



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

**ZONING APPLICATION**

**Applicant (Name & Mailing Address)**

Edge City Properties, Inc.

4280 Dove Pt

Duluth, GA 30096

Phone 770-814-4500

Email Address mdye@EdgeCP.com

Proposed Use Planned Residential Development (PRD)

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

Phyllis Roshan, 4420 Benefield Rd, Braselton GA 30517

Estate of Benny and Rebecca Mangum, 4336 Benefield Rd

Braselton, GA 301517

Phone 678-485-8000 (Roshan), 770-561-8738 (Mangum)

Email Address hanifroshan73@gmail.com, slhelton@bellsouth.net

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

Michael Dye

4280 Dove Pt

Duluth, GA 30096

Phone 770-814-4500

Email Address mdye@EdgeCP.com

Tax Parcel Number 150028 000014, 15028 000070, 15028 000090

Acreage +/- 68.83 acres

Location Address 4336, 4370 and 4420 Benefield Road, Braselton GA 30517

**Status of Applicant**

Owner

Option to Purchase

Area Resident

Other

**Requested Action**

Existing Zoning: AR-IV, PCD

Rezone to: PRD

Fee: \$1,500.00

Receipt #: \_\_\_\_\_

Check #: \_\_\_\_\_

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

Sign *Michael Dye*

Date: 4-10-2024

**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: \_\_\_\_\_

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**AUTHORIZATION OF PROPERTY OWNERS**

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

Name of owner(s) Phyllis H. Roshan

Address 4420 Benefield Road  
Braselton, GA 30517

Phone Number \_\_\_\_\_

Name of applicant(s) Edge City Properties, Inc.

Address 4280 Dove Pt  
Duluth, GA 30096

Phone Number 770-814-4500

**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)  
Phyllis H. Roshan

Personally appeared before me  
Frances S Hamrick

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

Frances S Hamrick  
Notary Public

3-22-2024  
Date





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**AUTHORIZATION OF PROPERTY OWNERS**

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

Name of owner(s) Estate of Benny and Rebecca M. Mangum

Address 4336 Benefield Road  
Braselton, GA 30517

Phone Number \_\_\_\_\_

Name of applicant(s) Edge City Properties, Inc.

Address 4280 Dove Pt  
Duluth, GA 30096

Phone Number 770-814-4500

**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)  
Stacy Helton

Personally appeared before me  
Stacy Helton

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

M. Shuruff

3.20.2024  
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  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: Phyllis H. Roshan

Date: 3/22/24

Phyllis H. Roshan

Applicant's/Owner's Name(Printed): \_\_\_\_\_







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

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

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

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

Applicant's/Owner's Signature:  Stacy M Helton  Title:  Executor

Date:  3-20-24

Applicant's/Owner's Name (Printed):  Estate of Benny and Rebecca Mangum Stacy M Helton



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

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

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

Applicant's/Owner's Signature: \_\_\_\_\_

Date:  4-10-2024

Applicant's/Owner's Name(Printed):  Michael Dye, President, Edge City Properties, Inc. as Applicant