

Kaitlyn Elliott (Planning)

From: Brian Gillespie <Brian.Gillespie@hhglobal.com>
Sent: Friday, August 30, 2024 10:43 AM
To: Planning
Cc: bgillespie2@me.com
Subject: Opposition Letter to Record number(s) HZON24-0021 & HZCU24-0028
Attachments: Old Fork Rd - Rezoning.docx

Follow Up Flag: Follow up
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Please see attached opposition letter.

Also, we're unable to attend the meeting on 9/3 due to medical reasons. Is it possible to attend via conference call i.e. Zoom, Teams or whatever platform used by Hall County? Please let me know.

Thanks for your help.

Brian Gillespie

VP Non-Profit / Consumer Services Sectors

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w: hhglobal.com



Big Impact for Big Ideas

BRIAN & STEPHANIE GILLESPIE

2512 Godfrey Way, Gainesville, GA 30506 | 678-779-2471 | bgillespie2@me.com

August 30th, 2024

Hall County Planning Commission

Opposition Letter to the rezoning & conditional use of tax parcel 10085-000061 on Old Fork Rd, Gainesville, GA 30506

Record number(s) – HZON24-0021 & HZCU24-0028

Dear Hall County Planning Commission:

Thank you for your careful consideration of this request. I think it's important to note some key concerns we have for this rezoning and conditional use request.

In stark contrast to Hall County's Future Development Guide for Lake Area Residential neighborhoods, the addition of 4 properties would increase the total SFDU's (single family dwelling units) by 26.6% on one parcel. As noted in the staff report by the Hall County Fire Chief, the road is already dangerous and inadequate for emergency vehicles and certainly dangerous for residents walking which is a specific draw to a "Lake Area Residential" neighborhood.

Additionally, it's stated in the staff report that the parcel subdivided as requested by the developer is 1.04 acres per dwelling which doesn't seem to be accurate with a 4.8-acre parcel being divided into 5 lots. It should be noted the request for VC allows for a smaller lot size and reduced setbacks. The property has a significant amount of topographic challenges which should require an environmental impact study given the run-off will directly impact the current water management and waste into Lake Lanier.

The neighborhood also has 2 additional lake front properties that are not developed in addition to another estate size lot that has exceptional lake views. Can we get clarification from utilities that additional taps beyond the two noted in the request from the developer

can be added? This would be an important consideration since we know the value of the "lake front" lots will have a significantly higher value and tax base potential.

With the addition of some short-term rentals in the neighborhood, including the property in question, we have experienced a sharp increase in criminal activity. It could be a direct impact with the transitory nature of non-residents introduced to the location. While VC zoning permits such usage, that is not representative of the current neighborhood. The "Future Development Guide" specifically calls out the need to PRESERVE established neighborhoods.

The most recent 4 lots developed in the neighborhood all have 2024 tax assessments of \$600K - \$1.4mm in value. I respectfully ask the commission to consider the substantial impact to the values of the current properties. The developer is a non-resident of both the neighborhood and Hall County. It appears the intent is to maximize the number of units that can be placed on the parcel for the purpose of short and maybe long-term rentals. Again, it's well documented the impact to property values if the developer is allowed maximum density with properties not similar in quality or value of the surrounding properties.

Understanding the parcel in question is already zoned VC for a large portion, at a minimum, the current zoning would reduce the number of additional lots to 4 instead of 5 and would ask that the commission get clarity on the usage intent and quality of the development in question.

Thank you for protecting our property values and our families by closely evaluating this request.

Sincerely,

Brian & Stephanie Gillespie

Print

Planning Commission Comments - Sept. 3, 2024 - Submission #99643

Date Submitted: 8/30/2024

Comments completed in the form below will be submitted into the record for the Sept. 3, 2024 meeting of the Hall County Planning Commission.

First Name*

Mary

Last Name*

Nichols

Address1*

2455 Old Fork Rd

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

(B) 2466 Old Fork Road | Use Subject to County Commission Approval

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*

Thanks for the opportunity to comment~
Concerns:
1. Old Fork Rd is a short, narrow road with signs of deteriorating cracks and broken side edges in places. The ongoing usage by construction vehicles and delivery trucks for four newly constructed homes would further deteriorate the narrow road, requiring the road to be resurfaced and widened for the parade of heavy equipment for this construction plan.
2. Depending on the price point for these new homes, there is expected concern over their impact to the existing home values on Old Fork, Godfrey Way, and Brand Dr.
3. The possible addition of four more vacation rental homes on our short street and small neighborhood presents a reasonable concern to the amount of increased traffic traveling in and out on Old Fork Rd., impacting both safety and increase in road maintenance.

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.

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Planning Commission Comments - Sept. 3, 2024 - Submission #99650

Date Submitted: 8/30/2024

Comments completed in the form below will be submitted into the record for the Sept. 3, 2024 meeting of the Hall County Planning Commission.

First Name*

Robert

Last Name*

Nichols

Address1*

2455

Address2

Old fork Road

City*

Gainesville

State*

Georgia

Zip*

30506

Zoning Item for Comment*

(B) 2466 Old Fork Road | Use Subject to County Commission Approval

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*

Thank you In advance for reading my comments.
 Major concerns about Old Fork Road project.

1. Density. Current residents are considered Lake Residential and low density. The proposal has five homes on less than 5 acres. Will the proposed property be consistent with existing homes?
2. Property values. What is the scope of buildings?(Size, with or without garages, ranch or multi story, basement, price range, etc.
3. Road condition. Old Fork Rd is steep, curvy and narrow. The existing road and shoulders would be considered in poor condition. The road would need to be widened plus a 3 inch overlay of asphalt. The traffic count would increase significantly with addition of two cars per household or 10 more cars twice daily accounting for 20 trips per day just for this project once completed. Construction traffic would deteriorate existing road.
- 4 Noise. There is potential noise related problems stemming from daily construction in close proximity to other homes.
5. Water and sewer. City water and drilled wells accessibility. Adequate septic system lines plus additional backup plan for possible failure of system..
6. Safety. With the current and proposed traffic and the quick growth of delivery truck frequency, any and all pedestrian traffic would be at risk. (UPS, Prime, FedEx, grocery delivery Etc.)

Overall, I feel five homes on the property would cause undue stress on all county systems and services.
 Possible solutions: Limit to four homes total and approval from board in keeping with a finished project that will enhance our community.

Respectfully submitted,
 Robert Nichols

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.

Kaitlyn Elliott (Planning)

From: Rochat, Roger William <rrochat@emory.edu>
Sent: Friday, August 30, 2024 8:53 AM
To: Planning
Subject: objection to proposed re-zoning 2466 Old Fork Road, Gainesville 30506

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Ms. Garmon
Director of Planning and Zoning

Dear Ms Garmon

We write to oppose re-zoning of 2466 Old Fork Road. Our family has lived across the street for 42 years. Over the years, three family members have died...and a portion of their ashes have been sprinkled in family ceremonies around the property. Our youngest child grew up on the lake and got married by the lake. We love the place! We are now in our eighties. We enjoy morning walks on Old Fork Road. We enjoy the wildlife, deer, groundhogs, birds, trees and flowers. I have identified over 100 species of trees on or near our property. We greatly enjoy our privacy and quiet. We also enjoy our neighbors; some have direct access to the lake.

The proposed property for rezoning does not have direct access to the lake—and the proposed lots would have limited view of water. We are not eager to have neighbors trespassing our property to access the lake.

Construction activity of the order proposed by this re-zoning endangers all that we enjoy. Construction often damages neighbors' property. Recently, workers building a nearby house knocked down our mailbox. The trucks damage the narrow road and endanger our walking. Workers often throw cans and other trash onto neighbors' property.

The road definitely requires widening so passenger vehicles can safely pass each other or construction trucks. Moreover, city water and fire engine protection need to be more readily available before considering expanding the community. We have dead end streets without turn around capacity for trucks, fire engines, or cars.

We knew the Donnie and Becky Stephens family who built and lived in the house. They too sought privacy and nature; sadly, he died of cancer. His widow and widowed mother still live. They lack any right to the property, but the proposed rezoning would be a loss of their and our mutual vision for the community that lives peacefully close to nature.

Respectfully,
Roger and Susan Rochat
2485 Old Fork Road

Kaitlyn Elliott (Planning)

From: Van Williams <terrivan85@gmail.com>
Sent: Wednesday, August 28, 2024 12:40 PM
To: Planning
Subject: Objections to 2466 Old Fork rezoning
Attachments: Terri's opposition letter.docx

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To whom it may concern,

Please accept this letter has a response to the proposed rezoning and development of 2466 Old Fork Rd. Thank you for the time and attention to this matter.

Terri Williams
2485 Brand Dr.
Gainesville GA 30505

Dear Planning Commission Members,

I would like to express my serious concerns regarding the planned rezoning/development of 2466 Old Fork Road.

Many of us only have a well to service our homes with water. Is there a 100% guarantee that adding wells uphill will not impact the water table downhill and therefore our wells? Additionally, will there be septic tanks needed as well? What are the implications of those drain fields on the water in our wells. I believe running city water to any dwellings should be required.

As is a matter of public record, all of the homes built in the last 5 years (and a few that already existed) are all valued at \$1,000,000 plus. Many of us have built/bought these properties as a legacy to leave for our children. I am concerned about these small properties being used as comparisons for valuation in the future. These properties should be required to conform to the surrounding properties.

What types of use are planned for this property? Single family homes, short term rentals, long term rentals? Vacation rentals make no sense at all as there is no lake access or view of the lake. Also, there is next to zero law enforcement presence here. Yes, if you call 911 someone will come, but not as a matter of a regular visible presence to deter negative activities.

Old Fork road is not wide enough to accommodate a pick up truck (which everyone around here owns) and a car. I drive a small, low car, pulling off the side isn't a possibility as in many places, it drops off. Widening of Old Fork would be a necessity and my understanding is there are water lines running very close to the road. What would be the plans for that?

Are there any thoughts to putting a turn around at the end of Brand Drive? I am vehemently opposed to that idea. We chose this property 20 years ago for the privacy it afforded. Making it easy for people to drive down here would deeply, negatively effect our quality of life.

Have all of you come and driven around this area to see what the local neighborhood is and the look and feel of this community? If not, I would suggest you take the time to make the effort so you can appreciate how the

people living in the immediate area would see what is being proposed at 2466 Old Ford Rd.

Thank you for taking the time to consider these thoughts and objections.

Terri Williams
2485 Brand Drive
Gainesville, GA 30506

Kaitlyn Elliott (Planning)

From: Van Williams <d.van.williams@gmail.com>
Sent: Tuesday, August 27, 2024 4:45 PM
To: Planning
Cc: terrivan85@gmail.com
Subject: Opposition to 2466 Old Fork Rd rezoning application
Attachments: Planning Commision Letter.docx

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Attached is a letter detailing my concerns over the rezoning and development of the property at 2466 Old Fork Rd. Thank you for the attention to this matter and I do plan on being present for the Sept. 3 community hearing.

Van Williams
(678)296-6108

Dear Planning Commission Members,

I'm writing to express my concern and opposition to the proposed rezoning request and development in our neighborhood. This is in reference to the rezoning request for 2466 Old Fork Road to rezone from AR-III & V-C to V-C only.

My opposition centers around 5 key areas:

- Safety
- Property Values
- Environmental Concerns
- Rezoning not required
- Not in keeping with the spirit of the Hall County land use master plan

Safety: The proposed changes would dramatically increase the traffic along Old Fork Rd. The road is already in disrepair and too narrow for traffic to pass without one or both vehicles needing to pull off. There's no shoulder or worse, a drop off, for most of the length of the road. Increased construction traffic will only make this worse and I'm concerned about the general safety of all vehicles on the road with the increased traffic during construction and after occupancy. At a minimum the road should be widened and the shoulder improved for safety.

Property Values: It is our current understanding from the developer that they will be placing small pre-manufactured buildings on this proposed rezoning site as opposed to homes that match the style and size of the other homes recently constructed in this area. There have been many studies that show the dramatic decrease in property value for surrounding homes when these types of homes are introduced. The area in question has seen a significant increase in property values because of the investment in larger homes. This is both good for the Hall County tax base and good for the neighborhood. Putting in a neighborhood of small cottages will reverse those gains and sabotage the investment and progress that we have been making. They will all be used as comps for new construction making it more difficult to acquire mortgages for the types of homes that have been going up.

Environmental Concerns: The proposed property has a very significant grade sloping towards the lake and to the creek running into the lake between Brand Dr and Ford White. Previous lawsuits have already been brought against developers for the clear cutting and construction that resulted in significant amounts of silt into the Sardis Creek area. This resulted in a very expensive de-silting operation in the lake in the cove directly adjacent to the proposed development. Septic runoff, additional well usage, clear cutting and other construction will only serve to make existing issues worse.

Rezoning Unnecessary: It is unclear as to exactly why this rezoning is even required other than the greed of the developers to squeeze in one more small lot to increase profits and density. They can ALREADY build “vacation cottage” sized homes with the current zoning restrictions. This entire rezoning request is unnecessary and a waste of the planning commission’s and community time.

Not Part of the Master Plan: The current master plan states “PRESERVE established neighborhoods and CREATE opportunities for permanent and vacation residences similar in land use pattern...” Clearly a manufactured home community, with small lots and no lake access in an existing neighborhood is not preserving the neighborhood nor is it creating permanent or vacation residences in a similar manner. There is zero access or view of Lake Lanier for any of these homes and unlikely that they will be viewed as “vacation cottages” instead this will become a burden on the neighborhood and it is not in keeping with the spirit OR the letter of the Lake Area Residential master plan.

I appreciate your thoughtful consideration of the above points and look forward to the discussion on Sept. 3

Van Williams
2485 Brand Dr.
Gainesville GA 30506