

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



### ZONING APPLICATION

**Applicant (Name & Mailing Address)**

Rochester and Associates, LLC (Amber R Johnson)  
425 Oak Street  
Gainesville GA 30506  
 Phone (678) 450-5182  
 Email Address arjohnson@rochester-assoc.com

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

Doug Magnus  
4595 Winder Highway  
Flowery Branch GA 30542  
 Phone (770) 560-7950  
 Email Address jdmgagnus@conditionedairsystems.com

Proposed Use Residential Site Built Single Family Detached Dwelling

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

Amber Johnson  
425 Oak Street  
Gainesville Ga 30506  
 Phone (678) 450-5182  
 Email Address arjohnson@rochester-assoc.com  
 Tax Parcel Number 15037A000031  
 Location Address 4740 Youngblood Road Flowery Branch GA 30542

**Status of Applicant**

- Owner
- Option to Purchase
- Area Resident
- Other

**Requested Action**

Existing Zoning: I-1  
 Rezone to: R-1  
 Fee: \$ 300.00  
 Receipt #: 859001  
 Check #: 00451

Acreage 2.067 AC.

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

Sign Amber Rae Johnson Date: 5/20/22

**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: 5/20 Taken by: \_\_\_\_\_  
 Tentative Planning Commission Date: 7/5 Tentative County Commission Date: 8/11  
 County Commission District: 1

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



**ZONING APPLICATION**

**Applicant (Name & Mailing Address)**

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

Rochester and Associates (Amber R. Johnson)  
425 Oak Street  
Gainesville GA 30506

Doug Magnus  
4595 Winder Highway  
Flowery Branch GA 30542

Phone (678) 450-5182

Phone (770) 560-7950

Email Address arjohnson@rochester-assoc.com

Email Address jdmgagnus@conditionedairsystems.com

Proposed Use Residential Site Built Single Family Detached Dwelling

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

**Status of Applicant**

**Requested Action**

Amber Johnson  
425 Oak Street  
Gainesville Ga 30506

- Owner
- Option to Purchase
- Area Resident
- Other

Existing Zoning: I-1  
 Rezone to: R-1  
 Fee: \$ 300.00  
 Receipt #: 859001  
 Check #: 001451

Phone (678) 450-5182

Email Address arjohnson@rochester-assoc.com

Tax Parcel Number 15037A000031

Acreage 2.067 AC.

Location Address 4740 Youngblood Road Flowery Branch GA 30542

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

Sign Jamel D Magnus Date: 5/20/22

**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: \_\_\_\_\_ Taken by: \_\_\_\_\_  
 Tentative Planning Commission Date: \_\_\_\_\_ Tentative County Commission Date: \_\_\_\_\_  
 County Commission District: \_\_\_\_\_

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



### AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Doug Magnus

Address 4595 Winder Highway

Flowery Branch GA 30542

Phone Number (770) 560-7950

Name of applicant(s) rochester and associates, LLC (~~Amber r johnson~~)

Address 425 Oak Street

Gainesville GA 30506

Phone Number (678) 450-5182

**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)

James D Magnus

Personally appeared before me

James Douglas Magnus

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

Mandi Maddox

Notary Public



05/20/2022

Date

### 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

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: James D Magnus Date: 5/20/22

Applicant's/Owner's Name (Printed): JAMES D MAGNUS

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



### CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have\*\* \_\_\_\_\_ I have not

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: Amber Rae Johnson

Date: 5/20/22

Applicant's/Owner's Name (Printed): Amber R. Johnson