

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION CONSENTING TO DE-ANNEXATION

WHEREAS, the Official Code of Georgia Annotated § 36-36-22 provides for a procedure whereby property within the incorporated limits of a city can be de-annexed into the unincorporated county; and

WHEREAS, Perry Scroggs (the “Owner”) is the sole landowner of a certain piece of property consisting of 2.29 +/- acres of land, more or less, currently located within the incorporated city limits of the City of Oakwood and having the address of 4526 Railroad Street, Oakwood, Georgia 30566 (the “Property”); and

WHEREAS, the Property is more fully identified as Tax Parcel number 08067 000074, and is described more particularly in the maps and aerial photographs contained in documents attached hereto as Exhibit “A”; and

WHEREAS, on or about February 5, 2024, Hall County received a package of documentation from Oakwood Community Development Director Dan Schultz, including a written and signed de-annexation application from the Owner, submitted to the City of Oakwood containing a complete description of the Property; and

WHEREAS, the City of Oakwood, Georgia has provided notice to the County that it has received the same de-annexation application from the Owner of the Property; and

WHEREAS, O.C.G.A. § 36-36-22 grants the City of Oakwood the authority to de-annex the Property upon the written and signed applications of all of the owners of all of the land proposed to be de-annexed, other than the owners of public streets, roads, highways, or right of ways, containing a complete description of the lands to be de-annexed and the adoption of a

resolution by the governing authority of Hall County, Georgia consenting to the de-annexation;
and

WHEREAS, the Hall County Board of Commissioners has been granted the authority pursuant to O.C.G.A. § 36-36-22 to consent to the de-annexation of the property; and

WHEREAS, the Hall County Board of Commissioners has determined that it is in the best interests of the County and its citizens to consent to the de-annexation of the Property.

NOW THEREFORE, the Hall County Board of Commissioners hereby resolves to consent to the request of the Owner of the Property known as 4526 Railroad Street, Oakwood, Georgia, 30566, Tax Parcel number 08067 000074 (and more fully described in the attached Exhibit “A” hereto), pursuant to O.C.G.A. § 36-36-22.

SO RESOLVED this the _____ day of _____, 2024.

HALL COUNTY BOARD OF COMMISSIONERS

Chairman, Richard Higgins

ATTEST:

Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

William J. Linkous III, County Attorney

Exhibit “A”



January 31, 2024

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

Honorable Billy Powell
Hall County Commissioner, District 2
P. O. Drawer 1435
Gainesville, GA 30503

Re: Application for Annexation & Zoning
Perry Scroggs
Tax Parcel # 08067 000074 +/- 2.29 acres
Address: 4526 Railroad street

Dear Commissioner Powell:

Please accept this letter as a courtesy notification of the attached proposed de-annexation located in your district.

This application will be considered by the Oakwood Planning Commission on Thursday, March 14, 2024 at 6:00 p.m. and a Public Hearing will be scheduled by the Oakwood City Council on Monday, April 8, 2024 at 7:00 p.m. at Oakwood City Hall.

If you have any questions or need additional information, please give me a call.

Sincerely,

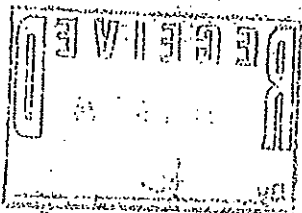
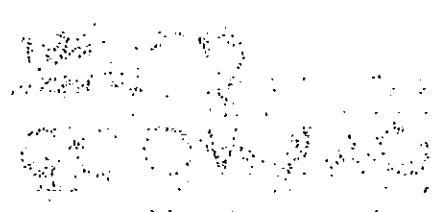
A handwritten signature in black ink, appearing to be "Dan Schultz". The signature is written in a cursive style with a large, sweeping "D" and "S".

Dan Schultz
Community Development Director

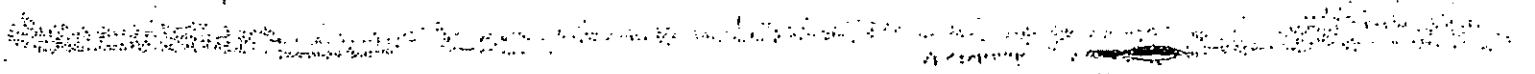
Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net

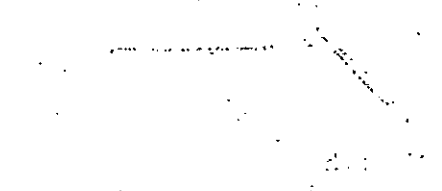
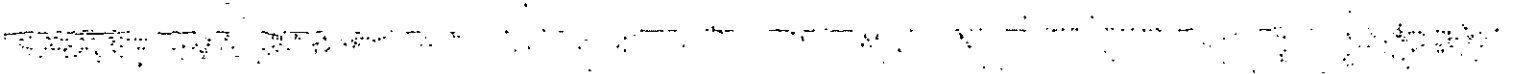
Enclosures 1. GIS Map
2. Annexation Application



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4035 WALNUT CIRCLE / P.O. BOX 99
 OAKWOOD GA 30566
 770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

- PROPERTY OWNER DEVELOPER/BUILDER
 RESIDENT/PROPIETOR ATTORNEY/AGENT

NAME: Ferry Scroggs

ADDRESS: 4526 Rainwood St

CITY: Oakwood STATE: Ga ZIP CODE: 30566

PHONE: 678 443 0141 CELL: 678 316 3346 FAX: E-MAIL:

678-443-844 PERSON TO CONTACT

NAME: same

ADDRESS:

PHONE: FAX: E-MAIL:

PROPERTY OWNER

NAME: same

ADDRESS:

CITY: STATE: ZIP CODE:

PHONE: FAX: E-MAIL:

DESCRIPTION OF PROPERTY

ADDRESS:

TAX MAP & PARCEL #: ACREAGE: 2.39

TYPE OF APPLICATION

- ANNEXATION AND ZONING ZONING VBRIFICATION
 REZONING
 APPEAL
 SITE PLAN APPROVAL AMENDMENT
 CHANGE IN CONDITIONS
 CONDITIONAL USE
 VARIANCE TO ZONING ORDINANCE VARIANCE TO SIGN ORDINANCE
 VARIANCE TO SUBDIVISION REGULATIONS
 SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)
 DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)
 PRELIMINARY PLAT
 FINAL PLAT
 EXEMPTION PLAT

SIGNATURE: [Signature]

DATE: 1.17.24

OFFICE USE ONLY

FEE: \$ 150.00

CASH CHECK # 298265



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR REZONING

A SITE PLAN IS REQUIRED FOR COMMERCIAL AND INDUSTRIAL DISTRICTS.
SEE SECTION 6 OF ZONING PROCEDURES ORDINANCE FOR PLAN CONTENTS

EXISTING ZONING DISTRICT: R-1
PROPOSED ZONING DISTRICT: residential
PROPOSED USE: _____

PLEASE JUSTIFY YOUR REQUEST BASED ON THE FOLLOWING CRITERIA:

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.
2. The extent to which property values are diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner

<p>5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.</p>
<p>6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.</p>
<p>7. The zoning history of the subject property. <i>It was zoned to sell commercial at one time but was rezoned back to residential. It has been a hardship money wish</i></p>
<p>8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities.</p>
<p>9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.</p>
<p>NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.</p>

Extra taxes + etc. for Oakwood and we pay county too

3317.0

4452

Section 6, 01/22/20

4456

4510

4506

4548

4514

Section 5

4520

4533

4515

4544

4523

Section 4

4531

CITY OF 
OAKWOOD
BUILDING THE FUTURE TOGETHER

4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

^{De}
APPLICATION FOR ANNEXATION

NAME: Perry Seaggs

ADDRESS: 4526 Railroad St

CITY: Oakwood

STATE: Ga

ZIP CODE: 30066

PHONE: 678 943 8014

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS: 4526 Railroad St

DISTRICT / SECTION / LAND LOT:

ACREAGE: 2.39

TAX MAP & PARCEL #:

NAME OF SUBDIVISION:

EXISTING LAND USE:

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: Gainesville Water Dept.

SANITARY SBWER: septic tank

ELECTRICITY: Jackson Electric

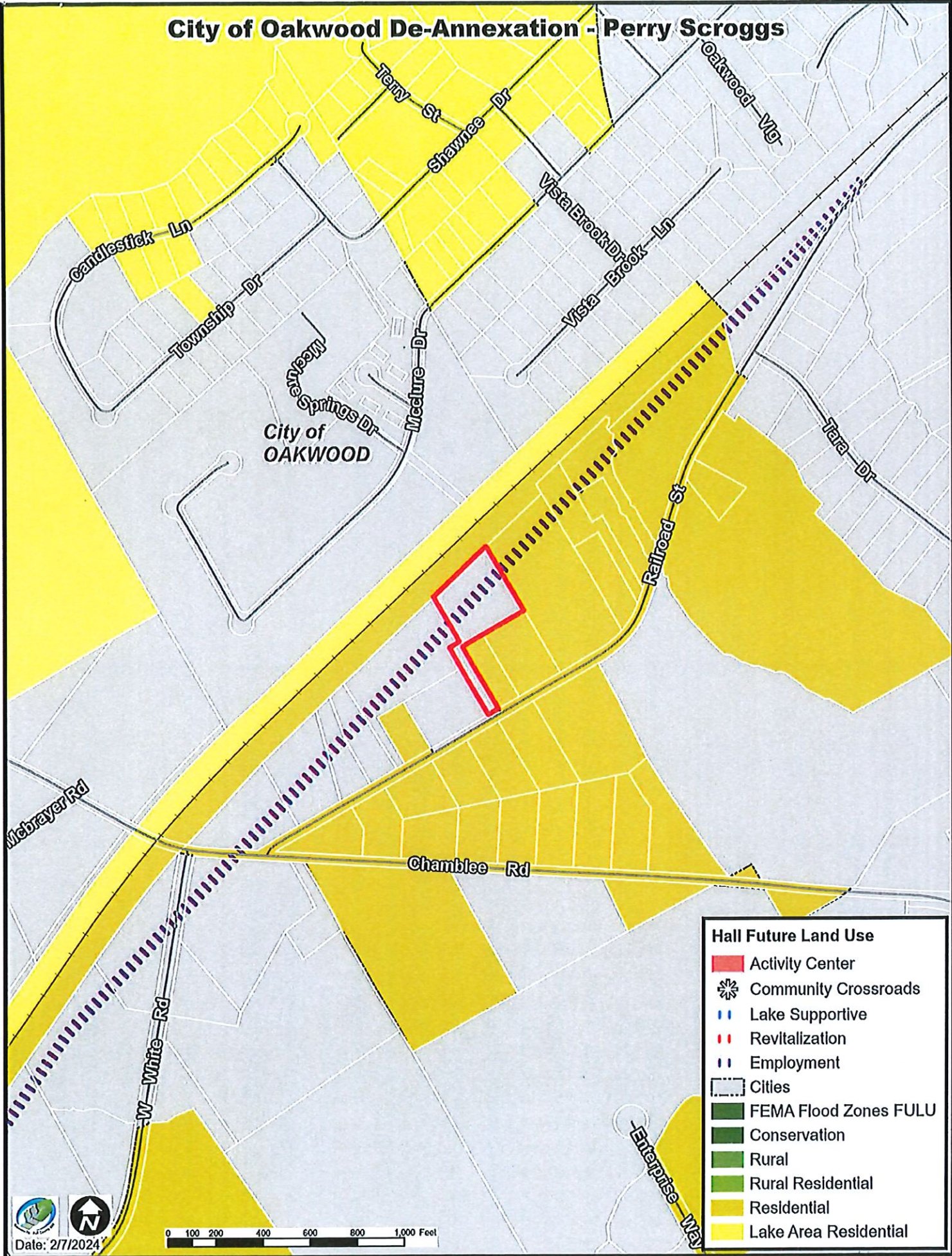
GAS: none

TELEPHONE: Charter

CABLE TELEVISION: Charter

GARBAGE COLLECTION: Oakwood

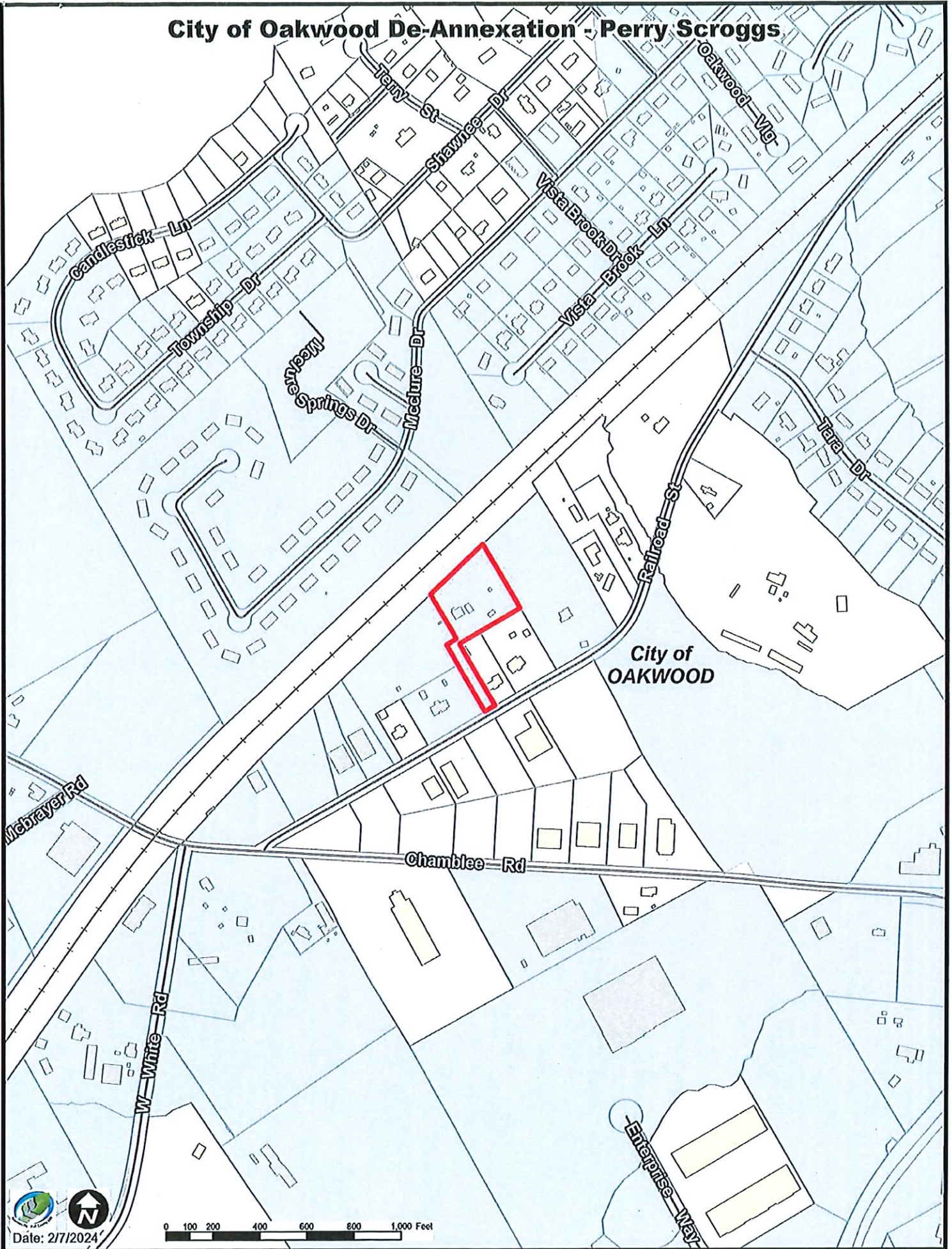
City of Oakwood De-Annexation - Perry Scroggs



Hall Future Land Use

- Activity Center
- Community Crossroads
- Lake Supportive
- Revitalization
- Employment
- Cities
- FEMA Flood Zones FULU
- Conservation
- Rural
- Rural Residential
- Residential
- Lake Area Residential

City of Oakwood De-Annexation - Perry Scroggs



City of Oakwood De-Annexation - Perry Scroggs



Meclure Springs Dr

Vista Brook

Meclure Dr

City of OAKWOOD

Railroad St

Chamblee Rd



Date: 2/7/2024

