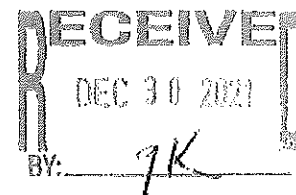




BUILDING THE FUTURE TOGETHER



December 14, 2021

Honorable Billy Powell
Hall County Commissioner, District 2
P. O. Drawer 1435
Gainesville, GA 30503

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

Re: Application for Annexation & Zoning
Cajun-Dawn Land Holdings, LLC
Tax Parcel # 15044 000028 ± 24.23 acres

Dear Commissioner Powell:

Please accept this letter as a courtesy notification of the attached proposed annexation located in your district.

This application will be considered by the Oakwood Planning Commission on Tuesday, January 18, 2022 at 7:00 p.m. and a Public Hearing will be scheduled by the Oakwood City Council on Monday, February 14, 2022 at 7:00 p.m. at Oakwood City Hall. The applicant has revised the application to change the requested zoning from Oakwood R-2 to Oakwood R-3.

If you have any questions or need additional information, please give me a call.

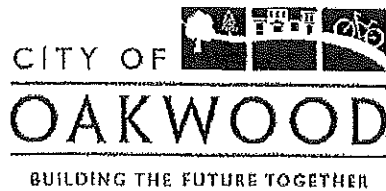
Sincerely,

Dan Schultz, AICP, CFM
Community Development Director

Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net

Enclosures 1. GIS Map
2. Annexation Application



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

☐ PROPERTY OWNER

☒ DEVELOPER/BUILDER

☐ RESIDENT/PROPIETOR

☐ ATTORNEY/AGENT

NAME: Cajun-Dawg Land Holdings, LLC

ADDRESS: 3643 Explorer Trail

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE:

CELL: 678-925-6904

FAX:

E-MAIL: johnny@jbfreelc.com

PERSON TO CONTACT

NAME: Johnny Free

ADDRESS: 3643 Explorer Trail, Oakwood, GA 30566

PHONE: 678-925-6904

FAX:

E-MAIL: johnny@jbfreelc.com

PROPERTY OWNER

NAME: Robert & Melanie Gaspard

ADDRESS: 4465 Martin Road

CITY: Flowery Branch

STATE: GA

ZIP CODE: 30542

PHONE: 678-925-6904

FAX:

E-MAIL: johnny@jbfreelc.com

DESCRIPTION OF PROPERTY

ADDRESS: 4465 Martin Rd, Flowery Branch, GA 30542

TAX MAP & PARCEL #: 15044 000028

ACREAGE: 23.60

TYPE OF APPLICATION

☒ ANNEXATION AND ZONING

☐ ZONING VERIFICATION

☐ REZONING

☐ APPEAL

☐ SITE PLAN APPROVAL ☐ AMENDMENT

☐ CHANGE IN CONDITIONS

☐ CONDITIONAL USE

☐ VARIANCE TO ZONING ORDINANCE

☐ VARIANCE TO SIGN ORDINANCE

☐ VARIANCE TO SUBDIVISION REGULATIONS

☐ SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)

☐ DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ EXEMPTION PLAT

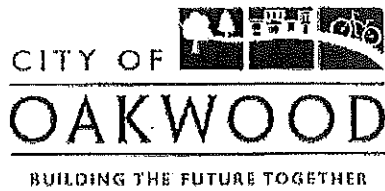
SIGNATURE: _____

DATE: 10/15/2021

OFFICE USE ONLY

FEE: \$ _____

☐ CASH ☐ CHECK # _____



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR ANNEXATION

NAME: **Cajun-Dawg Land Holdings, LLC**

ADDRESS: **3643 Explorer Trail**

CITY: **Oakwood**

STATE: **GA**

ZIP CODE: **30566**

PHONE: **678-925-6904**

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : **4465 Martin Rd, Flowery Branch, GA 30542**

DISTRICT / SECTION / LAND LOT : **GMD 392**

ACREAGE: **23.6**

TAX MAP & PARCEL #: **15044 000028**

NAME OF SUBDIVISION: **Martins Crossing East & West**

EXISTING LAND USE: **PRD Hall County - Residential**

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: **City of Gainesville**

SANITARY SEWER: **City of Oakwood**

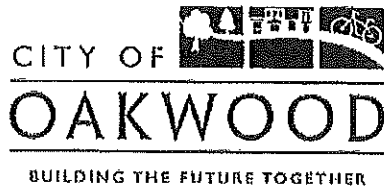
ELECTRICITY: **Jackson EMC or Georgia Power**

GAS: **AGL**

TELEPHONE: **AT&T**

CABLE TELEVISION: **Spectrum**

GARBAGE COLLECTION: **City of Oakwood**



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR REZONING

A SITE PLAN IS REQUIRED FOR COMMERCIAL AND INDUSTRIAL DISTRICTS.
SEE SECTION 6 OF ZONING PROCEDURES ORDINANCE FOR PLAN CONTENTS

EXISTING ZONING DISTRICT: R5 Residential / Hall County PRD

PROPOSED ZONING DISTRICT: Oakwood R3

PROPOSED USE: Single Family Detached Residential Subdivision

PLEASE JUSTIFY YOUR REQUEST BASED ON THE FOLLOWING CRITERIA:

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property. **All adjoining property is zoned residential the current zoning of the subject property is Hall County PRD and does not adversely effect the surrounding properties.**
2. The extent to which property values are diminished by the particular zoning restrictions. **No property values will be diminished as our proposal calls for 500k to 600k houses to be built.**
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. **No property values will be diminished as our proposal calls for 500k to 600k houses to be built.**
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner **The gain to the public will be to provide more housing in the area. There is a current shortage in housing in the area and would bring more up scale and needed housing to the area.**

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. **The property meets all criteria for a residential subdivision as the property and adjoining properties are all residential or PRD.**

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request. **The current property owner lives on the property with there family. The property has not been vacant for any lengthy period of time.**

7. The zoning history of the subject property. **The subject property was zoned Hall County PRD in 1997 and under the current it was septic tank lots. We are proposing to re-zone to Oakwood R2 and access the sewer provided by the City of Oakwood.**

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities. **The proposed zoning would not adversely effect schools, utilities, parks or public facilities. the effect on the roads and street would be minimal.**

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans. **The proposed zoning would be in conformity with the comprehensive plan for the City of Oakwood.**

NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.

Sheet 13

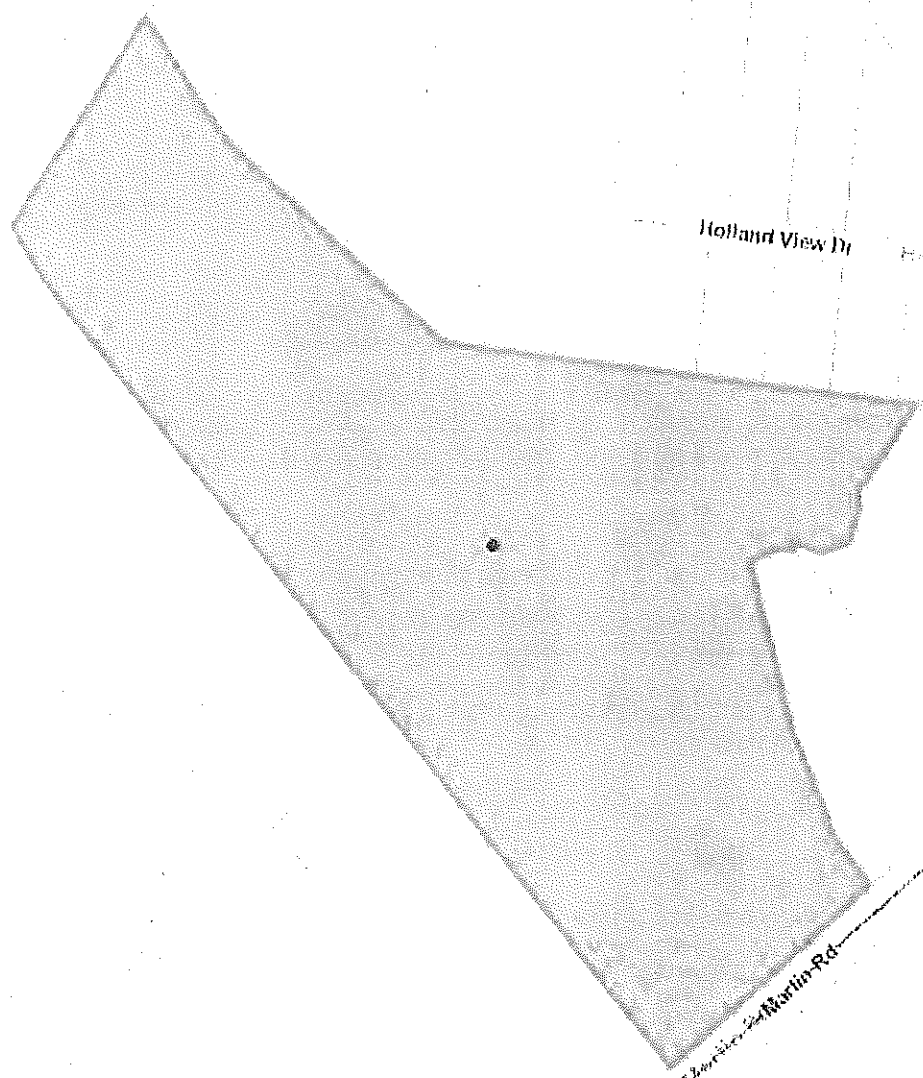
Holland View Dr

Holland View Dr

Laurel Oaks Rd

Marion Rd

Quail





BUILDING THE FUTURE TOGETHER

December 14, 2021

Honorable Billy Powell
Hall County Commissioner, District 2
P. O. Drawer 1435
Gainesville, GA 30503

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

Re: Application for Annexation & Zoning
Cajun- Dawn Land Holdings, LLC
Tax Parcel # 15044H000095 \pm 0.85 acres

Dear Commissioner Powell:

Please accept this letter as a courtesy notification of the attached proposed annexation located in your district.

This application will be considered by the Oakwood Planning Commission on Tuesday, January 18, 2022 at 7:00 p.m. and a Public Hearing will be scheduled by the Oakwood City Council on Monday, February 14, 2022 at 7:00 p.m. at Oakwood City Hall.

If you have any questions or need additional information, please give me a call.

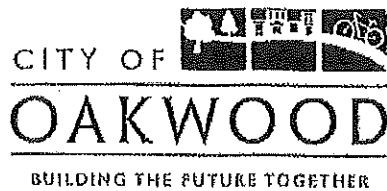
Sincerely,

Dan Schultz, AICP, CFM
Community Development Director

Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net

Enclosures 1. GIS Map
2. Annexation Application



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

- ☐ PROPERTY OWNER ☒ DEVELOPER/BUILDER
☐ RESIDENT/PROPIETOR ☐ ATTORNEY/AGENT

NAME: Cajun-Dawg Land Holdings, LLC

ADDRESS: 3643 Explorer Trail

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE:

CELL: 678-925-6904

FAX:

E-MAIL: johnny@jbfreellc.com

PERSON TO CONTACT

NAME: Johnny Free

ADDRESS: 3643 Explorer Trail, Oakwood, GA 30566

PHONE: 678-925-6904

FAX:

E-MAIL: johnny@jbfreellc.com

PROPERTY OWNER

NAME: Mark Gibbons

ADDRESS: 4291 Falcon Crest Drive

CITY: Flowery Branch

STATE: GA

ZIP CODE: 30542

PHONE: 678-925-6904

FAX:

E-MAIL: johnny@jbfreellc.com

DESCRIPTION OF PROPERTY

ADDRESS: 4291 Falcon Crest Drive, Flowery Branch, GA 30542

TAX MAP & PARCEL #: 15044 H000095

ACREAGE: 0.50

TYPE OF APPLICATION

- ☒ ANNEXATION AND ZONING ☐ ZONING VERIFICATION
☐ REZONING
☐ APPEAL
☐ SITE PLAN APPROVAL ☐ AMENDMENT
☐ CHANGE IN CONDITIONS
☐ CONDITIONAL USE
☐ VARIANCE TO ZONING ORDINANCE ☐ VARIANCE TO SIGN ORDINANCE
☐ VARIANCE TO SUBDIVISION REGULATIONS
☐ SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)
☐ DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ EXEMPTION PLAT

SIGNATURE: 

DATE: 10/15/2021

OFFICE USE ONLY

FEE: \$

☐ CASH ☐ CHECK #



BUILDING THE FUTURE TOGETHER

4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR ANNEXATION

NAME: Cajun-Dawg Land Holdings, LLC

ADDRESS: 3643 Explorer Trail

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE: 678-925-6904

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : 4291 Falcon Crest Drive, Flowery Branch, GA 30542

DISTRICT / SECTION / LAND LOT : GMD 385

ACREAGE: 0.50

TAX MAP & PARCEL #: 15044 H000095

NAME OF SUBDIVISION: Falcon Crest Subdivision Phase II, Section III

EXISTING LAND USE: R1 Hall County - Residential

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: City of Gainesville

SANITARY SEWER: City of Oakwood

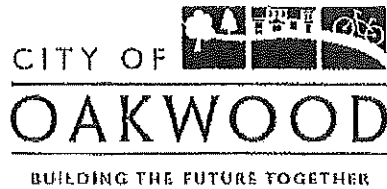
ELECTRICITY: Jackson EMC or Georgia Power

GAS: AGL

TELEPHONE: AT&T

CABLE TELEVISION: Spectrum

GARBAGE COLLECTION: City of Oakwood



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR REZONING

A SITE PLAN IS REQUIRED FOR COMMERCIAL AND INDUSTRIAL DISTRICTS.
SEE SECTION 6 OF ZONING PROCEDURES ORDINANCE FOR PLAN CONTENTS

EXISTING ZONING DISTRICT: R1 Residential / Hall County

PROPOSED ZONING DISTRICT: R1 Residential / Oakwood

PROPOSED USE: Single family detached as is currently in Hall County

PLEASE JUSTIFY YOUR REQUEST BASED ON THE FOLLOWING CRITERIA:

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.
2. The extent to which property values are diminished by the particular zoning restrictions.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

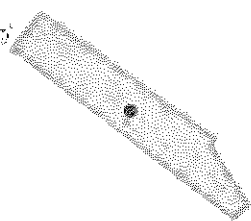
7. The zoning history of the subject property.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.

Falcon Crest Dr



Falcon Crest Dr Falcon Crest Dr



BUILDING THE FUTURE TOGETHER

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

December 14, 2021

Honorable Billy Powell
Hall County Commissioner, District 2
P. O. Drawer 1435
Gainesville, GA 30503

Re: Application for Annexation & Zoning
Cajun-Dawg Land Holdings, LLC
Tax Parcel # 15044H000125 \pm 0.62 acres

Dear Commissioner Powell:

Please accept this letter as a courtesy notification of the attached proposed annexation located in your district.

This application will be considered by the Oakwood Planning Commission on Tuesday, January 18, 2022 at 7:00 p.m. and a Public Hearing will be scheduled by the Oakwood City Council on Monday, February 14, 2022 at 7:00 p.m. at Oakwood City Hall.

If you have any questions or need additional information, please give me a call.

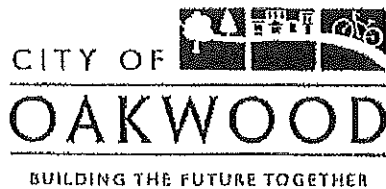
Sincerely,

Dan Schultz, AICP, CFM
Community Development Director

Enclosures 1. GIS Map
2. Annexation Application

Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

☐ PROPERTY OWNER

☒ DEVELOPER/BUILDER

☐ RESIDENT/PROPIETOR

☐ ATTORNEY/AGENT

NAME: **Cajun-Dawg Land Holdings, LLC**

ADDRESS: **3643 Explorer Trail**

CITY: **Oakwood**

STATE: **GA**

ZIP CODE: **30566**

PHONE:

CELL: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreelc.com**

PERSON TO CONTACT

NAME: **Johnny Free**

ADDRESS: **3643 Explorer Trail, Oakwood, GA 30566**

PHONE: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreelc.com**

PROPERTY OWNER

NAME: **Bill Dempsey**

ADDRESS: **4292 Falcon Crest Drive**

CITY: **Flowery Branch**

STATE: **GA**

ZIP CODE: **30542**

PHONE: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreelc.com**

DESCRIPTION OF PROPERTY

ADDRESS: **4292 Falcon Crest Drive, Flowery Branch, GA 30542**

TAX MAP & PARCEL #: **15044 H000125**

ACREAGE: **0.50**

TYPE OF APPLICATION

☒ ANNEXATION AND ZONING

☐ ZONING VERIFICATION

☐ REZONING

☐ APPEAL

☐ SITE PLAN APPROVAL ☐ AMENDMENT

☐ CHANGE IN CONDITIONS

☐ CONDITIONAL USE

☐ VARIANCE TO ZONING ORDINANCE

☐ VARIANCE TO SIGN ORDINANCE

☐ VARIANCE TO SUBDIVISION REGULATIONS

☐ SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)

☐ DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ EXEMPTION PLAT

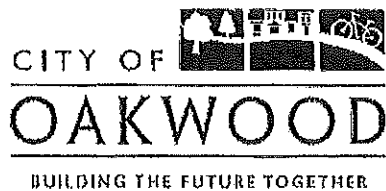
SIGNATURE: _____

DATE: **10/15/2021**

OFFICE USE ONLY

FEE: \$ _____

☐ CASH ☐ CHECK # _____



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR ANNEXATION

NAME: **Cajun-Dawg Land Holdings, LLC**

ADDRESS: **3643 Explorer Trail**

CITY: **Oakwood**

STATE: **GA**

ZIP CODE: **30566**

PHONE: **678-925-6904**

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : **4292 Falcon Crest Drive, Flowery Branch, GA 30542**

DISTRICT / SECTION / LAND LOT : **GMD 385**

ACREAGE: **0.50**

TAX MAP & PARCEL #: **15044 H000125**

NAME OF SUBDIVISION: **Falcon Crest Subdivision Phase II, Section III**

EXISTING LAND USE: **R1 Hall County - Residential**

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: **City of Gainesville**

SANITARY SEWER: **City of Oakwood**

ELECTRICITY: **Jackson EMC or Georgia Power**

GAS: **AGL**

TELEPHONE: **AT&T**

CABLE TELEVISION: **Spectrum**

GARBAGE COLLECTION: **City of Oakwood**

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

7. The zoning history of the subject property.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

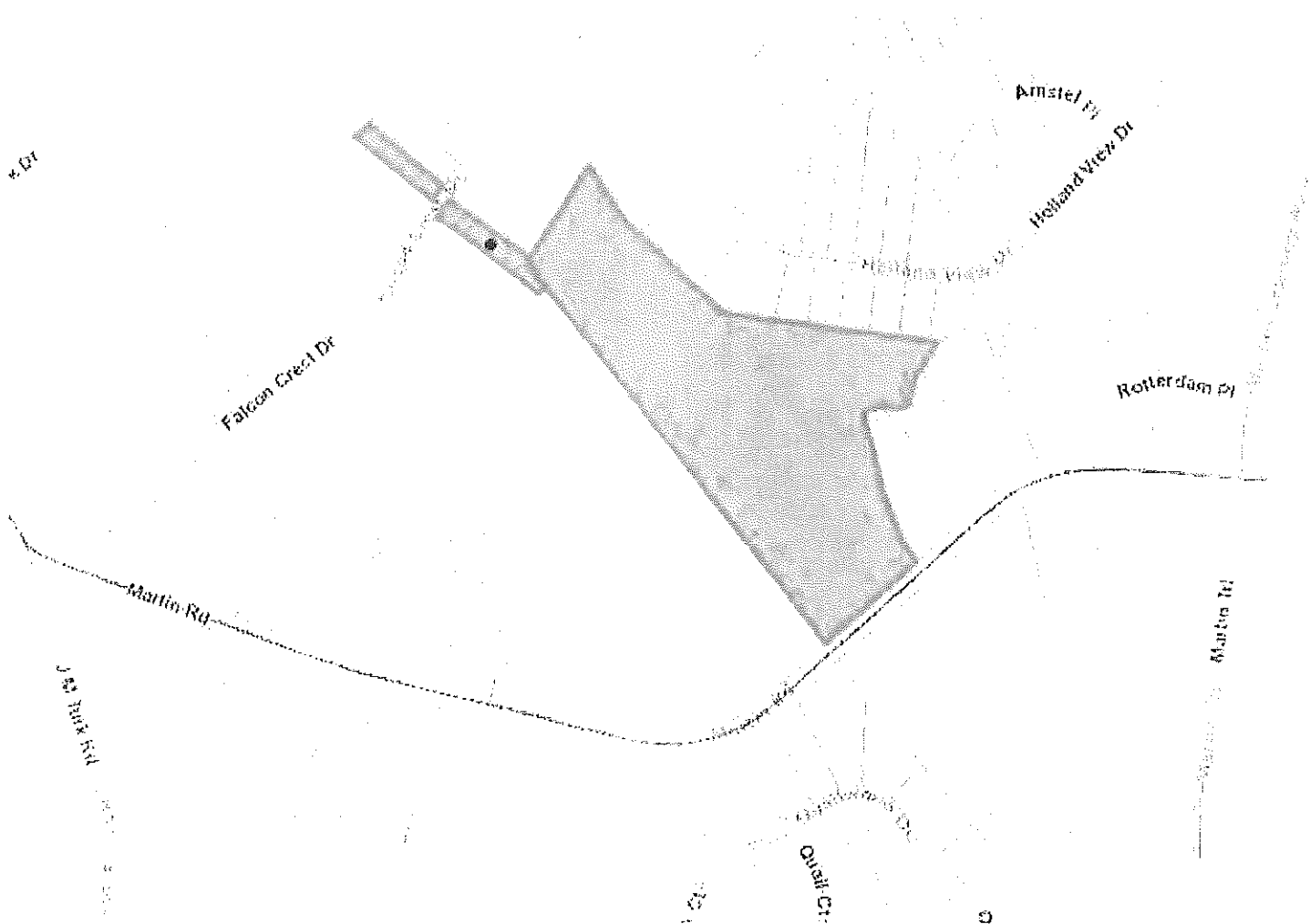
NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.

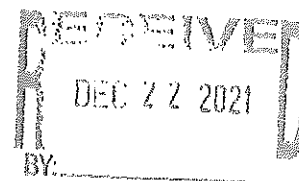
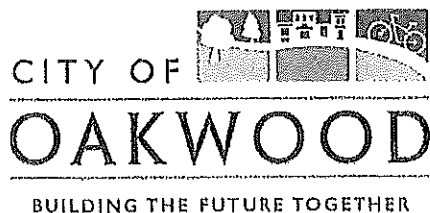
OAKWOOD

Falcon Crest Dr

Falcon Crest Dr

Falcon Crest Dr Falcon Crest Dr





Certified Mail – Return Receipt Requested

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

December 14, 2021

Hall County Board of Commissioners
P. O. Drawer 1435
Gainesville, GA 30503

Re: Application for Annexation & Zoning
Cajun- Dawn Land Holdings, LLC
Tax Parcel # 15044H000095 \pm 0.85 acres

To Whom It May Concern:

Please find attached a copy of the petition for annexation and zoning for the above-described parcel required as part of the City's notice obligations pursuant to O.C.G.A. Section 36-36-111. The City of Oakwood, Georgia, by the authority vested in the Mayor and the Council of the City of Oakwood, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to consider annexation the property described heretofore by ordinance at a regular meeting of the Mayor and the Council. This letter has been sent to you by certified mail, return receipt requested, upon acceptance of petition for annexation by the City of Oakwood in accordance with § 36-36-111.

Sincerely,

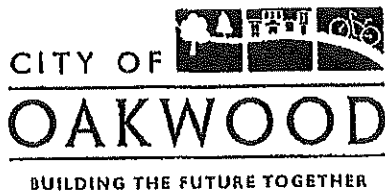
Donald T. Hunt
City Attorney

Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net

C: Dan Schultz, AICP, CFM; Community Development Director

Enclosures: 1. Petition for Annexation
2. "Annexation Map"



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

☐ PROPERTY OWNER

☒ DEVELOPER/BUILDER

☐ RESIDENT/PROPIETOR

☐ ATTORNEY/AGENT

NAME: **Cajun-Dawg Land Holdings, LLC**

ADDRESS: **3643 Explorer Trail**

CITY: **Oakwood**

STATE: **GA**

ZIP CODE: **30566**

PHONE:

CELL: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreeilc.com**

PERSON TO CONTACT

NAME: **Johnny Free**

ADDRESS: **3643 Explorer Trail, Oakwood, GA 30566**

PHONE: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreeilc.com**

PROPERTY OWNER

NAME: **Mark Gibbons**

ADDRESS: **4291 Falcon Crest Drive**

CITY: **Flowery Branch**

STATE: **GA**

ZIP CODE: **30542**

PHONE: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreeilc.com**

DESCRIPTION OF PROPERTY

ADDRESS: **4291 Falcon Crest Drive, Flowery Branch, GA 30542**

TAX MAP & PARCEL #: **15044 H000095**

ACREAGE: **0.50**

TYPE OF APPLICATION

☒ ANNEXATION AND ZONING

☐ ZONING VERIFICATION

☐ REZONING

☐ APPEAL

☐ SITE PLAN APPROVAL ☐ AMENDMENT

☐ CHANGE IN CONDITIONS

☐ CONDITIONAL USE

☐ VARIANCE TO ZONING ORDINANCE

☐ VARIANCE TO SIGN ORDINANCE

☐ VARIANCE TO SUBDIVISION REGULATIONS

☐ SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)

☐ DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ EXEMPTION PLAT

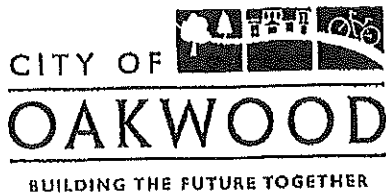
SIGNATURE: _____

DATE: **10/15/2021**

OFFICE USE ONLY

FEE: \$ _____

☐ CASH ☐ CHECK #



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR ANNEXATION

NAME: Cajun-Dawg Land Holdings, LLC

ADDRESS: 3643 Explorer Trail

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE: 678-925-6904

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : 4291 Falcon Crest Drive, Flowery Branch, GA 30542

DISTRICT / SECTION / LAND LOT : GMD 385

ACREAGE: 0.50

TAX MAP & PARCEL #: 15044 H000095

NAME OF SUBDIVISION: Falcon Crest Subdivision Phase II, Section III

EXISTING LAND USE: R1 Hall County - Residential

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: City of Gainesville

SANITARY SEWER: City of Oakwood

ELECTRICITY: Jackson EMC or Georgia Power

GAS: AGL

TELEPHONE: AT&T

CABLE TELEVISION: Spectrum

GARBAGE COLLECTION: City of Oakwood



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR REZONING

A SITE PLAN IS REQUIRED FOR COMMERCIAL AND INDUSTRIAL DISTRICTS.
SEE SECTION 6 OF ZONING PROCEDURES ORDINANCE FOR PLAN CONTENTS

EXISTING ZONING DISTRICT : R1 Residential / Hall County
PROPOSED ZONING DISTRICT: R1 Residential / Oakwood
PROPOSED USE: Single family detached as is currently in Hall County

PLEASE JUSTIFY YOUR REQUEST BASED ON THE FOLLOWING CRITERIA:

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.
2. The extent to which property values are diminished by the particular zoning restrictions.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

7. The zoning history of the subject property.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.



Certified Mail – Return Receipt Requested

H. Lamar Scroggs
Mayor

December 14, 2021

Stephen Hendrix
Council Member

Hall County Board of Commissioners
P. O. Drawer 1435
Gainesville, GA 30503

Pat Jones
Council Member

Todd Wilson
Council Member

Re: Application for Annexation & Zoning
Cajun-Dawn Land Holdings, LLC
Tax Parcel # 15044 000028 ± 24.23 acres

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

To Whom It May Concern:

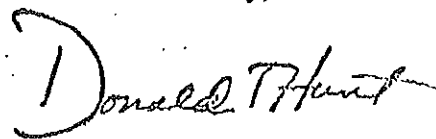
Donald T. Hunt
City Attorney

Please find attached a copy of the petition for annexation and zoning for the above-described parcel required as part of the City's notice obligations pursuant to O.C.G.A. Section 36-36-111. The City of Oakwood, Georgia, by the authority vested in the Mayor and the Council of the City of Oakwood, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to consider annexation the property described heretofore by ordinance at a regular meeting of the Mayor and the Council. This letter has been sent to you by certified mail, return receipt requested, upon acceptance of petition for annexation by the City of Oakwood in accordance with § 36-36-111. The applicant has revised the application to change the requested zoning from Oakwood R-2 to Oakwood R-3.

Mai Chang
City Clerk

B.R. White
City Manager

Sincerely,



Donald T. Hunt
City Attorney

Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net

C: Dan Schultz, AICP, CFM; Community Development Director

Enclosures: 1. Petition for Annexation
2. "Annexation Map"



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

☐ PROPERTY OWNER

☒ DEVELOPER/BUILDER

☐ RESIDENT/PROPIETOR

☐ ATTORNEY/AGENT

NAME: Cajun-Dawg Land Holdings, LLC

ADDRESS: 3643 Explorer Trail

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE:

CELL: 678-925-6904

FAX:

E-MAIL: johnny@jbfreelc.com

PERSON TO CONTACT

NAME: Johnny Free

ADDRESS: 3643 Explorer Trail, Oakwood, GA 30566

PHONE: 678-925-6904

FAX:

E-MAIL: johnny@jbfreelc.com

PROPERTY OWNER

NAME: Robert & Melanie Gaspard

ADDRESS: 4465 Martin Road

CITY: Flowery Branch

STATE: GA

ZIP CODE: 30542

PHONE: 678-925-6904

FAX:

E-MAIL: johnny@jbfreelc.com

DESCRIPTION OF PROPERTY

ADDRESS: 4465 Martin Rd, Flowery Branch, GA 30542

TAX MAP & PARCEL #: 15044 000028

ACREAGE: 23.60

TYPE OF APPLICATION

☒ ANNEXATION AND ZONING

☐ ZONING VERIFICATION

☐ REZONING

☐ APPEAL

☐ SITE PLAN APPROVAL ☐ AMENDMENT

☐ CHANGE IN CONDITIONS

☐ CONDITIONAL USE

☐ VARIANCE TO ZONING ORDINANCE

☐ VARIANCE TO SIGN ORDINANCE

☐ VARIANCE TO SUBDIVISION REGULATIONS

☐ SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)

☐ DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ EXEMPTION PLAT

SIGNATURE: _____

DATE: 10/15/2021

OFFICE USE ONLY

FEE: \$ _____

☐ CASH ☐ CHECK #



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR ANNEXATION

NAME: **Cajun-Dawg Land Holdings, LLC**

ADDRESS: **3643 Explorer Trail**

CITY: **Oakwood**

STATE: **GA**

ZIP CODE: **30566**

PHONE: **678-925-6904**

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : **4465 Martin Rd, Flowery Branch, GA 30542**

DISTRICT / SECTION / LAND LOT : **GMD 392**

ACREAGE: **23.6**

TAX MAP & PARCEL #: **15044 000028**

NAME OF SUBDIVISION: **Martins Crossing East & West**

EXISTING LAND USE: **PRD Hall County - Residential**

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: **City of Gainesville**

SANITARY SEWER: **City of Oakwood**

ELECTRICITY: **Jackson EMC or Georgia Power**

GAS: **AGL**

TELEPHONE: **AT&T**

CABLE TELEVISION: **Spectrum**

GARBAGE COLLECTION: **City of Oakwood**



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR REZONING

A SITE PLAN IS REQUIRED FOR COMMERCIAL AND INDUSTRIAL DISTRICTS.
SEE SECTION 6 OF ZONING PROCEDURES ORDINANCE FOR PLAN CONTENTS

EXISTING ZONING DISTRICT : R5 Residential / Hall County PRD

PROPOSED ZONING DISTRICT: Oakwood R-3

PROPOSED USE: Single Family Detached Residential Subdivision

PLEASE JUSTIFY YOUR REQUEST BASED ON THE FOLLOWING CRITERIA:

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property. All adjoining property is zoned residential the current zoning of the subject property is Hall County PRD and does not adversely effect the surrounding properties.
2. The extent to which property values are diminished by the particular zoning restrictions. No property values will be diminished as our proposal calls for 500k to 600k houses to be built.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. No property values will be diminished as our proposal calls for 500k to 600k houses to be built.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner. The gain to the public will be to provide more housing in the area. There is a current shortage in housing in the area and would bring more up scale and needed housing to the area.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. **The property meets all criteria for a residential subdivision as the property and adjoining properties are all residential or PRD.**

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request. **The current property owner lives on the property with there family. The property has not been vacant for any lengthy period of time.**

7. The zoning history of the subject property. **The subject property was zoned Hall County PRD in 1997 and under the current it was septic tank lots. We are proposing to re-zone to Oakwood R2 and access the sewer provided by the City of Oakwood.**

8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities. **The proposed zoning would not adversely effect schools, utilities, parks or public facilities. the effect on the roads and street would be minimal.**

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans. **The proposed zoning would be in conformity with the comprehensive plan for the City of Oakwood.**

NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.

Sheet P.



Holland View Dr

Meadow Rd

Meadow Martin Rd

Quail

Laurer Oaks

Laurer Rd

CITY OF
OAKWOOD
BUILDING THE FUTURE TOGETHER

H. Lamar Scroggs
Mayor

Stephen Hendrix
Council Member

Pat Jones
Council Member

Todd Wilson
Council Member

Dwight Wood
Council Member

Sheri Clark Millwood
Council Member

Donald T. Hunt
City Attorney

Mai Chang
City Clerk

B.R. White
City Manager

Post Office Box 99
4035 Walnut Circle
Oakwood, GA 30566
P. 770-534-2365
F. 770-297-3223

CityofOakwood.net

Certified Mail – Return Receipt Requested

December 14, 2021

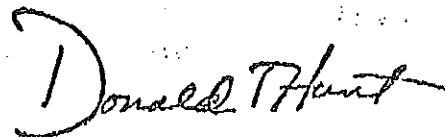
Hall County Board of Commissioners
P. O. Drawer 1435
Gainesville, GA 30503

Re: Application for Annexation & Zoning
Cajun-Dawg Land Holdings, LLC
Tax Parcel # 15044H000125 ± 0.62acres

To Whom It May Concern:

Please find attached a copy of the petition for annexation and zoning for the above-described parcel required as part of the City's notice obligations pursuant to O.C.G.A. Section 36-36-111. The City of Oakwood, Georgia, by the authority vested in the Mayor and the Council of the City of Oakwood, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to consider annexation the property described heretofore by ordinance at a regular meeting of the Mayor and the Council. This letter has been sent to you by certified mail, return receipt requested, upon acceptance of petition for annexation by the City of Oakwood in accordance with § 36-36-111.

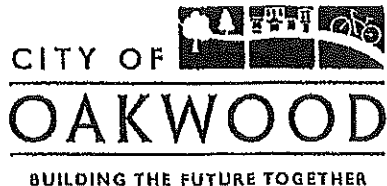
Sincerely,



Donald T. Hunt
City Attorney

C: Dan Schultz, AICP, CFM; Community Development Director

Enclosures: 1. Petition for Annexation
2. "Annexation Map"



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

GENERAL APPLICATION FORM

TYPE OF APPLICANT:

- ☐ PROPERTY OWNER ☒ DEVELOPER/BUILDER
☐ RESIDENT/PROPIETOR ☐ ATTORNEY/AGENT

NAME: **Cajun-Dawg Land Holdings, LLC**

ADDRESS: **3643 Explorer Trail**

CITY: **Oakwood**

STATE: **GA**

ZIP CODE: **30566**

PHONE:

CELL: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreellc.com**

PERSON TO CONTACT

NAME: **Johnny Free**

ADDRESS: **3643 Explorer Trail, Oakwood, GA 30566**

PHONE: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreellc.com**

PROPERTY OWNER

NAME: **Bill Dempsey**

ADDRESS: **4292 Falcon Crest Drive**

CITY: **Flowery Branch**

STATE: **GA**

ZIP CODE: **30542**

PHONE: **678-925-6904**

FAX:

E-MAIL: **johnny@jbfreellc.com**

DESCRIPTION OF PROPERTY

ADDRESS: **4292 Falcon Crest Drive, Flowery Branch, GA 30542**

TAX MAP & PARCEL #: **15044 H000125**

ACREAGE: **0.50**

TYPE OF APPLICATION

- ☒ ANNEXATION AND ZONING ☐ ZONING VERIFICATION
☐ REZONING
☐ APPEAL
☐ SITE PLAN APPROVAL ☐ AMENDMENT
☐ CHANGE IN CONDITIONS
☐ CONDITIONAL USE
☐ VARIANCE TO ZONING ORDINANCE ☐ VARIANCE TO SIGN ORDINANCE
☐ VARIANCE TO SUBDIVISION REGULATIONS
☐ SOIL EROSION/DEVELOPMENT PERMIT (1.1 ACRES OR MORE)
☐ DEVELOPMENT PERMIT (LESS THAN 1.1 ACRES)
☐ PRELIMINARY PLAT
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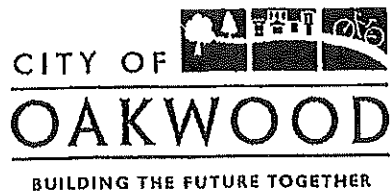
SIGNATURE: 

DATE: **10/15/2021**

OFFICE USE ONLY

FEE: \$ _____

☐ CASH ☐ CHECK # _____



4035 WALNUT CIRCLE / P.O. BOX 99
OAKWOOD GA 30566
770-534-2365

APPLICATION FOR ANNEXATION

NAME: Cajun-Dawg Land Holdings, LLC

ADDRESS: 3643 Explorer Trail

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE: 678-925-6904

DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : 4292 Falcon Crest Drive, Flowery Branch, GA 30542

DISTRICT / SECTION / LAND LOT : GMD 385

ACREAGE: 0.50

TAX MAP & PARCEL #: 15044 H000125

NAME OF SUBDIVISION: Falcon Crest Subdlvision Phase II, Section III

EXISTING LAND USE: R1 Hall County - Residential

DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: City of Gainesville

SANITARY SEWER: City of Oakwood

ELECTRICITY: Jackson EMC or Georgia Power

GAS: AGL

TELEPHONE: AT&T

CABLE TELEVISION: Spectrum

GARBAGE COLLECTION: City of Oakwood

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

7. The zoning history of the subject property.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

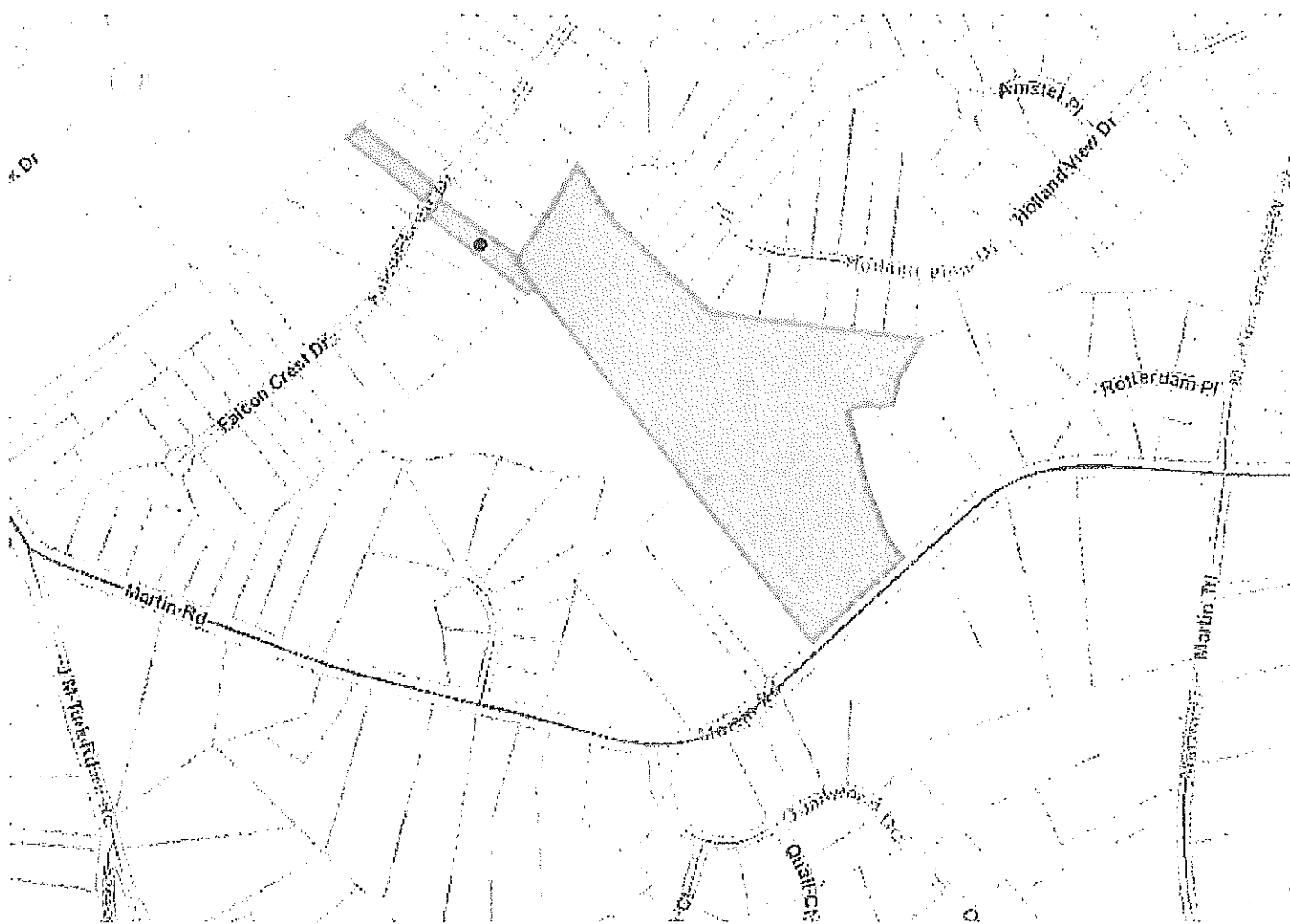
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, school, parks, or other public facilities.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan, or other adopted plans.
N/A is currently R1 Hall County and is staying he existing zoning in the City of Oakwood.

NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.

OAKWOOD





SITE DEVELOPMENT PLANS

SOUTHEASTERN LAND SOLUTIONS, LLC

SITE DEVELOPMENT PLANS

SHEET 11 OF 12

CONCEPTUAL
SITE PLAN

50'	100'	200'	500'
-----	------	------	------

1

SALE. 1000'

DATE: 01/04/2021
PROJECT: HAL-942-S

SAFETY NUMBER

DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

55

2010

10

GIS AREA MAP

VICINITY MAP

REVISIONS
REVISION[illegible]

SITE DATA	
PANEL #	5044 00000
COUNTY	NO
PROPOSED OWNER	GRANDE ELEC TIONS
TOTAL SITE AREA	STRADDLED
PROPOSED RETRAKE	29 FEET
EXIST. RETRAKE	8 FEET
NEAR RETRAKE	10 FEET
PAVING LOT AREA	N/A
MIN. PAVING LOT DIM	10 FEET
PROPOSED STRUCTURE	REPRESENTATIONAL BUILDING
PROPOSED IN TR / PERMITS	#1 LOT IN TRAC
PANEL / PROPOSED SERVICE	GRANDEELEC / GRANDEELEC

NOTES

- [illegible]

24 HOUR CONTACT: JOHNNY H. FREE
PH: (678) 925-6904 EMAIL: JOHNNY@JBFREELLC.COM

PART I - OFFICIAL CODE
Title 17 - ZONING REGULATIONS
CHAPTER 17.180. PLANNED DEVELOPMENT DISTRICT

CHAPTER 17.180. PLANNED DEVELOPMENT DISTRICT¹

17.180.010.	Intent.
17.180.020.	General conditions.
17.180.030.	Special requirements.
17.180.040.	Administrative procedures for planned development districts.
17.180.050.	Planned development district classifications.
17.180.060.	Planned residential development (PRD).
17.180.070.	Planned office development (POD).
17.180.080.	Planned commercial development (PCD).
17.180.090.	Planned industrial development (PID).
17.180.100.	Planned commercial farm district (PCFD).

17.180.010. Intent.

- A. It is the intent of this district to permit and encourage the development of property which would:
1. Allow greater flexibility with respect to development standards and site planning considerations;
 2. Be in the best interest of Hall County in terms of its long range development plans; and
 3. Permit the establishment or mixture of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts.
- B. This district is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. Planned development districts are separate zoning districts and shall follow the same amendment procedures as other districts. Unless otherwise stated in this section, the development standards and the land uses which are presented with the application for amendment shall, if approved, become the standards for the subject property and shall become a part of the zoning regulations.

(Res. of 8-28-78, § 15.A; Res. of 11-12-79; Code 1991, § 17.180.010; Res. of 2-27-03(1), § 1)

17.180.020. General conditions.

An area may be considered for rezoning to a planned development district if any one of the following conditions exist:

- A. More than one land use is proposed for development on a single parcel;
- B. Separate land uses which would not otherwise be permitted to locate within the same zoning district are proposed for development on one or more adjacent parcels under single or separate ownership;

¹Cross reference(s)—Zoning board of adjustment, ch. 2.40; subdivisions, tit. 16; modification of subdivision standards for planned developments, § 16.40.080.

-
- C. Exception or variation from the size, setback, frontage, density, uses or other standards which are required in the other conventional zoning districts are being proposed as part of a comprehensive development plan.

(Res. of 8-28-78, § 15.A; Res. of 11-12-79; Code 1991, § 17.180.020; Res. of 2-27-03(1), § 1)

17.180.030. Special requirements.

All proposed planned development district applications shall conform to the following specific requirements:

- A. With the exception of the PCFD classification (see 17.180.060.A [17.180.100.A] for PCFD area requirements), the site proposed for planned development district classification must contain an area of five acres or more unless specifically approved by the county commission due to special and unusual circumstances. No tract of land shall be considered for a planned development classification which has an area less than one acre except when such tract abuts a nonresidential zoning district or abuts a district with the same zoning classification as that for which the application is filed. In no case shall the minimum tract size be less than the minimum lot area requirements for the comparable conventional district (see section 17.240.010 for area requirements) as specified for each planned development classification in this chapter. (Note: The comparable conventional zoning districts listed in the regulations are R-I for a PRD, O-I for a POD, S-S for a PCD and I-I for a PID.)
- B. The site must abut a public street for a distance of at least 100 feet.
- C. A suitable plan shall be prepared for the development, and this plan shall include the following elements where applicable:
1. A plot plan drawn to scale by a registered engineer, architect, land surveyor or landscape architect showing the exact dimensions of the parcel or parcels of land under consideration and including the following:
 - a. A site plan drawn to scale and indicating all property dimensions, platting and street systems, proposed building sites, sizes, types of use proposed for buildings, plans for protection of abutting properties, means of ingress and egress, access and circulation arrangements, off-street parking and loading facilities, proposed reservations or dedications for streets and other public facilities and, if requested, a contour map of the site;
 - b. The plan shall give the name of the developers and of the development (if any), a north arrow and scale;
 - c. If the proposal includes the subdivision of land for any purpose or for the provision of new public streets, a proposed lot and street layout shall be submitted as part of the application. Any proposed variation from the standards set forth in the subdivision regulations shall be listed and explained. If the plan is approved, a preliminary plat and final plat shall be submitted as provided by the subdivision regulations.
 2. A written report shall also be submitted which will explain the type, nature, size, intent and characteristics of the proposed development. This report shall include, where applicable:
 - a. A general description of the proposed development and its location;
 - b. The proposed standards for development, including restrictions on the use of the property, density standards, yard (setback) requirements and any proposed restrictive covenants;
 - c. An explanation of why the proposed development standards are necessary if the above proposed standards vary from existing standards in the zoning regulations;

-
- d. Plans for the provision of utilities, including water, sewer and drainage facilities;
 - e. Plans and methods for protection of abutting properties;
 - f. Data stating the total number of acres (or square feet) proposed for each type of land use, including public facilities, within the proposed development;
 - g. Additional relevant data as may be required by the planning commission.

(Res. of 8-28-78, § 15.A; Res. of 11-12-79; Res. of 1-28-91; Res. of 11-10-94; Code 1991, § 17.180.030; Res. of 2-27-03(1), § 1)

Cross reference(s)—Minimum tract size and frontage for zoning change, § 17.380.020.

17.180.040. Administrative procedures for planned development districts.

- A. Any request pertaining to the establishment of a planned development district shall be considered an amendment to the zoning regulations and shall be administered and processed in accordance with the regulations set forth in chapter 17.380.
- B. All data, plans and specifications presented as part of the planned development district shall, if approved, be adopted as an amendment to the zoning regulations and shall be the standards of development for that particular planned development.
- C. All further development on the property shall conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to the approved standards shall be treated as amendments to the zoning regulations and must be considered in accordance with the procedures set forth in chapter 17.380. Appeals based upon hardship or an alleged misinterpretation of the ordinance [this title] by the building official shall be processed in accordance with procedures set forth in chapter 2.40. In no case shall the approved land uses be appealed.
- D. The violation of any provision of the planned development standards as submitted and approved under the provisions herein shall constitute a violation of these regulations.

(Res. of 8-28-78, § 15.A; Res. of 11-12-79; Res. of 7-10-89; Code 1991, § 17.180.040; Res. of 2-27-03(1), § 1)

Cross reference(s)—Zoning board of adjustment, ch. 2.40.

17.180.050. Planned development district classifications.

The following shall be classified as planned development districts subject to the provisions of this article [chapter] and to the special provisions for each district:

- A. PRD: Planned residential development;
- B. POD: Planned office development;
- C. PCD: Planned commercial development;
- D. PID: Planned industrial development;
- E. PCFD: Planned commercial farm development.

(Res. of 8-28-78, § 15.A; Res. of 11-12-79; Code 1991, § 17.180.050; Res. of 2-27-03(1), § 1)

17.180.060. Planned residential development (PRD).

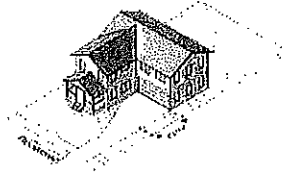
- A. *Characteristics and intent.* The characteristics and intent of planned residential developments are to:
1. Allow for more flexibility and coordinated design of the development of the property;
 2. Provide for a mixture of uses that might not otherwise be allowed together in other zoning districts, or in relationship to surrounding uses and districts;
 3. Provide for a mixture of housing types (single-family, two-family, multi-family) when planned in a unified and coordinated manner and as shown on the proposed site plan;
 4. Encourage maximum use of natural features and, through proper site planning measures, the development should conform to the existing character and development pattern of the surrounding area. Every effort should be made to preserve and protect any adjacent residential uses from adverse impacts which might result from a higher density development;
 5. Maintain consistency with the county comprehensive plan and county transportation plan, and all subsequent amendments and updates.
- B. *Required application and site plan elements.* All of the general conditions and special requirements for planned development districts shall be provided as per this section 17.180.060, planned residential development. The application shall conform to all requirements of title 16, subdivisions, of the Hall County Code. The application for the planned development shall also meet the submission requirements as per chapter 17.380, amendments. The following special items shall also be addressed:
1. *Required items.* The following items shall be submitted with the application for a planned residential development:
 - a. *Development schedule.* A proposed development schedule and a listing of proposed uses.
 - b. *Residential structure information.* The proposed size, location, and number of units of all residential structures.
 2. *Dimensional standards for single-family residences.* The development controls for the development shall be detailed (lot coverage, setbacks, building heights, lot area, etc.). If standards are not specifically proposed, then the applicable standards in the residential-I (R-I) district shall apply. Minimum standards for single-family residences in a planned residential development are as follows:
 - a. *Lot area.* Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer. The overall gross density not to exceed two units per acre. The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.
 - b. *Lot width.* Minimum lot width of 50 feet.
 - c. *Setbacks.*
 - i. Minimum front yard setback from the property line of 25 feet.
 - ii. Minimum side yard setback from the property line of five feet.
 - iii. Minimum rear yard setback from the property line of 20 feet.
 3. *Dimensional standards for two-family residences.* The development controls for the development shall be detailed (lot coverage, setbacks, building heights, lot area, etc.). The proposed location of all two-family residences shall be indicated. If standards are not specifically proposed then the applicable standards in the residential two-family (R-TF) district shall apply. Minimum standards for two-family residences in a planned residential development are as follows:

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- a. *Lot area.* Minimum lot area standards of 30,000 square feet for lots served by sanitary sewer. The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.
 - b. *Lot width.* Minimum lot width of 60 feet.
 - c. *Setbacks.*
 - i. Minimum front yard setback from the property line of 35 feet.
 - ii. Minimum side yard setback from the property line of ten feet.
 - iii. Minimum rear yard setback from the property line of 20 feet.
4. *Dimensional standards for multi-family residences.* The development controls for the development shall be detailed (lot coverage, setbacks, building heights, lot area, etc.). The proposed location of all multi-family residences or zero lot line attached single-family residences shall be indicated. If standards are not specifically proposed then the applicable standards in the residential multi-family (R-MF) district shall apply. Minimum standards for multi-family residences in a planned residential development are as follows:
- a. *Lot area.* The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department. The following lot area standards apply to lots served by sanitary sewer:
 - i. For a one-story multi-family residence and/or townhouse with the minimum three attached single-family units, the minimum lot area standard of 35,000 square feet will apply.
 - ii. For each additional unit in a one-story multi-family residence and/or townhouse over three units, the minimum additional lot area standard of 5,000 square feet will apply.
 - iii. For a two-story or greater multi-family residence with the minimum three dwelling units, the minimum lot area standard of 40,000 square feet will apply.
 - iv. For each additional unit in a two-story or greater multi-family residence over three dwelling units, the minimum additional lot area standard of 4,000 square feet will apply.
5. *Buffers.* A minimum 50 foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
6. *Landscape requirements.* All requirements shall be met per chapter 17.280, tree protection. In addition, the following special items shall be addressed:
- a. A minimum of two trees per lot shall be provided or preserved in the front, side, or rear yard. Trees shall not be counted if they are located in utility easements, drainage easements, or septic drain fields. The homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a certificate of occupancy. Trees that are provided or preserved to meet the two trees per lot may not be counted toward the overall development's tree density unit requirements.
7. *Access and right-of-way.* The development shall conform to all requirements of title 16, subdivisions. In addition, the following special items shall also be addressed:

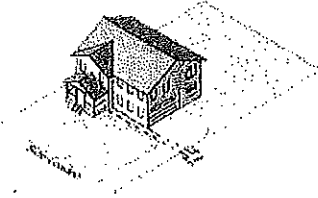
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- a. *Entrances.* In order to accommodate emergency and service vehicles, the following standards shall apply:
- i. Any planned residential development equal to or greater than 150 lots to include at least two vehicular entrances that connect to a city, state, or county-maintained public road. For those planned residential developments where two vehicular entrances are required, construction of the second entrance is required prior to platting 150 lots or more.
 - ii. Any planned residential development equal to or greater than 400 lots to include at least three vehicular entrances that connect to a city, state, or county-maintained public road. For those planned residential developments where three or more vehicular entrances are required, the county may waive the requirement for immediate construction of more than two access points, provided that subdivision phasing and design illustrates the additional required connections.
- b. *Sidewalks.* In addition to the sidewalk requirements that shall be met per chapter 16.70, street construction requirements, all planned residential developments shall construct sidewalks on both sides of the streets that are a minimum of five feet wide.
8. *Open space.* The development shall conform to all open space requirements of sections 17.430.100 through 17.430.150, as shown under the conservation subdivision design option chapter. The only open space requirement that may differ from those standards set forth in section 17.430.110 is the open space shall comprise at least 30 percent of the gross tract area.
9. *Architectural standards.* The following design guidelines and standards apply to all planned residential developments. Alternatively, detailed architectural design guidelines and standards can be submitted by the applicant to include garage types and placement, elevations of all sides, building materials, etc.:
- a. *Building materials.* All facades of all residences, including single-family, two-family, and/or multi-family, and any non-residential buildings shall be finished with brick, stone, stucco, wood siding, wood shakes, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. Vinyl siding on all residential and non-residential buildings shall be prohibited.
 - b. *Single-family or two-family residence garages.* Garage placement shall match one of the following standards for lots less than one acre: (note: garage images provided in the following section are from the Roswell, Georgia Unified Development Code, Article 2. Rules of Interpretation, Section 2.2.19 Residential Garage Parking.)
 - i. *Semi-flush.* Garage doors shall be oriented towards the street. Garage doors shall be positioned between five and 20 feet behind the front wall plane of the residence, extending no more than 40 percent of the width of the residence.



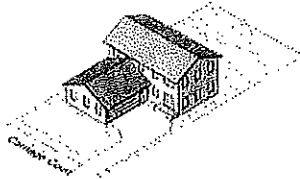
- ii. *Recessed.* Garage doors shall be oriented towards the street. Garage doors shall be positioned at least 20 feet behind the front wall plane of the residence, extending no more than 55 percent of the width of the residence.



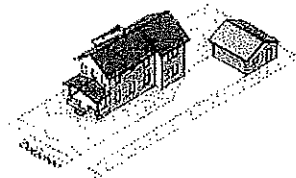
- iii. *Side-loaded.* Garage doors shall be oriented perpendicular to the front wall plane of the residence. Any wall of the garage shall be located at least three feet behind the front wall plane of the residence.



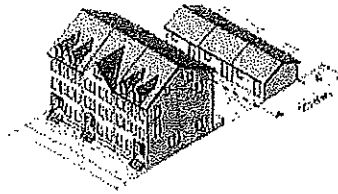
- iv. *Carriage court.* Garage doors are oriented perpendicular to the front wall plane of the residence. All garage walls are located entirely in front of the front wall plane of the residence.



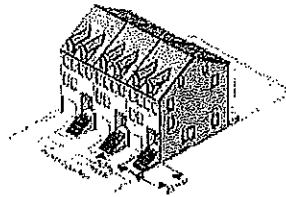
- v. *Detached.* Garage is placed entirely to the rear of the residence.



- c. *Townhouse garages.* Townhouses fronting an arterial or collector street shall be rear-loaded. Townhouses fronting a minor street may be rear-loaded or front-loaded.
 - i. *Rear-loaded.* The garage shall be placed entirely to the rear of the townhouse and may be attached or detached. Garage doors shall face a rear right-of-way or easement. For detached garages, the garage shall either be located four feet from the rear right-of-way or easement, or be a minimum of 20 feet from the rear right-of-way or easement.



- ii. *Front-loaded.* Garage doors shall constitute no more than 50 percent of the width of the individual townhouse unit. A minimum of 20 feet is required between the garage and the back of sidewalk.



10. *Footing inspections.* At the time of footing inspection, the contractor shall provide the county building official with a certificate from a licensed surveyor certifying building setbacks for all corners of the structure being inspected.
11. *Cluster mailbox unit (CBU).* Pursuant to United States Postal Service (USPS) policy, all new subdivisions and new phases of existing subdivisions are required to provide CBU's for regular mail service delivery. A CBU is a structure or shelter housing multiple mailbox units to serve each residential dwelling of the development for the express purpose of regular mail delivery provided by the USPS. The following standards are for construction and maintenance of CBU's for all planned residential developments.
- The developer shall be responsible for confirming the logistics of regular mail delivery to CBU's with the USPS. As such, all CBU's shall be subject to final approval by the USPS.
 - Maintenance.* The county will not assume any responsibilities for the maintenance and repairs of the CBU's and associated parking areas. The CBU's and associated parking areas are to be maintained by the homeowners association, managing entity, or collectively by the property owners.
 - Location.* CBU's must be located on their own lot or in an area dedicated for open space or on a public access easement obtained by the developer. The entrance to the proposed parking shall be located a minimum of 200 feet from the main entrance and a minimum of 60 feet from any intersection.
 - Parking.* Parking shall conform to requirements specified in chapter 17.250, in addition to any parking and loading requirements or accessibility guidelines pertaining to the Americans with Disabilities Act. On-street parking is prohibited in all planned residential developments. Off-street parking areas that make it necessary for vehicles to back out directly into a public road, street, or highway are prohibited in all planned residential developments. The following minimum parking ratios must be met for all CBU's:

Number of Mailboxes	Minimum Short-Term Parking Spaces
50 or less	3
50—78	4
79—104	5

105 or more	5 plus 1 per each additional 26 mailboxes
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12. *Property management.* A person owning or having possession or control of any property within a planned residential development shall meet the following property management standards, in addition to any conditions placed on the zoning approval from the board of commissioners:
 - a. Any damaged, dead, diseased, or decaying plant materials shall be removed and replaced if visible from the public right-of-way.
 - b. Premises occupied by a residential dwelling shall be maintained free from grass, similar vegetation and/or uncultivated vegetation in excess of 12 inches in height.
 - c. Fences facing street or adjacent to a public right-of-way shall be regularly maintained, repaired, and/or replaced.
13. *Commercial uses.* Limited commercial uses may be included within the development, however, they shall be only of convenience neighborhood retail nature intended to serve the needs of the residents of the development unless otherwise specifically approved. Retail uses shall be specified as part of the proposal and limited to a total of 10,000 square feet of floor area for the entire planned residential development. Such uses shall be permitted only in planned residential developments of five acres or larger.

(Res. of 8-28-78, § 15.A(1); Res. of 11-12-79; Code 1991, § 17.180.060; Res. of 2-27-03(1), § 1; Res. of 4-10-19(1), § 1(Exh. A))

17.180.070. Planned office development (POD).

- A. *Characteristics.* A planned office development should contain orderly, well-designed office and institutional uses upon a site that results in minimum impact upon the surrounding area. The site plans and building designs should produce a development that can be constructed to achieve maximum utilization of space while maintaining a low-intensity office character protected from more intensive commercial and industrial development and protecting any nearby residential uses. Such a development may also include a limited number of residential and commercial uses.
- B. *Required plans.* All of the general and special requirements for planned developments shall be provided. The following special items shall also be addressed:
 1. The site plan shall indicate the proposed size, location, number of stories and estimated number of employees in each office building.
 2. The development controls for the district shall be detailed (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the office institutional districts (O-I) together with screening and buffer requirements shall apply.
 3. If residential uses are proposed in conjunction with the planned office development, then the applicable requirements of the planned residential development district or planned commercial development district shall be provided.
 4. A proposed development schedule and a listing of proposed uses shall be provided.

(Res. of 8-28-78, § 15.A(2); Res. of 11-12-79; Code 1991, § 17.180.070; Res. of 2-27-03(1), § 1)

17.180.080. Planned commercial development (PCD).

A. *Characteristics.* A planned commercial development shall provide for the maximum attainable commercial usage of property while employing the best aspects of prior site planning and development controls to insure:

1. Protection of surrounding residential uses;
2. Safe access by motorists;
3. Minimum traffic congestion; and
4. A development which is consistent with long-range plans of the county.

A limited number of carefully planned residential uses may also be included in a planned commercial development.

B. *Required plans.* All of the general and special requirements for planned developments shall be provided. The following special items shall also be addressed:

1. The site plan shall indicate the proposed size, location and number of stories of each commercial structure.
2. The entrances, exits and number and location of all parking spaces shall be shown in detail, together with all loading and no parking zones.
3. The proposed methods and location of all buffers shall be described.
4. The proposed exterior lighting shall be shown.
5. All proposed signs, advertising or identification graphics shall be indicated, showing their number, size, height and location.
6. The type and number of uses proposed for the commercial development shall be indicated.
7. The development controls for the district shall be stated (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the suburban shopping district (S-S) shall apply.
8. If residential uses are proposed in conjunction with the planned commercial development, then the applicable requirements of the planned residential development shall be provided.

(Res. of 8-28-78, § 15.A(3); Res. of 11-12-79; Code 1991, § 17.180.080; Res. of 2-27-03(1), § 1)

17.180.090. Planned industrial development (PID).

A. *Characteristics.* A planned industrial development should consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a planned industrial development.

B. *Required plans.* All of the general and special requirements for planned developments shall be provided. The following specific items shall also be addressed:

1. A site plan indicating the proposed site preparation and grading, streets and parking areas, loading zones, outdoor storage areas, rail facilities, storm drainage, water, gas and sewage systems and all buffer areas.

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2. The development controls for the district shall be detailed (lot coverage, setbacks, building heights, lot sizes, etc.). If standards are not specifically proposed, then the applicable standards in the light industrial (I-I) district, together with the screening and buffer requirements, shall apply.
 3. If office or commercial uses are proposed in conjunction with the planned industrial development, then the applicable requirements in the planned office development or the planned commercial development [district] shall be provided.
 4. A proposed development schedule and listing of proposed uses shall be provided.

(Res. of 8-28-78, § 15.A(4); Res. of 11-12-79; Code 1991, § 17.180.090; Res. of 2-27-03(1), § 1)

17.180.100. Planned commercial farm district (PCFD).

A. *Characteristics and intent.*

1. The land within the county designated as planned commercial farm district (PCFD) shall be represented by large district areas of at least 35 acres or more that are devoted to intensive agricultural production in the areas of food crops, fiber crops, animal feed, poultry, livestock and commercial timber production. Individual farms within the district area cannot be smaller than five acres. Areas within this zone are not intended to be used for small-scale farming, gardening, small poultry operation or idle pasture land that are more appropriately located in the agricultural-residential or other zoning districts. The land should be in use for good faith farming or agricultural uses worthy of protection and preservation.
2. The use of areas designated as PCFD may result in odors, dust, noise or other effects that may not be compatible with single-lot residential development. Specific setback and buffer requirements designed for PCFDs shall apply just as they do within commercial and industrial districts to minimize the adverse effects of the farm uses.
3. In order for a parcel to be considered for rezoning to PCFD, the parcel must have qualified for and be under House Bill 230, the Preferential Agricultural Assessment.
4. If, after a tract is rezoned to PCFD, the land is not actively used for intensive commercial agricultural purposes, the county may, at its discretion, initiate procedures for a zoning review and possible rezoning of the property. An automatic review of the zoning will occur at the end of the first year after the date of the original zoning to PCFD.

B. *Uses permitted.* The uses which may be included in this district which do not require specific site plans or specific approval for expansion are as follows:

1. Active agricultural uses, including but not limited to the raising of food crops, animal feed crops, fiber crops, poultry and livestock;
2. One site-built single-family detached dwelling unit.
3. Accessory residential structures and barns, poultry houses and similar buildings, provided that they are directly related to and necessary for the residential or agricultural use of the property;
4. Wholesale and retail sales of agricultural products raised on the property;
5. The replacement of poultry houses and/or barns, including nonconforming ones, provided the replacement structure is built on the exact same location and is no larger than the original structure.

C. *Uses requiring specific approval.* Any other use not listed above would require specific approval in the initial zoning or through specified process. The types of uses anticipated within this district and the applicable standards are as follows:

1. *Uses requiring approval by planning commission.*
 - a. Home occupations;
 - b. Residential businesses;
 - c. Rural businesses.
 2. *Uses requiring approval by zoning board of adjustment.*
 - a. Caretaker or employee residence, one per five acres of land, each dwelling requiring review by the zoning board of adjustment. If approved, at least one of the occupants must be employed on the premises or their presence must be necessary and essential for the orderly operation of the farm;
 - b. Hardship Class A or Class B manufactured homes.
 3. *Uses requiring plan amendments.* Any other use not listed as permitted inherently or [in] subparagraph 1 of this subdivision of this subsection.
- D. *Lot size, setbacks, etc.*
1. *[District size.]* The minimum district area for rezoning shall be 35 acres. The minimum individual parcel size within the district shall be five acres. A district may contain one or more contiguous parcels totaling 35 acres. Parcels directly across from each other but divided by a public road right-of-way shall be considered contiguous.
 2. *[Area and frontage.]* Unless otherwise approved, the following standards shall apply to areas zoned PCFD, with the exception of the minimum lot size and frontage for the primary and secondary tracts, which shall not be reduced. Any other standards should be shown on the site plan and justification for the alternate standards should be given.
 - a. Minimum district area, 35 acres.
 - b. Minimum lot size, five acres.
 - c. Minimum frontage, 100 feet.
 - d. Requirements apply to any new tract created by the subdivision of a farm and do not apply to lots of record.
 3. *Setbacks.*
 - a. Front: 65 feet from the center line of the road or 40 feet from the front property line, including barns and poultry houses.
 - b. Side: 15 feet for residences and accessory structures.*
 - c. Rear: 25 feet for residences and accessory structures.*

*Except barns, poultry houses, composting operations and structures for the storage of organic waste, for which the setback shall be as follows:

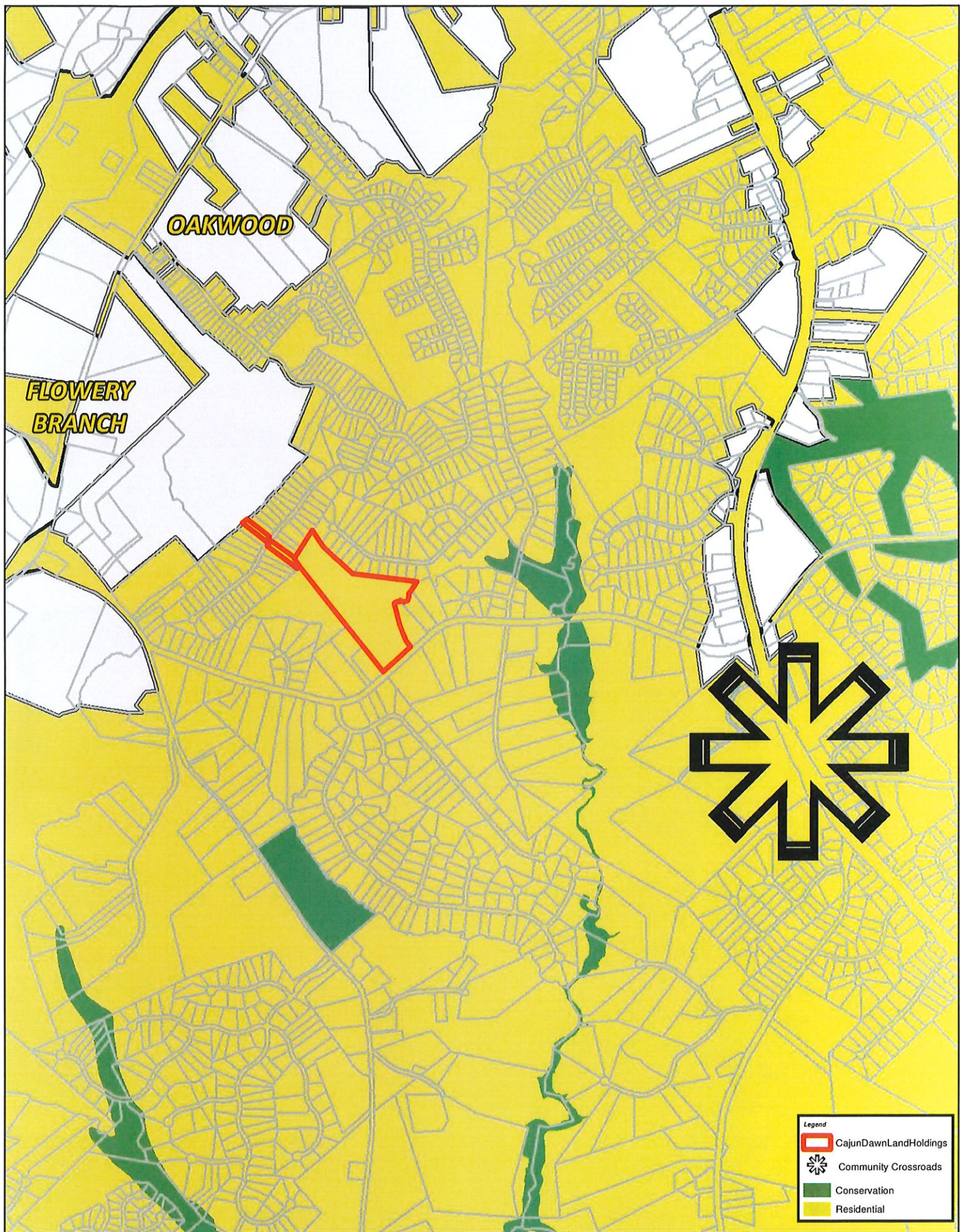
When property is zoned:	and adjoining property is zoned:*	the side and rear setback is:
PCFD	PCFD	50 feet

PCFD	AR-III and AR-IV	150 feet
PCFD	I-II (Heavy Industrial)	100 feet
PCFD	All other zones	200 feet

*A change in zoning of adjacent property after the PCFD is established on the adjacent property will not increase the required setback, but may reduce the setback when applicable.

- E. *Buffers.* Buffers may be required where PCFD boundaries are adjacent to areas zoned R-I, R-II, V-C or PRD. They may be required upon later request for amendment to the PCFD if the above-referenced zones have been established adjacent to the PCFD.
- F. *Required plans.* All of the special requirements of planned developments shall apply except that no detailed site plan will be required if only inherently permitted uses are proposed for the property. An appropriate written report will be the minimum required. The written report shall list all existing and proposed uses and structures on the principal and secondary tracts. If farming uses or structures other than those listed as permitted inherently are proposed, then a site plan as described in the special requirements of section 17.180.040 [17.180.030] shall be provided.

(Res. of 8-28-78, § 15.A(5); Res. of 11-12-79; Res. of 3-10-86; Res. of 7-7-86; Res. of 12-8-86; Res. of 9-24-90; Res. of 10-14-91; Code 1991, § 17.180.100; Res. of 3-27-97, § 1; Res. of 6-17-02(2), §§ 22, 23; Res. of 2-27-03(1), § 1)



Cajun Dawg Land Holdings

