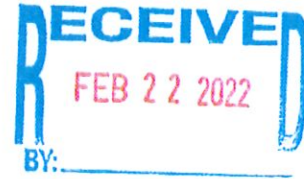




BUILDING THE FUTURE TOGETHER

February 15, 2022



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

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

Re: Application for Annexation & Zoning  
Falcon Investments 2021, LLC  
Tax Parcel # 15044 000018F – ±0.49 acres  
Address: 3619 Atlanta Hwy

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 Monday, March 21, 2022 at 7:00 p.m. and a Public Hearing will be scheduled by the Oakwood City Council on Monday, April 11, 2022 at 7:00 p.m. at Oakwood City Hall.

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

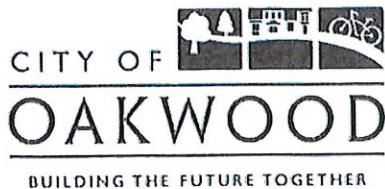
Sincerely,

Dan Schultz  
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: Falcon Investments 2021, LLC

ADDRESS: 2151 Little Falls Drive

CITY: Willmington

STATE: DE

ZIP CODE: 19808

PHONE:

CELL:

FAX:

E-MAIL : wreed@eberly.net

#### PERSON TO CONTACT

NAME: Wesley Reed, PE

ADDRESS: 2951 Flowers Road South, Suite 119, Atlanta, GA 30341

PHONE: (770) 452-7849

FAX:

E-MAIL: wreed@eberly.net

#### PROPERTY OWNER

NAME: EB Estate Benefield C/O Edgar Benefield

ADDRESS: 3818 Todd Drive

CITY: Oakwood

STATE: GA

ZIP CODE: 30566

PHONE:

FAX:

E-MAIL:

#### DESCRIPTION OF PROPERTY

ADDRESS: 3619 Atlanta Highway (10' strip only)

TAX MAP & PARCEL #: 15044 000018F

ACREAGE: 0.49

#### 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: 2/7/22

#### OFFICE USE ONLY

FEE: \$

☐ CASH ☐ CHECK #



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

### APPLICATION FOR ANNEXATION

NAME: Falcon Investments 2021, LLC

ADDRESS: 2151 Little Falls Drive

CITY: Willmington

STATE: DE

ZIP CODE: 19808

PHONE:

### DESCRIPTION OF PROPERTY PROPOSED TO BE ANNEXED

STREET ADDRESS : 3619 Atlanta Highway (10' strip only)

DISTRICT / SECTION / LAND LOT : 15/044

ACREAGE: 0.49

TAX MAP & PARCEL #: 15044 000018F

NAME OF SUBDIVISION: N/A

EXISTING LAND USE: Single Family Residence

### DESCRIPTION OF UTILITIES SERVING THE PROPERTY

WATER SERVICE: City of Gainesville Water located on Falcon Parkway

SANITARY SEWER: City of Oakwood

ELECTRICITY: Georgia Power

GAS: Atlanta Gas Light

TELEPHONE: Available

CABLE TELEVISION: Available

GARBAGE COLLECTION: Available (private)



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 : AR-III, Agricultural-Residential-III and R-I, Residential-I (Hall County)

PROPOSED ZONING DISTRICT: M-1 Light Industrial

PROPOSED USE: Warehouse/Distribution

### 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.

Proposed project consists of construction of one 615,600 square foot distribution facility. Associated parking lot and landscape areas will be included as well. Rezoning to M-1 (Light Industrial) will permit a use that is suitable in view of the use and development of nearby properties. Surrounding properties are zoned PRD, AR3, HB, R1 and R3. Properties zoned M-1 are located approximately 0.3 miles west of the subject property.

2. The extent to which property values are diminished by the particular zoning restrictions.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Development of the project site will abide by City of Oakwood standards in regards to setbacks, zoning buffers, etc., to give adequate separation from adjacent parcels, and ensure surrounding properties are not adversely affected.

3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public.

No adverse effects on property values anticipated.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner

No hardships are anticipated. The proposed facility will create jobs and add taxable value to the existing properties.

5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district.

The size and location of the property are suitable for the M-1 zoning district. The close proximity to I-985 and the large parcel size make this type of development suitable. As currently zoned the property would be underutilized with a permitted use due to its large size.

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 proposed property is undeveloped. The addition of the nearby interchange with I-985 make this development of an M-1 parcel plausible.

7. The zoning history of the subject property.

The parcel is currently zoned PRD. It appears that the parcel was rezoned to PRD in 2018. No other zoning history is known by the applicant.

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.

No future burdensome use of existing streets is anticipated; However, it should be noted that the proposed distribution facility will increase the vehicular traffic on Atlanta Highway. The existing areas surrounding the properties are heavily wooded, and some undeveloped.

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 property is shown as a potential annexation for residential in the 2017 comprehensive plan. There are nearby commercial and industrial properties shown in the comprehensive plan.

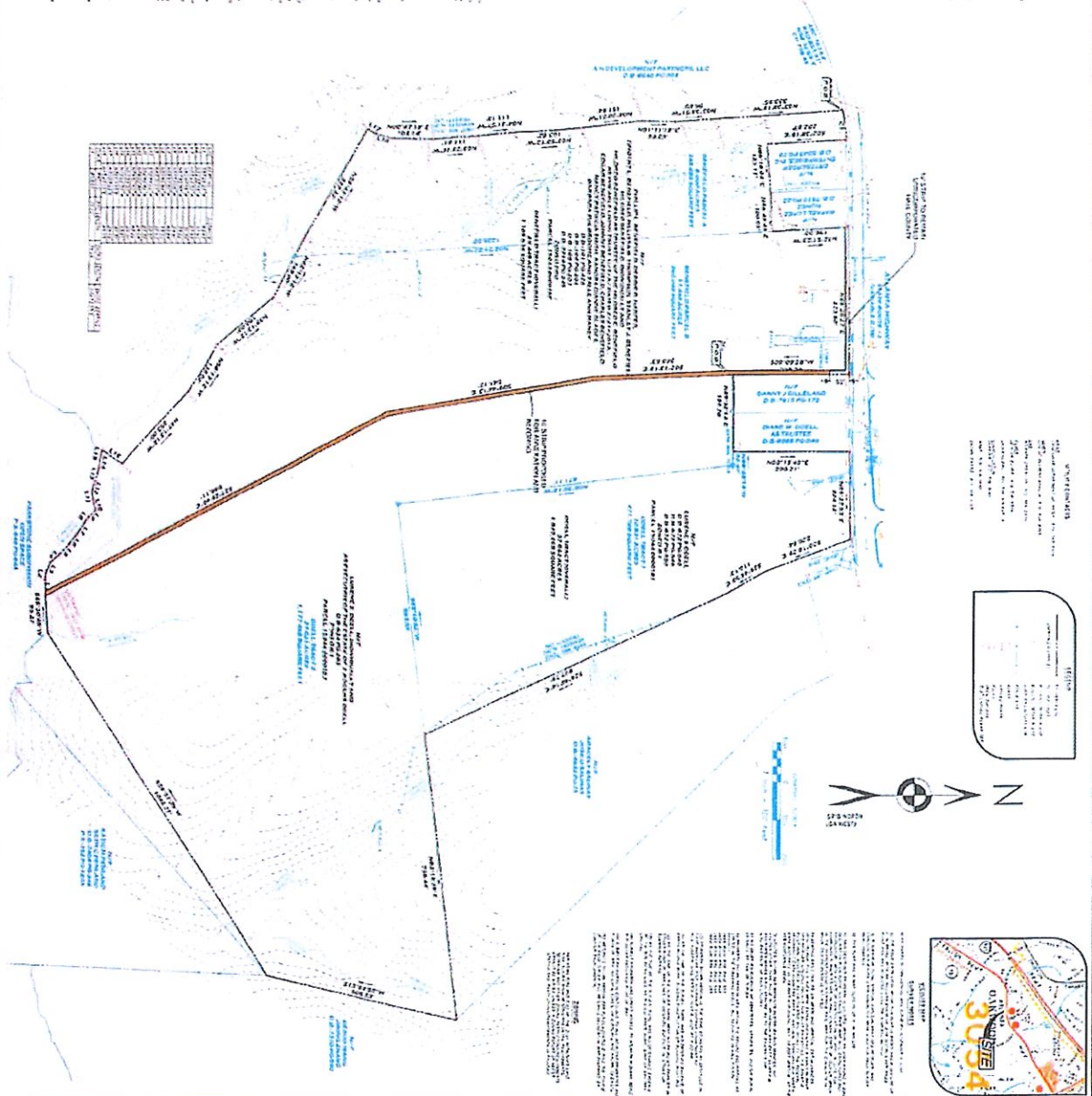
**NOTE: THIS FORM, IF COMPLETED, SATISFIES "LETTER OF INTENT" REQUIREMENTS.**





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North Carolina  
 State of North Carolina  
 Department of Transportation  
 Division of Motor Services  
 Motor Vehicle Bureau  
 Motor Vehicle Registration  
 Motor Vehicle Tax  
 Motor Vehicle Insurance  
 Motor Vehicle Safety  
 Motor Vehicle Inspection  
 Motor Vehicle Title  
 Motor Vehicle Transfer  
 Motor Vehicle Salvage  
 Motor Vehicle Leasing  
 Motor Vehicle Financing  
 Motor Vehicle Maintenance  
 Motor Vehicle Repairs  
 Motor Vehicle Parts  
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