

Print

Board of Commissioners Voting Meeting Comments - August 13, 2026 - Submission #147415

Date Submitted: 8/1/2026

Comments completed in the form below will be submitted into the record for the August 13, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Kadyn

Last Name*

Dukes

Address1*

5779 F.gilmer Rd

Address2

City*

Gillsville

State*

GEORGIA

Zip*

30543

Item for Comment*

5771 F Gilmer 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*

To the Hall County Board of Commissioners,

I am writing to respectfully but strongly oppose the requested variance for the proposed two-lot subdivision at 5771 F. Gilmer Road

I have lived on F. Gilmer Road my entire life, and my parents have called this road home for over 30 years. My family's property sits immediately beside the proposed subdivision, making us one of the families who will be most directly affected if this variance is approved. This decision would permanently change the place my family has called home for decades. It would impact our privacy, our family farm and garden, and the rural way of life that has defined this road for generations.

Adding another residence to this two-acre tract raises serious concerns about increased traffic, noise, lighting, stormwater runoff, erosion, septic capacity, water usage, and whether a property of this size can reasonably support additional development without negatively affecting neighboring land.

Before additional residential density is considered, I respectfully ask the Board to ensure that all current residential uses and structures on the property comply with County regulations. If the property is already being used near or beyond what two acres can reasonably support, approving another permanent residence would only increase the impact on neighboring families.

Construction and increased residential activity would permanently affect our family farm and garden while disrupting the land and wildlife that have long existed here. Increased noise, lighting, traffic, and changes to drainage could alter the environment we depend on every day. Rural land should not be treated as empty space simply because it has not yet been built upon. It serves an important purpose by supporting wildlife, absorbing stormwater, preserving natural drainage, and protecting the agricultural character that makes this part of Hall County unique. The value of rural land is not measured only by what can be built on it, but by what it continues to preserve. These are not temporary inconveniences. They are permanent changes that affect both the health of the land and the families who already call this road home.

The subject property was once part of the woods where I spent my childhood. Watching those woods be cleared was already heartbreaking, but I understand that property owners have the right to reasonably use their land. What I ask the Board to consider is whether placing multiple residences on the two-acre tract is truly compatible with the surrounding community and the long-term interests of Hall County. The decisions made today will shape what this road becomes tomorrow, and I hope future generations will have the opportunity to experience the same quiet, rural community that I was fortunate enough to grow up in.

The proposed residence would also significantly diminish our privacy. My family's home has always been surrounded by open land, woods, and the quiet that comes with living in a rural community. That sense of peace cannot be recreated once it is lost. Because our home sits immediately beside this property, another residence would permanently change what we experience every day. During the winter months especially, there is very little natural screening between our properties, making the loss of privacy even more significant. The remaining wooded area also serves as an important refuge for wildlife and one of the last natural buffers between neighboring homes. Once that buffer is gone, it cannot simply be planted back.

I am also concerned about the precedent this approval would create. F. Gilmer Road has historically consisted of farms, woods, and homes with meaningful space between them. Rural communities are defined not only by the homes that are built there, but by the open land that remains between them. Approving higher-density development on small rural lots gradually changes the identity of the entire road and encourages similar requests in the future. Once those changes occur, the rural character that makes this community so special cannot be restored.

My family is not opposed to growth or to people having homes. We are opposed to development that is incompatible with the size of the property and the rural community surrounding it. Those of us who have invested decades of our lives in caring for our homes and land should not lose the privacy, natural beauty, and peaceful character that define this road because one small parcel is being pushed beyond what it was intended to accommodate.

For these reasons, I respectfully ask the Hall County Board of Commissioners to deny the requested variance and preserve the rural character, environmental integrity, and quality of life that residents of F. Gilmer Road have worked so hard to protect.

Thank you for your time and consideration.

Respectfully,

Kadyn Dukes
5779 F.gilmer rd

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.