

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Tuesday, February 20, 2024 2:32 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Kristie Turner (Planning)
Subject: FW: 4899 Browns Bridge Road Rezoning

Ana,

Please add to public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Kristen Watanabe <kristenfwatanabe@gmail.com>
Sent: Tuesday, February 20, 2024 2:29 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Jeff Greenhut <jeff.greenhut@gmail.com>; decook75@gmail.com; domoattack727@gmail.com; wwatanabe@brasfieldgorrie.com
Subject: Re: 4899 Browns Bridge Road Rezoning

Some people who received this message don't often get email from kristenfwatanabe@gmail.com. [Learn why this is important](#)

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I failed to attach our conditions that were stated last night.

Thank you for allowing us the opportunity to voice our opposition to the proposed rezoning at 4899 Browns Bridge Road.

I will recap what I said last night.

I would like to start by reminding the committee what is said in the Comprehensive plan Portion : DP Goal 3 -Protect and enhance established neighborhoods as well as DP Goal 4: Create quality new developments

To be clear, we are opposed to the rezoning and the development. We do not want this in our neighborhood. However, we feel compelled to express our strong demand that the conditions I will state be seriously considered and implemented if the development does get approved.

1. Business must be one that supports Lake Residents directly per the Hall County Comprehensive Plan Gateway Corridor.

2. We request: Recommendation from Hall County Zoning and Hall County City Council to DOT

- A. Turning Lane in front of Goddards Ford for Left Hand Turns into 4899 Property.**
- B.**
- C. De- Acceleration Lane for the entrance to the new development off of Browns Bridge Road.**

3. Transitional Buffer setbacks –

Minimum 50' on sides of property adjacent to existing homes as shown & Ponderosa Drive.

Three tiered landscaping in buffer 40 feet in width or greater meeting theses criteria :

- staggered double row of evergreen at least 10 feet in height, planted not less than 40 feet on center **and**
- a single row of deciduous shade trees at least 3 inches in caliber (minimum of 30 feet height at maturity) on ALL sides of property adjacent to homes AND Ponderosa Drive **and**
- shrubbery forming an intermittent hedge not less than three feet in height designed to provide an adequate screen.

If there are adjustments to buffer width- a six foot high masonry wall shall be incorporated into the design of the transitional buffer, then the width of the buffer

may be reduced by ten feet. The wall shall be located on the inside of the vegetation requested above with the finished side of the wall facing ALL adjacent homes and Ponderosa Drive.

4. Outdoor Lighting and security -

Lighting shall be designed to avoid intrusion of adjacent homes.

All lighting shall be semi cutoff laminar fixtures mounted in such a manner that the cone of light is directed downward.

All outdoor lighting shall cut off at 9pm

Property shall be required to maintain security that contacts law enforcement directly.

5. Hours of Operation –

No 24-hour operation.

Business should be closed between 9 pm – 8 am (Gainesville “Quiet Hours”)

No Construction noise during “Quiet Hours” stated above (including emptying of dumpsters or deliveries.

6. No Blocking of Ponderosa drive by vehicles during construction and when the business is open and in use.

7. Signage pertaining to development

to be under 4ft tall with Building material matching those used on exterior development.

On Tue, Feb 20, 2024 at 12:26 PM Kristen Watanabe <kristenfwatanabe@gmail.com> wrote:

Good Afternoon Randi Doveton, Katie Greenway, Beth Garmon, Chris Braswell, Stan Hunt, Johnny Varner, Gina Pilcher, and Frank Sosebee

Thank you for the opportunity to speak last night. I would like to address some concerns we as a community and neighborhood have. We tried last night, however based on the questions/comments/concerns that were raised by the committee we do not feel like we were heard.

In the zoning departments OWN analysis of this request number 3 states: Whether the property to be affected by the zoning proposal has reasonable

economic use **AS currently zoned**. The property has reasonable economic use as currently zoned ARIII based on surrounding developed property.

Mr. Dunckel made a comment that as the property is currently zoned it is not creating a tax revenue. There are three people who would like to purchase that land as currently zoned ARIII, have it reassessed and develop it as ARIII.

Mr. Dunckel's client, Donald Smith has 3 other properties in Hall county that are all in business areas that he could develop into his warehouse for his private car collection. Based on Mr. Dunckel's response to Mr. Hunts question regarding Mr. Smiths use/plans for this development something doesn't make sense. Hall county zoning has the ability to achieve all goal at hand by keeping this property zoned ARIII and Mr. Smith could build a Non Commercial accessory (private garage) with storage for his cars. Or, Hall County Zoning could rezone this, but require Mr. Dunckel and Mr. Smith to have this development meet the Hall County Comprehensive Plan and be "a business that supports Lake Residents directly".

We ask each of you, why do you have a comprehensive plan that you submit to residents of the county, the state of Georgia and the Federal Government if you do not follow it. We are aware the state and federal government require this for your county to receive funding. This is not a rhetorical question. We really would like an answer from one or all of you.

We understand Hall County is currently in a Tax Revenue building era. However, as a zoning department and committee you have a responsibility to the people who pay taxes, vote and make their homes in this neighborhood. DP Goal 3 and 4.

We implore you to not take a developer's word while standing at your lecture. Mr. Hunt, who is not even district 2's representative, stated he has walked the property twice. Then he will be aware there is not dense enough vegetation to use as a natural buffer as Mr. Dunckel declared. There **MUST** be a 50' planted buffer put around all homes and Ponderosa Drive. The site map you are all using to look at does not even show the second closest house to the proposed development. It is the home at 4909 Browns Bridge Road. The site map you have shows the loading doors, dumpsters and Septic field facing this house. How in the world does that accomplish your DP Goal 3 "Protect and enhance established neighborhoods"?

It is critical for all entities to be able to work together to ensure the project supports the Community Vision that Hall county has outlined in the comprehensive plan.

As we all witnessed last night, with ALL of the old business, there is no way to have constructive dialogue as the opposition. Your committee engages in questions and dialogue with the applicants but not the community. We all witnessed a district committee member, Mr. Varneer, very aware of the opposition's position. Clearly they had met with him and he was invested with their best interest at heart. Mr. Chris Braswell you are District 2's representative, will you meet with me?

Thank you for your time and we look forward to hearing back,

Neighbors of Serene Shores, Ponderosa Drive, Goddards Ford and Browns Bridge.

Kristen Watanabe

Kristen Watanabe

Questions, Statements and Requests for Hall County Planning Commission and Board

- 17.420.010 - Hall County Code of Ordinances - The purpose of the Hall County GCOD is:
 - A. To promote the general health, safety and welfare of the community.
 - B. To improve the efficient operation of traffic around the county.
 - C. To promote safe and efficient movement within the Overlay District for persons using all modes of travel – motorized vehicles, bicycles and walking.
 - D. To create a sense of place that is aesthetically appealing and environmentally responsible.
 - E. To encourage innovative development projects that set standards for landscaping, community design and aesthetics.
 - F. To establish consistent and harmonious design standards for public improvements and private property development within the Overlay District so as to unify the distinctive visual quality of the Gateway Corridors.

Question. This rezoning request/development does not meet any of the purposes of the GCOD mentioned above. **Can each member of the planning commission please explain how this rezoning request/development meets the above purposes and why it would be approved if it doesn't?**

- 17.420.050 – B. Hall County Code of Ordinances - Conditional uses:

Question. This rezoning request/development is not one of the allowed Conditional Uses. **Can the planning commission please explain how this can be considered or approved if it is not allowed?**

- 17.420.050 – Hall County Code of Ordinances - C. Transitional buffers:

Statement. This rezoning request/development is more industrial than commercial given the applicants stated use and the fact that it is majority warehouse. The minimum width of the buffer should be 50 feet per part c if this gets approved.

Statement. Because the residence at 4909 Browns Bridge Road across Ponderosa Drive from the property is only approximately 50 feet from the face of the home to the property line, the “street” buffer should be increased to 50 feet. If not, this resident will be looking at the septic field and back side (loading area) of one of the proposed buildings if developed as shown.

- 17.420.050 – Hall County Code of Ordinances - H. General Architectural Requirements – Building Materials:

Statement. The applicant wants to use fiber cement siding. This is **NOT** one of the approved materials stated in part C and should **NOT** be allowed in this consideration.

- 17.420.070 – Hall County Code of Ordinances - A. Procedures for appeals:

Question. Item 1 states that “It is the intent of the board of commissioners that *all development shall conform to the standards and procedures set forth in this chapter.*” It also states that “the Hall County Planning Director has the authority to modify the specific provisions to allow for such minor deviations.” **Does the planning commission truly believe**

that this rezoning request/development is a minor deviation from the standards? It appears to be a major deviation based on the facts above.

- At the last planning commission meeting, the applicant said they have a preliminary nod from DOT for the location of their entrance drive across from Goddards Ford. He also stated there are no sight distance issues.

Question. This property location on Browns Bridge Road is already a dangerous area. **Does the County not require the developer to get a Traffic Study or documentation from DOT to support the applicants claims before considering the rezoning request for approval?**

Given the location that is already dangerous, we believe an official traffic study from DOT is warranted.

- At the last planning commission meeting, the applicant stated that the Owner, Mr. Smith, plans to use the rear building for personal use to store his car collection and for a personal office.

Question. This type of use is not mentioned in the rezoning request. This use is also not one of the allowable uses according to 7.420.050 – B. Conditional uses. **Does the planning commission believe this is an appropriate use for the GCOD and Zoning Type? If so, please explain how it is.**

- Hall County Zoning Type PCD states that a development shall insure the “Protection of surrounding residential uses.”

Question. **Will the planning commission please explain how this development will protect the surrounding residential uses?**

- Hall County Zoning Type PCD also states that a development shall insure “Safe access by motorists and minimum traffic congestion.”

Question. **Will the planning commission please explain how this development will “insure” safe access by motorists and minimum traffic congestion without having a documented traffic study?**

Statement: There has been very little or no new development on this section of Browns Bridge Road to the county line in recent years (ref Pg. 83 in 2045 Comprehensive Plan). The traffic on Browns Bridge Road has continued to increase however the road infrastructure has not been improved or modified for the additional traffic. Note the increased traffic of delivery vehicles due to the increase of e-commerce. Also, when there is an accident on Browns Bridge Road, the road is most often shut down. There is also an increasing amount of pedestrian traffic on the road as well as bus stops, however, there are no sidewalks. It seems that until Browns Bridge Road infrastructure is improved (widened, added lanes, sidewalks, safety measures, etc.), that no new rezoning or commercial development should be approved.

- Hall County Zoning Type PCD states that a development shall insure a development that is consistent with long range plans of the County.

Statement: The 2022 Hall County Comprehensive Plan shows this section of Browns Bridge Road to be a Lake Supportive Corridor (pg. 18). Pg. 26 states that Browns Bridge Road is “intended to accommodate a variety of non-residential uses without encroaching upon or replacing adjacent residential neighborhoods.” This property is surrounded by single family residences and adjacent to long established neighborhoods.

Question. Does the planning commission truly believe this development is not encroaching upon the residents and neighborhood? If so, please explain how it is not. Please look at all houses and neighborhoods surrounding the property including the one directly across the street on Ponderosa drive.

Statement: The 2022 Hall County Comprehensive Plan states that the Primary Future Land Use for Lake Supportive Corridors are “Commercial uses that are boat related or compliment recreational use of Lake Lanier (such as locally owned restaurants).” The applicant’s proposed use does **NOT** meet this plan.

Question. Does the planning commission believe the applicants use meets the above comprehensive plan? If so, please explain how it does.

- The Hall County 2045 Comprehensive Plan Update.

Statement: The 2045 Hall County Comprehensive Plan shows this section of Browns Bridge Road to be a Business Nodes & Corridors (pg. 181).

Statement: The definition of Business Nodes & Corridors clearly states that it is for “uses that house businesses that serve nearby communities as well as visitors”. The type of development being proposed does **NOT** meet this definition. Based on the use it appears this should be in the Employment Nodes & Corridors or Industrial. The requested rezoning type PCD is not correct but appears to have been requested to “fit” the Business Nodes & Corridors so that it would be approved for this property.

Question. Does the planning commission believe this development meets the intent of the 2045 Comprehensive Plan? If so, please explain how it does.

Statement: Based on the 2045 Plan, it looks like Hall County has a vision to make the properties along Browns Bridge Road between McEver and Browns Bridge almost entirely commercial. The infrastructure for Browns Bridge Road has not been updated to accommodate more vehicle and pedestrian traffic.

Question. Is it Hall County’s intent to make Browns Bridge Road almost entirely commercial in the area mentioned above? Does the County intend to just allow rezoning and commercial development that will increase traffic without adequate road infrastructure?

Ponderosa Resident concerns 2.27.24

- Hall County Code of Ordinances – Outdoor storage

Statement: Section 17.420.050 –D.-4-d. indicates that Outdoor storage is allowed with certain conditions, however, part A. mentions that Junk Yards are not allowed.

Statement and Request: In the last planning meeting, the applicant mentioned that the Owner plans to store his car collection at the development, however, there is no mention of outdoor storage in the application. We request that **NO** outdoor storage be allowed in this consideration.

END

Print

Planning Commission Comments - March 18, 2024 - Submission #92909

Date Submitted: 3/17/2024

Comments completed in the form below will be submitted into the record for the March 18, 2024 meeting of the Hall County Planning Commission.

First Name*

Christopher

Last Name*

Minish

Address1*

4902 Sunrise Way

Address2

City*

Gainesville

State*

GA

Zip*

30504

Zoning Item for Comment*

4899 Browns Bridge 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*

Dear Commissioners,

My name is Christopher Minish, and I reside at 4902 Sunrise Way. I adamantly oppose the application of 4899 Browns Bridge Road to be rezoned from AR-III to H-B. I thank you in advance that my concerns are heard and acted upon.

The parcel in question currently holds a residential zoning designation, and this should not be changed. It sits between two well-established residential areas, and altering its zoning would disrupt the harmony of the neighborhood. This property is not on the outskirts or fringes of a commercial zone; it is a significant distance of over 1/3 of a mile from the nearest commercial property.

Working from home, I am acutely aware of my surroundings. The noise emanating from a commercial property less than 500 yards away from mine would be highly disruptive. The potential for drilling, banging, sawing, and other disruptive activities at all hours of the day, including weekends, is unacceptable. This change would significantly diminish my quality of life, leaving me with little to no recourse.

I urge you to consider the impact of this rezoning on the residents of this neighborhood and to reject the application in its entirety. Any decision to the contrary would be an affront to the rights and well-being of the community. Please do not turn our neighborhoods into their workplace.

Sincerely,
Christopher Minish

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?

christopherminish@yahoo.com

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

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, March 18, 2024 1:45 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Rezoning of 4899 Browns Bridge Rd. from AR-III to -H-B

Ana,

Please add to public comment.

Thank you,

Katie Greenway
Planning and Zoning Administrator
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Donald Kibbler <djkiblr@msn.com>
Sent: Monday, March 18, 2024 12:02 PM
To: rdoveton@hallcounty.org; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; gpicher@hallcounty.org; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>
Subject: Rezoning of 4899 Browns Bridge Rd. from AR-III to -H-B

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Dear Commissioners,

My name is Donald J Kibbler , I reside at 4832 Serene Shores Dr.
I wish to state that I oppose the rezoning on Ponderosa Dr. I have resided here for 35 yrs. .
I feel this will present a hardship and significantly reduce the Quality of life for those DIRECTLY affected in this this little community.
The prospect of two (2) structures adjacent to the residential properties in unthinkable.
The traffic in this part of Browns Bridge Rd. is abysmal at certain parts of the day, Law Enforcement is only present when there is a wreck or fatality.
On any given day it can take up to 10 minutes to leave our subdivision & when there is a wreck - 1- 2 hours to arrive home . There is only 1 way in & 1 way out.

Please consider our opposition - I understand it's very difficult to please all parties involved.
Thank you for your time

Best Regards ,
Don Kibbler

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, March 18, 2024 8:11 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: 4899 Browns Bridge Road Rezoning Proposal - Resident Opposition

Ana,

Please add to public comment.

Katie Greenway
Planning and Zoning Administrator
Hall County Community Development and Infrastructure
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klgreenway@hallcounty.org



From: Jeff Greenhut <jeff.greenhut@gmail.com>
Sent: Sunday, March 17, 2024 4:46 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: suzie greenhut <suzie.greenhut@gmail.com>
Subject: 4899 Browns Bridge Road Rezoning Proposal - Resident Opposition

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Jeff and Suzie Greenhut 4963 Ponderosa Dr Gainesville GA 30504

To: Hall County Planning Commission: Chris Braswell, Gina Pilcher, Frank Sosebee, Stan Hunt, and Johnny Varner

Re: 4899 Browns Bridge Road Rezoning Proposal

While there are many potential reasons for denying the rezoning, there is one thing that we believe most offensive:

A piece of residentially zoned (AR-III) property could be rezoned commercial (PCD) right in the center of approximately 10 homes, while ample PCD properties exist throughout the county. It is simply financial gain for the property holder at the expense of the immediately, and likely lower income, surrounding houses.

Thanks,

Jeff and Suzie Greenhut
4963 Ponderosa Dr











