

March 24, 2025

To: Chris Braswell, Stan Hunt, Johnny Varner, Shannon Davidson, Frank Sosebee; Planning and Zoning, and David Gibbs, Kathy Cooper, Billy Powell, Gregg Poole and Jeff Stowe; Commissioners

RE: 7 April 2025 meeting and our community opposition to the Koons Environmental Design zoning application for the "Yellow Creek Campground"

Planners and Commissioners-

We ask the Commission to deny this zoning application in its entirety, primarily for the three reasons shown below:

1. The PCD zoning and proposed land usage is incompatible with the long-term plan, (*Hall County Forward, Comprehensive Plan Update*).
 - a. Hall County has a good long-term land use plan. We urge the HCPC to stick to it.
2. The proposed events and 'glamping' facility is directly at odds with decades of surrounding rural residential character and development on the Yellow Creek peninsula, and
3. A potential PCD zoning provides for "the maximum attainable commercial usage," making it particularly incompatible with in-place land use plans, and unsuitable in the heart of a long-established and enduring rural character residential community.

We recognize and plan to adhere to the customary three-minute comment period during the upcoming public meeting(s). So, in order to assist the Commissioners' awareness and understanding of the volume of supporting arguments (impractical to cover in a three-minute comment) we, concerned citizens of the Yellow Creel community, have assembled and submitted this document and exhibits for your review, well prior to the meeting. We are happy to provide a PDF of this document with active embedded hyperlinks. While our public comments will focus on the three reasons to deny listed above, we will refer to this document in our remarks.

We thank you for the excellent stewardship of the future of Hall County and look forward to your continuing the trend by denying this application.

Very respectfully,

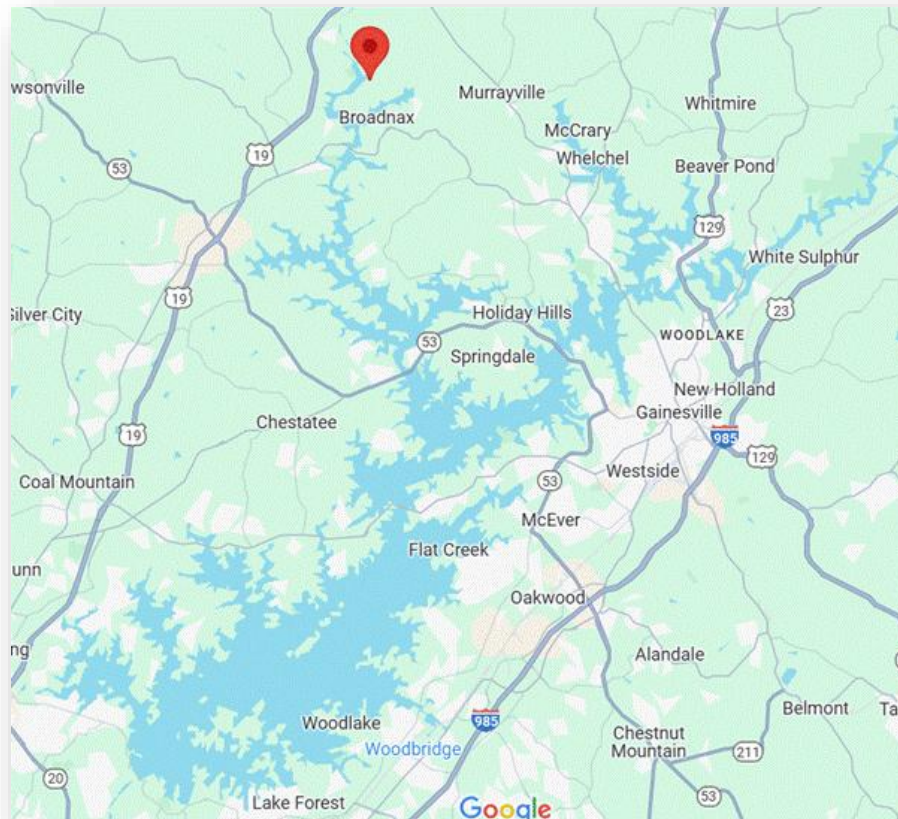


Greg Rutledge (and the entire ad-hoc resident working group)
Document curator, holding no elected office in the community

**Residents' Request to Deny Proposed Zoning Change and Development,
for
Yellow Creek Campground**

Koons Environmental Design for Elimelech and Ya-Elle Rosner

Parcel ID 11135 000001, 6700 Yellow Creek Road, Elimelech Rosner and
Parcel ID 11135 000001E, 6702 Yellow Creek Road, Elimelech and Ya-Elle Rosner
Murrayville (see map pin below)



Presented to Hall County Planning Commission (HCPC) on 3/24/2025

For Planning Meeting set for 4/7/2025

BLUF (Bottom Line Up Front)

Concerned residents in the community around 6700/6702 Yellow Creek Road express their request for the HCPC to deny this zoning application primarily for the three reasons listed in the preceding cover letter.

1. The PCD zoning and proposed land usage is incompatible with the long-term plan, (*Hall County Forward, Comprehensive Plan Update*).
 - a. Hall County has a good long-term land use plan. We urge the HCPC to stick to it.
 - b. See Exhibits 1, 3, 6, 8 and 14**
2. The proposed events and ‘glamping’ facility is directly at odds with decades of surrounding rural residential character and development on the Yellow Creek peninsula.
 - a. See Exhibits See Exhibits 1, 2, 8, 10, 12, and 18**
3. A potential PCD zoning provides for “the maximum attainable commercial usage,” making it particularly incompatible with in-place land use plans, and unsuitable in the heart of a long-established and enduring rural character residential community.
 - a. As above, see Exhibits 1-6, 8, 14, and 18**
 - i. Note well: Exhibit 18 presents videos shot in 2019 and 2025 illustrating the pervasive and enduring residential character of the area. The URLs are active in the PDF of this document.

We support the continued use and zoning of the parcels for single-family residential use, consistent with the current VC or adjacent R-1 zoning, evolving to rural neighborhood and lakeside residential designations over time, consistent with the 2024 Hall County Land Use plan.

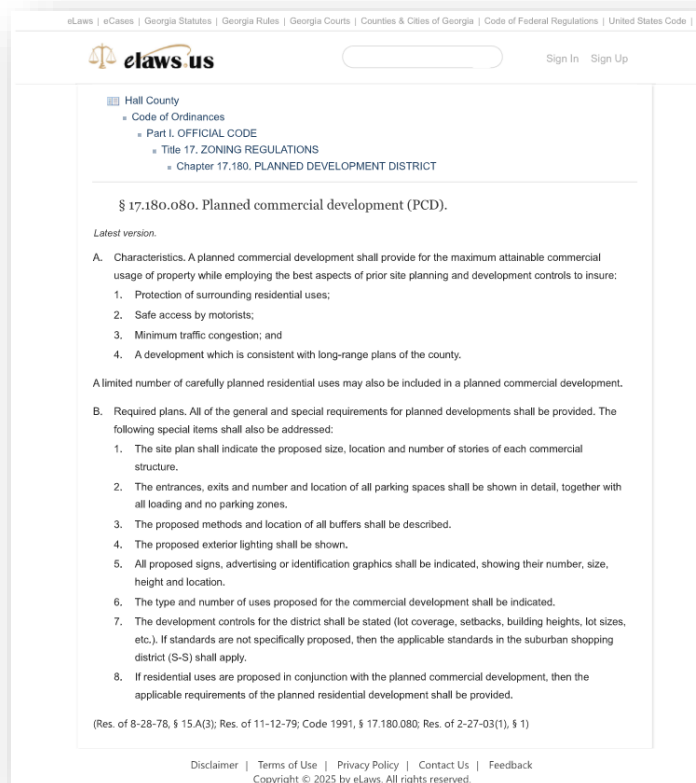
There are additional reasons to deny the zoning change, yet we choose to focus on the most critical ones at this stage of the application process.

We invite you to peruse the 19 Exhibits which follow this page.

Exhibit 1 - 17.180.080. A Planned Commercial Development (PCD) zoning is inconsistent with long range plans of the County.

Emphasis ours

- A. Characteristics. A planned commercial development **shall** provide for **the maximum attainable commercial usage** of property while employing the best aspects of prior site planning and development controls to insure:
1. Protection of surrounding residential uses;
 2. Safe access by motorists;
 3. Minimum traffic congestion; and
 4. **A development which is consistent with long-range plans of the county.**



Granting a zoning change to PCD in the heart of the Yellow Creek residential community is perceived to be a great risk and a grave error. A PCD zoning would open the door to **“maximum attainable commercial usage”** that is directly inconsistent with the character, history and reality of the area, and at direct odds with, and inconsistent **“... with long range plans of the county.”** This potential change to PCD in the heart of an existing “Lakeside Residential” and “Rural Neighborhood” area is wrong, unwelcome and unnecessary. (see also Exhibits 6, 8, 9, and 14)

PCD is appropriate for the Highway 60 corridor, as already denoted to be the proper location for commercial usage in the Rural Scenic and Business Nodes in far northwest Hall County.

Hall County has a good long-term land use plan. We urge the HCPC to stick to it.

Exhibit 2 – All surrounding Yellow Creek development of the last 25 years is residential. Strong precedence to keep it that way.

- All recent (prior 10 years) development and existing home sites built along Yellow Creek Rd are all single-family homes generally on multiple acres. (includes the in-progress Hathaway 'horse farm' with home.) With one exception (Lee), all recent Yellow Creek Rd (and adjacent/fronting) are built on lots exceeding one acre. For example:
 - Singleton, 6641 Yellow Creek Rd, 11.76 acres.
 - Singleton, 6673 Yellow Creek Rd, 1.57 acres.
 - Tate, 662 H Abercrombie/Yellow Creek driveway, 37.95 acres (house and outbuilding)
 - Black, 6624 Yellow Creek, 4.2 acres (house and outbuildings)
 - Hathaway, 6384 Yellow Creek, 54.37 acres (house and 'horse farm')
 - McCrary, 6067 Walden Rd/Yellow Creek frontage, 4.74 acres
 - Fauscett, 6645 Abercrombie, 3.24 acres
 - Baker, 6657 Abercrombie, 3.24 acres
 - Sykes, 6677 Abercrombie, 1.53 acres
 - Warneke, 6689 Abercrombie, 1.63 acres
 - Romero, 6701 Abercrombie, 2.21 acres
 - Lee, 6035 Yellow Creek, .86 acres.
- Looking at the evidence, (see Exhibits) an easy conclusion is that -
 - i) the Yellow Creek area is, has been and should continue to be a residential development, consistent with the Lakeside Residential and Rural Neighborhood designations, and
 - ii) all development should be within current zoning and character, and consistent with historical and future land use plans – to “maintain rural character.”ⁱⁱ

As a footnote - quoting from the Executive summary of the Hall County Forward, Comprehensive Plan 2045 Update, a document that arguably the developers here would be well-advised to more closely read that document prior to making their application. To wit – “*Developers will use this plan to determine if they can build what they want to build, where they want to build it, before undertaking their plans.*” Screen grab below.

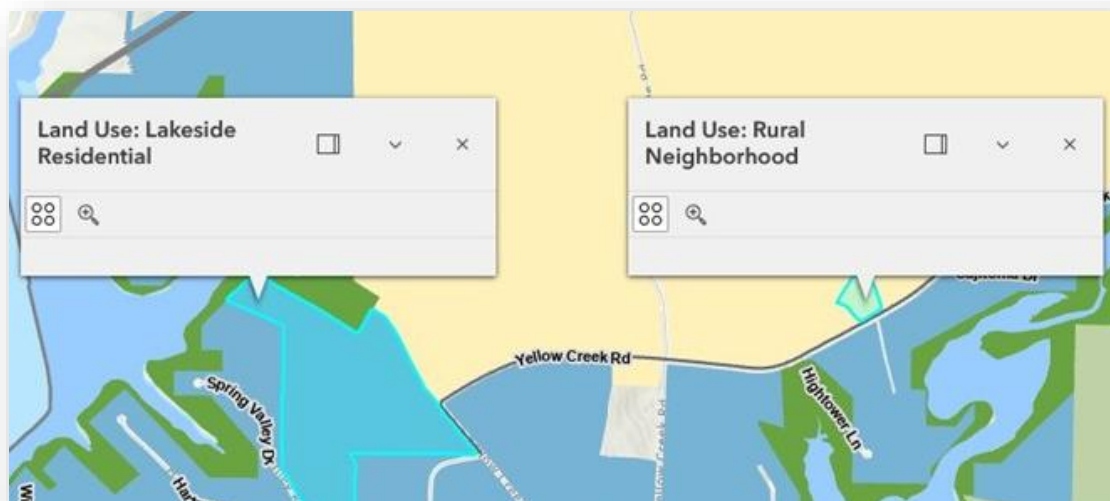
This document is to be used as a guide by the following groups:

1. **Developers.** Developers will use this plan to determine if they can build what they want to build, where they want to build it, before undertaking their plans.

Hall County has a good long-term land use plan. We urge the HCPC to stick to it.

Exhibit 3 – Stick to the Existing Land Use Plan

Note well the property at issue (highlighted on the left in blue) is slated to continue as lakeside residential, the same as the established development(s) to its left. Additionally, the properties along Yellow Creek and H. Abercrombie roads, slated for rural neighborhood, have seen only residential development on plots over 1 acre.



Source: Hall County GIS Viewer

https://experience.arcgis.com/experience/07c9cfa0f6a94be0b7a24ad4e0b084fa/#data_s=id%3AdataSource_1-193649ae38c-layer-17-0%3A30361&widget_6=active_datasource_id:dataSource_1.center:-9346120.227578666%2C4086138.2442020075%2C102100.scale:16072.123751119721.rotation:0.viewpoint:%7B%22rotation%22%3A0%2C%22scale%22%3A16072.123751119721%2C%22targetGeometry%22%3A%7B%22spatialReference%22%3A%7B%22wkid%22%3A102100%7D%2C%22x%22%3A-9346120.227578666%2C%22y%22%3A4086138.2442020075%7D%7D.layer_visibility:%7B%22widget_6-datasource_1%22%3A%7B%22widget_6-datasource_1-PublicSafety_4380%22%3Afalse%2C%22widget_6-datasource_1-193649ae38c-layer-17%22%3Atrue%7D%7D ← active hyperlink in the PDF

- All recent and existing home sites built along Yellow Creek Rd are all single family homes on multiple acres. (includes the Hathaway 'horse farm' with house.) An easy conclusion is that residential development is still the proper choice, within current and planned zoning and character, and consistent with future land use plans.
 - Singleton, 6641 Yellow Creek Rd, 11.76 acres.
 - Singleton, 6673 Yellow Creek Rd, 1.57 acres.
 - Tate, 662 H Abercrombie/Yellow Creek. 37.95 acres (house and outbuilding)
 - Black, 6624 Yellow Creek, 4.2 acres
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 - Warneke, 6689 Abercrombie, 1.63 acres
 - Romero, 6701 Abercrombie, 2.21 acres
 - Lee, 6035 Yellow Creek, .86 acres. (lone exception to the >1 acreage)

Hall County has a good long-term land use plan. We urge the HCPC to stick to it.

Exhibit 4 – In the second sentence of the Comprehensive Plan Executive Summary, the language aligns to a NO vote on this proposed change to PCD.

Emphasis ours



Exhibit 5 – Vision for the Area strongly implies and supports a NO vote.

Source: Hall County Comprehensive Plan document, page 174

The vision for our area as expressed in the Hall County plan/Supporting Ideas/Community Identity and Rural Charm speaks volumes in support of our request to deny the PCD zoning. To wit, we agree completely with “... maintaining its rural tranquil charm”. Indeed, we DO seek to “prevent suburbanization” and view the so-called ‘lack of infrastructure’ as a positive feature, and is part of why folks bought here. We moved ‘to the country on purpose’!

The sentence in “Community Identity and Rural Charm” is spot on. PCD has NO fit with that idea.

Hall County has a good long-term land use plan for our Character Zone. We urge the HCPC to stick to it.

MURRAYVILLE/SARDIS

Vision

The Murrayville/Sardis community places a paramount emphasis on maintaining its rural, tranquil charm through preserving its sense of safety and natural features. The community also wants to ensure affordable housing options, prevent suburbanization, improve road conditions, and mend other infrastructure woes. By concentrating growth exclusively along SR 60/Thompson Bridge Road, as it has existing and planned infrastructure and the beginnings of a regional activity center, the County can preserve the rural character that is important to the residents in the Murrayville/Sardis area.

Supporting Ideas

- **Community Identity and Rural Charm.** The community strongly values its rural identity and seeks to maintain it by opposing over-commercialization and unwarranted growth. They want to retain the peaceful and rustic feel that drew them to the area.
- **Affordable Housing and Growth.** Residents in this area are deeply concerned about housing affordability, particularly for younger individuals and starter households. They emphasize a strong desire to limit future development to ensure that existing infrastructure isn't overwhelmed and rural character is preserved.
- **Quality of Life.** To ensure that those living in Murrayville/Sardis have the quality of life they have come to expect, access to services should be prioritized, including ensuring that there are adequate shopping and restaurants, housing for seniors, parks, libraries, schools, etc.
- **Visual Aesthetics and Architectural Quality.** When and where new development is built, the existing visual character of the area should be preserved and enhanced. Housing and commercial developments should be aesthetically pleasing.
- **Sustainability and Conservation.** There is a desire to uphold ongoing sustainability and conservation efforts through the preservation of greenspace and trees.
- **Balanced Growth.** New development or redevelopment in Murrayville/Sardis should avoid the urban sprawl that has occurred in other areas of the county. Balanced growth can occur while preserving the aspects of community character that residents enjoy through thoughtful zoning and development practices. The establishment of small scale mixed-use developments can promote walkability and access to local amenities should be prioritized where noted in the Future Development Strategy.
- **Sardis Connector.** Concentrating new growth along the future Sardis Connector can ensure new development in this area is supported by the necessary transportation and sewer infrastructure. This will allow the remainder of the Murrayville Sardis area to retain its rural charm while developing new amenities for the community. Land developed or redeveloped in the Regional Activity Nodes at the intersections with SR 60/Thompson Bridge Road and SR 53/Dawsonville Highway may do so at a lesser intensity in the Murrayville/Sardis Character Area than in other areas of the county.

Exhibit 6 – Future Land Use shows **NO** commercial usage for the area in question. Hwy 60 is appropriate for commercial and business.

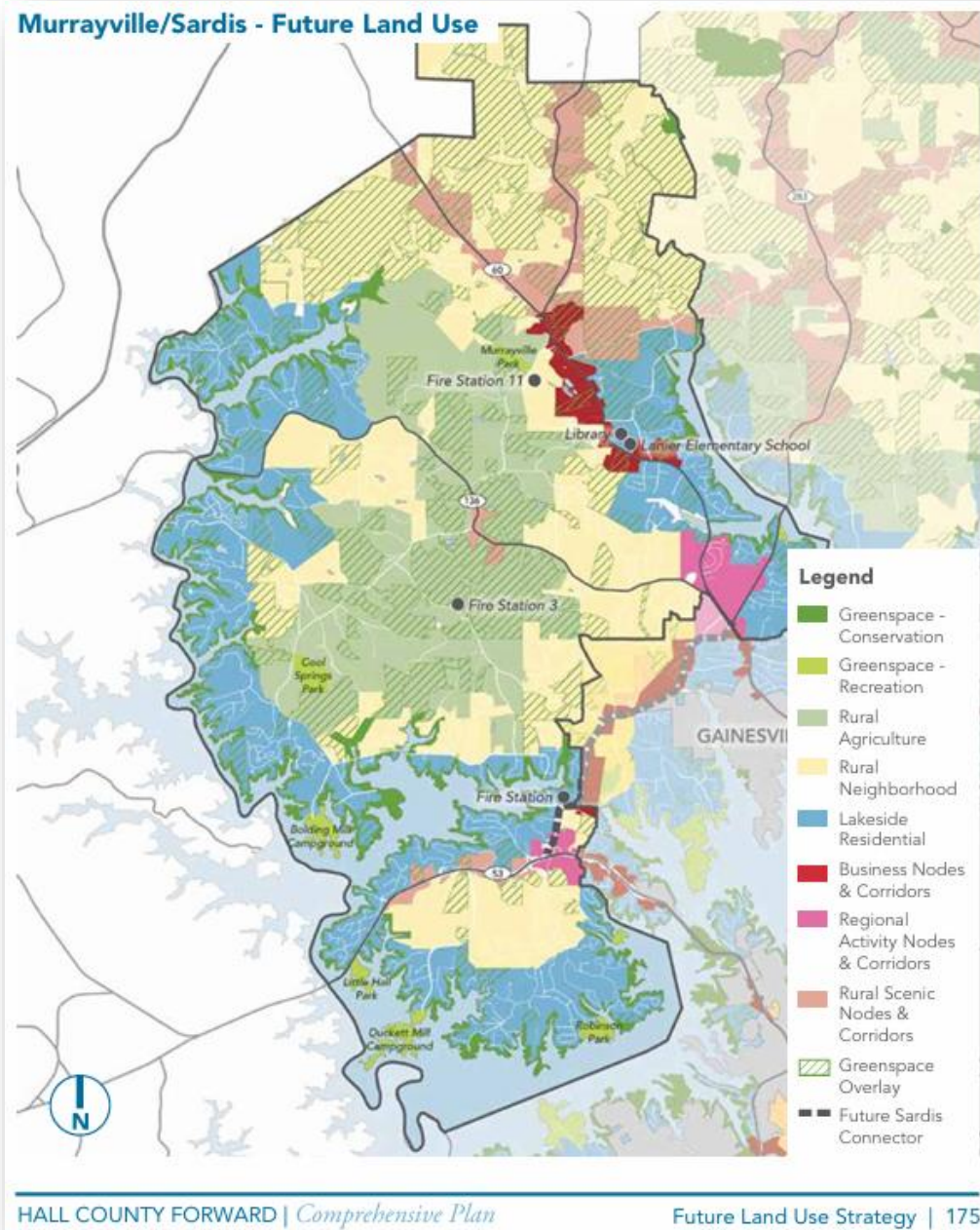


Exhibit 7 – Again, maintain the rural character, consistent with the zoning and land use plan

MURRAYVILLE/SARDIS

Tying It Back to Growth...

Under this future land use strategy, Murrayville/Sardis can expect up to 5,300 new households before 2050 if land is developed or redeveloped to the highest density allowed by zoning. To ensure quality of life, this means that:

- Hall County will need to build or set aside up to 135 additional acres of programmed parks and/or greenspace (assuming 8.5 acres per new 1,000 residents).
- Hall County Schools will need to accommodate up to 2,500 additional students in this area.
- Anywhere between 1,800 and 7,000 additional vehicles will be on the road (assuming 1.7 cars per new household).

Key Strategies

- Continue to protect greenspace.
- Explore ways to expand infrastructure to Murrayville/Sardis to keep up with increased growth pressures while maintaining rural character.
- Until infrastructure can fully catch up to the demands of new development, limit new greenfield development.
- Prioritize higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway.

Murrayville/Sardis Future Land Use & Zoning Compatibility

Future Land Use	AG-1	AR-1	V-C	R-1-L	R-1	R-TF	R-X	R-MF	MHP	O-I	S-S	H-B	M-U	I-1	I-2	PCD	PID	POD	PRD
Greenspace - Recreation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Greenspace - Conservation	X	X	X	X	X		X	X		X	X	X	X	X		X			X
Rural Agriculture	X	X																	
Rural Neighborhood		X		X															
Lakeside Residential			X	X	X														
Business Nodes & Corridors										X	X	X	X	X		X			
Rural Scenic Nodes & Corridors	X	X								X	X			X					
Regional Activity Nodes & Corridors							X	X		X	X	X	X			X			X

Exhibit 8 – We request you stick with your plan for Lakeside Residential and Rural Neighborhood along and near Yellow Creek, while managing the **commercial** growth along Hwy 60.

Source: Comprehensive Plan, pages 162, 163 and 165, emphasis ours

Lakeside Residential

Overview

These areas are located near and adjacent to the edges of Lake Lanier and can range from low-density residential to resort-style multifamily. Lakeside Residential is intended to preserve established lakefront neighborhoods and create opportunities for permanent and vacation residences along and adjacent to the lake. While some of these areas are not located directly on the lake, they have a development pattern similar to their lakeside neighbors or are likely to see a style of development that is denser than Rural Neighborhood or slightly less dense than Suburban Neighborhood, Low Density. Depending on the character area and what zoning districts they allow, residential densities can be up to 0.75 dwellings per acre or up to 8 dwellings per acre.

Appropriate Zoning Districts:

R-1-L, V-C, R-1, R-X (limited)



Lake Lanier

Rural Neighborhood

Overview

These areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential up to 0.75 dwellings per acre. These areas also consist of undeveloped lands likely to face development pressures for new residential or commercial development. Similar to Rural Agriculture, they should have deep setbacks and incorporate a high percentage of open space. Where it occurs, new development should preserve natural features, including tree canopy, waterways, and waterbodies.

Appropriate Zoning Districts:

AR-1, R-1-L



Gillsville Highway, Gillsville

Rural Scenic Nodes & Corridors

Overview

The county's rural roadways boast significant natural, historic, or cultural features, and scenic or pastoral views. To balance that with necessary growth, new development along these minor road corridors and intersections should be limited to low-intensity, small-scale commercial uses to serve nearby communities, and well as agricultural uses of all scales. Where there is residential development, the density should be up to 0.75 dwellings per acre.

Appropriate Zoning Districts:

AG-1, AR-1, O-I, S-S, PCD (limited)

The cropped area shown below illustrates the extent of Yellow Creek Rd from Hwy 60 to Barkers Bend Dr. Note well it begins with Rural Scenic Nodes and Corridors (along Hwy 60) continues through Rural Neighborhood along most of Yellow Creek Rd to Lakeside Residential beginning at the parcels in question for this rezoning.

Hall County has a good long-term land use plan. We urge the HCPC to stick to it.

Source: page 175 of the Comprehensive Plan

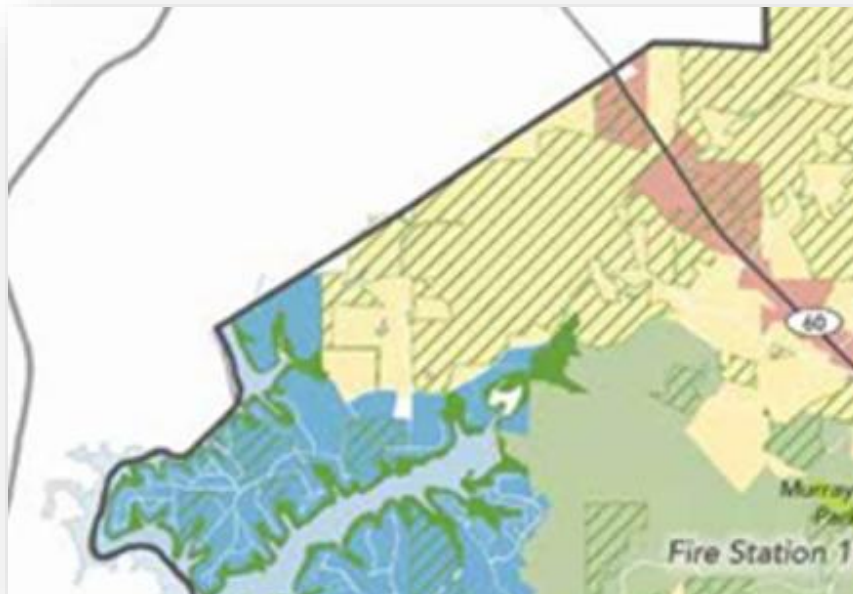


Exhibit 9 – RE Traffic: There are no planned changes to Yellow Creek Rd. and its feeders, only the reconfiguration of the intersection of Yellow Creek and Highway 60.

(Source: 2024 update to plan, page 256)

While not a primary concern at this time, ongoing and potential residential growth along Yellow Creek will only put more and more traffic pressure on Yellow Creek and its intersection(s) with highway 60. And any commercial development at the distant southwest end of Yellow Creek Rd would certainly exacerbate any traffic issues.

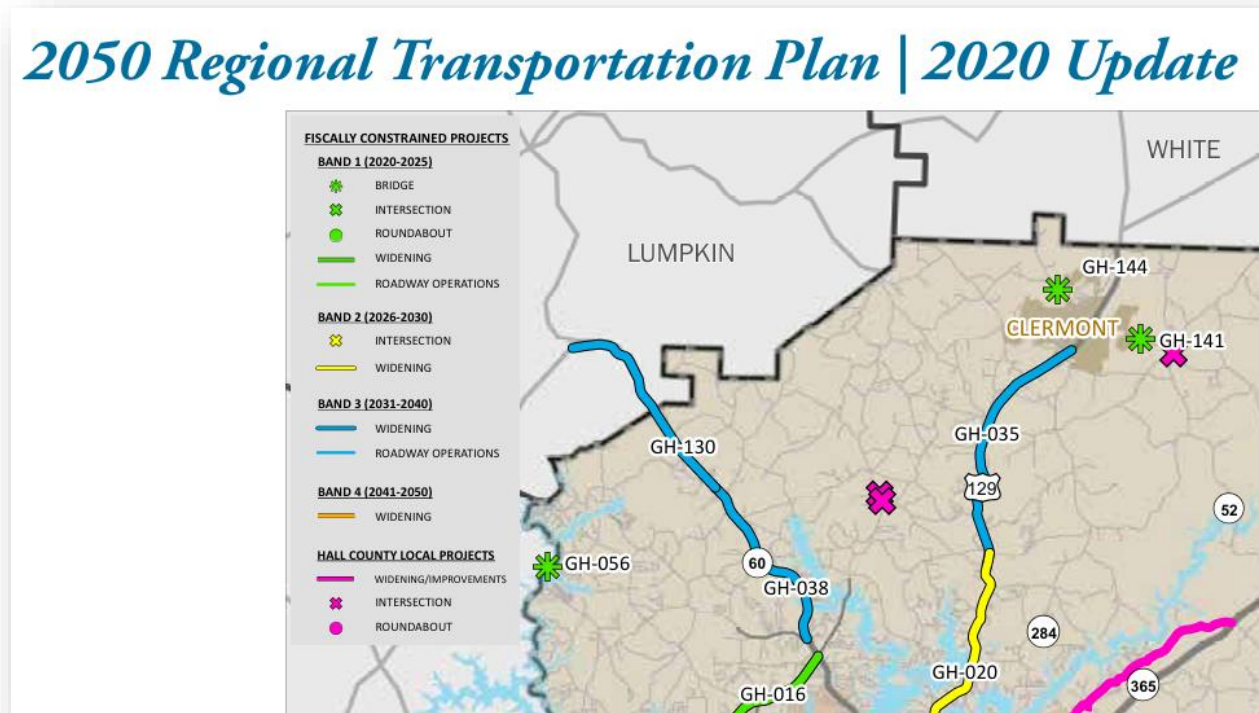


Exhibit 10 – While represented as a lakefront property, these parcels are demonstrably on shallow riverfront, not Lakefront (Not an issue for the HCPC to address, just FYI re the unfamiliarity of the applicants with the area)

Source: Google Earth, Google Maps, emphasis ours

1. Shoreline access is actually for the shallow, narrow north Chestatee river

- While the application states that the “ ... property has +/- 1000 feet of **coastline on Lake Lanier**,” the reality is that the ‘coastline’ is US Army Corps property, and is on a shallow cut-off inlet of the Chestatee river, with no ‘beach,’ with water suitable for wading more than swimming or fishing, having trees to the drop-off Corps-property shoreline, and subject to having little if any navigable boat access during typical summer lower water levels. The shoreline cannot be ‘improved’ without express written permission from the Corps. See Google Earth image taken in August, at a common low summer level. Note well the visible narrow channel of the Chestatee and the two vegetation-covered mud-bars (left and right), with the one on the right barely permitting water flow. Compare this to other Lake Lanier camping venues which offer superior lake access.



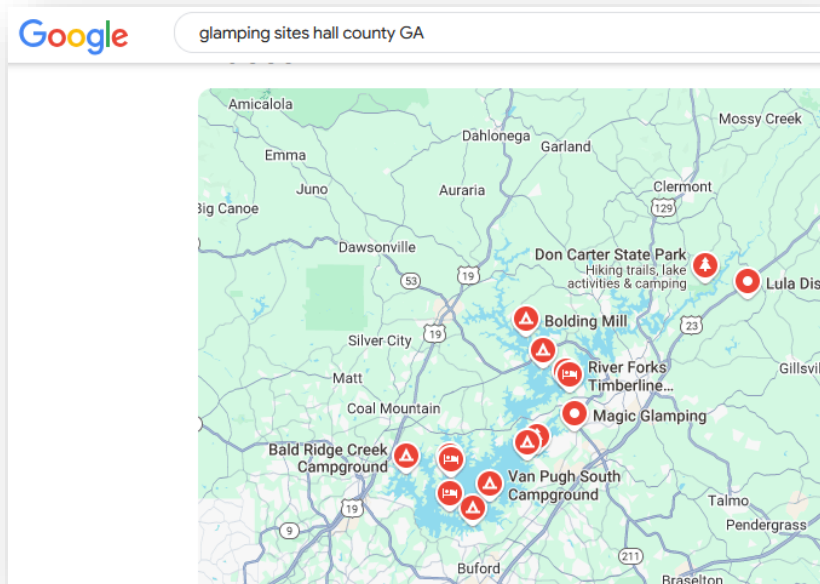
- The application states that one of the docks “... is intended to serve the tenants of the “glamp-ground.” This dock is a single slip covered dock in shallow water. No jet ski ramp at present. Not the best amenity for multiple campers wishing to tie up. Note also the dock does not appear to have either an electrical permit or be permitted for the non-resident/commercial use of the deck for multiple glampers.
- While NOT an issue for the HCPC, the US Army Corps of Engineers does not permit residential docks to be used for commercial purposes without a new permitting process.

2. Poor Boat Usage Capability for Guests

- The existing docks do not have nearby public boat ramp access. The closest public boat ramp is Toto Park, located just south of Price Rd in Dawson County, roughly a 12 mile drive.
- The development’s private ramp access is limited to property owners by the Corps of Engineers and ramp gate keys are not to be shared with guests and friends.
- The closest marina with public gas pumps is the Athens Boat Club, a 20-minute boat/jet ski ride.
- At and near the property, previously mentioned shallow, narrow waterways, with known shoals down to ~28C where the USACOE warning sign for shallow water is located, as well as south for another ½ mile to the north end of the Chestatee Golf Club inhibit watersports for guests. Visitors who don’t know or aren’t aware of the numerous shoals run the risk of grounding their vessels, necessitating towing and repairs.
- Glampers wishing to arrive by boat are at risk due to iffy navigability.

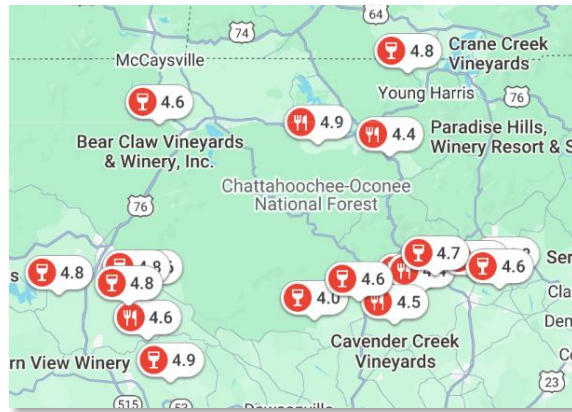
3. There are numerous nearby established lakeside camping/glamping competition with superior venues, including attractive shoreline access to Lake Lanier.

KEY CONCERN: *If the glamping/event business venture is unsuccessful, the owners and neighbors are ‘stuck’ with a ‘white elephant’ in their midst, with a broadly permissive PCD zoning in place – a significant adverse risk in the minds of area residents.*



- Google Maps image

- Plus there's a wide selection of nearby wineries in north Georgia, many with event venues and associated camping/B&Bs/VRBOs/hotels, all well-established and well-marketed.



- Google Maps image

Exhibit 12 – Yellow Creek is at the western edge of the Murrayville/Sardis Character Zone and is notably different in character from the more eastern Sardis-to-Hwy 60 area, which is far less rural in character.

Source: Comprehensive Plan, page 157

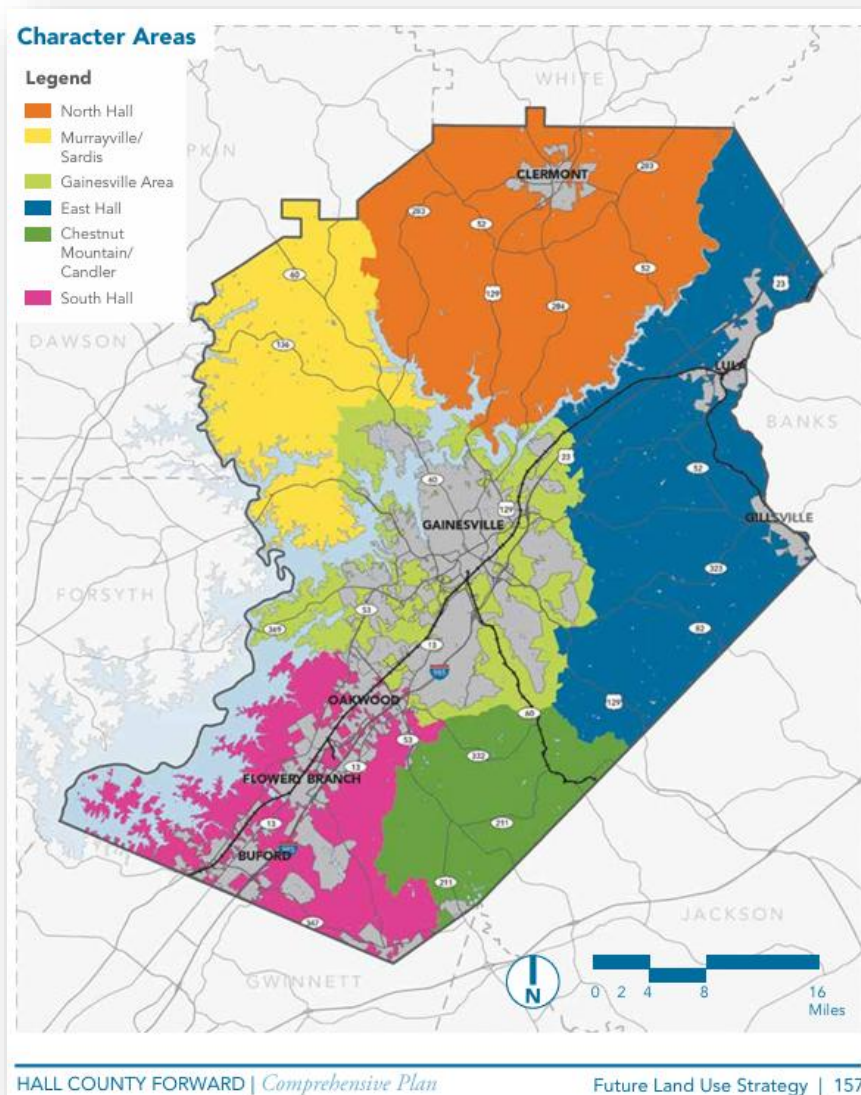


Exhibit 13 – We recognize the BOC has the express authority to not grant rezoning to development plans that do not line up with the vision of the Comprehensive Plan.

FUTURE LAND USE STRATEGY

Approach

As Hall County continues to grow and develop, the County will need a solid, flexible, and sustainable approach to future development that establishes:

- Where new development should be prioritized.
- The location of new land uses.
- How to determine the appropriateness of new development.

This strategy breaks down the county into six character areas that correspond to the Planning Areas established in the 2017 Comprehensive Plan and used throughout this planning process. Some minor adjustments were made to the boundaries to better correspond with the county's geography. These character areas are intended to give the County direction as to if a proposed development (or redevelopment) would be appropriate.

For each character area, there is a map, a narrative that should be prioritized, a list of appropriate future land use designations (refer to pages 161-167), a list of appropriate zoning districts should there be rezonings, and a curated list of recommended implementation measures.

The Comprehensive Plan & UDC Connection

Hall County's Unified Development Code (UDC) zoning districts are guided by the Comprehensive Plan. A municipality's zoning ordinance is considered to be in accordance with the comprehensive plan if land use types and intensities are compatible with the goals, objectives, strategies, and land uses specified by the Comprehensive Plan. The zoning code should not be contradictory to the Comprehensive Plan nor prevent its implementation. This is important when property owners need to rezone their property to undertake new development. If the plan for a development does not line up with the vision of the Comprehensive Plan, the County's planners and Board of Commissioners (BOC) have the authority to not grant the rezoning. The table on page 159 shows the UDC zoning districts that are most compatible with the future land uses outlined by this Comprehensive Plan.

- i) **Hall County has a good long-term land use plan. We urge the HCPC to stick to it by denying this PCD re-zoning.**

Exhibit 14 – Future Land Use Plan – for orientation

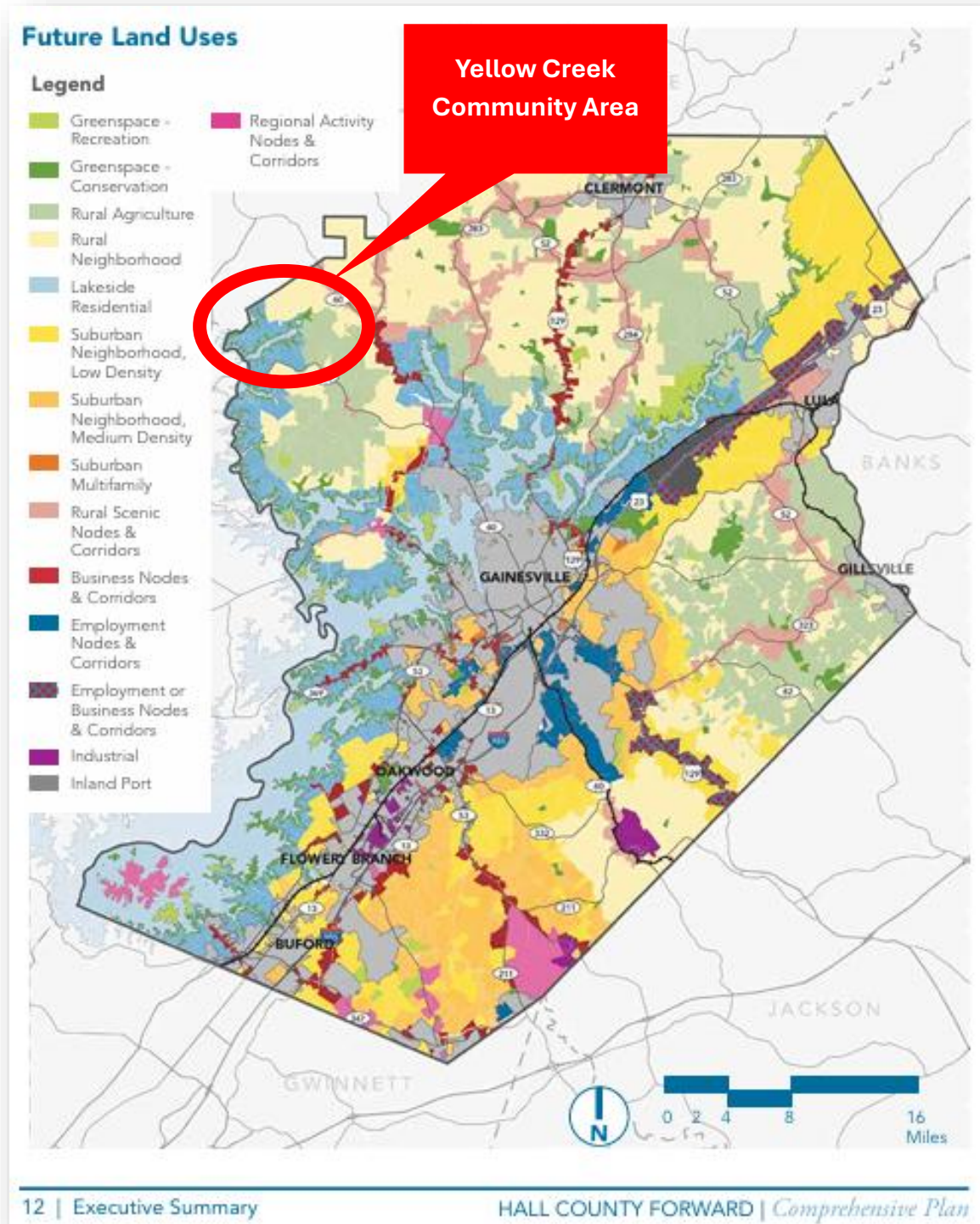


Exhibit 15 – Reinforcing Rural Character and Green Space

Emphasis ours

INTRODUCTION

Hall County Forward, the County's official comprehensive plan, is a community-based plan for guiding the growth and investment expected to occur over the next 20 years and beyond. It is intended to serve as a guide for preserving the county's quality of life and sense of place in the face of growth pressures by providing specific policies and actions for land use and development, infrastructure, resources, economic development, and more.

Purpose

A comprehensive plan describes a community's long-range vision and provides a roadmap to achieve it. *Hall County Forward* represents this long-range vision for unincorporated Hall County, as expressed by goals and implementation strategies, along with recommendations for growth management, transportation, housing, greenspace, economic development, and more. This plan also serves the purpose of meeting the intent and requirements of the Georgia Department of Community Affairs' (DCA) "Standards and Procedures for Local Comprehensive Planning," as established on March 1, 2014. Preparation of a plan in accordance with these standards is an essential requirement in maintaining status as a Qualified Local Government (QLG). QLG status makes communities eligible for state assistance programs. This plan will allow only Hall County to retain its QLG status; each municipality has its own comprehensive plan that it maintains.

One of the major challenges of comprehensive plans is that most are broad in their scope—they address most topics but generally not in much detail. Although this is good from a viewpoint of being as comprehensive as possible, it can translate into recommendations that are vague and difficult to implement. *Hall County Forward* attempts to take a different approach. Rather than attempting to cover all topics at a high level, this plan seeks to address the county's most pressing challenges in a comprehensive manner and across disciplines to provide recommendations that result in actionable guidance. This is particularly important when guiding growth in the coming years and addressing how the county can balance population and employment growth, infrastructure, and the preservation of rural areas and greenspace, while ensuring that quality of life is maintained.

Why We Plan

A comprehensive plan is a policy document that guides the physical development of a community. Comprehensive planning is an important management tool for promoting a vibrant and connected community. It can be used to promote strategic development so the county can remain attractive and economically viable, while preserving important natural and historic resources. The comprehensive plan provides the community with an understanding of how and where it may develop, as well as what services may need adjusting to maximize the benefits of development. The plan helps the county decipher where to invest budgets in infrastructure such as roads, sewer service, parks and greenspace, and other facilities to maintain and improve residents' quality of life as well as economic development prospects.

Exhibit 16 – Murrayville area Not Likely to Change

Emphasis ours

MURRAYVILLE/SARDIS

Context

The Murrayville/Sardis area is in the western portion of the county, northwest of Gainesville. The name of the planning area refers to two well-known unincorporated communities within Hall County. Murrayville is located along SR 60/Thompson Bridge Road, about 10 miles northwest of Gainesville. The community was named in honor of a local merchant, Patrick J. Murray. Sardis is to the south of Murrayville and across Lake Lanier from Gainesville. Sardis Creek has lent its name to local parks, roadways, and schools. The area is experiencing Gainesville's medium to higher-density single-family residential development on its southern periphery, but on its borders with North Hall and Lumpkin County, the area remains rural.

Population: Approximately 20,000*

Cities: N/A



Schools:

- Lanier Elementary School
- Sardis Elementary School
- Chestatee Academy
- Chestatee High School

Community Resources:

- Hall County Fire Stations 3, 11, and 13
- Murrayville Library (Hall County Library Branch)
- Wahoo Creek Park
- Murrayville Park
- Sardis Sports Complex
- Cool Springs Park
- Bolding Mill Park
- Little Hall Park
- Thompson Bridge Park
- Sardis Creek Park
- Simpson Park, Robinson Park
- Duckett Mill Park

Key Issues

- Prominent wetlands lack protection.
- Increasing development pressure.
- Existing infrastructure lacks capacity to support increased growth and development.

Opportunities

- The area is unlikely to change based on land use value and development forces.
- The northern portion may contain opportunities to contribute to the county's environmental protection areas.

* Source: TSW team estimates based on data from the 2020 Census Bureau's American Community Survey. Estimates were made because planning areas did not align completely with census tracts.

Exhibit 17 – We seek to follow the governing Zoning Process (shown below)

(source: <https://www.hallcounty.org/1176/Zoning-Conditional-Use-and-Variance-Req>)

Emphasis ours

About the Public Meeting Process

Rezoning, Conditional Use, and Variance applications are requests **first heard by the Hall County Planning Commission (HCPC) at a Public Meeting**. **Rezoning and Conditional Use requests subject to the Board of Commissioners (BOC) approval are heard at a second public meeting where final action is taken by the BOC**; when the final action is determined by the BOC, the Planning Commission's acts as a recommending board and their recommendation is forwarded to the BOC along with any public comments. Both the Planning Commission and Board of Commissioner meetings are usually held on the second floor of the Hall County Government building located at 2875 Browns Bridge Road, Gainesville, GA 30504.

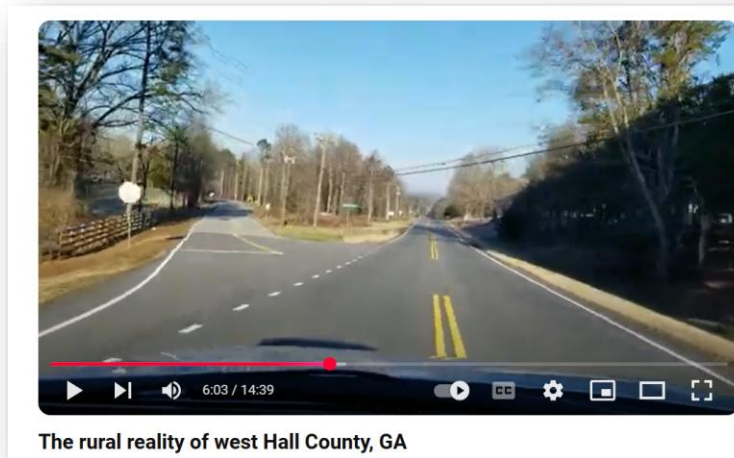
Public Hearing Procedures (Planning Commission)

1. The chairman will call the meeting to order.
2. The Commission will approve or amend the minutes of the previous meeting.
3. The chairman will address Old Business items on the agenda.
4. The chairman will hear New Business requests.
5. The chairman will read the legal description of the application to be heard.
 - a. The applicant will give their presentation.
 - b. The Commission may ask the applicant questions.
 - c. The Commission may ask questions of staff.
 - d. The chairman will open the floor to the public, calling for those "in favor" to speak first and then those "in opposition."
 - i. **Speakers wishing to address the Commission shall clearly state their name and address, and sign in.**
 - ii. Speakers shall be allowed to speak for no more than the time limit set by the chairman. The chairman or a person designated by the chairman shall be responsible for enforcing the time limit. **Typically, the time is set at 3 minutes per person for up to 7 people per side (for or against)**
 - iii. **Comments must pertain only to the merits of the proposed application and must be directed to the Commission.** Comments are not allowed which may be construed as personal attacks on any other speaker or as irrelevant to the application. Violators will first be cautioned and then prevented from making further comment.
 - e. The applicant may be allowed a brief rebuttal.
 - f. The chairman will read for the record any correspondence received in support or opposition to the application.
 - g. The chairman will close the public hearing to further public comment.
 - h. The chairman will open the floor for discussion by the Commission. The Commission will decide whether to vote on approval or denial of the application, postpone a decision ("table"), or take other action.
6. The chairman will ask if there is any other business to discuss once all requests have been heard.
7. The chairman will entertain a motion to adjourn.

Exhibit 18 – 2019 and 2025 videos of Yellow Creek to Barkers Bend

NOTE WELL – if you have difficulty locating the videos on YouTube.com, in the search bar type in the exact title of the video in double quotes. E.g., “The rural reality of west Hall County, GA”. Please forgive any ads that YouTube presents.

Start at the 6 minute mark for the **2019** journey down the Yellow Creek peninsula to Barkers Bend



<https://www.youtube.com/watch?v=ik-RHugrAWM&t=18s> ← active link in the PDF

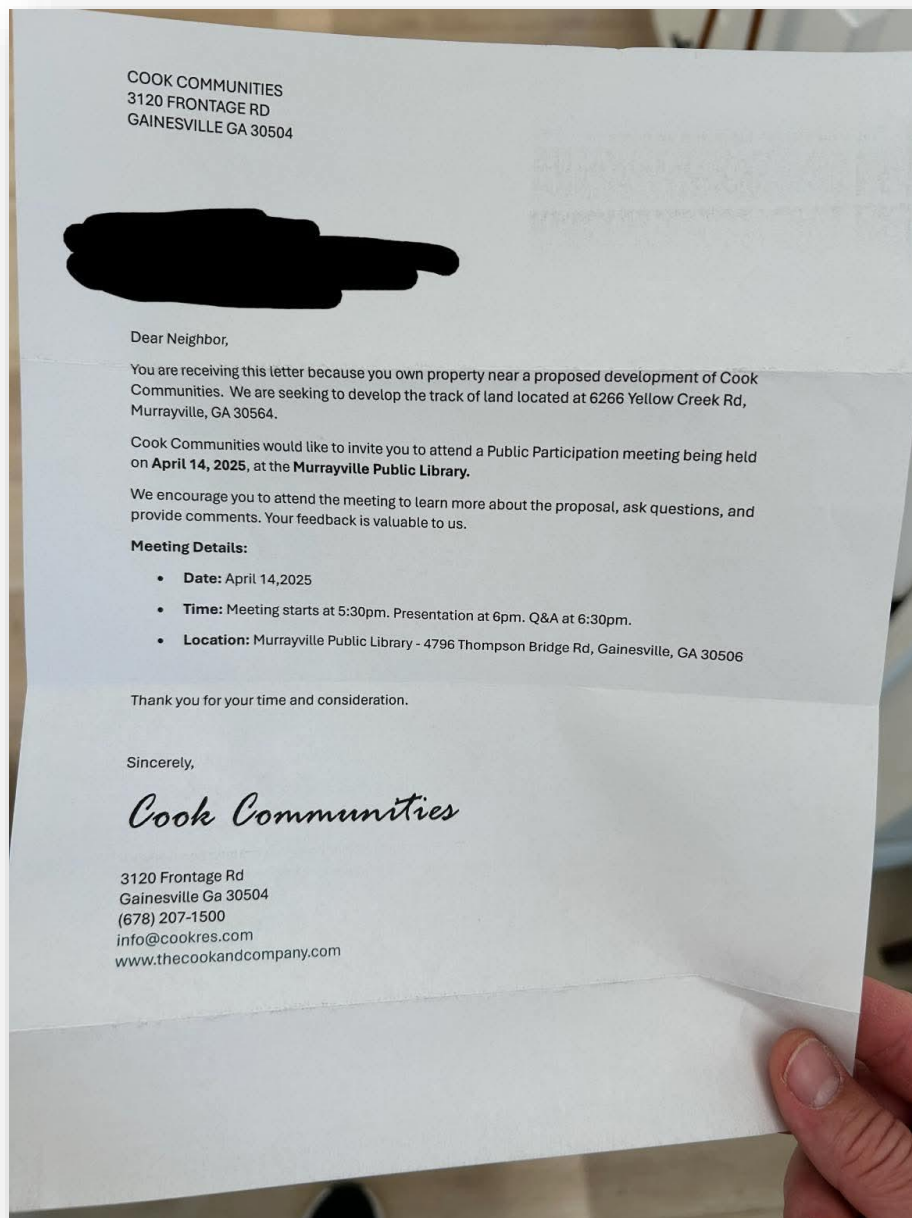
Start at the 6:50 mark to see only the **2025** journey, illustrating how little the community has changed in six years, and the reality of its rural residential character once off Highway 60. Watch the entire video to observe the commercial growth along Hwy 60 from the Murrayville Kroger to the turnoff to Yellow Creek Rd.



https://www.youtube.com/watch?v=BobU_11v1tU ← active link in the PDF

Exhibit 19 – Cook Communities neighbor engagement letter

In contrast to the Yellow Creek Campground developer/owner(s) who have made NO effort to engage residents in the area, note well the Cook Communities teams' resident engagement for their proposed residential development farther NE up Yellow Creek.



ⁱ **END NOTE** - *It may be inconsequential, but the Hall County Tax records show 6702 Yellow Creek is owned by husband and wife, yet the zoning application is filed only by the husband. 6702 may also be part of a different original plat subject to different requirements.*

April 3, 2025

To: The Hall County Planning board, and county commissioners

Yellow Creek Road in Murrayville is a very special place. It is immensely beautiful. I have traveled America many times and not seen this quality of a community but a very few times. I built my house here 32 years ago. I can't put into words just what this area means to myself and many others here. I realize that growth is coming, but there are places for commercial growth, and this is not one! I have read the comprehensive plan update (2024), and I don't think it is copacetic with this rezoning plan. I hope and pray it's denied for that reason. Yellow creek and the close by surrounding roads have over 100 homes, lake shore forest subdivision is at 100 homes, and mountain view estates would also be at 100 homes. This is a low estimate. I have not spoken with one single person who is ok with this campground business. The needs of the many outweigh the needs of the few. I understand the Rosner's would like to see more profits from this endeavor, but there are other ways to make money. This neighborhood has value just the way it is!

Yellow creek road is not designed for commercial traffic. The zoning change plans call for a commercial parking lot in the campground area. A parking lot for Busses and RVs. It looks like there are no plans to change or upgrade that road for 20 years (2045). This road can't handle commercial traffic. Yellow creek road is a twisting road and has dangerous curves with blind spots. There have been fatalities on this road already. People will be drinking at this campground and driving on a road not familiar to them.

With the current lodging business at this residence, I have had trespassers on my property twice. Once when talking with Alon Rosner about his air b&b lodging plans I pointed out that this may happen, and it did. I did call him the first time it happened and let him know. The second time I did not. Trespassing is a crime, so is noise after 10 pm! The campfire parties are going to cause a noise ordinance problem. It will bring strangers from far away to let loose and carry on in our neighborhood. I stay away from pelican petes on the weekends because of all the drunk crazy people. They have had to hire security there to help deal with it. This campground is an open door for large Crouds of off the chain intoxicated loud people to have access to a residential area and not have a care for the community.

Maintenace so far on this property has been poor. One boat dock of the two is sinking with boards that have not been replaced for 32 years that I know of. This dock is in violation of the US Corps rules for a boat dock on Lanier. Neither of the two docks have any chairs for the lodgers to sit on for the entire time of this air b&b endeavor. They have two small docks for a potentially large crowd. The fence at the front of the property is busted up bad. I have had to pick up trash several time's that has been dragged around by animals and wind from the lodgers visiting. A large number of trees have fallen at all areas around the house. I realize they can clear the trees on their land, but not the Corp land! By placing the glamping domes on the Corp line with mother nature and the human impact on the Corp trees some of these domes surely will be smashed with falling trees. It's a fire hazard with all the combustibile fuel (thick bed of leaves) on the ground and would not be safe with campfires. I have printed some pictures of the trees down now, and it is really quiet a lot! The US Corp of Engineers rules are to preserve all the trees and touch nothing. Human impact with a large group of people like this will damage and kill trees. This is counterproductive to the Corp desires.

I have experienced noise in the late night quite past 10 pm with the air b&b now as it is. I can see all the future chaos and troubles that would come with this business! Would you want this in your childhood neighborhood for the children, families, and grandparents? This community here in the Yellow Creek area is very precious. The people of Yellow Creek will thank you for turning down this proposed zoning change.

Thank you
Armand Thiess







































