

## **Jones County Planning & Zoning**

PO Box 1359  
166 Industrial Blvd  
Gray GA 31032  
478-986-5117

### **VARIANCE REQUEST**

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

The Planning & Zoning Staff will:

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

The Board of Appeals & Adjustments 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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**Application for Variance**

Date: \_\_\_\_\_  
App: # \_\_\_\_\_  
Map/Parcel# \_\_\_\_\_  
Zone \_\_\_\_\_

Applicant's name \_\_\_\_\_ Phone # \_\_\_\_\_  
Mailing address \_\_\_\_\_

Location of site in question: \_\_\_\_\_  
Name & address of property owner: (if different from applicant, attach notarized statement)

\_\_\_\_\_

Size of tract \_\_\_\_\_ land lot \_\_\_\_\_ Land district \_\_\_\_\_

Applicant/Owner requests a variance to allow \_\_\_\_\_

This variance is to Section \_\_\_\_\_ of *The Comprehensive Land Development Resolution for the Unincorporated area of Jones County.*

Is this a DRI? (See Page 2) \_\_\_\_\_

Please attach a completed site plan to this application.

Justification of Variance: In order for a variance to be granted, the applicant must prove to the board that the following items apply:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

**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 identified above (includes parking facilities)	1000 parking spaces

# SITE PLAN

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Please show the following:

1. Lot dimensions with property lines 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.

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Signature of Applicant

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Date

## **Campaign Disclosure Report by Applicant\***

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

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning/conditional use/variance, 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 Jones County Board of Commissioners or Planning & Zoning Commission who will be considering this application? \_\_\_\_\_

If yes\*\*, 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 supply the following information, which will be considered as the required disclosure:

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

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

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I certify that the foregoing information is true and correct.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

*\*Applicant* means any person who applies for a rezoning/conditional use/variance action and any attorney, or other person representing or acting on behalf of the person who applies for a rezoning action.

**\*\*If the answer to any of the above is yes, then the affected member(s) of the Board of Commissioners or Planning & Zoning 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.**

## Property / Financial Disclosure Report by Applicant\*

(A separate form must be completed by each applicant)

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

If yes\*\*, describe the nature and extent of such interest:

\_\_\_\_\_  
\_\_\_\_\_

Does any member of the Board of Commissioners or Planning & Zoning Commission have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust) in the subject property? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Is any member of the Board of Commissioners or Planning & Zoning Commission a member of your family? (A spouse, mother, father, brother, sister, son or daughter)

No \_\_\_\_\_ Yes, \_\_\_\_\_

I certify that the foregoing information is true and correct.

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Date

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

\*\*If the answer to any of the above is yes, then the affected member(s) of the Board of Commissioners or Planning & Zoning 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.