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Board of Commissioners Work Session Comments - August 5, 2024 - Submission #99137

Date Submitted: 8/4/2024

Comments completed in the form below will be submitted into the record for the April 8, 2024 Work Session of the Hall County Board of Commissioners.

First Name*

Last Name*

Address1*

Address2

City*

State*

Zip*

Your Comments*

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed amendment to the zoning conditions for 5820 McEver Road, allowing the construction of a gas station and convenience store by the Nabeel Group of Companies Inc. As homeowners in the adjacent Silverthorn subdivision, we have several concerns based on local county and state zoning and environmental ordinances, which I believe support the rejection of this proposal.

Firstly, the proposed left turn in (middle lane) going northeast poses a significant traffic hazard. According to local traffic regulations, any development must not compromise the safety of existing road users. The curve on McEver Road, combined with the speed of traffic and the sun's position during winter, creates a dangerous situation for residents entering and exiting our neighborhood. This change is in direct conflict with the Hall County Zoning Ordinance's emphasis on maintaining safe and efficient transportation systems (Hall County Zoning Ordinance, Article 10).

Furthermore, the proximity of the gas station to our neighborhood pool raises serious concerns about environmental pollution and safety. The Comprehensive Zoning Ordinance for Hall County mandates that commercial developments must not negatively impact adjacent residential areas. The potential for fuel spills, water runoff, and increased noise and air pollution from late-night fueling and garbage truck activities directly contravenes these regulations. This development would also pose a risk of unauthorized access to our pool property, leading to safety and security issues.

Additionally, the proposal does not sufficiently address the required buffering and landscaping between the commercial site and our residential area. According to the Hall County Environmental Ordinances, adequate fencing, tree planting, and landscaping are mandatory to minimize visual and noise impacts. The proposed site plan lacks these essential features, further exacerbating the potential negative impact on our community.

The diesel pumping station proposed to be located near our pool is particularly concerning. Diesel exhaust contains harmful pollutants that can severely affect air quality and public health. The Environmental Protection Agency (EPA) has guidelines that emphasize minimizing public exposure to diesel emissions, especially in residential areas. Allowing this diesel station would be a clear violation of these health guidelines and environmental standards.

Lastly, the proposed operating hours of the gas station will lead to increased noise and disturbances during late night and early morning hours, affecting the quality of life in our neighborhood. The Hall County Noise Ordinance sets strict limits on permissible noise levels, particularly during night-time hours. The expected increase in traffic and activity at the gas station would undoubtedly lead to frequent breaches of these noise limits.

In conclusion, the proposed gas station and convenience store at 5820 McEver Road present numerous risks and conflicts with existing zoning and environmental regulations. I urge the Planning Commission to consider these points carefully and reject the amendment to the zoning conditions. Protecting the safety, health, and quality of life for residents in our community should be the priority.

Thank you for your attention to this matter.

Sincerely,

Shawn & Tara Fields
6002 Terrace Lake Point
Flowery Branch, GA 30542
shawn_fields@bellsouth.net, tara_fields@bellsouth.net

404-578-7898, 404-271-5450

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.

Follow-up Communication

Shawn_fields@bellsouth.net

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

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Planning Commission Comments - Aug. 5, 2024 - Submission #99058

Date Submitted: 7/31/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Last Name*

Address1*

Address2

City*

State*

Zip*

Zoning Item for Comment*

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 have concerns about the proposed gas station and convenience store at 5820 McEver Road at Lights Ferry Road. I own the property across McEver Road from the proposed gas station and convenience store.

Currently, it is difficult to turn out of my driveway directly due to the amount of traffic and motorists' high speeds. Adding a gas station and store will negatively affect this even more. If I am having trouble turning while there are two lanes of traffic, how will I turn out of the driveway? If you add another lane, it will be dangerous as I try to exit my driveway.

The infrastructure at the nearby traffic light at McEver and Lights Ferry is poor when turning left off of Lights Ferry in either direction due to the skew of the streets.

Lastly, I am concerned about my safety due to the crime problems at gas stations. My house is secluded and surrounded by a Boat and RV storage facility. While this facility is well built and maintained, my house is secluded, and no neighbors may see strangers approaching my property.

Please write your comments in the box above.

File Upload

IMG.jpeg

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?

donna@designsbydonnaatlanta.com

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

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Planning Commission Comments - Aug. 5, 2024 - Submission #99132

Date Submitted: 8/4/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Ron

Last Name*

Cholaj

Address1*

6040 Mill Rose Trace

Address2

City*

Flowery Branch

State*

Georgia

Zip*

30542

Zoning Item for Comment*

5820 McEver Road | Amend Conditions of Zoning

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'll try to keep this short as I'm sure you're getting a lot of comments. In a nutshell, I'm against any change in zoning for this property for the same reasons as before. The matter has already been settled previously. Residents of the area shouldn't have to keep filing objections.

If the site is built upon, then a single entrance on Lights Ferry is adequate for safety and other reasons. This arrangement works fine for the Anchor property across the road. If the owner doesn't like it, then he shouldn't have purchased the property. Also, he has the option to sell it based on the zoning restrictions.

Thank you in advance for looking after the best interests of the residents in the immediate area.

Best regards,

Ron Cholaj

Please write your comments in the box above.

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Planning Commission Comments - Aug. 5, 2024 - Submission #99133

Date Submitted: 8/4/2024

Comments completed in the form below will be submitted into the record for the April 1, 2024 meeting of the Hall County Planning Commission.

First Name*

Alice

Last Name*

Cholaj

Address1*

6040 Mill Rose Trace

Address2

City*

Flowery Branch

State*

Georgia

Zip*

30542

Zoning Item for Comment*

5820 McEver Road | Amend Conditions of Zoning

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*

Zoning for this location has already been debated and settled previously. The same reasons as before still apply. As a resident of this neighborhood, I should not have to keep repeating the same process because the conditions have not changed. If anything, the conditions have gotten worse. The speeds on McEver Road have gotten even faster, never mind how dangerous the curve already is. And that's not even taking into consideration the detrimental environmental effects having a gas station practically on residential property will entail. The owner of this property should have been well aware of the limitations of this lot, and therefore, was not forced to buy it. If he doesn't want to comply to what has already been settled, he is free to sell the property.

Please write your comments in the box above.