September 17th, 2026

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

**LETTER OF INTENT**

Rezoning for The Village at Tanner Estates (Hall County, GA)
3060 Poplar Springs Church Road – Gainesville, GA 30507
Tax Parcel No.'s – 15036 000009, 15036 000010B, 15036 000010, 15036 000013A, 15036D000002A, 15036D000002B, 15036D000002C, 15036D000002H, 15036D000002I
G.M.D. 385 (Morgan)

Cook Communities submits this Letter of Intent and attached application for the purpose of rezoning to Hall County's R-X (Residential Mixed) Zoning Classification for the ±105.69-acre tract located at 3060 Poplar Springs Church Road in unincorporated Hall County. The subject property is mostly undeveloped land with several older single-family homes located on the property. The existing zoning is AR-I (Agricultural Residential), R-1 (Residential 1) and PRD (Planned Residential Development) with the Hall County 2045 Comprehensive Plan designating the property for Suburban Neighborhood (Medium-Density) within the Gainesville Character Area. The Subject Property lies within the designated Urbanized Zone for Hall County.

Cook Communities proposes to develop a distinctive and attractive single-family residential neighborhood with a mix of detached and attached homes with amenities. The neighborhood is intended to be developed in phases and is currently planned to have a total of 234 homes at full buildout. Each home will have a minimum of 1,000 S.F.+ of heated floor space and will typically include a minimum of 2 bedrooms and 2 bathrooms. The intent of the development would be to vary the architectural styles for different portions of the neighborhood as the R-X zoning classification encourages. Amenities proposed for the development include a playground, sidewalks with connected walking trails, pocket parks and attractive landscaping.

Access to the development will be provided along Poplar Springs Church Road and will include an attractive monument sign with landscaping. A secondary emergency entrance will also be provided connecting to Gilleland Extension as required by the Hall County Unified Development Code (UDC). A traffic impact analysis is included with this submittal that summarizes the existing and proposed traffic conditions along Poplar Springs Church Road at the Subject Property. Cook Communities will coordinate with Hall County Staff regarding feasible roadway improvements to

minimize the impact of the proposed development. The provisions for water and sewer will be provided by the City of Gainesville.

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,



Geoff Cook
Cook Communities