

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (CDI: Planning)  
**Sent:** Friday, April 19, 2024 12:06 PM  
**To:** Darlene  
**Cc:** Jennifer Rivera (Administration)  
**Subject:** FW: HZON23-0041  
**Attachments:** Inaccurate Information Letter of Intent JM Turk Rd.docx

Good afternoon, Ms. Long.

Thank you for your email. I will ask the clerk to add your comments to the zoning application file.

Thank you,  
Beth Garmon

### Beth Garmon

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**From:** Darlene Long <darlelong@bellsouth.net>  
**Sent:** Friday, April 19, 2024 9:46 AM  
**To:** Billy Powell (County Commission) <bpowell@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>  
**Cc:** Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Mike Morton <mike@morton101.com>; William Doucher <bdoucher@att.net>; Dorothy Nieto <dqnieto@aol.com>  
**Subject:** HZON23-0041

You don't often get email from [darlelong@bellsouth.net](mailto:darlelong@bellsouth.net). [Learn why this is important](#)

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Good morning,

While reviewing the documents submitted for Rezoning HZON23-0041 on behalf of the applicant, I came across an error. Please refer to the attached document.

Thank you,  
Darlene Long  
404-218-2612

***In the amended letter of dated 1/22 which was submitted by Jeffrey Reynolds and William Diehl it states:***

“I. Secondary Entrance- The PRD standards in the Hall County Zoning Ordinance (the “Ordinance”) require that all PRD developments over 150 units provide at least two vehicular entrances connecting to a county-maintained road. Hall County Code 17.180.060(B)(7). After extensive discussions with County staff, it was determined that, rather than developing Guth Road as a full secondary entrance, Guth Road was better left as an emergency access road with an emergency-access gate (knox box controlled). This will allow for emergency vehicle access, as intended by the Ordinance, while also addressing the Guth Road development concerns raised by the County’s traffic engineer. Although the two-entrance provision is a requirement of the PRD section, many other developments in the County with greater than 150 units have been constructed with less than two entrances. Those include, the surrounding neighborhoods of Quailwood and Grandview, which do not have the emergency-access accommodations that this project proposes. The development team believes the emergency-access gate meets the intent of the Ordinance and is consistent with the existing development of surrounding neighborhoods.”

***The highlighted information provided is incorrect, rendering this matter irrelevant. Quailwood Subdivision comprises 143 homes/lots, which is fewer than 150 units, while Grandview Estates consists of 131 homes/lots, also falling below the 150-unit threshold and thus requiring only one entrance. Safety is a significant concern, and there should be no allowance for variance when it comes to safety standards.***

***Respectfully submitted,***

***Darlene Long***

***Flowery Branch,GA***