

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)**

MAROUN AOUN  
930 ANTRIM GLEN DR.  
HOSCHTON, GA 30548  
Phone 404-886-2987  
Email Address MACFLOOR@AOL.COM  
Proposed Use DAYCARE CENTER

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

CHURCH EXTENSION INVESTORS  
FUND, INC  
9401 E. STOCKTON BLVD.  
Phone #240, ELK GROVE  
Email Address CA.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email Address \_\_\_\_\_  
Tax Parcel Number \_\_\_\_\_  
Location Address 4240 Winder Hwy

**Status of Applicant**

- Owner
- Option to Purchase
- Area Resident
- Other

**Requested Action**

Existing Zoning: AR-III  
Rezone to: O-1  
Fee: \$ 550.00  
Receipt #: \_\_\_\_\_  
Check #: 2009

Acreage 7.51

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

Sign Maroun Aoun Date: 6-1-2021

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

**Application Withdrawal:** I hereby withdraw the application.

Sign \_\_\_\_\_ Date: \_\_\_\_\_

**Staff Use Only**

Application Date: 6/1/2021 Taken by: [Signature]  
Tentative Planning Commission Date: 7/19/2021 Tentative County Commission Date: 8/26/2021  
County Commission District: One

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**AUTHORIZATION OF PROPERTY OWNERS**

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

Name of owner(s) Church Investors Fund Inc, Igor Mokhov, President

Address 9401 E. Stockton Blvd., Suite 240

Elk Grove, CA 95624

Phone Number 800-543-2343

Name of applicant(s) \_\_\_\_\_

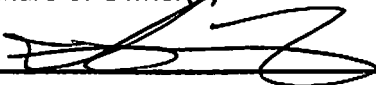
Address \_\_\_\_\_

Phone Number \_\_\_\_\_

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**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)  
  
\_\_\_\_\_

Personally appeared before me  
\_\_\_\_\_

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

Notary Public See attached Date \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Sacramento }  
On 6/1/2021 before me, Carolyn Kellogg  
Date Here Insert Name and Title of the Officer  
personally appeared Igor Mokhov  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Authorization of Property Owners  
Document Date: 6/1/2021 Number of Pages: 1  
Signer(s) Other Than Named Above: Igor Mokhov

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Igor Mokhov  
 Corporate Officer - Title(s): President  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian of Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

**EFFECT ON PREVIOUS RESOLUTIONS.** This Corporate Authorization Resolution supersedes any and all Corporate Authorization Resolutions dated prior to September 19, 2019. If not completed, all Corporate Authorization Resolutions remain in effect.

**CERTIFICATION OF AUTHORITY.**

I further certify that the Board of Directors of the Corporation has, and at the time of adoption of this Corporate Authorization Resolution had, full power and lawful authority to adopt the foregoing resolution and to confer the powers granted to the persons named who have full power and lawful authority to exercise the same.

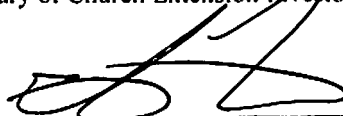
(Apply seal below where appropriate.)

X  If checked, the Corporation is a non-profit corporation.

In Witness Whereof, I have subscribed my name to this document on Feb. 22, 2021 (date).



\_\_\_\_\_  
Secretary of Church Extension Investors Fund, Inc.



\_\_\_\_\_  
Attest by One Other Officer of Church Extension Investors Fund, Inc

**RESOLUTIONS**

- (1) The signature of an Agent on this Resolution is conclusive evidence of their authority to act on behalf of the Corporation. Any Agent, so long as they act in a representative capacity as agents of the Corporation, is authorized to make any and all other contracts, agreement, stipulations and order which they may deem advisable for the effective exercise of the powers indicated on page one, from time to time, subject to any restrictions on this Corporate Authorization Resolution or otherwise agreed to in writing.
- (2) The agents named above are duly elected, appointed, or employed by or for the Corporation, as the case may be, and occupy the positions set opposite their respective names. This Resolution now stands of record on the books of the Corporation, is in full force and effect, and has not been modified or revoked in any manner whatsoever.
- (3) The Corporation has no corporate seal, and therefore, no seal is affixed to this Resolution.

### 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): NIA Office: NIA

Dollar Amount: NIA Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature: Marcoun Aoun Date: 6-1-2021

Applicant's/Owner's Name (Printed): MAROUN AOUN

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Name of Official(s): \_\_\_\_\_

Office: \_\_\_\_\_

Dollar Amount: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature: 

Date: 6/1/2021

Applicant's/Owner's Name (Printed): CHRIS PATTON

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### PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign and ensure that it remains in place during the entire zoning proceeding. **A photo of the sign placed at the location is required and must be sent to the Planning Department.**

If it is determined at any time during the zoning proceeding that the sign has not been properly posted on the site, the Board must table or delay the request.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

The sign must remain posted during the entire proceeding. Should you find the sign missing or vandalized in any manner, contact the Planning Department. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN June 19<sup>th</sup>, 2021 AND NO LATER THAN July 18<sup>th</sup>, 2021.

THE ORIGINAL SIGNED AFFIDAVIT MUST BE AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN July 18<sup>th</sup>, 2021 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

**Failure to comply will result in a delay of the application.**

#### AFFIDAVIT

By my signature, I, MAROUN AOUN, hereby acknowledge that I have  
Please Print Name  
read and understand the sign posting requirements. I further certify that the required  
public notice sign was posted on JULY 14, 2021 for MAROUN AOUN.  
Date (Name application filed as)  
Signature Maroun Aoun  
(The original document is required)

**ZONING NOTICE**  
AN APPLICATION HAS BEEN FILED WITH EDWARDS COUNTY BOARD AND  
THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY  
APPLICANT: **MARQUIM AOUN**  
REQUEST: **REZONE TO FOD FOR DAYCARE CENTER**  
Date: **AUG 2, 2021** AND Date: **SEP 9, 2021**  
Time: **5:15 PM** AND Time: **6:00 PM**  
FOR MORE INFORMATION CALL 7350-6100

PRIVATE PROPERTY  
NO TRESPASSING

PRIVATE PROPERTY  
NO TRESPASSING

