Summary of Comments

from Public Kickoff Meeting
December 1, 2020

The following text documents raw, unedited comments and has not been checked for spelling, accuracy, or feasibility. Neither the TSW team nor Hall County makes any endorsement of a specific idea. Comments will be considered as the zoning update process continues. Comments are shown for those that contributed in person as well as those who contributed online.

Comment Station 1:
What specific issues related to development should be addressed in the Unified Development Code?

- Clarification on existing tree delineation if there are not specimen tree requirements
- Do everything possible to provide more choices for housing. People's needs & desires are not all the same so regulations should accommodate those needs.
- Allow (encourage) more density in appropriate locations – where services (water, sewer, transit, roads) are available; to reduce cost/unit of housing.
- Provide special perks for "affordable" housing (under $200,000 or closer to $150-175,000 for ownership, or under $900/month for rental)
- Don't concentrate poverty.
- Allow more housing types and models (co-housing, boarding houses)
- Accessibility, sidewalk connectivity along roads
- Sustainable development
- Pull in all of the regulations from the tree protection, stream buffers, E&S, post-construction stormwater.
- Remove outdated ordinances.
- All are treated equally in code inforcment, permitting and inspections of projects
- Upholding current or new regulations if passed
- Campers as residence
- All residents need to be held to the same standards. Certain residents get away with not following the rules due to the fact they use to be on the board of commissons or have family members on the board
- Campers as residence

- Traffic; Balanced restrictions. Keep things appropriate for the area while not limiting residents or small businessnes. I'm not a developer, but one thing I've always appreciated is how a homeowner can subdivide their property once per year without going through a long, complicated process. That may not be the right way to describe it, but hopefully you understand what I'm referring to. I use that as an example because it gives individuals a way to use and manage their property appropriately as they see fit, but also keeps large-scale developments in a process that ensures adhearance to the code and transparency for nearby communities.
- Thoughtful design of conservation subdivisions where smaller footprint homes can be built also.

Comment Station 2:
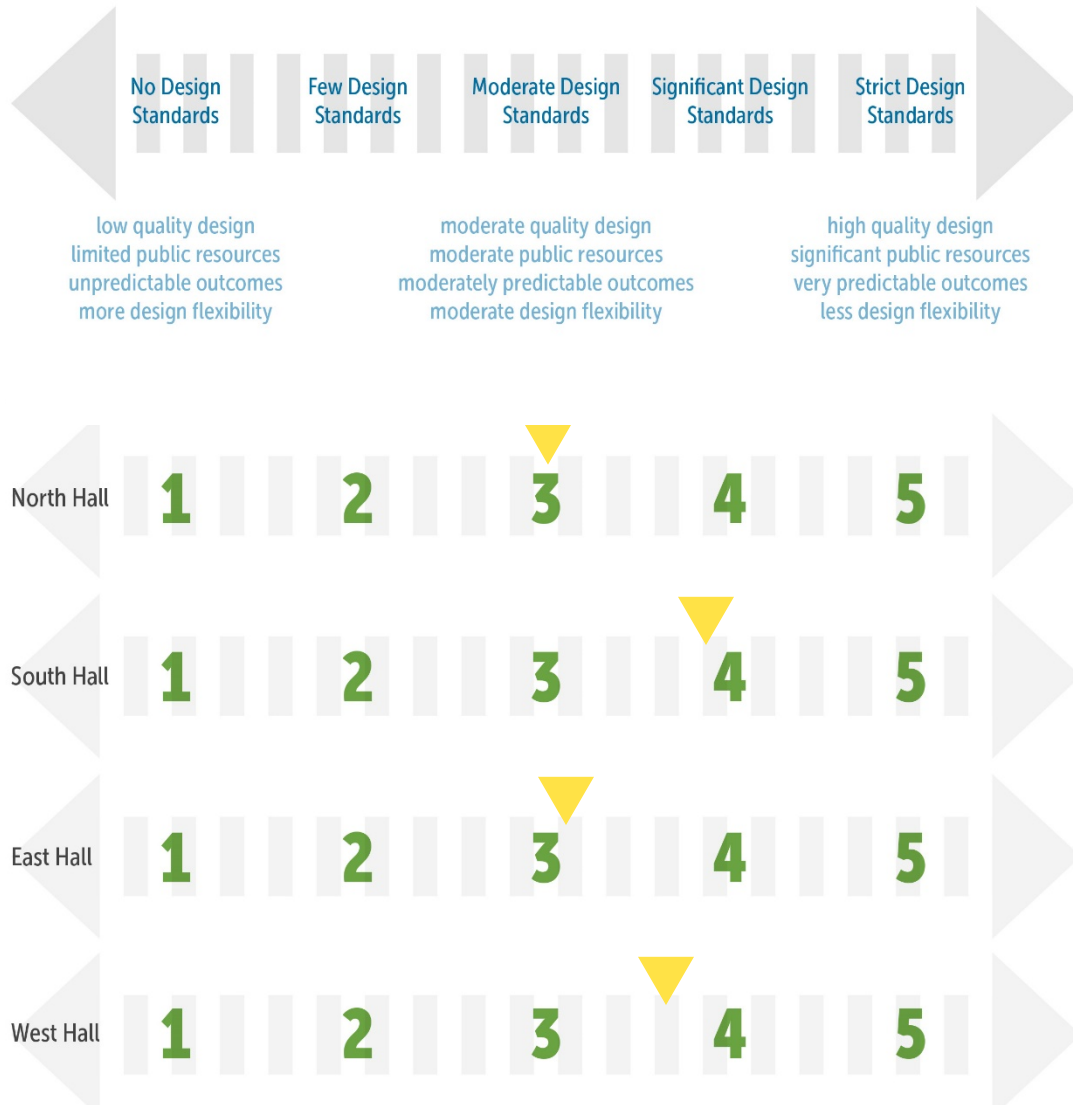**Name one development in Hall County that you like.**

- Gateway Industrial Center
- Walton Summit
- Villages @ Deaton Creek
- Potential of Revele
- Target shopping center @ Exit 12
- Maple Forge = City, not county, but a perfect example of a good community development
- Not Hall Co, but Serenbe.

Name one development in Hall County that you feel could have been done better.
What specifically could be improved?

- Copper Springs Drive – no buffer
- 500 s.f. caretaker residence on Forest Way. Unpermitted, uninspected but still passed unanimously by zoning and appeal denied though still unpermitted and uninspected by Building and Environmental.
- Caretakers residence that was pushed thru on Forest Way in Braselton, GA without any permits, inspections. Turned a utility shed into a residence without any permits, inspections, then filed for a rezoning meeting. We came to meeting and gave our input and the planning commission approved without any permits or inspections. Filed an appeal and again it was approved without permits or inspections.
- Not in Hall County unincorporated but the Academy off of 53 should look more like the Target and utilize more tree islands.
- Develop like Roswell, Alpharetta and not like Gwinnett.
- Mundy Mill - Technically city and not county, but the houses are much too close together, they were not built as advertised (several I know have already had to have major repairs done to new homes), the amenities promised were never added, and they never even finished the project.
- All of South Hall where there is massive clear cutting, sediment entering the lake, and non-green stormwater solutions implemented.

Comment Station 3: What level of design regulation is appropriate for new commercial development in different parts of the county?

Yellow arrows represent the average of all responses.

No Design Standards	Few Design Standards	Moderate Design Standards	Significant Design Standards	Strict Design Standards

low quality design
limited public resources
unpredictable outcomes
more design flexibility

moderate quality design
moderate public resources
moderately predictable outcomes
moderate design flexibility

high quality design
significant public resources
very predictable outcomes
less design flexibility

North Hall   1   2   3 ▼   4   5

South Hall   1   2   3   4 ▼   5

East Hall   1   2   3 ▼   4   5

West Hall   1   2   3   4 ▼   5

Comment Station 4:
Which of the following are your top three priorities for the UDC?

- Preserving rural land and lifestyles (4 votes)
- Protecting the environment (4 votes)
- Improving design regulations (2 votes)
- Making regulations easier to understand
- Removing unnecessary red tape and regulations (4 votes)
- Enforcing existing regulations (3 votes)
- Providing affordable housing (1 vote)
- Landscaping and trees (1 vote)
- Growing the economy (2 votes)
- Preserving historic places (1 vote)
- Protecting property rights (2 votes)
- Other (write in): preserving existing affordable housing, equality for all residents

Other comments provided at Comment Station 4:
- Not necessarily more strict [after "improving design regulations" option]
- Live, work, play [after "improving design regulations" option]
- All regulations should balance between the two [with asterisks to refer to "protecting the environment" and "protecting property rights"]
- There are signs that clutter intersections such as off property signs for new subdivisions, and yard signs promoting businesses. Hall County is beautiful and has a rural feel; we don't need junky signs at intersections that shouldn't be there.