Applicant's Letter of Intent
Hall County, Georgia
Rezoning Request – PCFD & AR-1 to R-SF

September 16, 2026

5300, 5348, 5334, 5372 Ponderosa Farm Rd, Gainesville, GA 30507

CKK Development, LLC (the "Applicant") respectfully submits this Letter of Intent in support of its request to rezone approximately 59.16 acres located on Ponderosa Farm Road in Hall County, Georgia, from AR-1 (Agricultural Residential) and PCFD (Planned Commercial Farm District) to R-SF (Residential Single-Family Detached).

The subject property is strategically located within one of Hall County's most active growth corridors, and is located within the urbanized zone district. It is well positioned to accommodate thoughtfully planned residential development. The property enjoys convenient access to the Town of Braselton, Interstate 85, Georgia Highway 53, and the numerous employment centers, commercial services, educational facilities, and recreational opportunities that serve this portion of Hall County.

The Applicant proposes the development of a high-quality single-family residential community consisting of 146 detached homes at an overall density of approximately 2.47 dwelling units per acre, which falls well below the allowable 4.0 units per acre permitted in the urbanized zone district. The development will feature homes situated on a minimum lot width of 50 feet and minimum lot areas of 8,000 square feet. The community has been carefully designed to provide desirable housing opportunities while maintaining an attractive and cohesive neighborhood character.

The proposed homes will utilize high-quality architectural materials and design elements, including combinations of brick, stone, stucco, and cementitious siding. Architectural elevations will incorporate varied rooflines, enhanced front facades, and complementary building materials to create visual interest throughout the community. Residences will contain a minimum heated floor area of 1,600 square feet for one-story homes and 1,850 square feet for two-story homes. Each residence will include a minimum two-car garage and driveway parking sufficient to accommodate at least two additional vehicles, resulting in a minimum of four off-street parking spaces per home.

A defining characteristic of the proposed development is its emphasis on environmental stewardship and open space preservation. Approximately 26.18 acres, or 44% will remain protected as conservation area consisting of streams, stream buffers, wetlands, and other environmentally sensitive features. These areas will remain undisturbed to the greatest extent practical and will provide long-term environmental benefits while preserving the natural character of the property.

The community will provide a comprehensive amenity package designed to encourage recreation, social interaction, and outdoor enjoyment. Planned amenities include a minimum 6.3-acre recreation area featuring a swimming pool, cabana, tennis and pickleball courts, gathering areas, walking opportunities, and associated parking facilities. These amenities will serve as focal points within the neighborhood and provide significant benefits to future residents.

To ensure compatibility with adjacent land uses, the development will incorporate a 50-foot undisturbed transitional buffer along all property lines and road frontage. This buffer will provide visual screening, maintain separation from adjoining properties, and create an appropriate transition between

existing and future development. Additional landscaping and architectural standards will further enhance compatibility with surrounding properties.

Primary access to the community will be provided via Ponderosa Farm Road through a proposed public entrance designed to safely accommodate residential traffic and emergency access needs. The entrance will be constructed with enhanced landscaping and community entry features that establish a high-quality identity for the neighborhood. Internal streets will be publicly dedicated and constructed in accordance with Hall County standards. The proposed street network has been designed to promote connectivity, facilitate emergency access, and minimize unnecessary curb cuts along surrounding roadways.

Water and sanitary sewer service will be provided by Hall County utilities. Stormwater management facilities will be designed and constructed in accordance with all applicable local, state, and federal regulations and generally as depicted on the submitted concept plan.

The proposed rezoning is consistent with the goals and objectives of the Hall County Comprehensive Plan. The Comprehensive Plan encourages well-designed residential growth in areas served by existing infrastructure and located near major transportation corridors, employment centers, and commercial services. The subject property's location, combined with its accessibility to regional transportation facilities and public utilities, makes it particularly suitable for residential development.

The surrounding area consists of a mixture of rural residential properties, agricultural uses, and existing and planned residential communities. As development continues throughout the Braselton and Highway 53 corridors, the subject property represents a logical and appropriate location for residential growth. The proposed development provides an orderly transition from agricultural land uses to a thoughtfully planned residential community while preserving substantial open space and environmental features.

For the foregoing reasons, CKK Development, LLC respectfully requests approval of the rezoning of approximately 59.16 acres located on Ponderosa Farm Road from AR-1 and PCFD to R-SF.

The Applicant further reserves all rights afforded under the Constitution and laws of the United States and the State of Georgia, including, without limitation, rights related to the reasonable use of private property.

Respectfully submitted,

CKK Development, LLC

Duncan Corley