



Ms. Katie Greenway
Hall County Planning and Development
Principal Planner
2875 Browns Bridge Road
Gainesville, GA 30504

Arcadis U.S., Inc.
PO Box 971482
Boca Raton, FL 33428
Tel 561.504.2224
www.arcadis.com

Subject:
Conceptual Site Plan – Residential Subdivision
6409 Lights Ferry Road
Flowery Branch, GA 30542

Date:
September 7, 2023

Ms. Greenway:

Contact:
David M. Sonders, P.E.

This Letter of Intent is to request review of the conceptual site plan for the conditional use request to create a single-family home subdivision. The subject parcel is located at 6409 Lights Ferry Road, Flowery Branch, GA 30543. The parcel ID is 08120 00003. The property consists of 43 acres. However, the property will be subdivided and the single-family home subdivision will be developed on 19 acres (Parcels B and C). Please see attached survey for reference.

Phone:
561.504.2224

Email:
dsonders@kes-us.com

The subject property is currently zoned Vacation Cottage (VC). No rezoning is requested. This request is for a conditional use of the VC zoning for the development of single-family homes.

Access to the home sites will be along existing roads, Lights Ferry Road, Ford Road, and RIP Road.

The proposed subdivision is to develop the subject property into 22 single family home lots. Each lot will be a minimum of 35,000 square feet with connection to municipal water and septic system sanitary disposal. The single-family homes will be a minimum of 2,500 square feet of heated living space, with minimum 4-bedroom, 3 bathroom models. The anticipated price will \$500,000+ per unit.

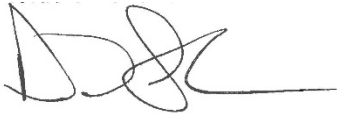
No variances or special conditions are requested at this time.

Ms. Greenway
9/7/2023

Please direct any questions, comments, or correspondence regarding letter to David M. Sonders, P.E.,
Principal Engineer, at 561.504.2224 or dsonders@kes-us.com.

Sincerely,

Key Engineering Solutions – US, Inc.

A handwritten signature in black ink, appearing to read 'D. Sonders', with a long horizontal line extending to the right.

David M. Sonders, P.E.
Principal Engineer