



# Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

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**To:** David Gibbs, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Katie Ahmed, Planning & Zoning Administrator

**Date:** January 5, 2026

**Subject:** Public Comment

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Dear Commissioners,

Staff received an objection letter from Ms. and Mr. Shore concerning our notice letter mailing procedure and expressed their concerns regarding timely notification. The Shores reside at 3286 Athens Highway, Gainesville, GA 30507.

In accordance with our established policy, notice letters were mailed approximately one month prior to the first public hearing (December 17, 2025 for the January 22, 2026 BOC meeting). Under Georgia state law, mailing notice letters to neighboring property owners is not required; therefore, no law has been violated. Nevertheless, as a courtesy, our policy provides this notification to surrounding property owners.

The Shores' objection letter is included in the packet for the upcoming BOC meeting on January 22, 2026.

Thank you,  
Katie Ahmed  
Planning and Zoning Administrator

Steve Klacik & Karen Shore 3286 Athens Hwy Gainesville, GA 30507 Email:  
[REDACTED] Phone: [REDACTED] December 20, 2025

Hall County Planning and Development P.O. Box 1435 Gainesville, GA 30503

Subject: Rezoning Application – 3290 & 3294 Athens Highway (AR-1 & PID to I-1) Applicant:  
Jim Rizqallah Hearing Date: January 22, 2026

Dear Planning Staff and Hall County Board of Commissioners:

We write as directly adjoining property owners and formally object to the above-referenced rezoning request. We respectfully urge the County to deny this application. At minimum, we request postponement until proper notification and full public review have occurred.

**Lack of Required Notification:** Despite our property touching the subject parcels, we did not receive timely notice of this rezoning application. Hall County policy requires mailed notification to owners within 500 feet at the outset of the rezoning process. We were only recently notified of the Commission hearing, placing us at a clear disadvantage. This alone justifies postponement of the hearing.

**Incompatibility and Harm to Adjacent Property:** Rezoning these parcels to I-1 threatens surrounding agricultural and residential properties. Industrial zoning will introduce incompatible uses, including truck and equipment traffic, warehousing, storage yards, and fabrication or manufacturing activities. These uses will significantly harm our peaceful property use, livestock safety, and the rural environment. This corridor is not suitable for industrial intensification.

**Traffic, Lighting, Noise, and Property Value Impacts:** The proposed rezoning poses unacceptable risks: increased heavy traffic on Athens Hwy, nighttime lighting spillover, noise disruption to horses and livestock, stormwater runoff issues, decreased property values, and permanent change to the rural character of the area. These impacts have not been publicly evaluated.

**Request for Documentation and Transparency:** We request access to the full application packet, site plans, staff reviews, environmental reports, and proposed conditions. We also request confirmation of all mailing records and dates to adjoining owners. Full transparency is necessary for an informed decision.

**Conclusion:** Given the notification concerns, land use incompatibility, and potential harm to surrounding properties, we urge the Board to deny this rezoning request. At the very least, this case must be postponed to allow proper neighbor notice, document review, and meaningful participation. We intend to speak at the public hearing.

Sincerely,

*Steve Klacik*

*Karen Shore*

3286 Athens Hwy

Gainesville, GA 30507

## **FORMAL WRITTEN OBJECTION – PROCEDURAL NOTICE DEFECT**

**Date:** December 24, 2025

**To:** Hall County Board of Commissioners

**Via:** Hall County Planning & Zoning Department

**Re:** Rezoning Application – 3294 & 3290 Athens Highway

Rezoning from Agricultural Residential (AR-1) / Planned Industrial Development (PID) to Light Industrial (I-1)

Applicant: Jim Rizqallah

Commission District 3

Dear Chairman and Members of the Board,

We are adjacent property owners entitled to notice under Georgia's Zoning Procedures Law and Hall County's zoning ordinance. We submit this written objection to the above-referenced rezoning application on procedural grounds, and respectfully request that it be entered into the official record.

We received our first mailed notice regarding this rezoning on December 17, 2025, as reflected in the County's Notice of Public Hearing. However, the rezoning process had already commenced prior to that date.

The County's notice references action taken at the October 7, 2025 meeting, at which time the Planning Commission was temporarily suspended and zoning matters were redirected to the Board of Commissioners. Regardless of that internal administrative change, Georgia law requires that affected property owners receive notice prior to the first public hearing on a zoning request, so that they may meaningfully participate in the process.

Because notice was not provided to us until after the rezoning process was already underway, we were deprived of the opportunity to participate at the outset of the proceedings, including the opportunity to prepare, present evidence, and raise concerns before staff review, recommendations, or procedural momentum occurred. An internal suspension of the Planning Commission does not eliminate or postpone statutory notice obligations owed to affected property owners.

This procedural defect is particularly significant given the nature of the request, which seeks to rezone property from Agricultural Residential to Light Industrial, a substantial change with material impacts on land use compatibility, traffic, noise, and surrounding property interests.

Accordingly, we respectfully object to the continuation or approval of this rezoning in its current posture and request that the Board take appropriate corrective action, including but not limited to:

1. Tabling the application;
2. Remanding the matter for re-notice and rehearing in compliance with Georgia law; or
3. Restarting the rezoning process to ensure full procedural compliance and meaningful public participation.

This objection is submitted to preserve our rights and remedies under Georgia law. We appreciate the Board's consideration of this matter and request that this correspondence be included in the official record of proceedings.

**Property Address:** 3286 Athens Highway, Gainesville, GA 30507

Respectfully submitted,

**/s/ Karen Shore**

Karen Shore

**/s/ Steve Klacik**

Steve Klacik