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
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ZONING APPLICATION

Applicant (Name & Mailing Address)

Cook Communities
3120 Frontage Road
Gainesville, GA 30504

Phone [redacted]

Email gcook@cook-residential.com

Property Owner (Name & Mailing Address)

Multiple (See Attached)

Phone

Email

Contact Person (Name & Mailing Address)

C. Luke Pressley, P.E.
3120 Frontage Road.
Gainesville, GA 30504

Phone [redacted]

Email luke@thecookandcompany.com

Status of Applicant

☒ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other:

Requested Action

Current Zoning: AR-1/PRD/R-1

Rezone to: R-X

Property Information

Location Address(es): 3060 Poplar Springs Church Road - Gainesville, GA 30507

Tax Parcel Number(s): Multiple (See Attached)

Acreage: ±105.69 Acres

Existing Use(s):

Proposed Use(s): Residential Subdivision (Single Family Detached and Attached) with Amenity

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

Applicant Name Printed: C. Luke Pressley, P.E.

Applicant Signature: C. Luke Pressley

Date: 9/18/2026

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:

PLANNING AND ZONING DEPARTMENT
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SPECIAL/CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Cook Communities
3120 Frontage Road
Gainesville, GA 30504

Phone [redacted]

Email gcook@cook-residential.com

Property Owner (Name & Mailing Address)

Phone

Email

Contact Person (Name & Mailing Address)

C. Luke Pressley, P.E.
3120 Frontage Road.

Phone [redacted]

Email luke@thecookandcompany.com

Status of Applicant

☒ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other:

Requested Action

☐ Special Use
☐ Conditional Use

Property Information

Location Address(es): 3060 Poplar Springs Church Road - Gainesville, GA 30507

Tax Parcel Number(s): Multiple (See Attached)

Acreage: ±105.69 Acres

Existing Use(s): Mostly undeveloped land with several older single-family homes located on the property

Zoning: R-X (Proposed)

Proposed Use(s): Residential Subdivision (Single Family Detached and Attached) with Amenity

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

Applicant Name Printed: C. Luke Pressley, P.E.

Applicant Signature: C. Luke Pressley

Date: 9/18/2026

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: _____

September 18th, 2026

Hall County
2875 Browns Bridge Road
Gainesville, GA 30504
(770) 531-6809

PROPERTY OWNERS (Name and Mailing Address)

Tax Parcel No. 15036 000009
Don and Tammy Ratajski - 3060 Poplar Springs Church Road - Gainesville, GA 30507

Tax Parcel No. 15036 000010B
Gloria and Dewayne Kidd – P.O. Box 1393 – Oakwood, GA 30566

Tax Parcel No. 15036 000010
Tanners Ridge, LLC – 3120 Frontage Road – Gainesville, GA 30504

Tax Parcel No. 15036 000013A
Shadowstone Partners, LLC – 3120 Frontage Road – Gainesville, GA 30504

Tax Parcel No. 15036D000002A
Tanners Ridge, LLC – 3120 Frontage Road – Gainesville, GA 30504

Tax Parcel No. 15036D000002B
Tanners Ridge, LLC – 3120 Frontage Road – Gainesville, GA 30504

Tax Parcel No. 15036D000002C
James Johnson – 3547 Gilleland Ext 3120 – Gainesville, GA 30507

Tax Parcel No. 15036D000002H
Tanners Ridge, LLC – 3120 Frontage Road – Gainesville, GA 30504

Tax Parcel No. 15036D000002I
Tanners Ridge, LLC – 3120 Frontage Road – Gainesville, GA 30504

PLANNING AND ZONING DEPARTMENT
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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: Tammy Ratajski & Don Ratajski

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

Address: 3060 Poplar Springs Church Road

Gainesville, GA 30507

Phone: [redacted]

Email: [redacted]

Name of Applicant: Cook Communities

Name of Authorized Agent (if applicant is a company): Geoff Cook

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone: [redacted]

Email: _____

Application Address & Description: 3060 Poplar Springs Church Road, Gainesville, GA 30507 - Parcel 15036 000009

☐ 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.

Tammy Ratajski Donald Ratajski — Tammy Ratajski & Don Ratajski

Owner Signature — 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.

Robert Michael Santi

Notary Printed Name

ROBERT MICHAEL SANTI NOTARY PUBLIC FORSYTH COUNTY GEORGIA EXPIRES 08/21/2027

Notary Public Signature — 9/16/26 Date

8.3.2026

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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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: Dewayne L. Kidd & Gloria J. Kidd

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

Address: P.O. Box 1393

Oakwood, GA 30566

Phone: [redacted]

Email: [redacted]

Name of Applicant: Cook Communities

Name of Authorized Agent (if applicant is a company): Geoff Cook

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone: [redacted]

Email: _____

Application Address & Description: 3056 Poplar Springs Church Road, Gainesville, GA 30507 - Parcel 15036 000010B

☐ 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.

Dewayne L. Kidd
Gloria J. Kidd
Owner Signature

Dewayne L. Kidd & Gloria J. Kidd
Owner Printed Name

Personally appeared before me on 9/16/2026 **who swears that the information**
DATE

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

ROBERT MICHAEL SANTI NOTARY EXPIRES GEORGIA 08/21/2027 PUBLIC FORSYTH COUNTY

Robert Michael Santi
Notary Printed Name

Notary Public Signature

9/16/27
Date

8.3.2026

PLANNING AND ZONING DEPARTMENT
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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: Tanners Ridge, LLC

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

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone:

Email:

Name of Applicant: Cook Communities

Name of Authorized Agent (if applicant is a company): Geoff Cook

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone: [redacted]

Email:

Application Address & Description: 3549 Gilleland Extension, Gainesville, GA 30507 - Parcel 15036D000002A

Parcel 15036 000010, Parcel 15036D000002B, Parcel 15036D000002H, Parcel 15036D000002I

☐ 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.

Owner Signature

Keith Cook
Owner Printed Name

Personally appeared before me on 9/17/26 **who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.**

DATE

ROBERT MICHAEL SANTI
NOTARY
EXPIRES
GEORGIA
08/21/2027
PUBLIC
FORSYTH COUNTY

Robert Michael Santi
Notary Printed Name

Notary Public Signature

9/17/26
Date

PLANNING AND ZONING DEPARTMENT
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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: Shadowstone Partners, LLC

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

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone:

Email:

Name of Applicant: Cook Communities

Name of Authorized Agent (if applicant is a company): Geoff Cook

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone: [redacted]

Email:

Application Address & Description: Poplar Springs Road (vacant land), Gainesville, GA - Parcel 15036 000013A

☐ 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.

Owner Signature

Keith Cook
Owner Printed Name

Personally appeared before me on 9/17/26 **who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.**

DATE

ROBERT MICHAEL SANTI
NOTARY PUBLIC
FORSYTH COUNTY
GEORGIA
EXPIRES
08/21/2027

Robert Michael Santi
Notary Printed Name

Notary Public Signature

9/17/26
Date

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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: James Johnson

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

Address: 3547 Gilleland Ext

Gainesville, GA 30507

Phone: _____

Email: _____

Name of Applicant: Cook Communities

Name of Authorized Agent (if applicant is a company): Geoff Cook

Address: 3120 Frontage Road

Gainesville, GA 30504

Phone: [redacted]

Email: _____

Application Address & Description: 3547 Gilleland Extension, Gainesville, GA 30507 - Parcel 15036D000002C

☐ 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.

James B Johnson
Owner Signature

James Johnson
Owner Printed Name

Personally appeared before me on 9/14/26 **DATE who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.**

ROBERT MICHAEL SANTI
NOTARY
EXPIRES
GEORGIA
08/21/2027
PUBLIC
FORSYTH COUNTY

Robert Michael Santi
Notary Printed Name

Notary Public Signature

9/14/26
Date

8.3.2026

BK349 PG280

FILED
HALL CO., GA
2019 FEB 15 PM 2:19
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY LC

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER TRADE NAME, PARTNERSHIP OR OTHERS

STATE OF GEORGIA
COUNTY OF Hall.

The undersigned does hereby certify that Shadowstone Parnters, LLC

conducting a business as Cook Communities

in the City of Gainesville

County of Hall **in the State of Georgia, under the name of** Cook Communities

and that the nature of the business is Real Estate Development

and that the names and addresses of the persons, firms or partnership owning and carrying on said trade or business are Keith Cook- 4447 Sandhurst Place, Flowery Branch GA 30542
Geoff Cook- 6026 Jim Crow Road, Flowery Branch GA 30542

Signature-Title

Subscribed and sworn to before me
this 15 **day of** February **20** 19

Notary Public

BETTIJANE BEATTIE
Jackson County
Notary
Public
Expires
10-19-2019
STATE OF GEORGIA

Filed in office, this 15th **day of** February **20** 19

Clerk Superior Court Hall **County, Ga.**

Note: The Act requires that this notice be published once a week for two weeks in the paper in which the Sheriff's advertisements are printed. This paper is Gainesville Times 2-28 & 3-7
Also, upon change of ownership, a new and amended registration be filed. (Ga. Laws 1981, p 872)

PLANNING AND ZONING DEPARTMENT
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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: Tammy Ratajski & Don Ratajski

Applicant's/Owner's Signature: Tammy Ratajski Donald Ratajski Date: 9-16-26

PLANNING AND ZONING DEPARTMENT
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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: Dewayne L. Kidd & Gloria J. Kidd

Applicant's/Owner's Signature: Dewayne L Kidd Gloria J Kidd Date: 9/16/2026

PLANNING AND ZONING DEPARTMENT
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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.

(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: Keith Cook

Applicant's/Owner's Signature: _____ Date: 9/16/2026

PLANNING AND ZONING DEPARTMENT
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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: Geoff Cook

Applicant's/Owner's Signature: _____ Date: 9/16/2026

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(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: James Johnson

Applicant's/Owner's Signature: James B Johnson Date: 09-14-26