



April 21st, 2025

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

SUPPLEMENTAL INFORMATION

Rezoning for The Estates at Yellow Creek (Hall County, GA)
6266 Yellow Creek Road – Murrayville, GA 30564
Tax Parcel No. 11112 000004 / L.L. 112, 113, 128 & 129 / 11th District

Cook Communities would like to provide the following document to provide additional information regarding the submitted application for The Estates at Yellow Creek Development.

Public Participation

Cook Communities held a community participation meeting on April 14th, 2025 at the Hall County Public Library (Murrayville Branch). 200+ letters were sent out to the surrounding community and approximately 50+ people attended with 35+ listed on the sign-in sheet.

Cook Communities presented the development as submitted and opened up the meeting for questions and concerns. Several local residents spoke, including the adjacent land owners and neighbors. As a result of the community participation meeting, Cook Communities decided to make additional changes to the site plan in hopes of easing the neighbors' concerns and be more in line with the recently updated Hall County Comprehensive Plan.

Site Plan Changes made after Public Participation Input (Summary)

- *Several Community members had concerns about the overall size of the development and the proposed density of 1 unit/acre (253 Lots)*
 - o Cook Communities has adjusted the site plan down to an overall density of 0.75 units/acre (191 Lots) which is in line with the Hall County Comprehensive Plan.
- *The adjacent neighbor to the Northwest had concerns of his existing chicken farm in relation to the proposed LAS Drip field.*
 - o Cook Communities revised the location of the LAS drip fields by relocating them a minimum of 150' to 200' from his common property line. We are also working with him on adding a fence along this area as well.



- *The adjacent neighbor to the east had concerns about the portion of the development that was closest to his horse farm.*
 - o Cook Communities removed that portion of the development closest to his proposed farm and now is proposing it to be placed in conservation and never developed as a subdivision.
- *Cook Communities is in discussions with 2 other adjacent land owners and are working through specific requests to try and alleviate any additional concerns they may have.*
 - o One landowner has requested a fence along the portion of the development that adjoins her farm. We hope to have the details of this worked out before the county commission meeting.
 - o One landowner has requested a portion of the property to allow for the planning of an American Chestnut Tree Orchard. We are working through the technical details on how to accomplish this and feel it is feasible.
- *Cook Communities has reached out to the North Georgia Land Trust and are in discussions for the portion of the property not being developed be placed in permanent conservation. As mentioned previously in the submitted application, the intent of the development is to mirror the intent of a Conservation Subdivision. It is anticipated that approximately 75+ Acres will be placed in permanent conservation which does not include the open space and common area surrounding the proposed lots.*

Overall Summary

Cook Communities has tried to listen to the community and take a partnership approach to the proposed development. As with any new development there will always be opposition, we feel this development is in line with the Hall County Comprehensive Plan and the character of the area. Our lot width, setbacks and density match that of an R-1-L Zoning with the exception of lot size. We feel this conservation style approach is less impactful to the surrounding area.

Respectfully,

A handwritten signature in black ink, appearing to read "Keith Cook".

Keith Cook
Cook Communities



April 4th, 2025

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
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SUPPLEMENTAL INFORMATION

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Cook Communities would like to provide the following document to provide additional information regarding the submitted application for The Estates at Yellow Creek Development.

Public Participation

Cook Communities scheduled a community participation meeting for April 14th, 2025 at the Hall County Public Library (Murrayville Branch). 200+ letters were sent out to the surrounding community on March 18th, 2025. A sample copy of the letter is attached to this document. Feedback received from that meeting will be provided to staff.

Cook Communities has met with two adjacent landowners and additional community members to discuss the proposed development. One in-person meeting was held at our Oakwood office and the other via Microsoft Teams. We are currently working with the landowners to address some of their concerns to help mitigate any adverse impact.

PRD Zoning/Conservation Subdivision

While Cook Communities is requesting a Planned Residential Zoning Classification (PRD), the style of development being proposed is in line with a Conservation Subdivision (CS) as defined in Hall County UDC. Our lot width, setbacks and density match that of an R-1 Zoning with the exception being the lot size. We feel this conservation style approach to development is less impactful to the surrounding area. As mentioned in the Letter of Intent, we are requesting a 1 unit/acre density which mirrors the Rural Residential Character of the area.

Model Home/Sales Office/Construction Trailer

Cook Communities would like to request 3 Model Homes for the project. We would also request that a sales office and construction trailer be allowed as part of the development.



Additional Information Regarding Onsite Septic/Land Application/Drip Fields

As mentioned in the Letter of Intent, the Land Application/Drip System will be permitted through the Georgia Environmental Protection Division – Watershed Protection Branch. As part of the permit, portions of the system are required to be monitored monthly and quarterly. Monitoring Wells are located near the drip fields and quarterly samples are required to meet drinking water standards. There are several of these systems currently in use throughout the county. The most recent one in operation is the Cottages of Lanier Development located along US 129 on Lake Lanier. A portion of the Marina Bay development utilizes LAS drip technology as well. The newest project using this technology was recently permitted and will go to construction in the Fall 2025.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Keith Cook", written in a cursive style.

Keith Cook
Cook Communities



March 7th, 2025

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

LETTER OF INTENT

Rezoning for The Estates at Yellow Creek (Hall County, GA)
6266 Yellow Creek Road – Murrayville, GA 30564
Tax Parcel No. 11112 000004 / L.L. 112, 113, 128 & 129 / 11th District

Cook Communities submits this Letter of Intent and attached application for the purpose of rezoning to Hall County's Planned Residential Development (PRD) Zoning Classification for the 253.58-acre tract located at 6266 Yellow Creek Road in unincorporated Hall County. The subject property is currently undeveloped land and zoned AR-I (Agricultural Residential) and V-C (Vacation Cottage).

Cook Communities proposes to develop a distinctive and attractive single-family detached neighborhood with amenities. The neighborhood is intended to be developed in phases and will total 253 Single-Family Homes at full buildout (1 unit/acre density). Each home will have a minimum of 1,800 S.F.+ of heated floor space and will typically include a minimum of 3 bedrooms, 2 bathrooms and a two-car garage. Three (3) different lot sizes are proposed in the development which all meet the recommended guidelines set forth in the PRD zoning classification. The intent of providing differing lot sizes is to vary the architectural styles and product in the separate portions of the neighborhood. The homes will include attractive architectural elements including shake and board and batten siding, stone/brick accents and sodded yards.

Amenities proposed for the development include a community pool with clubhouse/pavilion, playgrounds, pickleball courts, sidewalks with connected walking trails, pocket parks and attractive landscaping. A portion of the subject property is being reserved with the intent of dedicating it to Hall County for a future use benefiting the surrounding community.

Access to the development will be provided along Yellow Creek Road and will include an attractive parkway-style main entrance with landscaping. A secondary entrance will also be provided as required by the Hall County Unified Development Code (UDC). A traffic memo is included with this submittal that summarizes the existing and proposed traffic conditions along Yellow Creek Road at the Subject Property. Cook Communities intends to install any



recommended improvements required by Hall County to minimize the impact of the proposed development.

The provisions for water will be provided by the City of Gainesville. Sanitary Sewer for the development will be provided onsite using septic tanks and a shared community sub-surface drip field. The Land Application/Drip System will be permitted through the Georgia Environmental Protection Division. As a part of the permit approval, the GA Environmental Protection Division requires a Trust Indenture be executed and in place to ensure operation in perpetuity.

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

Respectfully,

A handwritten signature in black ink, appearing to read "Keith Cook".

Keith Cook
Cook Communities