

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



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Jones Tree Service, Inc.

1780 Hancock Ave Ext

Gainesville, GA 30501

Phone 678-617-6113

Email Address mjones6291@yahoo.com

Proposed Use Conditional use for outdoor storage

Property Owner (Name & Mailing Address)

Ridgeway Investment Group, LLC

6465 Hickory Branch Drive

Hoschton, GA 30548

Phone 678-617-6113

Email Address mjones6291@yahoo.com

Contact Person (Name & Mailing Address)

Matt Jones

Matt Jones

6465 Hickory Branch Drive Hoschton, GA 30548

Phone 678-617-6113

Email Address mjones6291@yahoo.com

Tax Parcel Number 00137 000005

Location Address 1780 Hancock Ave. Ext. Gainesville, GA 30501

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Zoning: I-II

Acreage 1.15

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

Date: 10-1-24

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: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Ridgeway Investment Group, LLC

Address 6465 Hickory Branch Drive
Hoschton, GA 30548

Phone Number 678-617-6113

Name of applicant(s) Jones Tree Service, Inc. (Matt Jones)

Address 1780 Hancock Ave. Ext
Gainesville, GA 30501

Phone Number 678-617-6113

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.

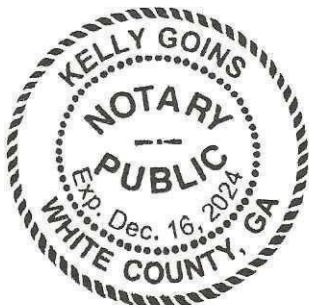
Signature of Owner(s)
[Handwritten Signature]

Personally appeared before me
Matt Jones

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

Kelly Goins
Notary Public

5-31-24
Date



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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: *Matt Jones*

Date: 6/7/24

Applicant's/Owner's Name (Printed): Matt Jones

Operational Agreement

Between:

Matthew Jones

Address: 6465 Hickory Branch Dr Hoschton, GA 30548

Represented by: Matthew Jones - Owner

And

Ridgeway Investment Group LLC

A Limited Liability Company organized under the laws of Georgia

Address: 6465 Hickory Branch Dr Hoschton, GA 30548

Represented by: Matthew Jones – Sole Member

Introduction:

This Operational Agreement ("Agreement") is entered into as of 1/1/2024, between Matthew Jones and Ridgeway Investment Group LLC, collectively referred to as the "Parties."

Purpose:

The Parties agree to collaborate as Matt owns Ridgeway Investment group and it's assets, which involves but is not limited to Ridgeway Investment Group LLC and is to include 1780 Hancock Ave Ext in Gainesville, Georgia.

Scope of Work:

- **Party A Responsibilities:** Matthew Jones will oversee operations.
- **[LLC Name] Responsibilities:** Ridgeway Investment Group LLC will maintain operations.

Resource Allocation and Financial Arrangements:

- Each Party will bear its own costs related to its respective responsibilities as outlined in this Agreement.
- Financial arrangements, if any, shall be as agreed upon separately by the Parties and documented in Exhibit A attached hereto.

Term and Termination:

- This Agreement shall commence on 1/1/2024 and shall continue until terminated by mutual agreement of the Parties.
- Either Party may terminate this Agreement upon 30 days' written notice to the other Party in the event of a material breach by the other Party.

Intellectual Property Rights:

- All intellectual property rights developed or utilized in connection with the collaboration shall be owned by the Party that creates or contributes such intellectual property.

Confidentiality and Non-Disclosure:

- The Parties agree to maintain the confidentiality of any proprietary or confidential information shared between them during the course of the collaboration.

Dispute Resolution:

- Any disputes arising under this Agreement shall be resolved through good faith negotiations between the Parties. If a resolution cannot be reached, the Parties agree to pursue mediation or arbitration as outlined in Exhibit B attached hereto.

Liability and Indemnification:

- Each Party shall indemnify and hold harmless the other Party from and against any claims, damages, liabilities, costs, and expenses arising out of or related to its own actions or omissions under this Agreement.

Miscellaneous Provisions:

- This Agreement constitutes the entire understanding between the Parties concerning the subject matter hereof and supersedes all prior agreements and understandings, whether written or oral.

Signatures:

Executed by the Parties as of the date first above written.

Party A:


(Signature of Matt Jones, 2024-05-23 10:01)

Jun 5, 2024

Matt Jones

Owner

Ridgeway Investment Group LLC:


(Signature of Matt Jones, 2024-05-23 10:01)

Jun 5, 2024

Matt Jones

Owner

Commercial Lease Agreement

This Commercial Lease Agreement ("Lease") is made and entered into this January 1, 2024, by and between:

Ridgeway Investment Group LLC, having its principal place of business at 7380 Spout Springs Rd, Suite 210 #219, Flowery Branch, GA, 30542 ("Landlord"), and

Jones Tree Service, having its principal place of business at 1780 Hancock Avenue Ext, Gainesville, GA 30501 ("Tenant").

1. Premises

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the following described premises located at 1780 Hancock Avenue Ext, Gainesville, GA 30501, a 3,000 sq foot concrete industrial building ("Premises").

2. Term

The term of this Lease shall commence on January 1, 2024 and shall continue year over year, unless earlier terminated as provided herein.

3. Rent

Tenant agrees to pay Landlord rent in the amount of \$5200 per month, payable in advance on the first day of each month. Rent shall be payable at 7380 Spout Springs Rd, Suite 210 #219, Flowery Branch, GA 30542.

4. Use of Premises

Tenant shall use the Premises solely for business. Tenant shall not use the Premises for any unlawful purpose or in any manner that would create a nuisance or disturbance to other tenants or neighboring properties.

5. Maintenance and Repairs

Landlord shall be responsible for maintaining the structural components of the Premises and common areas. Tenant shall be responsible for all repairs and maintenance within the Premises, including but not limited to plumbing, electrical, and HVAC systems.

6. Insurance and Indemnification

Tenant shall obtain and maintain throughout the term of the Lease, at its own expense, commercial general liability insurance with minimum coverage limits of [Insurance Limits]. Tenant shall name Landlord as an additional insured on such policy and provide Landlord with a certificate of insurance upon request.

7. Default

If Tenant fails to pay rent or otherwise breaches any term or condition of this Lease, Landlord may terminate the Lease and pursue any remedies available at law or in equity.

8. Assignment and Subletting

Tenant shall not assign, sublease, or otherwise transfer its interest in the Lease or the Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld.



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

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BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: **Jones Tree Service Inc** Control Number: **22156341**

Business Type: **Domestic Profit Corporation** Business Status: **Active/Compliance**

NAICS Code: **Any legal purpose** NAICS Sub Code:

Principal Office Address: **7380 Spout Springs Road, Suite 210 #219, Flowery Branch, GA, 30542, USA** Date of Formation / Registration Date: **7/15/2022**

State of Formation: **Georgia** Last Annual Registration Year: **2024**

REGISTERED AGENT INFORMATION

Registered Agent Name: **Matthew Jones**

Physical Address: **7380 Spout Springs Road, Suite 210 #219, Flowery Branch, GA, 30542, USA**

County: **Hall**

OFFICER INFORMATION

Name	Title	Business Address
Matthew Jones	CEO	7380 Spout Springs Road Suite 210 #219 Flowery Branch, GA 30542, Flowery branch, GA, 30542, USA
Matthew Jones	CFO	7380 Spout Springs Road Suite 210 #219 Flowery Branch, GA 30542, Flowery branch, GA, 30542, USA
Matthew Jones	Secretary	7380 Spout Springs Road Suite 210 #219 Flowery Branch, GA 30542, Flowery branch, GA, 30542, USA

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BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Ridgeway Investment Group LLC	Control Number:	23231022
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	7380 Spout Springs Rd, Suite 210 #219, Flowery Branch, GA, 30542, USA	Date of Formation / Registration Date:	10/30/2023
State of Formation:	Georgia	Last Annual Registration Year:	2024

REGISTERED AGENT INFORMATION

Registered Agent Name: **Matthew Jones**
 Physical Address: **7380 Spout Springs Rd, Suite 210 #219, Flowery Branch, GA, 30542, USA**
 County: **Hall**

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