PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

HALL COUNTY
We have it all in Hall

ZONING APPLICATION

Applicant (Name & Mailing Address)

bSide Oakwood, LLC
4640 Valais Court, Suite 200
Johns Creek, GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Property Owner (Name & Mailing Address)

bSide Oakwood, LLC
4640 Valais Court, Suite 200
Johns Creek, GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Contact Person (Name & Mailing Address)

Stephen Klee
4640 Valais Court, Suite 200
Johns Creek, GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Status of Applicant

- ☑ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other: _____

Requested Action

Current Zoning: AR-1
Rezone to: R-X

Property Information

Location Address(es): 0 Ridge Road, Buford, GA 30519
Tax Parcel Number(s): 08154 000016
Acreage: 20.85 +/-
Existing Use(s): Vacant Agricultural Land
Proposed Use(s): Townhomes and Duplexes

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

Applicant Name Printed: Stephen Klee
Applicant Signature: Steph P Klee
Date: 9/10/2026

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: _____

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GEORGIA
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VARIANCE APPLICATION

Applicant (Name & Mailing Address)
bSide Oakwood, LLC
4640 Valais Court, Suite 200
Johns Creek, GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Property Owner (Name & Mailing Address)
bSide Oakwood, LLC
4640 Valais Court Suite 200
Johns Creek GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Contact Person (Name & Mailing Address)
Stephen Klee
4640 Valais Court, Suite 200
Johns Creek, GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Status of Applicant
☑ Owner ☐ Area Resident
☐ Option to Purchase ☐ Other: _____

Property Information
Location Address(es): 0, Ridge Road, Buford, GA 30519
Tax Parcel Number(s): 08154 00001b Acreage: 20.85 +/-
Existing Use(s): Vacant Agricultural Land Zoning: AR-1

Type of Variance

☐ Setback	☐ Front Yard	From 50 ft.	To 10 ft.
☐ Road Frontage	☑ Right Side Yard	From 50 ft.	To 10 ft.
☐ Sign	☑ Left Side Yard	From 50 ft.	To 10 ft.
☐ GCOD	☑ Rear Yard	From 50 ft.	To 10 ft.
☑ Other Buffer	☐ Sign Height	From ____ ft.	To ____ ft.
_____	☐ Sign Area	From ____ sf.	To ____ sf.

I hereby certify that the above information and all attached information are true and correct.
Applicant Name Printed: Stephen P. Klee
Applicant Signature: Steph P Klee Date: 10-28-2026

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: _____

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VARIANCE APPLICATION

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Contact Person (Name & Mailing Address)

Stephen Klee
4640 Valais Court, suite 200
Johns Creek, GA 30022
Phone [redacted]
Email stephen@bsidepartners.com

Status of Applicant

☑ Owner ☐ Area Resident
☐ Option to Purchase ☐ Other: _____

Property Information

Location Address(es): 0 Ridge Rd, Buford, GA 30519
Tax Parcel Number(s): 08154 000016 Acreage: 20.85 +/-
Existing Use(s): vacant Zoning: Proposed R-X

Type of Variance

☒ Setback	☐ Front Yard	From 50 ft.	To 20 ft. ±
☐ Road Frontage	☑ Right Side Yard	From 50 ft.	To 20 ft. ±
☐ Sign	☐ Left Side Yard	From 50 ft.	To 20 ft. ±
☐ GCOD	☑ Rear Yard	From 50 ft.	To 10 ft. ±
☐ Other _____	☐ Sign Height	From ____ ft.	To ____ ft.
_____	☐ Sign Area	From ____ sf.	To ____ sf.

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

Applicant Name Printed: Stephen P. Klee
Applicant Signature: Steph P Klee Date: 10-28-2026

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: _____

BSIDE OAKWOOD, LLC

a Georgia limited liability company

SECOND AMENDED & RESTATED OPERATING AGREEMENT

Effective as of February 28, 2025

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 10-5-11(14) 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 3(a)(11) or 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION OF ANY OTHER APPLICABLE STATES IN RELIANCE UPON CERTAIN SIMILAR 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 OPERATING AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

SECOND AMENDED & RESTATED OPERATING AGREEMENT
OF
BSIDE OAKWOOD, LLC

THIS SECOND AMENDED & RESTATED OPERATING AGREEMENT (this "**Operating Agreement**") of bSide Oakwood, LLC, a Georgia limited liability company (the "**Company**"), is made and entered into effective the 28th day of February, 2025 (the "**Effective Date**"), by and among bSide Partners, LLC, a Georgia limited liability company (the "**Manager**"), and the members set forth on Exhibit A, attached hereto and incorporated herein by reference (each a "**Member**" and collectively the "**Members**").

Recitals

WHEREAS, the Company was formed by filing its Articles of Organization with the Secretary of State of Georgia on September 11, 2020;

WHEREAS, the Company was previously governed by that certain Operating Agreement of the Company dated October 30, 2020, as amended by that certain first Amended and Restated Operating Agreement of the Company dated November 7, 2023 (together with all amendments, collectively the "**Initial Operating Agreement**"); and

WHEREAS, due to the passage of time and occurrence of certain transactions in accordance with the Initial Operating Agreement, the Manager and Members desire to amend and fully restate the Initial Operating Agreement as more particularly set forth below.

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties herein contained, the parties do hereby agree as follows:

ARTICLE I
Defined Terms

The following terms used in this Operating Agreement shall have the following meanings unless otherwise expressly provided herein:

1031 Exchange. Each 1031 like-kind exchange the Company may participate in or avail itself of, in connection with the sale of a Property.

Affiliate. As to any Person, any other Person that, directly or indirectly, is in Control of, is Controlled by or is under common Control with such Person or is a manager, director or officer of such Person or of an Affiliate of such Person.

Articles of Organization. The Articles of Organization of the Company, as filed with the Secretary of State of Georgia on September 11, 2020, as the same may be amended from time to time.

5.2 **Number, Tenure and Qualifications**

The Company shall initially have one (1) Manager: the Initial Manager. The number of Managers of the Company shall be fixed from time to time by the affirmative vote of Voting Members holding at least a Supermajority Interest, but in no instance shall there be less than one (1) Manager. Each Manager shall hold office until he/she/it has resigned or been removed in accordance with *Section 5.8* or *5.9*, respectively. Subsequent Managers shall be elected by the affirmative vote of Voting Members holding at least a Majority Interest. Managers need not be residents of the State of Georgia, nor Members of the Company.

5.3 Certain Powers of Manager

(a) Without limiting the generality of *Section 5.1*, the Manager shall have the power and authority, on behalf of the Company:

(i) To purchase liability and other insurance to protect the Company's property and business;

(ii) To invest any Company funds temporarily (by way of example but not limitation) in time deposits, short-term governmental obligations, commercial paper or other similar investments;

(iii) To employ accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds;

(iv) To enter into any and all other agreements on behalf of the Company, with any other Person for any purpose, in such forms as the Manager may approve;

(v) To execute on behalf of the Company all instruments and documents, including, without limitation, checks; drafts; notes and other negotiable instruments; mortgages; security deeds or deeds of trust; security agreements; financing statements; documents providing for the acquisition, mortgage or disposition of the Company's property; deeds; assignments; bills of sale; leases; and any other instruments or documents necessary, in the opinion of the Manager, to do the business of the Company;

(vi) To physically access each Property as appropriate;

(vii) To authorize the sale or disposition of all or substantially all of the assets of any Property Owner as part of a single transaction or plan. The affirmative vote of the Members shall not be required with respect to any sale or disposition of any Property Owner's assets in the ordinary course of the Company's business;

(viii) Sell or otherwise dispose of all or substantially all of the assets of the Company as part of a single transaction or plan. The affirmative vote of the Members shall not be required with respect to any sale or disposition of the Company's assets in the ordinary course of the Company's business; and

IN WITNESS WHEREOF, the Members and Manager have executed this Operating Agreement, as of the Effective Date.

MANAGER:

BSIDE PARTNERS, LLC,
a Georgia limited liability company

By: Medallion Consulting, Inc., a Georgia corporation

By: _____(SEAL)
Name: Stephen Klee
Title: Chief Executive Officer

(**SIGNATURES CONTINUE ON FOLLOWING PAGE)**

(MEMBER SIGNATURES CONTINUED FROM PRIOR PAGE)

MEMBERS:

BSIDE PARTNERS, LLC,
a Georgia limited liability company

By: Medallion Consulting, Inc.,
a Georgia corporation
Its: Manager

By: _____
Name: Stephen Klee
Title: Chief Executive Officer

By: _____
Jason Mendel

BSIDE ACQUISITION & DEVELOPMENT FUND III, LLC, a Georgia limited liability company

By: bSide Partners, LLC,
a Georgia limited liability company
Its: Manager

By: Medallion Consulting, Inc.,
a Georgia corporation
Its: Manager

By: _____
Name: Stephen Klee
Title: Chief Executive Officer

(END OF SIGNATURES)

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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**__X__ 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): Kathy Cooper Office: District 1 Commissioner

Dollar Amount: $1800 Date of Contribution: 04/28/2026

Applicant's/Owner's Name Printed: Stephen Klee

Applicant's/Owner's Signature: Steph P Klee Date: 9/9/2026