

[Print](#)**Planning Commission Comments - May 17, 2021 - Submission #32379****Date Submitted: 5/16/2021**

Comments completed in the form below will be submitted into the record for the May 17, 2021 meeting of the Hall County Planning Commission. To watch the meeting live, log on to [www.HallCounty.org](http://www.HallCounty.org) at 5:15 p.m. May 17 to view a live stream of the meeting.

**First Name\***

Caleb

**Last Name\***

Davidson

**Address1\***

6331 River Plantation Dr..

**Address2****City\***

Lula

**State\***

Georgia

**Zip\***

30554

**Zoning Item for Comment\***

9. Application of Ridgeline Land Planning, Inc.

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\***

I do not support the joining of this neighborhood to The Plantation subdivision.

I feel as though there is sufficient land to support the additional single and multi-family units without connecting the back of our subdivision.

I have over 15 years of land planning experience and have actually redrawn phase 3 with a cul-de-sac abutting the one on River Plantation Dr. This layout will still yield 38 lots (only 2 short of the original plan).

I feel that connecting the new development with our current neighborhood will ruin everything that our residents love about our subdivision. It is quiet, it is small, and it is a close-knit community.

The following reasons will describe what I feel are issues that connecting to our subdivision will create:

1. Unwanted traffic - essentially doubling the size of our neighborhood will add unwanted traffic to our streets.
2. Safety - currently we have a one way in, one way out entrance. Utilizing our entrance as a secondary entrance to a new community will create unwanted safety issues and/or unwanted threats to our children.
3. HOA - we will not have the HOA, therefore I do not feel that the new residents should be able to use our entrance. Magnolia Station should utilize their own property and place an additional entrance on it, if they feel a second entrance is necessary.
4. Sidewalks - The plan shows sidewalks in front of all new houses on River Plantation Dr., while they stop at our neighborhood. This does not create a sense of unity, but of hierarchy. Not only do the new houses reap the benefits of connecting to our roads, so does the rest of Magnolia Station. While they use our entrance as a secondary means of egress to their subdivision, all we get in return is more traffic, no sidewalks, more safety concerns, and less sense of security.
5. Plantation entrance - the same development can be built out and serviced without connecting to our road network. I do not see how it is either legal or fair to us as established homeowners in The Plantation that we are being forced to accept our subdivision being joined with another. As I stated earlier, a cul-de-sac in Phase 3 has the possibility to yield almost the same number of lots as the current plan. This would alleviate financial concerns of having to resurface ours roads and/or add sidewalks.
6. Future developments - I noticed on the current plan that the northern portion of Magnolia Station was left open, very similar to our current cul-de-sac on River Plantation. What will happen if the 1,600 AC tract that surrounds us decides to connect to that road in the future? When will it end? As a planning commission, I feel that you should place yourself in our shoes as residents of The Plantation and ask yourself "would I want this to happen in my neighborhood?". Your job as members of the commission is to make educated decisions for the welfare of Hall County's citizens. In this case, the same result can be achieved without affecting an established subdivision. I ask that you please reconsider approval of this development, unless there is a condition that they DO NOT connect to River Plantation Dr. No one in this discussion will have to deal with the ramifications of the decision, other than the residents of The Plantation. Please consider your fellow citizens and make the right choice concerning our future. As stated earlier, the same result can be achieved (minus +/- 2 lots) without connecting through our subdivision.

Please write your comments in the box above.

**File Upload**

No file chosen

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?**

tigers5336@gmail.com

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