

Print

Board of Commissioners Voting Meeting Comments - June 25, 2026 - Submission #145565

Date Submitted: 6/20/2026

Comments completed in the form below will be submitted into the record for the June 25, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

William

Last Name*

Earnest

Address1*

4179 Sutton Road

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Item for Comment*

4431 Jim Hood Road & 4474 Highland Road

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*

Dear Commissioners,

I am writing to express my opposition to the proposed developments currently under consideration for 4421 Jim Hood Road and 4474 Highland Road. I am opposed to the proposed 56-unit residential development in the rural area because it appears inconsistent with both the Hall County Comprehensive Plan and the Future Land Use Map designation of Rural Neighborhood within the North Hall Character Area.

County staff has already identified several concerns regarding the application, including:

- The proposed residential density exceeds the level supported by the Future Land Use Plan.
- The proposed lot sizes are substantially smaller than surrounding properties. Existing nearby lots are generally one acre or larger, while the proposed development would average approximately 12,057 square feet per lot.
- The proposed density of approximately 1.44 units per acre significantly exceeds the Comprehensive Plan's recommendation of up to 0.75 dwelling units per acre within the Rural Neighborhood designation.
- The proposal is inconsistent with the established development pattern and rural character of the surrounding area.
- Staff has concluded that the property currently has a reasonable economic use under its existing zoning classification.

The Comprehensive Plan specifically identifies these areas as places where active farms, agricultural enterprises, low-density residential uses, large lot sizes, deep setbacks, and preservation of natural features should be maintained. The plan further emphasizes protecting tree canopy, waterways, waterbodies, and open space. Approving a development at nearly double the recommended density would undermine these goals and set a precedent for additional development pressure in rural portions of the county.

The Commission's responsibility when considering zoning amendments includes evaluating whether a proposed use is suitable for the area, whether it may adversely affect adjacent properties, and whether the property already has reasonable economic use under its current zoning. Based on the findings presented by staff, it appears that significant concerns exist under each of these criteria.

I respectfully urge the Commission to deny these applications and uphold the principles outlined in the Comprehensive Plan and Future Land Use Map. Growth should occur in a manner that is consistent with adopted planning policies, protects environmental resources, preserves community character, and maintains public confidence in the zoning process.

Thank you for your time and consideration.

Sincerely,
William Earnest
4179 Sutton Road
Gainesville, GA 30506

Please write your comments in the box above.

File Upload

No file chosen

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.