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July 8, 2024

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**RE: Rezoning Application of 5608 Azelia Drive;  
Tax Parcel 11156 000025  
Rezone from AR-III to V-C**

Dear Chairman and Members of the Commission,

I have the great pleasure of representing Terry Graham. Terry owns three (3) separate lots which adjoin the proposed development on Azelia Drive. Terry and his family are concerned about the development of this property. Their initial concerns came from the surprise that the applicant was seeking to rezone the entire tract to a vacation cottage (V-C) zoning. That zoning would at least theoretically allow for an incredibly dense development. While we understand that one of the proposed conditions from the staff is that the property be developed in accordance with the site plan as submitted, we are still concerned with approval of a V-C subdivision. This project would seem to be better suited in a more restrictive zoning category such as PRD. There is the fear that once this large tract is zoned entirely V-C, that it will be sold and that a new applicant will seek increased density having already crossed the more difficult hurdle of obtaining the V-C zoning. In fact, the tract has already been listed for sale.

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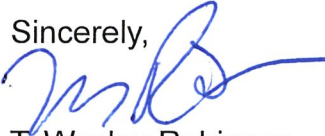
Other concerns with the proposal include the fact, as you will see from the site plan, the proposal calls for seven (7) flag lots that all have lengthy driveways off of Azalea drive. This will be both unsightly and likely to create runoff issues.

Additionally, according to the presentation of the Planning Commission, the applicant is not planning on building any roads or other infrastructure in conjunction with this development, but instead is proposing to use existing roadways. The existing roadways surrounding this property are all small gravel roads with limited or no dedicated right of way. Neither Mr. Graham, nor his neighbors, should be required to give up any of their land for right of ways to access this development.

Should the Commission decided to approve this development, we would request that the Commission apply all of the conditions recommended by staff including restriction that the property must be developed in accordance with the proposed site plan and limited to approximately fourteen (14) residential lots. We would also ask for the following additional conditions:

- 1. Any additional road right of way required for development, including but not limited to, right of way for road improvements, emergency access or turnarounds in conjunction with the development of the subdivision must be provided by the land owner of the development. No right of way will come from neighboring property owners.**
- 2. The land owner/ developer must provide a comprehensive stormwater management plan to Hall County before or at the time of subdivision of the first lot.**
- 3. There will be a maximum of three (3) driveways permitted off of Azelia Drive to access the seven (7) flag lots.**
- 4. Any material changes to the development plan as submitted will require approval of County Commission.**

Unfortunately, I will be out of town on the 11<sup>th</sup> when this is scheduled to come before you. My partner Jason Dean will be at the meeting with Mr. Graham.

Sincerely,  
  
T. Wesley Robinson

TWR:alb/17754