
Cagle Rd. - Rezoning Opposition Letter

From Austin Lamon [REDACTED]
Date Wed 4/8/2026 7:16 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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Hello Kaitlyn,

I hope you had a great weekend. I just wanted to send you my letter of opposition to the Rezoning proposal for Cagle Rd.. Please pass this along to the Hall County Board of Commissioners.

Thank you - Austin Lamon

Dear Hall County Board of Commissioners,

As a property owner on Oaklake Dr. off of Cagle Road, I am writing in response to the Notice of Public Hearing scheduled for April 9, 2026, regarding the proposed rezoning of 0, 0, and 4285 Cagle Road to I-2 (Heavy Industrial). I respectfully submit my opposition to this application based on objective land use and public safety concerns that provide a rational basis for denial.

First, the proposed rezoning is incompatible with the established residential character of the surrounding area, including properties along Cagle Road and Oak Lake Drive. Sound land use planning principles discourage the placement of heavy industrial uses directly adjacent to residential neighborhoods due to the impacts of noise, vibration, light pollution, and potential environmental hazards. This incompatibility is not a matter of preference, but of established planning standards intended to protect public welfare.

Second, the rezoning would have a materially negative impact on residential property values in the immediate area. Proximity to heavy industrial uses is consistently associated with reduced desirability and diminished home values due to increased nuisance factors and perceived risk. This represents a direct and foreseeable economic harm to existing homeowners, which the County has a legitimate interest in considering.

Third, traffic and infrastructure limitations present a significant and currently unquantified risk. Based on the configuration of the subject parcels and the presence of the railroad, it appears that primary access would occur via Cagle Road. This roadway is not designed to accommodate the volume or type of heavy truck traffic associated with I-2 industrial operations. Increased truck traffic would create safety concerns for residents, accelerate road degradation, and disrupt the surrounding community.

The County has acknowledged that a full traffic impact study *may* be required. For a project of this magnitude, it is both reasonable and necessary that such a study be completed prior to any rezoning decision. Approving this application without a comprehensive, data-driven analysis of traffic impacts would result in a sufficient lack of understanding regarding the effects on the adjacent community and would not reflect responsible planning or infrastructure management practices.

Fourth, the proximity of the proposed industrial use to the Chattahoochee River and Lake Lanier raises legitimate environmental concerns. Lake Lanier is a critical regional resource, and the introduction of heavy industrial activity in close proximity increases the potential for runoff, contamination, and long-term ecological impact. Protecting water quality and environmental integrity is a valid and important governmental interest.

Finally, there are significant concerns regarding the long-term implications of rezoning this property to I-2. Once rezoned, the range of permitted heavy industrial uses expands substantially, and the property could be sold or transferred to future owners with different operational intentions. It is unclear what safeguards would be in place to ensure that future uses remain appropriate for this location, particularly given the proximity to residential neighborhoods and Lake Lanier. This creates uncertainty and risk that extend well beyond the current application.

Together, I believe these factors (land use incompatibility, impacts on property values, inadequate infrastructure and traffic concerns, environmental risk, as well as the absence of defined long-term safeguards regarding the land's potential Heavy Industrial designation) provide objective reasons to deny the rezoning proposal.

This opposition is not based on generalized or subjective concerns, but on considerations that are directly relevant to the County's responsibility to develop the area with the health, safety, and welfare of surrounding residents in mind.

For these reasons, I respectfully urge the Board to deny the rezoning application. At a minimum, no decision should be made until a comprehensive traffic impact study is completed and made available for public review.

Sincerely,

Austin Lamon

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William Austin Lamon

