

## Jennifer Rivera (Administration)

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**From:** Mark Dunn <mdunn\_athiker74@yahoo.com>  
**Sent:** Thursday, September 26, 2024 1:33 PM  
**To:** Jennifer Rivera (Administration)  
**Cc:** Mark Faul; Bill Doucher; Jim & Laura Graff; Jennings Bryan  
**Subject:** Proposed Residential Development (Guth Road, J M Turk Road, Stanley Road, Flowery Branch. Applicant: Steven P. Gillium PC.  
**Attachments:** Planning Commission.docx

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Jennifer:

I would appreciate if you would forward the attached letter regarding the appeal on the Proposed Residential Development off J M Turk Road (Guth and Stanley Roads) to each of the Commissioners. I am unable to attend the next Commission meeting but would like to express support of the recent denial of this project by the Planning Commission.

**Is the agenda for this item for the October 10th or 24th?** There seems to be some confusion on when this issue will be discussed.

**Mark Dunn**

*"There is a major difference between intelligence and stupidity; intelligence has its limits."*

Einstein

September 26, 2024

Re: Proposed Residential Development (Guth Road, J M Turk Road, Stanley Road, Flowery Branch. Applicant: Steven P. Gillium.

Mr. Chairman and Commissioners:

Once again, in an ongoing saga, I am writing to express concerns of the proposed project (listed above) in the J M Turk Road Community. It is not in opposition of the property owners that are selling their properties, but instead towards the developer and continued attempts to get variances around the Master Plan's density requirements for our area.

JM Turk Road is a rural country road. It meanders through farm land and large acreage residential areas. The road is named after a family of long-time residency in South Hall. This pastoral path has narrow sharp curves and drop off embankments and is one reason semi-trucks are prohibited from using this road.

The proposed project, which was soundly denied by the Planning Commission last year **5-0**, and more recently **4-1**, does not meet the density standard as prescribed in the Hall County Master Plan. Most residents are opposed to any high-density development that would cause a change to what is a unique setting for South Hall, but also the impact it would have on traffic, school population, a Georgia Ag Business adjacent to the property in question and the impact on the Mulberry Creek and its feeding tributaries.

The developer would have you believe that the proposed project fits in with their concept that South Hall is a glorified extension of Greater Atlanta. However, the proposed plan is not in compliance of the Hall County density requirement as outlined in the Master Plan.

Our community consists of homes and neighborhoods that have met the Master Plan's specification for our area. The following survey list examples based on the average of **one home per acre(s):**

- Grandview Estates: .81 to 1.00 acre
- Quailwood: .96
- Homes on J. M. Turk Road nearest the round-about: 2.00
- Homes near Stanley Road: 1.7

- Homes **presently** built on 10 acres at the big bend on J.M. Turk: 2
- Homes in Elah Valley: 3 – 15 acres
- Homes past Elah Valley on J.M. Turk Rd. to Cash Rd: 4-6 acres
- Homes on Turk Rd. (from J.M. Turk Rd. to Cash Rd.): 1-2 acres

***There are no homes or communities in this area that have two or more homes per acre.***

The developer has made no changes to existing plan despite meeting with area residences last December (and the last Planning Commission meeting), other than closing off Guth Road for emergency services and knocking off a few homes down from 314 to 250+. Possible adjustments by the applicant are still requiring 2 or more units per acre plus townhouses (which does not meet the Master Plan recommendations). This does not address the community's concerns about density and impact on the quality of life in the area.

Previously, the developer says it will be spending 6-9 million dollars on sewer lines from JM Turk Road to Union Church Road. Therefore, it needs changes to the Master Plan providing enough homes to justify the sewer work. This is backward thinking. They are trying to say because of the infrastructure, a large development is needed. In addition, building a sewer line and station on a dangerous, windy steep road with sharp embankments will have adverse effects to the residents and community. Not to mention the various creek crossings. The previous attorney for the developer has indicated they do not have an alternative plan or willing to reduce the size of homes on the acreage. When suggested by a member of the Planning Commission to consider ***one home on two acres***, which adheres to the view of most of our community, the applicant indicated that was not financially feasible. However, one wonders if Quailwood and Grandview could not be a model for them.

In addition, the continued development and unchecked population growth exposes our residents to the increase of flood hazards along the Mulberry Creek.

According to a 2016 US Geological Survey, any flood hazard maps that are based on stream flow data that is 10 years or older is not accurate. Our local government(s) need stream gage stations to provide updated records to help manage what infrastructure is needed to apply solutions to flooding and run-off.

In the past 2-3 years, the Mulberry Creek has flooded more than what was common in our community, Elah Valley (known by the locals as *The Bottoms*).

Now, whenever it rains, the creek comes within 3-4 feet of cresting its banks. The consistent damage to our roads and bridges has been expensive. The volume of water that continues to increase is the result of upstream uncontrolled growth.

In summary, residents are still strongly against the original proposal and changes that is being attempted once again. The major issue is the project does not muster and fit into the Master Plan density that is conducive for the J M Turk Community.

The impact of this size community on a small country road will impact all the property owners in this region. Most of the owners do not want it and I ask that this body accept the staff's **denial** for this project.

Sincerely,

Mark D. Dunn  
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