

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Sunday, October 15, 2023 9:52 PM
To: Anael Dominguez (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: Fwd: Elah Valley Subdivision Concerns re Guth Development proposed new subdivision

FYI

Sent from my iPhone

Begin forwarded message:

From: Bill Doucher <bdoucher@att.net>
Date: October 15, 2023 at 7:41:53 PM EDT
To: "Randi Doveton (CDI: Planning)" <rdoveton@hallcounty.org>
Cc: Jim & Laura Graff <jgraff@aelevator.com>
Subject: Elah Valley Subdivision Concerns re Guth Development proposed new subdivision

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Hi Randi,

I spoke with Kathy Cooper, our district Commissioner, about this proposed Guth development and the process for our subdivision to provide our concerns about this proposed development. Kathy directed me to you to document our concerns and to describe the process for how we can present our concerns at the Planning Commission meeting tomorrow evening Oct 16. As the subdivision immediately adjacent to the proposed new subdivision, our concerns should be presented and considered by the Planning Commission.

Is there a list of presenters that we need to be added to for tomorrow's meeting?

Below I have documented and summarized the concerns provided by all of the homeowners in the Elah Valley subdivision that are unanimously against this proposed subdivision. Please provide these concerns to the Planning Commission to review as part of their research about this proposed development.

I have copied Jim Graff from our subdivision who was appointed to represent the Elah Valley subdivision at the Planning Commission meeting tomorrow evening.

Response from the Elah Valley Subdivision against the proposed Guth Development – 324 homes on 117 acres

- Application to rezone the property from AR-111 to PRD for the purpose of building the proposed new subdivision.

This proposal should be denied. This development will be immediately adjacent to the Elah Valley subdivision, so it has a direct impact to our homeowners.

It is difficult to understand why such a development would even be proposed to the Hall County Planning Commission and the Board of Commissioners. This proposed development does not meet the Hall County comprehensive land use and development policies. It appears that the developer has a strategy to present such a development because they believe that the Planning Commission will not enforce the existing land use policies, or that by presenting this obvious out-of-line development, they can negotiate a revised development that still exceeds the current land use policies. This proposal should be denied.

This subdivision violates the Hall County Comprehensive Land Use Plan for this area.

The Hall County Comprehensive Land Use plan for our area is moderate density - 2 homes per acre. The current subdivision plan has 1.99 homes per acre for the free standing homes and over 8 homes per acre for the 129 town homes. The average taken in total is .36 acres per home lot. At 8 homes per acre the townhomes drastically violate the land use plan for this area. The 1.99 homes per acre for the free standing home lots is not an accurate portrayal of the lot size for free standing homes. The lot size for the free standing homes is much less than ½ acre. Flood plan areas, steep non buildable areas, retention ponds, and common areas are added to the total of actual lot sizes in order to build up to the 1.99 homes per acre metric computation. This development clearly does not meet the land use standards for this area. Why develop and document a land use plan if the county does not enforce it?

This proposed subdivision is not consistent with current and future land use for this area and is counter to the quality of life for current and future homeowners for this area.

As a subdivision itself, the Elah Vally homeowners are not against new subdivisions. We gladly share the ambiance and quality of life that we enjoy in this area. As this area continues to grow, the current homeowners and future homeowners make decision to move to this area specifically because of the nature of the area and the lower density of the homes.

We have already had recent subdivisions developed in this area: Grand View Estates and Quailwood. These subdivisions complement and align with the quality of life that attract people to this area. Allowing such a dense subdivision would be a negative contrast to the rest of the homes in the area, detracts from the quality of life of this area and is counter to the reason so many new people have moved to this area. It would also cause harm to the existing homeowners depressing the value of many homes – especially those adjacent to the proposed development, impacting recent homeowners and long time homeowners who bought into this area based on the nature of the area. There are other areas in Hall County that allow higher density subdivisions and the proposed subdivision should be reposition to those areas. This subdivision does not fit this area at all.

Guth Development - Additional water run-off into Mulberry Creek – Increased risk of flooding.

This issue, if not properly addressed, would have this new subdivision cause harm to existing homes in the area – specifically Elah Valley subdivision homes. A new subdivision development should not cause harm to existing homeowners. Any new proposed subdivision should not be allowed any additional rainwater run-off into the Mulberry Creek. Due to growing rainwater runoff from new developments, Elah Valley had to replace both bridges in our subdivision at a cost well over \$100,000. If additional run-off was allowed, we would incur damage to our bridges and roads. The DNR evaluation of increased risk of flooding only looks at issues that impact the stream bed and not necessarily the man-made structures such as our subdivision road bridges. I have attached pictures of the past flooding over our road and bridges.

Thank you for your consideration of our concerns about the proposed Guth Development.

We respectfully request that this application be denied.

Bill Doucher

Elah Valley HOA President

770-329-7723







<1697412760876blob.jpg>

<1697412807343blob.jpg>

<1697412872045blob.jpg>

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 6, 2023 10:38 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: Subject: Opposition to Rezoning Application HZON23-0041

Ana,

Please add to public comment.

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Bob League <hux2bul@gmail.com>
Sent: Monday, November 6, 2023 9:18 AM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: Bob League <hux2bul@gmail.com>
Subject: Subject: Opposition to Rezoning Application HZON23-0041

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission, I am writing to express my strong opposition to the rezoning application # HZON23-0041 off of J M Turk Rd, Flowery Branch, GA, which requests a change from Agricultural Residential III to Planned Residential Development (PRD). While I understand the importance of responsible development & growth in Hall county, I believe this particular proposal is deeply flawed & should not be approved for several reasons. First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the current zoning and land use patterns. The proposed use is not consistent with the Hall Co Comprehensive Plan recommended maximum density of two dwellings per acre which leads to many problems. Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff. Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems. Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area. In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application. It is imperative that you take into account the potential negative impacts on the community's

character and the environment when making your decision. I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations. Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

Respectfully,
Harry R League
5115 Deer Creek Ct
Flowery Branch, Ga 3052

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Print

Planning Commission Comments - October 2, 2023 - Submission #80062

Date Submitted: 10/1/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Brian

Last Name*

Bright

Address1*

4305 Laurel Oaks Drive

Address2

City*

Flowery Branch

State*

GA

Zip*

30542

Zoning Item for Comment*

9. 0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

This proposal should be denied. This area cannot support this many homes. Our infrastructure and schools are not equipped for the number of homes proposed in this request. The building of all these new apartments in this area has filled our roads and schools which make this development very unattractive to current residents. Leave our community alone.

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Fb.6.pack@att.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

October 16, 2023, Meeting of the Hall County Planning Commission

Re: Proposed Rezoning to allow a development of 324 homes on J. M. Turk Road.

When I moved to J. M. Turk Road in 2003, it was a two-lane road filled with pastures of cattle and horses. The road was only paved from Martin Road to the 4700 block, where there is a sharp right turn leading to multiple hairpin turns, ending at Cash Road. When the road paving was completed, development began, including the Jehovah Witness Kingdom Hall, Grandview Estates, Mulberry Creek Community Center, The Farmhouse Wedding Venue, Mulberry Springs Vineyard & Winery and more single family homes. With regard to Grandview Estates, families with cattle sold them to avoid the liability of families living just over the fence from their herds.

Mulberry Creek Community Center offers a wide range of exercise programs, a children's playground and dog park. It is also a Hall County Voting location. It stays extremely busy, especially some evenings and weekends. At times, their parking lot is filled to capacity and cars are parked on both sides of the road out front. If each of the 324 proposed, high density homes has just a minimum of two cars, that would be nearly 650 additional cars traveling this narrow, two-lane road every day. According to the Hall County Sheriff's Office, there have already been 12 traffic crashes on the road since January of 2023.

There are facts about Mulberry Creek that should be noted. Water runoff from all properties on the road spills into the creek and flows downstream toward Cash Road. At times, the creek is partially dry and only a small amount of water flows downstream. However, in heavy rains, water runoff flows like a torrent, through our Elah Valley Subdivision, passing under our two bridges. It brings with it large logs and other debris, causing damage and erosion. In recent years, we have had to replace both bridges at a homeowners cost close to \$100,000. As the amount of water peaks, water flows over the bridges, making it risky to drive through it to access our homes. A car could easily be swept into the creek. Also, since both sides of the creek are eroding, multiple trees have fallen across the creek, creating a hazard for our children and animals. Additional water runoff from the proposed 324 homes would have a devastating effect on our subdivision, and, perhaps, other properties south of us.

Hopefully, this additional information will be helpful to you in making your rezoning decision.

Carole Branum
4793 J. M. Turk Road
Telephone: 770-289-2140

Mulberry Creek Daily Events

Sunday	CLOSED	CLOSED	CLOSED	CLOSED
7am – 9pm Monday	Silver Sneakers Classic 10am – 11am Christine		Pickleball 9am – 12noon	Pickleball 6pm-845pm Except during basketball season
7am – 9pm Tuesday	Silver Sneakers Yoga 10am – 11am Christine		Pickleball 9am – 12noon	Cards Arts/Crafts Room 9am – 12noon
7am – 9pm Wednesday	Silver Sneakers Fit4Gold 10am – 11am Cat		Pickleball 9am – 12noon	
7am – 9pm Thursday	Silver Sneakers Yoga 10am – 11am Eileen	Tai Chi 10:30 am Ruth Persails	Pickleball 9am – 12noon	
7am – 9pm Friday	Silver Sneakers Classic 10am – 11am Christine		Pickleball 9am – 12noon	
8am – 5pm Saturday				



SilverSneakers® Classic. Have fun and move to the music through a variety of exercises designed to increase muscle strength, range of movement and activities for daily living. Hand-held weights, elastic tubing with handles and a Silver Sneakers ball are offered for resistance. A chair is used for seated exercises and standing support. This class can be adapted by the student depending on their fitness level and abilities. It is suitable for beginning to intermediate skill levels.

SilverSneakers® Yoga. Move through seated and standing yoga poses designed to increase flexibility, balance, and range of movement. Finish with restorative breathing exercises and final relaxation to promote reduced stress and mental clarity.

Fit4Gold: Perfect starter cardio class. Sweat to the oldies and some new ones, too! Aerobic/Dance combo class will get you movin' and shakin'.

Tai Chi uses gentle movements to help you gain balance, strength and flexibility. It is one of the many alternatives to help older people find pain relief.

PICKLEBALL – Come join this fun activity. Indoor racket/paddle sport where two or four players hit a perforated hollow ball over a 36-inch-high net. The manner of play resembles tennis or badminton but the court size and rules are different. Players are beginners to advanced and all are welcome.

CARDS – Active Generation - Cards are played in the Arts & Crafts Room. Game played, at this time, is “Hand & Foot”, similar to Canasta. Everyone is welcome.



Search mail



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to me

Listed below are the results of looking up the Traffic Crash Data for JM Turk Road from 01/01/23-09/27/23. Also, below is my contact information in case I can help you further.

During the time period of 01/01/23-09/27/23 there have been 6867 crashes in Hall County. During this same time period, there have been 12 crashes on JM Turk Road. Listed are the dates and times of the crashes.

01/02/23 8:06am

01/03/23 4:01pm

01/10/23 3:24pm

01/11/23 7:25am

01/25/23 7:54pm

01/28/23 6:30am

03/29/23 6:45am

05/19/23 12:55pm

06/18/23 12:40pm

06/29/23 6:25pm

07/16/23 11:59am

07/19/23 9:14pm

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Wednesday, November 8, 2023 8:07 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: Opposition to Rezoning Application HZON23-0041

Ana,

Please add this to public comment.

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: chris linkowski <clinkowski@gmail.com>
Sent: Tuesday, November 7, 2023 5:48 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; contactus@silverleafmanagement.com
Subject: Opposition to Rezoning Application HZON23-0041

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission, (Kathy Greenway)

I am writing to express my strong opposition to the rezoning application # HZON23-0041 off of J M Turk Rd, Flowery Branch, GA, which requests a change from Agricultural Residential III to Planned Residential Development (PRD). While I understand the importance of responsible development & growth in Hall county, I believe this particular proposal is deeply flawed & should not be approved for several reasons.

First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the current zoning and land use patterns. The proposed use is not consistent with the Hall Co Comprehensive Plan recommended maximum density of two dwellings per acre, which leads to many problems. Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff.

Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems. Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area. In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application.

It is imperative that you take into account the potential negative impacts on the community's character and the environment when making your decision. I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations. Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

Respectfully,
Christopher and Charlene Linkowski
4578 Wingfield Way
Flowery Branch, GA 30542
404-405-5797

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 6, 2023 8:36 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Opposition to Rezoning Application HZON23-0041

Please add to public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Janet Myers <jmm_cmc@hotmail.com>
Sent: Friday, November 3, 2023 7:12 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Opposition to Rezoning Application HZON23-0041

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Dear Members of the Hall County Planning Commission,

I am writing to express my strong opposition to the rezoning application # HZON23-0041 off of J M Turk Rd, Flowery Branch, GA, which requests a change from Agricultural Residential III to Planned Residential Development (PRD). While I understand the importance of responsible development & growth in Hall county, I believe this particular proposal is deeply flawed & should not be approved for several reasons.

First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the current zoning and land use patterns. The proposed use is not consistent with the Hall Co Comprehensive Plan recommended maximum density of two dwellings per acre which leads to many problems.

Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff. Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems.

Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area. In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application. It is imperative that you take into account the potential negative impacts on the community's character and the environment when making your decision.

I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations.

Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

Respectfully,

Dr. Janet M. Myers, DNP, APRN, FNP/GNP-BC, ADM-BC, CDCES, NEA-BC (ret.)
4859 Wildlife Way
Flowery Branch, GA 30542

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Thursday, December 21, 2023 9:00 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Proposed Rezoning and High Density Housing Development, JM Turk Road

Please add to public comment.

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Janet Myers <jmm_cmc@hotmail.com>
Sent: Thursday, December 21, 2023 8:12 AM
To: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: dtimmscott@yahoo.com; DQNieto@aol.com; billcul2023@gmail.com; proctor12@hotmail.com; Darlene <Darlelong@bellsouth.net>
Subject: Proposed Rezoning and High Density Housing Development, JM Turk Road

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Dear Mr. Diehl,

As a homeowner, I again want to thank you and your firm for providing opportunities for community members to voice concerns regarding the proposed rezoning and housing development adjacent to JM Turk Road, Flowery Branch, Georgia.

As I previously shared with you, I am confident that you will accurately relay to your client the many concerns that were resolutely expressed during the December 18th, meeting at the Mulberry Creek Community Center. Below is a summary of those concerns and potential sequelae articulated by individuals and families whose properties proximate to this high-density housing development.

Concerns are as follows:

- Devaluation of surrounding properties as proposed town-, traditional, and estate homes are not at all comparable in value.
- Marked degeneration of quality of life due to:
 - Congestion related to increased traffic estimated at an additional >600 cars on a currently designated, sub-standard county road.
 - Threats to personal safety due to potential for increased vehicular crashes and pedestrian injuries and/or death.
 - Irreparable ecological disruption due to radical change in topography resulting in destruction of current, fragile ecosystems.
 - Potential demographic shifts previously seen as a pattern due to the transient population affiliated with similar developments.
- Substantial increase in housing density when compared to surrounding communities that are located on notably larger lots when compared to the proposed 2.6 homes per acre.
- Inadequate access for emergency vehicles endangering the well-being and safety of inhabitants while potentially exposing the county to liability.
- Due to heightened risk of erosion and run-off resulting from proposed development, the integrity and structure of current bridges would be threatened. Residents are adamant about this potential threat as bridges in the area were recently re-constructed at a significant cost.
- Overcrowding of currently maximized schools and inability to accommodate anticipated expansion of student influx.

As was clearly evident from community feedback, opinions and perspectives are deeply entrenched that this development would inflict degradation, harm, and risk.

Best regards,

Dr. Janet M. Myers, DNP, APRN, FNP/GNP-BC, ADM-BC, CDCES, NEA-BC (ret.)

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Friday, September 8, 2023 2:51 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: Opposition to HZON23-0041

Ana,

Please add for public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(office) 770-297-2649
(direct) 470-978-8272
klgreenway@hallcounty.org



From: jayglez@bellsouth.net <jayglez@bellsouth.net>
Sent: Friday, September 8, 2023 2:12 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Opposition to HZON23-0041

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September 8, 2023

Dear Council,

As a resident of Quailwood subdivision, and in agreement with the majority in our community, I am writing to register strong opposition to the HZON23-0041 - rezoning for a Single-Family Subdivision located on the east side of JM Turk Road intersection with Guth and Stanley Roads. We understand the need for affordable housing in our city, however, we believe that this high-density development would have a detrimental impact on our community and the surrounding communities.

We believe that the lot size, home size, and location of this residential development may negatively result in economic, environmental, and social impacts on Quailwood, Grandview Estates, Martin Crossing, Laurel Oaks, and countless stand-alone homes along Martin, JM Turk, and Stanley Roads. We think these communities

would be better served alongside new residential homes and developments that a comparable in price, lot size, and home size.

The type and square footage of these proposed single-family residences and townhomes might drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a high-density housing complex. A development of this magnitude may also reduce environmental amenities causing significant environmental damage, destroying and displacing natural wildlife habitats, and increasing wildlife migration into residential communities.

We also think the proposed high-density development might be too large for this area. The increase in population density may place a strain on the existing infrastructure, possibly leading to increased traffic, congestion, pollution, road safety issues, and stress on our public & local services. High-density developments, like this one, may be better suited in areas where the infrastructure, schools, and public and local services can effectively support population growth.

Additionally, this development may harm property values in and around the surrounding areas. The influx of 300+ moderate-priced homes could lead to an increase in crime rate, diminution of property values, and generate lower home prices, making it difficult for current residents to sell their homes and move elsewhere.

On the other hand, given the desirability of our neighborhood and surrounding communities, this development may garner large profit margins for their stakeholders.

For years, South Hall has been growing at an all-time high. Rezoning and open lots have been filled with apartments, townhomes, and warehouses which impact the existing road network and public infrastructure. In our immediate area, we have personally experienced massive growth (as listed below) without enough infrastructure upgrades. We have experienced various tax increases, as shown in the substantial increases in property assessment taxes, without the new economic growth shouldering their share of the tax burden.

Justo ("Jay") Gonzalez
4656 Quailwood Drive
Flowery Branch, GA 30542
Home: 770-965-1815
Cell: 770-540-5011
jayglez@bellsouth.net

To: Planning Commission

10/13/2023

From: Randy and Tammy Jones and Gloria Stanley

Addresses: 4590, 4601 and 4610 Stanley Rd.

Subject: Approval of rezoning package

Dear planning Commission,

Our family has lived on this property since 1963 and have seen a lot of changes as the county has grown. My mother-in-law's father, Buddy Martin owned the property much earlier than this and provided a place for his family to live. It is now time to sell; my mother-in-law is now in her 80's and the property is too much for her to maintain anymore. Her husband passed a little over seven years ago and she now lives alone. The house is deteriorating, and very costly to maintain on her low fixed income. The house is just too large for one elderly person to maintain. After serving over 30 years in the military my wife and I will no longer move back either. Therefore, we made a family decision about three years ago to put the property up for sale. This would provide her with financial security and the ability to purchase or rent a smaller place that is maintained by a management company.

If anyone opposes this rezoning, I would like to point out a few facts:

Before Grandview subdivision was built, we were approached, and my family was unable to purchase the property. We understood at the time growth and development in our area was booming. We were approached at this time as well and offered a really good offer for our lands. We declined and understood change was inevitable and watched the development happen. If Grandview subdivision opposes the rezoning, Grandview had the same opportunity to purchase our property if they choose and they did not. When they developed the subdivision and traffic increased on the road just above us, we dealt with it.

We had the chance to purchase the property that Quailwood subdivision now sits on before the subdivision was built so we would not have to view all the houses from our property. However, we could not and did not purchase the property. We now see all the houses if we walk the back half of our properties. If the neighborhood behind us, (Quailwood) opposes this rezoning they could have purchased our property when it was on the market. This is the same subdivision that did not like the traffic on Martin Rd. When the county developed a plan to help with the traffic, this subdivision opposed the county's plan. The county changed the plan from additional lanes and instead added, a roundabout and some stop signs. If traffic comes up as a reason, they should not have fought with the county's plan and instead did what the county planned. Also, the additional exit has opened on Interstate 985 and this is where most of the traffic will transit anyway. Martin Rd will not see the traffic they were not worried about years ago.

A few years back the eleven plus acres that sits almost in the middle of our property went up for sale. Jerry Phillips, the owner at that time asked if we wanted to buy it. However, with the passing of my father-in-law a few years earlier we were not financially able too. Again, we understood the potential it might be developed and nothing we could do about it. Before putting our property up on the

market, we approached the new owners and provided them with the opportunity to purchase our property. However, they chose not too as well.

The other property owner that adjoins ours, owned by Mark Faul, approached us when the property was put on the market. However, he only wanted the property on the left side of Stanley Rd. This is the most desirable part of our property. He only offered enough to pay for the land, which did not take into account the value of my mother-in-law's primary residence. He has since built a winery business directly behind us and therefore really has no standing.

To address the concern about number of residents per acre that I read in the paper. The extremely large apartment complex at the corner of Martin Rd and Atlanta Hwy well exceeds the number of units per acre and they are still building more.

In closing, we have lived at this location for over 60 years. We were here before any of the residents above that might oppose this rezoning. It is our right to sell our property, any of them could have purchased the property before we went under contract with the developer. My mother-in-law should not be concerned she will not have enough money to support herself, deal with the difficulties of maintaining a house that is over sixty years old and become a burden on the family. Thank you for your time and consideration.

Subject: Protecting the Heart of Hall County: No to Rezoning Application HZON23-0041

Dear Hall County Planning Commission,

I hope this letter finds you dedicated, as ever, to the well-being of our cherished Hall County. It is with a sense of urgency and a heavy heart that I pen this letter. The proposal for rezoning agricultural land to a Planned Residential Development (PRD) has many of us in the community worried, and I must voice my **strong opposition to application HZON23-0041**.

Our neighborhood's charm is in its tranquility and green spaces, something a PRD could significantly disrupt. The proposed density and design do not reflect the character of our existing homes and, frankly, it feels out of place. It's not just about how things look; it's about preserving the community feel we've all invested in.

I'm also troubled by the potential environmental impacts. More hard surfaces mean more runoff and more strain on our waterways. We already face challenges with water quality, and this development could make it worse, affecting everything from our backyards to the local wildlife we're so proud of.

I understand the need for growth, but it should not come at the expense of what makes Hall County special. I urge you to consider the long-term effects and to look for options that keep in line with our community's values and the natural beauty that surrounds us.

I respectfully appeal to the Hall County Planning Commission to reject this application and seek pathways that honor our established community character and uphold our commitment to environmental stewardship. We must wield our foresight and collective responsibility to ensure a legacy of a verdant and harmonious Hall County for our progeny.

Let's find a way to grow responsibly, in harmony with our environment and without losing what makes our area unique. Thank you for listening and for everything you do for our county.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jose Serres', with a stylized flourish at the end.

Jose Serres
4665 Windswept Way
Flowery Branch, GA 30542

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 20, 2023 8:33 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Opposition to zoning Application HZON23-0041

Ana,

Please add to public comment.

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Cindy Cobb <cindyfcobb@icloud.com>
Sent: Sunday, November 19, 2023 4:46 AM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Opposition to zoning Application HZON23-0041

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission,

I am writing to express my strong opposition to the rezoning application # HZON23-0041 off of J M Turk Rd, Flowery Branch, GA, which requests a change from Agricultural Residential III to Planned Residential Development (PRD). While I understand the importance of responsible development & growth in Hall county, I believe this particular proposal is deeply flawed & should not be approved for several reasons.

First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the

current zoning and land use patterns. The proposed use is not consistent with the Hall Co Comprehensive Plan recommended maximum density of two dwellings per acre which leads to many problems.

Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff. Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems. Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area.

In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application. It is imperative that you take into account the potential negative impacts on the community's character and the environment when making your decision.

I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations.

Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

Respectfully,
Mark & Cynthia Cobb
Quailwood subdivision
4707 Deer Creek Court
Flowery Branch, GA 30542

Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, October 30, 2023 2:45 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning)
Subject: FW: Stanley Road Development Letters and Powerpoint

Please make this a part of public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
770-531-6809 | www.hallcounty.org



From: Mark Faul <arrowquest@gmail.com>
Sent: Monday, October 30, 2023 9:57 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Re: Stanley Road Development Letters and Powerpoint

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you. However, extending my driveway to meet the new proposed Stanley Road and having homes on both sides of my driveway may also be a possibility and will cause considerable harm to my property value. It would be like driving through a subdivision to get to my house. Would the County ever allow such an action, like this?

This proposal is highly aggressive on all issues (ie, density, 4 variances, setbacks ...); thus, I do not think I am being paranoid. How do I protect myself from the possibility of this action?

I know Eric Conoly at 4690 Stanley Road is also deeply concerned about this potential development and its impacts on Stanley Road.

Thanks: Mark Faul, 678-472-6327



Virus-free. www.avg.com

On Fri, Oct 27, 2023 at 4:22 PM Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org> wrote:

Good afternoon, Mark.

Thank you for following up. Your concerns have been brought to the applicant, and your presentation added to the public comments for the request.

I can assure you that construction plans would not be approved that landlocks your property, even if the project were approved by the board. A condition could be added to that effect to ensure that the issue is addressed if they choose to approve.

Please let me know if you have any other questions.

Thank you,

Beth Garmon

Beth Garmon

Zoning Director

Hall County Community Development and Infrastructure

(office) 770-531-6809

(direct) 770-297-2626

bgarmon@hallcounty.org

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.



From: Mark Faul <arrowquest@gmail.com>
Sent: Friday, October 27, 2023 4:12 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Re: Stanley Road Development Letters and Powerpoint

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just wondering. Was this letter from the attorney indicating that my property will be landlocked forwarded to the applicant for resolution?

It's so hard to believe that my property is threatened like this.

Thanks: Mark Faul

On Mon, Oct 16, 2023, 3:45 PM Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org> wrote:

Mark,

Thank you for your email. Please be aware that the applicant has requested to table to the 11/20 Planning Commission meeting.

Thank you,

Beth

From: Mark Faul <arrowquest@gmail.com>
Sent: Monday, October 16, 2023 3:44 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Stanley Road Development Letters and Powerpoint

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WARNING: This communication has been detected as containing an attachment - Proceed with caution

Hello. Please see the attached pdf file which transmits my concerns over the Stanley Road Development.

Also included is:

- a powerpoint for tonight's presentation - I will be brief if I can even speak.
- a letter from an attorney indicating that landlocked is illegal.

Thank you:

Mark Faul

678-472-6327

Proposed Guth Development – Opposition Mark Faul, PhD

- Strongly opposed to the proposed development of 324 homes in a 117 acre area.
- The proposed development harms the local property owners and the community.

These concerns follow:

1. Personal Impact to property owners – including landlocking access to buildings
2. Ethical Issues with Real Estate company, attorneys and review process
3. Mosquito problem from the numerous water detention ponds
4. Rural Area - proposed lot density exceeds what is reasonable for the area
5. Traffic Analysis is flawed
6. Sewer access and capacity is not clear
7. Summary

- Grateful for public comment opportunity

Proposed Guth Development – Issue #1 – Landlocks access to two Buildings

- Proposed Subdivision moves Stanley Road and landlocks access to two buildings:
 - o Personal residence – 4567 Stanley Road
 - o Barn – 4555 Stanley Road
 - o Unaddressed by the Hall County Planning Department Comments
 - o Such action is highly unethical and probably illegal. It is currently being reviewed by an attorney.
 - o Greenspace blocks access to 4555 Stanley Road.
 - o Lot 1 cuts off access to personal residence.
 - o Improper setbacks on Lot 2.
 - o Not a mistake – other parts of the site plan show driveways (page 27)

Proposed Guth Subdivision

Source:

<https://www.hallcounty.org/DocumentCenter/View/11561/Guth-JM-Turk-Stanley-Rd---Thompson-O'Brien-Kappler---Final>

Current Road and property boundaries:

Source: Hall County GIS System



Proposed Guth Development – Issue #2 – General Unethical Practice

Some Ethical Considerations for the Hall County Commissioners

- Moving a Public Road (Stanley Road) without approval of the people who bought and live on that Road – unethical
- What kind of developers, real estate professionals and Hall County reviewers support land locking properties?
- Real Estate Agent on Property is a Hall County Commissioner:
 - Recusal from Commissioner votes on development is not enough
 - Kathy Cooper talked seller out of my offer in during January 2021
 - A real Estate Agent should never be a Commissioner – too many conflicts that can't be reviewed.
- Developers are attorneys – they will not have the needs of the community at heart (see linkedin site) and may not have the necessary skills to do a development like this.
- Real Estate Company is Funari - Engaged in questionable ethical violations
 - No MLS number in the system, yet the Funari sign has been up for years and is still up today.
 - Used photos of other land (up to 60%) in the flyers to try to sell the 4590 Stanley Road property
 - Talking sellers out of valid offers and no counter-proposals.

Proposed Guth Development – Issue #1 – General Unethical Practice

Some Ethical Considerations for the Hall County Commissioners

- How can a Commissioner be a real estate Agent on a property that impacts the community?
- Listed MLS pictures show 60% of other people's property without disclosure.
- Kathy Cooper's communications with the seller shaped and hampered my ability to purchase this property.
- Zillow says value of 4590 Stanley Road is \$496,200. Listed price was \$1,342,000

4590 stanley road funari cooper

Maps Images Zillow Reviews For sale Rentals Videos Shopping News

About 14,300 results (0.42 seconds)

Zillow
https://www.zillow.com > ... > Flowery Branch > 30542

4590 Stanley Rd, Flowery Branch, GA 30542

4590 Stanley Rd, Flowery Branch, GA 30542 is currently not for sale. The 2088 Square Feet single family home is a 3 beds, — baths property

RealtyHop
https://www.realtyhop.com > profile > kathy-cooper

Kathy Cooper, Funari Realty LLC, Real Estate Agent in

Unit for sale at **4590 Stanley Road, Flowery Branch, GA 30542**. \$1,342,000. Lot: 4590 Stanley Road, Flowery Branch, GA 30542. Listing by **Kathy Cooper**. Reviews.



M

Mark Faul <arrowquest@gmail.com> to jkcooperfarms

Jan 13, 2021, 11:51 AM

Hello Kathy Cooper. Here is the last offer. I would like to submit something similar.

Thanks: Mark Faul, 678-472-6327

Forwarded message

From: **Mark Faul** <arrowquest@gmail.com>

Date: Tue, Feb 18, 2020 at 7:30 PM

Subject: Contract - 4590 Stanley Road

To: <tony@funariREALTY.com>, <info@funariREALTY.com>

Zillow

3 bd | --ba | 2,088 sqft

4590 Stanley Rd, Flowery Branch, GA 30542

Off market
Zestimate®: **\$496,200** Rent Zestimate®: **\$2,798**

Est. refi payment: \$3,204/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Proposed Guth Development – Issue #3 – Mosquito and Disease

- Proposed Subdivision creates a giant mosquito problem for the area:
 - o The Steep topography of the area creates quick water runoff during storms.
 - o This excess water will rapidly fill the planned multiple detention ponds in an area of excessive housing density.
 - o Mosquitos will result. Increased chance of disease (i.e., West Nile virus) and significantly harm the quality of life.
 - o Winery on JM Turk Road will likely be harmed by increase of mosquito population – Direct threat.
 - o Community Public Health Problem created. Public will be harmed - Direct threat.
 - o Problem will prohibit substantial development of Stanley/Guth Road properties, unless underground detention ponds are created.
 - o Sample of Research highlighting the mosquito problems associated with open detention ponds:

- Gingrich, Jack B., et al. "Stormwater ponds, constructed wetlands, and other best management practices as potential breeding sites for West Nile virus vectors in Delaware during 2004." *Journal of the American Mosquito Control Association* 22.2 (2006): 282-291.

- Irwin, Patrick, et al. "Urban wet environment as mosquito habitat in the upper midwest." *EcoHealth* 5 (2008): 49-57.

- Harbison, Justin E., et al. "The need for collaboration among government agencies to reduce mosquito production in mandated stormwater treatment structures." *Journal of the American Mosquito Control Association* 26.2 (2010): 198-204.



ENY627



Mosquitoes Associated with Stormwater Detention/Retention Areas ¹

G. F. O'Meara²

Water Quality and Supply

Florida's extensive drainage and flood control systems have eliminated many wetland areas that

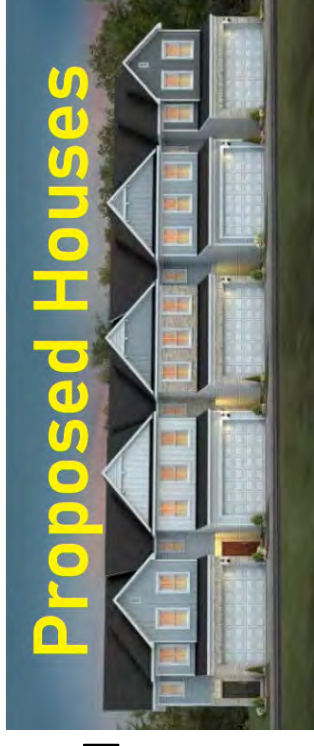
under drought conditions. Often, during the rainy season the water levels in these ponds remain at or near the outflow structures. Under these conditions, storm water entering a detention area displaces an

Proposed Guth Development – Issue #4 – Rural Area Imbalance

- Proposed Subdivision home density exceeds what is allowable:
 - o Dept of Transportation tractor caution sign about 100 feet from Stanley Rd
 - o 324 lots on a 117 acre parcel excessive.
 - o Each lot, on average is less than 0.36 of an acre.
 - o Smaller lots when you consider roads and detention ponds
 - o Large tracks of land in the area. Active farmers. Wrecks between farm vehicles and autos will occur.
 - o Largest vineyard in Hall County located about 400 feet from the proposed dense development.
 - o Excessive development conflicts with agricultural vehicles.
 - o Winery selected as an “agrotourism spot” by Georgia Grown Division within the State of Georgia
 - o Development will hurt the local winery

The State works hard to push Georgia Grown Agriculture. This development is counter to that future effort.

Please vote no to the rezoning request.
This development proposal does not fit
this area at all.



Proposed Guth Development – Issue #5 – Flawed Traffic Analysis

- Traffic Analysis flawed.
 - o Traffic counts taken for one day (16 May 2023)
 - o About half of the entire submitted proposal is a traffic analysis.
 - o Inadequate representativeness. May not be representative of any flow patterns
 - o Need analysis of multiple days. One day is inappropriate.
 - o Statistical power for representativeness not done:
 - o **Sampling ratio (sample size to population size):** Generally speaking, the smaller the population, the larger the sampling ratio needed. For populations under 1,000, a minimum ratio of 30 percent (300 individuals) is advisable to ensure representativeness of the sample. For larger populations, such as a population of 10,000, a comparatively small minimum ratio of 10 percent (1,000) of individuals is required to ensure representativeness of the sample. Source: <https://wp.stolaf.edu/iea/sample-size/>
- o Traffic Analysis not done on Stanley or Guth Roads
 - o This is where most of the traffic will likely increase – about 300-1200 fold (estimate)
 - o Analysis not performed, yet very relevant to the proposal

Proposed Guth Development – Issue #6 – Sewer Access and Capacity

- Sewer access is unclear
 - o Very little in the proposal discusses sewer access
 - o No Sewer service is available on JM Turk Road within a mile
 - o This super high density is not even allowed with full sewer access.
 - o Proposal is not consistent with the Hall County Development plan.
 - o Traffic analysis of one day is flawed. No traffic analysis of Stanley or Guth Roads
 - o The excessive above ground detention ponds will create a breeding ground for mosquitos.

Proposed Guth Development – Summary

- This hyper development does not belong in this area of Hall County.
- Unethical actions (land locking)
- Violates Hall County Development Rules (density, future growth plan)
- Doesn't make Sense
- Doesn't fit Agricultural feel
- Poor and steep topography will cause detention ponds to stay full and create a Public Health Threat from Mosquito

**Please vote no to the rezoning request.
This development proposal does not fit
this area at all.**



SMITH GILLIAM WILLIAMS & MILES

Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing Address: P.O. Box 1098
Gainesville, GA 30503

October 16, 2023
VIA ELECTRONIC DELIVERY

Mark Faul, PhD
4567 Stanley Road
Flowery Branch, GA 30542

RE: Effects of Proposed Development Adjacent to 4567 and 4555 Stanley Road

Dear Dr. Faul,

At your request I have conducted a limited search of the property records of your properties commonly known as 4567 and 4555 Stanley Road which are collectively identified as Hall County Tax Parcel No. 15044 000034 (collectively referred to herein as the "Property"). I have also reviewed the information you provided to me pertaining to the proposed development of the adjacent property, which proposal I understand is scheduled be presented to the Hall County Board of Commissioners for consideration.

The purpose of this letter is to provide to you my conclusions as to the potential effects of the proposed development on access to the Property based upon the above information. The development as presented would result in a complete loss of access to the Property from Stanley Road. Further, no other existing roads or driveways provide a means of access to the Property. Accordingly, the proposed development, if approved, will essentially landlock the Property as there are no other present or practical means of access.

If the proposed development is approved as presented to me, you will have potential legal and equitable claims including, but not necessarily limited to, claims of inverse condemnation, claims to reestablish access to and from the Property, and claims to recover your legal damages.

Sincerely,

Keith J. Whitaker

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

Mark Faul, PhD
4567 Stanley Road, Flowery Branch, Georgia 30542

15 October 2023

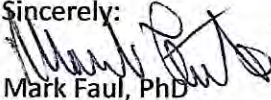
Hall County Planning and Development
2875 Browns Bridge Road
(attn: Randi Doveton, Director of Planning and Development)
Gainesville, GA 30504

Dear Randi Doveton:

This letter is in regard to my opposition to the proposed 324 lot development on Stanley Road in Flowery Branch GA. The proposed development harms the local property owners and the community. I am strongly opposed to this development for the following reasons:

1. The proposed plan landlocks my property from Stanley Road. The developers want to move Stanley Road and put houses in front of my driveway, thus, blocking me from my personal residence (4567 Stanley Road) and my Barn (4555 Stanley Road). I found out about this only by reviewing the proposal. I have sought legal counsel and confirmed that landlocking is illegal and I would have a legal case against anyone involved in depriving me access, or damaging the appearance to my property. Please see attached letter.
2. It is unethical for a County Commissioner to be a Real Estate Agent on this matter. Various actions, such as talking the landowner out of an attempt to purchase the property is unethical. Please see the presentation for additional details.
3. Large portions of this property have steep topography. There are 4 large detention ponds that would fill up very quickly and drain very slowly. This would create a mosquito haven for the area. Given the exemptions for personal residences in the water detention calculations, the water not be properly captured and will cause flooding downstream and mosquitos, which is a direct threat winery business located nearby and to all of the surrounding residents. The increase in mosquito population will introduce mosquito vector based diseases such as (West Nile Virus and the Zika Virus).
4. The proposed lot density exceeds what is reasonable for the area and what is legally permissible. There is no known local sewer access. Tractors run on these roads! Hall County's largest vineyard is about 400 feet from Stanley Road.
5. This area is a breeding area for the Barred Owl. We hear them almost every night. This friendly form of wildlife helps maintain the rodent population. If the proposal goes through, it will ruin the natural habitat for the Barred Owl and the quality of life will suffer.
6. The Traffic Analysis is deeply flawed. It is not a representative sample of traffic, as it includes counts from a one-day total. Also, the traffic increase will be on Stanley Road (estimated 300-1,200 fold). Stanley Road was not included in the analysis.
7. The proposed development is not consistent with existing growth plans for Hall County.
8. The proposed development has one way in and one way out. This is very dangerous for high density housing. An "emergency exit" is someone's driveway that is an unrecorded "handshake" easement in Hall County.

I am deeply opposed to this development and will be negatively impacted by the plan if approved. Powerpoint slides are also attached. Please feel free to call me if you have any questions, Mark Faul (678-472-6327).

Sincerely:

Mark Faul, PhD
678-472-6327

Proposed Stanley Rd Development – Opposition: Mark Faul, PhD

- Strongly opposed to the proposed development of 324 homes in a 117 acre area.
 - The proposed development harms the local property owners and the community.
- These concerns follow:

1. Personal Impact to property owners – including landlocking access to buildings
 - Letter from an attorney indicating proposal is illegal.
2. Ethical Issues with Real Estate company, developers and the review process
3. Mosquito problem from the numerous water detention ponds
4. Rural Area - proposed lot density exceeds what is reasonable for the area
5. Displacement of the Barred Owl – friendly wildlife
6. Traffic Analysis is flawed
7. Not consistent with Hall County development plans
8. One way in and one way out – dangerous for high density housing
9. Summary

- Grateful for public comment opportunity

Proposed Stanley Rd Development – Issue #1 – Landlocks access to two Buildings

- Proposed Subdivision moves Stanley Road and landlocks access to two buildings:

- Personal residence – 4567 Stanley Road
- Barn – 4555 Stanley Road
- Unaddressed by the Hall County Planning Department Comments
- Such action is highly unethical and probably illegal. It is currently being reviewed by an attorney.
- Greenspace blocks access to 4555 Stanley Road.
- Lot 1 cuts off access to personal residence.
- Improper setbacks on Lot 2.
- Not a mistake – other parts of the site plan show driveways (page 27)

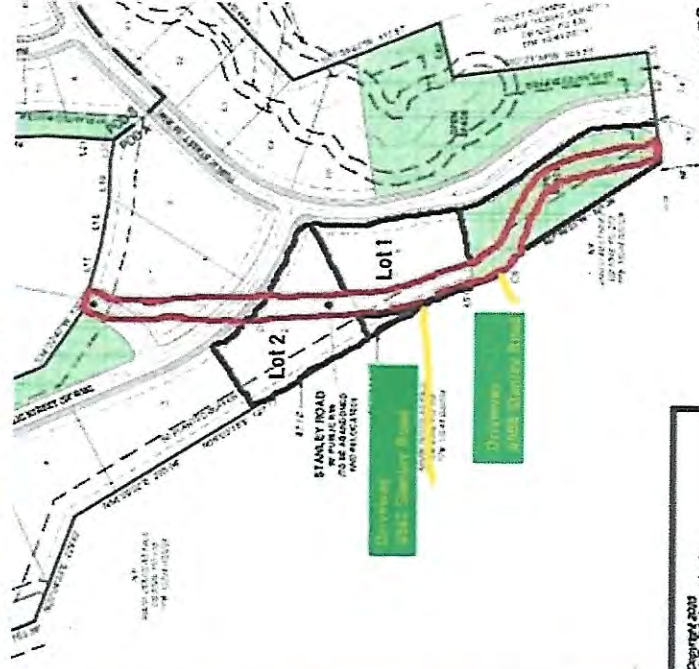
Proposed Guth Subdivision

Source:

<https://www.hallcounty.org/DocumentCenter/View/11561/Guth-JM-Turk-Stanley-Rd---Thompson-O'Brien-Kappler---Final>

Current Road and property boundaries:

Source: Hall County GIS System



Proposed Stanley Rd Development – Issue #2 – General Unethical Practice

Some Ethical Considerations for the Hall County Commissioners

- Moving a Public Road (Stanley Road) without approval of the people who bought and live on that Road – unethical
- What kind of developers, real estate professionals support land locking properties?
- Real Estate Agent on Property is a Hall County Commissioner:
 - Kathy Cooper talked seller out of my offer in during January 2021
 - A real Estate Agent should never be a Commissioner – too many conflicts that can't be reviewed.
- Developers are attorneys – they will not have the needs of the community at heart (see linkedin site) and may not have the necessary skills to do a development like this.
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 - No MLS number in the system, yet the Funari sign has been up for years and is still up today.
 - Used photos of other land (up to 60%) in the flyers to try to sell the 4590 Stanley Road property
 - Talking sellers out of valid offers.



Proposed Stanley Rd Development – Issue #3 – Mosquito and Disease



- Proposed Subdivision creates a giant mosquito problem for the area:
- o The Steep topography of the area creates quick water runoff during storms.
- o This excess water will rapidly fill the planned multiple detention ponds in an area of excessive housing density.
- o Flooding possibilities down stream – Eli Valley already floods.
- o Mosquitos will result. Increased chance of disease (i.e., West Nile virus, Zika) and significantly harm the quality of life.
- o Winery on JM Turk Road will likely be harmed by increase of mosquito population – Direct threat.
- o Community Public Health Problem created. Public will be harmed - Direct threat.
- o Problem will prohibit substantial development of Stanley/Guth Road properties, unless underground detention ponds are created.
- o Sample of Research highlighting the mosquito problems associated with open detention ponds:

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ENV627



Mosquitoes Associated with Stormwater Detention/Retention Areas 1

G. F. O'Meara²

Water Quality and Supply

Florida's extensive drainage and flood control systems have eliminated many wetland areas that

under drought conditions. Often, during the rainy season the water levels in these ponds remain at or near the outflow structures. Under these conditions, storm water entering a detention area displaces an

Proposed Stanley Rd Development – Issue #4 – Rural Area Imbalance

- Proposed Subdivision home density exceeds what is allowable:
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 - o Smaller lots when you consider roads and detention ponds
 - o Large tracks of land in the area. Active farmers. Wrecks between farm vehicles and autos will occur.
 - o Largest vineyard in Hall County located about 400 feet from the proposed dense development.
 - o Excessive development conflicts with agricultural vehicles.
 - o Winery selected as an “agrotourism spot” by Georgia Grown Division within the State of Georgia
 - o Development will hurt the local winery



The State works hard to push Georgia Grown Agriculture. This development is counter to that future effort.

Please vote no to the rezoning request.
This development proposal does not fit
this area at all.



Proposed Stanley Rd Development – Issue #5 – Banded Owl Nesting grounds

- Proposed Subdivision will hurt friendly wildlife in the area:

- Common Nesting ground for the barred owl.
 - o Can hear them at night.
 - o Owls keep rodent population in check.
 - o Proposal will displace the Banded Owl nesting grounds.



Proposed Stanley Rd Development – Issue #6 – Flawed Traffic Analysis

- Traffic Analysis flawed.
 - Traffic counts taken for one day (16 May 2023)
 - About half of the entire submitted proposal is a traffic analysis.
 - Inadequate representativeness. May not be representative of any flow patterns
 - Need analysis of multiple days. One day is inappropriate.
 - Statistical power for representativeness not done:
 - **Sampling ratio (sample size to population size):** Generally speaking, the smaller the population, the larger the sampling ratio needed. For populations under 1,000, a minimum ratio of 30 percent (300 individuals) is advisable to ensure representativeness of the sample. For larger populations, such as a population of 10,000, a comparatively small minimum ratio of 10 percent (1,000) of individuals is required to ensure representativeness of the sample. Source: <https://wp.stolaf.edu/iea/sample-size/>
- Traffic Analysis not done on Stanley or Guth Roads
 - This is where most of the traffic will likely increase – about 300-1200 fold (estimate)
 - Analysis not performed, yet very relevant to the proposal

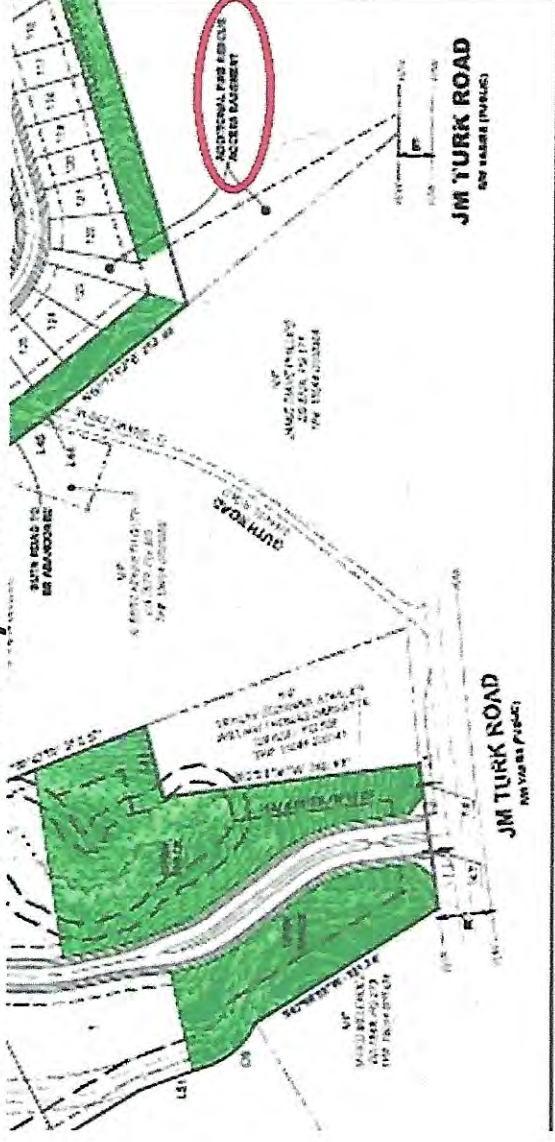
Proposed Stanley Rd Development – Issue #7 – Not consistent with Hall County growth plan

- o Development is not consistent with the future growth plans already approved by Hall County Commissioners.



Proposed Stanley Rd Development – Issue #8 – No emergency exit from subdivision

- o One way in and one way out – dangerous for EMS and Fire management.
- o Proposed emergency exit is someone’s driveway
 - Not a public Road
 - Handshake easement
 - Unrecorded in Hall County Records



Exit for emergency vehicles is a driveway, not a public road.

Proposed Stanley Rd Development – Summary

- This hyper development does not belong in this area of Hall County.
- Unethical actions (land locking)
- Violates Hall County Development Rules (density, future growth plan)
- Doesn't make Sense
- Doesn't fit Agricultural feel
- Displaces friendly wildlife (Barred Owl)
- Poor and steep topography will cause detention ponds to stay full
- Creates a Public Health Threat from Mosquitos (Wet Nile Virus and Zika)
- Proposal is not consistent with the Hall County Development plan
- Dangerous – one way in and one way out.

**Please vote no to the rezoning request.
This development proposal does not fit
this area at all.**

Anael Dominguez (CDI: Planning)

From: Beth Garmon (CDI: Planning)
Sent: Monday, November 20, 2023 8:54 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Mulberry Springs Winery concerns over the proposed rezoning and dense Subdivision Stanley/Guth Road
Attachments: mulberry_springs_opposition_112023.pdf

Beth Garmon

Zoning Director
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
bgarmon@hallcounty.org

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.



From: Mark Faul <mark@mulberrysprings.com>
Sent: Monday, November 20, 2023 8:50 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: derrick.mccollum@house.ga.gov
Subject: Mulberry Springs Winery concerns over the proposed rezoning and dense Subdivision Stanley/Guth Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

WARNING: This communication has been detected as containing an attachment - Proceed with caution

Please note that 4567 and 4555 Stanley Road are active farm properties that support the Mulberry Spring Vineyard and Winery. The creation of a high density subdivision off of Guth and Stanley Road will severely hurt Winery activities.

This is a rural area with active farm operations, which is incompatible with farm activities. Please see the attached letter outlining the opposition. Request denial of any rezoning effort and any attempt to landlock properties on Stanley or moving the Road in any way.

Given the seriousness of this matter, a copy of this letter is going to the State Representative Office of Derrick McCollum.

Thank you for your consideration.

Mark Faul, PhD

Mulberry Springs Winery

<https://www.mulberrysprings.com/>

678-472-6327





*Mulberry Springs
Vineyard and Winery*

Arrowquest Services Inc.
4567 Stanley Road, Flowery Branch, Georgia 30542

17 November 2023

Hall County Planning and Development
2875 Browns Bridge Road
(attn: Randi Doveton, Director of Planning and Development)
Gainesville, GA 30504

Dear Randi Doveton:

Arrowquest Services Incorporated is the organization that operates Mulberry Springs Vineyard and Winery, which is a Farm House winery located at 4527 JM Turk Road, Flowery Branch GA 30542. These wineries are allowed on AGRICULTURAL- RESIDENTIAL III (AR-3) zoning and are very popular with the public. Farm Wineries were also encouraged by the State of Georgia to promote Georgia Agriculture and employment. Hall County Commissioners granted approval of Mulberry Springs Vineyard and Winery on 5 May 2021. Arrowquest Services Inc. manages Mulberry Springs Vineyard and Winery and has a role in providing the following positive attributes to the Hall County Community:

- The Largest Vineyard in Hall County.
- A google 5-star out of 5-star average review and 23,215 views on Google Maps (image 1).
- Overwhelming support on Facebook with thousands of likes, followers and support from the Community.
- Member of Georgia Agrotourism Group – supported by Road signs.
- Employs people and helps the economy.
- Provides a fantastic view for guests and helps create a positive image of Hall County.

Unfortunately, the proposed subdivision and rezoning request on Stanley Road in Flowery Branch GA will directly hurt winery operations and may result in the closure of the winery. The proposed subdivision, is actually an urban island in an established rural area, requesting 4 variances against existing Hall County rules. The rezoning application is located here:

<http://img1.wsimg.com/blobby/go/bdc3f054-bab6-4e84-8c37-25a3d969ad87/downloads/Guth%20JM%20Turk%20Stanley%20Rd%20-%20Thompson%20OBrien%20Kapp.pdf?ver=1696435243243>).

This request is overly aggressive and is asking to put 324 homes on 117 acres, and will negatively impact the Mulberry Springs Vineyard and Winery in numerous ways. We encourage you to deny the rezoning request of PRD from AR-3 Stanley Road for the following reasons:

The plan Landlocks Winery Operations at 4555 Stanley Road. The proposal, if approved, moves Stanley Road and landlocks property at 4555 Stanley Road where some winery operations occur (image 2). Implementation of this plan will severely damage the winery operations. Stanley Road is currently a small gravel road that handles farm equipment to allow winery trucks and machine access. If not landlocked a reconfigured Stanley Road will have farm equipment competing with subdivision traffic of about 1,000 cars (image 3).

Views of Mulberry Springs are amazing – rezoning will destroy the views. People come to the winery to relax and get something they can't get at home, which is beautiful vistas and peacefulness.



The winery location was specifically chosen for its views and the limited growth possibility on Stanley Road due to its odd triangular shape the impossibility of building houses on the Road, given setback rules. However, the proposed plan is to move Stanley Road and will allow many houses to be seen from the winery. This will hurt the views of the largest Vineyard in Hall County and help destroy a valuable asset to the community. Further, the State of Georgia has declared Mulberry Springs Vineyard and Winery an official "Georgia Grown Agritourism site". This high-density subdivision proposal is inconsistent the State of Georgia agritourism designation (image 4).

The plan has excessive housing density, beyond allowable rules, which may result in noise complaints. Part of the vineyard lies 400 feet from Stanley Road. The current plan is to move Stanley Road and have houses backup to 4567 Stanley Road, with limited setbacks. Thus, people may hear wine drinkers have conversations and wine drinkers may be bothered by dense subdivision noise. It goes both ways. The excessive density and movement of Stanley Road puts winery operations at risk of receiving noise complaints and diminished winery patronage. Please note, the current AR-3 density is manageable and consistent with the entire rural area and is normal zoning for Wineries throughout the State of Georgia. However, PDR zoning is incompatible with winery operations and is setting up the winery for noise complaints. The decision to allow anything other than AR-3 zoning will severely injure the winery sales.

Retention Ponds will create a breeding ground for mosquitos. Mulberry Springs winery built an underground water detention pond that costs about \$50,000. This was to avoid the mosquito problems in an area where there are outdoor activities. The proposed high-density subdivision has 4 detention above ground detention ponds. These ponds will be a breeding ground for disease (ie, West Nile virus, Zika...) and will likely severely hamper winery operations. If the proposed subdivision is approved, request the detention ponds be placed underground to protect the winery.

Please deny the zoning request. Homes could be built on the existing AR-3 zoning. No one rejects development on the current zoning of AR-3. This proposed plan is grossly overly aggressive and hurts the look and feel of this valued rural area. It will also severely injure the Winery Operations and activities. According to a study done by the University of Georgia, the number one reason people visit wineries to for the views and to connect with nature (Economic Contribution of Georgia Wineries and Vineyards, Prepared by: Kent Wolfe, Sharon P. Kane, and Karen Stubbs, University of Georgia, Center for Agribusiness and Economic Development, Center Report: CR-13-06, dated Sept 13th 2013 - <https://caed.uga.edu/content/dam/caes-subsite/caed/publications/center-reports/economic-contribution-wineries-georgia.pdf>). Specifically, "scenery" is listed as the number 1 reason people go to wineries (table #1.6). Further, in 2013, it was documented that the impact of Georgia Wineries on the State economy was "sectors, along with visitor spending contributes up to \$81.6 million in output, 655.6 jobs throughout the state's economy, and \$4.1 million in state and local tax revenue". It is probably double that now due to the winery growth in the North Georgia Mountains and due to inflation within the last 10 years since the report was written. This very dense subdivision proposal will undoubtedly hurt the winery due to a loss of "scenery". It will severely hamper winery operations and promote future noise complaints all for the purpose maximizing lots of land on a proposed future movement of Stanley Road. Many people like the winery location because it saves them from driving long distances to



*Mulberry Springs
Vineyard and Winery*

*Arrowquest Services Inc.
4567 Stanley Road, Flowery Branch, Georgia 30542*

visit other wineries. This proposal is so aggressive and inappropriate for a rural area, I have been in communication with my State Representative's office (Representative Derrick McCollum).

For these reasons (harm to an established winery with good community support, hampered winery operations, destruction of valuable scenery, loss of rural area that helps people's well being, increase of noise complaints, possible economic loss to Hall County and an increase in mosquitos) this rezoning request must be denied. Also, the proposal is inconsistent with the Hall County comprehensive Land Use Plan for this area and is counter to the quality of life for current and future homeowners and agri-businesses in the area, I urge the denial of the proposal of moving Stanley road and any rezoning change to an established rural area within Hall County. A non AR-3 zoning request would substantially hurt Mulberry Springs Vineyard and Winery.

Mark Faul, PhD



Arrowquest Services Inc, CEO

678-472-6327

4 images

Copy Furnished: Representative Derrick McCollum, 30th District 612-E Coverdell, Legislative Office Building, Gainesville, GA 30503



Mulberry Springs
Vineyard and Winery

Arrowquest Services Inc.
4567 Stanley Road, Flowery Branch, Georgia 30542

Image 1

← ↻ 🏠 🔒 📄 🔍 [https://www.google.com/maps/place/Mulberry Springs Vineyard and Winery](https://www.google.com/maps/place/Mulberry+Springs+Vineyard+and+Winery)

☰ Mulberry Springs Vineyard and Winery 🔍 ✕

🖼️ 29 photos

Mulberry Springs Vineyard and Winery

5.0 ★★★★★ (24)
Winery

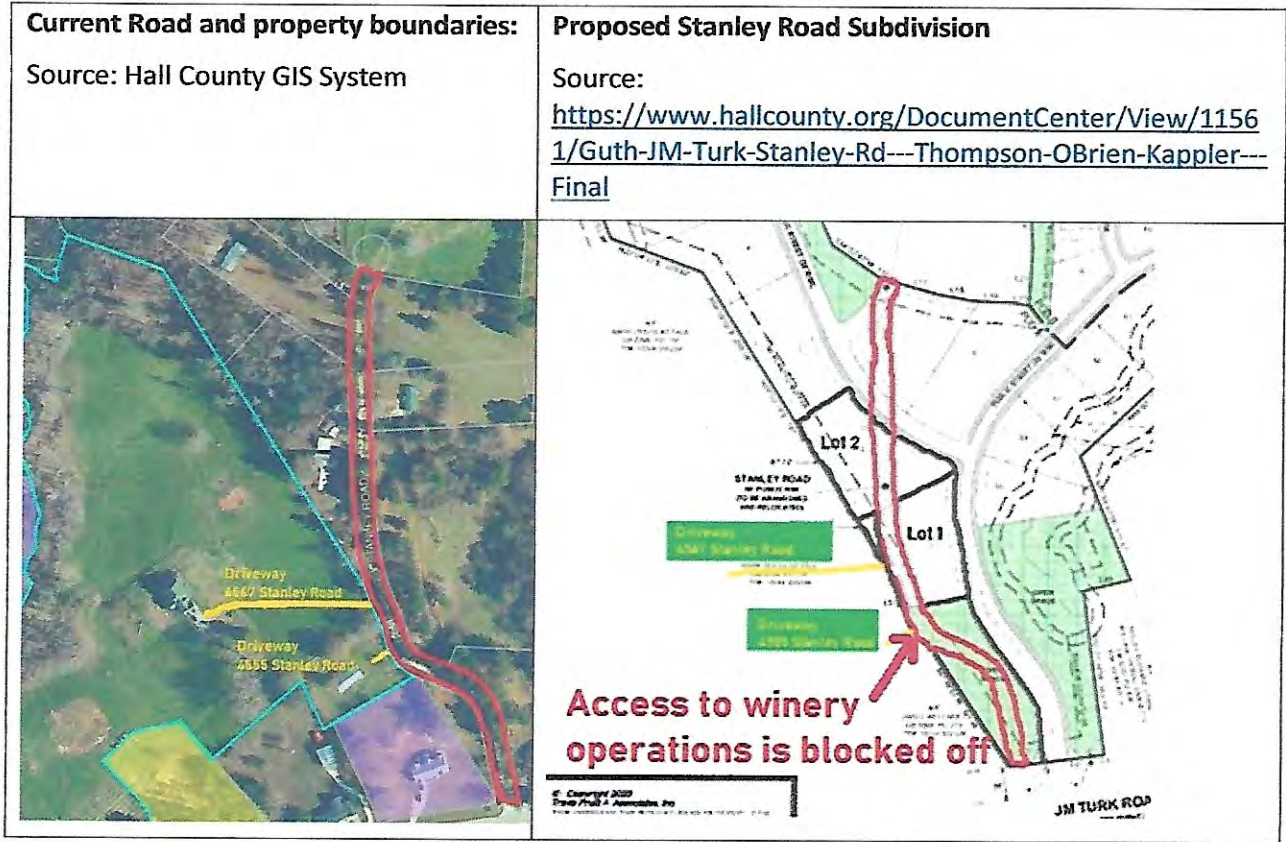
📄 Manage your Business Profile

👤 23,215 views

Map labels: Martin Rd, JB Development, Quailwood HOA, Dan Pt & Air C, Community Hall of Witnesses, J.M. Turk Rd, Deer Creek Ct, Aulberry Creek Park Community Center, Mulberry Springs Vineyard and Winery, View Estates, Cardinal Ridge Way, Gum Rd, J.M. Turk Rd.



Image 2





*Mulberry Springs
Vineyard and Winery*

*Arrowquest Services Inc.
4567 Stanley Road, Flowery Branch, Georgia 30542*

Image 3





GEORGIA
AGRITOURISM

Mulberry Springs
Vineyard &
Winery



For Sale

**AVISON
YOUNG**

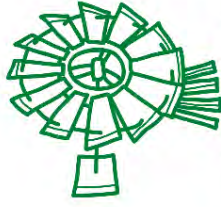
12 +/- Acres

770-532-9911

avisonyoung.com

Frank N. Simpson, CCIM, SIOR
Sam B. Simpson

Impact of Proposed subdivision on Stanley Road on the Mulberry Springs Vineyard and Winery



**MULBERRY SPRINGS
VINEYARD & WINERY**
→→→→→
FLOWERY BRANCH, GEORGIA

11/20/23, Arrowquest Services Inc.

Winery Attributes

- Arrowquest Services Inc. manages Mulberry Springs Vineyard and Winery and has a role in providing the following positive attributes to the Hall County Community:
 - The Largest Vineyard in Hall County.
 - A google 5-star out of 5-star average review and 23,215 views on Google Maps (image 1).
 - Overwhelming support on Facebook with thousands of likes, followers and support from the Community.
 - Member of Georgia Agrotourism Group – supported by Road signs.
 - Employs people and helps the economy.
 - Provides a fantastic view for guests and helps create a positive image of Hall County.
- **Please vote to deny this rezoning request**

Problem #1: The plan Landlocks Winery Operations at 4555 Stanley Road.

- The current plan proposes to landlock 455 Stanley Road and put houses in front of the current properties there.
- Stanley Road is currently a small gravel road that handles farm equipment to allow winery trucks and machine access.
- If not landlocked a reconfigured Stanley Road will have farm equipment competing with subdivision traffic of about 1,000 cars
- An objective legal analysis informed the winery that if the proposed subdivision damages the property value at 4555 & 4567 Stanley Road, damages could be collected from the County and others.



Please vote to deny this rezoning request

Problem #2: Views of Mulberry Springs are amazing – rezoning will destroy the views.

- According to a study done by the University of Georgia, the number one reason people visit wineries to for the views and to connect with nature (Economic Contribution of Georgia Wineries and Vineyards, Prepared by: Kent Wolfe, Sharon P. Kane, and Karen Stubbs, University of Georgia, Center for Agribusiness and Economic Development, Center Report: CR-13-06, dated Sept 13th 2013 - <https://caed.uga.edu/content/dam/caes-subsite/caed/publications/center-reports/economic-contribution-wineries-georgia.pdf>). Specifically, “scenery” is listed as the number 1 reason people go to wineries (table #1.6).



Please vote to deny this rezoning request

Problem #3: The plan has excessive housing density, beyond allowable rules, which may result in noise complaints

- The new homes will be 400 feet from the vineyard and 600 feet from the tasting room
- The movement of Stanley Road will put houses facing the winery
- Could be noise complaints from:
 - Winery participants
 - New people in the Subdivision
- Most Wineries in Georgia are in an agricultural zoning.
- This proposal is requesting:
 - Very Dense Housing 2.8 houses per acre and 8 plus houses with the townhomes
 - Aggressive exceptions to setbacks
 - Putting homes on the property lines of the winery, where there should only be a road
- Approval of the Rezoning will severely hurt the winery due to the proximity of homes and no planned buffers to address possible noise from both directions
- Mulberry springs Winery has been selected as an Agritourism Spot by the State of Georgia, This proposal is inconsistent with an established agribusiness.



Please vote to deny this rezoning request

Anael Dominguez (CDI: Planning)

From: Beth Garmon (CDI: Planning)
Sent: Friday, February 2, 2024 10:58 PM
To: Anael Dominguez (CDI: Planning)
Subject: Fwd: Ethical Issues - Proposed High Density Subdivision on Stanley Road (application HZ023-0041)
Attachments: ethics_memo_stanley_road_020224.pdf

From: Mark Faul <arrowquest@gmail.com>
Sent: Friday, February 2, 2024 8:24 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; fsosebee@hallcounty.org <fsosebee@hallcounty.org>
Subject: Ethical Issues - Proposed High Density Subdivision on Stanley Road (application HZ023-0041)

Some people who received this message don't often get email from arrowquest@gmail.com. [Learn why this is important](#)

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Hello. Some of the ethical issues associated with this proposed subdivision are so extreme, I decided to put my concerns in writing.

Also, please note that Gwinnett County uses the RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS (a Georgia Law) for subdivision planning. In applying this law to the proposed subdivision, it appears as this should not go forward due to the close location of the proposed entrances.

Thank you for considering these important issues.

Mark Faul, PhD
4567 Stanley Road
Flowery Branch, GA 30542
678-472-6327

Mark Faul, PhD
4567 Stanley Road, Flowery Branch, Georgia 30542

2 February 2024

Hall County Planning and Development
2875 Browns Bridge Road
(attn: Randi Doveton, Director of Planning and Development)
Gainesville, GA 30504

Hall County planning Commissioners (via email)

Chris Braswell- District 2 cbraswell@hallcounty.org
Stan Hunt- District 3 shunt@hallcounty.org
Johnny Varner- District 4 jvarner@hallcounty.org
Gina Pilcher- Chairman appt gpilcher@hallcounty.org
Frank Sosebee- District 1 fsosebee@hallcounty.org

This is in regard to the planned 324 living units off of Stanley Road and Guth Road in South Hall County (application HZ023-0041). The public has had a chance to speak on the project and there is strong opposition in the records. Issues like density, traffic, flooding, school capacity, harm to neighboring farms and one business have been raised. The only one person in favor of the project benefits from the pending sale. Approximately 150 people have signed a petition and gone on record in opposition. From the meetings, what has been has not been clearly mentioned are the ethical issues underlying this proposal. **The ethical issues are so extreme, that documentation is needed to augment the record.** Known ethical issues follow:

Landlocking property: To even suggest this action was illegal and unethical. During the fall of 2023, Hall County government staff reviewed the application and found many objections with the rezoning request and recommended denial to the Hall County Planning Commission; however, the issue of landlocking my personal property was not one of the reasons for the denial recommendation. **The applicant's map showed a different configuration of Stanley road, where I had no road access to my properties (4555 and 4567 Stanley Road) and new homes were placed blocking my driveways.** Being faced with the threat of not being able to enter my properties, I contacted Hall County about the landlocking issue and they said I can state my case to Hall County Planning Board Commission. This initial answer was insufficient compared to the threat to the greatly diminished value of my personal property due to non-entry. Thus, I hired an attorney to examine the rezoning request with respect to the landlocking issue. Keith Whittiker's letter (an attorney) indicated that I was indeed landlocked and would be eligible for compensatory damages and attorney fees if the rezoning request was approved (enclosure 1). This letter shows the seemingly illegal and unethical actions of Mr. William Deihl. It was provided to Hall County on 16 October 2023 along with a letter of overall opposition to the subdivision that borders about 1,300 feet of my land. A specific diagram of the landlocking issue is available as of that letter, which is provided as enclosure 2. I recontacted Hall County to ensure that the letter had been forwarded to the applicant for action and the opportunity to change or withdraw their rezoning plans to allow me access to my personal property on 16 October (enclosure 3) and was told that all

concerns were forwarded to the applicant and Mr. William Deihl (email dated 27 October). They had 3-5 weeks to reverse an illegal action and chose not to.

On 21 November 2023, Mr. William Deihl presented the proposed subdivision map showing me being landlocked was presented during this meeting (enclosure 4). No visual change was made on the map. On this landlocking issue, the Chairman of the Planning Commission, Chris Blackwell, questioned why the applicant would submit such a proposal and why Hall County government staff would allow the application to progress to the Planning process.

Mr. William Deihl had ample time (about one month) to change the rezoning presentation map and details but did not. At no time did Mr. William Deihl or anyone from the law firm representing an "unknown client" ever discuss any easements with me. They used the time to barter with Hall County to determine what they could get away with. On 18 December 2023, I asked Mr. William Deihl who the developer was and was told he could not share this due to "attorney client privilege". I did get verbal and written requests to purchase my property. This action may have been designed to scare me into selling. All of this is highly unethical and illegal.

Applicant mismatch on the public meetings on 18 December and 21 December 2023: Unethical switch of law firms results in non-binding actions for the original applicant. Mr. William Deihl, a representative from a new law firm (**Smith Gambrell and Russell**) was there to talk about the project. Please see enclosure 5. It is noted that the original applicant on the subdivision was from **THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.** which was not the official applicant of the subdivision. This fact suggests the planning commission's requests were not adhered to and the answers to any questions cannot be effectively linked to the official subdivision application in front of Hall County for decision.

Emergency Road on land NOT owned: The applicant attempted to show the design of an emergency access location on a parcel they didn't own or have any current or future rights. This was illegal and highly deceptive. A map of the proposed subdivision shows an emergency access road from Rodge Little's property to join to Guth Road (enclosure 4). The pending sale of Mr. Rodger Little's property does not include a usable roadway or driveway to Guth Road (enclosure 6). A check of the property records confirmed that the current driveway is actually owned by another property owner and there is no recorded easement for access to Mr. Little's property from Guth road, as shown on the presented map from the applicant. They knew this and were likely deceptive.

Request for 5-7 variances: Depending on which version is being discussed, the applicant asks for at least 5 variances that deviate from Hall County Code and Ordinances. We all have to follow ordinances and laws. Why is it acceptable for an organization who has no commitment to the community be allowed to skirt those rules that everyone else follows? Exceptions to the rules are exceptions, not the norm as stated during the meeting on 21 December 2023. How is granting this many exceptions to laws and ordinances be fair or ethical?

Mr. Deihl incorrectly stated that the proposed subdivision was similar to nearby established subdivisions: The applicant has stated that the proposed subdivision is consistent with subdivisions

with large homes (Grandview, Quail wood and Royal Lakes). As noted during the planning group, a Commissioner said this was not true. Some of the proposed homes are 1/4th the size of the stated comparable subdivisions. None are size comparable. **This was dishonest or grossly misinformed.**

Implied growth inconsistent with the area: It is unethical to have extreme growth inconsistent within the area. People purchase their homes with an expectation of future development around them, but that development should be consistent with the area. **Hall county has an obligation to not harm people's property value by putting townhomes near large acreage tracks.** To approve this project as presented, it would be injudicious to the surrounding residents. For example, Mr. Eric Conoly, who lives on 11 acres will be faced with 22 homes surrounding his 11 acre property. For my property, Stanley Road currently has about 10 cars on the road today, that is anticipated to increase to about 2,500 cars at mostly daylight hours. That is hundreds of cars an hour during the day compared to 10 cars a day on Stanley Road. This type of congestion is not typical for the area and is inconsistent with the buyer's original expectation of future growth. This applies to all land owners in the area, but disproportionately negatively impacts property value for the large land owners. This is a quiet rural area. **Approval of any rezoning and this high density housing is a breach of implied promise of reasonable growth for all owners in the area.**

County Commissioner is the real estate agent on the property (enclosure 7). This is highly unethical. Ms. Kathy Cooper may make hundreds of thousands of dollars from real estate commissions on this deal. Ms. Cooper has approached many land owners in the area to help create the assemblage and has worked to reject offers for part of the property. **All of this is unethical and a commissioner deciding to recuse themselves from voting does not exonerate themselves from the ethical conflicts of representing his/her constituents.** Specifically in Montgomery v. Atlanta the following was noted:

A city councilmember was also a large stockholder in a paving company that was awarded a contract by the City of Atlanta. Ultimately, the contract was ruled to be contrary to public policy and therefore illegal, even though (1) the councilmember in question did not participate in the vote to award the contract and (2) the councilmember resigned from council and the remaining councilmembers voted again to ratify the contract after his departure.⁹⁷ **Self-recusal from a vote does not remove the conflict of interest where financial matters and personal gain are involved.**

Please see enclosure 8 and 9 from the "ABUSE OF OFFICE, CONFLICTS OF INTEREST, AND ETHICAL STANDARDS, 2022 Association County Commissioners of Georgia (ACCG)", page 20 (<https://www.accg.org/docs/handbook/Abuse%20of%20Power.pdf>).

New emergency access road on Guth road. Mr. Deihl said during the 21 December 2023 meeting that the Commissioner's statement on the requirement for 2 ways in and 2 ways out of a subdivision over 150 homes could not be found. Yet, the Georgia State law is very clear (enclosure 10 and Enclosure 11). Georgia Counties may not over-ride Georgia Law (minimum fire safety standards). A different map presented on 18 and 21 December 2023 clearly violates the Georgia law by not complying with the distances in the two right of ways needed for a proposed subdivision of 120 or more homes. Gwinnett County uses this code during their development review process. The first part of the law states:

7. Add a new section, Appendix D 107.1, as follows:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.

The second relevant part of the law states:

Add a new section, Appendix D 107.2, as follows:

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

This proposed subdivision is 324 homes and thus 2 separate fire access roads are required. Also, the two roads must be indicated that the two entrances need to be ½ the length of the maximum overall diagonal dimension. The overall diagonal dimension is about 3,675 and ½ that distance is about 1,838 feet. Thus, the entrances need to be at least 1,838 feet from one another (enclosure 12). Mr. Deihl, an attorney, was either mistaken or deceptive in his identification of the proper applicable law.

Please see the following full reference regarding Minimum Fire Safety Standards:

Ga. Comp. R. & Regs. r. 120-3-3-.04 State Minimum Fire Safety Standards with Modifications
Georgia Administrative Code
Department 120. OFFICE OF COMMISSIONER OF INSURANCE, SAFETY FIRE COMMISSIONER AND
INDUSTRIAL LOAN COMMISSIONER
Chapter 120-3. RULES OF SAFETY FIRE COMMISSIONER
Subject 120-3-3. RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS

Agricultural area inconsistent with high density automobile traffic. Many people own tractors in the area and occasionally those tractors are in operation on JM Turk Road and the surrounding area. Georgia Department of Transportation placed a tractor cautionary sign about 70 feet from the entrance of Stanley Road many years ago due to the farming activity in the area (enclosure 13). Excessive automobile traffic and tractors do not mix well together. The zoning change from Agricultural Residential to PRD will hurt farmers in the area. For example, the largest vineyard in Hall County is about 400 feet from Stanley Road and the road is used by farm equipment to process the tonnage of grapes produced by the property. Stanley Road will have 2,500 or so car traffic trips a day. It is imprudent to push a farmer out of business so a developer can make money. The farmer in this case is using his property in accordance with the current and appropriate zoning.

Downstream flooding of Elah Valley: During the December 21st meeting, Elah Valley area, which is prone to flooding, will suffer from this highly dense development. Over time, residents reported more flooding each time a new development was put in (enclosure 14). Mr. Deihl said that detention ponds will catch all of the water. This is not true. Detention ponds do not solve current ongoing flooding issues. Detention ponds capture some water and allow the silt and pollution to settle to the bottom.

Mark Faul, PhD
4567 Stanley Road, Flowery Branch, Georgia 30542

There is an overflow valve in each pond that allows excessive water to drain downstream during rainfall. Despite providing the required detention and water quality infrastructure the runoff from the property will be impacted given the massive increase of impervious surfaces and the steep slopes of the site. It will be unethical to cause flooding downstream. No variances should be approved as it will inevitably harm downstream homes and property.

This summary of unethical actions in this proposal is not complete. Nonetheless, it is disturbing. This applicant cannot be trusted to do the right thing and adhere to rules during a planning review process. What will happen when no one is looking if the development goes in? The rezoning request should be denied on the ethics alone.

Please feel free to call me if you have any questions (678-472-6327). I am grateful for your attention.

Concerned Resident:

A handwritten signature in black ink, appearing to read "Mark Faul". The signature is stylized and cursive.

Mark Faul, PhD
4567 Stanley Road
Flowery Branch GA 30542

Enclosure 1



SMITH GILLIAM
WILLIAMS & MILES

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

October 16, 2023
VIA ELECTRONIC DELIVERY

Mark Faul, PhD
4567 Stanley Road
Flowery Branch, GA 30542

RE: Effects of Proposed Development Adjacent to 4567 and 4555 Stanley Road

Dear Dr. Faul,

At your request I have conducted a limited search of the property records of your properties commonly known as 4567 and 4555 Stanley Road which are collectively identified as Hall County Tax Parcel No. 15044 000034 (collectively referred to herein as the "Property"). I have also reviewed the information you provided to me pertaining to the proposed development of the adjacent property, which proposal I understand is scheduled to be presented to the Hall County Board of Commissioners for consideration.

The purpose of this letter is to provide to you my conclusions as to the potential effects of the proposed development on access to the Property based upon the above information. The development as presented would result in a complete loss of access to the Property from Stanley Road. Further, no other existing roads or driveways provide a means of access to the Property. Accordingly, the proposed development, if approved, will essentially landlock the Property as there are no other present or practical means of access.

If the proposed development is approved as presented to me, you will have potential legal and equitable claims including, but not necessarily limited to, claims of inverse condemnation, claims to reestablish access to and from the Property, and claims to recover your legal damages.

Sincerely,

Keith J. Whitaker

Enclosure 2

Proposed Development – Issue #1 – Landlocks access to two Buildings

- Proposed Subdivision moves Stanley Road and landlocks access to two buildings:

- Personal residence – 4567 Stanley Road
- Barn – 4555 Stanley Road
- Unaddressed by the Hall County Planning Department Comments
- Such action is highly unethical and probably illegal. It is currently being reviewed by an attorney.
- Greenspace blocks access to 4555 Stanley Road.
- Lot 1 cuts off access to personal residence.
- Improper setbacks on Lot 2.
- Not a mistake – other parts of the site plan show driveways (page 27)

Current Road and property boundaries:

Source: Hall County GIS System



Proposed Guth Subdivision

Source:

<https://www.hallcounty.org/DocumentCenter/View/11561/Guth-JM-Turk-Stanley-Rd---Thompson-O'Brien-Kapler---Final>



Mark Faul, PhD
4567 Stanley Road, Flowery Branch, Georgia 30542

Enclosure 3

Gmail - Stanley Road Development Letters and Powerpoint

<https://mail.google.com/mail/u/0/?ik=b33e56d3e1&view=pt&search..>



Mark Faul <arrowquest@gmail.com>

Stanley Road Development Letters and Powerpoint

Mark Faul <arrowquest@gmail.com>

Mon, Oct 16, 2023 at 3:43 PM

To: "Katie L. Greenway (CDI: Planning)" <klgreenway@halcounty.org>
Cc: "Beth Garmon (CDI: Planning)" <bgarmon@halcounty.org>


Please see the attached pdf file which transmits my concerns over the Stanley Road Development.


Also included is:


- a powerpoint for tonight's presentation - I will be brief if I can even speak.
- a letter from an attorney indicating that landlocked is illegal

Thank you
Mark Faul
678-472-6327

3 attachments

 Keith_Whitaker_20231016135643749[13700].pdf
349K

 stanleyroadoppo-2023-10-16_033256.pdf
6362K

 Stanley_Road_Dev_Issues_101623.pptx
8400K

Mark Faul, PhD
4567 Stanley Road, Flowery Branch, Georgia 30542

Enclosure 5

Community Meeting // JM Turk and Guth Road Development Inbox x

Diehl, William <wdiehl@sgrlaw.com>
to William

Dec 11, 2023, 12:14 PM ☆ ☺ ↶ ⋮

Dear Neighbor,

You are receiving this communication because you expressed concerns to the planning department about the proposed development off of JM Turk Road. I represent the developer in this rezoning process.

Please let this serve as an invitation to one of the meetings discussed below. We have sent post card invitations to neighbors in the surrounding area, inviting them to the meeting. However, we encourage you to share this email with others that might also have concerns or questions about this project.

Understanding that the holidays are approaching and that scheduling can be difficult during this time, 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 & 21** at 6:00 PM to 7:30 PM. Please come at your convenience.

I have also attached a conceptual plan regarding road improvements on Stanley Road and Guth Roads. *Please note, these designs are conceptual only and will require additional county approval even if this zoning is approved.* Designs elements may be required to change as we move through the permitting process.

Should you have any questions about this rezoning proposal, please feel free to contact me at this email address or by phone at (404) 815-3627.

Thank you,

William (Bill) Diehl
Associate

p | 404-815-3627
f | 404-685-8927
e | wdiehl@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio



Not the original applicant so nothing said was binding to the applicant (THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.)

Enclosure 6

The screenshot shows a web-based GIS application interface. At the top, there is a navigation bar with the following menu items: Layers, Map, Real Property Search, Personal Property Search, Sales Search, Sales List, Results, Sales Results, Report, Tax Estimator, and Home. Below the navigation bar is a toolbar with various map interaction icons. On the left side, there is a sidebar with a 'Layer List' and 'Legend' section. Under 'Quick Links', there are 'Search Records' and 'View Map'. The 'Layers' section includes a list of map layers with checkboxes: Parcels, Parcel Numbers, Address Numbers, Yearly Sales, Land Districts and Lots, Roads, USA Major Highways, Railroads, Cities, Zoning, Shoreline Use Zoning, Subdivisions, Dimensions, 2 ft. Contours, 1085 Contour, Soils, Shoreline Depth, Streams and Rivers, Lakes, and Flood Map. The main map area shows a street network with labels for 'GUTH ROAD', 'JIM TURK ROAD', 'GRANDVIEW PARKWAY', 'GRANDVIEW PARKWAY', 'EDGE WAY', and 'NEW WAY'. A red polygon highlights a specific parcel. A pop-up window is open over this parcel, displaying the following information: '15043 000027', a small image of a house, 'ROGER L LITTLE', 'GUTH RD', '38.79 Acres Value \$677,950', and a 'View: Report' link.

Enclosure 7

The screenshot shows a Google search results page for the query "4590 Stanley Road Funari Cooper". The browser's address bar shows the URL "https://www.google.com/search?q=4590+stanley+road+funari+cooper&cli...". The search bar contains the text "4590 Stanley Road Funari Cooper". Below the search bar, there are navigation tabs for "Maps", "Images", "Zillow", "Reviews", "For sale", "Rentals", "Videos", "Shopping", and "News". The search results are displayed in a dark theme. The first result is from Zillow, showing the address "4590 Stanley Rd, Flowery Branch, GA 30542" and a small aerial photograph of the property. The text below the Zillow result states: "4590 Stanley Rd, Flowery Branch, GA 30542 is currently not for sale. The 2088 Square Feet single family home is a 3 beds, - baths property." The second result is from RealtyHop, showing the name "Kathy Cooper, Funari Realty LLC, Real Estate Agent in" and the text: "Unit for sale at 4590 Stanley Road, Flowery Branch, GA 30542. \$1,342,000. Loft. 4590 Stanley Road, Flowery Branch, GA 30542 Listing by Kathy Cooper. Reviews."

Enclosure 8

**ABUSE OF OFFICE, CONFLICTS OF INTEREST, AND
ETHICAL STANDARDS**

This chapter contains general information for the use of the members of ACCG and the public. This information is not and should not be considered legal advice. Readers should consult with legal counsel before taking action based on the information contained in this chapter.

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Enclosure 9

Conflicts Related to Business Transactions with the County:
An Application of the Law

Board of Commissioners of Miller County v. Callan⁹⁴

In this 2012 case, the court upheld a local home rule amendment that authorized the county to transact business with a commissioner. The board of commissioners, upon a majority vote, determined that the goods, services, or property could not be obtained for less and that the taxpayers' best interests would be served through the transaction. As such, the court ruled this local provision did not impair O.C.G.A. § 16-10-6 and, in fact, provided more protection against conflicts of interest.⁹⁵

Having a Financial Interest in Matters Coming Before the Board

A conflict of interest can also arise if a commissioner stands to realize a financial gain from a transaction between the county and other entities. For instance, this scenario may occur when the county awards contracts for goods and services. The courts have also ruled that conflicts of interest can exist if a commissioner stands to suffer a financial loss.

Potential Personal Financial Gain in Matters Coming before the Board:
An Application of the Law


Montgomery v. Atlanta⁹⁶

A city councilmember was also a large stockholder in a paving company that was awarded a contract by the City of Atlanta. Ultimately, the contract was ruled to be contrary to public policy and therefore illegal, even though (1) the councilmember in question did not participate in the vote to award the contract and (2) the councilmember resigned from council and the remaining councilmembers voted again to ratify the contract after his departure.⁹⁷ Self-recusal from a vote does not remove the conflict of interest where financial matters and personal gain are involved.

The courts have also invalidated paving contracts and related land acquisitions where the general contractor used a subcontractor owned in part by the city council president. Again, the fact the president abstained from the vote to award the contract was insufficient to eliminate the conflict of interest.⁹⁸ County commissioners must bear in mind that the courts will invalidate such transactions even if no monetary loss to the public is demonstrated, based on the very existence of the conflict of interest.⁹⁹

Enclosure 10

← → ↻ 🏠 🔒 📄 https://rules.sos.state.ga.us/search.aspx?sortby=&search=yes&searchWithin=&wc=&query="exceeds 120 shall be p 📄 ☆

 Rules and Regulations of the State of Georgia Hierarchy Search

Home | Browse | Help | Go to Georgia SOS Results Page: 1

Search : [GA R&R](#) » [Department 120.](#) » [Chapter 120-3.](#) » [Subject 120-3-3.](#) » [Rule 120-3-3-.04.](#)

🔍 Search Term 🔍

Ga. Comp. R. & Regs. r. 120-3-3-.04 State Minimum Fire Safety Standards with Modifications

Georgia Administrative Code
Department 120. OFFICE OF COMMISSIONER OF INSURANCE, SAFETY FIRE COMMISSIONER AND INDUSTRIAL LOAN COMMISSIONER
Chapter 120-3. RULES OF SAFETY FIRE COMMISSIONER
Subject 120-3-3. RULES AND REGULATIONS FOR THE STATE MINIMUM FIRE SAFETY STANDARDS

Current through Rules and Regulations filed through January 17, 2024

Rule 120-3-3-.04. State Minimum Fire Safety Standards with Modifications

- (1) Unless otherwise stated in this chapter, the edition of the *International Fire Code (IFC)*, and the following editions of the codes, standards, recommended practices, guides and methods, as published in the *National Fire Codes (NFC)* by the National Fire Protection Association (NFPA), as adopted and modified in this Chapter, shall be the state minimum fire safety standards. Where any of the adopted publications of the NFPA references NFPA 1 or NFPA 5000, or any fire code or building code, it shall be construed that such references apply to the *International Fire Code (IFC)* or the *International Building Code (IBC)* respectively, as adopted by this Chapter 120-3-3, and the Georgia Department of Community Affairs. Where the *IFC* or *IBC* does not specifically address the referenced issue, NFPA 1 or NFPA 5000 may be applied subject to the approval of the authority having jurisdiction.
- (2) Hospitals, hospices, ambulatory surgical centers, nursing homes, assisted living communities, assisted living homes, memory care units or other health care type occupancies or facilities that are regulated by the federal Centers for Medicare and Medicaid Services (CMS) shall comply with the fire and life safety rules and regulations imposed by that agency even though the codes and standards or the editions of codes and standards adopted by that agency may not be specifically addressed or included in this chapter. The codes and standards adopted and modified herein shall also apply where applicable and shall be deemed to be the minimum state fire and life safety standards where they are at least as protective as the CMS rules and regulations.
- (3) ***International Fire Code (IFC), 2018 Edition***

Enclosure 11

The screenshot shows a web browser window displaying the 'Rules and Regulations of the State of Georgia' website. The search results page shows a search for 'exceeds 120 shall be provided'. The search results are as follows:

Search: GA R&R > Department 120 > Chapter 120-3 > Subject 120-3-3 > Rule 120-3-3-04.

Search Term

7. Add a new section, Appendix D 107.1, as follows:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 120 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
3. The fire apparatus access roads cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. Plans shall accompany the written request that delineate improvements to proposed fire apparatus access roads approved by the fire code official of the local responding fire department. Recommended compliance alternatives for residential developments having less than the minimum of two entrances includes, but is not limited to one of more of the following alternative remedies:
 1. Enhanced turning radii to meet local responding fire department requirements; and/or
 2. Increased road widths to meet local responding fire department requirements; or
 3. Fire Lane signs per D103.6 in locations determined by the Fire Code Official; or
 4. The absence of dead-end streets and cul-de-sacs; and unless the requirements meet or exceed Table D103.4 for Fire Apparatus Access Roads; or
 5. The primary entrance roadway being a boulevard with medians and each lane meeting fire access road widths; or
 6. Single entrance roads providing a dedicated emergency lane separating each drive lane; or
 7. Additional fire apparatus access road which is permitted to be a roadway or approved surface not accessible to motor vehicles, designed by a registered design professional to meet the loading requirements and minimum specifications of Appendix D; and this surface provides all weather conditions capabilities for emergency fire department access; or
 8. Statement by Fire Code Official that the Plans submitted meet the requirements of Exception 3 and/or Appendix D for access by local responding fire department.

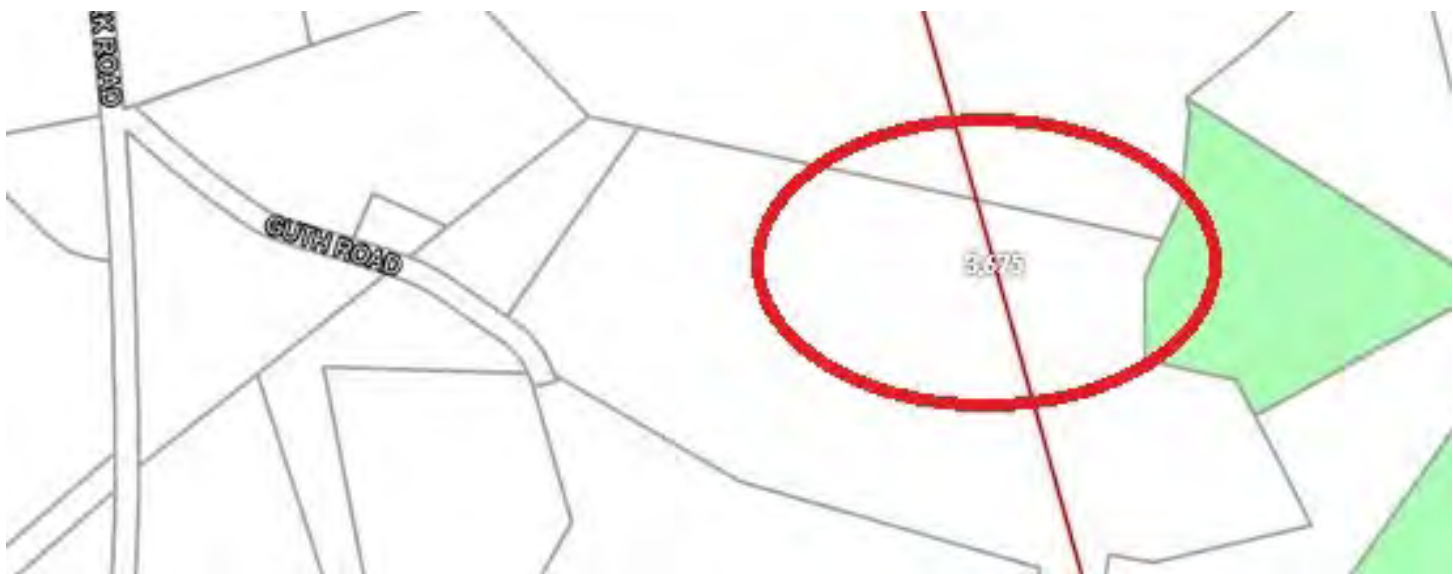
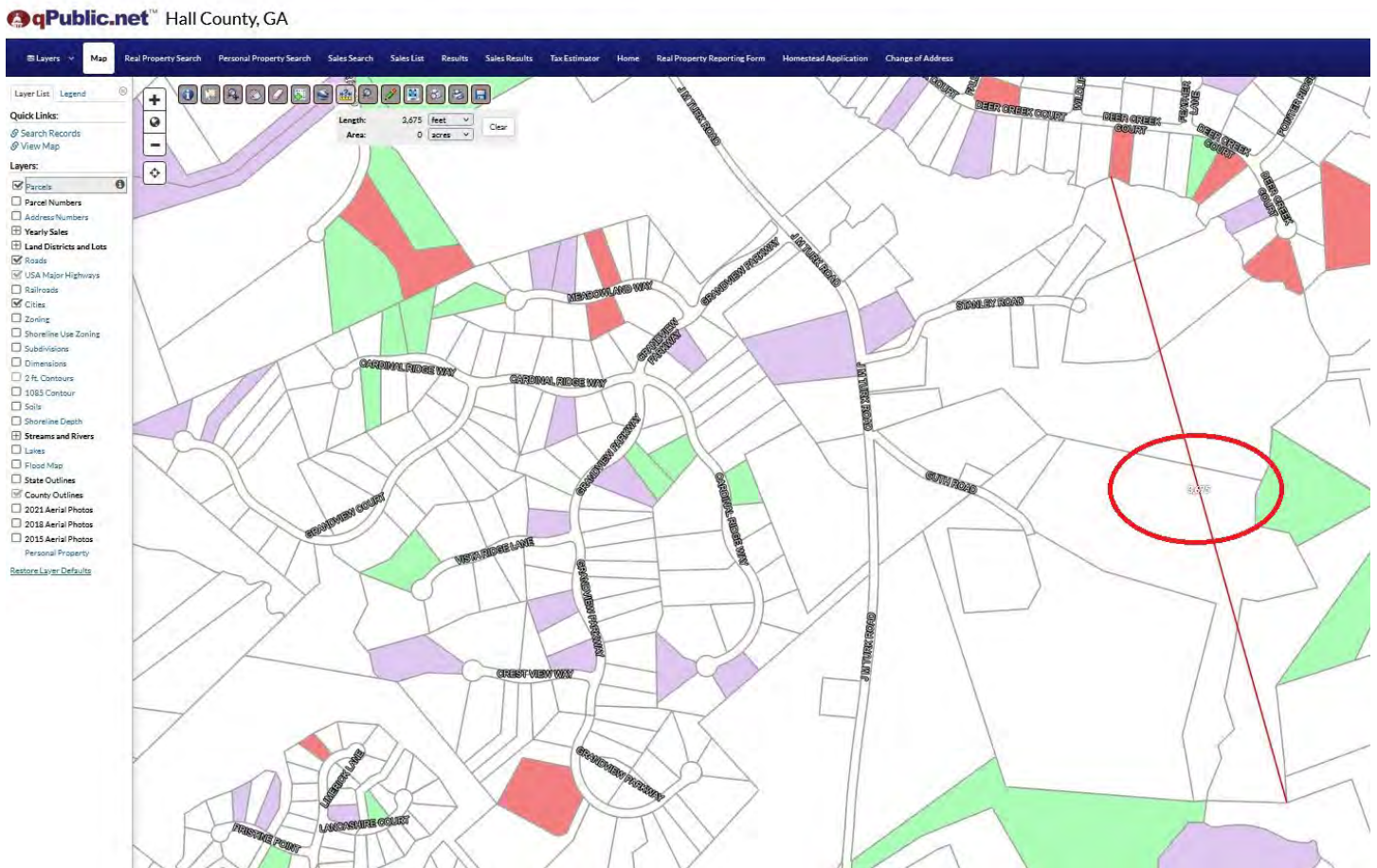
Pursuant to O.C.G.A. Title 25-2-12 (e)(4) the local fire official, building official, or developer may obtain a waiver when adequate access appropriate for the fire apparatus of the local responding fire department is not met or provided by using alternative methods on a waiver form designed and prescribed by the Safety Fire Commissioner. The State Fire Marshal or designated representative shall respond within 30 days for the decision for approval or disapproval or recommendations for modifications to the Plan. If the 30-day time frame is not met, the Plans submitted shall be deemed to be approved.

Add a new section, Appendix D 107.2, as follows:

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

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Enclosure 12



Enclosure 13



Enclosure 14

Mark Faul, PhD
4567 Stanley Road, Flowery Branch, Georgia 30542

21 December 2023

Memorandum for Record – 21 Dec Meeting, Mulberry Creek Community Center, Flowery Branch GA, 6:30-7:30

This is in regard to the planned 324 living units off of Stanley Road. Please note after the November 20th meeting between the public, the planning commission and the applicant, the planning commission suggested that the applicant have a public meeting to answer any outstanding questions. The purpose of the memorandum is to transmit the information shared with the public by this new law firm, not associated with the original subdivision application.

On 21 December 2023, Mr. William Deihl, a representative from a new law firm (**Smith Gambrell and Russell**) was there to talk about the project. Please see attached. It is noted that the original applicant on the subdivision was from **THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.** which was not the formal applicant of the subdivision. This fact suggests the planning commission's requests were not adhered to and the answers to any questions cannot be effectively linked to the formal subdivision application in front of Hall County for decision.

Residents brought up many issues such as:

- 1) The residents were concerned about density and how this project does not match anything around the area. Many references were made to homes on Martin Road, Grandview and Quail Wood
- 2) Traffic Concerns and the location of the Traffic Study.
- 3) Residents were vocal about the loss of property value due to small homes going in around large acreage with large homes. There was no balance to the plan.
- 4) Flooding concerns of Elah valley (it historically floods). It had been noted that new development in the area resulted in more flooding down river.
- 5) Specific questions about set back footage were asked.
- 6) Variations of density concerns were raised.
- 7) Guth road widening and service to the subdivision was mentioned.
- 8) Road competition with tractor traffic would lead to anger and car crashes.
- 9) Residents said that there were a lot of farm vehicles that would be competing with automobile traffic.
- 10) One entrance only would create huge congestion on Stanley Rd and it was unfair to people who lived on the road now. Traffic on Stanley Rd is 2-6 cars a day. Future traffic will be about 2,500 cars a day.


The representative from new law firm (not the original applicant) responded with:

- 1) No clear or concise answers.
- 2) Mr. Deihl only said that the area needed new housing.
- 3) Mr. Deihl said he was unclear on the setback footage requests.
- 4) Mr. Deihl said that the law saying there was a need for 2 ways in and out of the subdivision was not found.

A hand vote showing favor and opposition to the project was taken at the end of the session. No one was in favor of the project and all 40 residents at the meeting were opposed to the project. The opinions were vocal and generally unanimous. No County official was present.

Please feel free to call me if you have any questions (678-472-6327).

Record Keeper:


Mark Faul

Print

Planning Commission Comments - October 2, 2023 - Submission #79852

Date Submitted: 9/29/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Melissa

Last Name*

Hurley

Address1*

4641 quailwood drive

Address2

City*

Flowery branch

State*

Ga

Zip*

30542

Zoning Item for Comment*

9. 0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Strongly oppose type of products(town home etc.) and density. It is an unreasonable request for a small country back road with no development to the area to support such drastically different products.

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Thursday, November 16, 2023 2:06 PM
To: Anael Dominguez (CDI: Planning)
Cc: Beth Garmon (CDI: Planning)
Subject: FW: 11.20.2023 Planning Meeting Regarding Proposed PRD on JM Turk Road

Ana,
Please add to the records for JM Turk.

Thanks,

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our [project website](#).

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org.

From: turkfam1@bellsouth.net <turkfam1@bellsouth.net>
Sent: Thursday, November 16, 2023 1:43 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Gina Pilcher <gpilcher@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Subject: FW: 11.20.2023 Planning Meeting Regarding Proposed PRD on JM Turk Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Director Doveton,

Please see the attached application package scheduled for the November 20, 2023 Commission Meeting.

In particular, please note page 29 describing “Sanitary Sewer Option 1” and page 30 which depicts the existing Plat of the “Little” property, et al.

This sewer option described on page 29, crosses 100 feet, more or less, of my property. The Littles have “unstipulated” use of this easement for vehicle traffic across my property. I have no issue with this or with the PRD proposal to use the easement for emergency vehicle access only, if they wish to proceed in that manner and if stipulated by the Commission. However, I do not consent to a sewer easement which crosses my property.

I also object to their proposed density, which exceeds 2 units per acre.

With kindest regards,
Milton Turk
770 375 6800

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Tuesday, November 14, 2023 8:32 AM
To: turkfam1@bellsouth.net
Subject: RE: Plans Request For JM Turk Road PRD Rezoning Request

Please see the link below to the 11-20-2023 packet for this application. It looks like the only new information provided for the packet is the sewer application provided by Public Works (pg. 23).

0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | Proposed Use: 324 lot residential development | ** Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



From: turkfam1@bellsouth.net <turkfam1@bellsouth.net>
Sent: Monday, November 13, 2023 12:52 PM
To: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Subject: RE: Plans Request For JM Turk Road PRD Rezoning Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Anael,

Have any amended plans been filed by the applicants since those filed in the link you sent me on 9.18.23? If so, would you please forward a link to me so that I may review prior to the applicants scheduled meeting on the 11. 20.2023?

Milton Turk

With kindest regards,

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Monday, September 18, 2023 8:37 AM
To: turkfam1@bellsouth.net
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: RE: Plans Request For JM Turk Road PRD Rezoning Request

Please see the link below.

[0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | Proposed Use: 324 lot residential development | ** Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant.](#)

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



From: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Sent: Monday, September 18, 2023 8:30 AM
To: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: FW: Plans Request For JM Turk Road PRD Rezoning Request

Ana,
Please see below.

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please ***participate*** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our **[project website](#)**.

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through **[Accela](#)**. Plat inquiries may be submitted to **plats@hallcounty.org**. Zoning inquiries may be submitted to **planning@hallcounty.org**.

From: turkfam1@bellsouth.net <turkfam1@bellsouth.net>
Sent: Monday, September 18, 2023 7:24 AM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: Plans Request For JM Turk Road PRD Rezoning Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Director Doveton,

Would you please provide me with a link to access the plans from applicants, Thompson O'Brien Kappler & Nasuti PC, for rezoning several properties on JM Turk to a PRD?

With kindest regards,

Milton G Turk
4702/26 JM Turk Rd
Flowery Branch, Ga 30542

Anael Dominguez (CDI: Planning)

From: turkfam1@bellsouth.net
Sent: Sunday, November 19, 2023 2:26 PM
To: gpilcher@hallcounty.org
Subject: June 2018 Flood Photos of Berry Creek

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioner Pilcher,

Please see the following link of three photos showing damage from a June, 2018 flood on the Berry Creek at J M Turk Rd, Flowery Branch.

This flood inundated one half of my 9 acre field along the Berry Creek just a few hundred yards from it's confluence with the Mulberry Creek. It caused considerable damage to my stream banks and quickly overwhelmed the two barrel road culvert as shown by the flotsam left behind. We incurred several thousand dollars in expenses in restoring the worst of the streambank damage. My adjacent neighbors on the Mulberry Creek suffered much worse damage to their culverts on the Mulberry.

It is my hope that the Planning Commission and County Commission would weigh heavily the potential flood damage to us and our immediate neighbors on the Mulberry Creek, before approving large scale development above us.

I appreciate your work of the Planning Commission.

With kindest regards,
Milton Turk

<https://vault.myvzw.com/webcs/lnwuvx6QcW>







Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Friday, February 2, 2024 11:12 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: FW: JM Turk Road Rezoning Application of Thompson, O'Brien, Kepler, & Nasuti

Please see below.

From: turkfam1@bellsouth.net <turkfam1@bellsouth.net>
Sent: Friday, February 2, 2024 10:29 AM
To: Chris Braswell (Planning) <cbraswell@hallcounty.org>; Gina Pilcher <gpilcher@hallcounty.org>; Johnny Varner <jvarner@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>
Cc: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Subject: JM Turk Road Rezoning Application of Thompson, O'Brien, Kepler, & Nasuti

You don't often get email from turfam1@bellsouth.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commissioners,

It's my continued recommendation that the Planning Commission deny the applicants in their request based upon the high density proposed. The Commission's Planning Staff has rightly concluded that the applicants plan is not consistent with the Hall County Comprehensive Plan for future land use designation, in that it exceeds the maximum density of 2 dwelling units per acre, for Residential future land use classification.

I am not opposed to my neighbors desire to sell their property for development. However, I continue to be opposed to their plan for the above reason.

Thank you Commissioners for your hard work.

With kindest regards,
Milton Turk

Print

Planning Commission Comments - October 2, 2023 - Submission #79746

Date Submitted: 9/26/2023

Comments completed in the form below will be submitted into the record for the October 2, 2023 meeting of the Hall County Planning Commission.

First Name*

Nathan

Last Name*

Goss

Address1*

4710 Crestview Way

Address2

City*

Flowery Branch

State*

GA

Zip*

30542

Zoning Item for Comment*

9. 0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road

Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

We are vehemently opposed to the proposed single family homes and townhomes that are under consideration off of JM Turk Road for several important reasons:
1. The impact of these smaller homes and townhomes on our homes value in the Grandview Estates subdivision.
2. Increased traffic on infrastructure that is barely able to keep up with existing volumes.
3. The proliferation of high-density housing has to come to an end in Hall County. We are sick of seeing these townhomes and apartment complexes that decrease home values, increase traffic and the subsequent safety issues associated with the volume of population. Having teen aged drivers in our family is our concern and high volume populations in our area are not welcome. Go find your tax dollars elsewhere.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Would you like follow-up communication?

ncgoss@att.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Wednesday, November 8, 2023 4:22 PM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: Opposition to Rezoning Application HZON23-0041

Please add to public comment.

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Peter walczuk <ppw65@yahoo.com>
Sent: Wednesday, November 8, 2023 4:17 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Opposition to Rezoning Application HZON23-0041

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hall County Planning Commission,

I am writing to express my strong opposition to the rezoning application # HZON23-0041 off of J M Turk Rd, Flowery Branch, GA, which requests a change from Agricultural Residential III to Planned Residential Development (PRD). While I understand the importance of responsible development & growth in Hall county, I believe this particular proposal is deeply flawed & should not be approved for several reasons.

First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the

current zoning and land use patterns. The proposed use is not consistent with the Hall Co Comprehensive Plan recommended maximum density of two dwellings per acre which leads to many problems.

Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff. Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems. Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area.

In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application. It is imperative that you take into account the potential negative impacts on the community's character and the environment when making your decision.

I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations.

Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

Respectfully,

Peter and Jana Walczuk
4614 Quail Court
Flowery Branch, Georgia 30542

Sent from my iPad

Board of Commissioners Voting Meeting Comments - November 9, 2023 - Submission #83998

Date Submitted: 11/7/2023

Comments completed in the form below will be submitted into the record for the November 9, 2023 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Christopher and Charlene

Last Name*

Linkowski

Address1*

4578 Wingfield Way

Address2

City*

Flowery Branch

State*

GA

Zip*

30542

Item for Comment*

General Public Comments/Other Business

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Dear Members of the Hall County Planning Commission,

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First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the current zoning and land use patterns. The proposed use is not consistent with the Hall Co Comprehensive Plan recommended maximum density of two dwellings per acre which leads to many problems.

Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff. Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems. Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area.

In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application. It is imperative that you take into account the potential negative impacts on the community's character and the environment when making your decision.

I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations.

Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

My Best,

Chris and Charlene Linkowski

4578 Wingfield Way

Flowery Branch, GA 30542

404-405-5797

Please write your comments in the box above.

File Upload

No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

clinkowski@gmail.com

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.

September 29, 2023

Dear Council,

We are writing to express our strong opposition to the HZON23-0041 - rezoning for a Single-Family Subdivision located on the east side of JM Turk Road intersection with Guth and Stanley Roads. We understand the need for affordable housing in our city, however, we believe that this high-density development would have a detrimental impact on our community and the surrounding communities.

We believe that the lot size, home size, and location of this residential development may negatively result in economic, environmental, and social impacts on Quailwood, Grandview Estates, Martin Crossing, Laurel Oaks, and countless stand-alone homes along Martin, JM Turk, and Stanley Roads. We think these communities would be better served alongside new residential homes and developments that a comparable in price, lot size, and home size.

The type and square footage of these proposed single-family residences and townhomes might drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a high-density housing complex. A development of this magnitude may also reduce environmental amenities causing significant environmental damage, destroying and displacing natural wildlife habitats, and increasing wildlife migration into residential communities.

We also think the proposed high-density development might be too large for this area. The increase in population density may place a strain on the existing infrastructure, possibly leading to increased traffic, congestion, pollution, road safety issues, and stress on our public & local services. High-density developments, like this one, may be better suited in areas where the infrastructure, schools, and public and local services can effectively support population growth.

Additionally, this development may harm property values in and around the surrounding areas. The influx of 300+ moderate-priced homes could lead to an increase in crime rate, diminution of property values, and generate lower home prices, making it difficult for current residents to sell their homes and move elsewhere.

On the other hand, given the desirability of our neighborhood and surrounding communities, this development may garner large profit margins for their stakeholders.

For years, South Hall has been growing at an all-time high. Rezoning and open lots have been filled with apartments, townhomes, and warehouses which impact the existing road network and public infrastructure. In our immediate area, we have personally experienced massive growth (as listed below) without enough infrastructure upgrades. We have experienced various tax increases, as shown in the substantial increases in property assessment taxes, without the new economic growth shouldering their share of the tax burden.

- ***Apartment Complexes:**
 - Folksong consists of 342 apartments.
 - Advenir at Flowery Branch consists of 312 apartments.

- ***New Housing Community:**
 - Falls Creek by Taylor Morrison consists of 188 single-family homes. Schools: Martin Elementary, C.W. Davis Middle School, and Flowery Branch High School.
- ***Distribution Centers:**
 - Makita (600,000 sq ft)
 - GXO (*unknown sq ft*)
 - Falcon Parkway Logistic Center (640,000 sq ft)
 - Thurmon Tanner Logistics, Bldg. A (445,00 sq ft), Bldg. B (265,000+ sq ft), Bldg. C (110,000+ sq ft), totaling 825,000+ sq ft. **The above information was gathered from public websites.*
- ***Self-Storage Facility:**
 - Boxville Storage (*unknown sq ft*)

Furthermore, the Northeast Georgia Inland Port (a \$170M truck terminal) is expected to be fully operational by 2026 may also increase truck traffic, congestion, pollution, and road safety on the existing one or two-lane roads.

In conclusion, we strongly urge you to reconsider this proposed development. We believe that the scale and composition of this development do not fit into our community, surrounding communities, and stand-alone homes.

Sincerely,

//original signed//
The QW Community

CC:
Attached Community Petition

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZON23-0041

Owner	Property	Mailing Address	Ownership
Michael Agee	4744 Quailwood Drive	4744 Quailwood Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Oladimeji Akiode	5037 Pointer Ridge	5037 Pointer Ridge Flowers Branch, GA 30542	<input type="checkbox"/>
Mbakwui Uba Anaba & Uchenna Anne Anaba	4738 Quailwood Drive	4738 Quailwood Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Lee & Kimberly Anderson	4741 Quailwood Drive	4741 Quailwood Drive Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
David Keith Anglin & Terrie Anne Jackson	4764 Falling Brook Drive	4764 Falling Brook Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Christopher R. Autry	4538 Deer Creek Court	4538 Deer Creek Court Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Robin D. Bailey, Jr. & Tina Bailey	4704 Quailwood Drive	4704 Quailwood Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Joe & Gena Bajjani	4684 Quailwood Drive	4684 Quailwood Drive Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Daniel Baquet & Lauren Baquet	4744 Falling Brook Drive	4744 Falling Brook Drive Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Glenn Barnes & Tamika Barnes	4659 Windswept Way	4659 Windswept Way Flowers Branch, GA 30542	<input type="checkbox"/>
Michael Barnes & Amy Durfee	4856 Wildlife Way	4856 Wildlife Way Flowers Branch, GA 30542	<input type="checkbox"/>
Douglas Baum Brendon & Gina Blake	4564 Wingfield Way 4625 Quail Court	4564 Wingfield Way 4625 Quail Court Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Jerry R. & Pebbles L. Bond	4662 Quailwood Drive	4662 Quailwood Drive Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Richard Boring	4628 Quailwood Drive	4628 Quailwood Drive Flowers Branch, GA 30542	<input type="checkbox"/>

W. Blake
Branch Blake

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZON23-0041

Owner	Property	Mailing Address	Ownership
Jason & Deana Brooks	4605 Quailwood Drive	4605 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Craig M. Brown & Jennifer Brown	4662 Windswept Way	4662 Windswept Way Flowery Branch, GA 30542	<input type="checkbox"/>
Douglas & Kimberly Byron	4818 Deer Creek Court	4818 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Daniel Capel	4583 Wingfield Way	4583 Wingfield Way Flowery Branch, GA 30542	<input type="checkbox"/>
Robert Carlson	4904 Deer Creek Court	4904 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Robert & Pamela Carmical	4573 Wingfield Way	4573 Wingfield Way Flowery Branch, GA 30542	<input type="checkbox"/>
Alan R. Chapman & Anne Chapman	4683 Quailwood Drive	4683 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Christopher L. Clement & Haley H. Clement	5064 Pointer Ridge	5064 Pointer Ridge Flowery Branch, GA 30542	<input type="checkbox"/>
Mark G. Cobb & Cynthia F. Cobb	4707 Deer Creek Court	4707 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Donald J. Conklin & Theresa A. Conklin	4602 Deer Creek Court	4602 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
John F. Cook & Janet D. Cook	4843 Wildlife Way	4843 Wildlife Way Flowery Branch, GA 30542	<input type="checkbox"/>
Steven A. Cornelison	5104 Deer Creek Court	5104 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Stephen R. Marie G. Crocker	5118 Deer Creek Court	5118 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Yvonne Cuipepper & William Cuipepper	4777 Falling Brook Drive	4777 Falling Brook Drive Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
			<input checked="" type="checkbox"/>

Quailwood Homeowners Association, Inc.

Opposition Petition, Sign-In Sheet - HZON23-0047

Ownership

Owner	Property	Mailing Address	Ownership
James E. Daresta & Laurie Daresta	4669 Quailwood Drive	4669 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Janos & Rachel Demeter	4714 Deer Creek Court	4714 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Sherry Dubose	4617 Quailwood Drive	4617 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Angie Dudley	4913 Deer Creek Court	4913 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Jon & Tammy Duke	4702 Deer Creek Court	4702 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Jon & Tammy Duke	4630 Deer Creek Court	4702 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
John & Stephanie Edmondson	4609 Quailwood Drive	4609 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Andrew Wayne Farr	4641 Quailwood Drive	4641 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Dena Furlow & Scott Furlow	4534 Deer Creek Court	4534 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Craig Gates & Suzanne Daymude	4781 Falling Brook Drive	4781 Falling Brook Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Andrew G. & Tara R. Goetz	4650 Windswept Way	4650 Windswept Way Flowery Branch, GA 30542	<input type="checkbox"/>
Justo & Tammy Gonzalez	4656 Quailwood Drive	4656 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Francis & Diane Graham	4525 Deer Creek Court	4525 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
James Harris, IV & Christine Harris	4579 Wingfield Way	4579 Wingfield Way Flowery Branch, GA 30542	<input type="checkbox"/>

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - H ZON23-0041

Owner	Property	Mailing Address	Ownership
Eric D. Hasley & Sarah A. Hasley	5055 Pointer Ridge	5055 Pointer Ridge Flowery Branch, GA 30542	<input type="checkbox"/>
Wesley R. Heine	4617 Deer Creek Court	4617 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Lloyd Herford, III & Blaire Whitcomb	4622 Deer Creek Court	4622 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
William E. Hickman Charles & Gayle Hipple	4708 Deer Creek Court 4763 Falling Brook Drive	4708 Deer Creek Court 4763 Falling Brook Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Douglas Horsley & Diane Horsley	5123 Deer Creek Court	5123 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Sheraj & Sithara Jacob	4526 Deer Creek Court	4526 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Robert Jernigan & Karen Jernigan	4620 Quail Court	4620 Quail Court Flowery Branch, GA 30542	<input type="checkbox"/>
Kevin & Sally Johnson Frank & Neicia Kahlert	4729 Deer Creek Court 4837 Wildlife Way	4729 Deer Creek Court 4837 Wildlife Way Flowery Branch, GA 30542	<input type="checkbox"/>
Devendar Katkooor	4920 Deer Creek Court	4920 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
David Albert & Rosario Keller	4727 Quailwood Drive	4727 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Bruce Kelly & Donna Kelly	4515 Deer Creek Court	4515 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Ova F & Cherie B Kelly	4627 Quailwood Drive	4627 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>

Colly

Anthony

Randy

Karen Jernigan

X Kelly

BRAY LEACH

Dr. J.W.

Blaise

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZON23-0041

Owner	Property	Mailing Address	Ownership
Donald J. Kennedy & Debra L. Kennedy	4850 Wildlife Way	4850 Wildlife Way Flowers Branch, GA 30542	<i>Debra Kennedy</i> <input checked="" type="checkbox"/>
Michael J. Kenny	5029 Pointer Ridge	5029 Pointer Ridge Flowers Branch, GA 30542	<input type="checkbox"/>
Jenny L. Kidd	4672 Windswept Way	4672 Windswept Way Flowers Branch, GA 30542	<input type="checkbox"/>
Michelle Kitzrow	4935 Feather Lane	4935 Feather Lane Flowers Branch, GA 30542	<i>MLK</i> <input checked="" type="checkbox"/>
Ellis Kopp & Dennice Kopp	4771 Falling Brook Drive	4771 Falling Brook Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Ronald E. Kowalski	4613 Quailwood Drive	4613 Quailwood Drive	<input type="checkbox"/>
Bryan Kruger	4553 Deer Creek Court	4553 Deer Creek Court Flowers Branch, GA 30542	<i>Megan Kruger</i> <input checked="" type="checkbox"/>
Scott Krupa	4726 Quailwood Drive	4726 Quailwood Drive Flowers Branch, GA 30542	<i>SK</i> <input checked="" type="checkbox"/>
Derby Lamptey-Mills & Ishmael Lamptey-Mills	4539 Deer Creek Court	4539 Deer Creek Court Flowers Branch, GA 30542	<i>adarkia</i> <input checked="" type="checkbox"/>
Rufus & Lacrisia Larkin	4726 Deer Creek Court	4726 Deer Creek Court	<input checked="" type="checkbox"/>
Justin T. Le & Julie Le	4697 Quailwood Drive	4697 Quailwood Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Robert & Jeanne League	5115 Deer Creek Court	5115 Deer Creek Court Flowers Branch, GA 30542	<i>RL League</i> <input checked="" type="checkbox"/>
Oliver LeBlanc	4750 Falling Brook Drive	4750 Falling Brook Drive Flowers Branch, GA 30542	<i>Jessica LaBlanc</i> <input checked="" type="checkbox"/>
Michael Lederer & Jennifer Lederer	4722 Deer Creek Court	4722 Deer Creek Court Flowers Branch, GA 30542	<input type="checkbox"/>
Joseph M. Leonardo & Deborah A. Leonardo	4849 Wildlife Way	4849 Wildlife Way Flowers Branch, GA 30542	<i>Deborah A Leonardo</i> <input checked="" type="checkbox"/> <i>Joseph Leonardo</i> <input checked="" type="checkbox"/>

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZON23-0047

Owner	Property	Mailing Address	Ownership
Meghan Lifsey & William Lifsey	4912 Deer Creek Court	4912 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Christopher E. Linkowski	4578 Wingfield Way	4578 Wingfield Way Flowery Branch, GA 30542	<input type="checkbox"/>
Donald S. Lomax	4632 Quailwood Drive	4632 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Gary & J Darlene Long	4655 Quailwood Drive	4655 Quailwood Drive Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Arthur D. & Teresa Z. Marlow	4656 Windswept Way	4656 Windswept Way Flowery Branch, GA 30542	<input type="checkbox"/>
Edwin Matos & Peggy Proctor-Matos	4751 Falling Brook Drive	4751 Falling Brook Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Justin M & Fran McCain Gary & Doris McClung	5024 Pointer Ridge 4936 Feather Lane	5024 Pointer Ridge 4936 Feather Lane Flowery Branch, GA 30542	<input type="checkbox"/>
John P. McGarvey	4572 Wingfield Way	4572 Wingfield Way Flowery Branch, GA 30542	<input type="checkbox"/>
Kenneth L. McKinney	4821 Deer Creek Court	4821 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Kelly D. & Keith McLane	4732 Deer Creek Court	4732 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Alfred Meek & Pilar Meek	4806 Deer Creek Court	4806 Deer Creek Court Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Randall Peter Miller	4650 Quailwood Drive	4650 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Mark Misner & Linda Farris	4615 Quail Court	4615 Quail Court Flowery Branch, GA 30542	<input type="checkbox"/>
Tara Mitchell & Caleb Mitchell	5061 Pointer Ridge	2834 Birdsell Ave Oakland, CA 94619-3302	<input type="checkbox"/>

Signature: [Handwritten Signature]
Signature: [Handwritten Signature]
Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]
Signature: [Handwritten Signature]

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZOM23-0041

Owner	Property	Mailing Address	Phone	Email	Ownership
Anshul Mittal & Prachi Mittal	4507 Quailwood Drive	4507 Quailwood Drive Flowers Branch, GA 30542	(678) 895-8718	Anshul1234@gmail.com	<input type="checkbox"/>
Dave & Laly Moorthy	4626 Deer Creek Court	4626 Deer Creek Court	(770) 402-0180	lalydevan@gmail.com	<input checked="" type="checkbox"/>
Joan Moretz	4645 Windswept Way	4645 Windswept Way Flowers Branch, GA 30542	(513) 404-5382	thmoretz@aol.com	<input checked="" type="checkbox"/>
Gregory D. Myer & Tiann R. Myer	4653 Windswept Way	4653 Windswept Way Flowers Branch, GA 30542		greg@c3innova.com	<input type="checkbox"/>
Stephen Myers & Janet Myers	4859 Wildlife Way	4859 Wildlife Way Flowers Branch, GA 30542	(661) 805-8783	mastertroopersteve@hotmail.com, jmm_cmc@hotmail.com	<input type="checkbox"/>
Dennis Nash	4747 Quailwood Drive	4747 Quailwood Drive Flowers Branch, GA 30542	(404) 867-6894	dennis@nashproperties.net	<input checked="" type="checkbox"/>
Cuong D. & Christina N. Nguyen	4824 Deer Creek Court	4824 Deer Creek Court Flowers Branch, GA 30542		et crtnguyen77@gmail.com	<input checked="" type="checkbox"/>
Michael & Dorothy Nieto	4604 Quail Court	4604 Quail Court Flowers Branch, GA 30542	(678) 428-9116	dquieto@aol.com	<input type="checkbox"/>
Holly R. Norman	4842 Wildlife Way	4842 Wildlife Way		hollynorman@remax.net	<input type="checkbox"/>
Ifeyinwa Nwabueze	5112 Deer Creek Court	5112 Deer Creek Court Flowers Branch, GA 30542	(678) 860-1628	biblimousine1@gmail.com	<input type="checkbox"/>
Theodore J. Pasternak & Marie B. Pasternak	4642 Quailwood Drive	4642 Quailwood Drive Flowers Branch, GA 30542			<input type="checkbox"/>
Paresh & Nimisha Patel	4757 Falling Brook Drive	4757 Falling Brook Drive Flowers Branch, GA 30542	(404) 422-6477	nimishapatel1117@gmail.com	<input type="checkbox"/>
Nicholas Peters	4621 Quail Court	14802 Lake Magdalene Circle Tampa, FL 33613	(706) 977-7182	admin@theborder.com	<input type="checkbox"/>
Elizabeth Phommachack & Tan Phommachack	4780 Falling Brook Drive	4780 Falling Brook Drive Flowers Branch, GA 30542	(404) 345-4876	bethphom@gmail.com	<input type="checkbox"/>
Walter Pimentel & Whitney Pimentel	4928 Deer Creek Court	4928 Deer Creek Court Flowers Branch, GA 30542	(480) 570-9588	wwpimentel@gmail.com	<input type="checkbox"/>

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZON23-0047

Owner	Property	Mailing Address	Ownership
Earl & Sherry Pirkle	4668 Quailwood Drive	4668 Quailwood Drive Flowers Branch, GA 30542	Sherry Pirkle <input checked="" type="checkbox"/>
Barney Purvis, III	4944 Feather Lane	4944 Feather Lane Flowers Branch, GA 30542	Barney Purvis <input checked="" type="checkbox"/>
David Quirk & Michelle Quirk	4671 Windswept Way	4671 Windswept Way Flowers Branch, GA 30542	<input type="checkbox"/>
Dan Raatjes & Wendi Raatjes	4812 Deer Creek Court	4812 Deer Creek Court Flowers Branch, GA 30542	<input type="checkbox"/>
Allen & Veronica Read	4756 Falling Brook Drive	4756 Falling Brook Drive Flowers Branch, GA 30542	<input type="checkbox"/>
Michael Rhee & Eun Rhee	4550 Deer Creek Court	4550 Deer Creek Court Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
John & Ruby Roberts	4834 Wildlife Way	4834 Wildlife Way Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Gregory Roller & Merrie Roller	4556 Deer Creek Court	4556 Deer Creek Court Flowers Branch, GA 30542	<input type="checkbox"/>
Jeffrey P. Rosbach & Mavis I. Rosbach	4416 Quailwood Drive	4416 Quailwood Drive Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Bruce Schneider	4860 Wildlife Way	6734 Great Water Drive 4608 Deer Creek Court Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Daniel T. & Amy Scott	4608 Deer Creek Court	4711 Quailwood Drive Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Meredith Secor, Jr. & Harledean Secor	4711 Quailwood Drive	4665 Windswept Way Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Jose L. Serres	4665 Windswept Way	4943 Feather Lane Flowers Branch, GA 30542	<input checked="" type="checkbox"/>
Patricia Shockley	4943 Feather Lane	5047 Pointer Ridge Flowers Branch, GA 30542	<input type="checkbox"/>
Jason Skaggs & Jennifer Skaggs	5047 Pointer Ridge		<input type="checkbox"/>

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZON23-0047

Ownership

Owner	Property	Mailing Address	Ownership
Nereida C. & Michael A. Staiger	4616 Deer Creek Court	4616 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Timothy Stevens & Melanie Disco	4668 Windswept Way	4668 Windswept Way Flowery Branch, GA 30542	<input type="checkbox"/>
Bobby W. Stone Jr Walter & Pamela Swift	4802 Deer Creek Court 5038 Pointer Ridge	4802 Deer Creek Court 5038 Pointer Ridge Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Ronald Terrell & Heather Terrell	5016 Deer Creek Court	5016 Deer Creek Court Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Michelle Thompson & Andrew Thompson	4947 Feather Lane	4948 Feather Lane Flowery Branch, GA 30542	<input type="checkbox"/>
Michelle Thompson & Andrew Thompson	4948 Feather Lane	4948 Feather Lane Flowery Branch, GA 30542	<input type="checkbox"/>
Jimmy & Dianne Trotman	4674 Quailwood Drive	4674 Quailwood Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Benjamin Tule & Trinh Pham	5122 Deer Creek Court	5122 Deer Creek Court Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Marlin E. Turner	4518 Deer Creek Court	4518 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Peter P. Walczuk & Delinda C. Brunatti	4614 Quail Court	4614 Quail Court Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Chioe Ying & Wen Liang Wang	4505 Deer Creek Court	4505 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Ira & Shirley Washington	4772 Falling Brook Drive	4772 Falling Brook Drive Flowery Branch, GA 30542	<input type="checkbox"/>
Kimberly M. & Brett Whitaker	5015 Deer Creek Court	5015 Deer Creek Court Flowery Branch, GA 30542	<input checked="" type="checkbox"/>
Brian & Stephanie Wilker	4855 Wildlife Way	4855 Wildlife Way Flowery Branch, GA 30542	<input type="checkbox"/>
Chioe Ying Wang Wen Liang Wang	4505 Deer Creek Ct		<input checked="" type="checkbox"/>

Quailwood Homeowners Association, Inc.

Opposition Petition Sign-In Sheet - HZ-023-0047

Owner	Property	Mailing Address	Ownership
Martin Williams & Shelby Williams	4603 Quail Court	4603 Quail Court Flowery Branch, GA 30542	<u>Williams</u> <input checked="" type="checkbox"/>
Beverly & Rod Wilson	5107 Deer Creek Court	5107 Deer Creek Court Flowery Branch, GA 30542	<input type="checkbox"/>
Carolyn Q. Wilson	4582 Wingfield Way	4582 Wingfield Way Flowery Branch, GA 30542	<input type="checkbox"/>
David A. Wittke & Lanika H. Wittke	4544 Deer Creek Court	4544 Deer Creek Court Flowery Branch, GA 30542	<u>Wittke & Wittke</u> <input checked="" type="checkbox"/>
Michael Wunder & Patricia Wunder	5060 Pointer Ridge	5060 Pointer Ridge Flowery Branch, GA 30542	<input type="checkbox"/>
Michael Wunder & Patricia Wunder	5052 Pointer Ridge	5060 Pointer Ridge Flowery Branch, GA 30542	<input type="checkbox"/> <input type="checkbox"/>
Linda Youtz	5006 Deer Creek Court	5006 Deer Creek Court	<input type="checkbox"/>
John & Debra Zwald	4718 Deer Creek Court	4718 Deer Creek Court Flowery Branch, GA 30542	<u>Debra Zwald</u> <input type="checkbox"/>
John & Debra Zwald Megan and Bryan Kruger		4553 Deer Creek Ct Flowery Branch, GA 30542	<u>Megan Kruger</u> <input checked="" type="checkbox"/>

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 6, 2023 8:15 AM
To: Anael Dominguez (CDI: Planning)
Cc: Randi Doveton (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: FW: JM Turk Rd

Ana,

Please add this to the public comment.

Thank you,

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: shelby davis <p76g72@yahoo.com>
Sent: Monday, November 6, 2023 7:56 AM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: JM Turk Rd

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my strong opposition to the rezoning application # HZON23-0041 off of J M Turk Rd, Flowery Branch, GA, which requests a change from Agricultural Residential III to Planned Residential Development (PRD). While I understand the importance of responsible development & growth in Hall county, I believe this particular proposal is deeply flawed & should not be approved for several reasons.

First and foremost, the proposed PRD is not compatible with the surrounding subdivisions. The character of this area has been established over the years, and introducing a PRD would disrupt the harmonious nature of our community. The size, density, and design of the PRD are not in line with the existing neighborhoods and would create an imbalance that is inconsistent with the current zoning and land use patterns. The proposed use is not consistent with the Hall Co

Comprehensive Plan recommended maximum density of two dwellings per acre which leads to many problems.

Furthermore, one of the most concerning aspects of this proposal is the potential environmental negative impact, particularly regarding hard surface runoff. Our county is already grappling with environmental issues, including water quality concerns, and the addition of a PRD with increased hard surface areas would only exacerbate these problems. Hard surface runoff is known to contribute to water pollution, erosion, and can disrupt natural drainage systems. This poses a significant threat to the local environment, our water resources, and the overall quality of life in the area.

In light of these concerns, I urge the Hall County Planning Commission to carefully consider the long-term consequences of this rezoning application. It is imperative that you take into account the potential negative impacts on the community's character and the environment when making your decision.

I kindly request that the Hall Co Planning Commission reconsider this rezoning application and explore alternative solutions that better align with the current neighborhood's character and prioritize environmental sustainability. It is our collective responsibility to protect our community and its natural resources for future generations.

Thank you for your attention to this matter. I trust that you will make a thoughtful and informed decision that truly benefits our county.

Respectfully,
Micaiah Williams
4603 Quail Ct
Flowery Branch, Ga 30542
Sent from my iPhone

Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Monday, November 20, 2023 1:07 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: J M Turk Road Subdivision Project
Attachments: 1697412872045blob.jpg; 1697412807343blob.jpg; 1697412760876blob.jpg

Please add this to public comment

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Tommy Channell <tommy.channell@outlook.com>
Sent: Monday, November 20, 2023 1:04 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: J M Turk Road Subdivision Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hall County Planning Commissioners:

I would like to stand in opposition to the proposed development on J M Turk Road and I hope you will vote "NO" based upon the following reasons.

1. For the last 20 years, every new home that has been constructed on J M Turk Road has been an executive style in square footage and design. The proposed development will break from this trend and will adversely impact the ambience of the area. The townhomes and home density plans will not add to our community. I am not opposed to development; however, any development should add to the community and not detract from it and should follow the county guidelines. I feel as if the development should resemble Grandview and / or Quailwood. A subdivision modeled after those two would benefit and add value to our community.
2. Since the area has been "built up" recently, the Elah Valley subdivision has had to deal with major flooding in our development from the Mulberry River. When the Ingles shopping center, Grandview Subdivision, and the community center were completed the rain water from these developments has

caused major erosion and flooding for us. Our HOA has had to rebuild 2 community bridges because of flooding damage which has personally cost the homeowners thousands of dollars. If this development proceeds, I am concerned that even more erosion and damage will occur in our development as a result of rainwater mis-management and the Elah Valley homeowners again will be forced to pay out-of-pocket for road and bridge repairs. For your review, I have attached recent pictures of the flooding that has happened in our community.

3. I feel as if a more recent traffic study will need to be done on J M Turk Road. I am not confident the road can safely handle additional traffic. One end of J M Turk is extremely curvy and dangerous. Over the years I have witnessed many accidents in this section and some accidents have resulted in fatalities. If the development proceeds, major road rework will need to be done on J M Turk so that safety can be increased.

Please vote "NO" to this development. Thank you in advance for your attention to this matter.

Regards,
Tommy Channell
770-364-8087







Anael Dominguez (CDI: Planning)

From: Katie L. Greenway (CDI: Planning)
Sent: Wednesday, December 20, 2023 4:56 PM
To: Anael Dominguez (CDI: Planning)
Subject: FW: Zoning Project: Guth, JM Turk and Stanley roads - Kathy Cooper

Please add to public comment.

Katie Greenway
Principal Planner
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
klgreenway@hallcounty.org



From: Ashley Anderson <ashes00@gmail.com>
Sent: Wednesday, December 20, 2023 4:49 PM
To: Planning <planning@hallcounty.org>
Subject: Zoning Project: Guth, JM Turk and Stanley roads - Kathy Cooper

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear elected officials,

I am here by voicing my opposition to the project that proposes 200 single-family detached homes and 124 townhomes along Guth, JM Turk and Stanley roads on 117 acres in Flowery Branch. I am strongly voicing my complete objection to District 1 Commissioner Kathy Cooper role in the sales agreement as well as her vote on the issue that will come before the planning commissioners at 5:15 p.m. Monday, February 5, at the Hall County Government Center. I object for the following reasons.

A. Ethics Violation - Commissioner Kathy Cooper has a direct conflict of interest as she is the listing agent on the \$1.3 million deal. This is completely against all County and State ethics standards. She should resign from her position immediately .

B. Recusal hurts District 1 - Commissioner Kathy Cooper states that she would recuse herself from a vote. In doing so District 1 loses their representation on this very serious matter. She fails to complete her duty as an elected official, and should resign immediately.

The only way we see this as a community working is for A. Commissioner Kathy Cooper to resign from her role prior to this hearing. Or, B. The zoning request is to be denied 100% at the hearing due to the Districts failure of representation, and extreme conflict of interest.

PLEASE add these comments to the docket for the Planning board & Commissioners to review. Thank you!

--

Best Regards,

Ashley Anderson
ashes00@gmail.com