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## Planning Commission Comments - March 17, 2025 - Submission #113524

**Date Submitted: 3/16/2025**

Comments completed in the form below will be submitted into the record for the March 17, 2025 meeting of the Hall County Planning Commission.

**First Name\***

Elmer

**Last Name\***

Wilkes

**Address1\***

5084 Union Church Road

**Address2**

**City\***

Flowery Branch

**State\***

GA

**Zip\***

30542

**Zoning Item for Comment\***

5031 Union Church Road | Rezone



Select from the list below which zoning item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

**Your Comments\***

Please see my attachment letter.

Please write your comments in the box above.

**File Upload**

WilkesHallCoRezoning.docx

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

**Would you like follow-up communication?**

770-539-1322 jkchadwick1@att.net

Please leave an email address and/or phone number if you would like a Hall County staff member to follow-up with you.

Elmer Wilkes / Karol A. Chadwick  
5084 Union Church Road  
Flowery Branch, GA 30542  
jkchadwick1@att.net  
(770)539-1322

March 14, 2025

Hall County Planning Commission  
P.O. 1435  
Gainesville, GA 30503

Subject: Opposition to Rezoning Application for 5031 Union Church Road ( Tax Parcel 15038)

Dear Members of the Hall County Planning Commission,

I am writing to express my opposition to the proposed rezoning of the property located at 5031 Union Church Road from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) for the purpose of a 123-lot subdivision, as outlined in the public notice dated February 12, 2025. As a concerned citizen [resident/property owner/neighbor] in the Crawford Creek Communities area, I have significant concerns about the potential impacts of this development on our community and the surrounding environment.

My primary concerns include:

1. **Increased Traffic and Safety Risks:** The proposed subdivision at the intersection of Old Mulberry Road and Union Church Road is likely to generate substantial additional traffic. This intersection is already heavily utilized, and the increased volume could pose safety hazards for residents, particularly children and pedestrians. Additionally, there are currently two new subdivisions being built or recently completed in the vicinity: Union Heights by Century Communities at 5108 Union Heights Way, Flowery Branch, GA, just off of Union Church Road, and Hunters Creek by Pulte Homes at 4670 Union Church Road. These developments are already contributing to higher traffic volumes and putting further strain on our local roads. The increased traffic has made it difficult to even get out of my driveway safely due to congestion and delays.
2. **Awful Road Conditions:** The existing road conditions in the area, including numerous potholes and poor maintenance, are already a significant issue. The addition of a 123-lot

subdivision, combined with the traffic from Union Heights and Hunters Creek, will exacerbate these problems, leading to further deterioration of the roads and creating hazardous conditions for residents and emergency vehicles.

3. **Environmental Impact:** The rezoning of this agricultural land may lead to the loss of valuable green space and wildlife habitat. With the development pressure from Union Heights and Hunters Creek already underway, I am deeply concerned about the cumulative environmental impact, including runoff, erosion, and degradation of local water quality. Furthermore, the proposed subdivision is located in a flood plain, which raised serious concerns about the safety of future residents and the exacerbation of flooding risks for the surrounding area, especially during heavy rainfall events.
4. **Preservation of Community Character:** The Crawford Creek Communities area has long been characterized by its rural and agricultural ambiance. A 123-lot subdivision on top of Union Heights and Hunters Creek would significantly alter this character, potentially leading to overcrowding and straining existing infrastructure such as roads, schools, and utilities.
5. **Cumulative Impact of Development:** Adding another large-scale subdivision in an area already undergoing significant development from Union Heights by Century Communities at 5108 Union Heights Way and Hunters Creek by Pulte Homes at 4670 Union Church Road is unsustainable. The combined impact of these projects risks overwhelming our community's infrastructure and diminishing the quality of life for current residents.
6. **Flood Plain Safety Concerns:** Developing a 123-lot subdivision in a flood plain poses significant risks to public safety and property. It could lead to increased flood insurance costs for residents, potential property damage, and the need for costly infrastructure mitigation measures, all of which could burden both new homeowners and the county.

I respectfully urge the Planning Commission to deny this rezoning application and preserve the current zoning designation of AR-1 for this property. This decision would better serve the long-term interests of our community and maintain the quality of life we currently enjoy.

Thank you for considering my perspective. I would happily discuss this matter further or provide additional information if needed. I plan to attend the public hearing **on March 17, 2025, at 5:15 p.m.** at the Hall County Government Center to voice my opposition in person. Should I be unable to attend, please include this letter as part of the official record.

Sincerely,

Karol A. Chadwick

c/o Elmer Wilkes