

Anael Dominguez (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 13, 2026 8:46 AM
To: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: FW: Group Home #4337 Mountainview Rd.

Please see below public comment.

Katie Ahmed
Director of Planning and Zoning
Planning and Zoning
(direct office) 770-297-2649
kahmed@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: Ed Kern [REDACTED] >
Sent: Sunday, April 12, 2026 2:57 PM
To: David Gibbs (County Commission) <dgibbs@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Cc: Ed Kern [REDACTED]
Subject: Group Home #4337 Mountainview Rd.

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Ladies and Gentlemen:

This letter is being written in response to the proposed group home at 4337 Mountainview Road, Hall County, Georgia.

We live less than 1000 ft from the proposed site (as the crow flies) and are very concerned about this development.

First, we found out about it by word of mouth by a neighbor. Since this is a commercial enterprise, a zoning change would be required. As of Saturday 4/11/26, there were no posted signs or notices indicating the change application. I believe this is a requirement in the zoning process.

Second, based on the available information, this could add 40 or more vehicles to the traffic on Mountainview. We already have significant traffic, mainly on weekends with access to Balus Creek day park and boat launch. At the proposed site, where is parking going to be provided? How will the lot be constructed? Will it be paved or gravel? Will a retention pond be required? I do believe that access to the county secondary road would still require the apron of the entrance to be engineered, proposed and approved by the county before it can be installed. Vehicles cannot safely back out onto Mountainview. That could be a disaster.

Third, the septic system(s) are probably not constructed to handle the amount of sewage. It would be interesting to hear their proposal on that.

Fourth, what about food service. Would a commercial kitchen be required with all its requirements?

Fifth, would any of the housed people have children? If not, would they be allowed to visit or not? If staying there, would the accommodation need to be met such as daycare requirements?

I am sure there are more concerns other neighbors can and will raise. i.e. home values, crime, damage to the building not designed for group residents, congestion, noise, rodents and other unwanted critters, etc.

The bottom line is we oppose the proposed change of this property to a group home setting.

Ed and Linda Kern
4339 Cypress Pl
Oakwood, GA 30566
[REDACTED]