## COMMUNITY MEETING REPORT

TO: Hall County Planning Department

FROM: William J. Diehl, Smith, Gambrell & Russell, LLP

DATE: January 16, 2024

Applicant held two community meetings in connection with the rezoning requests, those being on December 18 and 21, 2023. The meetings were held at the Mulberry Creek Community Center, which is less than a half of a mile from the subject property. About thirty to forty people were in attendance at each meeting.

At the meeting, the applicant displayed revised site plans showing Stanley Road being reconfigured to better preserve its existing location. The site plan showed Guth Road being an emergency exit only.

The following concerns were commonly raised by the community:

- Density of homes in the development;
- Impact the development will have on traffic on JM Turk Road;
- Secondary entrance to the development on Guth Road;
- Stanley Road reconfiguration and access;
- Compatibility with existing architectural styles;
- Site lines from the Quail Wood neighborhood;
- Stormwater runoff to the surrounding creek; and
- Sewer connectivity and capacities;

The Applicant described connectivity plans and the use of Guth Road as an emergency exit, or, alternatively, as an improved road providing a second entrance. The Applicant committed to providing an updated traffic study and discussed how those studies are made. The Applicant discussed improving landscaping where the property abuts Quail Wood. The Applicant discussed designed standards and the pattern of development in the area.

Dear Neighbor.

This letter is being sent to inform you of a community meeting regarding the development project on JM Turk and Guth Roads. We are holding this meeting to discuss concerns and solicit community feedback. Please let this serve as an invitation to one of the meetings discussed below.

We will host two meetings at the Mulberry Creek Community Center & Park (JM Turk Road, Flowery Branch, Georgia 30542).

We have scheduled meeting rooms on

December 18 at 6:00 PM to 7:30 PM December 21 at 6:00 PM to 7:30 PM

Please come at your convenience. Should you have any questions about this rezoning proposal, please feel free to contact me at wdiehl@sgrlaw.com or by phone at (404) 815-3627.

William J. Diehl Smith, Gambrell & Russell, LLP Community Meeting Sign-In Sheet

Name	Date	Phone Number	Email /	
Janet Muses	1-18-23	6/11/8091878B	and the	mail. com
Steve Myers	11-18-27	661-911-681	ha tertrope	
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Bob League	12-18-23	779-800-3KB3		(S
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Carole Branun	12-18-23	770-289-2140	ta de by	elcloud com
Him Walker	12-18-23	401/ 13081647DH	AIMUNICALLO	gmail. com
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Susan Willer	12-21-23	The gold of the control of the contr
Carole Branum	12-21-23	
William Larens	01, 13	
Albert + Ting Buth	13-21-23	authorses abelisanth net
DORIS McClung	12-21- 73	@yahoo.com
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