

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, April 3, 2024 5:09 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Proposed Residential Development (Guth Road, J M Turk Road, Stanley Road, Flowery Branch. Applicant: Thomspen O'Brien Kappler & Nasuti, PC.
Attachments: Planning Commission.docx

Good afternoon, Commissioners.

Please find attached a letter of opposition for the JM Turk rezoning scheduled to be heard April 23rd.

Thank you,
Beth

Beth Garmon

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Hall County Community Development and Infrastructure
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All **ZONING**, **PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Mark Dunn <mdunn_athiker74@yahoo.com>
Sent: Wednesday, April 3, 2024 2:52 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Proposed Residential Development (Guth Road, J M Turk Road, Stanley Road, Flowery Branch. Applicant: Thomspen O'Brien Kappler & Nasuti, PC.

You don't often get email from mdunn_athiker74@yahoo.com. [Learn why this is important](#)

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Beth:

This a follow-up to our recent email exchange concerning input on the proposed development off J M Turk Road in Flowery Branch. I would appreciate if you could forward the attached letter to the Board of Commissioners.

The document is Word format. Let me know if I should send it to you in a different format.

Thank you for your assistance.

Mark Dunn
4781 J M Turk Rd.
Flowery Branch, GA 30542
404-408-2708

"There is a major difference between intelligence and stupidity; intelligence has its limits." **Einstein**

April 3, 2024

Re: Proposed Residential Development (Guth Road, J M Turk Road, Stanley Road, Flowery Branch. Applicant: Thomspson O'Brien Kappler & Nasuti, PC.

Mr. Chairman and Commissioners:

JM Turk Road is a rural country road. It meanders through farm land and large acreage residential areas. The road is named after a family of long-time residency in South Hall. This pastoral path has narrow sharp curves and drop off embankments and is one reason semi-trucks are prohibited from using this road.

The proposed project, which was soundly denied by the Planning Commission, **5-0**, does not meet the density standard as prescribed in the Hall County Master Plan. Most of the residents are opposed to any high-density development that would cause a change to what is a unique setting for South Hall, but also the impact it would have on traffic, school population, a Georgia Ag Business adjacent to the property in question and the impact on the Mulberry Creek and its feeding tributaries.

The developer would have you believe that the proposed project fits in with their concept that South Hall is a glorified extension of Greater Atlanta. However, the proposed plan is not in compliance of the Hall County density requirement as outlined in the Master Plan.

At the last Planning Commission meeting, I presented the following overview of what our community is like. These examples are based on the average of **one home per acre(s)**:

- Grandview Estates: .81 to 1.00
- Quailwood: .96
- Homes on J. M. Turk Road nearest the round-about: 2.00
- Homes near Stanley Road: 1.7
- Homes **presently** being built on 10 acres at the big bend on J.M. Turk: 2
- Homes in Elah Valley: 3 – 15 acres
- Homes past Elah Valley on J.M. Turk Rd. to Cash Rd: 4-6 acres
- Homes on Turk Rd. (from J.M. Turk Rd. to Cash Rd.): 1-2 acres

The developer has made no changes to existing plan despite meeting with area residences last December (and the last Planning Commission meeting), other than closing off Guth Road for emergency services and knocking off a few homes down to 314. Possible adjustments by the applicant are still requiring 2 or more units per acre. This does not address the community's concerns about density and impact on the quality of life in the area.

The developer says it will be spending 6-9 million dollars on sewer lines from JM Turk Road to Union Church Road. Therefore, it needs 320+ homes to justify the sewer work. This is backward thinking. They are trying to say because of the infrastructure, a large development is needed. In addition, building a sewer line and station on a dangerous, windy steep road with sharp embankments will have adverse effects to the residents and community. Not to mention the various creek crossings. The lawyer for the developer has indicated they do not have an alternative plan or willing to reduce the size of homes on the acreage. When suggested by a member of the Planning Commission to consider **one home on two acres**, the applicant indicated that was not financially feasible. However, one wonders if Quailwood and Grandview could not be a model for them.

In addition, the continued development and unchecked population growth exposes our residents to the increase of flood hazards along the Mulberry Creek.

According to a 2016 US Geological Survey, any flood hazard maps that are based on stream flow data that is 10 years or older is not accurate. Our local government(s) need stream gage stations to provide updated records to help manage what infrastructure is needed to apply solutions to flooding and run-off.

In the past 2-3 years, the Mulberry Creek has flooded more than what was common in our community, Elah Valley (known by the locals as *The Bottoms*).

Now, whenever it rains, the creek comes within 3-4 feet of cresting its banks. The consistent damage to our roads and bridges has been expensive. The volume of water that continues to increase is the result of upstream uncontrolled growth.

The builder implies that the amount of water going into the creek from 300 plus homes can be adequately be controlled by retention ponds. I ascertain that retention ponds that are already in place in developments upstream are not adequate. The US Geological Survey indicates that local governments need updated

data and monitoring in order improve infrastructure with not only retention ponds, but improvement for roads, bridges, and culverts.

The applicant has constantly had their agenda tabled at more than one Commission meeting. They have modified their proposal that they were going to present on March 28th. However, residents are still strongly against the original proposal and changes they plan to present. The major issue is the project does not muster and fit into the Master Plan density that is conducive for the J M Turk Community.

The impact of this size community on a small country road will impact all the property owners in this region. Most of the owners do not want it and I ask that this body accept the Planning Commission's **denial** for this project.

I have attended all Planning Commission meetings, community meetings, and Hall County Commission meetings. I am writing to you with my remarks since I cannot be present on April 18 to express my opposition.

Sincerely,

Mark D. Dunn
4781 J M Turk Road
Flowery Branch, Georgia 30542
404-408-2708