

FIRST AMENDMENT TO ZONING APPLICATION OF COOK COMMUNITIES FOR  
REZONING ON HARDY ROAD, HALL COUNTY, GA

Cook Communities, having first filed an application for rezoning of 11.8 acres on Hardy Road in Hall County, Georgia and being tax map parcels 1121 000015, 101121 000015A and 10121 000015B, now files this its first amendment to said application, increasing the acreage to be rezoned to 20.74 acres and including two additional tax map parcels 10121 000071, and 10121 000071A.

Based on comments and concerns raised with respect to the application and site plan as first submitted, Cook has added additional land to the application and increased the number of lots, added internal access drive serving each lot, added sidewalks to serve the development internally. Each lot as shown on the attached revised site plan meets or exceeds minimum county requirements as to lot size, building setbacks, lot width at the building line and other county development standards. The lots all have frontage on public roads, either Hardy Drive or Nancy Creek Road. No access will be allowed directly onto Hardy Drive or Nancy Creek Road by driveway or other means and the final plat will show a five-foot non-access easement across all public road frontage exterior to the subdivision.

Applicant requests that the subdivision be gated and the access drives remain private ways. All lots will be accessed internally on the private 24-foot paved drives serving each lot as shown on the site plan. Applicant understands that the private ways will be maintained by the homeowners and a homeowner's association will bear the cost through assessments on lot owners to maintain the road. Applicant further requests that the Board of Commissioners approve the sidewalks to be built by individual lot owners after initial sale by developer rather than to be built by developer prior to lot sales and individual homes being built. Covenants for the subdivision which will be recorded prior to individual lot sales and will state each obligation for construction of the sidewalks and maintenance of the sidewalks and the private ways by the association.

Except as modified by the attached site plan and this amendment, all other terms and conditions of the original application remain true and correct. Applicant requests that amended zoning signs be posted and advertisement be made to comply with the Zoning Procedures Law. The Applicant certifies that all information in this Amendment is true and correct.

Executed this 3<sup>rd</sup> day of June, 2022

Cook Communities

  
\_\_\_\_\_  
Keith Cook

AUTHORIZATION OF PROPERTY OWNER

Name of Owner: Hardy Land Partners, LLC

Address: 3120 Frontage Road  
Gainesville, GA 30504

Phone Number: (678) 207-1500

Name of Applicant: Cook Communities

Address: 3120 Frontage Road  
Gainesville, Ga 30504

Phone Number: (678)207-1500

I swear that I am the owner of the property which is the subject matter of the attached First Amendment to a zoning application as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner:

Hardy Land Partners, LLC

By:   
Keith Cook

Personally appeared before me, Keith Cook, who swears that the information contained in this Authorization is true and correct to the best of his knowledge and belief



  
Notary Public

Date 11-15-23

NOTARY PUBLIC

STATE OF CALIFORNIA

My commission expires on

November 10, 2008

My commission expires on

November 10, 2008

My commission expires on

November 10, 2008

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Contra Costa, California.

Witness my hand and the seal of said County at the County Clerk's Office, Contra Costa County, California, this 10th day of November, 2008.

*[Handwritten signature]*



*[Faint handwritten text]*

11-10-08

*[Handwritten signature]*