

Kaitlyn Elliott (Planning)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, September 25, 2024 12:08 PM
To: Kaitlyn Elliott (Planning)
Cc: Katie L. Greenway (CDI: Planning)
Subject: FW: Kennel proposal opposition for 6147 Dahlonega Hwy

Categories: Need To Do

Kaitlyn,

Please add this email to the file for 6147 Dahlonega Highway.

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
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. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Tonya Smith <toneerr@yahoo.com>
Sent: Tuesday, September 24, 2024 6:58 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>
Subject: Fwd: Kennel proposal opposition for 6147 Dahlonega Hwy

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> Dear Sir and Madame,
>

> I just sent you a letter that I originally sent to Mr. Poole. I believe he is the commissioner for our area, but also thought you should be in the loop since you will be voting on this proposal.

>

> I wanted you to see that Mrs. Rich is asking for an exception for the 200 ft property line, as well as the commercial kennel. Please can you take that into consideration since her request doesn't meet the setbacks of a commercial operation.

>

> She also stated that she is not in a neighborhood type setting which is false. The properties beside her were originally Haynes Crossing with covenants. Attached you will see a copy of those and get an idea of what our area was originally intended to be. Each track has 4 plus acres and was considered a subdivision. That has not changed we are still a rural community with no commercial businesses.

>

> Thank you for your time and consideration,

> Tonya Smith

> 678-617-2972

any building or on any portion of a lot on the Property. Barns may be placed on the Property so long as the barns are used in a residential fashion and not for commercial or business purposes.

2. MOBILE HOMES. No lot owner shall allow a mobile home or modular home to be placed on the Property at any time and no mobile homes shall be permitted on the Property for any reason whatsoever.

3. NEW HOMES ONLY. All homes constructed on the Property by lot owners shall be new, site-built homes. No lot owner may move an existing home from other property to this Property.

4. MINIMUM SIZE. All of the new homes constructed and built on the Property shall, if consisting of one story, have a minimum size of 1,450.00 square feet of heated space, exclusive of garages, carports, porches, and basements. All two story homes shall have a minimum size of at least 1,000 square feet on the main floor and at least 1,000 square feet on the second floor.

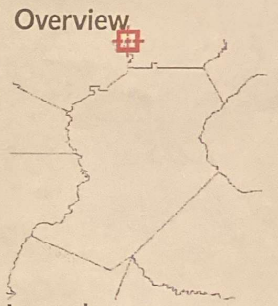
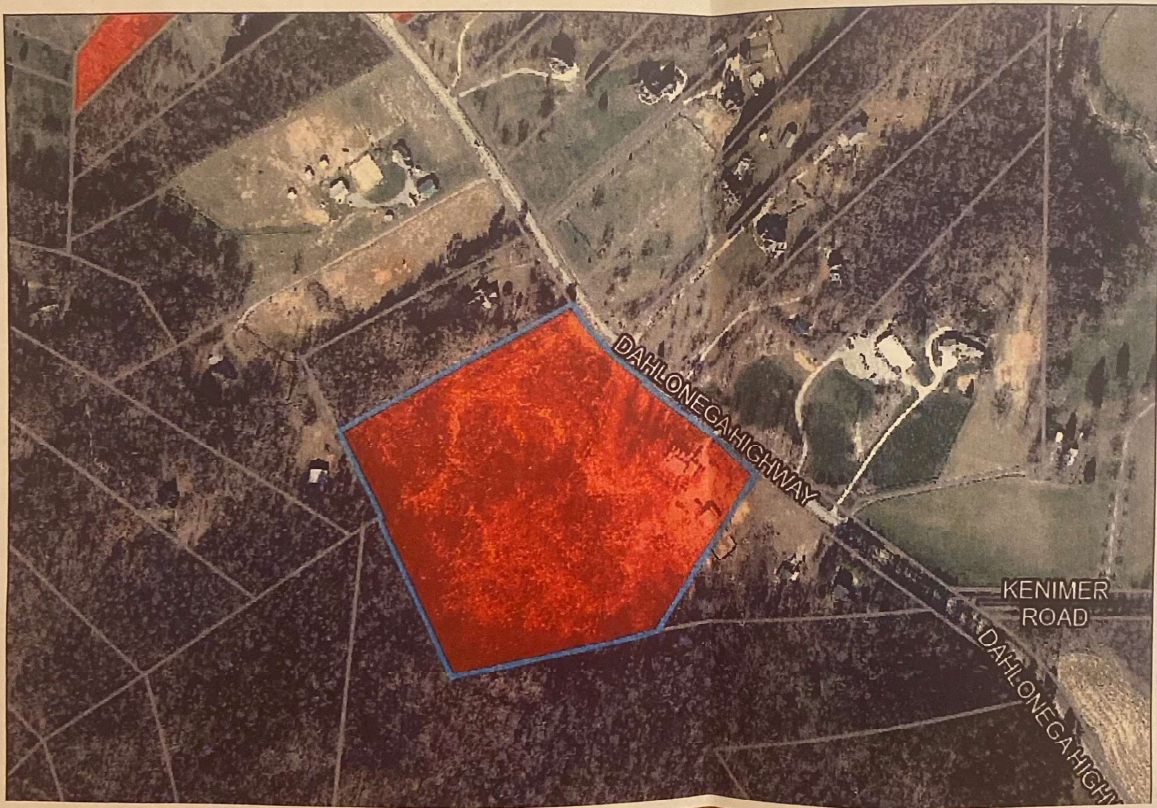
5. NO POULTRY HOUSES OF ANY KIND. There shall be no poultry houses or chicken houses whatsoever permitted or placed on the Property.

6. ENFORCEMENT. Enforcement of the covenants contained in this instrument shall be by proceedings at law or in equity by










Declarants (or any subsequent owners of the Property).

protective covenants to apply to all of the Property and any future subdivided lots on said Property and to all persons owning the lots, or any of them, hereinafter. These protective covenants shall be binding on all persons claiming under and through Declarants until twenty (20) years from and after the date of this instrument, at which time the covenants will be automatically renewed unless all owners of the Property agree to terminate these protective covenants. Protective covenants shall be as follows:

1. LAND USE. All lots on the property shall be used only for single family residential purposes. No lot owner may engage in commercial activity on the Property and further shall not create a nuisance to the other landowners in the Property. No business, trade, professional or commercial activity shall be conducted in



Legend

-  Parcels
- Qualified Sales
 -  2020
 -  2021
 -  2022
 -  2023
 -  2024
- Roads
- Cities
 -  BRASELTON
 -  BUFORD
 -  CLERMONT

Kaitlyn Elliott (Planning)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, September 25, 2024 12:07 PM
To: Kaitlyn Elliott (Planning)
Cc: Katie L. Greenway (CDI: Planning)
Subject: FW: Kennel opposition for 6147 Dahlonega Hwy Clermont

Kaitlyn,

Please add the email below to the file for 6147 Dahlonega Highway.

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
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From: Tonya Smith <toneerr@yahoo.com>
Sent: Tuesday, September 24, 2024 6:57 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Fwd: Kennel opposition for 6147 Dahlonega Hwy Clermont

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>
>>
>> Hi Mrs. Garmon

>

>> This email is in reference to a proposed kennel at 6147 Dahlonge Hwy in Clermont. I live at 6161 Dahlonge Hwy right next door. I've been here for 20 years.

>>

>> The home I lived in prior to this address had a neighbor that was a dog breeder. He lived 3 houses down, but the noise that came from his property was loud and continuous even though he didn't have that many dogs.

>>

>> Since we lived in such a rural area, you would hear things like deer, rabbits, other dogs, coyotes, owls, and so on. Those tiny noises would set those dogs off and you would be bombarded with the sound of high pitch barking and if one barked they all barked. This would happen while trying to enjoy a cup of coffee on the front porch or trying to get a full night's sleep.

>>

>> When we bought this land that we live on now, we loved it for the peace and quiet, and the tranquility. Neighbors on all sides have cattle, horses, and pets, which is what you expect in such a rural area. We love it! Most all of our neighbors have lived here for 10 to 40 years.

>>

>> The people that are wanting the commercial kennel have been here less than a year. Met the couple and they seemed very nice. The husband was an avid gun enthusiast which was fine. They would shoot at night, but not too late. It's there land so really that had nothing to do with us. I think people should be able to use their land the way they want unless it interferes with their neighbors quality of life.

>>

>> When we received the notification in the mail last week about the meeting and the application to open this kennel, we were all surprised because of their domestic situation and the husband moving out. Again none of our business.

Results

2 Results Found



Arrest

RACHEL RICH

Occurred 07/18/2024 13:30

AGGRAVATED ASSAULT - OTHER
WEAPON

6147 DAHLONEGA HWY



Incident

Case # 2

Occurred

AGGRAVA
ASSAULT/

PARENTS

6100 BLK

>>

>>

>>

>> I'm sure this email may sound like I'm a busy body neighbor, but please know that is not the case. I've never been part of anything like this. I really hate it. And I have nothing against the Rich's. I've just experienced a smaller scale in the past and know how miserable it is to live close to a breeder. I'm praying that I will not be beside a commercial kennel.

>>

>> I'm not only worried about the noise I'm also a realtor and worried about land value. How many clients would want to buy a house that has consistent noise.

>>

>> Several of our neighbors have been doing research about kennels and the pros and cons to them. I've never been to a commission meeting, so not sure how it works. I think they may be submitting you some of that information or bringing their findings to the meeting on October 7th.

>>

>> In closing, I wanted you to know that this is not just my view, but this is the view of the neighbors around me.

>

>>

>> Thank you so Much

>> Tonya Smith

>> 678-617-2972

>>

>> Also I don't know what all is going on with The Rich's, I just know I came home from work one day and the yard was full of police officers and one of my neighbors sent me that picture. Their domestic situation is not part of the kennel and should not be a factor, I did however want to at least make you aware of it just in case they decided they were not going to keep the house in the future. Like I said when I met them they were nice. I hate they are going through a hard time.

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