

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)

PONDEROSA LAND HOLDINGS, LLC
3643 EXPLORER TRAIL, SUITE B
OAKWOOD, GA 30566

Phone 678-925-6904

Email Address johnnye.jbfreelc.com

Proposed Use PRD - SINGLE FAMILY DETACH > 1.7 ^{UNITS} ~~ACRES~~ PER ACRE

Property Owner (Name & Mailing Address)

B.H. Enterprises
4757 River Bottom Drive
Gainesville, GA 30507

Phone 770-654-1329

Email Address mab3649@gmail.com

Contact Person (Name & Mailing Address)

Johnny Free
PONDEROSA LAND HOLDINGS, LLC
3643 EXPLORER TRAIL, SUITE B OAKWOOD, GA ³⁰⁵⁶⁶

Phone 678-925-6904

Email Address johnnye.jbfreelc.com

Tax Parcel Number 15037A000001

Location Address 4616 WINDER HIGHWAY

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Acreage 10.22

Requested Action

Existing Zoning: AR-III + R-1

Rezone to: PRD

Fee: \$ _____

Receipt #: _____

Check #: _____

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

x Sign Bobby F. Benfield

Date: 05/14/2022

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: _____

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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) B.U. Enterprises
Address 4757 River Bottom Drive
Gainesville GA 30507
Phone Number 770-654-1329

Name of applicant(s) PONDEROSA LAND HOLDINGS, LLC
Address 3643 EXPLORER TRAIL SUITE B
OAKWOOD, GA 30566
Phone Number 678-925-6904

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)

x Bulky R. Benefield

Personally appeared before me

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

Cynthia Loretta McGuire
Notary Public

5.15.22
Date CS



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: Bobby B. Benefield

Date: 05/14/2022

Applicant's/Owner's Name (Printed): Bobby Benefield

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

I have** X 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): N/A Office: N/A

Dollar Amount: N/A Date of Contribution: N/A

Applicant's/Owner's Signature: [Signature] Date: _____

Applicant's/Owner's Name (Printed): Johnny Free

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

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Name of Official(s): N/A Office: N/A

Dollar Amount: N/A Date of Contribution: N/A

Applicant's/Owner's Signature:  Date: 05/14/2022

Applicant's/Owner's Name (Printed): Johnny Frec

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ZONING APPLICATION

Applicant (Name & Mailing Address)

PONDEROSA LAND HOLDINGS LLC
3643 EXPLORER TRAIL, SITE B
OAKWOOD, GA 30566
 Phone 678-925-6904
 Email Address johnny@jdfreelc.com
 Proposed Use PRD - SINGLE FAMILY DETACH > 1.7 UNITS PER ACRE

Property Owner (Name & Mailing Address)*

Susan Strickland
3940 Ellison Farm Road
Brasletton, GA 30517
 Phone 770 510-6918
 Email Address lmsstrickland@bellsouth.net

Contact Person (Name & Mailing Address)

Johnny Free
PONDEROSA LAND HOLDINGS, LLC
3643 EXPLORER TRAIL, SUITE B OAKWOOD, GA 30566
 Phone 678-925-6904
 Email Address johnny@jdfreelc.com
 Tax Parcel Number 15037A000070
 Location Address 4610 WINDER HIGHWAY

Status of Applicant

- Owner
- Option to Purchase
- Area Resident
- Other

Requested Action

Existing Zoning: AR-III + R-1
 Rezone to: PRD
 Fee: \$ 1500.00
 Receipt #: 859002
 Check #: 1222

Acreage 20.10 ACRES

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

* Sign Susan Strickland Date: 5-14-22

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Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: 5/17 Taken by: _____
 Tentative Planning Commission Date: 7/05/22 Tentative County Commission Date: 8/11/22
 County Commission District: 1

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AUTHORIZATION OF PROPERTY OWNERS

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* Name of owner(s) Susan Strickland
Address 3940 Ellison Farm Road
Braselton, GA 30517
Phone Number 770 540-6948

Name of applicant(s) PONDEROSA LAND HOLDINGS, LLC
Address 3643 Explorer Trail, Suite B
Oakwood, GA 30566
Phone Number 678-925-6904

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)
* Susan Strickland

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Notary Public

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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Susan Strickland

Date: 5-11-22

Applicant's/Owner's Name (Printed): Susan Strickland