

SPECIAL/CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Sullins Engineering, LLC
302 W. May St.
Winder, GA 30680
Phone [REDACTED]
Email [REDACTED]

Property Owner (Name & Mailing Address)

JD Shuler Contracting Co, Inc
3004 Candler Rd
Gainesville, GA 30507
Phone [REDACTED]
Email [REDACTED]

Contact Person (Name & Mailing Address)

Jonathan Davis
3004 Candler Road
Gainesville, GA 30507
Phone [REDACTED]
Email Jonathan@thedavisco.homes

Status of Applicant

- ☐ Owner
☐ Option to Purchase
☐ Area Resident
☒ Other: Representative/Engineer

Requested Action

- ☒ Special Use
☐ Conditional Use

Property Information

Location Address(es): 3004 Candler Road
Tax Parcel Number(s): 15025 000006A Acreage: 8.199
Existing Use(s): Existing residential structure (to be removed) Zoning: AR-1 (Rezoning request to 1-1 running concurrent)
Proposed Use(s): ~~Existing residential structure~~ Subdivide into five lots under 1-1 zoning for a minor subdivision

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

Applicant Name Printed: Jacob Sullins (Sullins Engineering)
Applicant Signature: [Signature] Date: 8/14/26

Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.

Application Withdrawal: I hereby **withdraw** the application.

Applicant Signature: _____ Date: _____

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)

J D Shuler Contracting Co Inc / Deron Shuler

Address

1451 Sutton Cove Rd
Hawesville GA 30546

Phone Number

[REDACTED]

Name of applicant(s)

Sullins Engineering, LLC (Jakob Sullins)

Address

26 East Athens Street
Winder, GA 30680

Phone Number

[REDACTED]

Purpose of Permit

Rezoning to I-1

Site Address

3004 Candler Road

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 of Owner(s)

James Deron Shuler

Printed Name of Owner(s)

James Deron Shuler

State of Georgia County of Hall

Sworn to before me and signed in my presence this 6th day of August, 2026

Notary Public Signature

Commission Expires: March 31, 2029



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: 2/4/2026 1:02:39 PM

BUSINESS INFORMATION

CONTROL NUMBER	19148986
BUSINESS NAME	J.D. Shuler Contracting Co., Inc.
BUSINESS TYPE	Foreign Profit Corporation
EFFECTIVE DATE	02/04/2026
ANNUAL REGISTRATION PERIOD	2026, 2027, 2028

PRINCIPAL OFFICE ADDRESS

ADDRESS	PO Box 740, Young Harris, GA, 30582, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
James Deron Shuler, II	1352 Main St, Suite 4, Young Harris, GA, 30582, USA	Towns

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
James Deron Shuler	CEO	PO Box 740, Young Harris, GA, 30582, USA
James Deron Shuler, II	CFO	PO Box 740, Young Harris, GA, 30582, USA
Kelly G. Shuler	SECRETARY	PO Box 740, Young Harris, GA, 30582, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Kelly Shuler
AUTHORIZER TITLE	Officer



26 East Athens Street, Winder, GA 30680 * matt@sullinsengineering.com * 678-687-6219

August 14, 2026

RE: Signature Authorization

I, Matthew W. Sullins, P.E., hereby authorize Jakob Sullins to act as an authorized agent on behalf of Sullins Engineering, LLC and to execute, sign, and submit applications and related documents associated with the rezoning and special use applications for 3004 Candler Road, Hall County, Georgia.

Please contact our office if additional information is required.

Sincerely,

Matthew W. Sullins, P.E.

GA Registration No. 28445



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: 01/10/2025 14:22:32

BUSINESS INFORMATION

BUSINESS NAME : SULLINS ENGINEERING, LLC
CONTROL NUMBER : 09074835
BUSINESS TYPE : Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD : 2025, 2026, 2027

BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : 1380 ivywood drive, Athens, GA, 30606, USA
REGISTERED AGENT NAME : Sullins, Matthew William
REGISTERED OFFICE ADDRESS : 5914 Nachoochee Trail, Flowery Branch, GA, 30542, USA
REGISTERED OFFICE COUNTY : Hall

UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : 26 E ATHENS ST, WINDER, GA, 30680, USA
REGISTERED AGENT NAME : Sullins, Matthew William
REGISTERED OFFICE ADDRESS : 5914 Nachoochee Trail, Flowery Branch, GA, 30542, USA
REGISTERED OFFICE COUNTY : Hall

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : MATTHEW W. SULLINS
AUTHORIZER TITLE : Registered Agent

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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

- (1) The name and official position of the local government official to whom the campaign contribution was made; and
- (2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

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 contribution(s), 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 Name Printed: Jacob Sullins (Sullins Engineering)

Applicant's/Owner's Signature: [Signature] Date: 8/7/26

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Name Printed: James Deron Shuler

Applicant's/Owner's Signature: James Deron Shuler Date: 8-11-26