

Board of Commissioners Work Session Comments - February 7, 2022 - Submission #45343

Date Submitted: 1/28/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 Work Session of the Hall County Board of Commissioners. Please note that this meeting will **NOT** be live streamed; however, a video recording will be posted to the [Hall County Government Vimeo channel](#) within 24 hours.

First Name*

Alice and P. Lindsey

Last Name*

Clack

Address1*

5902 Huron Court

Address2

City*

Hoschton

State*

GA

Zip*

30548

Your Comments*

We are 71 years old. We have lived here since 2005. The reason we left our home in Gwinnett county was because the land by us was changed to commercial with the county putting in a water treatment facility next to our property. We moved to Chateau Corners subdivision with Reunion subdivision on the side and behind our property. A few years after we were here Deaton Creek retirement community was built on the other side of our neighborhood. The value of our home has gone up considerably in the 16 years we have been here. We are devastated that the 24 acres directly connected behind our property is trying to go commercial with storage facilities and parking for box-trucks, RVs. and boats. Not only will we have to look at it but also hear it the rest of our lives! We are concerned once this is changed to commercial, later on it could be resold and any type of business could come into our community. We ask for the Commissioners to please think how this will hurt the values of our homes. The owner of the property could sell it for residential and not hurt the 3 subdivisions around his property. Thank you for thinking how many people could be effected.

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

telephone--770-965-2860 E-mail lindsey.clack@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Planning Commission Comments - February 7, 2022 - Submission #45995

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Anne

Last Name*

Murphu

Address1*

5822 Chalet Way

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

I just moved into my home on Chalet Way in Chateau Corners subdivision. One of the reasons I chose this house was because of all the trees and wildlife surrounding my home. If this storage unit is approved and completed greatly devalue my home and more importantly disturb the deer and small creatures in the woods (which would no longer be there!!!). This whole area seems to be becoming commercial and we really need to try to hold onto the wildlife and trees that are still here. I want my grandchildren to be able to play in the nice peaceful backyard I had planned for them. Sincerely, Anne Murphy

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?

murph843@aol.com

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

Planning Commission Comments - February 7, 2022 - Submission #45904

Date Submitted: 2/5/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Barry

Last Name*

Straus

Address1*

5950 Creekside Lane

Address2

City*

Hoschton

State*

Georgia

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

I would like to present at the public meeting the detrimental impact this planned storage facility will have to the surrounding environment, and in particular, rain runoff to the Mulberry River. The proposed facility will have paved roads and surfaces and flat roofs, all of which are impermeable. The area is presently nicely wooded, as its been for hundreds of years, which has natural soil absorbing capacity for rainfall. This natural setting will all be eliminated with the proposed development. The Mulberry River does not need another storm flow added to it. The river currently rises 15-20 ft during drain off from heavy rainfall. The swollen surging river severely erodes the riverbanks and causes trees to fall in the river, making the situation worse. In summary, this commercial development with impermeable surfaces must be denied.

Please write your comments in the box above.

File Upload

TreeRemoval22.jpg

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?

bstraus@juno.com

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

Planning Commission Comments - February 7, 2022 - Submission #45828

Date Submitted: 2/4/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Bill and Sally Joy

Last Name*

Palmer

Address1*

5915 Huron Court

Address2

Chateau Corners Subdivision

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

Planning Commission: We are strongly opposed to the re-zoning of the above mentioned 24+ acre plot to Planned Commercial Development. This property is surrounded on three sides by residential subdivisions. The entrance street would be directly behind several homes in our subdivision, meaning commercial trucks and RV's could be coming and going all hours of the night. I'm sure you realize the safety issues involved there and the fact it would devalue those homes and others in the surrounding neighborhoods. It just doesn't make sense that this tract of land for a boat and trailer, RV, and box truck storage facility in the midst of residential properties is even being considered. Please ask yourselves, "would I want this in my backyard with strangers coming and going all hours of the day and night; would I feel as safe for myself and my children; would I want the home that I've worked hard to buy and maintain be devalued through no fault of my own?" I'm sure you will see our concerns and agree they are valid.

Please vote NO to this application!!

We also feel

Please write your comments in the box above.

File Upload

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?

Sjoyp123@gmail.com

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

Planning Commission Comments - February 7, 2022 - Submission #45812

Date Submitted: 2/4/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Brian

Last Name*

Kaufmann

Address1*

5914 Legend Ct

Address2

City*

Hoschton

State*

Georgia

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

This rezoning would allow for a commercial property to be operating literally along the exterior boundaries of Reunion (PRD), Deaton Creek (PRD) and Chateau Corners (R-1) subdivisions. Rezoning that land commercial makes no sense in the context of the surrounding residential subdivisions. Home values, noise levels, current traffic volume and obtrusive easthetics would all have a negative impact to the homeowners within these communities. The property should remain residential/agricultural zoning considering its location.

Additionally, due to the narrow width of the driveway that would serve the development, a 25-foot buffer, which is the standard, does not appear to be possible.

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?

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

Planning Commission Comments - February 7, 2022 - Submission #46035

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Chad

Last Name*

Bell

Address1*

5957 Deer Chase Lane

Address2

City*

Hoschton

State*

Georgia

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

To the Planning Members of Hall County:

I am writing in regards to the proposed application of Friendship 24, LLC request for rezoning for a storage facility with boat, RV, trailer and truck parking. I am asking that you deny this request for rezoning as your staff has recommended. This rezoning does not fit within the Hall County Comprehensive Land use plan for this area and also creates an area of spot zoning. If you allow this rezoning to take place then precedence has been set which will allow for further commercial development in residential areas. This property is bordered on all sides by residential property and I, as one of those property owners, do not want this commercial development literally in my backyard. Friendship 24 is proposing approximately 250,000 square feet of storage which equates to roughly 2000 storage units plus 10 acres of storage parking with operating hours 6 am til 10pm, this will create a large noise nuisance to surrounding neighbors with trucks coming and going as well storage doors being slammed. Most storage facility hope to obtain 25-30%, 600-700, of their customers in the commercial arena which usually would then frequent their storage unit daily contributing to the noise. The topography of the land with clear cutting of trees that would be required to build this facility would allow the headlights of these occupants to shine directly into our houses as well as the security lighting to spill into our homes. it also would allow direct line of sight out of our houses to the 10 acre parking lot of commercial vehicles and campers in which many will be very displeasing to the eye. I have traveled around to several storage facilities and many vehicles or campers are covered with blue tarps. The proposed development also creates great potential for environmental impact in that it is also bordered by several streams which flow into the Mulberry River which is part of the Oconee River basin, many communities obtain their drinking water from this basin. The topography creates great potential for sedimentation of these streams as well as the development would create potential for oil, gas and other hazardous material run off into these streams.

I do believe property owners should have the right to develop their property but should do so in a comprehensive manner that does not deter from the well being of surrounding property owners. That is why great effort was put into the Hall County Comprehensive land use plan and this proposed development does not conform.

Mr Gary met with concerned property owners of Reunion last week to explain his proposal and answer questions. Instead of conducting a meeting of honesty and sincerity it was done with great arrogance and misleading information. The written information he distributed contained many misleading statement as well as he only brought a very general site plan even though he had already submitted a detailed documents to Hall County. The stream buffer he was claiming was 185 ft, but he was counting 100 ft of my property towards his buffer on my side of the stream so really he just has a 85ft buffer with only 50ft being undisturbed. He also stated that his building density was approximately 141,000 sq ft which is just 3.25 acres of his 23.8 acres, I guess the 10 acres of asphalt parking just happened to slip his mind when creating this document. If Mr Gary was really trying to create a good relationship and be a genuine neighbor why would he conduct a meeting in such arrogance and espouse such misleading information? What will he really do with this property if it is rezoned? During the meeting he mentioned that this would likely be his last development and eluded to the idea of leaving his legacy on it. If he truly wanted to leave his legacy in this area why not try to work out a deal with Hall County for a park in his name. Then his family name would forever be remembered in a great light instead of the fluorescence of commercial lights spilling into our homes.

I was born in Hall County and have seen it greatly change over my lifetime, mostly for the good and some for the bad. I moved to Reunion 3 years ago to escape the commercial development of warehouses farther down Friendship Road, I am asking lets keep the commercial development out of our back yards here.

Thank You for your time and consideration of my thoughts

Chad and LeAnne Bell

Please write your comments in the box above.

File Upload

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?

cbelluga7@gmail.com

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

Planning Commission Comments - February 7, 2022 - Submission #46030

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Cynthia and Robert A

Last Name*

French

Address1*

5828 Chalet Way

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

We are opposed to rezoning this tract of land from agricultural residential to commercial. The highest and best use of this land is agricultural residential. Commerical zoning would be inappropriate as this land is sandwiched among 3 residential subdivisions. The current single-lane unpaved road that leads to the proposed commercial development would not allow appropriate set-back to the residential houses adjacent to the property.

Please write your comments in the box above.

File Upload

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?

fcy@bellsouth.net

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

Planning Commission Comments - February 7, 2022 - Submission #45957

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Elizabeth

Last Name*

Sweet

Address1*

6914 Cherry Blossom Lane

Address2

Village at Deaton Creek

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

I will attend the meeting on Monday, February 7, 2022, to express my objection to the proposed plan to build an RV/Boat/Box Truck facility adjacent to the Village at Deaton Creek on Friendship Rd. Such a facility is not in keeping with the residential communities immediately abutting the proposed area and the zoning change should not be changed.

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?

ec1205@live.com

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

Board of Commissioners Work Session Comments - February 7, 2022 - Submission #45449

Date Submitted: 1/30/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 Work Session of the Hall County Board of Commissioners. Please note that this meeting will **NOT** be live streamed; however, a video recording will be posted to the [Hall County Government Vimeo channel](#) within 24 hours.

First Name*

Faye

Last Name*

Busenlehner

Address1*

5761 Corners Drive

Address2

City*

Hoschton

State*

Ga

Zip*

30548

Your Comments*

My husband and I have lived in Chateau Corners subdivision since it was built and we are begging begging Hall County not to develop 24 acres behind our subdivision it would affect our subdivision, Reunion and Deaton Creek. We already have enough traffic we can't even hardly get in and out of our subdivisions because of the traffic. Please reconsider and have a little bit of compassion for those homeowners including mine that 24 acres went back up to. Again, we are asking Hall County to reconsider and not develop that as commercial property that opens up another whole can of worms for commercial property to be built along friendship Parkway. Thank you so much for your consideration.

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Work Session Comments - February 7, 2022 - Submission #45394

Date Submitted: 1/30/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 Work Session of the Hall County Board of Commissioners. Please note that this meeting will **NOT** be live streamed; however, a video recording will be posted to the [Hall County Government Vimeo channel](#) within 24 hours.

First Name*

Janet

Last Name*

Hollis

Address1*

5908 Huron Ct

Address2

Chateau Corners

City*

Hoschton

State*

Ga

Zip*

30548

Your Comments*

We are adamantly against putting a commercial property next to our neighborhood. You would not want it next to your neighborhood. It will affect our property values and the noise will carry right to our homes. Please consider your neighbors over tax profits.

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Jhollis4245@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Work Session Comments - February 7, 2022 - Submission #45410

Date Submitted: 1/30/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 Work Session of the Hall County Board of Commissioners. Please note that this meeting will **NOT** be live streamed; however, a video recording will be posted to the [Hall County Government Vimeo channel](#) within 24 hours.

First Name*

Kenneth

Last Name*

Hollis

Address1*

5908 Huron Ct

Address2

City*

Hoschton

State*

Georgia

Zip*

30548

Your Comments*

I have limited information but have been told of a zoning change and a business being installed right behind my house. This will destroy my life at this residence and dramatically lower the value of our properties and without a double create an animus between Hall County and property owners within a 1 mile radius of Chateau Corners. I beg of you PLEASE do not do this to us. I am asking for a complete environmental study along with an in-depth study of the traffic impact, noise impact, air pollution impact, health impact, psychological and physiological areas impacted by this endeavor. PLEASE, do not do this. You would not want this by your house now would you?

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

ken4244@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Planning Commission Comments - February 7, 2022 - Submission #46034

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Maria

Last Name*

Sanders

Address1*

6134 Brookside Lane

Address2

City*

Hoschton

State*

Ga

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

Rezoning for Tax Parcel 15039 000012B, 1639 Friendship Rd:
I am writing to you to express my concern and vehement OPPOSITION against this rezoning (to Planned Commercial Development) request, which is listed on your agenda for Monday, February 7th. I live at the Village at Deaton Creek, right next door to this property. We want to preserve the residential nature of our area and want to prevent the impact this rezoning would bring to our community. On the other side of this parcel is Chateau Corners, another residential community. Why would they want to build such a commercial, high trafficked business between two residential subdivisions? It makes no sense - I hope you agree and will deny this rezoning request!

Thank you for your attention and support.

Maria Sanders
6134 Brookside Lane
Village at Deaton Creek

Please write your comments in the box above.

File Upload

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?

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

Board of Commissioners Work Session Comments - February 7, 2022 - Submission #45458

Date Submitted: 1/31/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 Work Session of the Hall County Board of Commissioners. Please note that this meeting will **NOT** be live streamed; however, a video recording will be posted to the [Hall County Government Vimeo channel](#) within 24 hours.

First Name*

Paul Lindsey

Last Name*

Clack

Address1*

5902 Huron Ct.

Address2

City*

Hoschton

State*

GA

Zip*

30548

Your Comments*

We have lived in Chateau Corners for 16 years. The spot rezoning is in my backyard. I can not understand how 3 subdivisions have to be concerned that one spot of 24 acres will damage our home values. The owner of the spot in the middle of our 3 subdivisions could easily be a subdivision also. Please vote for the rights of hundreds of families here in Hall county. Thank you all!

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

telephone--770-965-2860 E-mail lindsey.clack@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Planning Commission Comments - February 7, 2022 - Submission #46031

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Phyllis

Last Name*

Mercer

Address1*

6320 Falling Water Lane

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

TO: Planning Commission

RE: Friendship 24, LLC Rezoning Request
Item #5 on Feb. 7, 2022 Agenda

As a resident of the Village at Deaton Creek, this is to express my OPPOSITION to the rezoning request submitted by Friendship 24, LLC for property located on the north side of Friendship Road. The Planning Commission should respect the Staff's Recommendation and "DENY" this request.

Reasons:

Proposed use is not residential - This area along Friendship Road is currently "residential" in nature with subdivisions including Village at Deaton Creek, Reunion, Chateau Corners and Del Webb Chateau Elan. This residential character should be retained with no intrusion from any commercial development, especially a storage facility.

Fails to comply with the county's Future Land Use Designation - These maps are designed to preserve the residential established neighborhoods and create new residential development that is consistent with surrounding suburban densities. The Commission should follow this designation.

Fails to conform with the Gateway Corridor Overlay District standards—The county should not approve any non-residential property development such as self-storage, or parking facility for recreational vehicles, boat storage or parking which fail to meet these standards.

Land configuration does not allow for buffer requirements - Specifically the narrow width of the driveway, is insufficient to meet the required "buffer" standard. This is especially critical since all of the surrounding property is "residential" and needs protection from any commercial buildings.

Need to preserve quality of life and ambience of residential areas – This property which expands, beyond the narrow entrance, on Friendship Road and then the property adjoins three residential communities (Village at Deaton Creek, Chateau Corners, Reunion). Any commercial development would greatly impact these homeowners and even the entire residential communities.

The Commission should DENY this rezoning request.

There should be NO consideration for any approval but if so the development MUST BE REQUIRED to CONNECT to the Hall County Sewage system. This system is in need of additional users in order to cover cost and it is nonsensical to allow any future use of septic tanks, for environmental reasons, when a county sewage system is available. This means the applicant should be required to obtain an easement to sanitary sewage and NEVER be allowed to install a septic tank, if further consideration is given to this rezoning request.

Phyllis Mercer
6320 Falling Water Lane
Hoschton, GA 30548
770-965-7514

Please write your comments in the box above.

File Upload

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?

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

Planning Commission Comments - February 7, 2022 - Submission #46006

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Richard

Last Name*

Doherty

Address1*

5822 Chalet Way

Address2

City*

Hoschton

State*

Georgia

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

I am opposed to this development. One of the reasons we bought this home was for the privacy and quiet relating to the area behind our backyard.
To put in a commercial development surrounded by all residential communities is wrong. We will lose or privacy, security with traffic, including large box trucks traveling at all ours just behind our currently quiet backyard. Lighting from the complex will be on during the evening hours impacting all home backyards which will back up to this complex.
Any runoff and soil erosion from the area would pollute the small stream running next to the complex. The number of trees cut down for this complex cannot be replaced. The current trees help eliminate this future problem.
Environmental consequences are too high for this project.
This should be a project on a major road like Friendship and not deep into a quiet wooded area of community homes. The noise, dirt and dust generated by construction crews would also add to the problems faced by homeowners.

As a tax paying, private homeowner and voter in Hall County, I disagree with the location of this project and will continue to fight against the commercial project which will take away our security, privacy and add traffic noise to our quiet area.

Please write your comments in the box above.

File Upload

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?

r2727d@yahoo.com

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

Planning Commission Comments - February 7, 2022 - Submission #45935

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Robert

Last Name*

Wischerth

Address1*

6387 Falling Water Ln

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

As a resident of The Village at Deaton Creek, directly impacted the Friendship 24 Application, I want to express my vehement opposition to this zoning request. There are primarily 3 reasons for my opposition: the negative impact to the values of the surrounding residential properties; the change to the character of this end of Friendship Road; and the fact that there are ample storage facilities in close proximity to Friendship Rd. Adding another storage facility will also negatively impact the traffic flow on Friendship, with significantly more cross traffic creating safety issues to East/West bound traffic. Please do not approve this application.

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?

bwisch67@gmail.com

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

Planning Commission Comments - February 7, 2022 - Submission #45991

Date Submitted: 2/6/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Theresa

Last Name*

Doherty

Address1*

5822 Chalet Way

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

I oppose the Zoning Application for Friendship 24, LLC. I live on Chalet Way in Chateau Corners subdivision and this commercial property will be connected to my backyard. We purchased our home less than a year ago knowing that we were surrounded by trees and residential property. The placement of this commercial property will cause many problems for safety, aesthetics, noise, trespassers, environmental concerns, and so much more for us and our neighbors. I do not want a commercial driveway within feet of my backyard. I do not want streetlights next to my back yard. I do not want box trucks driving through at all hours of the night. This is not acceptable and should not be put into the middle of our peaceful, safe, quiet, residential neighborhood. Kenneth Gary has a very large area of trees right next to his house. Cut them down and put this storage facility in his backyard, not mine!

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?

tm15beach@yahoo.com

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

Planning Commission Comments - February 7, 2022 - Submission #46036

Date Submitted: 2/7/2022

Comments completed in the form below will be submitted into the record for the February 7, 2022 meeting of the Hall County Planning Commission.

First Name*

William

Last Name*

Flavelle

Address1*

5816 Chalet Way

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

5. Application of Friendship 24, LLC

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*

Reference: Application of Friendship 24, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Commercial Development (PCD) on a 24.23± acre tract located on the north side of Friendship Road approximately 3,111 feet from its intersection with Deaton Creek Parkway; Tax Parcel 15039 000012B. Proposed Use: self-storage, boat/RV/box truck parking. ** Commission District 1.

I hereby lodge an objection to re-zoning this tract of land from Agricultural Residential (AR-IV) to Planned Commercial Development (PCD) for a number of legitimate reasons. Not only because a PCD designation is inconsistent with the residential-zoned properties surrounding on all sides, but particularly, because of the nature of the proposed commercial business Friendship 24, LLC wishes to establish there.

My home lot is one of fourteen in the Chateau Corners subdivision that border that tract on the East. There are an additional thirteen property lots in the Reunion subdivision and possibly ten in the Village at Deaton Creek that are also on the perimeter. All thirty-seven single family homes and residents would be potentially impacted by noise, views, privacy, security, environmental, and decreased home value concerns that a self-storage, boat/RV/box truck parking business in our back yards would bring with it.

The proposed access road directly borders our property. Vehicle traffic running up and down that road, every day, from 6:00 am to 10:00 pm would be unacceptable for noise and privacy reasons. Overnight security after 10:00 pm is another major concern. Something substantial would need be done to ensure security. Regulations state that wherever a commercial zoned property abuts a residential zoned property, a 25-foot landscape buffer is required between them. Currently, it appears there is not sufficient land for such a buffer and roadway to exist between the Chateau Corners and the Michael & Brenda Ann Miles properties. The plat shows it being only 50 feet wide along some distance. That, alone, should be valid reason to deny this Application.

The description of a "self-storage, boat/RV/box truck parking" facility is vague. It needs to be well defined with specifics and safeguard limitations. We have legitimate concerns about what that facility might actually entail. For example, what sorts of things could be stored there? What are box trucks; are they rental trucks? Would there be electricity, water, and sewage hookups for RV parking? A 2-to-4-year construction timespan raises questions. Taking that long to build such a relatively simple self-storage facility does not sound reasonable. It would be excessive to expect neighbors to put up with a construction site next door for that long. One construction concern relates to the proposed geothermal HVAC system. Such systems typically require a fair amount of excavation to lay heat exchanger coils below ground. The concern is, if they hit rock while digging, blasting might be required. That carries inherent damage risks. If re-zoned to PCD as requested, some people worry that the site might morph into a larger commercial development in time. It may be purely coincidental, but it was noted that the manager of Friendship 24, LLC is Mr. Kenneth W. Gary and the owner of the adjacent lot to the West on Friendship Road is a Kelley O'Bryan Gary.

Traffic is one more concern. It is difficult enough to exit and enter Chateau Corners subdivision in a car now with all the traffic coming from both directions on Friendship Road. There have already been collisions there. Big trucks, boat trailers, RVs, with large turning radii could pose additional accident hazards pulling in and out of such a storage facility onto Friendship Road without added tuning lanes. In fact, a traffic light here now would be helpful.

The residents of the surrounding neighborhoods are not generally in favor of this Application. I request the Hall Planning Commission to deny any re-zoning of this tract of land and to maintain the existing Agricultural Residential (AR-IV) zoning for it.

Sincerely,
William D. Flavelle
February 6, 2022

Please write your comments in the box above.

File Upload

Subdivisions Surrounding Map.jpg

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?

bflavelle@att.net

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

Print

Board of Commissioners Work Session Comments - March 7, 2022 - Submission #48698

Date Submitted: 3/1/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Alice and P. Lindsey

Last Name*

Clack

Address1*

5902 Huron Court

Address2

City*

Hoschton

State*

GA

Zip*

30548

Your Comments*

Application of Friendship 24 LLC to rezone to planned commercial development is in our back yard. We bought our home in Chateau Corners in 2005 after moving from our home in Buford due to commercial development buying our home and our 7 1/3 acres. We moved to a subdivision that is now surrounded by Reunion and Deaton Creek subdivisions thinking no commercial rezoning would happen with all these homes around us. Now spot rezoning is trying to take over our neighborhoods. Please think of all us families as you are making your decision. Thank you!

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

telephone--770-965-2860 E-mail lindsey.clack@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Print

Planning Commission Comments - March 7, 2022 - Submission #48684

Date Submitted: 3/1/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 meeting of the Hall County Planning Commission.

First Name*

alice

Last Name*

Clack

Address1*

5902 Huron Court

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

1. Application of Friendship 24, LLC ▼

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*

My husband and I attended the last meeting where the vote on rezoning the Friendship property that is between Chateau Corners, Reunion, and Deaton Creek subdivisions was tabled for March 7th. We highly oppose the spot rezoning to commercial and request that this property zoning remain for subdivisions. This area is in our back yard and will effect our daily lives. Thank you

Please write your comments in the box above.

File Upload

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?

lindsey.clack@gmail.com

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

Anael Dominguez (Planning)

From: Jennifer Rivera (Administration)
Sent: Tuesday, March 8, 2022 9:22 AM
To: Anael Dominguez (Planning)
Subject: Fwd: Application to rezone from AR-IV to PCD by FRIENDSHIP 24 LLC

Thanks,

Jennifer Rivera
Deputy Commission Clerk
Administrative Assistant
Hall County Government
jrivera@hallcounty.org

From: Brittany Walker (Planning) <bawalker@hallcounty.org>
Sent: Tuesday, March 8, 2022 9:16:13 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: FW: Application to rezone from AR-IV to PCD by FRIENDSHIP 24 LLC

From: bflavelle@att.net <bflavelle@att.net>
Sent: Sunday, March 6, 2022 7:10 PM
To: Planning <planning@hallcounty.org>
Subject: Application to rezone from AR-IV to PCD by FRIENDSHIP 24 LLC
Importance: High

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.

Dear Mr. S. Yamala,

Hello. I am writing to you as a concerned Hall County resident. I hope you can help us. A rezoning application has been submitted for the tract of land directly behind our home. We believe it holds significant negative consequences for us and the many other neighboring properties around the perimeter.

The Application in question is that submitted by Friendship 24, LLC, on the March 7th Planning Commission Meeting agenda.

References:

<https://www.hallcounty.org/DocumentCenter/View/9576/Friendship-24---UPDATED-FINAL-Packet-w-Comments>

<https://www.hallcounty.org/DocumentCenter/View/1746/Planning-and-Zoning-Guide?bidId=>

I have a few questions that I hope you can answer for us...

1. Planned Commercial Development (PCD) zones may also include “A limited number of carefully planned residential uses”. Could you kindly advise us on the definition of that please? Many neighbors here are concerned that includes apartment buildings. Is that so?
2. The access road to the land tract in question directly borders our properties. There is much apprehension about noise, light, security, and privacy. Being only 50 feet wide along much of its length, doesn't leave sufficient space for the minimum 25 foot landscape buffers on both sides of the road required by Code. Has the developed submitted Variance Application to ignore/modify that requirement?
3. Reading the Staff Report, I didn't see any mention of a DRI study. Given the gross acreage of the proposed development (679,000+ sq ft), shouldn't the Georgia Mountain Regional Development Center have provided an evaluation?
4. Some neighbors want additional terms, conditions, and safeguards included in the developer's Plan. How would they formally accomplish that?
i.e. Written requests? Submitted to whom? Time delays? etc.

People are very concerned that rezoning to PCD and implementing the proposed usage will cause far more harm than good. A self-storage, RV, boat, and box truck parking commercial complex doesn't belong in the midst of residential properties. It looks wrong and has an appearance of spot zoning. It's also inconsistent with the Hall County Comprehensive Plan - as the Staff Report points out. We all trust this Application will ultimately be denied on valid and sensible grounds. We'd prefer to see the land remain AR-IV, at least for the time being.

I'd like to thank you in advance for taking the time to review this and helping answer our questions. I hope we may meet in person some time.

Regards,
Bill Flavelle

William D. Flavelle
5816 Chalet Way
Hoschton, GA 30548

Print

Planning Commission Comments - March 7, 2022 - Submission #49561

Date Submitted: 3/6/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Last Name*

Address1*

Address2

City*

State*

Zip*

Zoning Item for Comment*

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*

I do not support Mr. Gary's application to rezone his 24.23 acre parcel land from Agricultural Residential (AR-IV) to Planned Commercial Development (PCD). The proposed storage facility with outdoor parking for RV's, boats, box trucks and automobiles does not belong in an area surrounded by 3 upscale residential subdivisions. I am concerned that allowing this parcel to be rezoned Commercial will set a precedent for the other 3 adjacent large properties. The property that belonged to Mr. Gary's son has recently been sold to an investor.

The access road to the area where Mr. Gary intends to build the storage buildings and parking lot runs directly behind the home I have lived in for 23 years. According to the Staff Report a 25' landscape buffer is required along the boundaries where Commercial and Residential properties are adjacent to each other. Due to the narrowness of the road this standard is impossible to meet. At the meeting we had with Mr. Gary he said he intended to request a variance for the buffer and said he would plant 'what his landscaper recommended'. I strongly oppose this variance being granted. I have no idea how much of a buffer, if any, would exist. The time frame to complete this project is 2-4 years. Along with the extended construction phase plus the time it takes for any possible tree buffer to grow will severely impact our ability to enjoy our property. If the Planning Commission and Board of Commissioners does approve the rezoning application and buffer variance, I would ask you to please include the condition that a 10' tall vinyl fence be built along the access road to shield our homes from the huge vehicles that will be driving up and down the road from 6 a.m.-10 p.m. seven days a week. This certainly does not make up for the lack of a 25' landscaped buffer but at least it will provide a bit of privacy.

Thank you for taking time to read my comments.

Please write your comments in the box above.

File Upload

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?

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

Anael Dominguez (Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, March 2, 2022 8:41 AM
To: Anael Dominguez (Planning)
Subject: FW: Application of Friendship 24 LLC Rezoning Request

-----Original Message-----

From: Brittany Walker (Planning) <bawalker@hallcounty.org>
Sent: Wednesday, March 2, 2022 8:36 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: FW: Application of Friendship 24 LLC Rezoning Request

Jennifer,

Please see below for comment for upcoming agenda item.

Thank you,

Brittany Walker
Administrative Secretary
Planning and Development
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
770-531-6809 | www.hallcounty.org

-----Original Message-----

From: J Chandler <jch.chandler@gmail.com>
Sent: Tuesday, March 1, 2022 7:01 PM
To: Planning <planning@hallcounty.org>
Subject: Application of Friendship 24 LLC Rezoning Request

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.

To Planning Commission:

>

> I am writing you regarding the rezoning request by Friendship 24 LLC to build a self-storage, boat/RV/box truck parking facility on some 24.23 acres adjacent to Village at Deaton Creek (VDC), a 55+ retirement community on Friendship Road. This property adjoins VDC (along homes on Falling Water Lane), and the Reunion and Chateau Corners residential communities.

>

> This rezoning would be inconsistent with the residential nature and the county's land use design for this area. Also, if approved, we are concerned that we could continue to see erosion in the residential nature of our area which ultimately impacts the ambience and beauty of our neighborhoods and could affect our homes and property values.

>

> My husband and I live on Falling Water Lane in VDC and the property in question is actually close enough to homes on our street that we would see any of its structures and hear any noise from there. I am asking you to consider how you would feel if you bought your “forever” home in a beautiful, quiet, established neighborhood and had those amenities taken away from you by commercial development.

>

> We homeowners are requesting that the Planning Commission deny the rezoning in an effort to preserve the beautiful residential nature of our area and prevent any impact to our communities.

>

> Respectfully submitted,

>

> Julie and Randy Chandler

> 919-333-0955

>

>

Anael Dominguez (Planning)

From: Jennifer Rivera (Administration)
Sent: Wednesday, March 2, 2022 8:41 AM
To: Anael Dominguez (Planning)
Subject: FW: Friendship 24 LLC rezoning request for 1639 Friendship Rd, Tax Parcel 15039 000012B

From: Brittany Walker (Planning) <bawalker@hallcounty.org>
Sent: Wednesday, March 2, 2022 8:30 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: FW: Friendship 24 LLC rezoning request for 1639 Friendship Rd, Tax Parcel 15039 000012B

Jennifer,

Please see below for comment for upcoming agenda item.

Thank you,

Brittany Walker
Administrative Secretary
Planning and Development
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
770-531-6809 | www.hallcounty.org



From: Maria Sanders <sanders6134@comcast.net>
Sent: Tuesday, March 1, 2022 5:19 PM
To: Planning <planning@hallcounty.org>
Subject: Friendship 24 LLC rezoning request for 1639 Friendship Rd, Tax Parcel 15039 000012B

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.

RE: your agenda item #1 for your upcoming March meeting. I wrote to you last month, but this item was tabled until March. Today I am restating and repeating my vehement OPPOSITION against this rezoning.

1. Application of Friendship 24, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Commercial Development (PCD) on a 24.23± acre tract located on the north side of Friendship Road

approximately 3,111 feet from its intersection with Deaton Creek Parkway; a.k.a. 1639 Friendship Road; Zoned AR-IV; Tax Parcel 15039 000012B. Proposed Use: self-storage, boat/RV/box truck parking. **
Commission District 1.

We want to preserve the residential nature of our area and want to prevent the impact this rezoning would bring to our community. I hope you agree and will deny this rezoning request! Thank you for your attention and support.

Maria Sanders
Village At Deaton Creek
6134 Brookside Lane
770-967-9881

Jennifer Rivera (Administration)

From: Brittany Walker (Planning)
Sent: Monday, March 7, 2022 3:25 PM
To: Jennifer Rivera (Administration)
Subject: FW: Friendship24LLC Request for Change of Zoning

From: Ann Williams <annwilliams1947@gmail.com>
Sent: Wednesday, March 2, 2022 4:24 PM
To: Planning <planning@hallcounty.org>
Subject: Friendship24LLC Request for Change of Zoning

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.

Hall County Planning Commissioners:

We have been residents of the Village at Deaton Creek since March 2007. We have obviously witnessed a great deal of change and expansion in the last 15 years. While we are certainly not "anti-growth", we believe it is imperative that careful consideration be given to any request to change the zoning of property near residential areas. Obviously, property values of many residents can be adversely affected if zoning standards are relaxed in close proximity to the communities.

We believe the Friendship24LLC request to change the zoning for property located at 1639 Friendship Road (currently zoned "residential") is NOT a prudent petition for this area and would, if granted, result in harming thousands of property owners in this area. of Hall County.

We urge the Hall County Planning Commission to DENY the request to change the zoning on this property.

Phil and Ann Williams
6324 Falling Water Lane
Hoschton, GA30548

planning@hallcounty.org

send the email to the address above.

I support the zoning request to change Tax Parcel 15039 0000128 at 1639 Friendship Road from Agricultural-IV to PCD for the applicant to build a self-storage facility.

Self-Storage on this site will be a low impact business for the County, but will provide essential and necessary services for the entire community.

Please approve this zoning request.

Billy Duncan
2450 Thompsons Mill Road
Buford, Ga. 30519
Hall County

Billy Duncan

1 Harts,
Jan [Signature]

Print

Board of Commissioners Work Session Comments - March 7, 2022 - Submission #48890

Date Submitted: 3/3/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Brendon

Last Name*

Briggs

Address1*

1685 Friendship Road

Address2

City*

Hoschton

State*

GA

Zip*

30548

Your Comments*

Re: Application of Friendship 24, LLC.

I write in support of the application from Friendship 24, LLC to rezone from AR-IV to PCD.

My family recently moved to this area and live adjacent to the proposed development. This property, as with most of the other empty land in the area, will ultimately be developed. A low traffic development such as the one proposed is much more favorable than the alternative high density residential as allowed in the current code. The facility proposed will be quieter, less intrusive and keep more traffic off Friendship Road and the extremely heavily traveled corridors of Spout Springs and 211. It seems to me that the developer has made every concession to shielding the development from the neighboring properties, and I strongly support the application.

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Ken Gary

From: gary hodges <glhrealty@yahoo.com>
Sent: Monday, March 7, 2022 8:29 AM
To: Ken Gary
Subject: Fwd: Conditions for Zoning for Storage Facility on Friendship Road

Sent from my iPhone

SUPPORT # 1
FRIENDSHIP 24, LLC

Begin forwarded message:

From: gary hodges <glhrealty@yahoo.com>
Date: March 5, 2022 at 4:59:00 PM EST
To: gary hodges <glhrealty@yahoo.com>
Subject: Conditions for Zoning for Storage Facility on Friendship Road

Sent from my iPhone

Begin forwarded message:

From: gary hodges <glhrealty@yahoo.com>
Date: March 5, 2022 at 3:56:02 PM CST
To: tommcdermott@bellsouth.net
Subject: Conditions for Zoning for Storage Facility on Friendship Road

1. Zoned by site plan.
2. One story building with basements.
3. Hours of access:
Daylight Savings Time: 6:00am to 10:00 pm
Standard Time: 6:00am 9:00 pm
4. Buffer from Boundary lines joining Reunion Subdivision
125 feet undisturbed
50 feet buffer for Construction work (no building, no paving allowed in it)
175 feet total buffer
5. 10 ft vinyl black fence along perimeter facing Reunion. Vinyl black fence to have privacy mesh.
6. Tree boundary along fence left back corner to right back corner. Will be done by Professional Landscape Co with size of trees to start with minimum 8 ft height.
7. Tree boundary along pond border as number 6 size.
8. Video Surveillance.
9. No pole lighting from left back corner to right back corner (facing Reunion).
10. All other lighting proximity lighting (directional down).
11. No repair, maintenance, or washing at anytime of vehicles or trailers.
12. No clean out for sewer.

Sent from my iPad

Print

Board of Commissioners Work Session Comments - March 7, 2022 - Submission #48967

Date Submitted: 3/3/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Joe

Last Name*

Novosel

Address1*

5919 Legend Ct

Address2

City*

Hoschton

State*

GA

Zip*

30548

Your Comments*

This is for the self-storage facility proposed at 1631 Friendship Road

I live in Chateau Corners Subdivision but not bordering this property. I met with the developer and I am in favor of this development. I believe it would be a good fit for this property and low impact.

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Board of Commissioners Work Session Comments - March 7, 2022 - Submission #48204

Date Submitted: 2/25/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Michael

Last Name*

Miles

Address1*

1661 Friendship Rd.

Address2

City*

Hoschton

State*

Georgia

Zip*

30548

Your Comments*

From the desk of:
Michael A. Miles
1661 Friendship Rd.
Hoschton, Ga. 30548
Subject: Application of Friendship 24, LLC to Rezone from AR-IV to PCD Tax Parcel 15039 000012B. Located at 1639 Friendship Road. Proposed use self-storage.

To whom it may concern,

My name is Michael Miles, and I would like to speak in favor of the storage building project being proposed by my neighbor Ken Gary. I share 2068.54 feet of property line with this project, and I believe that this development will have less impact on my 17.68 acres and my home. By less impact I mean that there will be no problems such as theft and trespassing on my property which has been a serious issue in the past with Chateau Corners and Reunion subdivisions. Furthermore, I will not have to put up with people being loud and disturbing the peace as this facility will only be open from 6:00 AM to 10:00 PM. Also, there will be less traffic generated from this type of development than from a subdivision making it safer to get out on Friendship Rd. from my driveway.

I have seen some of Ken's developments and they were done very nicely. They suited the area and property they occupied. From what I have seen of Ken's plans for this project I will not have a problem living next to this facility.

The property is going to be developed at some time and I firmly believe that this project is better to live next too than a subdivision or office buildings.

If someone wishes to speak with me on this project, please feel free to call or email me.

Sincerely,
Michael A. Miles
770-530-5762
mike@mmient.com

Please write your comments in the box above.

File Upload

Ken Gary Development.pdf

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

From the desk of:

Michael A. Miles

1661 Friendship Rd.

Hoschton, Ga. 30548

Subject: Application of Friendship 24, LLC to Rezone from AR-IV to PCD Tax Parcel 15039 000012B.

Located at 1639 Friendship Road. Proposed use self-storage.

To whom it may concern,

My name is Michael Miles, and I would like to speak in favor of the storage building project being proposed by my neighbor Ken Gary. I share 2068.54 feet of property line with this project, and I believe that this development will have less impact on my 17.68 acres and my home. By less impact I mean that there will be no problems such as theft and trespassing on my property which has been a serious issue in the past with Chateau Corners and Reunion subdivisions. Furthermore, I will not have to put up with people being loud and disturbing the peace as this facility will only be open from 6:00 AM to 10:00 PM. Also, there will be less traffic generated from this type of development than from a subdivision making it safer to get out on Friendship Rd. from my driveway.

I have seen some of Ken's developments and they were done very nicely. They suited the area and property they occupied. From what I have seen of Ken's plans for this project I will not have a problem living next to this facility.

The property is going to be developed at some time and I firmly believe that this project is better to live next too than a subdivision or office buildings.

If someone wishes to speak with me on this project, please feel free to call or email me.

Sincerely,

Michael A. Miles

770-530-5762

mike@mmient.com

A handwritten signature in black ink, appearing to read "Michael A. Miles", written over a horizontal line.

Print

Board of Commissioners Work Session Comments - March 7, 2022 - Submission #48971

Date Submitted: 3/3/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Scott

Last Name*

Smathers

Address1*

5740 Corners Dr

Address2

City*

Hoschton

State*

GA

Zip*

30548

Your Comments*

RE: 1639 Friendship Road

I have no objection to the proposed rezoning of the property at 1639 Friendship Road.

I feel the proposed storage facility represents the properties current highest and best use and I fully support the proposed rezoning. Thanks, Scott Smathers 404-557-1606

Please write your comments in the box above.

File Upload

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.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

Ken Gary

From: eddoss41@icloud.com
Sent: Friday, March 4, 2022 11:50 AM
To: Ken Gary; jahrr68@comcast.net
Subject: Friendship 24 LLC Zoning Request.

Attached are the comments approved by the Board this morning and will be forwarded to the Hall County Planning Commission today.

On February 21, 2022, several Village at Deaton Creek residents, who live on Falling Water Lane adjacent to the Friendship 24 LLC property, attended a presentation provided by Friendship 24 LLC representatives. Following the presentation these residents requested the Board to Directors to take a position in support of this zoning change with the following conditions:

- A buffer of Leyland Cypress, Arborvitae or similar conifer trees will be planted as described in the presentation.
- The proposed setback from The Village at Deaton Creek properties to proposed roads and buildings as submitted is the final setback for developing the property adjacent to The Village at Deaton Creek. No additional buildings or roads will be constructed within the current proposed setbacks toward The Village at Deaton Creek.

Therefore, on March 4, 2022, during a regular meeting of The Village at Deaton Creek HOA Board of Directors, the Board voted to support this proposed zoning change provided the above conditions are accepted by the developer, Friendship 24 LLC.

March 14, 2022

Hall County Planning & Development
Atten: Srikanth Yamala, Interim Director
P.O. Drawer 1435
Gainesville, GA 30503

RE: Friendship 24 LLC Zoning Request

The Village at Deaton HOA Board of Directors forwarded comments electronically to the Hall County Planning Commission internet page on March 4, 2022, to be considered at the March 7, 2022, Planning Commission meeting. I'm told by the developer that these comments were not included in the published packet. I'm also curious as to why our comments were not included. Following are essentially the comments that were transmitted:

On February 21, 2022, several Village at Deaton Creek residents, who live on Falling Water Lane adjacent to the Friendship 24 LLC property, attended a presentation provided by Friendship 24 LLC representatives. Following the presentation these residents requested the Board to Directors to take a position in support of this zoning change with the following conditions:

- *A buffer of Leyland Cypress, Arborvitae or similar conifer trees will be planted as described in the presentation.*
- *The proposed setback from The Village at Deaton Creek properties to proposed roads and buildings as submitted is the final setback for developing the property adjacent to The Village at Deaton Creek. No additional buildings or roads will be constructed within the current proposed setbacks toward The Village at Deaton Creek.*

Therefore, on March 4, 2022, during a regular meeting of The Village at Deaton Creek HOA Board of Directors, the Board voted unanimously to support this proposed zoning change provided the above conditions are accepted by the developer, Friendship 24 LLC.

With this letter the VDC Board would also offer the following:

- The Friendship 24 LLC property directly abuts an 85-foot common property buffer owned by the HOA in The Village at Deaton Creek.
- Because of the shape and topography of the parcel, no structures or stored vehicles will be visible from Friendship Road.
- The developer has agreed to plant a conifer buffer thereby minimizing visibility issues for residents on Falling Water Lane in The Village at Deaton Creek.

- This proposed development will result in less additional traffic on Friendship Road than either apartment or single-family resident developments.
- The parcel is currently a wooded parcel, and the proposed development will require removal of substantially fewer trees than either apartment or single-family resident developments.
- This development, when completed, will provide convenient off-site storage for our 1800+ residents who may require off-site storage.

Should you have any questions or require clarification of our position, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edgar L. Doss". The signature is fluid and cursive, with a long horizontal stroke at the end.

Edgar L Doss, President
The Village at Deaton Creek HOA Board of Directors
Eddoss41@icloud.com
989-350-9100

Print

Planning Commission Comments - March 7, 2022 - Submission #49056

Date Submitted: 3/4/2022

Comments completed in the form below will be submitted into the record for the March 7, 2022 meeting of the Hall County Planning Commission.

First Name*

Board of Directors

Last Name*

Village at Deaton Creek

Address1*

6052 Deaton Creek Parkway

Address2

City*

Hoschton

State*

GA

Zip*

30548

Zoning Item for Comment*

1. Application of Friendship 24, LLC

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*

On February 21, 2022, several Village at Deaton Creek residents, who live on Falling Water Lane adjacent to the Friendship 24 LLC property, attended a presentation provided by Friendship 24 LLC representatives. Following the presentation these residents requested the VDC Board of Directors to take a position in support of this zoning change with the following conditions:
1. A buffer of Leyland Cypress, Arborvitae or other similar conifer trees will be planted as described in the presentation.
2. The proposed setback from The Village at Deaton Creek properties to proposed roads and buildings as submitted is the final setback for developing the property adjacent to The Village at Deaton Creek. No additional buildings or roads will be constructed within the current proposed setbacks toward The Village at Deaton Creek.
On March 4, 2022, during a regular meeting of The Village at Deaton Creek HOA Board of Directors, the Board voted to support this proposed zoning change provided the above conditions are accepted by the developer, Frien

Please write your comments in the box above.

File Upload

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?

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