

## Hall County Public Hearing

### Re: Rezoning of 3504 Coker Road, 27 acres (3504) from AR-IV to R-I

Adjacent and Affected Properties:

Walter and Myrtle Smith  
3576 Coker Road

William J Berry Sr., and WJB Jr.  
3598 Coker Road

Curtis, Linda, and Louise Akins  
3608 Coker Road

Jeffrey and Leigh Ann Perry  
3594 Coker Road

Dear Planning Commission members,

The above combined properties represent approximately 100 acres of cattle farm, timberland, a fish farm pond fed by a wet weather runoff, and four single family residences.

We oppose the rezoning of 3504 Coker Road, 27 acres of open pasture to an 18 lot subdivision for the following reasons:

1- As proposed the plan does not adequately protect adjacent properties.

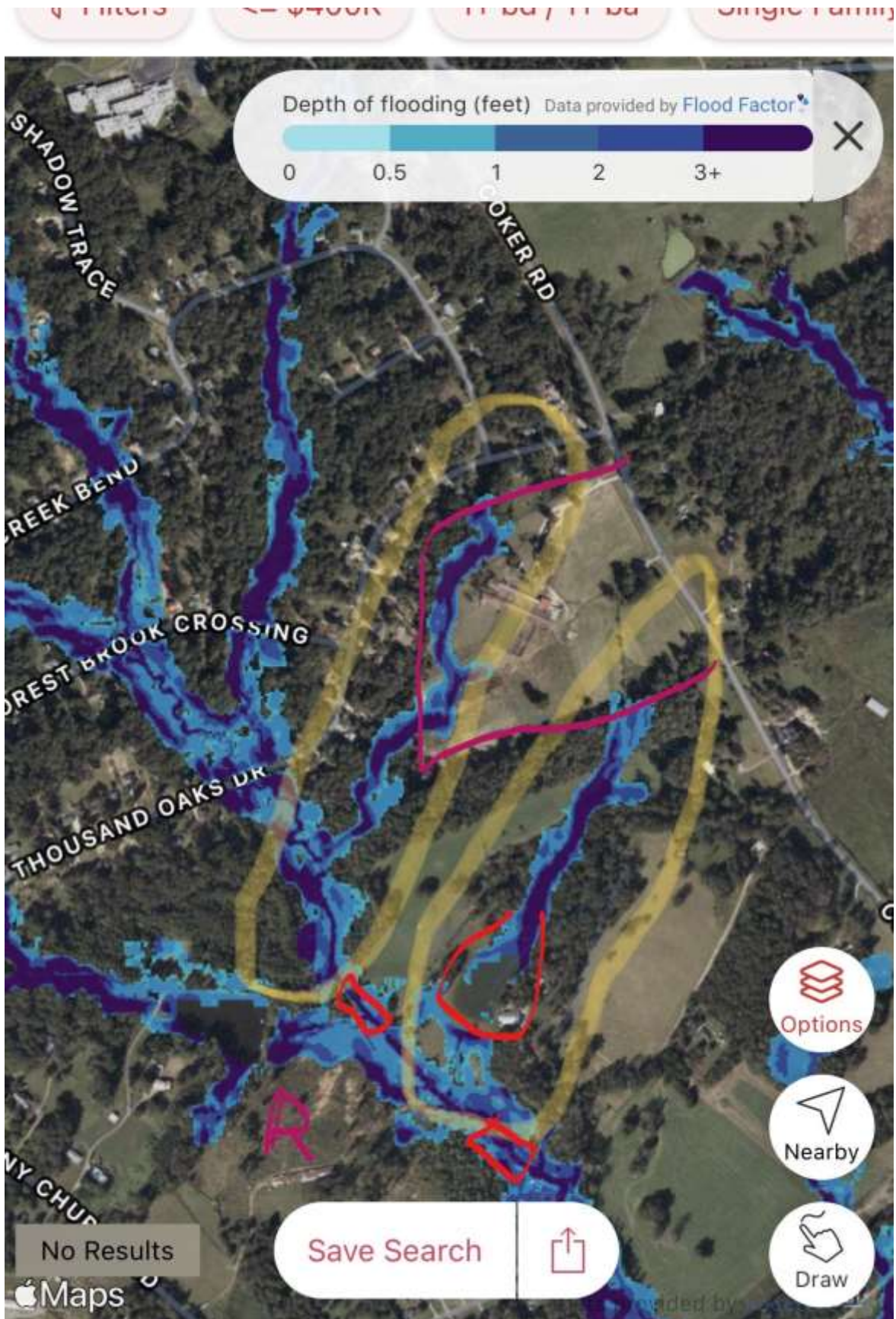
As comparison the Thousand Oaks Subdivision was originally timberland, and has wooded borderlines, the 3504 property is open pasture without natural buffers on the property line. All natural water runoff from the 27 acres flows through the cattle pastures, feeds the fish pond, and creek watering gaps for the cattle.

(See pic of Sat. view realtor.com) KEY: Yellow Highlighted areas = rain water flow from 3504,

Red U = Stocked & fed Fish Pond, Red Rectangles = Cattle Watering Gaps in Creek

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2- It adversely affects the existing use of our adjacent properties.

Minor grading and clearing on 3504 has historically and recently resulted in more silt and debris runoff into the fish pond reducing and limiting its use. (See pic @ mouth of pond).



Grading and leveling for roads, home sites, and utilities will have significant immediate negative impact on the "Hall County approved" pond, its fish, and cattle watering gap.

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The cooperative land use by the owners provides grass fed cattle for auction and personal use, the stocked (pellet fed) fish pond also provides a food source, and is a pursuit of happiness.

The current fencing on the 3504 border is designed for cattle containment not to prevent human trespassers. To keep trespassers from coming in contact with livestock, and other natural and man-made hazards on the farm, the appropriate fencing would have to be installed along the entire border of 3504. We should not have to incur costs of this upgrade.

3- Although the proposed rezoning may conform to the Hall County Comprehensive Land Use Plan, can the board provide any current infrastructure impact studies which support the current rate of concentrated housing being approved in the Tadmore, Gillsville Highway area, and specifically the 3504 property?

Our position is this additional development would cause even more excessive and burdensome increased vehicle traffic on the existing streets, utilities, schools, police protection and enforcement of existing laws and county codes. Examples of current violations include but are not limited to, more potential for speeding and drag racing, ignoring leash laws (Dogs killed a newborn calf less than 30 days ago), open burning of household garbage and trash, illegal dumping on Coker Road.

(See pic of truck illegally dumping in Posted area on Coker Road)

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County dumpster and recycling point monitoring and capacity, irresponsible gun fire (Bullet holes in the barn roof after Thousand Oaks came in), just to mention a few.

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4- Additional existing and changing conditions that affect the development of 3504 are increasing exponentially based on the rate of rezoning to Residential in the area.

On March 25, 2022 it was reported "The Hall County Commission approved at its meeting Thursday evening a rezoning request allowing for a subdivision on Gillsville Highway with 399 single-family detached homes and townhomes."

5- The development of 3504 without environmental buffers and holding ponds will pose significant residential pollution and ecological impact to the adjacent properties. There will undoubtedly be lawn fertilizer, road surface petroleum based and other chemical runoff from the subdivision. The current proposal calls for septic tanks which inevitably leak or overflow which also poses a pollution concern.

Not only does this pollution affect the cattle farm and fish pond, area air quality but it also threatens the natural water fowl, migratory birds, fish, aquatic life and wildlife habitats around the property.

For all the aforementioned reasons we oppose the rezoning development as presented.

We are open to compromise regarding ideas that would eliminate or strongly mitigate our concerns.

Respectfully,

All adjacent owners listed above.