

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, October 9, 2024 9:14 AM
To: Jennifer Rivera (Administration)
Subject: FW: Opposition to PRD subdivision located near Stanley/Guth Road - Rachael Faul
Attachments: rf_subdivision_opposition_100424.pdf

Good morning, Jennifer.

Would you please add these comments to the JM Turk file?

Thank you,
Beth

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: Mark Faul <arrowquest@gmail.com>
Sent: Tuesday, October 8, 2024 7:50 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: Opposition to PRD subdivision located near Stanley/Guth Road - Rachael Faul

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Can you please provide this to the board members for consideration? My daughter lives on Stanley Road.

Thank you:
Mark Faul
678-472-6327



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Rachael Faul
4567 Stanley Rd.
Flowery Branch, GA 30542
fachaelraul@gmail.com

4 October 2024

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

Dear Members of the Hall County Commission,

I am writing to express my strong opposition to the proposed housing development located primarily on Stanley and JM Turk Road in Flowery Branch. While I appreciate the need for new housing commensurate with the area (AR III zoning), I believe that this particular project would have detrimental effects on our community.

The proposed housing density is extreme (1/4 acre lots and smaller) in a predominately agricultural area. The infrastructure in our area as it exists today is not equipped to handle the increased population that this development would bring. Our roads are currently congested, and adding more homes would exacerbate these issues, leading to safety concerns for pedestrians and drivers alike. Moreover, local schools and public services may struggle to accommodate the influx of new residents, potentially compromising the quality of education and services we currently enjoy.


An additional concern that I have is that my family's home will be embedded in the proposed development. Myself, along with other residents on Stanley Road, will have trouble negotiating exit from our driveway, due to the estimated 2,800 cars a day that will be added in front of our house. This proposed project embeds Stanley Road residents within the subdivision. This is unprecedented and improper will harm property values. The proposal is grossly inconsistent with the guidance on Planned Residential Development, which states (<https://www.hallcounty.org/DocumentCenter/View/3830/PZPublication>) :

The proposed residential development should make maximum use of natural features and, through proper site planning measures, it should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any existing residential uses from adverse impacts, which might result from a higher density development.

I urge the commission to consider the long-term implications of this housing development. Engaging with the community to explore alternatives that align with our shared values and priorities is crucial.

Thank you for considering my concerns. I hope you will prioritize the needs and desires of our community as you deliberate on this matter.

Sincerely,
Rachael Faul



(10-4-2024)

(678)-381-4500