

Jennifer Rivera (Administration)

From: Ryan Smith <ryan2uga@gmail.com>
Sent: Tuesday, June 25, 2024 10:45 PM
To: Richard Higgins (County Commissioner); Kathy Cooper (County Commissioner); Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission)
Cc: Jennifer Rivera (Administration); Open Records - Administration
Subject: BOC hearing - Winder Highway townhome development

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To the Hall County Board of Commissioners –

I'm writing in opposition to the proposed townhome development at 4610 and 4616 Winder Highway. There are two main reasons – both of which are equally concerning – plus additional supporting reasons such as traffic on Winder Highway, the impact on schools and the public safety risks of having attached homes.

I do not know the applicant, his company or his representation. I'm sure he means well, and I do believe there is a need for this type of development. But this is **NOT** the place. It's worth saying again... this is **NOT** the place.

First, the proposal is **COMPLETELY** out of compliance with the county's Comprehensive Plan and is severely out of character with surrounding developments. There isn't a townhome development anywhere in Hall County that is this far from major commercial and retail corridors. The only such development that I'm aware of in Hall County is a short walk from the intersection of Spout Springs and Friendship roads – the ideal area for a development of this type. Even Hall County Planning agreed in its staff report – the proposal calls for considerably higher density than surrounding area and availability of other properties in the county that are more suitable.

At the Planning Commission hearing on this matter in regard to density, Mr. Gilliam presented a list of recent developments approved in South Hall with a density of greater than two units/acre. What he failed to mention is that those developments are detached single-family homes – not connected townhomes. I feel this is an important distinction.

My second major reason for objection is that approval would be in direct violation of the Official Code of Hall County - 17.180.060 that provides the basis for PRDs. It isn't just a couple of small variances here and there... in fact it's so far out of code that it's amazing that this is even under consideration.

- Lot sizes – 2,400 square foot lots when the code calls for minimum of 8,000 (if these are considered single-family residences). The difference is even greater going by multi-family regulations – 40,000 square feet vs. approx. 8,850 sq ft for a cluster of four units together
- Garage width – asking for 20 feet more
- Setbacks – asking for 10 to 15 feet under what is allowed in the Code
- Density – asking for a rate nearly greater than 25 percent of what is allowed

Hall County has a Comprehensive Plan and a Code for a reason, and it should be followed. The Chairman agreed at the Work Session when asked as much.

If this Commission sees fit to approve something so egregiously outside the boundaries of the Code and the law, then what's the point of having it in the first place? And why should this body be above that law when individuals who violate items in the same code face consequences for those actions? If we as citizens are bound to the law, so should this board which swore an oath to uphold it.

Thank you for your time,

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