
OPPOSED PROPERTY OWNER'S AFFIDAVIT TO VARIANCE REQUEST FOR 6747 HOLLY SPRINGS RD CLERMONT GA

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Mon 3/23/2026 10:34 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

 1 attachment (6 MB)

AFFIDAVIT OF PROPERTY OWNERS WITHIN 500 FT OPPOSING THE VARIANCE FOR 6747 HOLLY SPRINGS RD WITH INFO REGARDING THE SAME..pdf;

From: Ann Hood [REDACTED]

Sent: Monday, March 23, 2026 10:21 AM

To: Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Subject: OPPOSED PROPERTY OWNER'S AFFIDAVIT TO VARIANCE REQUEST FOR 6747 HOLLY SPRINGS RD CLERMONT GA

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.

HI LYNN,

PLEASE FIND ATTACHED THE PDF CONTAINING THE PROPERTY OWNER'S WITHIN 500 FT, OPPOSITION TO THE REQUEST FOR VARIANCE TO 50FT FROM 90 FT ON THE ABOVE STATED PROPERTY.

PLEASE SUBMIT THIS TO THE COUNTY COMMISSION FOR THE WORK SESSION TODAY.

THANK YOU,

ANN HOOD
6635 HOLLY SPRINGS RD
CLERMONT GA 30527
[REDACTED]

STATE OF GEORGIA

HALL COUNTY

The State Of Georgia
County of Hall

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AFFIDAVIT OF Ana Hood

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6635 / 6627 Holly Springs Rd Clermont, GA

FURTHER AFFIANT SAYETH NAUGHT

Ana Hood

AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)
Notary Public

My Commission expires

Oct. 15, 2027



STATE OF GEORGIA

HALL COUNTY

The State Of Georgia
County of Hall

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AFFIDAVIT OF Robert L. Hood

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT

ADDRESS: 6635 / 6627 Holly Springs Rd
Clermont, Ga 30527

FURTHER AFFIANT SAYETH NAUGHT

Robert L. Hood

AFFIANT

Sword to and subscribed before me
This 26 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)
Notary Public

My Commission expires
Oct. 15, 2027



STATE OF GEORGIA

HALL COUNTY

The State Of Georgia
County of Hall

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AFFIDAVIT OF Mrs Bob R Whitmire (Aina)

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT

ADDRESS: 1616 Cleveland Key Home

FURTHER AFFIANT SAYETH NAUGHT

Mrs Bob R Whitmire (Aina)

AFFIANT

Sword to and subscribed before me
This 23 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)

Notary Public

My Commission expires

Oct. 15, 2027



STATE OF GEORGIA

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The State Of Georgia
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AFFIDAVIT OF William Dean Bowen

Personally appeared before me, Oath and State that:

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AFFIANT
ADDRESS: 6750 Holly Springs Road. Clermont GA 30527

FURTHER AFFIANT SAYETH NAUGHT

William Dean Bowen
AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)
Notary Public

My Commission expires
Oct. 15, 2027



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AFFIDAVIT OF Molly E. Bowen

Personally appeared before me, Oath and State that:

As a property owner within 500 feet , I oppose the 6747 Holly Springs rd | Variance request to section 9.2.4 to reduce the required road frontage | on a 114.94+ acre tract located on the north side of Holly Springs Rd approximately 2,905 feet from the intersection with Skitts Mountain Rd | Zoned AR-1 ; Tax Parcel 12088 000001 | PROPOSED USE: MINOR SUBDIVISION \ Commission District 3 \ RUTH C HILL Applicant.

AFFIANT
ADDRESS: 6750 Holly Springs Road, Clermont GA 30527

FURTHER AFFIANT SAYETH NAUGHT

Molly E. Bowen
AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)
Notary Public

My Commission expires
Oct. 15, 2027



STATE OF GEORGIA

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AFFIDAVIT OF Wade Oliver

Personally appeared before me, Oath and State that:

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AFFIANT ADDRESS: 0815 Holly Springs Rd. Clermont GA. 30527

FURTHER AFFIANT SAYETH NAUGHT

Wade Oliver
AFFIANT

Sword to and subscribed before me
This 20 day of March, 2026

Shannon Clark

Notary Public

Signature Shannon Clark (Seal)
Notary Public

My Commission expires
Oct. 15, 2027





WHAT HARM IS CAUSED BY CHA X



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◆ AI Overview

Reducing a building setback from 90 feet to 50 feet in an agriculture-zoned area near fresh water sources (riparian areas) poses significant environmental, safety, and operational risks. Such variances weaken the natural buffer designed to protect water quality, manage erosion, and filter pollutants. [LosGatosCA.gov +4](#)

The primary harms include:

1. Degradation of Water Quality

- **Reduced Filtration:** Vegetated buffers (riparian buffers) trap sediment, nutrients, and pesticide runoff. Reducing this buffer zone means more fertilizer and manure runoff directly enters the water, reducing water quality and triggering algal blooms.
- **Increased Pollutants:** Closer construction increases the risk of contamination from fertilizers, pesticides, and animal wastes, which can cause excessive phosphorus and nitrogen loads in water bodies.
- **Sedimentation:** Construction activities, such as clearing vegetation, create soil erosion. A smaller buffer cannot adequately prevent this soil from burying aquatic habitats and increasing turbidity. [Wisconsin Department of Natural Reso... +3](#)

2. Increased Flooding and Erosion Risks

- **Impervious Surfaces:** Building closer allows more concrete and roof structures (impervious surfaces) near the water, which prevents rain from soaking into the ground, increasing the volume and velocity of stormwater runoff.
- **Bank Instability:** Reducing the setback removes the native vegetation that stabilizes the banks of streams, lakes, or rivers. This leads to increased erosion and potential land loss.
- **Increased Flood Risk:** Without a sufficient riparian buffer to absorb peak flows, flood risks increase for the immediate property and downstream neighbors. [Iowa State University Digital Repository +4](#)



rather than mere convenience or desire to build a larger home. If not justified, such a change may break the required uniform application of zoning laws in the area. Extension - University of Wisconsin-M... +2

Setbacks and Buffers between Non-Agricultural and ...

EFFECTS. Requiring setbacks for new development adjacent to agricultural land provides many benefits. To begin, setbacks can help ...

SDC Sustainable Development Code

The Truth About Variances - KKC Law

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KKC KKC Law

Variances - Land Use Training & Resources

A variance allows a property to be used in a manner forbidden by the zoning ordinance. If the purposes of a zoning ordinance are h...

Extension - University of Wisconsi...



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Guida Law Offices

https://guidalawfirm.com › Blog

Zoning Laws and Land Use: How They Impact Your ...

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Missing: HARM 90 FT 50

People also ask

3. Destruction of Ecological and Wildlife Habitat

- **Habitat Loss:** A 50-foot zone is less effective at providing shade, food, and protective corridors for fish and wildlife compared to a wider, more natural buffer.
- **Increased Water Temperatures:** Removing trees and vegetation closer to water reduces shade, which can raise water temperatures to levels that harm cold-water fisheries and other aquatic species. Frontiers +2

4. Agricultural Operations and Safety Risks

- **Reduced Productive Land:** While development may seem profitable, it can force agricultural activities into smaller, less efficient areas.
- **Well Contamination:** Residential buildings near agricultural sites can suffer from water quality issues. Conversely, increased septic activity from new development can pollute agricultural water sources (ponds, wells). Epp Well Solutions +1

Why 90ft is Safer than 50ft:

Regulations often set these limits to ensure that the area can "filter, settle, and transform" contaminants. Research suggests that a 35-to-100-foot buffer is typically necessary to achieve effective sediment and nutrient control. A reduction to 50 feet leaves little room for error if the area has a high slope or permeable soil. Frontiers +1

Riparian Buffers for Agricultural Land

* • Define what a riparian buffer is. • Describe what benefits a riparian buffer can provide in an agricultural landscape. • Ident...

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why riparian setbacks? - Los Gatos

The components of the riparian corridor function together to provide valuable natural resource services. The National Academy of S...

LosGatosCA.gov ⋮



ordinance controlling riparian setbacks and wetlands ... - CCBH.net

Jan 27, 2006 — RIPARIAN AND WETLAND SETBACK REQUIREMENTS: 1. It is hereby determined that the system of wetlands, riparian areas, rivers, streams...

Cuyahoga County Board of Health ⋮

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WHAT HARM IS CAUSED BY CHANGING A 90 FT REGULATION TO A 50 FT VARIANCE FOR HOME BUILDING IN AN AGRUC...



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These are results for WHAT HARM IS CAUSED BY CHANGING A 90 FT REGULATION TO A 50 FT VARIANCE FOR HOME BUILDING IN AN AGRICULTURAL ZONE

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AI Overview

Reducing a building setback from 90 feet to 50 feet in an agricultural zone creates significant potential for conflict between residential and farming uses, primarily by shrinking the buffer necessary to mitigate noise, odor, dust, and chemical application. This reduction brings homes closer to operational farms, increasing the likelihood of nuisance complaints that can hamper agricultural operations and decreasing the quality of life for new residents. [SDC Sustainable Development Code +2](#)

Specific harms and impacts include:

- **Increased Nuisance Complaints:** Closer proximity to farming operations increases complaints regarding odors, dust, flies, and noise from machinery or animals (e.g., poultry houses).
- **Reduced Farming Operational Efficiency:** When residential homes are closer, farmers may need to limit operations to avoid complaints, which can diminish the productivity and financial viability of the farm.
- **Reduced Buffer from Chemical Applications:** Reduced setbacks mean less distance between agricultural spraying (pesticide/fertilizer) and residential property lines, creating potential health and environmental concerns.
- **Diminished Agricultural Safety/Land Value:** Increased encroachment of residential homes can lead to pressure to change the nature of agricultural land use, often threatening the "right to farm" and reducing long-term value for farmers who depend on large-parcel operations.
- **Diminished Public Safety/Quality of Life:** The reduction in space limits the ability of the property to handle stormwater, which can cause drainage issues. It also reduces privacy and increases noise pollution for residents. [Facebook +5](#)



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Changing a 90 ft rule to a 50 ft variance on AR-1 zoned properties can have significant impacts on the surrounding properties. The new variance would allow for a shorter setback, potentially reducing the height of buildings and structures, which could affect the overall appearance and functionality of the neighborhood. It may also lead to changes in the density of development, impacting the density and layout of the area. Additionally, the new variance could create new opportunities for development, such as taller buildings or more complex structures, which could further alter the community's character and dynamics. It is essential for local governments and property owners to carefully consider these impacts and ensure that the new variance aligns with the community's goals and values. [↔ Generis Global Legal Services +5](#)

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uslawexplained.com
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Zoning Variance: The Ultimate Guide to Getting Your Project Approved

You would apply for an area variance for those 2 feet. Other examples include requests to exceed a height limit, build a fence taller than permitted, or cover a larger percentage of your lot with a structure ...

permitview.com
<https://permitview.com/best-arguments-against...>

Best Arguments Against Granting a Variance Request: A ...

Granting a variance can have a variety of impacts on neighboring properties. These may include changes in property values, privacy issues, loss of light or air ...



bellhaven.org
<https://www.bellhaven.org/learn/Area-Variance>

Area Variance: Your Guide to Zoning Requirement Flexibility

Dec 4, 2024 · Need to build beyond standard zoning limits? Learn how an area variance lets property owners legally modify dimensional requirements while ...



FindLaw
<https://www.findlaw.com/realestate/land-use-laws...>

Zoning Changes, Variances, and More - FindLaw

May 22, 2024 · Variances are granted when the property owner can demonstrate that existing zoning regulations present a practical difficulty in using the property. For example, an owner of land in a ...

Mika Meyers
<https://www.mikameyers.com/practical-advice-f...>

How to Win a Variance Hearing: Practical Advice | Mika Meyers

Apr 9, 2018 · Based on years of experience working with Zoning Boards of Appeal (ZBA), we offer the following advice on how to win a variance ...



Deeds.com
<https://www.deeds.com/articles/how-do-zoning-variances-work>