

Anael Dominguez (Administration)

From: Patricia Hullings (Planning)
Sent: Wednesday, August 26, 2026 2:38 PM
To: Jennifer Rivera (Administration)
Cc: Anael Dominguez (Administration)
Subject: HCAM Emails - 6820 Holly Springs - Comment

Please see the below public comment.

Thank you,

Tricia Hullings
Administrative Coordinator
Planning and Zoning
Hall County Government
(770) 297-2611 | phullings@hallcounty.org



Please note: Hall County will be implementing our new NextRequest Open Records Request portal on July 1, 2026. Current ORR specific email addresses (such as orr_planning@hallcounty.org, etc.) will be deactivated, and all requests will need to be submitted through the new portal (<https://hallcountyga.nextrequest.com/>).

Please note, as of **July 13th**, Community Development and Infrastructure departments, including Planning and Zoning, have relocated back to 2875 Browns Bridge Road, the Hall County Government Center, on the 3rd Floor.

Hall County Planning and Zoning does NOT accept wire transfers.

All payments must be made through the Accela Portal or in person. If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: Danielle Sterner [REDACTED]
Sent: Wednesday, August 26, 2026 2:00 PM

To: Planning <planning@hallcounty.org>

Subject: Opposition for Re-Zoning Application 6820 Holly Springs

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Hello!

Not sure if I will be able to be at BoC meeting tmrw, so here is my opposition to a New Business item for the Re-zoning of 6820 Holy Springs Rd

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Danielle Sterner
6625 Holly Springs Rd
Clermont, GA 30527

August 21, 2026

To: Hall County Board of Commissioners
Re: Re-zoning Request for 6820 Holly Springs Rd

As I live across from this property 2 properties toward the west, we have a direct view of this lot from our front porch. Considering, I would like to formally register my opposition to the request for re-zoning of 6820 Holly Springs Rd. and to the concurrent request to reduce road frontage for 1 of the 5 proposed lots. The following are my reasons for requesting that, at minimum, the BoC delays to approve, and at best, denies the application.

Oppositions to Rezone (A)

- 1.
- 2.
3. I pass this location every day. I did not see the Re-Zoning sign, and when I left
4. the BoC Work Session on Mon, I drove home and checked. The sign is set back away from the road, and because of the topo and current wild growth, it is difficult to see. I seriously doubt my neighbors have seen this, and I would like more time to contact them
5. for their input.
- 6.
- 2.
- 3.
4. The surrounding properties are legacy farms. The development of small single family
5. homes on such small lots are not in keeping with the current character area. I understand it is technically in keeping with the UDC and Future Land Use, but this particular property has little to no trees and a fairly significant rise. To build homes on 1
6. acre lots would feel stacked because of the topography. It would impose what would feel like a wall of small homes on neighbors who have anywhere from 3-100s of acres, and long-range views.
- 7.

- 3.
- 4.
5. This re-zone would negatively impact the values of surrounding property, (especially
6. at 1800 sf) and would open the door for other developers to buy up agricultural land and fill it with small subdivisions, lowering the market value of surrounding properties that are held mostly by large legacy landowners. If this were to be approved, there
7. are not enough minimum conditions being required to keep developer accountable to improving the surrounding area with buffers, landscaping, etc. I believe neighbors would have preferences they may like to request if given the opportunity.
- 8.

- 4.
- 5.
6. We moved to this area to become part of Hall County's local historical ag community.
7. We want to support them and are learning from them. I completely support these families' right to sub-divide their own properties for agricultural, financial, or familial purposes. This application seems to be from a business that is looking at this for development
8. purposes only and not with respect to the implications to those surrounding legacy farms.
- 9.

Oppositions to Road Frontage Change (B)

- 1.
- 2.
3. The request to change road frontage serves only the developers bottom line. It allows
4. them to get one more house on this small acreage. There is nothing creating hardship that would justify this change. It is simply an effort to "maximize", which is exactly my concern.
- 5.

- 2.
- 3.
4. The current road frontage minimum has limited our family's ability to sub-divide
5. our land for our children to build on our farm and share our homestead, because the recent changes in the UDC have reduced our options in a way that is not consistent with the shape of how our acreage was historically divided. Technically, 6820 app meets the
6. new UDC "road frontage" minimums, but to approve it would create in-equity because the purpose is to sell higher-density residential lots, not improve the lives and businesses of the surrounding legacy farmers.
- 7.

Thank you for your consideration.

Thank you very much!
Danielle Sterner