

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



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Kelly Towers III, LLC
3708 Stonewall Circle
Atlanta GA 30339

Phone [REDACTED]

Property Owner (Name and Mailing Address)

Pine Circle Titshaw, LLC
2901 Seven Hills Blvd.
Dallas GA 30132

Phone [REDACTED]

Email Address kathy.kelly@kellycomess.com Email Address [REDACTED]

Location of Property 0, 0+2378 Pine Circle Dr. ; Tax Parcels 00116 002023
00116 002005 (pt)
08005 000025 (pt)

Present Zoning R-1 Existing Structures mobile home

Proposed: SS

Type of Appeal:

- ☐ Setback Variance
☒ Road Frontage Variance
☐ Sign Variance
☐ Hardship Mobile Home
☐ GCOD Variance
☐ Other: _____

- ☐ Front Yard
☐ Right Side Yard
☐ Left Side Yard
☐ Rear Yard
☒ Road Frontage
☐ Sign Area
☐ Sign Height
☐ Doctor's Letter

- From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
From 100 ft. to 25 ft.
From _____ ft. to _____ ft.
From _____ ft. to _____ ft.
____ Terms Agreement

Supporting Documents: ☒ Plat of Property ☐ Site Plan
☒ Deed of Property ☐ Floor Plans
☒ Hardship Statement ☐ Other

Fee (Must be paid for application to be complete): \$ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Kathy Kelly Date July 31, 2026

Sign Kathy Kelly Date _____

I ☐ hereby withdraw this application. Date _____ Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Pine Circle Titshaw, LLC
Address 2901 Seven Hills Blvd.
Dallas, GA 30132
Phone Number [REDACTED]

Name of applicant(s) Kelly Towers III, LLC
Address 3708 Stonewall Circle, Atlanta, GA 30339

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)
Mitchell Cochran

Personally appeared before me
Mitchell Cochran

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

Mark Mize
Notary Public

5/1/2026
Date



STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 3/28/2026 1:42:57 PM

BUSINESS INFORMATION

CONTROL NUMBER	19077298
BUSINESS NAME	KELLY TOWERS III Limited Liability Company
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/28/2026
ANNUAL REGISTRATION PERIOD	2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	3708 Stonewall Cir, Atlanta Ga 30339, GA, 30339, USA
---------	--

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kathy Kelly	3708 STONEWALL CIR SE, Atlanta, GA, 30339, USA	Cobb

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Kathy Kelly
AUTHORIZER TITLE	Organizer

STATE OF GEORGIA

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

Annual Registration

Electronically Filed
Secretary of State
Filing Date: 05/05/2026 16:39:56

BUSINESS INFORMATION

BUSINESS NAME : PINE CIRCLE TITSHAW LLC
CONTROL NUMBER : 13462950
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2026

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME : Mitchell P. Cochran
REGISTERED OFFICE ADDRESS : 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED OFFICE COUNTY : Paulding

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 2901 SEVEN HILLS BOULEVARD, DALLAS, GA, 30132, USA
REGISTERED AGENT NAME : Mitchell Paul Cochran
REGISTERED OFFICE ADDRESS : 2901 Seven Hills Blvd, Dallas, GA, 30132, USA
REGISTERED OFFICE COUNTY : Paulding

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Mitchell Paul Cochran
AUTHORIZER TITLE : Organizer

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, **Brian P. Kemp**, The Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

PINE CIRCLE TITSHAW LLC
a Domestic Limited Liability Company

is hereby issued a CERTIFICATE OF ORGANIZATION under the laws of the State of Georgia on **October 23, 2013** by the filing of all documents in the Office of the Secretary of State and by the paying of all 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 November 07, 2013



A handwritten signature in black ink, appearing to read "B: P. Kemp".

Brian P. Kemp
Secretary of State

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: Kathy Kelly

Date: 5/4/2026

Applicant's/Owner's Name (Printed): Kathy Kelly

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



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: Mitchell Cochran

Date: 05/01/2026

Applicant's/Owner's Name(Printed): Mitchell Cochran