



THOMSON - MCDUFFIE PLANNING COMMISSION  
210 RAILROAD STREET, SUITE 1544, THOMSON, GEORGIA 30824  
(706) 597-7288  
CHASE.BEGGS@THOMSON-MCDUFFIE.NET

APPLICATION FOR SUBDIVISION REVIEW

Pre-application documentation must be satisfactorily completed and submitted prior to any application for a subdivision review.

- 1.) Name of Subdivision: Cooper Place
- 2.) Location: tax parcel Re: 0051006  
Date: \_\_\_\_\_
- 3.) Name of Property Owner: JIA CF Profit Sharing Plan (Jim Alfriend)  
Physical Address: 315 Church Street  
Mailing Address: PO Box 1270, Thompson GA 30824  
Work Phone # 706-595-2210 Cellphone# \_\_\_\_\_
- 4.) Name of \*Agent: ('Completed and notarized agent authorization form required.)  
same T.R. REDDY  
Physical Address: \_\_\_\_\_  
Mailing Address: 3112 Washington Rd, Ste L, Augusta, GA 30907  
Work Phone # 706-650-0080 Cellphone # \_\_\_\_\_
- 5.) Name of Developer: T.R. REDDY  
Physical Address: 3112 Washington Rd, Ste L, Augusta, GA 30907  
Mailing Address: same  
Work Phone #: 706-650-0080 Cellphone#: \_\_\_\_\_
- 6.) Name of Engineer: Southern Civil Sol. State Lic.# 033595  
Physical Address: 5810 Carriage Hill Dr.  
Mailing Address: same  
Work Phone #: 706.830.5348 Cellphone #: 706.830.5348
- 7.) Total Project Acres: 109.24 ac
- 8.) Total Number of Residential Lots: 256
- 9.) Mean Lot Size (estimated): 10,000 sq ft
- 10.) Total Number Of Lots/Parcels/Areas Assigned To:
  - a.) Storm Water Detention. 2 ponds - see conceptual
  - b.) Recreation. \_\_\_\_\_

- c.) Green Space: 30+ Acs  
d.) Other: \_\_\_\_\_
- 11.) Total Road Frontage: 2500'
- 12.) Mean Frontage/Lots (estimated): \_\_\_\_\_
- 13.) Current Use of Property: R-2
- 14.) Currently Zoned: R-2  
Future Land Use Designation: \_\_\_\_\_
- 15.) Anticipated Zoning: R-3
- 16.) Based on the above zoning classification(s), the following structure uses would be permitted:  
Single family Home
- 17.) Anticipated Construction Starting Date: Jan '24
- 18.) Will development be phased? ☐ No  
☒ Yes, list anticipated starting and completion dates for each phase.  
\_\_\_\_\_  
\_\_\_\_\_  
☐ No, this project will be 100% constructed.
- 19.) Will more than "one application" be involved? For example, in addition to the subdivision review, will there be an application for a zoning change or variance?  
☐ No  
☒ Yes - List Applications  
Yes, we need to get property R-zoned
- 20.) Are any of the following environmental issues present or "involved" with the property or project.  
☒ Yes ☐ No Wetlands  
☒ Yes ☐ No FEMA Floodplains  
☒ Yes ☐ No State Waters
- 21.) Other than the required basic standard improvements for a subdivision such as paved roadways, signage, drainage facilities, etc. - what other infrastructure or amenities will be incorporated into the subdivision development.
- |   |                             |   |
|---|-----------------------------|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Municipal Water: _____                    |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Municipal Sewer: _____                    |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Municipal Gas: _____                      |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Special purpose easements: _____          |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Raised concrete curb and gutter: _____    |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Buried storm water lines: _____           |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Sidewalks                                 |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Green Space                               |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Greenways                                 |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Outdoor recreation areas                  |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Indoor recreation facility - Clubhouse    |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Street Lighting                           |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Buried electrical services                |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Guard gate or other security services     |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Landscaping — Entrance — Roadways - Other |
| <input type="checkbox"/> Yes            | <input type="checkbox"/> No | Dumpster placement/service                |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Subdivision Covenants                     |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Homeowners Association                    |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Other: _____                              |

Application Fee Received: \$ \_\_\_\_\_ Date: \_\_\_\_\_

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

- 1.) The submitting of false information by any means to the Planning Commission related to this application shall constitute grounds for denial of same and revocation of any applicable permits.
- 2.) Should the final subdivision review be denied or conditionally approved, the applicant has a right to appeal the Planning Commission Board's decision to the Thomson City Council at its next regularly scheduled meeting
- 3.) Any contact by the applicant, related party or person with any member of the Planning Commission Board concerning any aspect of this application will be considered as prejudicial to his or her application. Intentional disregard of this restriction may result in automatic denied of the application.
- 4.)

**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)

12-28-22

(Date)

#### Office Use

Anticipated Planning Commission Meeting Date: \_\_\_\_\_

Anticipated City Council Meeting Date: \_\_\_\_\_

Decision: \_\_\_\_\_

Notes:





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

for subdivision plan review with variance

Type of Application to be reviewed by Commission: 6 (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: Southern Civil Design Dated: 12-28-21

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 \$ 400.00 Date: \_\_\_\_\_ Cash or Check No: \_\_\_\_\_  
If check, make payable to "McDuffie County".

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: Cobham Rd

Map/Parcel #: 00510006

Total Area: 109.27 .(acre) Of Total Area, how much do you, as applicant, own:  
(See "B" above.)

Property Zoned: R-2

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:

To Rezone from R-2 to R-3 zoning

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: N

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: T.R. Reddy

Owner: JIACE Profit Sharing Plan

Address: 3112 Washington Rd

Address: 315 Church St (Jim Alfriend)

Phone: 706-650-0080

Phone: 706-595-2210

Email: trreddy5@gmail.com

Email: alfriendforesters@gmail.com

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) NO

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. NO

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 TR 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 TR 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 TR 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 TR 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.

T Reddy  
(Applicant's Signature)

Date: 12/28/12

\_\_\_\_\_  
(Applicant's Signature)

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

Planning Commission Meeting:

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

City Council/County Board of Commissioners Meeting:

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

## **Comment Section:**