

## Jennifer Rivera (Administration)

---

**From:** Kaitlyn Elliott (Planning)  
**Sent:** Monday, February 9, 2026 1:23 PM  
**To:** Steve Klacik  
**Cc:** Jennifer Rivera (Administration); Anael Dominguez (Administration); Katie G. Ahmed (Planning)  
**Subject:** Re: Final provisions  
**Attachments:** Proposed\_Legally\_Binding\_Conditions\_Email\_FINAL\_75FT\_BUFFER\_UPDATED.pdf  
**Categories:** HOLD

Ok. This has been received and will be forwarded to the Board of Commissioners.

Thank you

**Kaitlyn Elliott**  
Planning Commission Clerk  
Hall County Planning and Zoning  
(770) 531-6810 [www.hallcounty.org](http://www.hallcounty.org)  
[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)

**Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.**



---

**From:** Steve Klacik [REDACTED]  
**Sent:** Monday, February 9, 2026 1:20 PM  
**To:** Kaitlyn Elliott (Planning) <[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)>  
**Subject:** Re: Final provisions

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.

yes  
thank you

On Mon, Feb 9, 2026 at 1:17 PM Kaitlyn Elliott (Planning) <[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)> wrote:  
Thank you for your comment. Ms. Shore recently sent a copy stating updated. Is this an update to the one she sent?

Thank you,

**Kaitlyn Elliott**  
Planning Commission Clerk  
Hall County Planning and Zoning  
(770) 531-6810 [www.hallcounty.org](http://www.hallcounty.org)  
[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)

**Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.**



---

**From:** Steve Klacik [REDACTED]  
**Sent:** Monday, February 9, 2026 1:01 PM  
**To:** Kaitlyn Elliott (Planning) <[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)>; Gregg Poole (County Commissioner) <[gpoole@hallcounty.org](mailto:gpoole@hallcounty.org)>  
**Subject:** Final provisions

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.

Please notify me when received  
Thank you  
Steve Klacik

# Submission of Proposed Legally Binding Conditions – Parcels 3290 & 3294 Athens Highway

Hall County Planning & Development,

We respectfully submit the following proposed **legally binding conditions of zoning approval** for consideration in advance of the upcoming working meeting regarding the proposed commercial development at Parcels 3290 and 3294 Athens Highway.

As adjacent agricultural and residential property owners at **3286 Athens Highway**, our intent is to ensure that any approval includes clear, enforceable protections addressing traffic safety, agricultural compatibility, lighting, buffering, and preservation of the historic church cemetery. These conditions are submitted in good faith to promote balanced development while protecting existing residences, livestock, and roadway safety.

- A permanent 75-ft agricultural/open space buffer along the entire shared boundary.
- Preservation of the rear one-half (½) of the property as permanent green space/open space, recorded on the final site plan with no buildings, truck courts, outdoor storage, or future expansion permitted.
- Removal or relocation of the two proposed 3,750-square-foot warehouse structures closest to the shared boundary and residential driveway to increase green space and separation from adjacent agricultural property.
- A continuous 10-ft opaque privacy fence along the entire shared boundary with no fence height reductions, openings, or access gates, and perpetual developer maintenance.
- Enhanced evergreen landscape buffering for year-round screening along the entire shared boundary.
- Strict lighting limitations including full cut-off fixtures, 0.1 foot-candle maximum at the property line, 15-ft pole height limit near residential property, 3000K color temperature, and livestock-sensitive lighting protections.
- Operating hours limited to 8:00 AM – 5:00 PM, with no after-hours loading, truck staging, idling, or commercial activity adjacent to residential or agricultural property lines.
- Noise mitigation requirements and internal-facing security cameras only.
- Protection and preservation of the historic church cemetery.
- Engineered stormwater protections preventing runoff toward adjacent agricultural land.
- Any future expansion, additional buildings, intensified use, or modification to the approved site plan shall require review through a new public zoning or public hearing process with notification to adjacent property owners.
- A mandatory deceleration lane along Athens Highway beginning no less than 100 feet prior to the driveway serving 3286 Athens Highway, with all costs borne by the developer and completion required prior to Certificate of Occupancy.

We appreciate staff's time and consideration of these provisions. Our goal is to work cooperatively toward solutions that maintain public safety, protect neighboring agricultural use, and provide clarity for all parties moving forward.

Please include this submission in the official record for review prior to the working meeting.

Respectfully,

Karen Shore  
Steve Klacik  
3286 Athens Highway  
Gainesville, GA 30507