

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, October 9, 2024 2:33 PM
To: Jennifer Rivera (Administration)
Subject: FW: Elah Valley Subdivision - Opposition to re-proposed Stanley and Guth Road Subdivision (114 acres - 256 houses and townhomes)

Jennifer,

Would you please add this email to the public comments for the JM Turk Road rezoning request?

Thank you,
Beth

Beth Garmon

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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: Bill Doucher <bdoucher@att.net>
Sent: Wednesday, October 9, 2024 1:18 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: cooper@hallcounty.org; 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: Re: Elah Valley Subdivision - Opposition to re-proposed Stanley and Guth Road Subdivision (114 acres - 256 houses and townhomes)

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Dear Commission Staff and Commissioners,

Representing all 15 homeowners of the Elah Valley subdivision as President of the Elah Valley HOA, I am providing this email to registering our subdivision's unanimous opposition to this re-proposed subdivision:

0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | on a 114.147± acre tract | Proposed Use: 256-unit residential development | Steven P. Gilliam, applicant

There have been minor changes to this proposal since the last go round - when the proposal was withdrawn at the April 23rd Board Of Commissioners meeting. The total number of homes since the last version of this proposal are reduced little, but still does not meet the the 2 homes per acre standard. The actual physical lot sizes proposed are tiny. The cottages/townhomes absolutely do not fit the surrounding housing character on J M Turk Road and would negatively impact our subdivision and the surrounding community.

This re-proposal does not meet the PRD definition - part of the PRD definition:

"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."

The re-proposal does not confirm to the existing character and development patterns of the surrounding area, and does not preserve nor protect existing residential used from adverse impacts.

All the same objections raised by the Planning Commission to the previous proposal still apply to this re-proposal - when it was unanimously voted by the Planning Commission to recommend denial of approval for this proposal.

- Multiple requests for variances, along with a rezoning request itself
- The high density requires that a sewage line must be built over a long distance - all homes on J M Turk have a septic tank

Again in this re-proposal, the Planning Commission voted again to recommend denial of this re-proposal.

It is frustrating that we have to go thru this all over again..... wasting time of the Hall County residents in this community negatively impacted by such a proposed development and wasting the time of the Hall County Planning Commission and Board of Commission.

Recall the 6-7 months the last round took with the many last minute withdrawals by the developer immediately before the Planning Commission meetings and Board of Commissioner meetings.

Having the previous proposal withdrawn just before the Hall County Board Of Commissioners meeting gave us concern that it would be back. I had corresponded with Beth Garmon about my concern at that time.

We have had a recent increase in new housing on J M Turk Rd over the last 3 years that provided property owners with market value land purchases and new homes built that meet the character, quality and low density of the surrounding area. Another Quailwood or Grand View Estates development would be consistent and in keeping with this area. This would be the type of development that is consistent with this community and have the full support of the residents. Drive down J M Turk Rd and see the latest new housing and it will be obvious to you.

It is alarming to residents of south Hall County the number of high density housing developments/townhouses over the last few years with very few, if any, low density higher quality housing developments. There should be a balance between keeping the unique and endearing character of Hall County and adding new housing. No one wants another Gwinnett County. If high density housing developments are being approved in lower density neighborhoods & areas of Hall County, why would developers propose low density higher quality housing developments?

We will be at the Board of Commissioners meeting on October 10th to voice our opposition.....again.....

Thank you for your consideration and we ask that you vote against this re-proposed subdivision.

Bill Doucher

President, Elah Valley HOA

770-329-7723