

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, February 24, 2026 8:22 AM
To: [REDACTED]
Cc: Kaitlyn Elliott (Planning); Anael Dominguez (Administration); Katie G. Ahmed (Planning)
Subject: FW: Rezoning of 3290 & 3294 Athens Hwy
Attachments: Proposed_Legally_Binding_Conditions_Email_FINAL_75FT_BUFFER_UPDATED.pdf;
Cemetery_Protection_Provisions_FINAL.pdf

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera, CMC
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org



From: Leah Sexton [REDACTED] >
Sent: Monday, February 23, 2026 11:25 PM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Rezoning of 3290 & 3294 Athens Hwy

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This is Leah Sexton regarding the proposed rezoning of 3290 and 3294 Athens Highway.

As a neighboring property owner, we strongly oppose changing the current A1 (Agricultural) zoning designation. We respectfully request that the Planning Commission preserve the agricultural character of this land and deny the rezoning request.

However, should the Commissioners decide to approve the rezoning to L1, we formally request that the provisions we have submitted be incorporated into the site plan as mandatory conditions prior to approval. These provisions are both reasonable and necessary to protect the rights and interests of adjacent property owners.

Our requests are intended to minimize disruption to the sanctity of our homes, preserve the integrity of our land, safeguard the well-being of our animals, and maintain our overall peace of mind. We believe these measures represent a fair and responsible approach to mitigating the impact of this proposed change.

A copy of the requested provisions is attached for your review and consideration. Please give a copy to each Commissioner for the meeting on February 26, 2026.

Respectfully,
Leah Sexton

Protective Zoning Provisions – Entire Property Line of Sugar Hill Baptist Cemetery

These provisions apply to the **entire property line of the Sugar Hill Baptist Cemetery**. The cemetery shall be recognized as a distinct and separate property boundary from the church grounds. All buffer, green space, safety, and operational protections shall extend the full length of the cemetery property line.

1. Continuous Undisturbed Buffer – Entire Cemetery Property Line

A minimum seventy-five (75) foot undisturbed buffer shall be maintained along the entire Sugar Hill Baptist Cemetery property line. No clearing, grading, paving, stormwater infrastructure, utilities, or building encroachments shall occur within this buffer. Existing mature trees shall be preserved wherever feasible. This buffer shall remain permanently undeveloped and shall not be reduced without full rezoning review and public hearing.

2. Permanent Green Space Requirement

The buffer area along the entire cemetery property line shall be designated as permanent green space. Green space shall remain in a natural or landscaped condition, and no future commercial or accessory structures shall be permitted within this area.

3. Removal of Buildings Adjacent to Cemetery Property Line

The two proposed 3,750-square-foot warehouse buildings closest to the Sugar Hill Baptist Cemetery property line shall be removed from the site plan to allow expanded green space and buffering. No replacement structures shall be permitted in their location, and building mass shall not be shifted closer to the cemetery boundary as a substitute.

4. Deceleration Lane & Shared Driveway Safety

A deceleration lane shall be constructed beginning no less than 100 feet prior to the shared driveway providing cemetery access. Truck queuing or staging shall not occur along the cemetery frontage, and driveway sight distance shall remain unobstructed at all times.

5. Privacy Fence & Screening – Entire Cemetery Boundary

A continuous 10-foot privacy fence shall be installed and maintained by the developer along the entire Sugar Hill Baptist Cemetery property line. Fence height shall not be reduced through administrative approval. Evergreen landscaping shall be installed and maintained for the full length of the boundary.

6. Lighting, Noise & Operational Restrictions

All exterior lighting adjacent to the cemetery property line shall be fully shielded, downward-directed, and limited to 3000K. No loading docks, HVAC units, generators, or mechanical equipment shall face the cemetery boundary. Operating hours shall be limited to 8:00 AM – 5:00 PM, with no overnight idling or commercial activity along the boundary.

7. Future Expansion & Amendment Limitation

Any future expansion, modification, or redevelopment affecting any portion of the Sugar Hill Baptist Cemetery property line shall require full rezoning review, updated traffic analysis, and public notification to adjacent property owners.

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