

STATE OF GEORGIA

COUNTY OF HALL

**RESOLUTION OBJECTING TO THE CITY OF LULA'S ANNEXATION OF  
THE PROPERTY OF MEDEN MONTANO KNOWN AS HALL COUNTY  
TAX PARCEL 15006D000005**

WHEREAS, Hall County has received a notice of filing with the City of Lula of a petition for annexation of the property of Meden Montano located at 6538 County Line Road, Lula, Georgia 30554 and bearing Hall County Tax Parcel Number 15006D000005 (the "Subject Property"); and

WHEREAS, the annexation petition seeks to rezone the Subject Property from Hall County's designation of Agricultural-Residential IV (AR-IV) to the City of Lula's designation of R-I Single Family Residential District;

WHEREAS, the proposed subdivision of the Subject Property into four 1.14 acre residential lots, following the proposed annexation and rezoning, represents a substantially more intense and significantly different use of the property than allowed by Hall County's existing residential zoning of the property; and

WHEREAS, the proposed annexation and rezoning of the Subject Property is inconsistent with Hall County's Comprehensive Land Use Plan and Future Land Development Map; and

WHEREAS, the area adjacent to the Subject Property has developed as large-lot single-family residential properties, as well as undeveloped woodland, and is currently rural in character;

WHEREAS, the Hall County Board of Commissioners has carefully reviewed the annexation and rezoning request, and the Board has determined that annexation and rezoning of the Subject Property to a high-density residential classification is not in the best interest of the residents of Hall County; and

WHEREAS, the Georgia Code provides a procedure for resolving annexation disputes; and

WHEREAS, the Board of Commissioners wishes to avail itself of the remedies provided by the annexation dispute resolution process as a result of its objection to this annexation and rezoning request;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF HALL COUNTY DOES HEREBY OBJECT to the City of Lula's annexation and rezoning of Hall County Tax Parcel 15006D000005, as requested by the owner Meden Montano. This objection is based upon a

material increase in burden on Hall County directly related to the proposed change in zoning and land use.

Based upon the information presented in the application for annexation provided to Hall County, the County specifically objects to the proposed change in zoning and land use that would result from the annexation as follows:

The application for annexation of the Subject Property, approximately 5.43 ± acres, describes a rezoning from Hall County's AR-IV District to the City of Lula's R-I District for the development of a subdivision consisting of four approximately 1.14 ± acre single-family detached dwelling residential lots. Hall County attaches Lula's Notice of Application for Annexation, the application for annexation and rezoning, and the supporting documents served upon Hall County. *See* Exhibit A. The Subject Property is currently developed with an existing manufactured home. The Subject Property is surrounded by properties located in unincorporated Hall County with the exception of a small portion at the rear northern corner of the Subject Property that borders a property located in the City of Lula's limits.

The proposed residential subdivision to be developed on the Subject Property would directly contrast with the surrounding and existing uses permitted by Hall County. The County's existing AR-IV zoning of the property permits detached single-family dwelling units for agricultural or residential uses at a low density, as shown in the attached Chapter 17.120 of the Official Code of Hall County. *See* Exhibit B. The County's current recommended density for the Subject Property of 1 dwelling unit per acre (or 1 unit per 1.5 acres with well water) would be drastically increased by the proposed annexation and rezoning of the property to the City of Lula's R-I, which would allow 1.3 units per acre. Further, the projected residential subdivision, as reflected in the site plan submitted by the applicant, shows the Subject Property being subdivided into four 1.14 acre lots with lot 1 utilizing the totality of the available road frontage and a 30-foot ingress-egress easement to access lots 2-4. The proposed subdivision would be immediately adjacent to two other AR-IV zoned properties within Hall County that are 4.49 ± and 21.61 ± acres in size. Construction of the proposed development would be out of character with the surrounding area and would interfere with the existing landowners' quiet enjoyment of their properties through overcrowding and by upsetting their expectation of a lower density usage in the area. Further, the rise in density would result in substantially increased traffic on County Line Road in the immediate vicinity of the Subject Property. The applicant has not proposed any road improvements in the form of a right-turn (deceleration) lane at the entrance of the subdivision or proposed any other changes that would ameliorate the increase in traffic volume and the related infrastructure costs associated with increased road congestion. Thus, the proposed change in zoning and land use contained in the application for annexation would create a large material increase in burden upon Hall County directly related to the proposed change in zoning and land use.

Moreover, the proposed change in zoning and land use as described in the application for annexation of the Subject Property would result in a substantial increase in the intensity of the allowable use of the property as well as a change to a significantly different allowable use of the property. An aerial photograph of the area immediately surrounding the proposed

annexation shows that there are no residential subdivisions near the Subject Property. *See* Exhibit C. Further, a review of the City of Lula’s zoning ordinance for R-1 Single Family Residential District provides for more permitted uses with a higher-density than that allowed by Hall County, including, but not limited to, places of worship with cemeteries and public and private schools. *See* Exhibit D. These alternative uses provide for more intense uses of the Subject Property than intended by Hall County and would allow for significantly different uses of the property than currently allowed, and there is nothing to prevent the Subject Property from being converted to these uses in the future following its annexation and rezoning.

Finally, the proposed change in zoning and land use would also differ from the existing uses suggested for the Subject Property by Hall County's 2017-2037 Comprehensive Land Use Plan. As shown on the attached Hall County Future Development Map, the Land Use Plan designates the Subject Property for Rural uses. *See* Exhibit E. The attached description of Rural uses seeks to preserve the existing rural character of the area, including agricultural uses and large-lot residential uses, as well as natural and historic features. *See* Exhibit F. The general characteristics of rural areas should include “...larger areas of undeveloped or cultivate land with large distances between buildings and deep setbacks from two-lane roads,” as well as natural features to include extensive tree cover and open space areas of limited development. *Id.* Design principles for Rural uses call for very low density, a range of agricultural activities, natural landscape, preservation of agricultural land, rural two-lane roads, and for residential subdivision design to set aside a high percentage of open space. Thus, the proposed change in zoning and land use for the Subject Property to allow a higher density residential subdivision differs significantly from the intended uses by Hall County for the area.

For the foregoing reasons, the members of the Board of Commissioners have executed this objection to the annexation petition of Meden Montano regarding Hall County Tax Parcel 15006D000005 this the 25<sup>th</sup> day of May, 2023.

[SIGNATURES ON FOLLOWING PAGE]

**HALL COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
Richard Higgins, Chairman

By: \_\_\_\_\_  
Kathy Cooper, Commissioner, District 1

By: \_\_\_\_\_  
Billy Powell, Commissioner, District 2

By: \_\_\_\_\_  
Gregg Poole, Commissioner, District 3

By: \_\_\_\_\_  
Jeff Stowe, Commissioner, District 4

ATTEST:

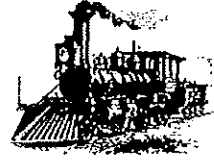
By: \_\_\_\_\_  
Jennifer Rivera, Commission Clerk

(SEAL)

APPROVED AS TO FORM:

By: \_\_\_\_\_  
William J. Linkous, III, County Attorney

*City of Lula*



"Home of Railroad Days"

P.O. Box 99 • 6055 Main Street  
Lula, Georgia 30554

(770) 869-3801  
Fax: (770) 869-1299  
Email: [lulacity@bellsouth.net](mailto:lulacity@bellsouth.net)

Monday April 17<sup>th</sup>, 2023

Chairman Richard Higgins  
Commissioner Gregg Poole  
Hall County Government  
Post Office Box 1435  
Gainesville, Georgia 30503

**1 Tracts of land as follows;**

**Notice of Application for Annexation  
Meden Montano  
6338 County Line Road  
Lula, Georgia 30554**

Dear Chairman Higgins and Commissioner Poole,

Per the requirement of the service delivery agreement and state law the City of Lula has received an application for annexation and is giving official notice to Hall County Government of the city's recognition of a completed application for annexation and zoning.

The comprehensive application (as finally complete) is attached for your consideration, and the city would ask for a written response from Hall County within the allotted time.

Based upon our initial review of the application from the applicants the following can be summarized.

Parcel Number	15006D000005
Location Address	6538 COUNTY LINE RD
Legal Description	LT 48

5.43 Acres

Zoning AR-IV

The current use of the property (Agriculture) has been proposed to be changed to R-1 Residential. The applicant is well aware of the future land use as adopted by Hall County and the City of Lula in regard

to their respective Comprehensive Future Land Use Map and Plan and is steadfast in any future development following the established requirements.

The Mayor and Council have not given consideration of the current application and will await a timely response to the request prior to taking any final action. Upon your review of this letter and the attached application please forward the information to Hall County Planning for reference. If we may be of any additional assistance to Hall County in the review of the application, please contact me at 770-869-3801.

Sincerely,

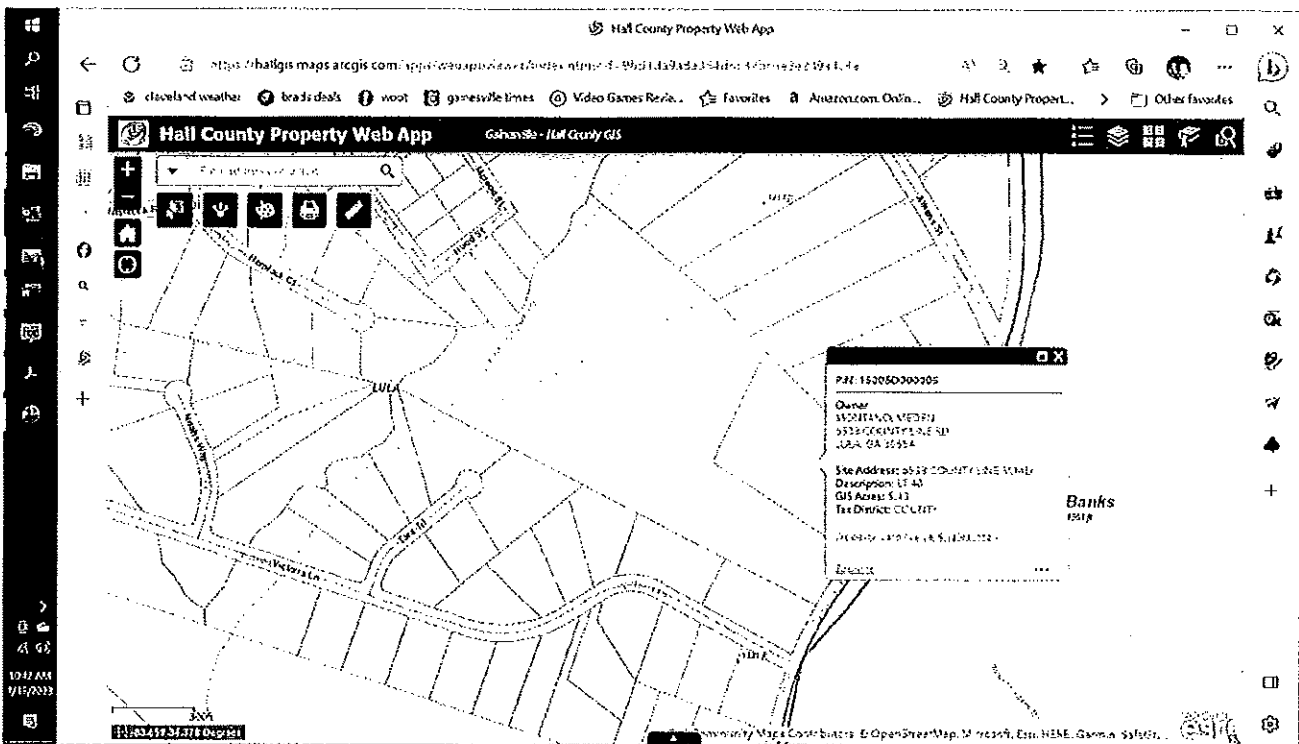
Dennis Bergin  
City Manager

Compliance Land Dispute Resolution

Enclosed, Applicant submittal, support and reference information.

Hand Delivered

Cc. Mayor, Council, J. Homans Lula City Clerk, , Srikanth Yamala, Zachary Propes file



*City of Lula*

6338 County Line Road, Lula Ga

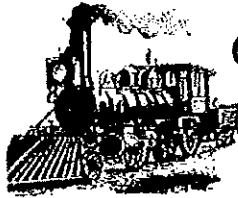
4.57 acres

## **Annexation and Rezoning**

Current Zoning AG (AR-1V)

Proposed Zoning

Residential R-1



# City of Lula

A REMARKABLE PAST. A VERY BRIGHT FUTURE.

P.O. Box 99, 6055 Main Street, Lula, GA. 30554  
Email: lulacity@bellsouth.net

Phone 770-869-3801 Fax 770-869-1299

## ZONING AMENDMENT APPLICATION

Used for: All Zoning Request, All Variances Request, All Annexation Request - Cannot be submitted online

Request # ZA - \_\_\_\_\_

Date 03/28/2023

Applicant Name(s) Meden Montano

Corporate Name (if applicable) \_\_\_\_\_

Address 6538 County Line Road Lula Ga. 30554

Phone 678-580-8104 Email \_\_\_\_\_

Property is in (circle one): Banks County Hall County

Property Address 6538 County Line Road Lula Ga. 30554

Directions to Property Main Street, right on Athens Street, Right on County Line Road

Tax Map # 15006D Parcel # 000005 Current Zoning AR-IV

Land Lot(s) G.M.D. 1690 District - Section \_\_\_\_\_ Headrights \_\_\_\_\_

Is the property being considered for Annexation (circle one)? YES NO

Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_

Acres 4.57 Current use of property Residential

Has a past request of rezone of this property been made before? If so, provide ZA # No

### The applicant request:

Rezoning to zoning category \_\_\_\_\_ Special use permit for \_\_\_\_\_

Is this a variance request? YES NO If so, describe \_\_\_\_\_

Proposed use of property if rezoned is Residential R-1

If residential: # of lots proposed 4 Minimum lot size proposed 1.14 (include conceptual plan)

Is an amenity area proposed? YES NO If so, describe \_\_\_\_\_

If commercial: Total building area proposed \_\_\_\_\_ (include conceptual plan)

Existing Utilities (utilities readily available at the road frontage)  Water  Sewer  Electric  Natural Gas  Fiber

Proposed Utilities (utilities developer intends to provide)  Water  Sewer  Electric  Natural Gas  Fiber

Road access/Proposed access (Access to the development/area will be provided from) \_\_\_\_\_ Public Road

Road Name County Line Type of Surface Asphalt

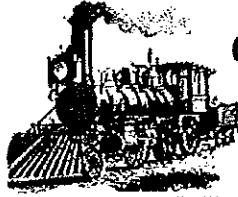
Failure to complete all sections can result in rejection of application and unnecessary delays. I understand that failure to appear at a public hearing may result in the postponement of denial of this application.

Signature of Applicant [Signature] Date 3/30/23

<b>OFFICE USE ONLY:</b>	Date Completed Application Received <u>3/30/23</u>	Amount Paid \$ <u>400.00</u> <u>CASH</u> OR # _____
	Public Hearing Meeting Dates _____	Date of City Council Meeting _____
	Postponed: YES NO _____	Rescheduled for next Meeting _____
	Approved by City Council YES NO _____	Date _____

*Finalize complete April 14, 2023*  
*OB*





# City of Lula

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Phone 770-869-3801 Fax 770-869-1299

## ZONING AMENDMENT AUTHORIZATION

Property Owner Authorization - ZA # \_\_\_\_\_

I / We Meden Montano hereby swear that I / we own the property located at (address and/or tax map and parcel #) 15006D000005  
6538 County Line Road Lula Ga. 30554 shown in the tax maps and/or deed records of Banks or Hall County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions of stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of the last action by the City Council.

Printed name of applicant or agent MEDEN MONTANO

Signature of applicant or agent \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address 6538 COUNTY LINE

City LULA State GA Zip 30554

Phone 678-580-8104 Email \_\_\_\_\_

Printed Name of Owner(s) \_\_\_\_\_

Signature of Owner(s) [Signature] Date 3-30-23

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

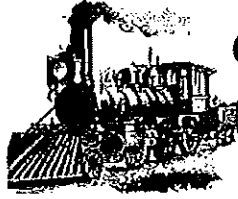
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public, State of Georgia

My Commission Expires \_\_\_\_\_

Notary Seal

(The complete names of all owners must be listed. If the owner is a partnership, the names of all partners must be listed. If a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify an applicant or partner and have the additional sheet notarized also.)



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## ZONING AMENDMENT CAMPAIGN DISCLOSURE

Disclosure of Campaign Contributions -- ZA # \_\_\_\_\_  
Applicant(s) and Representative(s) of Rezoning

Pursuant to OCGA, Section 36-37 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

Please print information below --

1. Name of local official to whom campaign contribution was made:

\_\_\_\_\_

2. The dollar amount and the description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount \$ \_\_\_\_\_ Date \_\_\_\_\_

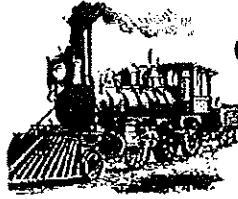
Enumeration and description of each gift when the total value of all gifts is \$250.00 or more, made to the local government official during the two (2) years immediately preceding the filing of the application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant

Date

**Failure to complete this form is a statement that no disclosure is required.**



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## ZONING AMENDMENT ADJACENT PROPERTY OWNERS

Property Owner Authorization - ZA # 15006D000005 TMP # \_\_\_\_\_

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property (use additional sheets if necessary).

**PLEASE NOTE:** This information should be obtained at the County Planning Office using the Tax Map/Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested. Plead print information below.

TMP # 15006D000007 1. Name(s) Ronnie N. Ellington and Deborah L. Ellington  
Address 6518 County Line Road Lula Ga. 30554

TMP # 15006D000009 2. Name(s) Patti Worley Thomas and Joel Thomas  
Address 5717 Athens Street Lula Ga. 30554 P.O. Box 542 Lula, GA 30554

TMP # 15006D000010 3. Name(s) Marvin B. Moore and Barbara J. Moore ✓  
Address 5725 Athens Street Lula Ga. 30554

TMP # 15006D000004 4. Name(s) Roy S. Gowder  
Address 6550 County Line Road Lula Ga. 30554 P.O. Box 405 Lula, GA 30554 ✓

15006D000011  
TMP # \_\_\_\_\_ 5. Name(s) Juanita Cain  
Address 5753 Athens St. Lula, GA 30554

15006D000008  
TMP # \_\_\_\_\_ 6. Name(s) Edwin Brookshire  
Address 5705 Athens St. Lula, GA 30554

TMP # \_\_\_\_\_ 7. Name(s) \_\_\_\_\_  
Address \_\_\_\_\_

TMP # \_\_\_\_\_ 8. Name(s) \_\_\_\_\_  
Address \_\_\_\_\_

Adjacent property owner notification of a zoning amendment request is required. The applicant is responsible for mailing the public notice (prepared by the Planning Department) to each adjacent property owner via Certified Mail or pays the additional postage to the City of Lula to mail. The applicant must pick up the certified letter to mail, unless postage is paid to the city.

City of Lula

PETITION REQUESTING ANNEXATION

100 PERCENT METHOD OF ANNEXATION

3-30-23

(Date of Submission)

To the Mayor and Council of the City of Lula, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council (*governing body*) annex this territory to the City of Lula, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of the City of Lula, Georgia, and the description of such territory is as follows:  
[Insert complete description of land to be annexed.]

4.75 Acres located on County Line Road Lula Ga  
6538 County Line Road Lula Ga. 30554  
Tax Parcel 15006D000005  
Deed Book 7161 Page 38 Hall County Deed Records  
Plat Book 270 Page 488 Hall County Plat Records

MEDEN MONTANO 6538 COUNTY LINE 3-30-23  
Name (Print) Address Date  
X [Signature]  
Signature Petitioners Corporate Name if Applicable

Current Zoning AR-IV

Requested Zoning R-1

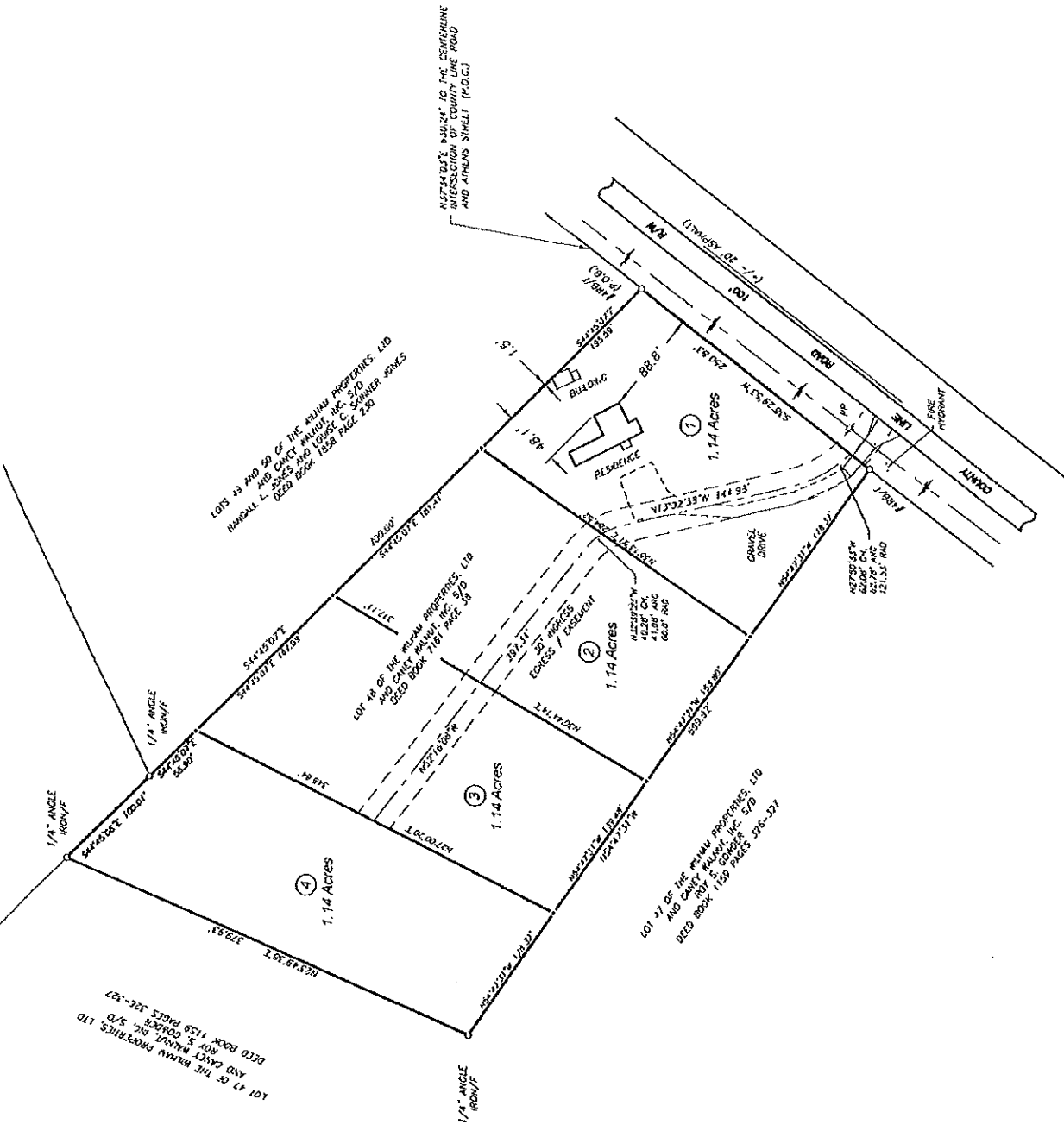
NOTE Rezoning is required of all Property being annexed by the City of Lula

Petitioners Phone Number 678-580-8104

Current Address of Property 6538 County Line Road Lula Ga. 30554

Proposed Site Plan Submitted  YES  NO (Circle One)  
Applicable Fees Paid by  Check  Cash (Circle One)  
Zoning Application Submitted  YES  NO (Circle One)

LOT 24 OF THE MILMAN PROPERTIES, LTD  
AND CAVEY WALNUT, INC. S/D  
PATI, MICHAEL THOMAS AND JORL THOMAS  
DEED BOOK 2442 PAGES 231-232



LOT 17 OF THE MILMAN PROPERTIES, LTD  
AND CAVEY WALNUT, INC. S/D  
ROD E. GONZALEZ  
DEED BOOK 1159 PAGES 316-317

LOTS 23 AND 20 AND 50 OF THE MILMAN PROPERTIES, LTD  
AND CAVEY WALNUT, INC. S/D  
JAMES AND LOUISE C. SCHUBER JAMES  
DEED BOOK 1158 PAGE 220

LOT 18 OF THE MILMAN PROPERTIES, LTD  
AND CAVEY WALNUT, INC. S/D  
DEED BOOK 1161 PAGE 18

LOT 27 OF THE MILMAN PROPERTIES, LTD  
AND CAVEY WALNUT, INC. S/D  
DEED BOOK 1159 PAGES 316-317

## William Linkous III (Legal Services)

---

**From:** Jennifer Rivera (Administration)  
**Sent:** Tuesday, April 18, 2023 2:31 PM  
**To:** Department Heads  
**Cc:** Bobbie Cole (Legal Services); William Linkous III (Legal Services); Van Stephens (Administration); Abril Olivas (Administration)  
**Subject:** New Annexation Request - Lula - 6538 County Line Road  
**Attachments:** 4-18-2023 City of Lula Annexation Initiation - 6538 County Line Road.pdf

All –  
Please see the attached annexation request regarding the following properties, which was received on April 18, 2023:

Hall Co Tax Parcel	Property Address	Owner	Proposed Rezoning
15006D000005	6538 County Line Road	Meden Montano	AR-IV to R-1

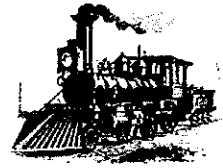
Please review the attached document and advise if you have ANY objections to this annexation. **Your deadline to respond is April 21, 2023 by 5 pm.**

Thank you,  
Jennifer

Jennifer Rivera  
Board of Commission Clerk  
Hall County Government  
Tel: 770-297-2684  
[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



# City of Lula



"Home of Railroad Days"

P.O. Box 99 • 6055 Main Street  
Lula, Georgia 30554

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Monday April 17<sup>th</sup>, 2023

Chairman Richard Higgins  
Commissioner Gregg Poole  
Hall County Government  
Post Office Box 1435  
Gainesville, Georgia 30503

**1 Tracts of land as follows;**

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Meden Montano  
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Location Address	6538 COUNTY LINE RD
Legal Description	LT 48

5.43 Acres

Zoning AR-IV

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Sincerely,

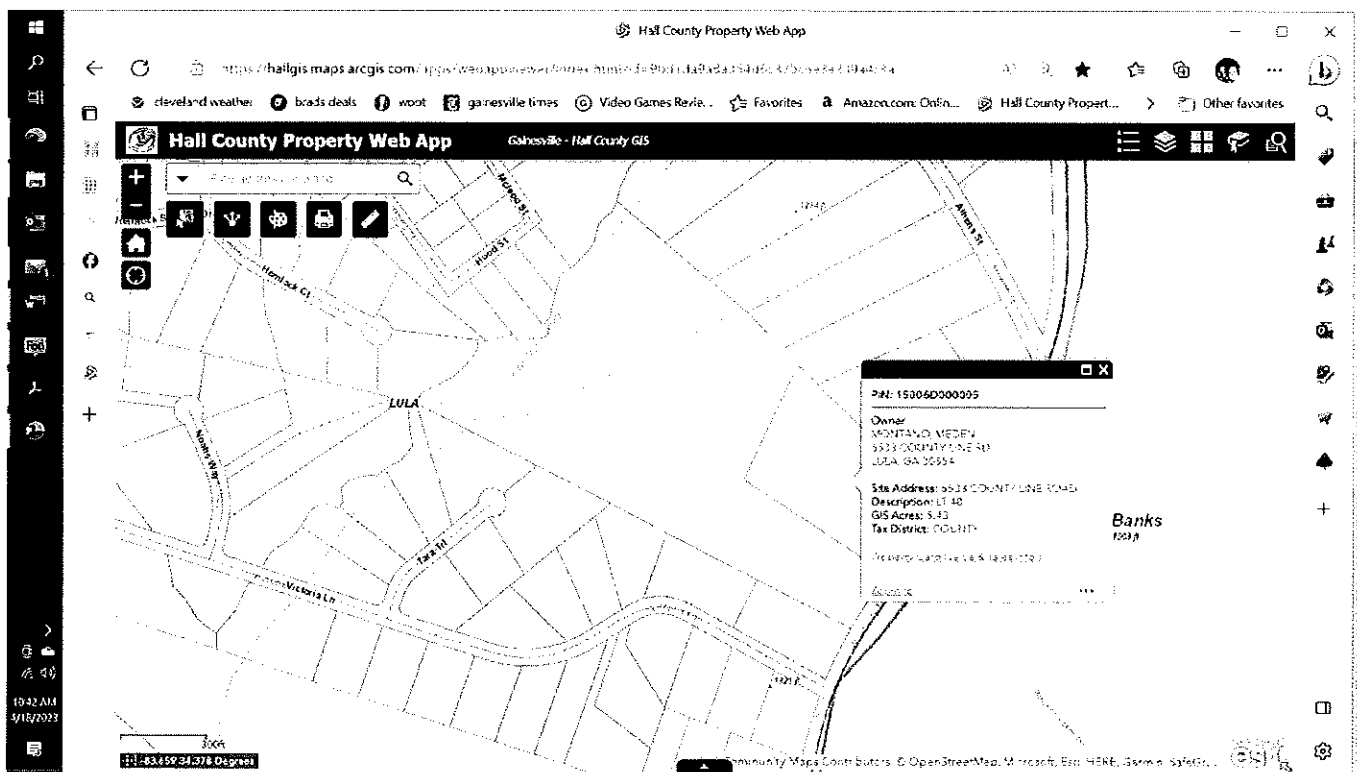
Dennis Bergin  
City Manager

Compliance Land Dispute Resolution

Enclosed, Applicant submittal, support and reference information.

Hand Delivered

Cc. Mayor, Council, J. Homans Lula City Clerk, , Srikanth Yamala, Zachary Propes file





*City of Lula*

6338 County Line Road, Lula Ga

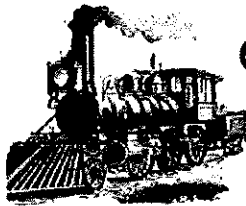
4.57 acres

## **Annexation and Rezoning**

Current Zoning AG (AR-1V)

Proposed Zoning

Residential R-1



# City of Lula

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Phone 770-869-3801 Fax 770-869-1299

## ZONING AMENDMENT APPLICATION

Used for: All Zoning Request, All Variances Request, All Annexation Request - Cannot be submitted online

Request # ZA - \_\_\_\_\_

Date 03/28/2023

Applicant Name(s) Meden Montano

Corporate Name (if applicable) \_\_\_\_\_

Address 6538 County Line Road Lula Ga. 30554

Phone 678-580-8104 Email \_\_\_\_\_

Property is in (circle one): Banks County Hall County

Property Address 6538 County Line Road Lula Ga. 30554

Directions to Property Main Street, right on Athens Street, Right on County Line Road

Tax Map # 15006D Parcel # 000005 Current Zoning AR-IV

Land Lot(s) G.M.D. 1690 District - Section \_\_\_\_\_ Headrights \_\_\_\_\_

Is the property being considered for Annexation (circle one)? YES NO

Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_

Acres 4.57 Current use of property Residential

Has a past request of rezone of this property been made before? If so, provide ZA # No

### The applicant request:

Rezoning to zoning category \_\_\_\_\_ Special use permit for \_\_\_\_\_

Is this a variance request? YES NO If so, describe \_\_\_\_\_

Proposed use of property if rezoned is Residential R-1

If residential: # of lots proposed 4 Minimum lot size proposed 1.14 (include conceptual plan)

Is an amenity area proposed? YES NO If so, describe \_\_\_\_\_

If commercial: Total building area proposed \_\_\_\_\_ (include conceptual plan)

Existing Utilities (utilities readily available at the road frontage)  Water  Sewer  Electric  Natural Gas  Fiber

Proposed Utilities (utilities developer intends to provide)  Water  Sewer  Electric  Natural Gas  Fiber

Road access/Proposed access (Access to the development/area will be provided from) Public Road

Road Name County Line Type of Surface Asphalt

Failure to complete all sections can result in rejection of application and unnecessary delays. I understand that failure to appear at a public hearing may result in the postponement of denial of this application.

Signature of Applicant [Signature]

Date 3/30/23

### OFFICE USE ONLY:

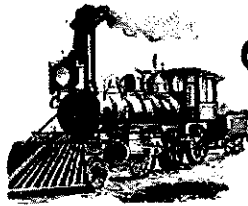
Date Completed Application Received 3/30/23 Amount Paid \$ 400.00 CASH OR # \_\_\_\_\_

Public Hearing Meeting Dates \_\_\_\_\_ Date of City Council Meeting \_\_\_\_\_

Postponed: YES NO Date \_\_\_\_\_ Rescheduled for next Meeting \_\_\_\_\_

Approved by City Council: YES NO Date \_\_\_\_\_

*Finalize complete as of April 14, 2023*  
*OBV*



# City of Lula

A REMARKABLE PAST. A VERY BRIGHT FUTURE.

P.O. Box 99, 6055 Main Street, Lula, GA 30554  
Email: lulacity@bellsouth.net

Phone 770-869-3801 Fax 770-869-1299

## ZONING AMENDMENT AUTHORIZATION

Property Owner Authorization - ZA # \_\_\_\_\_

I / We Meden Montano hereby swear that I / we own the property located at (address and/or tax map and parcel #) 15006D000005  
6538 County Line Road Lula Ga. 30554 shown in the tax maps and/or deed records of Banks or Hall County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions of stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of the last action by the City Council.

Printed name of applicant or agent MEDEN MONTANO

Signature of applicant or agent \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address 6538 COUNTY LINE

City LULA State GA Zip 30554

Phone 678-580-8104 Email \_\_\_\_\_

Printed Name of Owner(s) \_\_\_\_\_

Signature of Owner(s) [Signature] Date 3-30-23

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

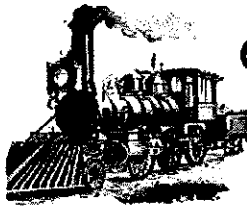
Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public, State of Georgia

My Commission Expires \_\_\_\_\_

Notary Seal

(The complete names of all owners must be listed. If the owner is a partnership, the names of all partners must be listed. If a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify an applicant or partner and have the additional sheet notarized also.)



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## ZONING AMENDMENT CAMPAIGN DISCLOSURE

Disclosure of Campaign Contributions – ZA # \_\_\_\_\_  
Applicant(s) and Representative(s) of Rezoning

Pursuant to OCGA, Section 36-37 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

Please print information below –

1. Name of local official to whom campaign contribution was made:

\_\_\_\_\_

2. The dollar amount and the description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount \$ \_\_\_\_\_ Date \_\_\_\_\_

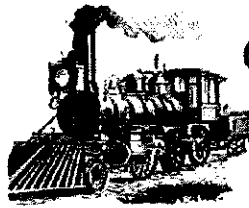
Enumeration and description of each gift when the total value of all gifts is \$250.00 or more, made to the local government official during the two (2) years immediately preceding the filing of the application for rezoning:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant

Date

**Failure to complete this form is a statement that no disclosure is required.**



# City of Lula

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## ZONING AMENDMENT ADJACENT PROPERTY OWNERS

Property Owner Authorization - ZA # 15006D000005 TMP # \_\_\_\_\_

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property (use additional sheets if necessary).

**PLEASE NOTE:** This information should be obtained at the County Planning Office using the Tax Map/Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested. Plead print information below.

TMP # 15006D000007 1. Name(s) Ronnie N. Ellington and Deborah L. Ellington  
Address 6518 County Line Road Lula Ga. 30554

TMP # 15006D000009 2. Name(s) Patti Worley Thomas and Joel Thomas  
Address 5717 Athens Street Lula Ga. 30554 P.O. Box 542 Lula, GA 30554

TMP # 15006D000010 3. Name(s) Marvin B. Moore and Barbara J. Moore ✓  
Address 5725 Athens Street Lula Ga. 30554

TMP # 15006D000004 4. Name(s) Roy S. Gowder  
Address 6550 County Line Road Lula Ga. 30554 P.O. Box 405 Lula, GA 30554 ✓

15006D000011  
TMP # \_\_\_\_\_ 5. Name(s) Juanita Cain  
Address 5753 Athens St. Lula, GA 30554

15006D000008  
TMP # \_\_\_\_\_ 6. Name(s) Edwin Brookshire  
Address 5705 Athens St. Lula, GA 30554

TMP # \_\_\_\_\_ 7. Name(s) \_\_\_\_\_  
Address \_\_\_\_\_

TMP # \_\_\_\_\_ 8. Name(s) \_\_\_\_\_  
Address \_\_\_\_\_

Adjacent property owner notification of a zoning amendment request is required. The applicant is responsible for mailing the public notice (prepared by the Planning Department) to each adjacent property owner via Certified Mail or pays the additional postage to the City of Lula to mail. The applicant must pick up the certified letter to mail, unless postage is paid to the city.

City of Lula

PETITION REQUESTING ANNEXATION

100 PERCENT METHOD OF ANNEXATION

3-30-23

(Date of Submission)

To the Mayor and Council of the City of Lula, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council (*governing body*) annex this territory to the City of Lula, Georgia, and extend the city boundaries to include the same.

2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of the City of Lula, Georgia, and the description of such territory is as follows:

[Insert complete description of land to be annexed.]

4.75 Acres located on County Line Road Lula Ga

6538 County Line Road Lula Ga. 30554

Tax Parcel 15006D000005

Deed Book 7161 Page 38 Hall County Deed Records

Plat Book 270 Page 48B Hall County Plat Records

MEDAN MONTANO 6538 COUNTY LINE 3-30-23  
Name (Print) Address Date

[Signature]  
Signature

Petitioners Corporate Name if Applicable

Current Zoning AR-IV

Requested Zoning R-1

NOTE Rezoning is required of all Property being annexed by the City of Lula

Petitioners Phone Number 678-580-8104

Current Address of Property 6538 County Line Road Lula Ga. 30554

Proposed Site Plan Submitted  YES  NO (Circle One)

Applicable Fees Paid by  Check  Cash (Circle One)

Zoning Application Submitted YES  NO (Circle One)

LOT 52 OF THE WILHAM PROPERTIES, LTD  
AND CARLY WALNUT, INC. S/D  
PATI WINKLE THOMAS AND JOEL THOMAS  
DEED BOOK 2452 PAGES 291-292

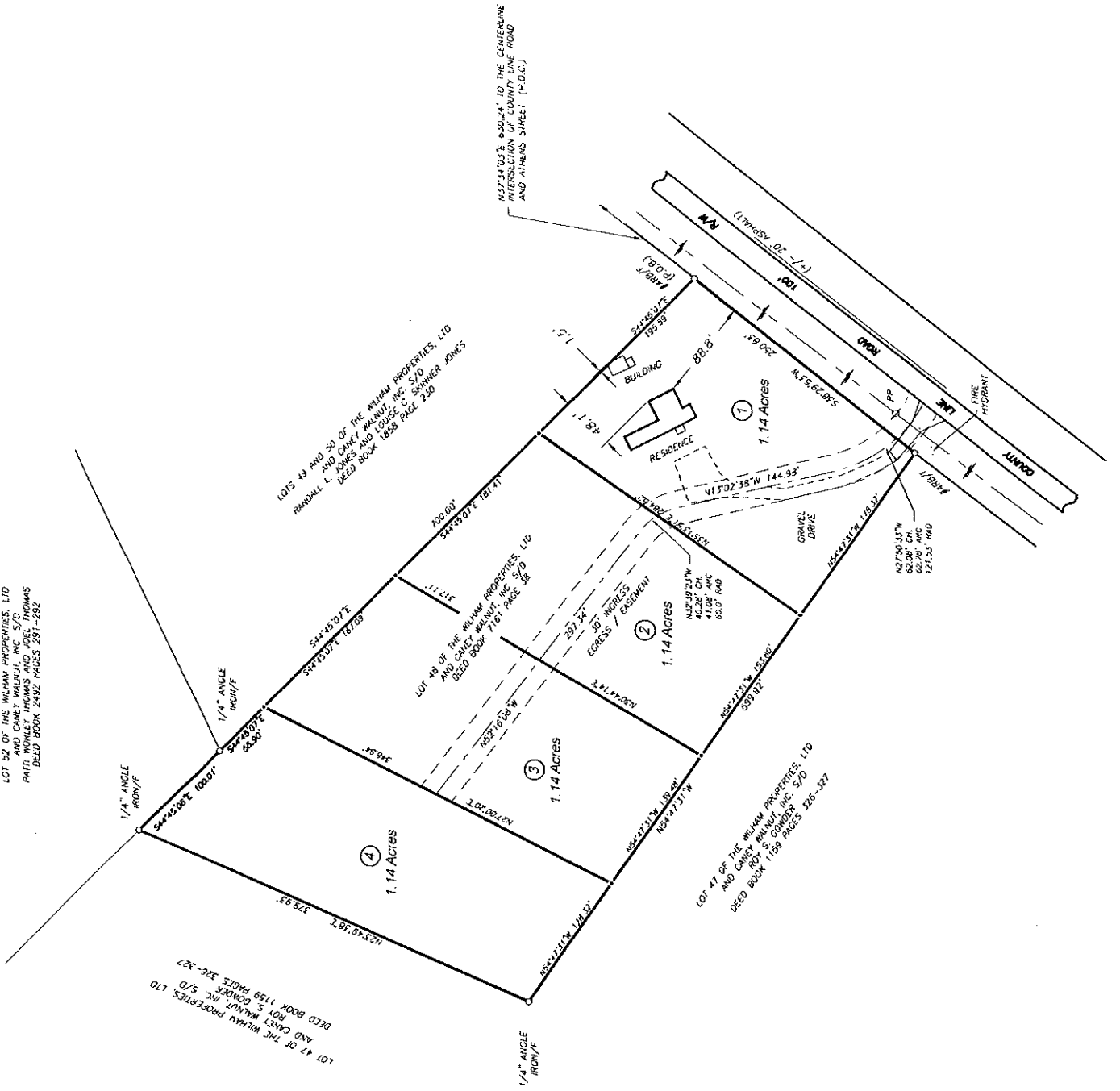
LOT 17 OF THE WILHAM PROPERTIES, LTD  
AND CARLY WALNUT, INC. S/D  
DEED BOOK 1159 PAGES 326-327

LOTS 19 AND 20 OF THE WILHAM PROPERTIES, LTD  
AND CARLY WALNUT, INC. S/D  
JAMES AND LINDSEY C. SWINNER JONES  
DEED BOOK 1828 PAGE 250

LOT 16 OF THE WILHAM PROPERTIES, LTD  
AND CARLY WALNUT, INC. S/D  
DEED BOOK 7161 PAGE 36

LOT 47 OF THE WILHAM PROPERTIES, LTD  
AND CARLY WALNUT, INC. S/D  
DEED BOOK 1159 PAGES 325-327

N37°34'03"E 650.24' TO THE CENTERLINE  
INTERSECTION OF COUNTY LINE ROAD  
AND AIRPENS STREET (P.O.C.)



## William Linkous III (Legal Services)

---

**From:** Rebecca Evans (CDI: Planning)  
**Sent:** Wednesday, April 19, 2023 8:48 AM  
**To:** Bobbie Cole (Legal Services); William Linkous III (Legal Services); Van Stephens (Administration)  
**Cc:** Randi Doveton (CDI: Planning)  
**Subject:** FW: New Annexation Request - Lula - 6538 County Line Road  
**Attachments:** Lula\_Montano\_Annex\_Overall.pdf; Lula\_Montano\_Annex\_Aerial.pdf

Legal Team,

Please find attached the maps for the City of Lula Annexation Request.

Have a great morning.

Thank you,  
**Rebecca Evans**  
*GIS Manager*  
Hall County Community Development and Infrastructure  
2875 Browns Bridge Rd., Gainesville, GA 30504  
770.531.6781 | [www.hallcounty.org](http://www.hallcounty.org)



---

**From:** Randi Doveton (CDI: Planning) <[rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)>  
**Sent:** Tuesday, April 18, 2023 2:42 PM  
**To:** Rebecca Evans (CDI: Planning) <[revans@hallcounty.org](mailto:revans@hallcounty.org)>; Katie L. Greenway (CDI: Planning) <[klgreenway@hallcounty.org](mailto:klgreenway@hallcounty.org)>  
**Cc:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>  
**Subject:** FW: New Annexation Request - Lula - 6538 County Line Road

Please see the attached request. Please copy me when sending your response to legal.

Randi Doveton  
Director of Planning and Development  
Hall County Community Development and Infrastructure  
(770) 531-6800 | [www.hallcounty.org](http://www.hallcounty.org)





**From:** Jennifer Rivera (Administration) <[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)>  
**Sent:** Tuesday, April 18, 2023 2:31 PM  
**To:** Department Heads <[DepartmentHeads@hallcounty.org](mailto:DepartmentHeads@hallcounty.org)>  
**Cc:** Bobbie Cole (Legal Services) <[bobbie.cole@hallcounty.org](mailto:bobbie.cole@hallcounty.org)>; William Linkous III (Legal Services) <[wlinkous@hallcounty.org](mailto:wlinkous@hallcounty.org)>; Van Stephens (Administration) <[vstephens@hallcounty.org](mailto:vstephens@hallcounty.org)>; Abril Olivas (Administration) <[aolivas@hallcounty.org](mailto:aolivas@hallcounty.org)>  
**Subject:** New Annexation Request - Lula - 6538 County Line Road

All –  
Please see the attached annexation request regarding the following properties, which was received on April 18, 2023:

Hall Co Tax Parcel	Property Address	Owner	Proposed Rezoning
15006D000005	6538 County Line Road	Meden Montano	AR-IV to R-1

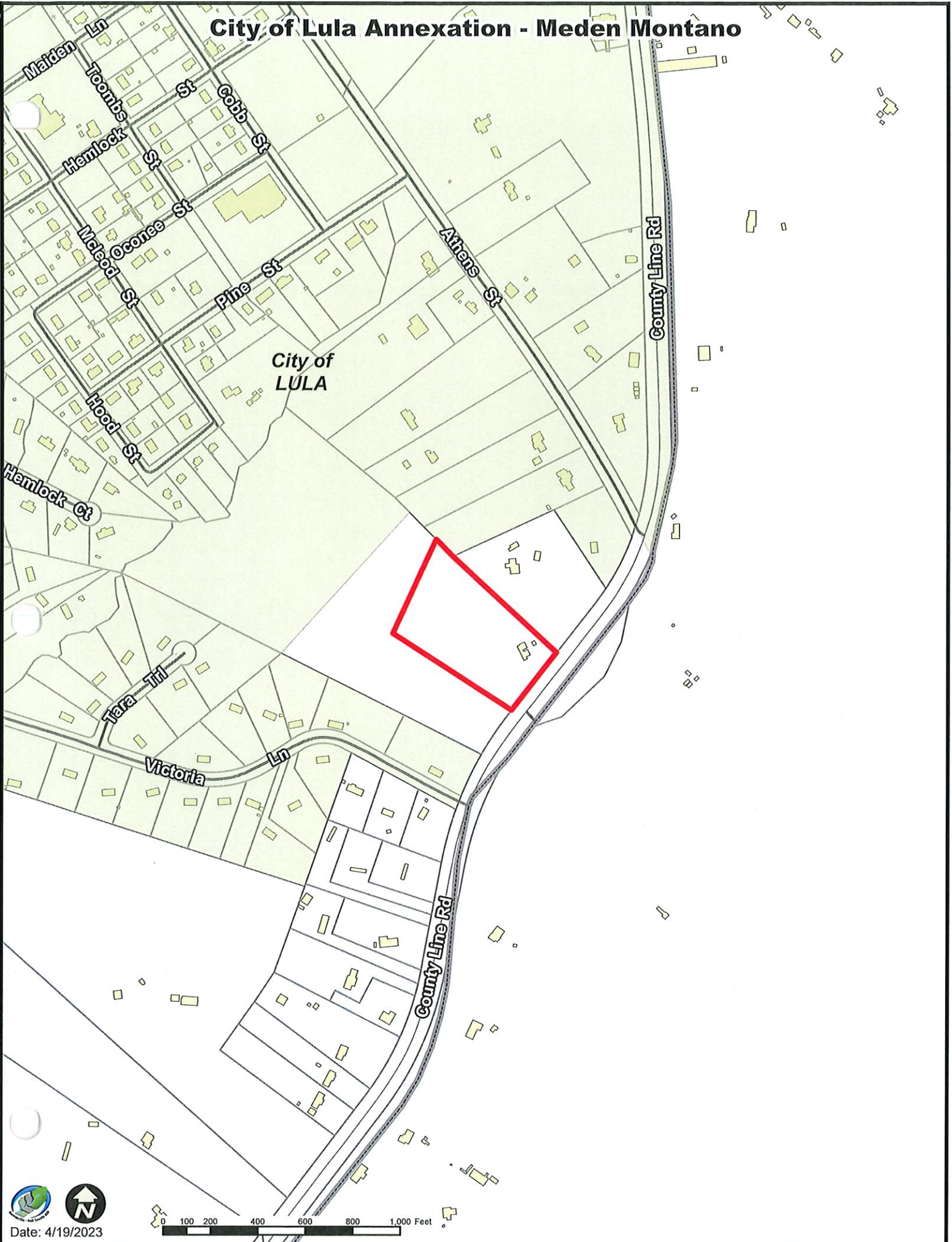
Please review the attached document and advise if you have ANY objections to this annexation. **Your deadline to respond is April 21, 2023 by 5 pm.**

Thank you,  
Jennifer

Jennifer Rivera  
Board of Commission Clerk  
Hall County Government  
Tel: 770-297-2684  
[jrivera@hallcounty.org](mailto:jrivera@hallcounty.org)  
[www.hallcounty.org](http://www.hallcounty.org)



# City of Lula Annexation - Meden Montano





# City of Lula Annexation - Meden Montano



City of  
LULA

Athens St

County Line Rd

Victoria Ln



0 100 200 400 600 800 1,000 Feet

Date: 4/19/2023



# City of Lula



"Home of Railroad Days"

P.O. Box 99 • 6055 Main Street  
Lula, Georgia 30554

(770) 869-3801  
Fax: (770) 869-1299  
Email: [lulacity@bellsouth.net](mailto:lulacity@bellsouth.net)

Monday April 17<sup>th</sup>, 2023

Chairman Richard Higgins  
Commissioner Gregg Poole  
Hall County Government  
Post Office Box 1435  
Gainesville, Georgia 30503



1 Tracts of land as follows;

Notice of Application for Annexation  
Meden Montano  
6338 County Line Road  
Lula, Georgia 30554

↑  
6538 County Line Rd

Dear Chairman Higgins and Commissioner Poole,

Per the requirement of the service delivery agreement and state law the City of Lula has received an application for annexation and is giving official notice to Hall County Government of the city's recognition of a completed application for annexation and zoning.

The comprehensive application (as finally complete) is attached for your consideration, and the city would ask for a written response from Hall County within the allotted time.

Based upon our initial review of the application from the applicants the following can be summarized.

Parcel Number	15006D000005
Location Address	6538 COUNTY LINE RD
Legal Description	LT 48

5.43 Acres

Zoning AR-IV

The current use of the property (Agriculture) has been proposed to be changed to R-1 Residential. The applicant is well aware of the future land use as adopted by Hall County and the City of Lula in regard

to their respective Comprehensive Future Land Use Map and Plan and is steadfast in any future development following the established requirements.

The Mayor and Council have not given consideration of the current application and will await a timely response to the request prior to taking any final action. Upon your review of this letter and the attached application please forward the information to Hall County Planning for reference. If we may be of any additional assistance to Hall County in the review of the application, please contact me at 770-869-3801.

Sincerely,

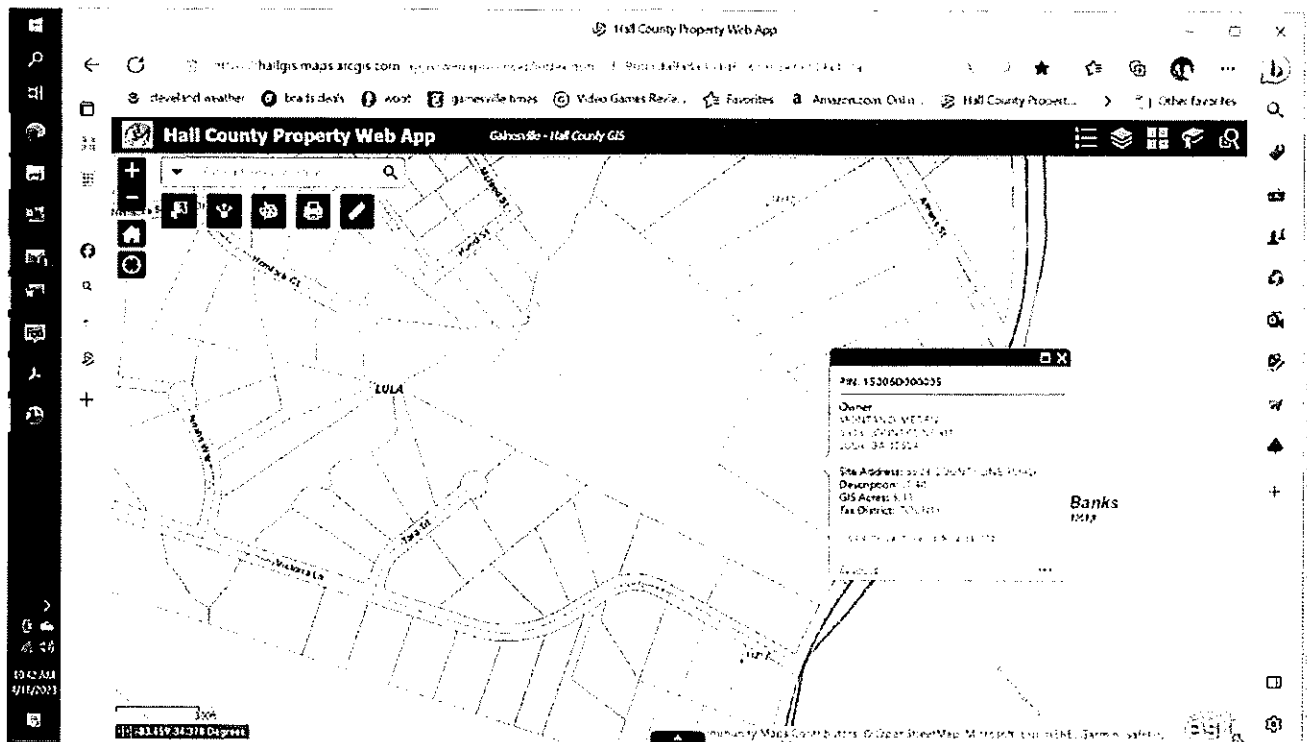
Dennis Bergin  
City Manager

Compliance Land Dispute Resolution

Enclosed, Applicant submittal, support and reference information.

Hand Delivered

Cc. Mayor, Council, J. Homans Lula City Clerk, , Srikanth Yamala, Zachary Propes file



*City of Lula*

6338 County Line Road, Lula Ga

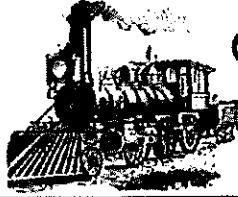
4.57 acres

## **Annexation and Rezoning**

Current Zoning AG (AR-1V)

Proposed Zoning

Residential R-1



# City of Lula

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Phone 770-869-3801 Fax 770-869-1299

## ZONING AMENDMENT APPLICATION

Used for: All Zoning Request, All Variances Request, All Annexation Request - Cannot be submitted online

Request # ZA - \_\_\_\_\_ Date 03/28/2023

Applicant Name(s) Meden Montano

Corporate Name (if applicable) \_\_\_\_\_

Address 6538 County Line Road Lula Ga. 30554

Phone 678-580-8104 Email \_\_\_\_\_

Property is in (circle one): Banks County  Hall County

Property Address 6538 County Line Road Lula Ga. 30554

Directions to Property Main Street, right on Athens Street, Right on County Line Road

Tax Map # 15006D Parcel # 000005 Current Zoning AR-IV

Land Lot(s) G.M.D. 1690 District - Section \_\_\_\_\_ Headrights \_\_\_\_\_

Is the property being considered for Annexation (circle one)?  YES  NO

Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_

Acres 4.57 Current use of property Residential

Has a past request of rezone of this property been made before? If so, provide ZA # No

### The applicant request:

Rezoning to zoning category \_\_\_\_\_ Special use permit for \_\_\_\_\_

Is this a variance request? YES  NO  If so, describe \_\_\_\_\_

Proposed use of property if rezoned is Residential R-1

If residential: # of lots proposed 4 Minimum lot size proposed 1.14 (include conceptual plan)

Is an amenity area proposed? YES  NO  If so, describe \_\_\_\_\_

If commercial: Total building area proposed \_\_\_\_\_ (include conceptual plan)

Existing Utilities (utilities readily available at the road frontage)  Water  Sewer  Electric  Natural Gas  Fiber

Proposed Utilities (utilities developer intends to provide)  Water  Sewer  Electric  Natural Gas  Fiber

Road access/Proposed access (Access to the development/area will be provided from) Public Road

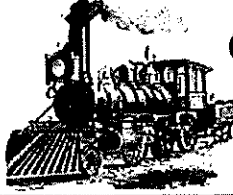
Road Name County Line Type of Surface Asphalt

Failure to complete all sections can result in rejection of application and unnecessary delays. I understand that failure to appear at a public hearing may result in the postponement of denial of this application.

Signature of Applicant [Signature] Date 3/30/23

<b>OFFICE USE ONLY:</b>	Date Completed Application Received <u>3/30/23</u>	Amount Paid \$ <u>400.00</u> <input checked="" type="radio"/> CASH <input type="radio"/> OK #
	Public Hearing Meeting Dates _____	Date of City Council Meeting _____
	Postponed: YES <input type="checkbox"/> NO <input type="checkbox"/> Date _____	Rescheduled for next Meeting _____
Approved by City Council: YES <input type="checkbox"/> NO <input type="checkbox"/> Date _____		

*Finalize complete as of April 14, 2023*  
*OB*



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Printed name of applicant or agent MEDEN MONTANO

Signature of applicant or agent \_\_\_\_\_ Date \_\_\_\_\_

Mailing Address 6538 COUNTY LINE

City LULA State GA Zip 30554

Phone 678-580-8104 Email \_\_\_\_\_

Printed Name of Owner(s) \_\_\_\_\_

Signature of Owner(s) [Signature] Date 3-30-23

Signature of Owner(s) \_\_\_\_\_ Date \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

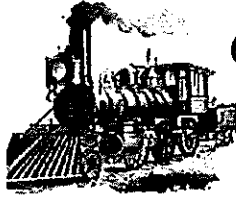
Notary Public, State of Georgia \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Notary Seal

(The complete names of all owners must be listed. If the owner is a partnership, the names of all partners must be listed. If a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify an applicant or partner and have the additional sheet notarized also.)





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Please print information below –

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\_\_\_\_\_

2. The dollar amount and the description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

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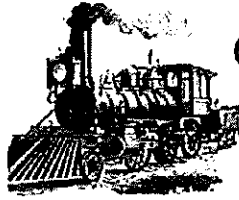
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Applicant/Representative of Applicant \_\_\_\_\_

Date \_\_\_\_\_

**Failure to complete this form is a statement that no disclosure is required.**



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Address 5725 Athens Street Lula Ga. 30554

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TMP # \_\_\_\_\_ 8. Name(s) \_\_\_\_\_  
Address \_\_\_\_\_

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City of Lula

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100 PERCENT METHOD OF ANNEXATION

3-30-23  
(Date of Submission)

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[Insert complete description of land to be annexed.]

4.75 Acres located on County Line Road Lula Ga  
6538 County Line Road Lula Ga. 30554  
Tax Parcel 190060000005  
Deed Book 7161 Page 38 Hall County Deed Records  
Plat Book 270 Page 488 Hall County Plat Records

MEDEN MONTANO 6538 COUNTY LINE 3-30-23  
Name (Print) Address Date

[Signature] \_\_\_\_\_  
Signature Petitioners Corporate Name if Applicable

Current Zoning AR-IV

Requested Zoning R-1

NOTE Rezoning is required of all Property being annexed by the City of Lula

Petitioners Phone Number 678-580-8104

Current Address of Property 6538 County Line Road Lula Ga. 30554

Proposed Site Plan Submitted  YES  NO (Circle One)

Applicable Fees Paid by  Check  Cash (Circle One)

Zoning Application Submitted YES  NO  (Circle One)

LOT 22 OF THE MUMU PROPERTIES, LTD  
AND CACTY WALNUT, INC. S/D  
PART 118000, 118001, 118002, 118003  
DEED BOOK 2492 PAGES 281-282

LOT 17 OF THE MUMU PROPERTIES, LTD  
AND CACTY WALNUT, INC. S/D  
DEED BOOK 1159 PAGES 316-317

LOTS 43 AND 50 OF THE MUMU PROPERTIES, LTD  
AND CACTY WALNUT, INC. S/D  
PART 118000, 118001, 118002, 118003  
DEED BOOK 1558 PAGE 230

LOT 46 OF THE MUMU PROPERTIES, LTD  
AND CACTY WALNUT, INC. S/D  
DEED BOOK 7101 PAGE 36

LOT 47 OF THE MUMU PROPERTIES, LTD  
AND CACTY WALNUT, INC. S/D  
DEED BOOK 1159 PAGES 325-327

N57°54'02"E 660.24' TO THE CENTERLINE  
INTERSECTION OF COUNTY LINE ROAD  
AND RIMMERS SURREY (PROJ.)

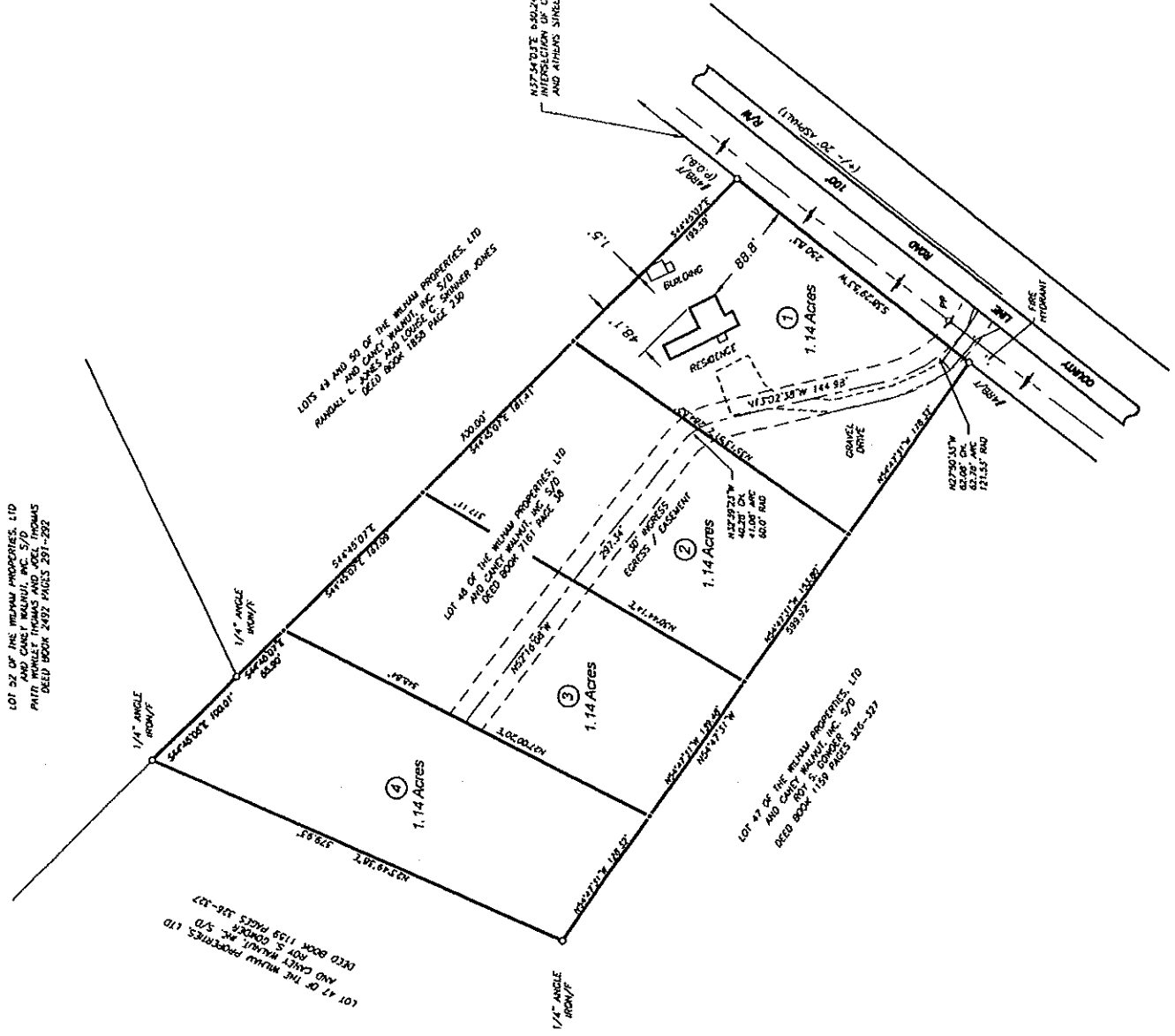


EXHIBIT B

**CHAPTER 17.120. - AGRICULTURAL- RESIDENTIAL-IV DISTRICT (AR-IV)**

**17.120.010. - Permitted uses.**

Permitted uses in the AR-IV district include:

- A. Agricultural, horticultural [uses] and/or farm winery.
- B. Accessory farm uses including the sale of products grown on the premises and the keeping of livestock or poultry.
- C. Sawmills used to process timber grown and harvested on the property where it is processed, provided the conditions of chapter 17.210 are met.
- D. Residences:
  - 1. Site-built single-family detached dwelling units.
  - 2. Class A single-family manufactured home.
  - 3. Class A single-family industrialized dwelling units.
- E. Non-commercial accessory residential uses, including but not limited to a private garage, detached home workshop, swimming pool, or greenhouse, all of which shall be incidental to the use of the property as a residence.
- F. Home offices.
- G. Churches and other places of worship, but excluding cemeteries.
- H. County uses including parks and playgrounds, but excluding cemeteries.
- I. [Deleted 1-13-92.]
- J. Substations for electrical transformers, gas regulators and telephone subscriber carrier sites, provided the conditions of chapter 17.210 are met.
- K. Minor subdivisions.
- L. Family day care home.
- M. Construction trailer, provided the conditions of chapter 17.210 are met.
- N. Community residences, provided the conditions of chapter 17.210 are met.

O. Home occupations, provided the conditions of chapter 17.210 are met.

P. Transient occupancy of a vacation home provided all requirements of chapter 17.216 are met.

(Res. of 8-28-78, § 10(A); Res. of 5-11-87; Res. of 7-10-89; Res. of 4-27-90; Res. of 10-14-91; Res. of 12-23-91; Res. of 1-27-92; Res. of 2-10-92; Res. of 9-28-92; Code 1991, § 17.120.010; Res. of 6-17-02(2), § 17; Res. of 2-27-03(1), § 1; Res. of 4-24-14(1), § 2; Res. of 3-28-19(1), § 10)

**17.120.020. - Conditional uses subject to planning commission approval.**

In the AR-IV district, conditional uses subject to planning commission approval (see chapter 17.350) and a required public hearing include:

A. Residential businesses (see chapter 17.350).

B. Rural businesses (see chapter 17.350).

C. Subdivision amenities.

D. Temporary sales office located within an approved subdivision.

(Res. of 8-28-78, § 10(B); Res. of 7-10-89; Res. of 9-28-92; Code 1991, § 17.120.020; Res. of 2-27-03(1), § 1; Res. of 3-22-18(2), § 4; Res. of 3-28-19(1), § 11)

**17.120.030. - Conditional uses subject to zoning board of adjustment approval.**

In the AR-IV district, conditional uses subject to zoning board of adjustment approval (see chapter 17.350) and required public hearing include:

A. Additional parking on other than principal lot.

B. Class A and Class B single-family manufactured homes on an occupied lot due to a hardship.

C. Caretaker and/or employee residences.

(Res. of 8-28-78, § 10(C); Res. of 7-10-89; Code 1991, § 17.120.030; Res. of 6-17-02(2), § 18; Res. of 2-27-03(1), § 1)

**17.120.040. - Uses permitted subject to approval of county commission.**

In the AR-IV district, uses permitted subject to approval of the county commission, after review and recommendation by the planning commission and a required public hearing, include:

- A. Municipal, state and other public uses.
- B. Fraternal organizations or private clubs (see definitions of church, club or lodge in chapter 17.20).
- C. Nursery schools, kindergartens, day care centers.
- D. Private airfields.
- E. [Reserved.]
- F. Buildings for storage and sale of agricultural, forestry, animal or poultry wastes.
- G. Cemeteries.
- H. Slow rate land treatment systems.
- I. Private directional signs for churches (defined under section 17.270.030) up to 36 square feet in area.
- J. Re-establishment of a nonconforming use after a period of two years.
- K. Equestrian centers.
- L. Group day care home.
- M. Day care center.
- N. Commercial kennel.
- O. Telecommunications facilities, provided the conditions of chapter 17.410 are met.
- P. Community residences that fail to meet all requirements for an administrative occupancy permit, excluding community residences denied a required local or state license.

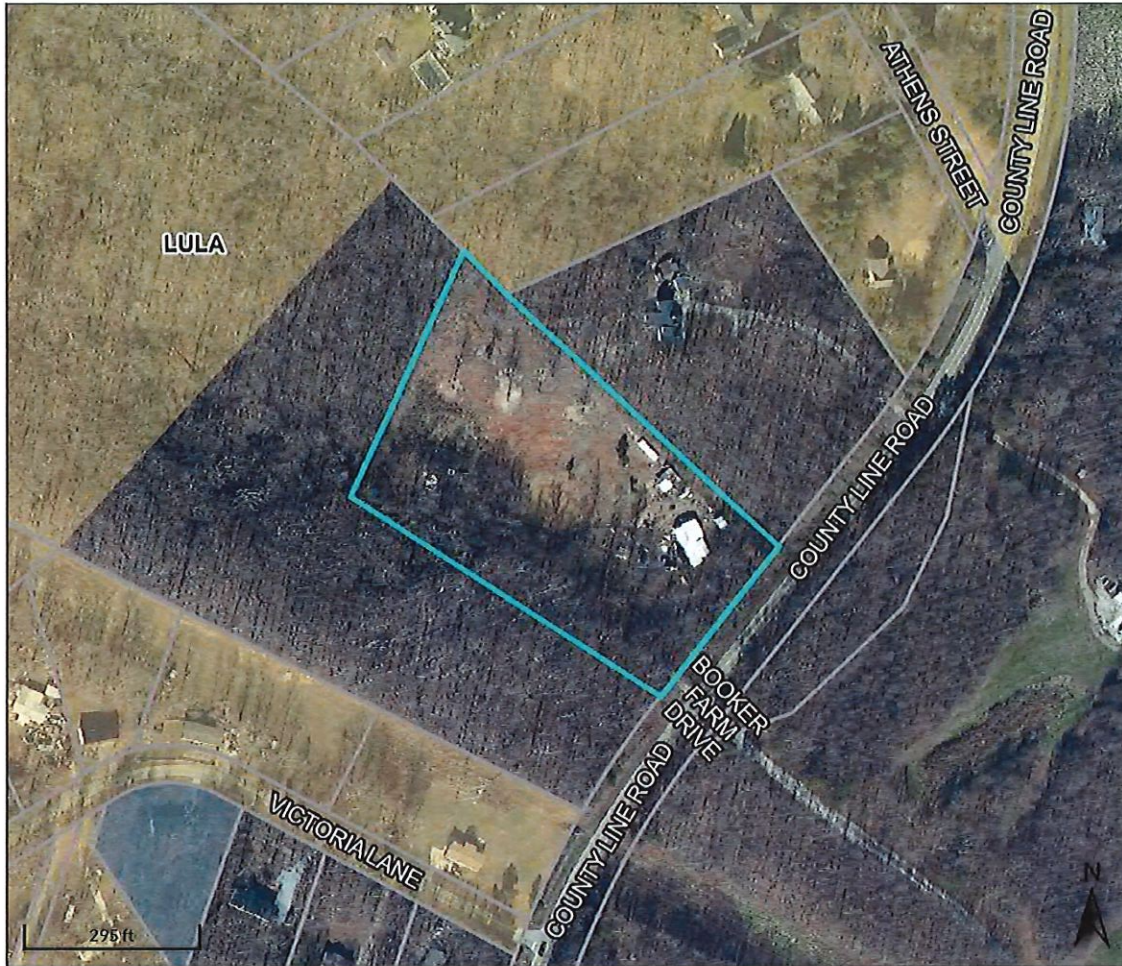
Q. Site-built dwelling units, Class A manufactured homes, and Class A industrialized dwelling units more than seven years old being moved into Hall County for the purpose of permanent or temporary occupancy.

R. Raising for gain or profit of dangerous animals.

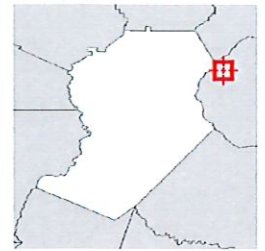
S. Small animal specialty farms.

(Res. of 8-28-78, § 10(D); Res. of 7-10-89; Res. of 1-14-91; Res. of 3-11-91; Res. of 5-28-91; Res. of 7-8-91; Res. of 10-14-91; Res. of 1-13-92; Res. of 1-27-92; Res. of 2-10-92; Res. of 5-11-92; Code 1991, § 17.120.040; Res. of 3-11-99, § 4; Res. of 6-17-02(2), § 19; Res. of 2-27-03(1), § 1; Res. of 1-13-22(3), § 12)





Overview



Legend

- Parcels
- Qualified Sales
  - 2018
  - 2019
  - 2020
  - 2021
  - 2022
  - 2023
- Roads
- Cities
  - BRASELTON
  - BUFORD
  - CLERMONT
  - FLOWERY BRANCH
  - GAINESVILLE
  - GILLSVILLE
  - LULA
  - OAKWOOD
  - RESTHAVEN

Parcel ID 15006D000005  
 Class Code Residential  
 Taxing District COUNTY  
 Acres 4.57

Owner MEDEN MONTANO  
 6538 COUNTY LINE RD  
 LULA, GA 30554  
 Physical Address 6538 COUNTY LINE RD  
 Assessed Value Value \$75634

Last 2 Sales			
Date	Price	Reason	Qual
3/21/2013	\$22000	28	U
1/2/2013	0	23	U

(Note: Not to be used on legal documents)

Date created: 5/15/2023  
 Last Data Uploaded: 5/12/2023 9:43:11 PM

Developed by Schneider  
 GEOSPATIAL

## EXHIBIT D

### ARTICLE VIII

#### R-I SINGLE FAMILY RESIDENTIAL DISTRICT

##### R-IP PERFORMANCE

###### Section 801. Purpose and Intent.

The R-I Single Family Residential District is intended to establish and preserve quiet, stable single-family residential neighborhoods at low-medium densities (up to approximately 1.3 units per acre) free from other uses except those which are compatible with and convenient to the residents of such a district.

The R-IP Performance District is intended to allow for the above-mentioned criteria and the application of “Sustainable Growth Design & Application” procedures creating performance based planning as follows: a reduction in infrastructure needs, an enhancement of transportation needs and/or alternatives, improvement of community land use reducing the immediate impact on surrounding property by an increase in overall setbacks for the exterior of the development, enhancement of environmental impact, requiring submittal of watershed protection, urban reuse, slope and grade study and storm water management with site plan development.

###### Section 802. Permitted Uses.

1. Accessory buildings and uses customarily incidental to the principal residential use of the property, including guest houses (not accessory apartments) home gardens, non-commercial greenhouses, land shelters or enclosures for household pets. Non-commercial livestock is a permitted accessory use on lots with a minimum area of two (2) acres, provided that any buildings or enclosures for the maintenance or shelter of animals shall be set back a minimum of one hundred fifty (150) feet from any property line.
2. Churches, temples, synagogues and places of worship, and their solely owned and operated customary accessory facilities, including cemeteries, provided such uses are located on a lot with a minimum area of two (2) acres, principal buildings are set back a

minimum of fifty (50) feet from any property line and parking areas are located outside of the required front yard and separated from any side or rear property line by a minimum six (6) foot high, opaque fence or wall, or a densely planted landscape strip of at least ten (10) feet in width.

3. Parks, playgrounds, community centers, tennis courts, swimming pools, golf courses and other recreational facilities, operated on a non-profit basis.
4. Public and semi-public buildings and uses, as defined in Article III.
5. Schools, public elementary, middle and secondary.
6. Schools, parochial and private offering courses in general education substantially similar to that of a public school, not offered for profit.
7. Single-family detached dwellings.
8. Strike or move to AG USE Manufactured or mobile homes on individual lots, subject to the following requirements:
  - a) All manufactured homes must be placed on a permanent foundation.
  - b) All manufactured homes shall be installed in compliance with the "Rules and Regulations for Manufactured Homes" made and promulgated by the Georgia Safety Fire Commissioner, as may be amended from time to time.
  - c) All towing devices, wheels, axles, and hitches must be removed or skirted.
  - d) Each home shall be completely skirted with an appropriate barrier, properly ventilated, to enclose the area between the bottom of the structure and the ground. Such skirting shall not be required for those homes with a complete masonry or concrete perimeter foundation.
  - e) All manufactured or mobile homes must meet the standards and regulations of the Building Code Ordinance of Lula. The Building Code Ordinance of Lula shall be controlling over any provision of that ordinance as to the type and manner of construction of any building.

- f) All manufactured or mobile homes must meet the design standards and requirements for manufactured or mobile homes in Section 720.

Section 803. Conditional Uses.

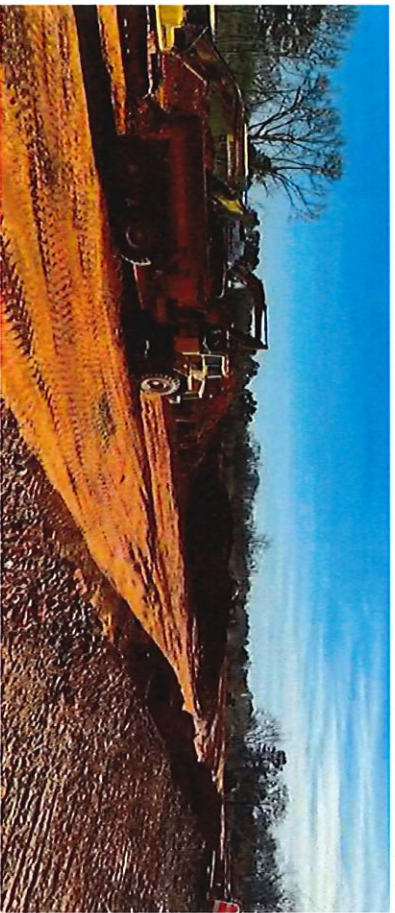
1. Accessory apartments, as defined in Article III, subject to compliance with Section 719.
2. Home occupations, subject to the requirements of Section 713.

Section 804. Area, Height, Density and Placement Requirements

1. As specified in Article XXI.



# FUTURE DEVELOPMENT GUIDE *Chapter 4*



A key component of the comprehensive planning process is the creation of the Future Development Guide. The guide includes the Future Development Map, which depicts unique Character Areas that describe the type of development and land uses desired for particular areas. This guide – in addition to the goals and strategies presented in Chapter 3 – explains and helps illustrate the ‘community vision’ for growth and development in Hall County.

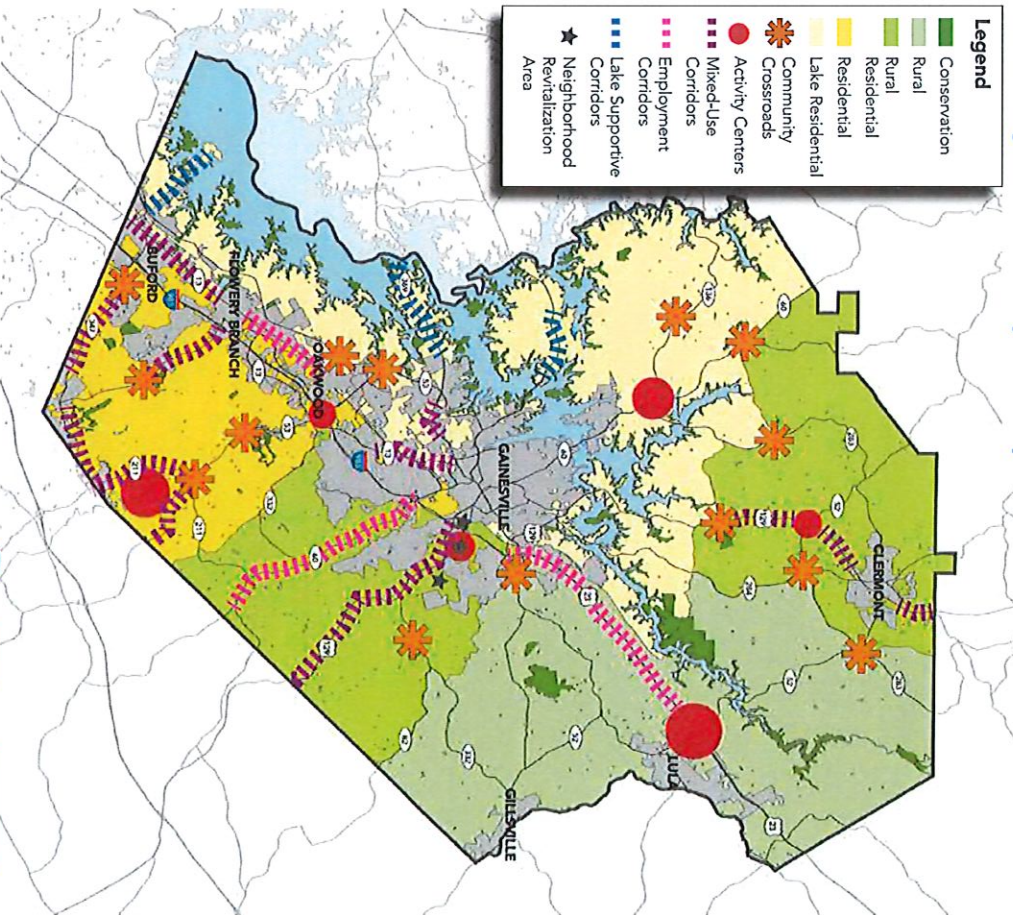
**The Future Development Guide includes the three section shown below:**

- Future Development Map
- Character Area-Based Planning
- Character Area Policy

## Future Development Map

The Future Development Map is used to identify the geographic location of the Character Areas within Hall County. The Character Areas are described in detail later in this chapter. The Future Development Map is intended to help guide decision making related to the physical location of development and where the most appropriate scale and intensity of development should occur. While the map recommends land uses and development patterns for a 20-year planning horizon, it is important that it is regularly reviewed to determine if amendments are needed based on changing market and demographic trends or local goals. At a minimum, the plan is required by the Georgia Department of Community Affairs to be updated every five years.

Hall County Future Development Map





Rural

**Intent: PRESERVE** the existing rural character, including agricultural uses and large-lot residential uses, as well as natural and historic features.

**General Characteristics:** Rural Areas are characterized by agricultural and very low-density single-family residential uses. The development pattern includes larger areas of undeveloped or cultivate land with large distances between buildings and deep setbacks from two-lane roads. Natural features include extensive tree cover and open space areas due to limited development, as well as waterways that include the Chattahoochee River, the Cedar Creek Reservoir and streams.

**Application:** Rural Areas primarily represent private agricultural, large-lot residential or undeveloped land in the northeastern and east portions of Hall County, which includes the North Oconee Watershed Protection District. These areas are located outside of the County's sewer service area. Extension of sewer lines into Rural Areas should be discouraged in order to limit development pressures on the area. Future development should be compatible with the rural character, which includes a high degree of open space and greenspace. This includes the use of conservation subdivisions to maximize the amount of open space in new residential developments that develop under current zoning that allows minimum lot sizes of 1.5 acres.

**Primary Future Land Uses**

- Agricultural/forestry uses
- Very low-density detached single-family residential uses
- Civic benefit uses such as places of worship and parks
- Greenways and trails

**Implementation Strategies (see Chapter 3)**

- SED 1.4, SED 1.6
- DP 1.1, DP 1.3, DP 2.1, DP 2.2, DP 3.2
- RC 2.7, RC 3.1, RC 3.2, RC 3.3, RC 3.4, RC 3.5, RC 4.1

**DESIGN PRINCIPLES**

**Density/Intensity**

- Very low density
- A range of agricultural activities, including more intensive uses than other areas in the County
- Deep building setbacks with green space on large lots
- Residential subdivision design should set aside a high percentage of open space

**Greenspace**

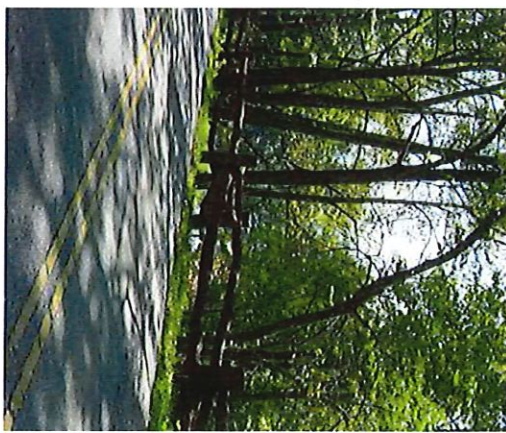
- Natural landscape
- Preserve agricultural land

**Transportation**

- Low to moderate pedestrian connectivity with greenway and trails
- Rural, two-lane roads

**Infrastructure**

- No public sewer
- Limited public water availability



Note: Images are for example purposes only and may not be located in unincorporated Hall County.