



TO: HALL COUNTY COMMISSIONER MEETING APRIL 24, 2024

Dear Commissioners,

It will soon be time for your April 23 Commissioners Meeting, and, we are told that's when there will be a final vote on the proposed new subdivision on J. M. Turk Road (at Guth Road). If approved, it will be life changing for current residents on the road who now enjoy a peaceful way of life in an area zoned agricultural. Once you approve the increased density in this subdivision, we believe other developers may jump on the bandwagon and propose more high density developments in the future. Also, your approval would bring over 560 more cars onto our narrow, substandard county road daily and would exacerbate the water runoff that causes flooding in the Elah Valley Subdivision down the road in the 4700 block.

Our Elah Valley residents are primarily opposed to the development because of safety concerns. In heavy rains, Mulberry Creek overflows and water runoff floods our subdivision and cascades over our two bridges, preventing ten families from accessing their home. They have to wait well over an hour for the water flowing over the bridges to recede so they can safely cross. While it is merely a frustrating delay in the daytime, it's a dangerous delay after dark, with increased crime in every part of our nation. Our roads and bridges are not county approved roads, so it is up to our residents to maintain them. We have already spent close to \$100,000 on bridge repairs alone; and, as you know, construction costs are on the rise. Once water over the bridges recedes, "volunteer" residents have to crawl down into the creek to remove giant logs and other debris trapped under the bridges. We know the proposed subdivision will have retention ponds; but we also know, from first hand experience, that retention ponds help, but don't fully resolve the water runoff problem.

WHICH OF YOU COMMISSIONERS WOULD BE WILLING TO "VOLUNTEER" TO CRAWL DOWN INTO SNAKE INFESTED MULBERRY CREEK TO REMOVE GIANT LOGS AND OTHER DEBRIS FROM UNDER THE BRIDGE? WHO AMONG YOU WOULD BE WILLING TO SIT IN YOUR CAR BELOW THE BRIDGE FOR OVER AN HOUR WAITING FOR THE WATER TO RECEDE SO YOU CAN GO HOME?

When there is advance notice of heavy rain and flooding, our HOA President, Bill Doucher, warns residents living above the creek to immediately move their cars below the creek, so they won't have to find somewhere else to spend the day or night. However, that only works when Bill is in town and is able to reach those residents in time. He has a traveling job.

We can't help but wonder how in the world J. M. Turk Road can safely accommodate hundreds of additional cars. Also, with only one entrance into and out of the proposed subdivision, its residents will be lined up every morning waiting to pull out onto the main road, between the flow of farm tractors and thru traffic from Cash or Martin Road, in an effort to get to work on time.

WHICH OF YOU COMMISSIONERS WOULD BE WILLING TO WAIT IN A LONG LINE EVERY MORNING WHILE TRYING TO EXIT FROM YOUR OWN SUBDIVISION OR DRIVEWAY?

This road has many dangerous curves, including a 90 degree turn right in front of our subdivision. Occasionally, a wannabe NASCAR driver goes too fast and flips over our road front fence and lands upside down in the pasture. When we hear the crash, we immediately call 911 and rush down to the accident to inform the 911 operator if an ambulance is needed.

WHICH OF YOU COMMISSIONERS WOULD BE WILLING TO DROP WHAT YOU ARE DOING, DAY OR NIGHT, TO CALL 911 AND RUSH DOWN TO A WRECKED CAR, LOOKING FOR INJURED DRIVERS OR PASSENGERS?

We've been told that Commissioner Kathy Cooper, the Listing Agent for the new subdivision, will recuse herself from the final vote. That means our District, the one she represents, will be disenfranchised, with no one to vote "No" on our behalf. Maybe her vote could be transferred to the lady on the Planning Commission who said the dirt road entrance into the proposed subdivision is not a road, but a "Pig Trail". To their credit, the Planning Commission is on record for recommending a "No" vote.

HOW MUCH WEIGHT WILL YOU COMMISSIONERS GIVE THE RECOMMENDATION FROM THE PLANNING COMMISSION SINCE THEY ARE THE ONLY ONES WHO HAVE MET WITH AND HEARD THE NUMEROUS COMPLAINTS FROM RESIDENTS WHO ARE VEHEMENTLY OPPOSED TO APPROVAL OF THE SUBDIVISION FOR VARIOUS REASONS?

I don't envy your position, Commissioners. On April 23, if you vote "No", you'll disappoint your co-worker, Kathy Cooper, and deny her a hefty commission. If you vote "yes", you'll infuriate current residents and voters on J. M. Turk Road who helped vote you into office to fairly represent them. In future years, our residents may not remember the names of the Commissioners who voted "Yes, but they will definitely remember their names the next few times they are asked to re-elect a County Commissioner.

Having explained our position on the vote, the residents of Elah Valley Subdivision respectfully request that you vote "No" on the proposed subdivision. Your "No" vote will keep J. M. Turk Road from becoming a more dangerous road to travel and it will help you, as Commissioners, to retain the goodwill of many voters in the area.

Carole Branum  
4793 J. M. Turk Road  
Flowery Branch, GA 30542  
Tel: 770-289-2140