

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

ZON 2021-00022



CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Cook Communities
3120 Frontage Rd
Gainesville, GA 30504

Phone 770-530-7383

Email Address gcook@Cook-residential.com

Proposed Use Single Family Residential Building Lots

Property Owner (Name & Mailing Address)

Ray Morris Hollingsworth Family LLC
6306 Mountain Brook way
Atlanta, GA 30328

Phone 678-858-4582

Email Address JB.Baker24@gmail.com

Contact Person (Name & Mailing Address)

Geoff Cook
3120 Frontage Rd
Gainesville, GA 30504

Phone 770-530-7383

Email Address gcook@Cook-residential.com

Tax Parcel Number 100050 000000

Location Address 4035 Leach Rd Gainesville, GA 30506

Status of Applicant

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

Requested Action

Permissive Use:

☐ HCPC ☒ HCC

Fee: \$ 400

Receipt #: _____

Check #: _____

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

Sign [Signature] Date: 3-26-21

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: March 29, 2021

Taken by: Kater [Signature]

Tentative Planning Commission Date: May 17, 2021

Tentative County Commission Date: JUNE 24, 2021

County Commission District: 2

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
(770-531-6809 | 770-531-3902



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) E. RAY MCKEIS AND Hollingsworth Family LP.

Address 5660 Peachtree Industrial Blvd.
Norcross, GA 30071

Phone Number 770-441-6555

Name of applicant(s) Cook Communities

Address 3120 Frontage Rd
Gainesville, GA 30504

Phone Number 770-530-7383

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 rezoning, permissive use, or variance of this property.

Signature of Owner(s)

L. F. Hollingsworth

Personally appeared before me

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

Catherine B Hubbard
Notary Public

3-26-2021
Date



PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA. 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



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 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 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: AC

Date: 3/26/21

Applicant's/Owner's Name (Printed): Geoff Cook

PLANNING AND DEVELOPMENT DEPARTMENT
875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30604
MAILING ADDRESS PO BOX 1435 GAINESVILLE, GA 30603
T 770-531-6309 F 770-531-3902



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 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 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: L.F. Hollingsworth

Date: March 26, 2021

Applicant's/Owner's Name (Printed): L.F. Hollingsworth



HALL COUNTY PLANNING DEPARTMENT
P. O. Box 1435
Gainesville, GA 30503
Phone: 770-531-6809
Fax: 770-531-3902

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. A legal advertisement shall be published not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.
2. A public notice sign shall be placed in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.
3. Notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign and ensure that it remains in place during the entire zoning proceeding.

If it is determined at any time during the zoning proceeding that the sign has not been properly posted on the site, the Board must table or delay the request.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

The sign must remain posted during the entire proceeding. Should you find the sign missing or vandalized in any manner, contact the Planning Department. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN April 2, 2021 AND NO LATER THAN MAY 2, 2021.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN MAY 2, 2021 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Geoff Cook, hereby acknowledge that I have

Please Print Name

read and understand the sign posting requirements. I further certify that the required

public notice sign was posted on 4-28-21 for Cook Communities

Date

(Name application filed as)

Signature GC

ZONING NOTICE

IN VITIATION OF THE ZONING ACT, THE BOARD OF ZONING ADJUSTMENTS HAS CONSIDERED THE APPLICANT'S REQUEST FOR THE ZONING REGULATIONS AS THEY RELATE TO THE FOLLOWING:

APPLICANT: **COOK COUNTY**

REQUEST: **USE SUBJECT TO BOB APPROVAL**

MAJOR SUBDIVISION

THE BOARD WILL BE IN SESSION:

DATE: **MAY 17, 2021** AND **DATE: JUNE 24, 2021**

TIME: **5:00pm** TIME: **6:00pm**

2ND FLOOR INFORMATION CALL: (708) 331-6000