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
GEORGIA
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ZONING APPLICATION

Applicant (Name & Mailing Address)
CKK Dev. Services
270 N. Clayton Street
Lawrenceville, GA 30046
Phone 404.925.1289
Email duncan@ckkdev.com

Property Owner (Name & Mailing Address) - See Attached
Donald H. Stallworth
5372 Ponderosa Farm Rd,
Gainesville, GA 30507 :See Attached
Phone [redacted]
Email [redacted]

Contact Person (Name & Mailing Address)
Duncan Corley
270 N. Clayton Street
Lawrenceville, GA 30046
Phone 404-925-1289
Email duncan@ckkdev.com

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

Requested Action
Current Zoning: PCFD & AR-1
Rezone to: R-SF

Property Information - See Attached
Location Address(es): 0 & 5372 Ponderosa Farm Rd, Gainesville, GA 30507
Tax Parcel Number(s): 15028-000107, 15028 000107A Acreage: 24 +/-, 1 +/-
Existing Use(s): Single Family Residential
Proposed Use(s): R-SF - 146 lot single-family subdivision

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

Applicant Name Printed: CKK Development Services, LLC
Applicant Signature: _____ Date: 9/10/26

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: _____

Property Owner/Information

Property Owner: Michael Hardiman
Address: 5334 Ponderosa Farm Rd, Gainesville, GA 30507
Phone: [redacted]
Email: mike@hardiman.cc

Location Address: 5300 Ponderosa Farm Rd, Gainesville, GA 30507
Tax Parcel Number: 15028-000120
Existing use: PCFD & AR-1
Proposed use: R-SF
Acreage: 13.43 +/-

Location Address: 5348 Ponderosa Farm Rd, Gainesville, GA 30507
Tax Parcel Number: 15028-000132
Existing use: PCFD & AR-1
Proposed use: R-SF
Acreage: 15.05 +/-

Location Address: 5334 Ponderosa Farm Rd, Gainesville, GA 30507
Tax Parcel Number: 15028-000108
Existing use: PCFD & AR-1
Proposed use: R-SF
Acreage: 5.12 +/-

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SPECIAL/CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
CKK Development Services
270 N. Clayton Street
Lawrenceville, GA 30046
Phone 404-925-1289
Email duncan@ckkdev.com

Property Owner (Name & Mailing Address) See Attached
Donald H. Stallworth
5372 Ponderosa Farm Rd.
Gainesville, GA 30507
Phone [redacted]
Email [redacted]

Contact Person (Name & Mailing Address)
Joshua (Duncan) Corley
270 N. Clayton Street
Lawrenceville, GA 30046
Phone 404-925-1289
Email duncan@ckkdev.com

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

Requested Action
- ☐ Special Use
- ☑ Conditional Use

Property Information
Location Address(es): 5300, 5348, 5334, 5372 Ponderosa Farm Rd. Gainesville, GA 30507 & 0
Tax Parcel Number(s): See attached
Acreage: 59.16
Existing Use(s): PCFD + AR-1
Zoning: PCFD + AR-1
Proposed Use(s): R-SF

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

Applicant Name Printed: Joshua (Duncan) Corley
Applicant Signature: _____ Date: 9/17/26

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: _____

Property Owner/Information

Property Owner: Michael Hardiman
Address: 5334 Ponderosa Farm Rd, Gainesville, GA 30507
Phone: [redacted]
Email: mike@hardiman.cc

Property Tax Parcel Numbers: 15028-00017, 15028-000107A, 15028-000120, 15028-000132, 15028-000108

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PROPERTY OWNER AUTHORIZATION

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

Name of Property Owner as shown on deed: Hugh Donald Stallworth and Lynn Marie Stallworth

Name of Authorized Agent (if owner is a company): _____

Address: 5372 Ponderosa Farm Rd. Gainesville, GA 30507

Phone: [redacted]

Email: [redacted]

Name of Applicant: CKK Development Services

Name of Authorized Agent (if applicant is a company): Joshua (Duncan) Corley

Address: 270 N. Clayton Street
Lawrenceville, GA 30046

Phone: 404-925-1289

Email: duncan@ckkdev.com

Application Address & Description: 0 & 5372 Ponderosa Farm Rd. Gainesville, GA 30507
Rezone from PCFD + AR-1 to R-SF

☐ I have attached proof of Authorized Agent (if applicable)

I hereby 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, special/conditional use or variance of this property.

Hugh Stallworth
Owner Signature

Hugh Donald Stallworth and Lynn Marie Stallworth
Owner Printed Name

Personally appeared before me on 9-16-26 who swears that the information
DATE
contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jeff Nash
Notary Printed Name

Notary Public Signature

9-16-26
Date

JEFF NASH
NOTARY PUBLIC
GWINNETT COUNTY GEORGIA
JULY 13, 2030

8.3.2026

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PROPERTY OWNER AUTHORIZATION

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

Name of Property Owner as shown on deed: Michael D. & Lisa L HARDIMAN

Name of Authorized Agent (if owner is a company): _____

Address: 5334 & 5348 & 5300 Ponderosa Farm Rd
Gainesville GA 30507

Phone: 678-617-0612

Email: mike@HARDIMAN.cc

Name of Applicant: CKK Development Services

Name of Authorized Agent (if applicant is a company): Joshua (Duncan) Corley

Address: 270 N. Clayton Street, Lawrenceville, GA 30046

Phone: 404-925-1289

Email: duncan@ckkdev.com

Application Address & Description: 0 & 5334 & 5348 & 5300 Ponderosa Farm Rd. Gainesville, GA 30507
Rezone from PCFR + AR-1 to R-SF

☐ I have attached proof of Authorized Agent (if applicable)

I hereby 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, special/conditional use or variance of this property.

Lisa L Hardiman
Michael D Hardiman
Owner Signature

LISA L. HARDIMAN
MICHAEL D. HARDIMAN
Owner Printed Name

Personally appeared before me on 9-16-26 (DATE) who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Jeff Nash
Notary Printed Name

Jeff Nash
Notary Public Signature

9-16-26
Date

JEFF NASH
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 13, 2030

8.3.2026

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: 3/16/2025 10:08:38 AM

BUSINESS INFORMATION	
CONTROL NUMBER	09006164
BUSINESS NAME	C K K DEVELOPMENT SERVICES LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/16/2025
ANNUAL REGISTRATION PERIOD	2025, 2026, 2027

PRINCIPAL OFFICE ADDRESS	
ADDRESS	270 North Clayton Street, Lawrenceville, GA, 30046, USA

REGISTERED AGENT		
NAME	**ADDRESS**	**COUNTY**
Corley, Joshua	2264 Granite Path Ct, Bethlehem, GA, 30620, USA	Gwinnett

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	Joshua Corley
AUTHORIZER TITLE	Manager

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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**____ 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 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: Hugh Donald Stallworth and Lynn Marie Stallworth

Applicant's/Owner's Signature: Lynn Stallworth Date: 9-16-26

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**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: Michael D. Hardiman Lisa L. Hardiman

Applicant's/Owner's Signature: Michael D. Hardiman Date: 9/15/2026

Lisa L. Hardiman 9/15/2026

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(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.

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Name Printed: Joshua (Duncan) Corley

Applicant's/Owner's Signature: _____ Date: 9/16/26