731 Friendship Road, we vehemently oppose approval of any:

- A) 1731 Friendship Road - Rezone from ARIV to Planned Community Development (PCD)/Gateway Corridors Overlay District (GCOD) on the 7.33 acres for 185 multi-family apartment units
- B) 1731 Friendship Road - Rezone from ARIV to Highway Business H-B on 2.72 acres for undefined project
- C) 1731 Friendship Road - Variance request to reduce the transitional buffer from 25 feet to 15 feet

We oppose for a number of reasons.

For me and my house = Community is Personal, and that is what drew us to Reunion in Hall County 21 years ago.

As residents of Hall County, we have contributed to our beloved community in many ways. We have invested and deeply care about the safety of our family, friends and neighbors locally. To name a few, we have served on School PTO Boards, High School Athletic Boards, and done annual fundraising supporting the many efforts the programs in our community, with strong emphasis in schools. We frequent and support local businesses, restaurants, and believe in supporting LOCAL.

We are aware how apartment growth in Gwinnett has significantly changed the landscape - and overtaxed schools & systems. This is a primary concern - our own child in school sees larger class sizes year over year and the already underway Single Family developments underway are going to create quite the squeeze as it is. Adding serious density apartments at 1731 Friendship Rd to the mix leaves us deeply concerned on that front.

We are lifelong Georgians and both grew up in Gwinnett County, moving here in 2002 when Duncan corners was the only stop sign in town. That small town feel, charm and community drew us here as a wonderful place to start and raise a family. We want to continue to do just that - raise our family and enjoy our home as intended - with the privacy and the safety the area has provided. We believe in Hall County so much so, we recently significantly invested in our backyard, to add to the peaceful enjoyment of our home. We are very concerned the actual and intrinsic value of our own property will be impacted negatively if this development is approved.

There is no doubt that this area has grown leaps and bounds, but I cannot discern why an 185-unit apartment complex backing to an 850+ home residential neighborhood with golf course makes any sense here. While we understand that some development may come in the future - something with lower density would decrease the substantial burden on our infrastructure, on schools, and frankly with such a drastic increase in people, crime follows. This is proposed literally DIRECTLY in our backyard.

I cannot point to any recent specific apartments situated the same in our area.

-The Hamilton apartments at Spout Springs/Thompson Mill are not at capacity.

-The Chateau is 55+, so the additional strain on already crowded schools wouldn't reason. This is cited as a recently approved similar, but I believe it is clear it is neither similar nor adjacent.

-And while outside Cherokee Bluff School districts, the apartment developments at Thurmond Tanner/Spout Springs and right next to Flowery Branch High School are not backing to a residential community with Golf Course such as Reunion. The fit and application here does not fit.

Golf Course: Both the residents of Reunion and the golfers who enjoy Reunion Golf Course (many one and the same), would be negatively impacted by such a development in itself. Again, the quiet enjoyment of recreational golf will be interrupted by a massive apartment complex. Not to mention, the application for a reduced 25 foot buffer down to 15 foot buffer is non-sensical. I would bet on ALOT of golf balls into windows from Fairway 1. A portion of our property also abuts Reunion Golf Hole 1, so we are well aware.

Adverse Water Runoff to our Cul-De-Sac: The final application also includes a known, recognized "adverse runoff in Cul-de-Sac at Porch Swing Place" - this is our home, our blood, sweat, tears, and substantial financial investment poured into creating our family home. If the development happens to be approved, we will indeed have serious issues if there is any negative impact on our lot from additional adverse runoff.

Traffic: I see the traffic studies included here, but I would invite every member of the planning commission and each County Commissioner to plug in Waze prime AM and PM traffic times. The true experience in & out of our already congested area is already a daily struggle at Friendship Rd entrance; while the study doesn't reach/include major intersections at either stretch, both the intersections at Spout Springs/Friendship Rd and GA-Hwy211/Friendship Rd are constantly congested and would only get worse with the addition of 185 apartments = presumably in the area of 1000+ residents of apartments.

Thank you for your time and very careful consideration on this matter.

Robyn & Michael Strickland
5786 Porch Swing Place
Hoschton GA 30548

Anael Dominguez (CDI: Planning)

From: Jennifer Rivera (Administration)
Sent: Friday, September 15, 2023 9:01 AM
To: stacey@miller-web.com
Cc: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: FW: Vote No to the Reunion Apartments

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

Jennifer Rivera
Board of Commission Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Stacey Miller <stacey@miller-web.com>
Sent: Thursday, September 14, 2023 7:12 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; rdoverton@hallcounty.org
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Re: Vote No to the Reunion Apartments

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 Commissions and Planning Committees ,

I write this email to you feeling disappointed and worried about the future of this surrounding community. This is not what I had envisioned for my family nor what I inferred on your future plans for Hall County. Seems like the decisions being made are creating a subdivision surrounded by mass traffic and high density housing. This same thing happened to the last state we lived in and we saw all the issues with traffic, overcrowded schools which caused issues within the schools and higher crime in the area . After moving back to this area in 2000 we were hopeful based on what we read on the Hall County Website we would not see that happen here.

We have been residents of this area for over 20 years. We lived in the Reflections area (Flowery Branch and Doc Hughes) in 2000. It was a peaceful area with low crime. I can no longer say the same. I know growth is going to happen but yall are in charge of making smart decisions for our families as I would hope you would with yours. My kids spend enough time in the car, I don't want to worry about their safety the more we continue to pile on more housing without the expansion of roads.

Here is why I am asking you to vote no to the 185 -unit apartment complex next to Reunion.

1. Our infrastructure does not have the capacity to handle the following

-It took me over 5 minutes to make a turn out of Publix the other day, now add a bunch more apartments (high density housing) to an already overcrowded area.

-I am unable to get a dr appointment now. I laughed when I went to the emergency room for a pretty bad car accident, he told me to see my primary dr in the next few days. It takes me about 6 -9 months to get in now. This wasn't the case years ago and now add more housing. I can barely get my kids a pediatric appt either.

-The schools are already bulging at the seams, is there a plan to build another school?

2. The location next to an already very busy spot. We have several things going on such as a storage unit and other apartments in the area. There are approved housing and apartments in the works that havent been completed so we are not sure the impact on an already busy area. I am still curious how someone with a camper and a boat will be able to make the turn and get up to the speed on the road without causing accidents. Now add another 185 unit apartment (which could be another 740 cars- from what I see in apartments, mutli families are moving into one unit, yes the leasing agent has no idea)

3. This does not fit with the long term plan. This does not give the residents a better future, can we please please let the infrastructure catch up before approving!!! Again, we still don't know what the current approved projects in the area are going to do to our schools, our physicals, and to our roads!!!

4. It will ruin what is beautiful in the area. Hall County has this beautiful golf course which brings money to the area. It has already been ruined by the reunion expansion as I am sure you have seen pictures from the hill. Developers make promises they are not willing to keep and the residents are the ones left with the disasters...

When I lived at the Noble Vines Apartments for 2 months till we could move into our home we had a major domestic violence issue next door. My kids didn't need to be around this...There were probably 3 families living in the 3 bedroom apartment. I realize affordable housing is important, but to add to an already taxed infrastructure is only going to make issues worse. There is a reason Johns Creek and Milton have low crime. They do not approve of certain things in their communities.

At least when Gwinnett added more housing they increased the parks in the area, which we do not really have many around. Could we not use that land for a nice park? Or something beneficial too the surrounding residents but still keeping the beauty intact. Unless we want to be LA in a few years then we can keep doing what this area is doing-approving left and right...the tearing down trees will increase the temps in the area and the smog (since trees absorb a lot of it) Plus it will start looking trashy....which is sad because 20 years ago this area was absolutely gorgeous. It is in your hands....is this area what you would want your children living and growing up in?

I appreciate you taking the time to read my email.
Please for the sake of all of our families, vote No!!

Stacey Miller
404-784-6217

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Wednesday, August 16, 2023 11:16 AM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposed of the 185 Apartments on friendship rd

Please add this in the HCPC folder and the Accela file

From: Staci Lastinger <lastinger.staci@yahoo.com>
Sent: Wednesday, August 16, 2023 10:52 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>
Subject: Opposed of the 185 Apartments on friendship 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.

Dear Board of Commissioners and Planning Commissioners:

I wanted to send a quick email to show my opposition for the 185-unit multi-family development that could be located at as “0 Reunion Way” and “1731 Friendship Rd.” in South Hall County, outside of Reunion Country Club. This property abuts to the main Reunion entrance and the beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 2+ 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. This community is unique and this is not something we need in our community.

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 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.

-- Property values in Reunion and other nearby subdivisions will most certainly go down. As I said before, I have lived here for 2+ 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. Spout Springs Elementary school is already at capacity and our children will suffer with these apartments being added + all the other neighborhoods being built by us.

-- 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.

Thank you!
Staci Lastinger

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, August 22, 2023 3:27 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: Opposition-- 185-Unit Multi-Family Development on Friendship Road

Ana,
Please add to all applicable files and database.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please **participate** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our [project website](#).

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Tammie <tgoody03@gmail.com>
Sent: Tuesday, August 22, 2023 3:22 PM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; tbell@hallcounty.org
Subject: Opposition-- 185-Unit Multi-Family Development on Friendship Road

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'd like to take a moment and voice my opposition to the 185-unit multi-family development that is being proposed to be located at "0 Reunion Way" and "1731 Friendship Rd" in South Hall County, outside of Reunion Country Club (buyer is requesting rezoning to multi-family with a potential retail site). This property abuts to the main Reunion entrance and the

beautiful, natural wildlife buffer between hole 1 on the golf course and loud, noisy Friendship Rd.

I live in Reunion Country Club and have lived here for 14 years. I also happen to be one of the first homes in the neighborhood located on hole 1. I am one of the "unlucky" recipients who received the "Notice of Public Hearing" sent out by Hall Co Government, meaning I am within 500 feet of the proposed property.

I have always loved my neighborhood and backyard, but when Friendship was constructed through the previous front entrance of Reunion, the wooded area largely disappeared. During fall and winter when the trees are sparse, I can already see Friendship and the traffic noise can be very loud (at all hours of the night). I can only imagine what it would be like with no wooded area at all and a 185 unit apartment complex built right there, 500 or less feet from my house. This is detrimental not only to me, my family and my property, but all those who live along hole 1 and Friendship Rd, as well as Reunion and the golf course as a whole.

While I have enjoyed seeing growth in this area (the hospital, restaurants, stores), I do not want this growth to include multi-family units/apartments. This is not the type of growth this area needs or wants. We need to be more responsible in how the city grows. We do not have the infrastructure to handle another 185+ people (assuming 1 person per apartment, which we all know will not be the case).

Reasons why I am opposed:

-- This area is already congested with traffic and adding the 185 units would only make traffic worse. We don't have the room for more cars on the road in this area of Friendship. I travel on Friendship Rd. daily, and we have more and more traffic. Spout Springs is a nightmare. Lines at red lights are longer and longer, even during non-rush hour times of day. Trying to turn out of Reunion in the evenings and cross 2 lanes to make a U-turn, with the speeding traffic, tractor trailers, and evenly spaced traffic just so that it is impossible to turn out, is also a nightmare. Add another 185 multi-family units, on top of the continued building in Del Webb across the street from Reunion, the new 62 and older condo units just down from Celebration church, and the "new" Reunion expansion, is just too much.

-- 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. Eliminating the natural buffer that remains on hole 1 and Friendship will certainly decrease the value of many properties in Reunion, mine definitely, but also the value of the golf course to the community.

-- It's no secret that apartments can often attract a different economic level and often do not have just families, but units with roommates, younger adults, partiers, etc. They often bring increased crime to the area they're built in and bring issues to the schools. I have a family, and this area should remain a family oriented area.

-- The schools in this area are very desirable. I know Reunion is sought after largely due to the fact that we are zoned for Spout Springs AND Cherokee Bluff MS and HS. None of those schools can handle the increased population of this proposed property or any of the others

being built in the area, especially this one and the new Reunion that will add 100s of more houses. My kids are both at the high school now and my daughter was in the first class when the school opened. The school remains packed even with the middle school moving to their new campus. The high school cannot handle this and class sizes will be even bigger than they are, which some are at 25 - 30+ kids as it is. Some students aren't impacted by class size, but so many are, my son very much so. And, let's not forget about the teachers. Their classes are already full and will not be able to handle more students than they already have. It's definitely not fair to ask teachers to take on 30 or 40 kids in one class six times a day.

-- I worry about the environmental impact on our community. My backyard has a stream that runs through it and I know it runs all along hole 1 and up to Friendship. I was told when I purchased there is a buffer required between the stream and anything I want to build on my property. Shouldn't there be required buffers on this property to protect the natural streams? How would they be allowed to fill in the streams? I would think Environmental regulations would hold true for this property as well. Not just that, but cutting down all the trees (clear-cutting is what I imagine they will do) further impacts our environment. It impacts us by taking away the buffer/shade/cooler areas we get from not having direct sun on our homes, backyards, etc. The cleaner air we have when we have trees around! Allowing this to proceed will just cause irreversible harm to our direct environment, and let's not forget about what will happen to the remaining wildlife we still have. Wildlife is being driven away every day by over development in this exact area of Hall County.

-- 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 this area of Hall County. We do not want to be the next Gwinnett County. We all chose to live here in Hall County, and not Gwinnett, for a reason. We cannot let over development and crammed multi-family development turn us into anything like that county. Hall Co is special, and we need to keep it that way.

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.

Thank you for your time!

Sincerely,

Tammie Goodballet

5640 Grand Reunion Dr.

Hoschton, GA 30548

email: tgoody03@gmail.com

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Tuesday, October 3, 2023 8:37 AM
To: Ted and Gail Sawyer
Cc: Beth Garmon (CDI: Planning); Anael Dominguez (CDI: Planning); Jennifer Rivera (Administration)
Subject: RE: 185 apts outside of Reunion

Mr. And Mrs. Sawyer,

We have received your comments and they have been add to the file and will be included in the Commission packets.

Regards,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org

Please participate in our Comprehensive Plan update and development of a Unified Development Code (UDC) by visiting our project website.

All PLAT and BUILDING PERMIT submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

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

From: Ted and Gail Sawyer <sawyergt@hotmail.com>
Sent: Monday, October 2, 2023 6:33 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: 185 apts outside of Reunion

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 have written before, and attended all of the meetings, including the last one, and are most disappointed how this has been handled. The presenter for the builder to be of these 185 apartments did not meet code on many things. Some of them included three stories, which he seemed unaware of, buffer areas., 500 feet from highway 347, number of entrances and fire codes. When you have the Committee let him drone on for two hours asking could he meet these requirements? It should've been sent back immediately. He didn't meet the requirements!

We have lived in Reunion 20 years and watched the whole area grow, but this is unbelievable even if Celebration Church is selling after I'm sure they were compensated when the 347 went through. Take away the fourth floor or 45 apartments that is still 140 units possibly 250 cars coming out and in!

If any of you drive out before the next meeting, you will see we are saturated for traffic coming out of our entrance. And they will be roughly 300 feet down the road? That U-turn across from celebration Church. How will that work for Del Webb trying to make U- turns or anyone else? Are you all aware of this area and how it looks on 347?

Lastly, that he bought a commercial lot or wants to put a commercial entity right by our entrance such as a gas station, or a bank or an office building. Where do you see that outside of any residential community in Hall County? That should be tabled as that is not appropriate outside of an 800 house community. We have three banks and three gas stations 1 mile away off of Spout Springs Road ...totally, totally unnecessary and how in the world would these people get in and out???

Sincerely,
Gail and Ted Sawyer
7320 Grand Reunion Drive, Hoschton, 30548

Sent from my iPad

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: VARIANCE TO REDUCE THE WIDTH OF THE TRANSITIONAL BUFFER REQUIRED IN GCOD

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

COUNTY COMMISSION
Date: Oct. 26, 2023
Time: 6:00 p.m.

&

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

FOR MORE INFORMATION CALL: (770) 531-6809

ZONING NOTICE

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

APPLICANT: TIM WILBANKS

REQUEST: REZONE FROM AR-IV TO PCD FOR 185- UNIT MULTI-FAMILY DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION
Date: Sept. 18, 2023
Time: 5:15 p.m.

COUNTY COMMISSION
Date: Oct. 26, 2023
Time: 6:00 p.m.

&

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

FOR MORE INFORMATION CALL: (770) 531-6809

PCD

Narrative

Friendship LUXE Development

H-B & PRD Zoning

Existing Site Description

The proposed development is a 10.07-acre parcel located on the north side of Friendship Road (S.R. 347) just east of the intersection with Reunion Way. The current zoning is AR-IV. The surrounding adjacent properties are zoned AR IV, PCD & PRD. The site is undeveloped and wooded with a creek running through the middle of site. This property was originally part of the Celebration Church that was cut off when Friendship Road was constructed.

Proposed Development

The proposed property will be split up as two parcels roughly separated by the creek. Each parcel will be an independent development with a common access drive on Friendship Road. The eastern parcel will be a 7.4-acre PRD zoned apartment complex. The western parcel will be a 2.72-acre H-B zoned development.

✕ PRD Zoning

The apartment development (PRD) will have 170 units configured in a three-story building. ✕
The average size will be 925 square feet per unit for a total of 157,250 square feet. The average monthly costs will be \$1,950. All units will have full kitchens and their own washer and dryer.

Outside amenities will be interior in the middle of the building and will include a pool, outdoor recreation and covered pavilion. There will be a game room/meeting room, mail center, gym and business office inside the facility. There are 255 parking spaces provided for the apartments.

Friendship Road is a limited access state road. A main entrance driveway will be constructed to access both developments. This driveway will comply with Georgia DOT requirements. A secondary drive will access an existing driveway on the eastern side of the property. This will provide multiple access points to the developments.

Lighting will be LED non-spill fixtures. Professional landscaping will encompass the entire development in accordance with the Hall County requirements.

An entrance monument sign will give directions at the entrance drive off of Friendship to each property and each development will have their own independent monument sign in front of their parcel in a similar fashion as shown on the Rezoning Plan. All signs will comply with the current county sign requirements.

The proposed project is consistent with the Revitalization use as recommended by the county's Comprehensive Future Land Use Plan.

2



PLANNED DEVELOPMENT DISTRICTS

Planned Residential Development (PRD)

A Planned Residential Development may allow for a more flexible placement, arrangement and orientation of residential structures, the accompanying flexibility in the subdivision of land and the grouping of open space and accessory facilities such as garages and parking. It may also provide for a mixture of housing types (single-family, two-family, multi-family, etc.) according to a carefully drawn plan. The proposed residential development should make maximum use of natural features and, through proper site planning measures, it should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts, which might result from a higher density development.

Planned Office Development (POD)

A Planned Office Development should contain orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character shielded from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.

Planned Commercial Development (PCD)

A Planned Commercial Development shall provide for the maximum attainable commercial usage of property while employing the best aspects of prior site planning and development controls to insure the following:

- ◆ Protection of surrounding residential uses;
- ◆ Safe access by motorists;
- ◆ Minimum traffic congestion; and
- ◆ A development that is consistent with long-range plans of the County.

A limited number of carefully planned residential uses may also be included in a planned commercial development.

Planned Industrial Development (PID)

A Planned Industrial Development should consist of land that has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a PID.

Planned Commercial Farm District (PCFD)

The land within the County designated as Planned Commercial Farm District shall be represented by large district areas of at least thirty five (35) acres or more that are devoted to intensive agricultural production in the areas of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production. Individual farms within the district area cannot be smaller than five (5) acres. Areas within this zone are not intended to be used for small-scale farming, gardening, small poultry operation or idle pasture land that are more appropriately located in the agricultural-residential or other zoning districts. The land should be in use for good faith farming or agricultural uses worthy of protection and preservation.

2



PLANNED DEVELOPMENT DISTRICTS

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Corridors

Intent: **ENHANCE** and **MAINTAIN** well-functioning, attractive corridors that facilitate vehicular traffic flow and pedestrian/bicycle connectivity, serve local needs, and coordinate land use patterns without encroaching on adjacent neighborhoods. Also, **CREATE** employment opportunities where a location benefits from interstate access or supports industrial-focused development patterns.

General Characteristics: Corridors in Residential and Rural Residential areas, and multi-jurisdictional corridors (Atlanta Highway and Browns Bridge Road), are generally those roadways that are intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods. Non-residential uses along corridors in Residential and Rural Areas should be located in close proximity to Community Crossroads or Activity Centers. Access should be from secondary roads so as not to impede traffic flow, and adjacent businesses should share interparcel access.

Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators. Corridors adjacent to Lake Lanier should accommodate lake-oriented commercial uses with effective screening, where appropriate.

Application: Corridors are located throughout Hall County and are classified into three categories: Mixed-Use, Employment, and Lake Supportive.

Primary Future Land Uses

- Mixed-Use Corridor: Retail activities, office-based employment, civic uses, single-family residential
- Low-impact industrial or higher density residential only where the same is found on adjacent properties
- Employment Corridor: Industrial uses, business parks, technology based operations

- Lake Supportive: Commercial uses that are boat related (boat sales, storage and equipment sales) or complement recreational use of Lake Lanier (such as locally-owned restaurants)

Implementation Strategies (see Chapter 3)

- ED 1.3, SED 1.4, SED 1.5, SED 2.1, SED 2.2, SED 2.3
- DP 3.1, DP 3.2, DP 4.2, DP 4.3, DP 6.2
- RC 6.1

DESIGN PRINCIPLES

Density/Intensity

- Low-Moderate – Lake Supportive, Mixed-Use
- Moderate-High – Employment

Greenspace

- Formal landscaping with built areas, including adequate screening between frontage uses adjacent to residential areas, and where uses have outdoor displays/storage/sales

Transportation

- High internal vehicular and pedestrian connectivity
- Access management to facilitate traffic flow (e.g. shared drives, interparcel access, access/fees/lanes)

Infrastructure

- Public sewer availability (Residential areas), along 985/365
- Public water with no public sewer (all other areas)



Note: Images are for example purposes only and may not be located in unincorporated Hall County.

DEFINITION OF ADJACENT

ad·ja·cent

[əˈjās(ə)nt]

ADJECTIVE

1. next to or adjoining something else:
2. **GEOMETRY**
(of angles) having a common vertex and a common side.

The only properties “ADJACENT” to this proposal is a golf course, single-family homes and equally important undeveloped land.