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Planning Commission Comments - November 16, 2026 - Submission #155135

Date Submitted: 11/2/2026

Comments completed in the form below will be submitted into the record for the November 16, 2026 meeting of the Hall County Planning Commission.

First Name*

William

Last Name*

Taylor

Address1*

4071 Bartlett Ferry Cv

Address2

City*

Buford

State*

GA

Zip*

30519-1888

Zoning Item for Comment*

Other Business

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

FORMAL OBJECTION TO REZONING APPLICATION
Proposed 160-Unit Mixed Residential Development — Ridge Road, Hall County, Georgia

To: Hall County Planning Commission and Hall County Board of Commissioners
Re: Opposition to rezoning from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X)
Property: Approximately 20.854 acres on Ridge Road, approximately 500 feet south of Friendship Road
Tax Parcel: 08154 000016
Proposed Use: 160-unit mixed residential development

Dear Members of the Hall County Planning Commission and Board of Commissioners:

I am writing to formally oppose the proposed rezoning of approximately 20.854 acres from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) for the construction of a 160-unit residential development on Ridge Road, approximately 500 feet south of Friendship Road.

As a property owner in the Buford area, I am concerned about the long-term effects this proposed development could have on the character, safety, infrastructure, and residential quality of our community. I respectfully request that Hall County deny this rezoning application unless the applicant can demonstrate that the proposed development is appropriate for the surrounding area and that its impacts can be adequately addressed.

1. Incompatibility with the Existing Residential Character

The proposed rezoning represents a substantial change in the permitted use and intensity of development on this tract. Increasing residential density on approximately 20.85 acres to accommodate 160 units could fundamentally change the character of the surrounding area.

Hall County should carefully consider whether this density is compatible with existing homes, established neighborhoods, surrounding land uses, and the long-term development pattern intended for this area. A rezoning decision should protect the interests of existing residents as well as accommodate future growth.

2. Increased Traffic and Road Safety Concerns

The proposed development could generate substantial additional vehicle trips on Ridge Road, Friendship Road, and connecting roads. Before approving this application, the County should require a comprehensive traffic impact study that evaluates peak-hour congestion, intersection capacity, turning movements, sight distances, emergency vehicle access, and pedestrian safety.

The County should not approve a development of this scale without credible evidence that the surrounding road network can safely accommodate the additional traffic and that necessary improvements will be funded and completed.

3. Strain on Public Infrastructure and Services

The County should determine whether existing water and sewer systems, stormwater infrastructure, schools, fire protection, emergency medical services, and other public facilities can adequately support the proposed development.

Any deficiencies should be identified before rezoning approval, with enforceable commitments to address them. Existing residents should not be left to bear the consequences of inadequate infrastructure planning.

4. Stormwater Runoff, Drainage, and Environmental Impacts

Developing approximately 20.85 acres can substantially increase impervious surfaces, including rooftops, driveways, parking areas, and internal roads. These changes may affect stormwater runoff, drainage patterns, erosion, and downstream properties.

I request that the County carefully review the proposed stormwater management plan, downstream drainage capacity, flood risks, tree preservation, and the potential effects on neighboring properties before making a decision.

5. Protection of Existing Property Values and Residential Quality

Homeowners make significant financial investments in their properties with reasonable expectations that surrounding land-use decisions will be made through careful, responsible planning.

A development that introduces excessive density, traffic, noise, lighting, reduced privacy, or an incompatible development pattern could negatively affect the desirability of nearby homes. Although the precise financial impact cannot be determined without further evidence, the County should consider these potential consequences as part of its review.

6. Request for Full Review Before Any Approval

I respectfully request that Hall County require the applicant to provide and publicly present:

* A complete site plan showing building locations, density, entrances, buffers, setbacks, and internal roads.
* A comprehensive traffic impact study and documented plans for any necessary road improvements.
* Evidence of adequate water, sewer, stormwater, and emergency-service capacity.
* A drainage and environmental impact assessment.
* Appropriate setbacks, landscaping, tree preservation, and screening to protect existing homes.
* A clear explanation of why the proposed R-X zoning is appropriate for this specific location and consistent with the County's long-term land-use planning objectives.

If the applicant cannot demonstrate that the proposed development is compatible with the surrounding community and that its impacts can be adequately mitigated, the application should be denied.

Formal Request

For these reasons, I respectfully urge the Hall County Planning Commission to recommend denial of the requested rezoning from AR-1 to R-X and urge the Hall County Board of Commissioners to deny the application.

Responsible growth should not come at the expense of existing residents, neighborhood character, public safety, or adequate infrastructure. Decisions of this magnitude deserve a thorough and transparent review that gives appropriate consideration to the people who already live and own property in the area.

Thank you for your consideration of my concerns and for your responsibility to protect the long-term interests of Hall County residents.

Respectfully,

A Concerned Hall County Property Owner
Please write your comments in the box above.

File Upload

Choose File 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.

Would you like follow-up communication?

Yes

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.