

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)

Dean Conn
Crawford Creek Communities, Tyler Sheep

400 Northridge Road, Suite 325

Atlanta, GA 30350

Phone 302-540-5998

Email Address tyler@crawfordcreekcommunities.com

Proposed Use Residential Subdivision

Property Owner (Name & Mailing Address)

The Estate of Bryson Turk, c/o Jimmy Turk

5217 Cash Road

Flowery Branch, GA 30542

Phone 770-561-3213

Email Address 1650jturk@bellsouth.net

Contact Person (Name & Mailing Address)

Rochester | DCCM - Bradley Dunckel

425 Oak St.

Gainesville, GA 30501

Phone 770-363-1997

Email Address bdunckel@dccm.com

Tax Parcel Number 15038 000029

Location Address 5031 Union Church Road, Flowery Branch, GA 30542

Status of Applicant

☐ Owner

☒ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: AR-III

Rezone to: PRD

Fee: \$ 1,500.00

Receipt #: _____

Check #: _____

Acreage 61.76 +/-

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

Sign [Signature]

Date: 1/14/2025

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: _____

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) The Estate of Bryson Turk, c/o Jimmy Turk

Address 5217 Cash Road

Flowery Branch, GA 30542

Phone Number 770-561-3213

Name of applicant(s) Crawford Creek Communities

Address 400 Northridge Road, Suite 325

Atlanta, GA 30350

Phone Number 302-540-5998

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)

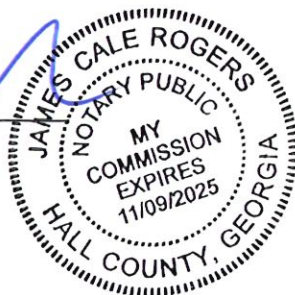


Personally appeared before me



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


Notary Public



1/8/25
Date



BUSINESS SEARCH

BUSINESS INFORMATION

Business Name: Crawford Creek Communities Inc

Business Type: Domestic Profit Corporation

NAICS Code: Construction

Principal Office Address: 201 Insperon Drive, Grovetown, GA, 30813, USA

State of Formation: Georgia

Control Number: 18018784

Business Status: Active/Compliance

NAICS Sub Code: New Housing For-Sale Builders

Date of Formation / Registration Date: 2/2/2018

Last Annual Registration Year: 2025

REGISTERED AGENT INFORMATION

Registered Agent Name: DAVID HOUTSMA

Physical Address: 7505 Brookwood Way, Cummings, GA, 30041, USA

County: Forsyth

OFFICER INFORMATION

Name	Title	Business Address
Angie Rozelle	Secretary	201 Insperon Drive, Grovetown, GA, 30813, USA
Dean A Conn	CEO	201 Insperon Drive, Grovetown, GA, 30813, USA
Stan Sanchez	CFO	400 Northridge Road Suite 325, Atlanta, GA, 30350, USA

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Filing History

Name History

Return to Business Search

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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: Tyler Shoop

Date: 1/14/2025

Applicant's/Owner's Name (Printed): Tyler Shoop Dean Conn
 Crawford Creek Communities

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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Jimmy Turk

Date: 11/21/25

Applicant's/Owner's Name (Printed): Jimmy Turk

The Estate of Bryson Turk, c/o Jimmy Turk