

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



**SPECIAL / CONDITIONAL USE APPLICATION**

**Applicant (Name & Mailing Address)**

**Property Owner (Name & Mailing Address)**

Phil Devries - Stonecrest Cust. Homes  
P.O. Box 1338  
Cumming, GA 30028

Constantino Gutierrez  
4243 Hunter Rd  
Gainesville, GA 30506

Phone [REDACTED]

Phone [REDACTED]

Email Address [REDACTED]

Email Address [REDACTED]

Proposed Use re-establishing a non-conforming use, Duplex

**Contact Person (Name & Mailing Address)**

**Status of Applicant**

**Requested Action**

same Phil Devries  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email Address \_\_\_\_\_

Owner  
 Option to Purchase  
 Area Resident  
 Other

Type of Request:  
 SU       CUP  
 Fee: \$ \_\_\_\_\_  
 Receipt #: \_\_\_\_\_  
 Check #: \_\_\_\_\_

Tax Parcel Number 00063-001003  
 Location Address 13A+B + 14 Liberty St. Gainesville, GA

Zoning: R-1      Acreage 0.48

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

Print Phil Devries Date: 2-11-2026  
 Sign [Signature] Date: 2-11-2026

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: \_\_\_\_\_



HALL COUNTY PLANNING AND DEVELOPMENT  
AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Constantino Gutierrez

Address 2542 Paul Dr.  
Gainesville

Phone Number 

Name of applicant(s) Phil Devries Stonecrest Custom Homes

Address P.O. Box 1338  
Cumming, GA 30028

Phone Number 

Purpose of Permit Build new residence

Site Address 13-A/B Liberty Street Gainesville - Special Use

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 permit as described above for the subject property.

[Signature]  
Signature of Owner(s)

Constantino Gutierrez  
Printed Name of Owner(s)



State of Georgia County of Jackson

Sworn to before me and signed in my presence this 23 day of December, 2025

[Signature]  
Notary Public Signature  
Commission Expires: 10/27/2028

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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: Phil Devries

Date: 2-11-2026

Applicant's/Owner's Name (Printed): Phil Devries

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Dollar Amount: \_\_\_\_\_ Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature:  Date: 02-11-2026

Applicant's/Owner's Name (Printed): Constantino Gutierrez