



Hall County Government Planning Department

Application for Appeal

Per §17.370.010, the public shall have the right to appeal a decision made by the Planning Commission before the Board of Commissioners.

In order to file an appeal, the appellant must submit a written notice of appeal within five working days of the Planning Commission decision to the Planning Department. The appellant must submit justification and reasons for the appeal along with a \$200 appeal fee (cash or check).

Please fill out the following information:

Name	GAIL HUNTER
Address	6599 JOHNSON CIRCLE, FLOWERY BRANCH, GA. 30542
Phone Number	678-650-3354
Email	GAIL.HUNTER@KW.COM

Name of original application and date of meeting for which appeal is requested.

6585 JOHNSON CIRCLE VARIANCE Date 2-19-24

Type of application for which appeal is requested:

Variance Sign Variance Use Subject to Planning Commission
 Use Subject to County Commission Rezoning

Justification and reason(s) for filing this appeal (attach additional sheets if necessary):

SEE ATTACHED.

Signature Gail Hunter Date 2-26-24

For staff use only:

Action _____ Date _____ Tax Parcel Number _____

Conditions: _____

REASON FOR APPEAL:

THE HOUSE PLANNED IS TOO BIG FOR THE LOT. I HAVE BEEN TOLD BY SEVERAL OF THE ORIGINAL PEOPLE WHO HELPED PLAN THE SUBDIVISION THAT THIS LOT WAS PLANNED FOR A ^{SMALL COTTAGE OR} MOBILE HOME. THERE ARE NO SEWERS IN THIS NEIGHBORHOOD. THERE ARE RECENT RECORDS IN HALL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT THAT STATE THAT THE LOT WILL ONLY SUPPORT A ONE BEDROOM HOME, SINCE A NEIGHBOR HAS AN ACTIVE WELL IN VIEW OF 100'. THERE ARE ACTUALLY 2 NEIGHBORS THAT HAVE AN ACTIVE WELL (6593⁶⁵⁷⁸ AND 6590, JOHNSON CIR). THE OTHER ISSUE IS, THERE ARE SEVERAL OF US IN THE NEIGHBORHOOD THAT HAVE PAID FINES TO HALL COUNTY BECAUSE THE SET BACK HAD BEEN ENCRoACHED. BRENDA LEE AT 6571 JOHNSON CIRCLE, THE PROPERTY SHARING THE PROPERTY LINE THAT YOU WANT TO IGNORE, HAD A LARGE PORTABLE SHED INSTALLED ON HER LAND. SHE WAS FINED FOR HAVING A PORTABLE SHED TOO CLOSE TO THE PROPERTY LINE ... AS I SAID, IT WAS NOT OVER THE PROPERTY LINE ... IT WAS 4' ON ONE END AND 7" ON THE OTHER

END. SHE PAID THE FINE (THAT IS ON RECORD) AND HAD TO MOVE THE SHED OVER.

ANOTHER NEIGHBOR (6607 JOHNSON CIRCLE) HAD POURED HER FOUNDATION FOR HER NEW HOME. THE FOUNDATION WAS TOO CLOSE TO THE PROPERTY LINE... SHE HAD TO MOVE HER POURED FOUNDATION. IT COST LINDA LAND \$10,000.00 TO DO THIS! THIS HAPPENED IN 2005.

ANOTHER REASON FOR THIS APPEAL.

THE LOT IS NOT FLAT. ON PAPER ALL THESE PLANS TO BUILD A BIG HOUSE DON'T SHOW... THE SLOPE OF THE LAND. THERE IS A HUGE DRAINAGE ISSUE. WHEN 6574 JOHNSON CIRCLE BUILT, THE DRAINAGE DITCH WAS FILLED IN. THE WATER STILL FLOWS DOWN THE DITCH AND CAUSES MAJOR DRAINAGE ISSUES. BUILDING THIS HOUSE ON THIS LOT IS GOING TO CAUSE DAMAGE TO AT LEAST 2 IF NOT 3 OF THE DOWN HILL HOMES, ESPECIALLY IF THERE IS A GRAVEL DRIVE INSTALLED AS I HEAR IS PLANNED.

ANOTHER REASON FOR THIS APPEAL:

JOHNSON CIRCLE IS NOT A CIRCLE. THERE IS ONLY ONE WAY IN AND ONE WAY OUT FOR 19 FAMILIES. JOHNSON CIRCLE IS NOT A ROAD THAT HALL COUNTY MAINTAINS. JOHNSON CIRCLE IS A SMALL ONE LANE DRIVEWAY THAT THE NEIGHBORS GOT TOGETHER AND PAVED. THE DRAINAGE WAS NOT PLANNED AND THE ROAD IS IN VERY POOR SHAPE. IT IS A MAJOR PROBLEM TO GET EVERYONE TO CONTRIBUTE TO REPAIR THE ROAD. IT IS A FINANCIAL BURDEN TO HAVE TO TRY TO REPAIR THIS ROAD THAT IS TO BE MAINTAINED BY US, ON TOP OF PAYING THE HUGE PROPERTY TAX THAT HALL COUNTY CHARGES.

WHEN 6574 JOHNSON CIRCLE RECENTLY BUILT THEIR HOME, IT WAS A STRESS ON THE WHOLE NEIGHBORHOOD BECAUSE THEY HAD TO BLOCK OUR SMALL ROAD TO GET THE CONSTRUCTION EQUIPMENT IN. THEY WERE ABLE TO USE LOT 6585 SINCE IT WAS A VACANT LOT.

THERE will be NO ROOM to DO THAT
WHILE DOING CONSTRUCTION ON 6585. ALSO,
WHEN 6574 WAS BUILT THEY (JIM and JANINE HOFFMAN)
WERE NICE ENOUGH to REPAIR THE ROAD THAT
WAS DAMAGED DURING THEIR CONSTRUCTION.
I WANT to KNOW WHO will be RESPONSIBLE
FOR THE ROAD REPAIR FROM THIS BUILD?
NOT SHOWN ON THE PLANNED PLAT ARE THE POWER LINES ON
2 SIDES OF THIS CORNER LOT.

IN RESPONSE to the REQUEST to CHANGE THE
SET BACKS, IN ORDER to BUILD THIS HUGE
HOUSE ON THIS SMALL LOT. I OBJECT.

Paul J. Hunter

Dail Hunter 6599 JOHNSON CIRCLE, FLOWERY BRANCH

Anthony Fran 6622 Johnson Circle Flowery Branch Ga

6607 Johnson Circle Flowery Branch, Ga

Lenley Lane

Kenneth W Burt

6615 Johnson Cir Flowery Branch GA

Abbie Day

6582 Johnson Cir Flowery Branch

Elizabeth Bragg

6590 Johnson Circle, Flowery Branch GA

Rud Ehl

6564 Johnson Circle, Flowery Branch, GA

Joe Styles -

HALL COUNTY ENVIRONMENTAL HEALTH

Located at: 2875 Browns Bridge Rd Gainesville, Georgia 30504
 Mailing Address: P.O. Box 5901 Gainesville, Georgia 30504
 Phone: (770) 531-3973 Fax: (770) 531-6767

Pre-Purchase Site Review Report

The following information will be required in order to evaluate the lot for building suitability. Failure to submit any of the required information will result in a limited evaluation. Please attach a copy of a current plat.

Application Date: 06/27/2023		Receipt Number:	
Applicant Contact Information			
Applicant / Contact Name: GWINNETT DEVELOPMENT CORP, BILL AUSTIN			
Mailing Address: 3276 BUFORD DR STE 104-102 BUFORD, GA 30519			
Main Phone #		Alternate Ph #:	
Fax #:		Email:	
Property Information			
<i>Soil information will be required prior to any on-site sewage permit application.</i>			
Subdivision: H. M. JOHNSON			Lot #: 50
Street Address: 6585 JOHNSON CIR FLOWERY BRANCH, GA 30542			
Directions to Site: NEAR UNIVERSITY YACHT CLUB			
Intended Use			
Water Supply: <input checked="" type="checkbox"/> Public or <input type="checkbox"/> Well		Building Size 29 Ft. by 47 Ft.	
Number of Bedrooms: 4		Percolation Rate: 55	
		Soil Type: MADISON & CECIL, 0.34 ACRE	
Mark one:	<input checked="" type="checkbox"/> Specific Use - Attach site plan showing house size and location, driveway, deck, pool or other amenities, and septic system location		
	<input type="checkbox"/> Recommend Use - Indicate desired house location- See inspector recommendations for best situation		
Inspector: Yvonne Mattern		Date Inspected: <u>07/07/2023</u>	
This is not a permit. A preliminary site inspection is performed on the basis of information provided by the applicant, the current site conditions, and on current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after the date inspected, these recommendations/comments will be invalidated. The comments provided are not considered an approval or guarantee of permit issuance.			
Recommendations:			
<p>Based on the proposed layout and in view of a 100' well buffer limiting the space available for a septic system, it appears that this property may accommodate a 1 bedroom home. A to-scale site plan must be submitted at time of permit application, which must include (but not be limited to): septic tank and drain line locations (primary and repair), type of onsite sewage management system(s), exact house dimensions (including all decks, porches, etc.) and location, proposed drives, and proposed grading.</p> <p>The exact house footprint and property lines must be marked at time of permit application. Please be aware that these items are required for the permit application and their submittal does not guarantee approval from our office.</p>			
<small>Each additional review of plans beyond this initial request requires a plan review re-submission fee of \$100.00 or a permit application.</small>			



968337

17.240.010. - Minimum lot area, setback and height requirements.

Minimum lot area, setback and height requirements are as listed in table 17.240.010. Exceptions to the requirements in the table are described below.

TABLE 17.240.010^a

Zoning Districts	Minimum Lot Area	Minimum Lot Frontage ^c	Minimum Setback ^b (feet)		
			Front Yard	Side Yard; ^{sup\sup;}	Rear Yard; ^{sup\sup;}
Vacation-Cottage (V-C)	35,000 sq. ft. ^{d,j}	50 ft.	55 feet from center line of road or 30 feet from property line, whichever is greater.	10	20
Residential-I (R-I)	35,000 sq. ft. ^{d,j}	50 ft.		10	20
Residential-II (R-II)	35,000 sq. ft. ^{d,j}	50 ft.		10	20
Residential Two-Family (RTF)	35,000 sq. ft. ^e	50 ft.	65 feet from center line of road or 40 feet from property line, whichever is greater.	10	20
Residential Multi-Family (RMF)	35,000 sq. ft. ^h	50 ft.		10	20
Residential-I-Low-Dens (R-I-L)	43,560 sq. ft. 65,340 sq. ft. ^{sup\sup;}	50 ft.		15	25
Agricultural-Residential (AR-III)	43,560 sq. ft. 63,340 sq. ft. ^{i,j}	50 ft.		15	25
Agricultural-Residential (AR-IV)	43,560 sq. ft. 63,340 sq. ft. ^{i,j}	50 ft.		15	25
Mobile Home Park MHP	5 acres	50 ft.		40	40
Office and Institutional (O-I)	15,000 sq. ft.	100 ft.		55 feet from center line of road or 30 feet from property line, whichever is greater.	20
Suburban Shopping (S-S)	15,000 sq. ft.	100 ft. ^k	20		10
Highway Business (H-B)	15,000 sq. ft.	100 ft. ^k	20		10
Parkway Commercial (P-C)	15,000 sq. ft.	100 ft.	20		10
Light Industrial (I-I)	15,000 sq. ft.	100 ft.	75 feet from center line of road or 50 feet from property line, whichever is greater.	20	20
Heavy Industrial (I-II)	15,000 sq. ft.	100 ft.		30	30
Planned Development Districts (PRD, POD, PCD, PID and PCFD)	See chapter 17.180.				

PLANNED Home to Be Built

BrownHaven
H O M E S



Chancey

BASEMENT AVAILABLE

SEE PRICING IN YOUR AREA →

BEDS BATHS SQ FT

3 2.5 1,938

Elevations B and C require additional investment

Builder HAS TOLD me. House is 40' wide
AND 41' deep including Decks



Elizabeth & Gabi
706-514-4447

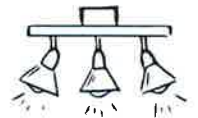
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1 new AT

- ✔ **First Floor:** 1120 Sq. Ft.
- ✔ **Second Floor:** 820 Sq. Ft.
- ✔ **Total Heated:** 1940 Sq. Ft.
- ✔ **Front Covered Porch:** 240 Sq. Ft.
- ✔ **Optional Back Deck:** 160 Sq. Ft.
- ✔ **Optional Terrace Level:** 1130 Sq. Ft.

VISIT OUR GALLERIES ▶



Elizabeth & Gabi
706-514-4447


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CHAT