

JONES COUNTY PLANNING & ZONING

P. O. BOX 1359
166 Industrial Boulevard
GRAY, GEORGIA 31032
(478) 986-5117

VARIANCE REQUEST

Application Received
Filing Fee **\$150** (non-refundable)

The Planning & Zoning Staff will:

- 1) Place a legal advertisement in the Jones County News
- 2) Make sure sign is posted
- 3) Notify all property owners within 200' by mail

The Board of Commissioners will conduct
a hearing and make a final decision. They will:

- 1) Approve the request
- 2) Deny the request, or
- 3) Approve the request with certain conditions

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PO Box 1359
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Application for Variance

Date: _____

App: # _____

Applicant _____ Business (____) _____ Home (____) _____
Mailing address _____ City _____ State/Zip _____

1) Location of site in question: _____

Name & address of property owner, if different from applicant, attach notarized statement:

Location found on Tax Map _____ Parcel _____ Zoning _____
Size of tract _____ Acre(s) land lots _____ Land district _____

2) Nature of Variance: (Generally describe the physical of the variance).

This Variance is to Section _____ of **The Comprehensive Land Development Reolution for Jones County.**

3) Is this DRI (See Page 2) _____

4) Site Plan: Please attach a completed site plan to this application.

5) Justification of Variance: In order for a variance to be granted, the applicant must prove to the board that the following item were true:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of it's size, shape, or topography, and;
- B. The application of this Resolution to this particular piece of property would create an unnecessary hardship and;
- C. Such conditions are peculiar to the particular piece of property involved, and;
- D. Relief; if granted would not cause substantial detriment to the public good or impair the purpose and intent of this resolution.

Present your case here: _____

(May use additional pages to present case if needed)

Table 1
Developments of Regional Impact
Tiers and Development Thresholds
Effects January 1, 2005

Type of Development	Non-metropolitan Regions
(1) Office	Greater than 125,00 gross square feet
(2) Commercial	Greater than 175,000 gross square feet
(3) Wholesale & Distribution	Greater than 175,000 gross square feet
(4) Hospitals & Health Care Facilities	Greater than 200 new beds; or generating more than 250 peak hour vehicle trips per day
(5) Housing	Greater than 125 new lots or units
(6) Industrial	Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres
(7) Hotels	Greater than 250 rooms
(8) Mixed Use	Gross square feet greater than 125,000 (with residential units calculated at 1800 square feet per unit toward the total gross square footage); or covering more than 40 acres, or if any of the individual uses meets or exceeds a threshold as identified herein
(9) Airports	Any new airport with a paved runway; or runway additions of more than 25% of existing runway length
(10) Attractions & Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
(11) Post-Secondary School	New school with a capacity of more than 750 students, or expansion by at least 25 percent of capacity
(12) Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
(13) Quarries, Asphalt & Cement Plants	New facility or expansion of existing facility by more than 50 percent
(14) Wastewater Treatment Facilities	New facility or expansion of existing facility by more than 50 percent
(15) Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,00 barrels
(16) Water Supply Intakes/Reservoirs	New Facilities
(17) Intermodals Terminals	New Facilities
(18) Truck Stops	Anew facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces
(19) Any other development types not indetified above (includes parking facilities)	1000 parking spaces

SITE PLAN

Please show the following:

- 1. Lot dimensions with property line shown.**
- 2. Shape and size of buildings to be built on the lot.**
- 3. Distance of all buildings or dwellings to property lines.**
- 4. Street names and right-of-way lines.**

Date

Signature of Applicant

CAMPAIGN DISCLOSURE REPORT *BY APPLICANT*

(A separate form must be completely by each **see definition below)

Has the applicant **made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Board of Commissioners or Planning Commission who will consider the application?

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Board of Commissioners of Jones County within ten (10) days after this application is filed.

Please apply the following information which will be considered as the required disclosure:

The name of the member(s) of the Board of Commissioners or Planning Commission to whom the campaign contributing or gift was made: _____

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Board of Commissioners or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution:

I certify that the foregoing information is true and correct, this _____ day of _____, 20__.

Applicant's Signature

*If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Jones County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

**Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of person who applies for a rezoning action.

Property / Financial Disclosure Report *By Applicant**

(A separate form must be completed by each applicant **see definition below)

Does any member of the Board of Commissioners or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property?

If so, describe the nature and extent of such interest:

Does any member of the Board of Commissioners or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more of a corporation, partnership, limited partnership, firm, enterprises, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

If so, describe the nature and extent of such interest:

Is any member of the Planning & Zoning Commission or the Board of Commissioners a member of the family? (A spouse, mother, father, brother, sister, son or daughter) Yes ___ No ___

I certify that the foregoing information is true and correct, this _____ day of _____, 20 ____.

Applicant's Signature

*If the answer to any of the above is "Yes," then the member of the Board of Commissioners or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the Board of Commissioners of Jones County, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

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