

**Print****Planning Commission Comments - April 7, 2025 - Submission #115958****Date Submitted: 4/6/2025**

Comments completed in the form below will be submitted into the record for the April 7, 2025 meeting of the Hall County Planning Commission.

**First Name\***

mark

**Last Name\***

clements

**Address1\***

5361 browns bridge road

**Address2****City\***

gainesville

**State\***

ga

**Zip\***

30504

**Zoning Item for Comment\***

(A) 5349 Browns Bridge Road | Special Use



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\***

PLEASE NOTE THESE COMMENTS ARE FOR (A) (B) AND (C) OF THE APPLICATION FOR 5349 BROWNS BRIDGE 1. Parcel is too small for vehicle repair parking. The contour of lot diminishes the useable area for any kind of shop with parking.

2. Drainage from this lot flows directly into Lake Lanier. Any kind of oil or gas leak would be hazardous to lake. Currently there is no environmental silt protection.

3. A couple years back a vehicle repair operation was on same location there were engine blocks and auto junk parts piled up as well as barrels full of junk parts scattered and Hall County forced owner to clean up.

4. Hwy 369 is one of the most heavily travelled road in Hall County and there is no room for ingress/egress for this size lot that has minimum road frontage.

5. From Sherri Drive to Browns Bridge the Hwy is all Residential squeezing a vehicle repair center there is not only an eye sore and a potential environmental hazard but does not fit in with the clean and beautiful entry into Hall County that the people of Hall would like to portray to visitors as they drive over the bridge and the welcome to Hall County.

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.



Outlook

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**Application # HZCU250003 zoning and related variances**

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**From** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Date** Mon 4/14/2025 8:39 AM

**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**From:** Scott Deaton <[REDACTED]>

**Sent:** Saturday, April 12, 2025 9:22 PM

**To:** Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>

**Subject:** Application # HZCU250003 zoning and related variances

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms, Garmon,

My name is Scott Deaton, and I am a resident of 5443 Sherri Drive, which is located in close proximity to the property at 5349 Browns Bridge Road. I was recently made aware of the zoning variance application through a neighbor, and I apologize for not submitting my comments in time for the Planning Commission meeting. I respectfully request that my concerns be included in the briefing materials for the upcoming Board of Commissioners meeting.

To provide context for my concerns, I am a Civil Engineer with a specialization in Geotechnical Engineering—specifically focused on soils, rock, and groundwater. I hold a B.S. in Civil Engineering from Purdue University and M.S. and Ph.D. degrees from Georgia Tech. I am the owner of a small software company that develops applications for managing subsurface data, including software used to monitor soil and groundwater contamination. This is a field I am deeply familiar with, and I fully understand the long-term risks associated with improper handling of contaminants.

My primary concerns regarding the proposed tire shop on this property are as follows:

1. **Environmental Risk:** The property's prior use for vehicle repair involved visible storage of buckets and barrels, presumably containing automotive fluids. Improper disposal or accidental spillage of these materials poses a serious environmental hazard. There is direct storm water runoff from the property into a cove of Lake Lanier, which our neighborhood uses extensively for swimming and boating. Any contamination could cause lasting environmental damage to the lake and significantly impact our quality of life and property values. Notably, we have already experienced environmental harm from this property due to erosion and sedimentation into the cove when the previous owner cleared the lot without proper silt control.
2. **Groundwater Contamination:** Several homes in our neighborhood rely on private wells for drinking water. The risk of groundwater contamination from automotive-related chemicals is extremely concerning, particularly if the site is not engineered to contain or treat potential spills.
3. **Noise Pollution:** Our neighborhood is a quiet residential area, and during the property's previous use for outdoor vehicle repair, there was a significant and disruptive level of noise from tools, compressors, and engines. This is incompatible with the surrounding residential character.
4. **Aesthetic Impact:** The property's former condition was unsightly and resembled a junkyard. Buckets, barrels, and other debris were scattered openly across the lot, negatively affecting the visual character of our neighborhood.

Given these concerns, I strongly oppose the approval of a zoning variance for a tire shop at this location. However, should the Board of Commissioners choose to grant the permit, I respectfully urge the Board to impose stringent environmental safeguards. Specifically, I recommend requiring the installation of groundwater monitoring wells—


similar to those used at gas stations—and quarterly testing by a licensed engineering firm to monitor for potential contaminants.

Thank you for your time and consideration. I hope my concerns can be included in your briefing for the Board of Commissioners.

Sincerely,

Scott Deaton

5443 Sherri Dr





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**Application # HZCU250003 zoning and related variances**

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**From** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Date** Wed 4/9/2025 8:12 AM

**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Ms Garmon,

My name is Eddie Krauth and I received a notice of public hearing for 5349 Browns Bridge Rd. I reside at 5365 Browns Bridge Rd and share a driveway with 5360 which is next to property applying. I apologize for not sending in my comments prior to the planning commission meeting, however I'm requesting that my comments will be considered for the board of commissioners meeting.

Previously the applicant had used this space for outdoor vehicle repair, the land went from vacant to quickly (within a couple of days) having 10+ vehicles on site. There were multiple people working on vehicles, they had vehicle parts, tools, trash, buckets, and barrels all scattered about. My concerns are as follows:

- 1) We have a playset in close proximity to the 5349 property where my young children (6 & 7) play, I don't feel comfortable having strangers and repair customers so close to where my small children are playing.
- 2) The shared driveway is only feet from 5349 property, I'm afraid their customers will use our driveway either turning in by mistake or pulling in because there is no room on the 5349 property due to all the vehicles, parts, trash, etc as mentioned above.
- 3) There is no building to complete the automotive repairs, as mentioned previously all repairs were outdoors in the open. From my home I could hear the use of tools and compressors and small engines running.
- 4) Buckets and barrels were scattered about, I can only imagine these were filled with automotive fluids. There is no way to keep these fluids if spilled from entering our waterways and lake Lanier. There is direct runoff from the 5349 property that enters our cove in lake Lanier. I know this because when the previous owner was clearing the lot they did not properly install a silt fence, silt washed down into our cove for months.
- 5) Unsightly and ugly, the lot looked like a junk yard when they were working on all the cars with everything scattered about.

Thank you for your consideration and can you please add this to the packet for the Board of Commissioners meeting?

Thank you,

Eddie Krauth

5360 Browns Bridge Road  
Gainesville, GA 30504  
March 21, 2025

Hall County Government  
Community Development & Infrastructure  
Planning & Zoning  
P.O. Drawer 1435  
Gainesville, GA 30503

RE: Special Use Application at 5349 Browns Bridge Road

To the Board of Commissioners:

My name is Sylvia Milner Milner, I reside at 5360 Browns Bridge Road, Gainesville, GA 30504.

First, let me thank you for notifying me about the above mentioned Special Use Application. I am writing to express my total opposition to the permit for the following reasons:

1. This business will devalue and/or reduce the value of my property and others on Browns Bridge Road. It will downgrade the complete neighborhood, bringing and/or increase crime to the area.
2. The traffic is currently appalling and/or horrible and heavy currently. This business will add to congestion and become very stressful to the commuters. Traffic will be increased thus creating more accidents. At the present time it takes me 10 minutes on a given day to exit my driveway. We have families with school age children boarding buses at the intersection of Sheri Drive and Browns Road. This area is also considered a passing zone.

Please consider my comments and the well being plus safety of the other residents and commuters of Browns Bridge Road.

Thank you.

Sincerely,

*/s/ Sylvia M. Milner*  
Sylvia M. Milner