

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (Planning)  
**Sent:** Wednesday, December 22, 2021 8:59 AM  
**To:** Jennifer Rivera (Administration)  
**Subject:** FW: 2955 Gillsville Highway

Jennifer,

Please include this email in the Forestar packet for the BOC (1/27/2022).

Thank you,  
Beth

**Beth Garmon**  
Principal Planner  
Hall County Planning & Development  
2875 Browns Bridge Road, Gainesville, Georgia 30504  
770-297-5542  
[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)

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**From:** Jeff Smith <jffsmith3421@gmail.com>  
**Sent:** Tuesday, December 21, 2021 4:39 PM  
**To:** Beth Garmon (Planning) <egarmon@hallcounty.org>  
**Subject:** 2955 Gillsville Highway

**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.

Hello Ms. Garmon,

These questions, thoughts, experiences and observations are from me, Jeff Smith, 3057 Saddle Creek Dr, Gainesville, GA 30507. I was at the Dec. 20th meeting, and spoke with you at the end of the meeting. First I would like clarification on the conversation between the 5 person panel and the two gentlemen on their left, our right. I believe that they were discussing the sewer issue. Second point, again the sewer...exactly what might the county or city do or not do...today I am hearing on WDUN that Hall County will not help in this matter. Third point, some of the panel members were demanding two entrances in and out of the development. These two avenues of travel are approximately 1200 feet apart on Gillsville Highway. My first thought, is this workable or allowed on a two lane county road? Is it legal and/or within DOT guidelines? Fourth point, Joe Parker Road. I believe the reason the applicant desires Joe Parker Road access to be used for emergency use only is because...Joe Parker Road is an eyesore. Trailer lots that are unkept, "stuff" all over the yard and porch. I believe that you can visualize this. May GOD bless these low income residents of Joe Parker...yet they may be richer than the eye of the beholder..I am not judging...not in my job description. And so the point I am making is my opinion, that the applicant does not want potential buyers in and out of this avenue. I believe that it would be very challenging selling lots or sections to builders that would build \$300K homes and \$225K townhomes and then try to sell to buyers that would travel to the "development"... aka "home", having to see the sights of Joe Parker. I would suggest that someone from the county drive out to Joe Parker and witness what I see.

Other thoughts...population studies state 3.18 people will reside in each residence and equals 1269 people in the development. From my nearly 20 years of observations in this area...we have a large latino population. No less than 5 in most households and with many probably 6 to 12 per property. And then the vehicles on the property, 5 to 10.

More thoughts...Hall County Sherrif's do a great job in our community. Approximately 10 years ago the gang activity was quite obvious with "tagging" all over the area. And then the initiation task into the gang of committing a felony. Automobile break ins were all too common. Thankully though much of that activity has been diminished. Yet more people will probably add up to more crime and additional strain on law enforcement and emergency services. Illegal activities that I commonly observe are speeding, ATV's traveling on paved roadways, and dogs running loose. I have non-emergency dispatch, animal control, and code enforcement all saved to my phone. Best wishes to an HOA in the development if approved. Two summers ago I started a petition for a speed breaker on my street...got the run around from Hall Co. Traffic and Engineering, sad but true. Speeding continues, especially since the pandemic began...maybe you have heard stories about this through various media sources. HOWEVER, in the affluent neighborhoods around Riverside Drive, South Enota, and Beverly Drive,speed breakers are prevalent.

Another point...when I brought up the orchid story, I pointed out that the species population is desinated as "declining". That of course means they are becoming less in number. I also stated that the existing plant and animal life on the property at 2955 Gillsville Highway would also decline if the property is developed. I made my point clear, yet the lawyer than stated that an environmental study had been executed and that there were no endangered species on the property. Two different points. I really would love to see their "study".

I believe the next question will bring me to a close. Has Forestar already purchased the property, or us it contingent on approval from Planning and Development?

Final thought, I ask if you Ms. Garmon, to please send to me a short email after opening my email...so that I know you have opened it and are working on answers to my questions.

Sincerely,

Jeff Smith

3057 Saddle Creek Drive

Gainesville, Ga. 30507

[jffsmith3421@gmail.com](mailto:jffsmith3421@gmail.com)

## Jennifer Rivera (Administration)

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**From:** Brian Stewart (Administration)  
**Sent:** Monday, December 13, 2021 11:35 AM  
**To:** Jennifer Rivera (Administration)  
**Subject:** RE: New request received  
**Attachments:** Headwater.jpg

I've copied/pasted it below to make it easier and attached the photo included with the request.

\*\*

SUBMITTED BY: PAUL HESSE  
3373 GREEN LEAF LANE  
Gainesville, GA 30507

EMAIL: [hdsint@hotmail.com](mailto:hdsint@hotmail.com)

REQUEST:  
ATTN Planning commission.

Dear Sir/Madam.

I have concerned comment's on proposed

Application of Forestar (USA) Real Estate Group inc to rezone from R-1 to PRD ON 347.23 acre tract located at north side of Gillsvaille HWY. proposal for 399 homes, Commission District 4.

Please see attachment from Hall County GIS Map for more detail.

The proposal backs up on to my property. My property has a creek/stream that is derived from the headwaters where the proposed sub-division is planned as do other lots on Green Leaf lane.

My question is How does the developer propose they will deal with the Head Water land in this area. What will the negative impact of this be for residents on Green Leaf Lane. ?

Will the creeks/streams in my neighborhood dry up ! ? "They are active all year round"

Will the "Water Inflow" to creeks be reduced by the new construction ?

Will the new subdivision contribute to run-off water pollution. ?

Is the plan for Sewer or Septic Tank ? in the sub-division. ?

Is there a plan to move the High Tension power lines that traverse the land. ?

The area also has some very very old Oak Trees and hard wood In particular at the back off Green Leaf Lane. Will these trees be removed ?

I plan to attend the meeting on dec 20th.

Please note if the picture does not open, let me know and I will send it via e-mail to you.

Thank You  
Paul Hesse..

\*\*

**Brian Stewart**  
Digital Media Specialist  
Hall County Government  
C: (470) 623-0204



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**From:** Jennifer Rivera (Administration) <[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)>  
**Sent:** Monday, December 13, 2021 11:30 AM  
**To:** Brian Stewart (Administration) <[bstewart@hallcounty.org](mailto:bstewart@hallcounty.org)>  
**Subject:** RE: New request received

Can you help me access this?

Thank you,  
Jennifer

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**From:** Brian Stewart (Administration) <[bstewart@hallcounty.org](mailto:bstewart@hallcounty.org)>  
**Sent:** Monday, December 13, 2021 8:08 AM  
**To:** Jennifer Rivera (Administration) <[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)>  
**Cc:** Beth Garmon (Planning) <[egarmon@hallcounty.org](mailto:egarmon@hallcounty.org)>  
**Subject:** FW: New request received

Jennifer,

The following comment was submitted over the weekend regarding an upcoming zoning hearing. If you need any help accessing it, please let me know.

Thanks,

**Brian Stewart**  
Digital Media Specialist  
Hall County Government  
C: (470) 623-0204



**From:** Hall County Government <[do\\_not\\_reply@civicplus.com](mailto:do_not_reply@civicplus.com)>  
**Sent:** Saturday, December 11, 2021 12:37 AM  
**To:** Brian Stewart (Administration) <[bstewart@hallcounty.org](mailto:bstewart@hallcounty.org)>  
**Subject:** New request received

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**Category Planning & Zoning has received a new request.**

*Here is what we have on file:*

**All**

**#1108**

Category: Planning & Zoning  
Priority: 3  
Assigned To: Stewart Brian  
Submitted: 12/11/2021 12:37 AM  
Source: Website 108.162.237.67

**SUBMITTER**  
**PAUL HESSE**  
3373 GREEN LEAF LANE  
Gainesville, GA 30507  
**CONTACT**  
[hdsint@hotmail.com](mailto:hdsint@hotmail.com)

[View Request](#)

3373 GREEN LEAF LANE  
GAINESVILLE GA, GA 30507

View any uploaded files by proceeding to the link below and looking up your request by RequestID

<http://www.hallcounty.org/admin/requesttracker.aspx>

OR

View any uploaded files by [signing in](#) and proceeding to the link below

<http://www.hallcounty.org/admin/FormHistory.aspx?SID=1344>

**REQUEST DETAILS**

Description

ATTN Planning commission.

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Thank You  
Paul Hesse.

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#### Your Information

Name

PAUL HESSE

Fax Number

Email Address

[hdsint@hotmail.com](mailto:hdsint@hotmail.com)

Preferred Contact Method

email