

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)

America's Home Place, Inc.
2144 Hilton Dr.
Gainesville, GA 30501

Phone [REDACTED]

Email Address kbrown@americashomeplace.com

Location of Property 2714, 2720 + 2740 Barker Rd. + ROW

Present Zoning AR1 Existing Structures 4 mobile homes + 1 cell tower

Property Owner (Name and Mailing Address)

Same as Applicant
See Attached

Phone _____

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 _____ ft. to _____ 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 Keith Brown

Date 7/8/2026

Sign [Signature]

Date 7/8/2026

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: _____

PROPERTY OWNER INFORMATION

Rezoning, Special Use & Variance applications for
2714, 2720, 2740 Barder Road & Sardis ROW (Parcel #/address to be assigned)

Ownership of 2714, 2720 Barker Road & former Sardis Road ROW

America's Home Place

2144 Hilton Drive

Gainesville, GA 30501

Phone: [REDACTED]

Email: kbrown@americashomeplace.com

Ownership of 2740 Barker Road

Barr Conner c/o Bridget Conner, Executor of Estate for Barry Conner

PO Box 1316

Gainesville, GA 30503

Phone: [REDACTED]

Email: kbrown@americashomeplace.com

AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s)

Bridget Conner - Barry Conner

Address

2740 Barker Rd.

Gainesville, GA 30506

Phone Number

[REDACTED]

Name of applicant(s)

~~Same as above~~ America's Home Place, Inc.

Address

2144 Hilton Dr.

Gainesville, GA 30501

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)

Bridget Conner

Executor of Estate for Barry Conner

Personally appeared before me

Nikki Moody

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

Nikki Moody

Notary Public

7-13-20

Date



IN THE PROBATE COURT OF HALL COUNTY
STATE OF GEORGIA

IN RE: ESTATE OF

Barry G. Conner,
DECEASED

)
)
) ESTATE NO. E-26-333
)

LETTERS TESTAMENTARY
[Relieved of filing returns]

At a regular term of probate court, the last will and testament dated June 11, 2021 of the above-named decedent, who was domiciled in this county at the time of his death or was domiciled in another state but owned property in this county at the time of his death, was legally proven in solemn form to be the Decedent's Will and was admitted to record by order, and it was further ordered that Bridget Conner, named as executor in said Will, be allowed to qualify, and that upon so doing, letters testamentary be issued to such executor.

THEREFORE, the executor, having taken the oath of office and complied with all necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all powers of executor under the Will of said decedent, according to the Decedent's Will and the law.

Given under my hand and official seal, the 30th day of June, 2026.

Kellie R Sellers
Judge of the Probate Court, by designation
Kellie R. Sellers

*Note: The following must be signed if the
judge does not sign the original of
this document:*

Issued by:

...[Seal]

Clerk of the Probate Court

STATE OF GEORGIA
COUNTY OF HALL

I, Judge of the Probate Court in and for said County
do hereby certify that the within is a true and correct
copy of the original as it appears on file in this office.

Witness the official seal and signature of Probate Court
this 30th day of June, 2026

S. Cay
Judge, Clerk Hall County Probate Court

**ACTION BY WRITTEN CONSENT OF THE DIRECTORS OF
AMERICA'S HOME PLACE, INC. IN LIEU OF A MEETING**

The undersigned, being all directors of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), hereby authorize, approve and consent to the adoption of the following preambles and resolutions without a meeting, pursuant to Official Code of Georgia Annotated Section 14-2-821 and as authorized by the By-Laws of the Corporation, to wit:

"WHEREAS, the directors have determined that additional corporate officers should be elected and that they should be empowered under certain circumstances to execute warranty deeds to real estate owned by the Corporation.

NOW, THEREFORE, BE IT RESOLVED that henceforward the officers of the Corporation shall be Barry Conner, President, Secretary and Treasurer, Stanton Van Conner, Vice President, Sonya Brown, Vice President, Claudette Pinson-Bragg, Vice President, Mitch Stentiford, Vice President, Doug Higgins, Vice President, Larry Vandiver, Vice President, Russell Miskin, Vice President, Stacy Buchanan, Vice President, Coe Strother, Vice President, Diane Eiland, Vice President, Ben Polk, Vice President, Russ Jones, Vice President, JD Liston, Vice President, Chris Strawn, Vice President, Chris Adler, Vice President, Mark Mashburn, Vice President, Keith Brown, Vice President, Jeff Kramer, Vice President, Damon Kraus, Vice President, Clinton Peterson, Vice President, Chris Papaik, Vice President, Lowell Pinnock, Vice President, Josh Day, Vice President, Jordan Cate, Vice President, Robert Carvell, Vice President and Ryan Haynes, Vice President, Greg Gallagher, Vice President, Lynn Barker, Vice President and Ryan Froelich, Vice President.

BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

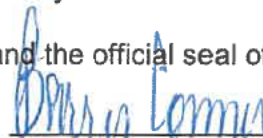
Barry Conner, President, Secretary and
Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
Coe Strother, Vice President or
Diane Eiland, Vice President or
Ben Polk, Vice President or
Russ Jones, Vice President or
JD Liston, Vice President or

Chris Strawn, Vice President or
Chris Adler, Vice President or
Mark Mashburn, Vice President or
Keith Brown, Vice President or
Jeff Kramer, Vice President or
Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Ryan Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.


Witness


Barry Conner

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

CERTIFICATE OF CORPORATE RESOLUTION OF AMERICA'S HOME PLACE, INC.

The undersigned, BARRY CONNER, hereby certifies that he is the duly elected and acting Secretary of AMERICA'S HOME PLACE, INC., a Georgia corporation (the "Corporation"), and that the following resolution is duly adopted by the unanimous written consent of the Directors of the Corporation on February 24, 2025 and the same is part of the permanent records of the corporation and has not been since rescinded or amended, to wit:

"BE IT FURTHER RESOLVED that warranty deeds conveying real estate owned by the Corporation, wherever located, and contractors' affidavits shall be valid for all purposes when executed by any one of the following officers, to wit:

Barry Conner, President, Secretary and Treasurer
Stanton Van Conner, Vice President or
Sonya Brown, Vice President or
Claudette Pinson-Bragg, Vice President or
Mitch Stentiford, Vice President or
Doug Higgins, Vice President or
Larry Vandiver, Vice President or
Russell Miskin, Vice President or
Stacy Buchanan, Vice President or
Coe Strother, Vice President or
Diane Eiland, Vice President or
Ben Polk, Vice President or
Russ Jones, Vice President or
JD Liston, Vice President or

Chris Strawn, Vice President or
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Keith Brown, Vice President or
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Damon Kraus, Vice President or
Clinton Peterson, Vice President or
Lowell Pinnock, Vice President or
Josh Day, Vice President or
Jordan Cate, Vice President or
Robert Carvell, Vice President or
Ryan Haynes, Vice President or
Greg Gallagher, Vice President or
Lynn Barker, Vice President or
Rayn Froelich, Vice President.

without the need for a second signature or attestation, and such officers are further empowered to execute all other documents necessary to close sales of real estate owned by the Corporation, provided that the corporate seal is affixed to such warranty deeds and provided further that there is recorded at the time of the conveyance a certified copy of this resolution executed by the corporate secretary with the corporate seal affixed thereto and a legal description substantially in the form of that to be included in the warranty deed in each instance, affixed to the secretary's certificate.

Attached hereto as Exhibit "A" is the specific real estate to which this certificate refers.

WITNESS my hand and the official seal of the Corporation, this 24th day of February, 2025.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Barry Conner, Secretary

My Commission Expires: 6/30/25



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: [Signature]

Date: _____

Applicant's/Owner's Name (Printed): Keith Brown for America's Home Place

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

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- (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: Bridget Conner

Date: 7/10/2026

Applicant's/Owner's Name (Printed): Bridget Conner