

**CONDITIONAL USE APPLICATION**

**Applicant (Name & Mailing Address)**

Karan Ahuja  
 325 Crooked Stick Drive  
 Alpharetta, GA 30004  
 Phone 404-403-8267  
 Email Address karansingh12121@gmail.com  
 Proposed Use Commercial Retail Center

**Property Owner (Name & Mailing Address)**

Ronald C. Dale Executor of the Estate of Edna T. Dale  
 1720 Spruce Ave.  
 Winter Park, FL 32789  
 Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_

**Contact Person (Name & Mailing Address)**

Madison Winship } Owner  
 24 Dawson Village Way South  
 Dawsonville, GA 30534  
 Phone 706-926-0316  
 Email Address mwinship@davisengineers.com } Other  
 Tax Parcel Number 08027 000010  
 Location Address 2860 Atlanta Highway, Gainesville, GA 30504

**Status of Applicant**

Option to Purchase  
 Area Resident  
 Zoning: S-S  
 Acreage 3.52

**Requested Action**

Permissive Use:  
 HCPC  HCC  
 Fee: \$ \_\_\_\_\_  
 Receipt #: \_\_\_\_\_  
 Check #: \_\_\_\_\_

I hereby certify that the above information and all attached information are true and correct.

Sign [Signature] Date: 01/16/2024

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

**Application Withdrawal:** I hereby withdraw the application.

Sign \_\_\_\_\_ Date: \_\_\_\_\_

**Staff Use Only**

Application Date: \_\_\_\_\_ Taken by: \_\_\_\_\_  
 Tentative Planning Commission Date: \_\_\_\_\_ Tentative County Commission Date: \_\_\_\_\_  
 County Commission District: \_\_\_\_\_

PLANNING AND DEVELOPMENT DEPARTMENT  
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504  
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503  
t: 770-531-6809 | f: 770-531-3902



**AUTHORIZATION OF PROPERTY OWNERS**

*Note: If the applicant is the property owner, please disregard this form.*

Name of owner(s) Ronald C. Dale Executor of the Estate of Edna T. Dale

Address 1720 Spruce Ave.

Winter Park, FL 32789

Phone Number 407 468 4702

Name of applicant(s) Karan Ahuja

Address 325 Crooked Stick Drive

Alpharetta, GA 30004

Phone Number 404-403-8267

**I swear that I am the owner of the property which is the subject matter of the attached applications 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(s) *Ronald C Dale* 11524

Personally appeared before me  
Ronald C. Dale

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

*Michael C. Valore*  
Notary Public

1-15-2024  
Date



**MICHAEL CHARLES VALORE**  
Notary Public  
State of Florida  
Comm# HH327725  
Expires 11/12/2026





### CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant 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.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have\*\* \_\_\_\_\_ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

**\*\*If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): \_\_\_\_\_

Office: \_\_\_\_\_

Dollar Amount: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature: Ronald C. Dale

Date: Jan 15, 2024

Applicant's/Owner's Name (Printed): Ronald C. Dale Executor of the Estate of Edna T. Dale

### CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - (3) The name and official position of the local government official to whom the campaign contribution was made; and
  - (4) The dollar amount and description of each campaign contribution made by the applicant 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.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have\*\*  I have not

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

\*\*If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): \_\_\_\_\_

Office: \_\_\_\_\_

Dollar Amount: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature: Karan Ahuja

Date: 01/16/2024

Applicant's/Owner's Name (Printed): Karan Ahuja