

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)

Henry Wheeler
8520 Skitts Mountain Rd
Lula GA 30554

Phone [REDACTED]

Email Address scott@mccallproperties.com

Location of Property 8520 Holly Springs Rd, Parcel: 12105A000020

Present Zoning PCFD Existing Structures undeveloped

Property Owner (Name and Mailing Address)

Wheeler Properties, LLC
8520 Skitts Mountain Rd
Lula GA 30554

Phone [REDACTED]

Email Address

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 90 ft. to 50 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 Henry Wheeler

Date 6 20 24

Sign [Signature]

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: _____

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Meeler Properties, LLC
Address 8520 Skitts Mountain Rd.
Lula GA 30554
Phone Number [REDACTED]

Name of applicant(s) Henry Meeler
Address 8520 Skitts Mountain Rd.
Lula GA 30554
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)

Personally appeared before me

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

Erin Still
Notary Public

7/1/26
Date



ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 4/21/2026 4:30:07 PM

BUSINESS INFORMATION

CONTROL NUMBER 26092893
BUSINESS NAME Meeler Properties, LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 04/21/2026

PRINCIPAL OFFICE ADDRESS

ADDRESS 8520 Skitts Mountain Road, Lula, GA, 30554, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Henry Pledger Meeler, Jr.	8520 Skitts Mountain Road, Lula, GA, 30554, USA	Hall

ORGANIZER(S)

NAME	TITLE	ADDRESS
Brenda Samples Meeler	ORGANIZER	8520 Skitts Mountain Road, Lula, GA, 30554, USA
Henry Pledger Meeler, Jr.	ORGANIZER	8520 Skitts Mountain Road, Lula, GA, 30554, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE James C. Weidner
AUTHORIZER TITLE Attorney In Fact

MEMBERS OF
MEELER PROPERTIES, LLC

HENRY PLEDGER MEELER, JR.
8520 Skitts Mountain Road
Lula, GA 30554

BRENDA SAMPLES MEELER
8520 Skitts Mountain Road
Lula, GA 30554

OPERATING AGREEMENT
OF
MEELER PROPERTIES, LLC

This Operating Agreement (the "Agreement") is made as **April 21, 2026** by and among **HENRY PLEDGER MEELER, JR.** and **BRENDA SAMPLES MEELER** (collectively referred to as the "Members" or individually as "Member").

THESE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9(13) OF SUCH ACT. IN ADDITION, THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES COMMISSION OF CERTAIN STATES IN RELIANCE UPON CERTAIN EXEMPTIONS FROM REGISTRATION. THESE SECURITIES HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

WHEREAS, the Members desire to form a limited liability company pursuant to the Georgia Limited Liability Company Act (the "Act"); and

WHEREAS, the Members desire to set forth their respective rights, duties, and responsibilities with respect to such limited liability company.

NOW, THEREFORE, for and in consideration of the mutual promises, obligations, and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the Members, the Members, intending to be and being legally bound, do hereby agree as follows:

ARTICLE I

DEFINITIONS

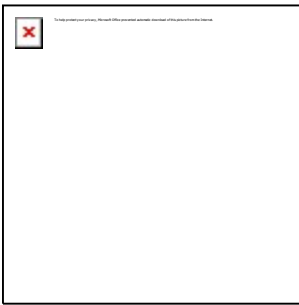
The following terms used in this Operating Agreement shall have the following

Lynn Taylor (Planning)

From: Scott Meeler <scott@mccallproperties.com>
Sent: Tuesday, June 30, 2026 5:42 PM
To: Lynn Taylor (Planning)
Subject: Fwd: Meeler

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

can you tell me what to do? Attorney says dad signs it.



Scott Meeler

Realtor | Chris Mccall Realty

Scott@mccallproperties.com

(706) 809-0657



----- Forwarded message -----

From: James C Weidner <jcw@northgeorgialawyers.com>

Date: Tue, Jun 30, 2026 at 5:26 PM

Subject: RE: Meeler

To: Scott Meeler <scott@mccallproperties.com>

CC: Katrina Lane <klane@northgeorgialawyers.com>, Katee Barker
<kbarker@northgeorgialawyers.com>

Scott:

Thank you for the email to Mrs. Lane.

Upon review of the document, I do not believe I need to sign it. All I did was establish the company for y'all. Your folks are the owners and your dad is the Managing Member, which means he would sign the documents you sent to me.

In addition, I note that the document entitled "Authorization of Property Owners" includes a note that states *"If the applicant is the property owner, please disregard this form."* Which is to say the property owner and the applicant are the same so it appears as though you don't even need to submit this particular document.

Let me know if I am missing something here...you know I will do whatever I need to do for y'all.

Thank you.

Jim

James C. Weidner

854 Washington St. Suite 300

Clarkesville, GA 30523

706-754-9000



NorthGeorgiaLawyers.com

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: _____

Date: _____

Applicant's/Owner's Name (Printed): Harry Meeker, Meeker Properties, LLC

Erin Still 7/1/26

