

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (CDI: Planning)  
**Sent:** Sunday, August 4, 2024 10:38 PM  
**To:** Jennifer Rivera (Administration)  
**Subject:** Fwd: Rezoning: 3969 Bolding Road  
**Attachments:** 8.2.2024.docx

Hi Jennifer,

Could you please add Ms. Allison's comments to the record?

Thank you,  
Beth

### **Beth Garmon**

Director of Planning and Zoning  
Hall County Community Development and Infrastructure  
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[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)

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

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**From:** Janet Allison <gapeach77@icloud.com>  
**Sent:** Sunday, August 4, 2024 10:04:56 PM  
**To:** Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>  
**Cc:** Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>  
**Subject:** Rezoning: 3969 Bolding Road

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WARNING: This communication has been detected as containing an attachment - Proceed with caution  
Please find attached my opposition to the above referenced rezoning application.

Respectfully,

Janet L. Allison, CPA  
4014 Bolding Road

August 2, 2024

To: Hall County Commission

From: Janet L. Allison

Re: 3969 Bolding Road Rezoning Application

I am again lodging my opposition to this rezoning application as it was approved (3-2) by the Hall County Planning Commission. Points of opposition are:

- **Density:** 1.96 units per acre is NOT accurate. Approximately half of the total acreage will be built upon, meaning the density is far greater than stated. Minimum lot area is proposed at 5,000 sq ft. Your own PRD requirement is 8,000 sq ft – which is still too dense. An acre is 43,560 square feet. Developers keep asking for exceptions. It's more about their profits than what is best for our communities.
- **Traffic:** A really conservative estimate is an additional 58 vehicles per day on Bolding. That's a low number...we know it will be at least twice that.
  - Most of those will likely leave the s/d, making a left turn onto Bolding and proceeding:
    - Around a dangerous 90-degree curve,
    - Past a grading company that has grown exponentially in just 4 years.
    - Through a 3-way stop where many run the stop sign and speed
    - Around another dangerous curve that is hard to navigate when meeting another vehicle. Even more so if it is a school bus, a tractor trailer, or big trucks hauling 40,000-80,000 lbs.
    - Approaching the stop sign at the intersection with Hwy 53.
  - We have children riding bikes and skateboards or walking on the roadways.
  - We have runners and walkers, sometimes with leashed dogs, on the roadways.
  - We have tractors, lawnmowers, UTVs, ATVs, and/or golf carts using the roadways.
  - Many potholes exist and road maintenance has been out numerous times the past four years patching holes. There are still some needing patching. When will these roadways be repaved?
  - Bolding is a narrow, two lane, Hall County roadway. It is NOT a state highway.
    - Your FY2025 budget can't possibly repave everything needing it right now.

- Bolding is the quickest and easiest route to a major highway.
  - Pierce connects Bolding and Poplar Springs Road. The Poplar Springs end is a difficult entrance/exit – in a curve.
  - Bolding to Bolding Fork to Poplar Springs is also difficult to navigate, especially during rush hour in the mornings and the end of the school day in the afternoon.
- **Conditions of Rezoning:** Will they be monitored and violations issued? They aren't now on other approvals, so what assurance do CURRENT residents have that these will be monitored and violations addressed?
  - County ordinances are not even enforced now (i.e., junk, outdoor storage, etc., etc.)
- **School enrollment:** Does anyone care about the burdens placed on local school systems by uncontrolled growth? No, it's just too easy to tell property owners their taxes are going up because of the school system's millage rate and that they need to complain to the school system.
  - I'm one taxpayer who knows better. I did this work IN school systems. The buck stops with the HCC and the various municipalities within the County. What you do causes the school systems to have to \*deal with\* the consequences of your actions.
- **Stream impacts:** You've already approved a ridiculously dense 192-lot s/b on slightly under 70 acres on the other side of the creek from this property.
  - As an aside here, there are two entrances slated to that subdivision – on either side of a dangerous curve on a very busy State highway (332) at the intersection with a County roadway (Poplar Springs Church Road).

The developer has said they can't reduce the number of units. The developer has not met with the community (to my knowledge). The developer has stated they might suggest placing a stop sign at the 90-degree curve near the entrance of the subdivision. I do not see how that will mitigate the issues there and it certainly does not make this proposal more palatable.

I am requesting that this development be denied.