

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)

Hudson Land Holdings, LLC

6282 Mount Salem Circle

Flowery Branch, GA 30542

Phone [REDACTED]

Email Address cwood@hillwoodrealty.com

Property Owner (Name & Mailing Address)

Hudson Land Holdings, LLC

6282 Mount Salem Circle

Flowery Branch GA 30542

Phone [REDACTED]

Email Address cwood@hillwoodrealty.com

Proposed Use Rezone from AR-1 to R-1. Applicant would like to divide into 3 lots and build 3 new single-family residences.

Contact Person (Name & Mailing Address)

C. Jeffery Pruitt Jr., PC

4472 Commerce Drive

Buford GA, 30518

Phone [REDACTED]

Email Address [REDACTED]

Tax Parcel Number 08156 002004

Location Address 3728 Jones Dr Flowery Branch GA 30519

Status of Applicant

☒ Owner

☐ Option to Purchase

☐ Area Resident

☐ Other

Zoning AR-1 to R-1

Requested Action

Type of Request:

☒ SU ☐ CUP

Fee: \$ _____

Receipt #: _____

Check #: _____

Acreage 2.672 Acres

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

Print CASEY WOOD

Sign [Signature]

Date: 8/5/26

Date: 8/5/26

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: _____

**OPERATING AGREEMENT
OF
HUDSON LAND HOLDINGS, LLC**

This OPERATING AGREEMENT is made this 13th day of April, 2011, effective as of April 13, 2011, by the declaration of CASEY WOOD (the "Sole Member"), the sole member of **HUDSON LAND HOLDINGS, LLC** (hereinafter referred to as "The Company"). This writing is intended to be a written operating agreement as defined in Section 14-11-101(18) of the Official Code of Georgia Annotated (the "Georgia Limited Liability Company Act" or the "Act").

1. **PURPOSE.** The Sole Member has caused The Company to be organized as a Georgia limited liability company for the conduct of such lawful business as The Company may determine to pursue.

2. **DURATION.** The term of The Company shall continue from its formation in perpetuity, unless sooner terminated as hereinafter provided or as otherwise provided by law.

3. **MANAGEMENT.** The management of The Company shall, pursuant to **Section 14-11-304(b)** of the Act, be vested in the Sole Member. The Sole Member shall have the authority to bind The Company in all matters, and he shall have authority to execute any and all documents on behalf of The Company. The Sole Member shall have the authority exercisable, from time to time, by written declaration made by him to appoint and dismiss such officers of The Company as the Sole Member shall consider necessary or appropriate under the circumstances.

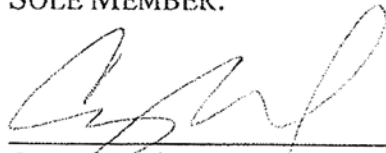
4. **CONTRIBUTIONS.** The initial and only required contributions to The Company shall be as follows:

The Sole Member

\$100

5. **GOVERNING LAW.** This Operating Agreement is governed by the law of Georgia.

SOLE MEMBER:



Casey Wood

April 13, 2011

**ARTICLES OF ORGANIZATION
FOR GEORGIA LIMITED LIABILITY COMPANY**

The name of the Limited Liability Company is:

Hudson Land Holdings, LLC

The principal mailing address of the Limited Liability Company is:

721 Willow Glen Way
Suwanee, GA 30024

The Registered Agent is:

Casey Wood
721 Willow Glen Way
Suwanee, GA 30024

County: Gwinnett

The name and address of each organizer(s) are:

Casey Wood
721 Willow Glen Way
Suwanee, GA 30024

The optional provisions are:

No optional provisions.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Organization on the date set forth below.

Signature(s):

Organizer, Casey Wood

Date:

April 13, 2011

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: 8/5/20

Applicant's/Owner's Name(Printed): CASEY WOOD