



November 7th, 2025

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

**LETTER OF INTENT**

Rezoning for the Gateway Connect 365 Industrial Park (Hall County, GA)  
4656 Cagle Road, 5065 & 5073 Cagle Mill Road – Lula, GA 30554  
Tax Parcel No.'s – 15007 000033, 15007 000127 & 15007 000279 - G.M.D. 1690

Cook Communities submits this Letter of Intent and attached application for the purpose of rezoning to Hall County's I-1 (Light Industrial) Zoning Classification for the 31.36-acre tract located at 4656 Cagle Road in unincorporated Hall County. The subject property is currently undeveloped raw land with the Southern Railroad Right-of-Way making up the Northern property line. The existing zoning is AR-I (Agricultural Residential) with the Hall County 2045 Comprehensive Plan designating the property for Employment or Business Corridors and Suburban Neighborhood (Low-Density) within the East Hall Character Area.

Cook Communities proposes to develop a phased light industrial park designed to be both distinctive and highly functional. The development will feature a diverse mix of building types and sizes—ranging from 8,500 to 62,400 square feet—totaling approximately 192,400 square feet of light industrial space. This flexible layout will accommodate a variety of end users, offering customizable combinations of office, warehouse, and industrial space. The vision is to create a build-to-suit environment that fosters a variety of industries and generates meaningful employment opportunities for the region. Strategically located near the Blue Ridge Connector (Inland Port), the site is ideally positioned to meet growing demand. In particular, we believe the 365 corridor is underserved in smaller short Bay office/warehouse facilities, and this project aims to fill that gap with high-quality, purpose-built spaces.

Access to the development will be provided along Cagle Road and will include an attractive monument sign with landscaping. The provisions for water will be provided by the City of Gainesville, and the Sanitary Sewer will be provided by Hall County.

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 be "Geoff Cook", written in a cursive style.

Geoff Cook  
Cook Communities