

April 5th, 2024

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

LETTER OF INTENT

Amended Site Plan/Change in Condition for The Village at Pine Valley (Hall County, GA)
Tax Parcel No. 09124 000203, 09124 000039B & 09124 000039

Shadow Stone Partners, LLC submits this Letter of Intent and attached application for the purpose of amending the PRD Site Plan for The Village at Pine Valley Residential Development. The project originally received rezoning approval with conditions on January 27, 2022. The proposed development at that time was restricted to no more than 148 residential units, with improvements required along Pine Valley Road and White Sulfur Road. Since the original rezoning approval the project has been engineered, incorporating the required zoning conditions and as a result, Shadow Stone Partners is asking that the amended site plan be incorporated into the rezoning with an additional request for a reduced PRD buffer along the intersection of Pine Valley and White Sulfur Road to allow for the required intersection improvements. Shadow Stone Partners is also requesting that the 3.0 Acre Tract depicted on the amended site plan be removed from the rezoning application and retain its original zoning.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have. Shadow Stone Partners respectfully requests your approval of this application.

Respectfully,



Keith Cook (Shadow Stone Partners, LLC)