

ZONING APPLICATION

Applicant (Name & Mailing Address)

Shaun Foudy
5567 Wheeler Plantation Dr.
Murrayville, GA 30564

Phone 772-418-7890

Email Address [REDACTED]

Proposed Use Rezone from PCFD to AR-1

Contact Person (Name & Mailing Address)

Same as applicant

Phone _____

Email Address _____

Tax Parcel Number 1200700000 9

Location Address 5742 Bethel RD

Property Owner (Name & Mailing Address)

KCF Holdings LLC
(Shaun Foudy - sole member)
5567 Wheeler Plantation Dr. Murrayville

Phone 772-418-7890

Email Address [REDACTED]

Status of Applicant

☒ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: PCFD

Rezone to: AR-1

Fee: \$ _____

Receipt #: _____

Check #: _____

Acreage 9.995

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

Sign [Signature] Date: 8-19-25

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) KCF Holdings LLC

Address 5567 Wheeler Plantation Dr

Murrayville, GA 30564

Phone Number 772-418-7890

Name of applicant(s) Shaun Foudy (sole member KCF Holdings LLC)

Address 5567 Wheeler Plantation Dr

Murrayville, GA 30564

Phone Number 772-418-7890

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)

[Signature]

Personally appeared before me

Shaun Foudy

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

Notary Public

Date

8/27/25



STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

KCF Holdings, LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **11/22/2024** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **11/26/2024**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 11/22/2024 1:33:22 PM

BUSINESS INFORMATION

CONTROL NUMBER 24216831
BUSINESS NAME KCF Holdings, LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 11/22/2024

PRINCIPAL OFFICE ADDRESS

ADDRESS 5567 Wheeler Plantation Drive, Murrayville, GA, 30564, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Jason A. Kim	330 Northside Drive, Gainesville, GA, 30501, USA	Hall

ORGANIZER(S)

NAME	TITLE	ADDRESS
Jason Kim	ORGANIZER	330 Northside Drive, Gainesville, GA, 30501, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Jason Kim
AUTHORIZER TITLE Organizer

MEMBERSHIP INTEREST AGREEMENT
FOR
KCF HOLDINGS, LLC

a Limited Liability Company formed and Governed under the Laws of the Sovereign State of
Georgia

THIS AGREEMENT made and entered into this 12th day of December, in the year of
our Lord Two Thousand Twenty-Four (2024), by Shaun Foudy.

WHEREAS, the party above named has organized the company known as KCF Holdings,
LLC; and

WHEREAS, he wishes to memorialize the respective membership interests and
management position in said company;

NOW THEREFORE, in consideration of the promises and the mutual covenants
contained herein, the parties hereto agree as follows:

ARTICLE I

Shaun Foudy shall have an initial ownership interest of 100% in the company;

ARTICLE II

Shaun Foudy shall have full managerial capacity in said company until any further
agreement in writing or any new resolution of the company regarding management is made.

ARTICLE III

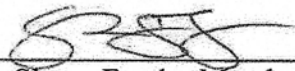
This Agreement may be amended only by a written instrument signed by the party hereto,
and shall be construed according to and be governed by the laws of the State of Georgia.

ARTICLE IV

This Agreement shall inure to the benefit and be binding upon the party hereto and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal on the date first above written.

KCF HOLDINGS, LLC



By: Shaun Foudy, Member

PLANNING AND ZONING DEPARTMENT 2875
BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504 MAILING
ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503 t: 770-531-6809 l
f: 770-531-3902



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: Shawn Foudy

Date: 8-19-25

Applicant's/Owner's Name (Printed): Shawn Foudy