

**Print**

**Planning Commission Comments - February 5, 2024 - Submission #89287**

**Date Submitted: 2/4/2024**

Comments completed in the form below will be submitted into the record for the February 5, 2024 meeting of the Hall County Planning Commission.

**First Name\***

Kelly

**Last Name\***

Woodall

**Address1\***

7330 Tribble Gap Rd

**Address2**

**City\***

Alto

**State\***

GA

**Zip\***

30510

**Zoning Item for Comment\***

9.0 Cornelia Highway

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 wife and I own All Things Dental and the property adjacent to O Cornelia Hwy through our LLC. Our business/property is already zoned Commercial so we have no specific objection to the request to rezone the property at 0 Cornelia Hwy. from Agricultural to Light Industrial. However, as I currently serve on the Development Authority in Habersham County, I understand how providing variances for the development of one property may adversely affect the future development of bordering properties.

The property being considered has many unusual features making it difficult to develop for certain applications. The entrance to the property from Tribble Gap Rd. is quite narrow and the far side of the property (north) has a steep slope leading down to a creek/drainage area. Our primary concern would be related to providing a variance to the buffer along the narrow portion of the property at Tribble Gap Rd. since this could create future challenges should we decide to expand our operation along that portion of the boundary. Much of our concern is speculative since we do not know the specific plans for where the self-storage units would be placed on the property. Placing the units close to the entrance at Tribble Gap Rd. between the existing fuel station and our property would require that the units be "shoe-horned" in to fit this narrow strip of land. This would explain the need for a variance to the buffer requirements but would also serve as a primary reason why this variance could be denied. We only ask that serious consideration be given to how providing this variance to the buffer as requested could affect future development we may pursue along that same property line. Sometimes the shape and topography of a site is not a good fit for a proposed usage leading to a need for variances.

Please know we support your efforts and appreciate your diligent work on behalf of the citizens and businesses of Hall County.

Please write your comments in the box above.

**File Upload**

No file chosen

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

**Would you like follow-up communication?**

706-654-0952

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