



THOMSON-MCDUFFIE COUNTY PLANNING COMMISSION
210 RAILROAD STREET, SUITE 1544
THOMSON, GEORGIA 30824 PH (706) 595-5355

APPLICATION FOR VARIANCE/ APPEAL/ REVIEW

(1) Variances. (2) Special exceptions. (3) Zoning changes. (4) Subdivision/planned development review. (5) Changes to the land development code. (6) Changes to the future land use map. (7) Adult entertainment review

Type of Application to be reviewed by Commission: _____ (TYPE ABOVE)

Applications to the Planning Commission must be made in person by the property owner or authorized agent. Applications mailed, faxed or delivered to the Planning Commission will not be accepted.

Applications shall, if required, be accompanied by the following:

A.) A plat of the subject property showing the names of the adjacent property owners. If a plat is not available, an aerial photograph must be substituted. *An attached survey/plat of the property was prepared by:

Surveyor: _____ Dated: _____

B.) Proof of property ownership - warranty deed, security deed, or, if the property is being sold, an executed copy of the real estate sales contract and a deed "tie-in" to the seller of the property.

C.) If required, a complete site development plan, including the location of buildings and other structures, setbacks, a time schedule for the completion of the project, and any other information as may be required by the Planning Commission.

D.) Payment of application fee of \$ 500.00 Date: _____ Cash or Check No: _____

If paying by check, make payable to "McDuffie County" or the "City of Thomson", based on the location of the property.

1.) The undersigned requests that one of the following should be granted:

☐ VARIANCE ☐ APPEAL (Of Director's Decision) ☐ REVIEW

Relating To:

1.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

3.) _____
Ref: Ordinance _____ Article _____ Section _____ Pg. _____

2.) Have previous applications been submitted to the Planning Commission regarding this same property/structure?

☐ Yes ☐ No If "Yes", give dates, brief details, and action taken:

3.) Application is made pertaining to the following property/structure:

☐ Structure or ☐ Property address: _____

Location: _____

Map/Parcel #: _____

Total Area: _____ (acre) Of Total Area, how much do you, as applicant, own:
_____ (See "B" above.)

Property Zoned: _____

4.) Current use:

How many structures are located on this same property:

Residences # _____ (Occupied by: _____)

Out Buildings # _____ Use: _____

Commercial # _____ Use: _____

Other # _____ Use: _____

5.) Purpose of application:

6.) **[This question is applicable only for variances in dimensional requirements.]** Are there any inherent physical characteristics associated with your property that would necessitate the consideration or granting of a variance?

☐ N/A

☐ No

☐ Yes

If Yes, explain: _____

7.) **[This question is applicable only for variances in dimensional requirements.]** Since "mere inconvenience shall not constitute justification for the granting of a variance" (VIII, 2.2 (D)(6), what efforts (ex. purchase of additional property, relocation of structure, reduction in structure size, etc.) have been undertaken prior to the application for this variance which would have alleviated the necessity of a variance. ☐ N/A

Explain: _____

8.) **[This question is applicable only for special exception or other Board reviews.]** List below those nonconformities to any special exception or conditional review under review by this application. ☐ N/A

Explain: _____

8.5.) Is this a Development of Regional Impact?

☐ Yes

☐ No

9.) Title information

Agent: _____ Owner: _____

Address: _____ Address: _____

Phone: _____ Phone: _____

Email: _____ Email: _____

10.) Conflict of Interest:

A.) Does any local government official or member of his/her family have a financial interest in the subject property?
(and/or)

B.) Has the applicant (whether authorized agent or property owner) made campaign contributions in the aggregate of \$250 or more within the last two years to any local government official.

Answer: [] No (To Both)

[] Yes (To Either) - Attach separate sheet giving details.

As witnessed by applicant's/agent's signature (below), applicant/agent does hereby agree to, and fully understands that:

x _____ 1.) *The submitting of false information by any means to the Planning Commission shall constitute grounds for denial of the variance/appeal and revocation of any applicable permits.*

x _____ 2.) *Should the variance /appeal be denied, or conditionally approved, the applicant has a right to appeal to the Thomson City Council/McDuffie County Board of Commissioners at their next regular meeting the second Tuesday following the Planning Commission meeting. Appeals of decisions of the Board of Commissioners may be appealed to the Superior Court of McDuffie County.*

x _____ 3.) *Any contact by the applicant, related party or person with any member of the Planning Commission Board concerning any aspect of this variance application prior to the hearing will be considered as prejudicial to his or her application. Intentional disregard of this restriction may result in automatic denied of the application.*

X _____ 4.) *Failure by the applicant (or suitable representative) to attend the Planning Commission Board meeting at which his/her application is considered shall constitute grounds for recommending denial of the application.*

I HEREBY WARRANT AS WITNESSED BY MY SIGNATURE BELOW THAT, UNDER PENALTY OF PERJURY, ALL OF THE STATEMENTS CONTAINED HEREIN, OR SUBMITTED WITH THIS APPLICATION, ARE TRUE TO THE BEST OF MY KNOWLEDGE AND THAT I FULLY UNDERSTAND ALL STATEMENTS CONTAINED IN THIS APPLICATION.

(Applicant's Signature)

Date: _____

(Applicant's Signature)

Date: _____

Planning Commission Meeting:

Date: _____

City Council/County Board of Commissioners Meeting:

Date: _____

Comment Section: