

LETTER OF INTENT

6042 SPOUT SPRINGS RD, FLOWERY BRANCH, GA 30542

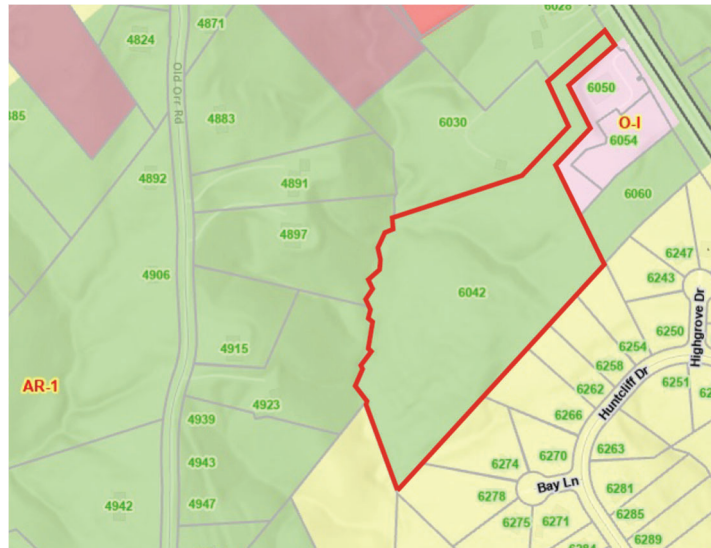
PARCEL ID 15046 000026

To Whom it May Concern:

My name is Bradley Cox, and I am the new owner of the property located along Spout Springs Rd. My wife and I plan to make this parcel our primary residence, where we intend to build a new home for our family. I am respectfully requesting approval to rezone this property from AR-1 to AG-1.

As a passionate citizen, engineer, and father, I strive to improve my community and make a positive impact on my neighbors. By rezoning this parcel, my goal is to continue providing a large-lot rural home parcel and to preserve and protect the greenspace and character of this community. These two values were strongly supported by the residents of South Hall during The Forward Action Workshop, which was part of the public input process for the new comprehensive plan. This approach aligns with the Vision for South Hall as described in the Comprehensive Plan, which emphasizes a harmonious balance between nature and urban development (pg. 192, Hall County Comprehensive Plan).

Currently this parcel is surrounded by Agriculture Residential (AR-1) zonings as shown below. Being that this lot is over 5 acres (9.7 acres), this lot meets the eligibility size requirements for the new Agricultural General (AG-1) zoning. This zoning would allow some additional flexibility on the usage on this large parcel which has a limited roadway frontage of 50-feet.



I believe this request aligns with the current normal usages and agrees with zonings in the surrounding area. Due to these considerations, I respectfully request approval of this rezoning.

Sincerely,

Bradley Cox