



February 14<sup>th</sup>, 2022

Hall County Board of Commissioners  
2875 Browns Bridge Road  
Gainesville, GA 30504

**LETTER OF INTENT**

Use Subject to Board of Commissioner Approval  
Subdivision Approval - 11.8 acres  
Hardy & Nancy Creek Road, Gainesville, GA 30506  
Tax Parcel No. 10121 000015, 10121 000015A & 10121 000015B

Cook Communities submits this Letter of Intent, Application and Site Plan for the purpose of subdividing three existing parcels totaling 11.8 acres into eleven (11) 1-acre+ Single-Family residential building lots. The subject property has existing road frontage along Nancy Creek Road and Hardy Road in Hall County. The proposed residential lots will be a minimum of 1-acre in size and will meet the requirements for the existing R-I zoning district. Most of the property is moderate-to-heavily wooded and adjoins U.S.A.C.E. Property for Lake Lanier. A 10-slip community dock is being proposed with 10 building lots having a deeded slip. Subdivision covenants will be put into place for the neighborhood to control the architectural elevations, landscaping, and overall development standards. An architectural review committee will be implemented to review all proposed home plans prior to construction. The proposed homes will exceed the standards of the surrounding areas. While Cook Communities is a residential home builder, the proposed lots will be marketed to individuals and custom homebuilders. The City of Gainesville will provide water service to the property and each lot will utilize an individual onsite septic system.

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.

Respectfully,

Cook Communities

A handwritten signature in black ink, appearing to read "Keith Cook", written in a cursive style.

Keith Cook