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May 20, 2022

Randi Doveton
Planning and Development Director
Hall County – Planning Department
2875 Brown's Bridge Road
Gainesville, Georgia 30506

Re: Letter of Intent – 4740 Youngblood Road, Flowery Branch, Georgia 30542

History and Existing Land Uses

The subject property is approximately 2.067 acres and is zoned Light Industrial (I-I). It has recently been subdivided from its parent tract that is owned by Mr. James Doug Magnus and his wife Mrs. Diane Strickland Magnus. A division of the parent tract is demonstrated on the recorded plat that has been provided. The intent of this rezoning is to rezone the property located at 4740 Youngblood Road. The subject property is surrounded by Light Industrial (I-I), Residential-1 (R-I), and Agricultural Residential III, (AR-III).

The Light Industrial parcel (parent parcel) is located on the south side of the subject property and contains three businesses. These businesses are now or formerly Steinburger Realty, Colesapp, LLC, and B-Fit Solutions. The adjacent property to the north is zoned Agricultural Residential III, and contains a single family detached dwelling. The adjacent property to the west is zoned Residential-1 and also contain a single family detached dwelling.

Comprehensive Plan Land Use Designation

The future land use is to build a single detached family home. This home will be occupied by a designated employee / caregiver for the Magnus Estate. The setback requirements on this property are as follows: Front – 50', Side Yard – 10' and Rear Yard – 20'. The minimum lot area - 35,000 SF. The sewer service shall be provided by Hall County and the water service shall be provide by the City of Gainesville Water Resources. Currently, there is a sanitary sewer line and a detention pond located within the property.

A House Location Plan has been provided that shows the approximate location of the proposed house and the site features contain within the parcel limits. This plan shows the distances provided from the proposed structure to the adjacent property owners lot lines.

Should you have any questions or require additional information, please contact Amber R. Johnson at (678) 450-5182 or by email at the address indicated below.

Sincerely,

ROCHESTER & ASSOCIATES, LLC.

A handwritten signature in blue ink that reads 'Amber Rae Johnson'.

Amber R. Johnson
arjohnson@rochester-assoc.com