

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

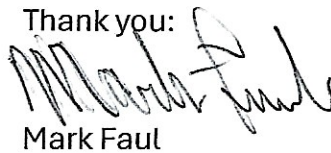
22 Jan 2024

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 outlining the discussion points in the 21 December 2024 meeting.

Thank you:

A handwritten signature in black ink that reads "Mark Faul". The signature is written in a cursive style with a large, stylized "M" and "F".

Mark Faul

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21 December 2023

Memorandum for Record – 21 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 20th 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 memorandum is to transmit the information shared with the public by this new law firm, not associated with the original subdivision application.

On 21 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.

Residents brought up many issues such as:

- 1) The residents were concerned about density and how this project does not match anything around the area. Many references were made to homes on Martin Road, Grandview and Quail Wood
- 2) Traffic Concerns and the location of the Traffic Study.
- 3) Residents were vocal about the loss of property value due to small homes going in around large acreage with large homes. There was no balance to the plan.
- 4) Flooding concerns of Elah valley (it historically floods). It had been noted that new development in the area resulted in more flooding down river.
- 5) Specific questions about set back footage were asked.
- 6) Variations of density concerns were raised.
- 7) Guth road widening and service to the subdivision was mentioned.
- 8) Road competition with tractor traffic would lead to anger and car crashes.
- 9) Residents said that there were a lot of farm vehicles that would be competing with automobile traffic.
- 10) One entrance only would create huge congestion on Stanley Rd and it was unfair to people who lived on the road now. Traffic on Stanley Rd is 2-6 cars a day. Future traffic will be about 2,500 cars a day.

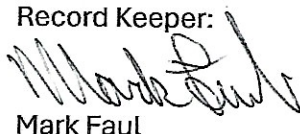
The representative from new law firm (not the original applicant) responded with:

- 1) No clear or concise answers.
- 2) Mr. Deihl only said that the area needed new housing.
- 3) Mr. Deihl said he was unclear on the setback footage requests.
- 4) Mr. Deihl said that the law saying there was a need for 2 ways in and out of the subdivision was not found.

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 40 residents at the meeting were opposed to the project. The opinions were vocal and generally unanimous. No County official was present.


Please feel free to call me if you have any questions (678-472-6327).

Record Keeper:






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Community Meeting // JM Turk and Guth Road Development 



Diehl, William <wdiehl@sgrlaw.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.

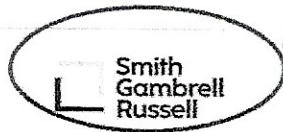
I have also attached a conceptual plan regarding road improvements on Stanley Road and Guth Roads. *Please note, these designs are conceptual only and will require additional county approval even if this zoning is approved.* Design elements may be required to change as we move through the permitting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

p | 404-815-3627
f | 404-885-6927
e | wdiehl@sgrlaw.com
1105 W Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio



Not the original applicant so nothing said was binding to the applicant (THOMPSON, O'BRIEN, KAPPLER & NASUTI, P.C.)