

Print

Planning Commission Comments - June 20, 2022 - Submission #57474

Date Submitted: 6/20/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Edna

Last Name*

Rogers

Address1*

3655 Greencrest Road

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 writing to strongly urge the Hall County Planning Commission to follow the recommendation of its professional and expert staff and completely deny the rezoning request from Tyrus Brown to rezone 9.65 acres in District 2 from R1 to PRD for purposes of building a 44-unit townhome development.

My husband and I have owned and lived in our home on Greencrest Road for 21 years. Our property is adjacent to the proposed development site - specifically the western area of the property that contains a creek and is proposed for "amenities." The quiet, wooded area that is home to many varieties of wildlife is what drew us to this neighborhood.

While I will lay out several reasons why this zoning request should be denied, one of the main reasons for denial is that, as the staff report states: "The proposed development is not consistent with the Hall County Comprehensive Plan." The site is in an area identified as "Lake Area Residential," which calls for low-density residential development and is surrounded by detached, single-family homes. The proposed development by Mr. Brown would call for four times the density recommended in the Lake Area Residential category, which calls for 1 unit per acre; your own staff in their report say it "would be inconsistent with the vision the Comprehensive Plan describes." Further, because a significant portion of the site cannot be developed due to the presence of a creek, all of the proposed units would be forced into one side of the property that constitutes some 70% of the acreage. The staff report notes "(T)he development should conform to the existing character and development pattern of the surrounding area." It clearly does not.

Additional reasons for denial of this request include:

I have serious concerns about the traffic impact that adding this many residents would have on the roads in the area. At present, there is not sufficient access to a road that would be able to handle this amount of traffic. As your staff's report states: "Meadow Lane ... does not meet current county standards..." It is my concern that the impending Sardis Road Connector project, due to the location of the proposed development, will magnify this deficiency rather than provide additional road support. This proposed development site is located less than a mile from the Connector's intersection with Thompson Bridge Road. The Connector will result in major changes to the roads and neighborhoods immediately surrounding this proposed development site, including ending Ledan Road in a cul de sac not too far from the current Meadow/Ledan intersection. Ledan is one of three roads in the immediate area that will be turned into cul de sacs.

Another concern is the plans to create amenities on the western side of the property, as this would be adjacent to my property and very close to an existing stream. For the half basketball court, I'm concerned about lights being on all night and causing light pollution. There also have been indications of a park or trail. In this case, will there be any fencing and vegetative buffers that indicate where the development property ends? I enjoy spending time in the wooded area of my own lot to observe birds and wildlife like deer who are common in the area. I do not want to encounter someone who has wandered onto my property. After reading the staff report, I'm concerned about the number of inconsistencies or missing information in the proposal. I also would like to point out that two depictions that show the number of houses around the site are misleading as my house and my neighbors' homes are cut off of the images. There were no plans or details included about the landscaping plans nor were there any architectural renderings. What type of building materials will be used in these units? From the included photo illustrations, it is hard to tell if it is one of the accepted materials. How many trees will be preserved on the property? Will there be any walls or vegetative buffers? I also would request that the Planning Commission ask Mr. Brown and/or the developer for examples of similar projects they have completed elsewhere. Or is this the first?

The application from Mr. Brown includes a letter from the City of Gainesville that confirms water and sewer capacity. However, it additionally states that: "Properties desiring to connect to Gainesville public sanitary sewer must be within the City limits." The owner of the property must sign an agreement to be annexed into the city (when the property becomes contiguous, which is not currently) in order to get sewer service? This is a cause for concern because I do not want to become part of the City of Gainesville and this would bring it to my backdoor – literally.

I have heard from many people living near this proposed development, and we are agreed that it does not fit with the character of the area. Nor does it fit the Comprehensive Plan, Hall County crafted for a reason. There are other locations in Hall County – and Gainesville, for that matter – that would be a better fit for a multi-family development like this one. This area already is being significantly impacted by the impending Sardis Connector project, please do not approve a development that will cause even more disruption in this single-family residential area.

Also, I urge you to think about the precedent you would set by letting someone add an island of high-density development – one that is four times as dense as all of the surrounding area – to the region you call "Lake Area Residential."

Thank you for your time and thoughtful consideration of my comments.

Edna Rogers
3655 Greencrest Road
Gainesville, GA 30506

Please write your comments in the box above.

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Planning Commission Comments - June 20, 2022 - Submission #57425

Date Submitted: 6/16/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Garry

Last Name*

Kinchen

Address1*

3536 Meadow Lane

Address2

City*

Gainesville

State*

Ga

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 Oppose the applacation of Mr. Brown for rezoning. Thank you.

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?

garry.kinchen@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.

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Board of Commissioners Work Session Comments - June 20, 2022 - Submission #57408

Date Submitted: 6/15/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 Work Session of the Hall County Board of Commissioners.

First Name*

Jean

Last Name*

McCorlew

Address1*

3587 Meadow Lane

Address2

City*

Gainesville

State*

Georgia

Zip*

30506

Your Comments*

I have lived on Meadow Lane for 45 years enjoying the peace and quiet of a neighborhood that I felt was safe since I live alone. My taxes reflect an increase in the value of my home, but a few homes on this street are already bringing down the attractiveness. Putting a huge apartment complex at the turn-around at the end of the street will not only bring the value of my home down, but will bring a lot more noise and possibly crime to this neighborhood. I don't know how any of the streets included in this plan can handle all the extra traffic on them in the first place. I strongly oppose this development, but if it goes through, there should be a heavy line of trees blocking the view of the apartments from our street. Having to see all those beautiful lush trees that add to the serenity of our neighborhood come down would be a tremendous loss. PLEASE VOTE NO!!!

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.

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Planning Commission Comments - June 20, 2022 - Submission #57469

Date Submitted: 6/18/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Kathy

Last Name*

Little

Address1*

3425 Meadow Lane

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 Meadow Lane, it has come to my attention that Tyrus Brown has submitted a rezoning request to build multiple (44) three-story townhomes at the end of Meadow Lane. I am vehemently opposed to this rezoning and townhome project. My family has lived in our home for 22 years. This proposed project would damage our property values as well as disrupt our quiet, peaceful neighborhood. Furthermore, Meadow Lane is a narrow street and not conducive to the added traffic a project like this would bring. I am asking that Tyrus Brown be denied his rezoning request. Thank you.

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?

klgadawgs@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.

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Planning Commission Comments - June 20, 2022 - Submission #57399

Date Submitted: 6/15/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Leland

Last Name*

Driver

Address1*

3679 Garden Blvd

Address2

3675,3683,3689 and 3693 Garden Blvd.(residential dwelling)

City*

Gainesville

State*

Georgia

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 adamantly oppose the rezoning of the property located behind my 5 lots which back up to the proposed property for rezoning due the changing of the character of the single residential zoning in effect currently and the destruction of the serenity of the neighborhood. Meadow Lane and Garden Boulevard streets are not conducive to increased traffic due to the narrow streets and the increased traffic that would be created by multiple housing. I have no objection to a single residence in my back yard but oppose an apartment with multiple tenants. Garden Blvd. is already impacted by the Sardis Connector in front of us which already impacts the area with more noise and displacement of several residents. Please deny the rezoning request and keep our neighborhood R-1.

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.

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Planning Commission Comments - June 20, 2022 - Submission #57449

Date Submitted: 6/17/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Nelle

Last Name*

Jamison

Address1*

3656 Greencrest RD

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 believe a PRD is a good plan for this area. We are primarily single family home owners who are considerate of our neighbors and neighborhoods. We have recently had some extremely unpleasant experience with renters who neither respect or consider anyone else. We also have a high volume of traffic which contributes to a high level of noise. For these and other reasons, I request denial of 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?

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

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Planning Commission Comments - June 20, 2022 - Submission #57419

Date Submitted: 6/16/2022

Comments completed in the form below will be submitted into the record for the June 20, 2022 meeting of the Hall County Planning Commission.

First Name*

Stephan

Last Name*

Hill

Address1*

3688 Rosedale Circle

Address2

City*

Gainesville

State*

GA

Zip*

30506

Zoning Item for Comment*

5. Application of Tyrus Brown

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 have great concern regarding the request to rezone approximately 9.65 acres of Meadow Lane to potentially be used for a multi-family development.

Although changes are certainly going to occur regarding this area in the coming years, my concern with this request is primarily related to the potential crime, noise, and congestion that would result because of this property. This area now is a quiet residential area that would potentially be disrupted if this rezoning request were to occur. I understand there is a great need for residential properties in the Hall County area, however I believe a multi-family development is not an appropriate use of this land.

Please write your comments in the box above.