

Nancy Riggs
3920 Wieuca Rd, Atlanta, GA 30342

March 24, 2025

Hall County Planning & Development
2875 Browns Bridge Road
Gainesville, GA 30504

RE: Letter of Intent to Rezone Parcel 08109-0000015 known as 5964 Overby Rd, Flowery Branch, GA from V-C to AG

To the Hall County Planning Commission and Board of Commissioners,

I, Nancy Riggs, am submitting this request to rezone the property located at 5964 Overby Rd, Flowery Branch, GA totaling 9.879 acres from V-C (Vacation-Cottage) to AG (Agricultural).

Purpose of Request

The purpose of this rezoning is to allow for the construction and placement of a second single-family detached dwelling on the property that has been in the family trust for years. Currently, the property is zoned (V-C), which does not allow for multiple residential units. Rezoning to AG will enable me to build a second home on the property allowing both families to have their own residences on the land.

Justification for Rezoning

1. **Consistent with Neighborhood:** The surrounding area is primarily characterized by agricultural and residential uses. Re-zoning to AG is consistent with the surrounding land use patterns and will preserve the rural character of the neighborhood.
2. **No Adverse Impact:** The addition of a second home will have minimal impact on infrastructure and public services. A second, approved septic system will be installed, as will a new second well.
3. **Increased Utility:** Re-zoning to Agricultural (AG) allows for better utilization of the property compared to its current status, which is not suitable for our needs.

Summary

This proposal aligns with the community development goals by preserving agricultural land while addressing the need for additional housing on private, family-held property.

Thank you for your consideration.

Sincerely,

Nancy Riggs

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