

## Katie L. Greenway (CDI: Planning)

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**From:** Vivian DuBose <vivian@nobleprop.com>  
**Sent:** Sunday, December 17, 2023 5:10 PM  
**To:** Katie L. Greenway (CDI: Planning)  
**Subject:** FW: Conceptual site plan comments

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**From:** Vivian DuBose  
**Sent:** Friday, December 15, 2023 7:01 PM  
**To:** klgreenway@hallcounty.org  
**Cc:** gomezjumper63@gmail.com; lisagethers@hotmail.com  
**Subject:** Conceptual site plan comments

RE: 6409 Lights Ferry Road conceptual site plan from Peach State Realty/Bret Muetzelfeld -Applicant  
Katie:

Thanks for sending the info on the proposed rezoning above. I will be submitting these comments on-line tomorrow. I am unable to attend the meeting in person Monday for medical reasons.

Thank you,  
Vivian DuBose

I own three parcels, one on Ford Rd and one adjacent to the proposed development: 1) Tract 1 - Deed Bk 617, pg 597 and 2) Tract 2- Deed Bk 617, pg 597 and 3) Tract 3- Deed Bk 68, pg.392 .

My land will be potentially negatively impacted by this development, so I have several questions and/or concerns that it be a quality development:

- 1) Have topos been submitted or will they be required showing how water runoff will affect existing Ford road lands and my adjacent land?
- 2) Is the proposed development required to keep or replant a certain number of trees (i.e., what would be the landscaping requirements)?
- 3) Ford road appears to be the only access to the project. That is problematic on several levels. I should think the developer should have better ingress/egress for 22 homes to be built than via our narrow Ford Rd. Will the developer pave Ford Road in its entirety to county standards?
- 4) Will the county acquire Ford road and make it a regular (30') width, paved road? It is not appropriate for the developer to use our private road without improving the road to county standards with the county assuming road maintenance or the abutting future homeowners after a certain date. Ford Rd. appears to be the proposed development's only access. Ford Road has no turn around and no way to add one, so the developer would need to provide one within its development for a county road as I understand.
- 5) The proposed homes appear to be small family homes, not lake vacation cottages as is the current zoning. Is that a correct statement?
- 6) What requirements would be added, if rezoning is required to single family housing?
- 7) It seems appropriate for the developer to be required put in fencing approved by the neighboring properties and along Ford Road and along my adjacent property to separate its development and provide maintenance for a

grass strip along the road to its curb at least until the properties sell out and perhaps even lighting such as lamp posts. There should be appropriate setbacks to any lots sold along Ford Rd.

- 8) How far away is the county sewer?
- 9) The lots are quite small and the houses as well. At a lesser density there could be nicer homes similar to some of those already built on Ford Rd and in nearby Loch Arbor neighborhood.
- 10) What examples does the developer have of successful, comparable home development?

Thank you for all you do for our community,

*Vivian DuBose*  
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