

LETTER OF INTENT
4035 Leach Rd – Gainesville, GA 30506
TAX PARCEL No. 10050 000008

March 26th, 2021

APPLICANT/DEVELOPER:	OWNERS:	DEVELOPER CONTACT:
Cook Communities	Ray Hollingsworth Family LP	Geoff Cook
3120 Frontage Rd.	6306 Mountain Brook Way	(770) 530-7383
Gainesville, GA 30504	Atlanta, GA 30328	

Cook Communities submits this Letter of Intent, Application and Conceptual Site Plan for the purpose of subdividing an existing 69 acres parcel into twenty-three (23) residential building lots. The subject property is located along Leach Road in unincorporated Hall County. The proposed building lots will be a minimum of 1.5 - 12 Acres in size and will meet the requirements for the AR-III zoning district. Most of the property is pasture and wooded. Cook Communities is proposing to build twenty-three (23) Single-Family Residential Homes on the proposed lots and intend on minimizing the land disturbance as much as feasible for construction. Each home will have a minimum 1,800 S.F.+ of heated floor space and will include a minimum 3+ bedrooms, 2+ bathrooms and a two-car garage. The proposed homes will include attractive architectural elements consisting of hardiplank siding, brick and stone and will meet the same quality and price point of homes in the surrounding area. Access will be provided by constructing driveways along Leach Road in compliance with the Hall County Building Inspections Division Requirements for new homes. Each lot will be on individual onsite septic system and water will be served by City of Gainesville or well water.

The applicant and its representatives welcome the opportunity to meet with Hall County staff to answer any questions or concerns you may have concerning the application.