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

Zon2021-00020

HALL COUNTY
GEORGIA
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ZONING APPLICATION

Applicant (Name & Mailing Address)

Ridgeline Land Planning, Inc.
196 Belaire Court
Winder, GA 30680
Phone 678-618-2037
Email Address holt@ridgelineplanning.com

Property Owner (Name & Mailing Address)

Lula Capital, LLC
4336 Cornelia Hwy
Lula, GA 30554
Phone 706-499-0871
Email Address ryanchitwood@cmllcs.com

Proposed Use Planned Residential Development

Contact Person (Name & Mailing Address)

Holt Persinger/Ridgeline Land Planning, Inc.
196 Belaire Court
Winder, GA 30680
Phone 678-618-2037
Email Address holt@ridgelineplanning.com

Status of Applicant

- ☐ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☒ Other Ownwer's Agent

Requested Action

Existing Zoning: PRD & R-1
Rezone to: PRD
Fee:$ 3,000
Receipt #:
Check #:

Tax Parcel Number 09079A000050,09079 000001
Acreage 203.42
Location Address 6303 MAGNOLIA STATION DR, Lula, GA 30554

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

Sign _____ Date: 3/25/2021

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: 3/29/2021
Taken by: SEM/JMC
Tentative Planning Commission Date: 5/17/2021
Tentative County Commission Date: 6/24/2021
County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Lula Capital, LLC

Address 4336 Cornelia Hwy
Lula, GA 30554

Phone Number 706-499-0871

Name of applicant(s) Ridgeline Land Planning, Inc.

Address 196 Belaire Court
Winder, GA 30680

Phone Number 678-618-2037

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)

Personally appeared before me
Kathryne C. Butler

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

Kathryne C. Butler
Notary Public

3/26/21
Date

KATHRYNE CHANNING BUTLER
NOTARY
PUBLIC
HABERSHAM COUNTY, GA

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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[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: _____ **Date:** 3/28/21

Applicant's/Owner's Name (Printed): Ryan Chitwood / Agent
Lula Capital, LLC

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Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 3/25/2021

Applicant's/Owner's Name (Printed): Holt Persinger

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PUBLIC NOTICE REQUIREMENTS

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

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send 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.

3. The applicant/property owner shall place the public notice sign 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.

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. A photo of the sign placed at the location is required and must be sent to the Planning Department.

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 ORGINAL 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, HOLT PRESINGER, **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 4/30/2021 for RIDGELINE LAND PLANNING, INC
Date (Name application filed as)

Signature
(The original document is required)

Revised December 2019

ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: RIDGELINE LAND PLANNING, INC.
REQUEST: REZONE FROM R-1 & PRD TO PRD FOR A MASTER PLANNED RES. DEVELOPMENT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: MAY 17, 2021
Time: 5:15 p.m
COUNTY COMMISSION
Date: JUNE 24, 2021
Time: 6:00 p.m.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

OPEN HOUSE
ZONING NOTICE
ZONING NOTICE
S. ANA 3.6 8 8