

Anael Dominguez (CDI: Planning)

From: Brittany Passmore (CDI: Planning)
Sent: Tuesday, January 16, 2024 12:41 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Application of 3655 Friendship Road | Rezone | Tax Parcel - 15048 000025

From: Fleming Jr, Jimmy <flemingj@vmcmail.com>
Sent: Friday, January 12, 2024 3:00 PM
To: Planning <planning@hallcounty.org>
Cc: Carol Landrum <landrumc@vmcmail.com>; Richard Hall <hallri@vmcmail.com>
Subject: Application of 3655 Friendship Road | Rezone | Tax Parcel - 15048 000025

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 Planning Department,

I am writing on behalf of Vulcan Materials Company which owns property within 500 feet of the applicant. Vulcan is not opposed to the application or the intended use, however, we would appreciate that the record indicates that we operate a rock quarry with associated ancillary uses including an asphalt plant and ready-mixed concrete operation on the site. Our site operates in compliance with all local, state and federal regulations and we pride ourselves in the ability to coexist with other uses in close proximity to our operation.

However, we have often found that residents are surprised by our operation in proximity to their residential use. For this reason, we would recommend that Hall County require potential homeowners to be notified prior to the purchase of a home this close to a heavy industrial use that utilizes blasting as part of its operation.

We would be happy to provide additional information to anyone who may request it.

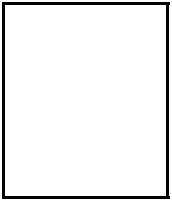
Thank you for your consideration of this request.

Best regards,

Jimmy Fleming

Jimmy Fleming
Vice President of Permitting & External Affairs
Vulcan Materials Company
800 Mt. Vernon Hwy NE, Suite 200
Atlanta, GA 30328

678-938-5227 mobile
flemingj@vmcmail.com



Print

Planning Commission Comments - February 5, 2024 - Submission #89281

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*

Vickie

Last Name*

Wardell

Address1*

3629 Maple Valley Dr

Address2

City*

Buford

State*

GA

Zip*

30519

Zoning Item for Comment*

8. 3655 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*

I live directly behind the proposed property that is being requested to change to a family development. I don't have a problem with a community but do have grave concerns about the number of homes and development of the land. Our house will be directly behind the proposed storm management area. I feel that it is too large and concerned about how it will be maintained so that we do not have smells coming from the area. I also am against the request to change county rules of a 50 ft buffer between communities to a 25 ft buffer. both communities need the space with their idea of a white privacy fence and some trees. It is not creating an environmentally friendly area for deer etc., to graze and move to the brook area in which they use to cross to get to a larger unpopulated area. Having a community of 22/23 homes means more traffic that will be directly impacting our entrance /exit area of Friendship Rd in which their cars will have to do turn arounds at Maple Valley when coming from 985. I believe you also need to look at the size of the lots as their is one just 4817 sq ft at the upper end of the court. Thank you for taking consideration of protecting our interests.

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?

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