

Sarah McQuade (Planning)

From: Sarah McQuade (Planning)
Sent: Wednesday, July 28, 2021 4:32 PM
To: Eric Wales (District Attorney's Office)
Cc: Shelly Echols (County Commissioner)
Subject: RE: REF: Application of Gainesville Freezer, LP to rezone 42 acres on Athens Hwy

Good afternoon Mr. Wales –

Happy to help. You may find a copy of the staff report [HERE](#), which includes all of the submitted application materials. The narrative and site plan included should give you a clearer understanding of their request. One thing to note, there has not been a hydrology study submitted as part of this request. A hydrology report is not a requirement for a rezoning request and is typically only done if a rezoning is approved. It is required to obtain a land disturbance permit and is reviewed as part of the development review process.

Please feel free to reach out to me with any additional questions.

Thanks,
Sarah

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From: Eric Wales (District Attorney's Office) <ewales@hallcounty.org>
Sent: Wednesday, July 28, 2021 12:29 PM
To: Sarah McQuade (Planning) <smcquade@hallcounty.org>
Cc: Shelly Echols (County Commissioner) <sechols@hallcounty.org>
Subject: REF: Application of Gainesville Freezer, LP to rezone 42 acres on Athens Hwy

I received a mailing of a notice of public hearing in regards to the applicant Gainesville Freezer, LP to rezone 42 acres located on the west side of Athens Hwy that notify property owners within 500 feet of it. Could you please forward to me a copy of the PDF file submitted to your office of the full size plans and hydrology report. This request for rezoning from AR-IV to I-I will directly affect me as an resident of Hall County because it will sit directly behind my house. I would

like to see the plans and reports so that I can determine as to where the owner plans to build this on the land and how close it will be to me. As of now Eskimo Cold Storage sits next to it just south on Hwy 129 and since they expanded that facility closer to us we have a lot of mechanical and tractor trailer noise from it. The closest point of that building sits 1635 feet from my back porch. So in relation to that current industrial use business the proposed Gainesville Freezer, LP is going to be the same a "cold storage warehouse facility" the noise and lighting will be much worse since it will be between 700-1100 feet closer to my house (measurements taken by the measuring tool on the Hall Co GIS website) depending on where the building will actually sit. If it is built horizontally to the Athens Hwy road side instead of vertically making it run deep into the tract of land will at least be somewhat better for us. The hydrology report is especially requested because there are streams that run between the two properties that would be directly affected due to the steep topography of that 42 acre tract of land that backs up to me. Just a guess at this time but within the first 200 feet going away from this stream would probably be between a 40-50 foot slope much less going all the way up to the top of the hill where it would possibly flatten out to be buildable on. The plans/report may answer a lot of my questions and concerns. I am copying Commissioner Echols as she is my District 3 commissioner. Thank you for your time and consideration in this matter, it is greatly appreciated.

Property Owner: John Eric Wales and Melissa Dawn Wales at 2850 Dorsey Peek Road, Gainesville, Georgia 30507

Eric Wales, Investigator

Hall County District Attorneys Office

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