

LETTER OF INTENT

August 5, 2026

The property is located at 3728 Jones Road Buford, GA 30519 and consists of 2.672 acres. It is currently zoned AR-1. Applicant is seeking to rezone it to R-1 and obtain a Special Use Permit for a 3 lot subdivision.

Applicant would like to subdivide the property into 3 Lots and build 3 new single-family residences on the Lots. All Lots would be over 35,000 square feet and be at least 100 feet wide. The property currently has as an existing house, garage, pole barn and mobile home/trailer. Applicant would like to demolish all current structures and start with a clean slate.

The current Hall County Comprehensive Plan and Future Land Use Map 2024 does depict this area as "Business Corridors"--business, nodes and corridors. However, this particular site is a well-established residential area that is across the street from Cloudland Winery. Additionally, Jones Road is a local residential road. It has not been improved for industrial traffic. In fact, it is the exact opposite. Jones Road was recently changed to a right turn only onto Friendship Road. Again, the majority of the surrounding property is residential. The only piece of Industrial property currently is the parcel of land behind Applicant's property. The neighboring property owners would be opposed to commercial/industrial uses.

Additionally, the Applicant owns the adjoining/neighboring 1.453 acre tract of land that is located in the City of Buford. The City of Buford rezoned the portion of the Tract that is located in The City of Buford from Industrial to R-100. Applicant recently annexed .384 acres into the City of Buford from Hall County with no objections. This .384 acre piece was also rezoned from AR1 to R-100 by the City of Buford. The property was combined and divided into 2 residential lots. The City of Buford did not want to make this Tract into Industrial property.

This project would be similar to the recent subdivides done in Hall County in the last few years. Again, Applicant envisions 3 new single-family residences that will enhance this parcel along with the adjacent and nearby property. Applicant does not envision the typical and standard single-family homes. The homes will fit into styles of the homes in the surrounding area. This project will strengthen the economic viability of this portion of South Hall County and contribute to increased property values throughout this portion of South Hall County. Again, this proposed project falls within this vision and enables the County to achieve the desired look and feel that it is striving to achieve within this residential pocket.

The Applicant and its representative welcomes the opportunity to meet with the Hall County Planning and Zoning Department and Hall County Commissioners to answer any questions or to address any concerns. Applicant respectfully requests your approval of this Application.