

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)

A&R Engineering, Inc.  
2160 Kingston Court, Suite "O"  
Marietta, GA 30067

Phone 770-690-9255

Email Address oaleman@areng.com

Proposed Use Subdivision of property for 11 single-family lots

### Property Owner (Name & Mailing Address)

Lutfi Investments, LLC

P.O. Box 2917

Gainesville, GA 30503

Phone

Email Address rmccaffrey@tamarackinv.com  
and carla@wbdlawfirm.com

### Contact Person (Name & Mailing Address)

Otis Aleman, Senior Project Manager  
2160 Kingston Court, Suite "O"  
Marietta, GA 30067

Phone 404-637-8145

Email Address oaleman@areng.com

Tax Parcel Number 10146 000019

Location Address 3219 Lake Drive, Gainesville, GA 30506

### Status of Applicant

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other

Zoning: V-C requested

Acreage 10.6 acres, more or less

### 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: 18 OCT 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: \_\_\_\_\_



# WALKER, BALL & DIMO

HOMETOWN LAW

CARLA J. WALKER

SCOTT A. BALL

JENIFIR DIMO

RYAN S. BALL

October 18, 2024

**VIA UPLOAD OR**  
**ELECTRONIC DELIVERY**

**Re: 3219 Lake Drive Rezoning/Conditional Use Application**

To Whom it May Concern,

I am the attorney for Lutfi Investments, LLC (the "Company"). I can confirm that Nabil Muhanna is the Manager of said Company and authorized to execute all documents on behalf of this entity. Please accept this letter in lieu of a copy of the Company's Operating Agreement, which operating agreement is not intended for public disclosure.

With warm regards,

**WALKER, BALL & DIMO, LLC**

Carla J. Walker, Esq.  
For the firm

CMJW/kte  
*Enclosures*

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340 Jesse Jewell Parkway SE, Suite 650, Gainesville, GA 30501

Phone: 678-940-3990

Fax: 678-940-3390

[www.wbdlawfirm.com](http://www.wbdlawfirm.com)

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### AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Lutfi Investments, LLC  
Address P.O. Box 2917  
Gainesville, GA 30503  
Phone Number [REDACTED]  
Name of applicant(s) A&R Engineering, Inc.  
Address Attn: Otis Oaleman, Senior Project Manager  
2160 Kingston Court, Suite "O"  
Marietta, GA 30067  
Phone Number 404-637-8145

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)

Nabil Muhanna

Personally appeared before me

Nabil Muhanna, Manager of Lutfi Investments, LLC

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

Carla J. Walker  
Notary Public

10/18/2024  
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 ☒

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: Nabil Muhanna Date: 10-18-2024

Applicant's/Owner's Name (Printed): Nabil Muhanna, Manager of Lutfi Investments, LLC

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(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).

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

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

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

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

Date: 10-18-2024

Applicant's/Owner's Name (Printed): Otis Aleman, Senior Project Manager