



ZONING APPLICATION

Applicant (Name & Mailing Address)

Cook Communities

3120 Frontage Road

Gainesville, GA 30504

Phone [REDACTED]

Email Address geoff@cook-residential.com

Proposed Use Light Industrial

Property Owner (Name & Mailing Address)

Shadow Stone Partners, LLC
Chestnut Mountain Partners, LLC

3120 Frontage Road

Gainesville, GA 30504

Phone _____

Email Address _____

Contact Person (Name & Mailing Address)

C. Luke Pressley, P.E.

3120 Frontage Road.

Gainesville, GA 30504

Phone [REDACTED]

Email Address luke@thecookandcompany.com

Tax Parcel Number 15007 000033, 15007 000127, 15007 000279

Acreage 31.36 Acres

Location Address 4656 Cagle Road / 5065 & 5073 Cagle Mill Road - Lula, GA 30554

Status of Applicant

Owner

Option to Purchase

Area Resident

Other

Requested Action

Existing Zoning: AR-1

Rezone to: I-1

Fee: \$ _____

Receipt #: _____

Check #: _____

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

Sign [Signature]

Date: 11/7/2025

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: _____

FILED
HALL CO., GA

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED
UNDER TRADE NAME, PARTNERSHIP OR OTHER

CHARLES LAKER, CLERK
SUPERIOR-STATE COURT

BY LC

STATE OF GEORGIA
COUNTY OF Hall

The undersigned does hereby certify that Shadowstone Parnters, LLC

conducting a business as Cook Communities

in the City of Gainesville

County of Hall in the State of Georgia, under the name of Cook Communities

and that the nature of the business is Real Estate

Development

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 30542

Geoff Cook- 6026 Jim Crow Road, Flowery Branch GA 30542

[Signature]
Signature-Title

Subscribed and sworn to before me

this 15 day of February 2019

[Signature]
Notary Public



Filed in office, this 15th day of February 2019
Charles Baker
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)

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Shadow Stone Partners, LLC
Chestnut Mountain Partners, LLC

Address 3120 Frontage Road
Gainesville, GA 30504

Phone Number [REDACTED]

Name of applicant(s) Cook Communities

Address 3120 Frontage Road
Gainesville, GA 30504

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)

[Handwritten Signature]

Personally appeared before me

Keith Cook

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

[Handwritten Signature]

Notary Public

11/6/25
Date



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): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 

Date: 11/7/2025

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

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Applicant's/Owner's Signature:  _____

Date: _____

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