

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)**

The Revive Land Group, LLC  
3500 Lenox Road Ste 625  
Atlanta, GA 30326

Phone [REDACTED]

Email Address [REDACTED]

Proposed Use Residential subdivison; Residential Mix(RX)

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

The Estate of Joan Hicks - 4841 & 4844 Cagle Road Lula, GA  
Big Hickory Farm, LLC - 4865 Cagle Road Lula, GA

Phone \_\_\_\_\_

Email Address \_\_\_\_\_

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

Neville Allison, The Revive Land Group, LLC  
3500 Lenox Road Ste 625  
Atlanta, GA 30326

Phone [REDACTED]

Email Address [REDACTED]

Tax Parcel Number 09091 00002; 09091 00001; 09091 00003

Location Address 4841, 4865, 4844 Cagle Road Lula, GA

**Status of Applicant**

- Owner
- Option to Purchase
- Area Resident
- Other

**Requested Action**

Existing Zoning: AR-I  
 Rezone to: RX  
 Fee: \$ \_\_\_\_\_  
 Receipt #: \_\_\_\_\_  
 Check #: \_\_\_\_\_

Acreage 101.57

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

Sign [Signature] Date: 12/18/24

**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) Estate of Joan Hicks & Big Hickory Farm, LLC

Address 4841 Cagle Rd.  
Lula, GA 30554

Phone Number [REDACTED]

Name of applicant(s) The Revive Land Group, LLC

Address 3500 Lenox Road Ste 625  
Atlanta, GA 30326

Phone Number [REDACTED]

**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)  
Judy Stepp, Executor

Personally appeared before me  
Judy Stepp

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

Rachel Vaughn  
Notary Public

11-4-24  
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:  \_\_\_\_\_

Date: 12/18/24

Applicant's/Owner's Name (Printed): Neville Allison, The Revive Land Group, LLC

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**\*\*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: Judy Stepp Date: 11-4-24

Applicant's/Owner's Name (Printed): Judy Stepp, Executor



**AMENDMENT TO AGREEMENT  
OF LIMITED LIABILITY COMPANY OF  
BIG HICKORY FARM, LLC  
DATED SEPTEMBER 15, 2004**

**THIS AMENDMENT** made this 2nd day of May 2023.

**WHEREAS**, on May 31, 2021 the **ESTATE OF ALVIN PAUL HICKS** transferred and assigned all of its limited liability company membership interest in **BIG HICKORY FARM, LLC** (the "LLC") to **JOAN W. HICKS**; and

**WHEREAS**, on May 1, 2023 **MICHAEL STEPP** immediately resigned as a Manager of the LLC and transferred and assigned all of his limited liability company membership interest in the LLC to **JUDY H. STEPP**; and

**WHEREAS**, on May 2, 2023 **JUDY H. STEPP** transferred and assigned all of his limited liability company membership interest in the LLC to **JOAN W. HICKS** so that **JOAN W. HICKS** became the sole Member of the LLC; and

**WHEREAS**, the Members and the holders of all remaining interests in the LLC have heretofore acknowledged and approved such transfers of membership interests to the assignees; and

**WHEREAS**, the assignees have agreed to assume all responsibilities of a Limited Liability Company Member under the Agreement and desires to become Substitute Limited Liability Company Members in accordance with the provisions of the Agreement; and

**WHEREAS**, the assignors, the assignees, the now sole Member in the LLC and the now sole Manager of the LLC desire to amend said Agreement to reflect the substitution of the assignees as Limited Liability Company Members with respect to the respective interest acquired by it from assignors;

**NOW THEREFORE**, for valuable consideration, the parties hereto agree as follows:

1.

All words defined in the Agreement shall have the respective meanings and be construed herein as provided in the Agreement, unless otherwise defined herein.

2.

The Members hereby consent to the substitution of the assignees as Substitute Limited Liability Company Members in the LLC in accordance with the provisions of the Operating Agreement of **BIG HICKORY FARM, LLC** dated September 15, 2004 (the "Agreement") and

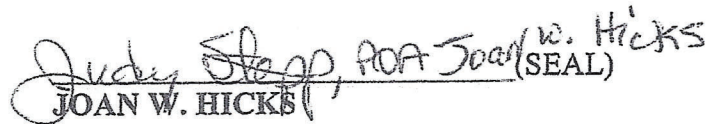
The remaining Members and Managers hereby waive all written notice from Assignor in accordance with Article 12.03 (f) of the Operating Agreement; elect not to purchase said interest from Assignors, and consent to the substitution of the Assignee as Substituted Limited Liability Company Members in the LLC with respect to the interest acquired by Assignee from Assignor. The Remaining Members further approve any amendment of the Operating Agreement of **BIG HICKORY FARM, LLC** dated September 15, 2004 that is necessary to reflect the changes in LLC percentages resulting from this Gift Assignment. The foregoing Gift of a Limited Liability Company Membership Interest and Transfer and Assignment of Limited Liability Company Membership Interest is hereby **ACKNOWLEDGED AND APPROVED**.

This 2nd day of May 2023.

**MANAGER:**

 (SEAL)  
JUDY H. STEPP, MANAGER

**REMAINING LIMITED LIABILITY  
COMPANY MEMBERS:**

 (SEAL)  
JOAN W. HICKS

the assignees are hereby admitted to the LLC as Substitute Limited Liability Company Members in accordance with the provisions of the Agreement.

3.

The Agreement is hereby amended by adding the Exhibit "A" attached hereto.

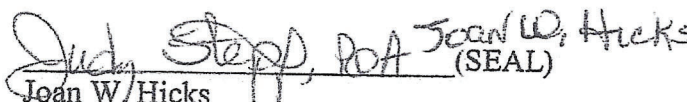
4.

Except as specifically amended by this instrument, the Agreement is in all respects RATIFIED and AFFIRMED.

**MANAGER:**

 (SEAL)  
Judy H. Stepp

**REMAINING MEMBER:**

 (SEAL)  
Joan W. Hicks

**EXHIBIT "A"**

<u>Members:</u>	<u>Percentage Ownership in the LLC</u>
Alvin P. Hicks	0%
Joan W. Hicks	100%
Judy H. Stepp	0%
Michael Stepp	0%
TOTAL	100.00%