

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



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| 1. | DOUCHER, WILLIAM C JR 4789 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 2. | STANLEY, GLORIA M STANLEY MELVIN H 4590 STANLEY ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 3. | KIOSA, SERGEY KIOSA, NADEZHDA 4387 J M TURK RD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 4. | FAUL, MARK D. 4567 STANLEY ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 5. | PHILLIPS, JAMIE DIANE 4607 J M TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 6. | LAGROW, WILLIAM LEE LAGROW LINDA ANN 4458 JM TURK RD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 7. | MELLENDEZ, JARED MEEHAN, KATIE MAUREEN 4543 J M TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 8. | ROUSE, JAMES E. ROUSE, ERIN 4540 J.M. TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |

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| 1. | EVERETT, GREGORY T EVERETT KATHRYN O 4805 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 2. | MILLER, LARRY W BEVERLY ANN MILLER 4809 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 3. | GREGG, ANN 6604 ASCOT DRIVE ANTIOCH, TN 37013 | 63¢ | | | | | | | | | | | | |
| 4. | GREGG, JAMES ELBERTON III GREGG EDITH ANN 6604 ASCOT DRIVE ANTIOCH, TN 37013 | 63¢ | | | | | | | | | | | | |
| 5. | LEWIS, GARY MASON 4929 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 6. | MAYHUE, AMANDA DALE 680 GROVE LEVEL ROAD COMMERCE, GA 30529 | 63¢ | | | | | | | | | | | | |
| 7. | CORREA PEREZ, ARMANDO 4876 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 8. | PEAVY, RODNEY LEE PEAVY BEVERLY JURELLE 4902 J.M. TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |

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| 1. | PHILLIPS, JAMES TROY 4574 JM TURK ROAD FLOWERY BRANCH, GA 30542 | 634 | | | | | | | | | | | | |
| 2. | MARTIN, TONY R MARTIN RENA E 4533 JM TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 3. | WITTKER, DAVID A. WITTKER, LANIKA H. 4544 DEER CREEK CT. FLOWERY BRANCH, GA 305423556 | | | | | | | | | | | | | |
| 4. | STAIGER, MICHAEL A GUTIERREZ NEREIDA COLON 4616 DEER CREEK COURT FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 5. | HERFORD, III, LLOYD L WHITCOMB BLAIRE LARIMORE 4622 DEER CREEK COURT FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 6. | DEMETER, JANOS 4714 DEER CREEK COURT FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 7. | MEEK, ALFRED B MEEK PILAR K 4806 DEER CREEK COURT FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 8. | RAATJES, DAN RAATJES WENDI 28773 SHIRLEY COURT MAGNOLIA, TX 77355 | | | | | | | | | | | | | |

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| 1. | LITTLE, TRAVIS LEE 4627 GUTH RD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 2. | WEBER, THOMAS A WEBER NANCY M 4920 JM TURK RD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 3. | PEAVY, ERICA H GETRUM RICHARD E 4932 J M TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 4. | TURK, MILTON G TURK VICTORIA R 4726 J M TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 5. | PETERSON, STEVEN G PETERSON JILL M 4830 J M TURK ROAD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 6. | GREENWAY, ELIZABETH F 4820 J M TURK RD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 7. | GRAFF, JAMES E GRAFF LAURA A 4733 J M TURK RD FLOWERY BRANCH, GA 30542 | | | | | | | | | | | | | |
| 8. | JONES, WILLIAM J JONES JENNIFER L 4745 J M TURK RD FLOWERY BRANCH, GA 305423526 | | | | | | | | | | | | | |

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| 1. | FAUL, MARK DOUGLAS 4567 STANLEY ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 2. | PASTERNAK, THEODORE J PASTERNAK MARIE B 4642 QUAIL WOOD DRIVE FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 3. | ANABA, MBAUKWU UBA ANABA, UCHENNA ANNE 4738 QUAIL WOOD DRIVE FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 4. | WALCZUK, PETER P WALCZUK JANA H 4614 QUAIL COURT FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 5. | TURK, MILTON GERALD 4726 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 6. | PINO, VANI & ENIOLI 4850 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 7. | CHANNELL III, JAMES T CHANNELL LESLIE G 4737 J M TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
| 8. | CESAK, BRET CESAK AMBER 4777 JM TURK ROAD FLOWERY BRANCH, GA 30542 | 63¢ | | | | | | | | | | | | |
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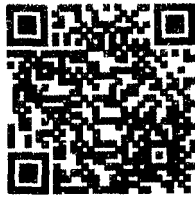
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