

Laura Ogletree (Planning)

From: Beth Garmon (Planning)
Sent: Thursday, November 4, 2021 4:32 PM
To: Sarah McQuade (Planning); Laura Ogletree (Planning)
Subject: FW: Zoning application

Beth Garmon

Principal Planner | Development Review Coordinator
Hall County Planning & Development
2875 Browns Bridge Road, Gainesville, Georgia 30504
770-297-5542 | bgarmon@hallcounty.org
www.hallcounty.org

From: Hemmer, Lee (Avison Young - US) <lee.hemmer@avisonyoung.com>
Sent: Thursday, November 4, 2021 4:31 PM
To: Beth Garmon (Planning) <egarmon@hallcounty.org>; Lee Hemmer <hemmerproperties@gmail.com>
Subject: Re: Zoning application

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.

Beth,

No problem. Sorry for the delay on my part. Narrative is below. Please let me know if you need anything else.

Lee

Lee Hemmer
Gainesville, Georgia
770-530-3646

Narrative:

The purpose of subdividing these three, 1.5 acre lots is to remove these lots from a larger 245.92 acre farm tract that is currently in a conservation use covenant. All three lots front on White Sulphur Road and each lot retains one rental house. Each lot is exactly 1.5 acres and, because of the dwelling on each lot, is taxed at fair market value and not subject to the tax savings afforded by the conservation use covenant. Because of this exemption, removing these lots via quitclaim deed is allowed without breaching the covenant and will allow for remodeling and a better use of the rental houses.

From: Beth Garmon (Planning) <egarmon@hallcounty.org>
Date: Thursday, November 4, 2021 at 2:53 PM
To: Lee Hemmer <hemmerproperties@gmail.com>
Cc: Hemmer, Lee (Avison Young - US) <lee.hemmer@avisonyoung.com>
Subject: RE: Zoning application

CAUTION: External Sender

Lee,

Because we did not receive the narrative before our advertising deadline, we will move your request to the December 20th Planning Commission meeting and the January 27th Board of Commissioners meeting. This change is contingent upon receiving the necessary information before November 17th.

Thank you,
Beth

Beth Garmon
Principal Planner | Development Review Coordinator
Hall County Planning & Development
2875 Browns Bridge Road, Gainesville, Georgia 30504
770-297-5542 | egarmon@hallcounty.org
www.hallcounty.org

From: Beth Garmon (Planning)
Sent: Monday, November 1, 2021 4:05 PM
To: 'Lee Hemmer' <hemmerproperties@gmail.com>
Subject: Zoning application

Hi Lee,

Can you send me a written narrative explaining the request for the 3-lot subdivision please? Email is fine.

Thank you,
Beth

Beth Garmon
Principal Planner | Development Review Coordinator
Hall County Planning & Development
2875 Browns Bridge Road, Gainesville, Georgia 30504
770-297-5542 | egarmon@hallcounty.org
www.hallcounty.org