

Print

Board of Commissioners Voting Meeting Comments - February 26, 2026 - Submission #135532

Date Submitted: 2/23/2026

Comments completed in the form below will be submitted into the record for the February 26, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Leah

Last Name*

Sexton

Address1*

3236 Athens Hwy

Address2

City*

Gainesville

State*

Ga

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

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.

Respectfully,
Leah Sexton

Please write your comments in the box above.

File Upload

Cemetery_Protection_Provisions.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

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.