

June 9, 2022

To: Hall County Commissioners

From: Jennifer Pulliam, 4620 Steeplechase Estates, Flowery Branch, GA

Re: Prospective Ridgeline subdivision - page 1

Re: Traffic safety for residents of Steeplechase Estates -page 2

A major concern of our residents is that their forever homes will be devalued greatly due to the possible building of starter tract housing in such close proximity to Steeplechase Estates. **Furthermore, residents agree that this type of housing is definitely not in keeping with the character of the large lots and established homes in this area.**

At the Planning Commission meeting, the builder's representative was asked by Commissioners if they could possibly build nicer homes that would be more suitable for this area. He responded saying that (and I quote) "the company would could not make enough money if they did that".

When addressing this comment with Steeplechase residents, they responded by stating that "this company would be making money on our backs and devaluing our homes in the process.

Questions neighbors have about Ridgeline's plans:

1. In order for the builder to save money, will all these homes be just alike or similar?
2. Will any of the proposed homes be rentals or rentals to purchase?

Road safety is a very worrisome concern for Steeplechase residents. It is estimated that with four more subdivisions ...Union Grove, the Alpaca farm, Reveille and now this new one up for approval, that there may well be over 2,000 additional drivers daily on Union Church Road, a narrow and winding road with no shoulders. Todd Casper of the Hall County Sheriff's Office states that there have been 24 accidents just between the short span between Cash Road and Union Place Road between 10/16 and 4/22.

As it stands now, to the right of Steeplechase Lane, there is a large hump in the highway that drivers must come over. With very limited sight distance, our residents must always look to the right last and quickly "gun it" to safely enter the road. We are already constantly having to back up to avoid being hit by cars speeding over this hump. Because we have some new and inexperienced drivers in Steeplechase, we are especially anxious about this situation.

With a major increase in traffic projected, residents ask that Commissioners work with the DOT to take steps to make the intersection either a **three way stop, put in speed bumps, or grade down this dangerous hump. Additionally, they request that the **access roads to the proposed subdivision be aligned so that they will not cause additional safety issues.****