

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)
Property Owner (Name & Mailing Address)
Cook Communities
Ashley Brooke Young
3120 Frontage Road
22 Cobble Hill Road.
Gainesville, GA 30504
Fairview, NC 28730

Phone 678-207-1508

Phone _____

Email Address keith@thecookandcompany.com

Email Address _____

Proposed Use Planned Residential Development (PRD) (Single Family Detached) with Amenity (1 Unit/Acre)
Contact Person (Name & Mailing Address)
Status of Applicant
Requested Action
C. Luke Pressley, P.E.
☐ Owner

Existing Zoning: AR-1/V-C
3120 Frontage Road.
☒ Option to Purchase

Rezone to: PRD
Gainesville, GA 30504
☐ Area Resident

Fee: \$ _____

Phone 678-267-7153
☐ Other

Receipt #: _____

Email Address luke@thecookandcompany.com

Check #: _____

Tax Parcel Number 11112 000004

Acreage 253.58 Acres

Location Address 6266 Yellow Creek Road - Murrayville, GA 30564

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

Sign  Date: 3/7/2025

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: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Ashley Brooke Young

Address 22 Cobble Hill Road.
Fairview, NC 28730

Phone Number _____

Name of applicant(s) Cook Communities

Address 3120 Frontage Road
Gainesville, GA 30504

Phone Number 678-207-1508

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

JOSHUA R ROBINSON

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

[Handwritten Signature: Joshua R. Robinson]
 Notary Public

3/10/2025
 Date

Joshua R. Robinson
 NOTARY PUBLIC
 BUNCOMBE COUNTY, NC
 MY COMMISSION ENDS: 11/25/2028

FILED
HALL CO., GAAPPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED
UNDER TRADE NAME, PARTNERSHIP OR OTHERFEB 15 PM 2:19
CHARLES EAKER, CLERK
SUPERIOR-STATE COURTSTATE OF GEORGIA
COUNTY OF HallBY LCThe undersigned does hereby certify that Shadowstone Parnters, LLCconducting a business as Cook Communitiesin the City of GainesvilleCounty of Hall in the State of Georgia, under the name of Cook Communitiesand that the nature of the business is Real EstateDevelopment

and that the names and addresses of the persons, firms or partnership owning and carrying on said

trade or business are Keith Cook- 4447 Sandhurst Place, Flowery Branch GA 30542Geoff Cook- 6026 Jim Crow Road, Flowery Branch GA 30542

Subscribed and sworn to before me

this 15 day of February 20 19[Signature]
Signature-Title[Signature]
Notary PublicFiled in office, this 15th day of February 20 19Charles Eaker
Clerk Superior Court Hall County, Ga.

Note: The Act requires that this notice be published once a week for two weeks in the paper in which

the Sheriff's advertisements are printed. This paper is Gainesville Times 2-28 & 3-7
Also, upon change of ownership, a new and amended registration be filed. (Ga. Laws 1981, p 872)

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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): N/A

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 

Date: _____

Applicant's/Owner's Name (Printed): Keith Cook

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- (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.
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Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 

Date: 3-10-25

Applicant's/Owner's Name (Printed): Ashley Brooke Young