
Formal Opposition to Rezoning Request – 2109 Microwave Tower Rd, Gainesville, GA 30507

From [REDACTED]
Date Mon 9/28/2026 10:23 AM
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Dear Members of the Hall County Planning and Zoning Commission,
I am writing to formally log my strong opposition to the proposed rezoning request for the properties located at **2109 Microwave Tower Rd, Gainesville, GA 30507**. As an immediate nearby resident and property owner, I have deep concerns regarding the severe negative impacts a high-density Residential Two-Family (RTF) designation will have on our neighborhood. Specifically, this proposal introduces critical liabilities regarding public safety, infrastructure capacity, environmental health, and code compliance.

Preliminary Request for Public Anonymity:

Due to the sensitive nature of this neighborhood dispute and concerns regarding potential retaliation, **I respectfully request to remain anonymous in the public record. I formally request that my name, specific parcel address, and personal contact information be completely redacted and hidden from any public-facing portals, meeting agendas, or open-record distributions associated with this rezoning application.** I trust that the Commission will honor this privacy request while still giving full legal consideration to the critical planning violations detailed below.

Our opposition is based on several critical issues:

• **Illegal Construction and Lack of Permitting:** The existing structures on these properties were built entirely outside of municipal compliance, lacking the required Hall County building permits, inspections, and formal approvals. Granting a high-density RTF designation would effectively reward and retroactively legitimize explicit, illegal development. This undermines the integrity of Hall County's land-use codes and sets a dangerous precedent for future development.

Unpermitted and Unverified Septic Systems: Because these units were constructed illegally, the installed septic systems have never been reviewed, permitted, or approved by the Environmental Health Department. Forcing higher-density multi-family use onto unverified, potentially subpar septic infrastructure poses a severe environmental hazard that threatens local groundwater quality and risks systemic septic failure.

Severe Setback and Roadway Obstructions: The houses in question were constructed extremely close to the main roadway, drastically violating standard county setback requirements. This improper

placement has reduced the road to a bottleneck that is only passable by one vehicle at a time. Consequently, line-of-sight for driving neighbors is severely limited, safe pedestrian walkways are eliminated, and essential delivery trucks and emergency response vehicles (such as fire engines) physically cannot fit through. Increasing density under these hazardous conditions introduces a life-threatening safety liability.

Severe Parking Shortage: The immediate area lacks the infrastructure to support standard residential parking. Approving this rezoning will inevitably increase vehicle density in a space that quite simply has no room for parking, forcing vehicles onto the streets and further exacerbating the hazardous bottlenecks for residents and municipal services alike.

Requested Action Items

Before the scheduled public hearing on **October 22, 2026**, we respectfully request that the Commission initiate the following steps:

- 1.** Direct Hall County Code Enforcement and the Environmental Health Department to conduct a formal, joint investigation into the illegal building practices and unpermitted septic systems at this location.
- 2.** Perform a comprehensive traffic and parking capacity assessment on our street to evaluate emergency vehicle access.
- 3.** Deny the rezoning request to protect the safety, property values, groundwater health, and character of our community.

Thank you for your time, vigilance, and dedication to upholding Hall County's zoning standards while respecting the privacy and safety of its citizens.