

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, October 8, 2024 1:01 PM
To: Erik Conley; Randi Doveton (CDI: Planning); Katie L. Greenway (CDI: Planning)
Cc: Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner); Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Jennifer Rivera (Administration)
Subject: RE: Opposition Letter regarding Proposed subdivision off of JM Turk/Stanley/Guth Road
Attachments: oposition to neighborhood.docx

Good afternoon,

Thank you for your email. Your comments will be added to the file for this rezoning request, as well as provided to the other members of the county commission.

Please let me know if you have any other questions about the zoning process.

Thank you,
Beth Garmon

Beth Garmon

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

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



From: Erik Conley <econley007@gmail.com>
Sent: Monday, October 7, 2024 5:17 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Ellis Still (CDI: Planning) <estill@hallcounty.org>
Cc: Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Richard Higgins (County Commissioner) <rhiggins@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>
Subject: Opposition Letter regarding Proposed subdivision off of JM Turk/Stanley/Guth Road

Some people who received this message don't often get email from econley007@gmail.com. [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.

Please accept my strong opposition to the proposed subdivision off of J M Turk/ Stanley/Guth Road.

Erik Conley

I have property on Stanley Road (4621 Stanley Road) that is negatively impacted by the re-proposed development (Stanley & Guth Road). This letter is to document some of my opposition to the Stanley Road and Guth Road Properties, which follows:

- Excessive request for variances, along with a rezoning request.
- Negative impacts on surrounding and nearby properties in terms of lifestyle and property values.
- A flawed and outdated traffic analysis.
- Violations of important regulatory rules and ordinances (i.e., inconsistency with the area and the Hall County Development plans and written Hall County Guidance, the critical need for a usable secondary entrance to avoid 3,000 daily car trips in front of my properties on Stanley Road, failure to follow the regulatory rules for the regarding fire access distances from multiple entrances, abandonment of part of Stanley Road).
- Inconsistency with large agricultural operations in the immediate area.
- Inability of traditional retention ponds to manage the excessive runoff of water produced by the non-compliant proposed subdivision. Currently, there is a lot of erosion and flooding in the area.

Zoning guidelines are in place to protect property owners from this exact situation. They have asked for multiple exceptions, and some are just not safe for the public. Exceptions are for circumstances where there is a little consideration needed and is accepted by everyone that it effects. This is not the case.

When my neighbors and my family purchased our property, it was because we had some space away from the rest of the world. Twelve acres is not that much in the grand scheme of things, but it was our sanctuary. Now they are proposing about twenty-five homes surrounding half of my property. These homes will be on one-eighth-acre sites, which is not characteristic for the area at all.

The traffic that this will bring will overload J M Turk Rd, and the surrounding roads. The traffic analysis that was done was for one day, during Covid times. There were so few people active at this time that is not even close to being accurate. The road is considered a rural road and was not designed for this type of traffic.

The plan only has one entrance and exit, which is a clear violation of code. It is clear that a neighborhood of this size is required to have at least two entry/exits. It would be disastrous if an emergency took place with that many people trying to exit.

The area is home to Hall county's largest vineyard. There are multiple large tracks zoned for agriculture in the area as well. Several of my neighbors have tractors including myself which utilize the immediate roads.

The retention ponds planned will bring unwanted bugs to the area. This could be devastating to the local winery and its business. Not to mention the runoff will overwhelm the local streams causing flooding downstream. Erosion has already been a problem in the area due to the previous growth in the area.

This proposal has been voted against once, please vote it down again. We have no local representation with the commissioners due to a conflict of interest with Ms. Cooper's seat and her being the realtor on the transaction. Please help keep Hall County rural, the way it was intended to be.

Regards,

Erik Conley

4621 Stanley Rd

678-898-1365