

Mark Faul, PhD  
4567 Stanley Road, Flowery Branch, Georgia 30542

22 Jan 2024

Hall County Planning and Development  
2875 Browns Bridge Road  
(attn: Randi Doveton, Director of Planning and Development)  
Gainesville, GA 30504

Dear Randi Doveton:

The purpose of the letter is to transmit the information shared between the public by this new law firm, not associated with the original subdivision application for the Stanley Road 324 house development. Please see the attached memorandum for Record for the meeting that occurred on 18 Dec 2023.



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19 December 2023

Memorandum for Record – 18 Dec Meeting, Mulberry Creek Community Center, Flowery Branch GA, 6:30-7:30

This is in regard to the planned 324 living units off of Stanley Road. Please note after the November 20<sup>th</sup> meeting between the public, the planning commission and the applicant, the planning commission suggested that the applicant have a public meeting to answer any outstanding questions. The purpose of the letter is to transmit the information shared with the public by this new law firm, not associated with the original subdivision application.

On 18 December 2023, Mr. William Deihl, a representative from a new law firm (**Smith Gambrell and Russell**) was there to talk about the project. Please see attached. It is noted that the original applicant on the subdivision was from **THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.** which was not the formal applicant of the subdivision. This fact suggests the planning commission's requests were not adhered to and the answers to any questions cannot be effectively linked to the formal subdivision application in front of Hall County for decision.

The residents were mostly concerned about density and how this project does not match anything around the area. The opinions were vocal and unanimous.

Residents brought up many issues such as:

- 1) Schools not being able to handle the new residents
- 2) Traffic Concerns
- 3) Flooding concerns of Elah valley (it historically floods)
- 4) Loss of rural area
- 5) Variations of density concerns
- 6) The dishonesty of applicant comparing the new subdivision with small houses to well established subdivisions such as Royal Lakes, Quail wood and Grandview.
- 7) Road competition with tractor traffic
- 8) Dishonesty with the topography of the area and the ability for retention ponds to hold excess water that would quickly roll off the land/concrete/ roofs and roads. The spillover goes into the mulberry creek system swiftly and create flooding.
- 9) No proper for the access for emergency vehicles. The planned emergency access wasn't even a publicly maintained road.
- 10) One entrance in and out would create massive congestion on Stanley Road.

The representative from new law firm (not the original applicant) had no clear or concise answers for the public. There were no new facts to address any of the public's concerns.

A hand vote showing favor and opposition to the project was taken at the end of the session. No one was in favor of the project and all 45 residents at the meeting were opposed to the project.

Please feel free to call me if you have any questions (678-472-6327). No County official was present.





Record Keeper:

  
Mark Faul

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## Community Meeting // JM Turk and Guth Road Development

Diehl, William <wdiehl@sgnrw.com>  
to: William

Dec 11 2023, 12:14 PM    

Dear Neighbor

You are receiving this communication because you expressed concerns to the planning department about the proposed development off of JM Turk Road. I represent the developer in this rezoning process.

Please let this serve as an invitation to one of the meetings discussed below. We have sent post card invitations to neighbors in the surrounding area, inviting them to the meeting. However, we encourage you to share this email with others that might also have concerns or questions about this project.

Understanding that the holidays are approaching and that scheduling can be difficult during this time, we will host two meetings at the Mulberry Creek Community Center & Park (JM Turk Road, Flowery Branch, Georgia 30542). We have scheduled meeting rooms on **December 18 & 21** at 6:00 PM to 7:30 PM. Please come at your convenience.

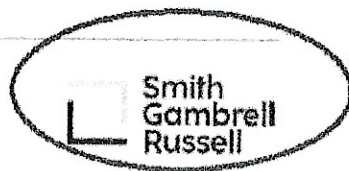
I have also attached a conceptual plan regarding road improvements on Stanley Road and Guth Roads. *Please note, these designs are conceptual only and will require additional county approval even if this zoning is approved.* Design elements may be required to change as we move through the permitting process.

Should you have any questions about this rezoning proposal, please feel free to contact me at this email address or by phone at (404) 815-3627.

Thank you,

William (Bill) Diehl  
Associate

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f | 404-835-0927  
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Not the original applicant so nothing said was binding to the applicant (THOMPSON, O'BRIEN, KAPPLER & NABUTI, P.C.)