

To Hall County Board of Commissioners and Planning Commission Members:

RE: Atlas Development Services request to rezone 19.21 Acre tract to PRD - Single Family Townhomes

Our names are Teresa and Allen Hughes and we own 63 acres surrounding and adjacent to a 19.21 Acre tract the owners of which have applied for rezoning.

We have spent the last 9 years building our dream home and the home in which we plan to retire. We have spent a considerable part of our retirement funds toward the purchase and building of our property. While we do not expect to have a great deal of ability to stop or control others' property matters, we do strongly feel that you should put heavy requirements on limiting the number of homes and more importantly, vehicles, that will be using the roads.

Our requests for requirements would be at a minimum:

1. Access points to the proposed development should be limited to Highway 211 (Old Winder Hwy) only and not involve access to or from Union Church Road. Union Church Road is becoming increasingly more dangerous with the volume of traffic from recent and continuous development of single family detached subdivisions along its corridor. With the build-up of traffic along Union Church Road, access to Union Church Road from the proposed development would be nearly impossible due to the proximity of the intersection with Highway 211. Furthermore, any entrances to and from the proposed development should be installed along Highway 211 as far north as possible to avoid increased congestion and incidence risks associated with the Union Church Road – Highway 211 intersection. The volume of traffic from 135 units entering onto 211 from the development and entering the development is too close to the Union Church intersection from the current proposed access point. The grade of 211 coming from the north also adds another hazard for cars entering onto 211 from the proposed development. There will be a definite need for a turn lane on 211 and a possible red light at Union Church to prevent accidents that will surely increase with the increase of volume. With no red light there will be back ups on Union Church Rd with cars trying to turn left and right onto 211. There will be increased traffic from Deaton Creek and Union Grove Subdivisions, which are currently in development. The impacts on traffic from these developments will not be known until they are built out, but it will be an increasing problem as more and more houses are sold. It is impossible to determine at this time the true impacts of the proposed development on local traffic until Deaton Creek and Union Grove close out. Additionally, the previously approved new development on the Northeast 700 acres of the intersection will bring substantial new traffic to the area.
2. The installation of a substantial privacy screen constructed/planted along the length of our property line as well as the northern property line of the proposed development to provide visual privacy and protection from the additional noise that will be generated by the proposed development.
3. All current storm water and additional storm water created by the project must be directed into storm sewers. There is substantial storm runoff already draining onto our property creating muddy flows throughout the year. The storm water that will be created by the impervious surfaces within the proposed development will create additional runoff that the current watershed patterns will not be able to handle, thus creating a risk of property damage to downstream structures. Impervious structures should be kept to a minimum, parking should be restricted to the driveways and garages of each unit in order to eliminate the need for parking lots which will create additional runoff.

4. Strict conditions regarding the density of the proposed development should be imposed. The propensity of single-family townhomes to become rental units increases the risk of multiple families or multiple adults occupying a single unit. This raises the risks of increased traffic and a general overload of the local infrastructure. At the very least, rental controls should be implemented to avoid the townhomes becoming apartment-like in density.
5. Using the density of the Reveille project as a gauge is inappropriate. Putting a small segment of a high density section inside a 500 acre development is substantially different in the effect on traffic. 135 homes directly on 211 causes measurably different direct traffic problems. The traffic on 211 can be backed up for a mile from the red light at Friendship road at any time of day. It makes little sense to add the new 135 homes to the 1500 across at Reveille to an overburdened intersection without first making the intersection upgrades to handle it.
6. Traffic currently coming from both directions is constantly causing crashes and numerous near misses. I have to turn left at Union Church/211 to go north on 211 several times a day. It is a dangerous act many of those times. People pass the left turning northbound traffic on 211 with no regard for the interesting and its dangers. Southbound traffic approaches the coming downhill at much higher rates of speed than is safe in current conditions. People are passing at full speed on 211 and I have personally witnessed dozens of near misses in the past few years. During bad weather it is a scary situation, heavy rain and icy conditions are a death trap.
7. All structures within the proposed development should consists of brick or stone exteriors to insure long term upkeep and quality of construction.
8. All structures should be no more than two stories above grade with a maximum height of 25' above grade.
9. Developers should be required to design the proposed development so as to preserve the current look and feel of the area. The removal and/or trimming of existing trees should be kept to a minimum to provide an attractive appearance and maintain the current natural beauty of the area.
10. No structures or impervious surfaces should be constructed within 75' of an adjacent property or within 100' of a wet or dry stream.

It is our contention that the proposed development is not in keeping with the current uses in the immediate area. Currently, there are no high density residential or townhome tracts in this part of Hall County and the development of such in this area would be inconsistent with surrounding uses.

Your attention to this matter is very much appreciated.

Allen and Teresa Hughes
5883 Union Church Rd
Braselton, Ga 30517

rallenhughes@protonmail.com
404-375-9972