

Anael Dominguez (Administration)

From: Patricia Hullings (Planning)
Sent: Wednesday, August 26, 2026 11:40 AM
To: Jennifer Rivera (Administration)
Cc: Anael Dominguez (Administration)
Subject: HCAM Emails-UDC-Public Comment

I wasn't sure if I was supposed to these to you but I figured, better safe than sorry 😊

Tricia Hullings
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Planning and Zoning
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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: [REDACTED]
Sent: Wednesday, August 26, 2026 11:09 AM
To: Planning <planning@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; David Gibbs (County Commission)

<dgibbs@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Billy Powell (County Commissioner) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commissioner) <jstowe@hallcounty.org>

Subject: FW: please reject the proposed increased density - R-SF zoning

Some people who received this message 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.

From: [REDACTED] <[REDACTED]>

Sent: Wednesday, August 26, 2026 11:02 AM

To: '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>

Cc: [REDACTED]

Subject: please reject the proposed increased density - R-SF zoning

Dear Hall County Commissioners,

I respectfully ask you to reject the proposed zoning changes that would permit substantially increase the housing density under the new R-SF classification.

Allowing lots as small as 6,000 square feet could increase development from approximately four to seven homes per acre. On a 100-acre tract, that difference could mean roughly 300 additional homes. At an average of two vehicles per household, the change could add at least 600 vehicles to local roads—before accounting for school buses, delivery traffic, visitors, public health facilities, and service vehicles. That additional demand would affect traffic congestion, road safety, school capacity, emergency response, stormwater systems, sewer systems, and other public services. Before approving any request for higher density, the County should be provided with a clear, parcel-specific analysis showing all natural resources and that existing roads, schools, utilities, drainage systems, and emergency services can accommodate the projected growth without shifting substantial costs to current residents. It already appears that our home millage rates will be increased this year to accommodate increased demands for public funds to address many of the items listed.

The proposed lot sizes also raise legitimate concerns about neighborhood livability. Smaller lots generally provide less private outdoor space for children and families and can increase conflicts involving pets, parking, crime, traffic, and noise. Smaller yards & higher density negatively impacts not only viable outdoor activity space, but also the continued loss of abundant natural areas which decreases the health of our green spaces. A family-friendly community should not measure success solely by the number of homes that can fit on a tract. It should also consider whether residents will have safe, usable yards and whether neighborhoods will retain the space and character that make Hall County an attractive, safe & healthy place to live.

Environmental impacts deserve equally careful consideration. Greater impervious surface from additional homes, driveways, and roads can increase stormwater runoff, erosion, flooding, and pollutant loads entering rivers and streams. These impacts are especially concerning in areas containing wetlands, headwaters, and natural springs. Springs may be missed during limited site surveys, yet they can be essential to maintaining stream flow and water quality. The County should require thorough, independent environmental assessments before development approval, including seasonal field investigations, identification of springs and wetlands, and protective buffers that are based on hydrologic function rather than minimum setbacks alone. The impact on our sewer capacity should also be

evaluated. It seems that this year alone, there have been several sewer overflows from the treatment facilities where rainwater & untreated sewage-contaminated water has been discharged back into our environment and lakes.

If higher density is considered, it should be tied to enforceable conditions: demonstrated road and school capacity, adequate water and sewer infrastructure, effective stormwater controls, preservation of natural areas, and meaningful public review. Density should not be increased first and infrastructure addressed later.

Please protect Hall County's residents, natural resources, and long-term fiscal health by rejecting these substantial density increases unless the County can demonstrate—through transparent, site-specific evidence—that the proposed changes will not overburden public services, diminish neighborhood livability, or harm waterways and springs. Responsible growth should be planned around the capacity of our infrastructure and the protection of our community, not simply around maximizing the number of homes on each acre. Please reject this proposal.

Sincerely,

Holly Williams

5819 Grand Reunion Drive

Hoschton, GA 30548