

**SPALDING COUNTY
REQUEST FOR SPECIAL EXCEPTION
APPLICATION FOR MANUFACTURED HOMES
IN THE AR-1 DISTRICT**

NO. _____

AGENT/DEVELOPER INFORMATION

(If not owner)

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Contact Person: _____

PROPERTY OWNER INFORMATION

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Phone: _____

APPLICANT IS THE:

_____ Owner's Agent

_____ Property Owner

_____ Developer

Present Zoning District(s): _____

Land District(s): _____ Land Lot(s): _____ Acreage: _____

Address of Property: _____

Identify the use for which you seek a Special Exception and cite the section of the Spalding County Zoning Ordinance which provides that the Special Exception may be granted: _____

OTHER REQUIRED INFORMATION

- 1) Attach a statement describing the Special Exception and the reason you are requesting this Special Exception. Please include in the statement the following:
 - a) Size of dwelling
 - b) Model of manufactured home
 - c) Photographs and/or renderings of the front exterior.
 - d) Type of roof material.
 - e) Type of exterior construction material.
 - f) Type of foundation material.
 - g) Cost of unit and cost of lot.
- 2) Attach 21 copies of plat prepared by a Registered Land Surveyor and drawn to scale showing lot lines and location of existing structures and location of proposed structures.
- 3) Please attach a deed, certified by the Clerk of Court, which includes a metes and bounds description of the property proposed.

Signature(s):

Agent/Developer

Property Owner

Date

Date

OFFICE USE ONLY

Date Received: _____

Amount of Fee: _____

Received By: _____

Receipt Number: _____

SPECIAL EXCEPTION APPLICANT'S RESPONSE

Pursuant to Section 413 of the Zoning Ordinance, the Board of Commissioners of Spalding County finds that the following standards are relevant in granting a Special Exception.

Please respond to the following standards in the space provided or use an attachment as necessary:

(A) Whether granting a Special Exception would be detrimental to the use of development of adjacent properties or the general neighborhood: _____

(B) Whether granting a Special Exception would adversely affect the health or safety of residents or workers: _____

(C) Whether granting a Special Exception would have depreciating effects and damages to the neighboring properties that are greater than the benefits or need for the Special Exception: _____

(D) Whether granting a Special Exception would adversely affect existing uses: _____

(E) Whether the subject property is sufficient in size to satisfy the space requirements for the use: _____

(F) Whether granting a Special Exception will meet the requirements of the Spalding County Ordinance: _____

OFFICE USE ONLY

Date Received: _____ Received By: _____

SITE PLAN REQUIREMENTS FOR SPECIAL EXCEPTION

Section 416: Special Exception.

A site plan meeting the requirements of Section 416 of this Ordinance shall be submitted with any application for a special exception which shall require a building permit for the purpose of commencing construction on a new structure on the property which is the subject of the special exception application; provided however, that any site plan for a special exception for a certified hardship allowed in Sections 503(D)(2-3), 603(D)(2-3), 703(D)(3-4), 803(D)(3-4), 803A(D)(3-4), 1003(D)(3-4), 1103(D)(3-4) and 1103A(D)(3-4) shall not be required to comply with the provisions of subparts (g), (i), (j), (k), (o) and (p) of Section 416.

- A. Vicinity map;
- B. Correct scale;
- C. The proposed land use and building outline as it would appear should the rezoning be approved;
- D. The present zoning classification of all adjacent property;
- E. The building outline and maximum proposed height of all buildings;
- F. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
- G. The location of all required off street parking and loading areas;
- H. Required yard setbacks appropriately dimensioned;
- I. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation, if required;
- J. Topography at twenty (20) foot contour intervals;
- K. Location and elevation of the 100 year flood plain on the property which is the subject of the proposed zoning;
- L. Delineation and dimensions of the boundary of the proposed district;
- M. Date, north arrow and datum;
- N. Location and acreage of all major utility easements greater than twenty (20) feet in width;
- O. Approximate location (outline), height, and use of all other proposed drives, parking areas, buildings, structures and other improvements;
- P. For all property for which ingress and egress must be obtained by access from a road within the state highway system, a permit from the Georgia Department of Transportation for access to the state highway system.