

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Tim Wilbanks
7880 Hiawassee Wilderness Trail
Hiawassee, GA 30546
Phone 770-654-0084
Email Address timdevelopsga@gmail.com
Location of Property 1731 Friendship Road
Present Zoning AR-1 Existing Structures None

Property Owner (Name and Mailing Address)

1731 Friendship, LLC
7880 Hiawassee Wilderness Trail
Hiawassee, GA 305446
Phone 770-654-0084
Email Address timdevelopsga@gmail.com

Type of Appeal:

☐ Setback Variance
☐ Road Frontage Variance
☐ Sign Variance
☐ Hardship Mobile Home
☒ GCOD Variance
☐ Other: _____

☐ Front Yard
☐ Right Side Yard
☐ Left Side Yard
☐ Rear Yard
☐ Road Frontage
☐ Sign Area
☐ Sign Height
☐ Doctor's Letter

From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
____ Terms Agreement

Supporting Documents: ☒ Plat of Property ☒ Site Plan
☒ Deed of Property ☐ Floor Plans
☒ Hardship Statement ☐ Other

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

Fee (Must be paid for application to be complete): \$ _____

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Tim Wilbanks

Date _____

Sign Tim Wilbanks

Date 7/24/25

I hereby withdraw this application.

Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Tim Wilbanks

Date: 7-10-2025

Applicant's/Owner's Name (Printed): Tim Wilbanks

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed

Secretary of State

Filing Date: 3/27/2025 8:44:52 AM

BUSINESS INFORMATION

CONTROL NUMBER	23250799
BUSINESS NAME	1731 Friendship, LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/27/2025
ANNUAL REGISTRATION PERIOD	2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	7880 Hiawassee Wilderness Trail, Hiawassee, GA, 30546, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
Tim Wilbanks	7880 Hiawassee Wilderness Trail, Hiawassee, GA, 30546, USA	Towns

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Tim Wilbanks
AUTHORIZER TITLE	Registered Agent



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	1731 Friendship, LLC	Control Number:	23250799
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Any legal purpose	NAICS Sub Code:	
Principal Office Address:	7880 Hiawassee Wilderness Trail, Hiawassee, GA, 30546, USA	Date of Formation / Registration Date:	12/4/2023
State of Formation:	Georgia	Last Annual Registration Year:	2025

REGISTERED AGENT INFORMATION

Registered Agent Name: **Tim Wilbanks**
Physical Address: **7880 Hiawassee Wilderness Trail, Hiawassee, GA, 30546, USA**
County: **Towns**

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