

Print

Planning Commission Comments - March 17, 2025 - Submission #113521

Date Submitted: 3/16/2025

Comments completed in the form below will be submitted into the record for the March 17, 2025 meeting of the Hall County Planning Commission.

First Name*

David

Last Name*

Etter

Address1*

5627 Stonehaven Ct

Address2

City*

Clermont

State*

GA

Zip*

30527

Zoning Item for Comment*

5684 & 5702 Bethel Road | Rezone

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 would like to voice my concerns on changing 5684 and 5702 from PRD to AR-1. This rezoning will personally diminish my home current home value since I am directly behind one of the lights being considered for rezoning. Not only to mention the property value being decreased it will also cause create a major water runoff. Rezoning this to ar-1 will allow the property owners to build or place a structure that will be an eye sore to many resident in the Avalon hills community. By approving this rezoning will cause more harm than good for our community in Avalon hills with no benefit to the county. Please consider denying this rezoning. Would you personally like to look at your back window and see a trailer or mobile home in your 600k plus neighborhood?

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?

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



Planning Commission Comments - March 17, 2025 - Submission #113522

Date Submitted: 3/16/2025

Comments completed in the form below will be submitted into the record for the March 17, 2025 meeting of the Hall County Planning Commission.

First Name*

Roger (Jay)

Last Name*

Parrish

Address1*

5621 Stonehaven Court

Address2

City*

Clermont

State*

GA

Zip*

30527

Zoning Item for Comment*

5684 & 5702 Bethel Road | Rezone

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 am submitting a comment as I am unsure I will be off work in time to attend the 5:15 meeting. The subject rezoning is to the back right of my property. When I enjoy my back yard, to the north I am looking at the portion where three (3) lots are proposed. When I purchased my house, I knew that the property was zoned PRD. I knew that someday there may be houses there. I do not object to that. I do strongly object to AR-1 that would allow for a mobile home. I do not mind a farm animal as the zoning would allow. However, I am asking this Commission to place conditions that require any structure that is on the property to match that of the neighbor behind the property, and that across from it on Bethel Road. The condition should require built in place housing with minimum square footage. There are many homes touching this property and within 100 years that are valued between \$600,000 to over a \$1,000,000. Allowing AR-1 with mobile homes will devalue our property because the subject property is in a direct line of sight for over 20 houses. I would also request a condition of required the property owner to plant a vegetative buffer along the adjoining property lines. This buffer should be a minimum of 10 feet with an expected growth of 20 feet. Thank you for your consideration. You can see in the attached photograph, the structures will be practically in my backyard.

Please write your comments in the box above.

File Upload

IMG.JPG

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.



Received 3/17/25 meeting

RECEIVED

JAN 14 2025

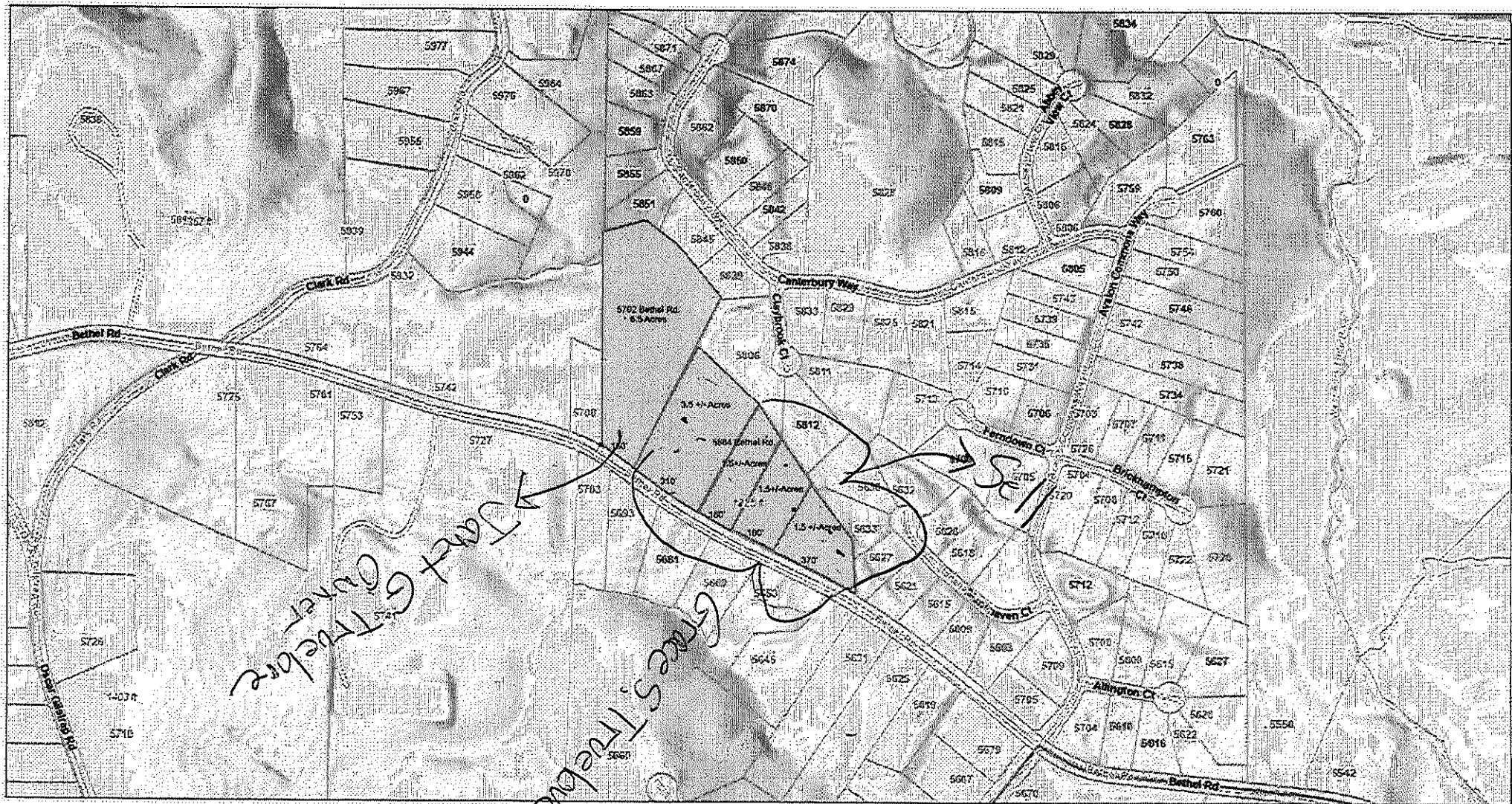
Narrative of Proposed Rezoning

Planning & Zoning Department

The property at 5684 and 5702 Bethel Rd., Parcel ID: 12007000001, and 12007000023, respectively, located in District 12, is now zoned as PRD. The parcels includes 2 houses and two barns used for residential purposes. I am proposing a rezoning to AR-1 to allow a division of the property in order to sell three 1.5 +/- acre vacant lots for the purpose of building residential homes. These building lots will be serviced by a well, septic tank and public electricity. The remaining 3.5 +/- acres with house and barns would be retained as a home place.

This request of rezoning to AR-1 would allow this property to be the same as neighbors. The property was zoned the same as the Avalon Hills subdivision, of which this property is not part of.

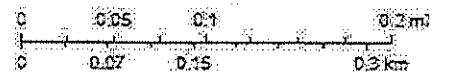
Hall County GIS



1/13/2025, 2:33:50 PM

Parcel Boundary Buildings Local
StreetAddresses Roads Counties
Collector

15,394



Sponsors: Esri, Airbus DS, USGS, NOAA, NASA, CGAR, N Robinson, NOAA, NLS, OS, NIMA, Geodatasysteme, Rijkswaterstaat, GSA, Geoland, PEYA, Internode and the GIS user community. Esri Community Map Contributors.

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PETITION AGAINST REZONING OF 5702 and 5684 BETHEL RD, CLERMONT, GA 30527

FROM PRD to AR-1

| Printed Name | Address | Signature |
|-------------------|---------------------|------------------|
| | Canterbury 5842 | |
| Joseph Connors | 5846 Canterbury Way | Joe Connors |
| Cory BARBER | 5871 Canterbury Way | Cory Barber |
| LAURIE BAGLEY | 5867 Canterbury Way | Laurie Bagley |
| ROGER J. PARRISH | 5879 Canterbury Way | Roger J. Parrish |
| Joyce Parrish | 5879 Canterbury Way | Joyce Parrish |
| | 5878 | |
| Paul Butler | 5863 Canterbury Way | Paul Butler |
| ROBERT PARR | 5714 Ferndown Ct | Robert Parr |
| Troy Parrish | 5862 Canterbury Way | Troy Parrish |
| | 5845 Canterbury Way | |
| Tim & Ginger Hunt | 5825 " " | Tim Hunt |
| Jarvisey Smith | 5821 Canterbury Way | Jarvisey Smith |
| Jeffrey Smith | 5821 Canterbury Way | Jeffrey Smith |
| Jay PARRISH | 5621 Stonehaven Ct | Jay Parrish |
| Katie Parrish | 5621 Stonehaven Ct | Katie Parrish |
| Cindy Woodsmall | 5713 Ferndown Ct | Cindy Woodsmall |
| Justin Woodsmall | 5713 Ferndown | Justin Woodsmall |
| Shweta Woodsmall | " " | Shweta Woodsmall |
| Evan Whaley | 5616 Allington Ct | Evan Whaley |
| Teira Whaley | 5616 Allington Ct | Teira Whaley |
| RON SMITH | 5603 Stonehaven Ct | Ron Smith |

PETITION AGAINST REZONING OF 5702 and 5684 BETHEL RD, CLERMONT, GA 30527

FROM PRD to AR-1

| Printed Name | Address | Signature |
|---------------------|---------------------|------------------|
| | 5706 Ferndown Ct | |
| Jack Leazy | 5750 Avalon Commons | Jack Leazy |
| | 5735 " " | |
| | 5734 " " | |
| | 5738 " " | |
| Lilani Foley | 5742 " " | Foley |
| Joel Hobbs | 5743 " " | Joel Hobbs |
| Donna Watt | 5816 | |
| Deborah Ford | 5824 ABBEY VIEW CT | Deborah Ford |
| Gary Gallucci | 5828 Abbey View Ct | Gary Gallucci |
| | 5832 " " " | |
| Marian Kaminski | 5825 Abbey View Ct | Maria Kaminski |
| WALTER | 5816 Abbey View Ct | Walt Gaborini |
| | 5821 " " " | |
| | 5828 " " " | |
| | 5832 " " | |
| | 5829 " " | |
| Betty McLaughlin | 5815 " " | Betty McLaughlin |
| | 5809 " " | |
| | 5816 | |
| Rachel & René Lerma | 6811 claybrook ct. | RL |
| | 5539 | |

PETITION AGAINST REZONING OF 5702 and 5684 BETHEL RD, CLERMONT, GA 30527

FROM PRD to AR-1

| Printed Name | Address | Signature |
|------------------------|---|------------------------|
| Melissa R. Lykins | 5731 Avalon Commons Way Clermont, GA 30527 | Melissa R. Lykins |
| Elizabeth Harrison | 5626 Stonehaven Ct. | Elizabeth Harrison |
| David Etter | 5627 Stonehaven Ct | David Etter |
| Tim Lambright | 5638 Stonehaven Ct | Tim Lambright |
| Lindsay Gilreath | 5632 Stonehaven Ct. Clermont, GA 30527 | Lindsay Gilreath |
| Josef Gilreath | 5632 Stonehaven Ct. Clermont, GA 30527 | Josef Gilreath |
| Bob Van | 5615 Allyn Ct. Clermont, GA 30527 | Bob Van |
| | 5603 Stonehaven Ct. | |
| Julie Benner | 5609 Stonehaven Ct. | Julie Benner |
| John Sebastian | 5728 Brickhampton Ct | John Sebastian |
| Sandra Sebastian | 5728 Brickhampton Ct. | Sandra Sebastian |
| Karey Dorsey | 5722 Brickhampton Ct. | Karey Dorsey |
| | 5716 | |
| Joshua Huggins | 5711 Brickhampton Ct | Joshua Huggins |
| | 5715 " | |
| | 5712 " | |
| Albert Graham | 5708 " | Albert Graham |
| | 5707 " | |
| | 5703 " | |
| NO not able | 5706 Ferndown Ct. | |
| Ryan Grisham | | Ryan Grisham |
| | 5714 | |

Dean Snyder

Address

Signature

[illegible]