

Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Monday, April 20, 2026 4:27 PM
To: Steven James Mulka
Cc: Jennifer Rivera (Administration); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: OPPOSITION: Special Use Permit – 4337 Mountain View Road

Good afternoon,

Thank you for this revised comment. We will forward this to the BOC on your behalf for their consideration.

Thank you,

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: Steven James Mulka [REDACTED]
Sent: Monday, April 20, 2026 2:19 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: RE: OPPOSITION: Special Use Permit – 4337 Mountain View Road

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Katie good afternoon,

Please find a revised version of my earlier submission where I clarified my reference to the Hall County UDC Section 11.2. Referencing this section explicitly was incorrect. Section 11.2 primarily outlines procedures and administrative processes rather than a single consolidated list of approval criteria.

The discussion points related to suitability with surrounding properties, impacts to adjacent properties and consistency with the County's Comprehensive plan applies to the broader Unified Development Code.

I wanted to ensure there was no ambiguity and that the record accurately reflects the basis of my comments.

Should I forward this update to the rest of the commissioners I copied originally?

Steven James Mulka
[REDACTED] Mobile

From: Steven James Mulka

Sent: Monday, April 20, 2026 10:38 AM

To: 'kahmed@hallcounty.org' <kahmed@hallcounty.org>; 'dgibbs@hallcounty.org' <dgibbs@hallcounty.org>; 'kcooper@hallcounty.org' <kcooper@hallcounty.org>; 'bpowell@hallcounty.org' <bpowell@hallcounty.org>; 'gpoole@hallcounty.org' <gpoole@hallcounty.org>; 'jstowe@hallcounty.org' <jstowe@hallcounty.org>; 'jlawhon@hallcounty.org' <jlawhon@hallcounty.org>

Subject: OPPOSITION: Special Use Permit – 4337 Mountain View Road

April 21st Meeting Agenda Item

Special Use Permit – 4337 Mountain View Road : Long-term Residential Recovery Group Home

Neighborhood Opposition

The surrounding community strongly opposes the approval of this **Special Use Permit** for a 30-resident group home in our residential neighborhood. This is a fee based, long-term residential recovery program with supervision and organized activities, not a typical single-family residence. The reasoning for the opposition is reflected in the attached detailed document which includes the neighborhood petition signed by 64 surrounding neighbors.

The intended use of this property does not meet the required approval standards under the **Hall County Unified Development Code (UDC)** and would severely impact the safety and home values of this Lakeside Residential community.

Steven James Mulka

4415 T Mor CV
Oakwood, GA 30566