

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



## CONDITIONAL USE APPLICATION

**Applicant (Name & Mailing Address)**

Intown Home Builders (Randy Wallis)

506 Carriage Drive

Bethlehem, GA 30620

Phone 678 878-9926

Email Address intownhomebuilders@gmail.com

Proposed Use Residential Housing

**Property Owner (Name & Mailing Address)**

BDL of GA LLC (Brandon Roberts)

4203 Ellison Farm Road

Braselton, GA 30517

Phone 678 943-0311

Email Address brandonr291@yahoo.com

**Contact Person (Name & Mailing Address)**

Randy Wallis

506 Carriage Drive

Bethlehem, GA 30620

Phone 678 878-9926

Email Address intownhomebuilders@gmail.com

Tax Parcel Number 15021 000209

Location Address 2833 Pierce Road, Gainesville, GA 30507

**Status of Applicant**

☐ Owner

☐ Option to Purchase

☐ Area Resident

☒ Other Builder

**Requested Action**

Permissive Use:

☐ HCPC ☒ HCC

Fee: \$ 350-

Receipt #: \_\_\_\_\_

Check #: \_\_\_\_\_

Acreage 8.0

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

Sign Randy Wallis

Date: 06/05/2021

**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: 6/11/2021

Taken by: [Signature]

Tentative Planning Commission Date: 8/2/2021

Tentative County Commission Date: 9/9/2021

County Commission District: Town (5)

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### AUTHORIZATION OF PROPERTY OWNERS

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

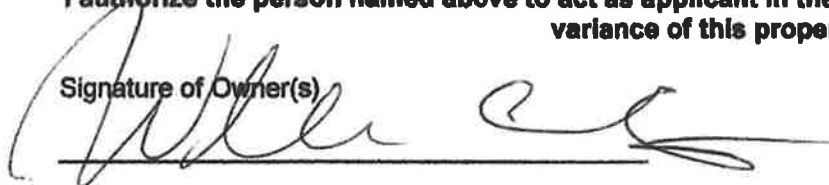
Subject Property: 8 acre parcel at: 2833 Pierce Road

Name of owner(s)	William Jackson Edwards	Gainesville, GA 30507 Parcel # 15021 000209
Address	3569 Stencil Road	
	Gainesville, GA 30506	
Phone Number	678 859-0482	
Name of applicant(s)	Intown Home Builders (Randy Wallis)	
Address	506 Carriage Drive	
	Bethlehem, GA 30620	
Phone Number	678 878-9926	

**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)

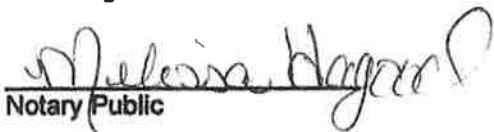
 William Edwards

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.

Notary Public



Date

06/08/2021



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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: [Signature]

Date: 6/10/2021

Applicant's/Owner's Name (Printed): William Jackson Edwards

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\*\*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): N/A

Office: N/A

Dollar Amount: N/A

Date of Contribution: N/A

Applicant's/Owner's Signature: Randy Wallis

Date: 6/05/2021

Applicant's/Owner's Name (Printed): Randy Wallis dba Intown Home Builders



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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 June 14, 2021 AND NO LATER THAN July 14, 2021.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN June 16, 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, Randy Wallis dba Intown Home Builders, 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 June 11, 2021 for Intown Home Builders.  
Date (Name application filed as)

Signature [Handwritten Signature]  
(The original document is required)



# ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH DALE COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY.

APPLICANT: **INTOWN HOME BUILDERS**

REQUEST: **USE APPROVAL BY BOC**

**8 RESIDENTIAL LOTS**

PUBLIC HEARINGS WILL BE HELD ON:

Date: **8/2/2021** **AND** Date: **9/19/2021**

Time: **5:15 p.m.** Time: **6:00 p.m.**

FOR MORE INFORMATION CALL: (770) 531-6400

