



Certified Mail - Return Receipt Requested

November 18, 2009

Randy Knighton
Hall County Planning Department
Post Office Box 1435
Gainesville, GA 30503

RE: Application for Annexation and Rezoning – Brian Rochester (on behalf of Stonebridge LLC) -Tax Parcel Number: 08140000092 – 6401 McEver Road.

Dear Mr. Knighton:

Pursuant to House Bill 709 and in accordance with O.C.G.A. 36-36-11, this letter is being sent within seven (7) calendar days of receipt of a complete application for annexation and rezoning into the City of Flowery Branch, Georgia.

Brian Rochester, on behalf of Stonebridge LLC, has filed an application for annexation and rezoning of a 43.97± acre property identified as 6401 McEver Road. The applicant is requesting a zoning designation of Flowery Branch HB (Highway Business) and M-1 (Manufacturing and Industrial). The property is located around the intersection of McEver Road and Gaines Ferry Road with a portion zoned Hall County HB (Highway Business) and the remainder Hall County AR-III (Agricultural) (see attached Exhibits A – D). The applicant is proposing this annexation to allow future access to the City's sanitary sewer service.

In accordance with House Bill 709, the county governing authority shall have seven (7) calendar days to notify the municipality, in writing, of its intent to raise an objection to the proposed annexation and shall specify the basis for the objection.

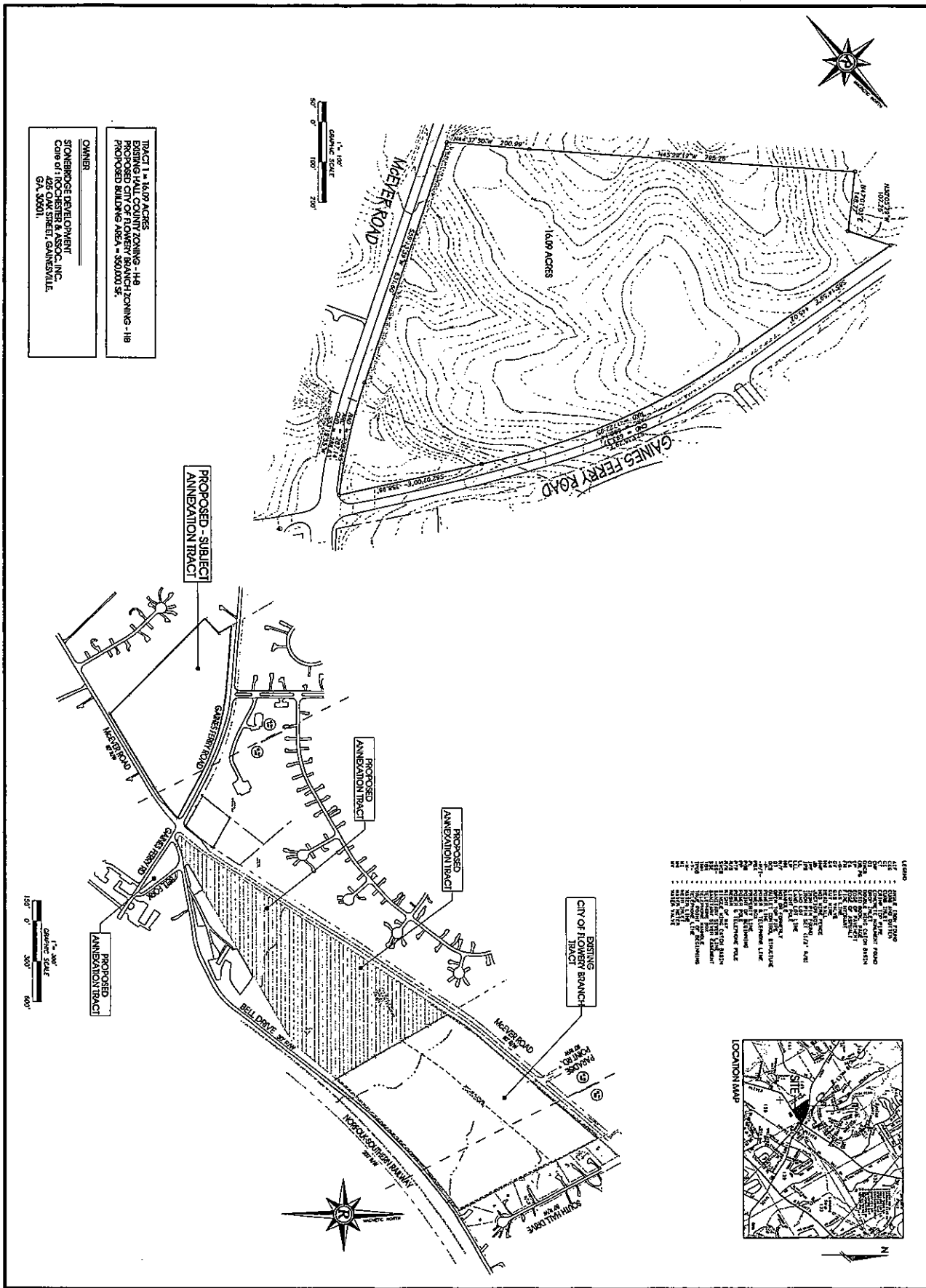
It is anticipated that the City Council will hold a combined public hearing in February of next year to discuss this matter. Should you have any questions, please contact me at (770) 967-6378.

Sincerely,

James Riker
City Planner

Attachments:
Applications
Exhibit A -D

EXHIBIT A

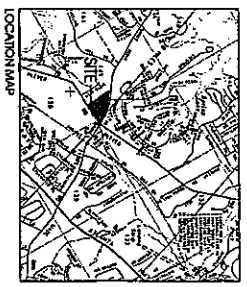


OWNER
 STONBRIDGE DEVELOPMENT
 CARE OF: ROCHESTER & ASSOC., INC.
 425 OAK STREET, GAINESVILLE
 GA, 30501

TRACT 1 - 16.09 ACRES
 TRACT 2 - 16.09 ACRES
 PROPOSED CITY OF FLOWERY BRANCH TRACTING - 118
 PROPOSED BUILDING AREA - 850,000 SF.

LEGEND

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SHEET
 1 OF 1

DATE: 10.15.08
 SCALE: 1/8" = 30'-0"
 JOB NO: 071822607.RT
 FILE NO: 10-18-08-1-1
 DRAWN BY: MFP



ANY CHANGES OR ALTERATIONS MADE TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE ENGINEER ASSOCIATES, INC. DOES NOT ASSUME ANY LIABILITY FOR THE PROVISIONS OR ANY CHANGES TO THIS PLAN.

NO.	DATE	DESCRIPTION	REVISIONS

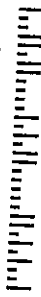
TRACT 1 - ANNEXATION & ZONING PLAN
 FOR
STONEBRIDGE DEVELOPMENT
 LOCATED IN
 LAND LOTS 140
 8th DISTRICT
 FLOWERY BRANCH, HALL COUNTY, GEORGIA

Rochester & Associates, Inc.
 425 Oak Street N.W. • Gainesville, Georgia 30501
 (770)718.0600 (770)718.9050 Fax • www.rochester-essoc.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:


Randy Knighton
Hall County Planning Department
P.O. Box 1435
Gainesville, GA 30503

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
Allen Mack Addressee
- B. Received by (Printed Name) Agent
Allen Mack Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number **7008 1830 0001 9930 4034**
 (Transfer from service label)

PS Form 3811, February 2004 Domestic Return Receipt

102595-02-M-1540

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