

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)

Amelia Gray, L.L.C.
P.O. Box 907843
Gainesville, Ga. 30501

Phone [REDACTED]

Email Address [REDACTED]

Location of Property 8479 B Broadway Place

Present Zoning R-1 Existing Structures Site Built Home 40x20
Tax Parcel: 00121 005007 (part)

Type of Appeal:

- Setback Variance
- Road Frontage Variance
- Sign Variance
- Hardship Mobile Home
- GCOD Variance
- Other: ADU Standard

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

- From ____ ft. to ____ ft.

Terms Agreement

Supporting Documents: Plat of Property

Site Plan

Deed of Property

Floor Plans

Hardship Statement

Other

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

Hardship Mobile Home:

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

(Signature)

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

Print Timothy Scott Wright

Date Nov. 13 2025

Sign Scott Wright

Date Nov. 13 2025

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: _____

OPERATING AGREEMENT
OF
AMELIA GRAY, LLC

ANY SECURITIES CREATED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9(13) OF SUCH ACT. IN ADDITION, ANY SECURITIES CREATED BY THIS OPERATING AGREEMENT, IF ANY, HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED UNDER THE SECURITIES OR BLUE SKY LAWS OF ANY OTHER JURISDICTION. THE INTERESTS CREATED HEREBY HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS OPERATING AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

THIS OPERATING AGREEMENT is made and entered into effective the 12th day of October 2005, by the parties who have executed counterparts of this Operating Agreement as indicated on the signature pages attached.

ARTICLE I.
DEFINITIONS

The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein);

1.1 "Affiliate." With respect to any Person, (i) in the case of an individual, any relative of such Person, (ii) any officer, director, trustee, partner, member, manager, employee or holder of ten percent (10%) or more of any class of the voting securities of or equity interest in such Person; (iii) any corporation, partnership, limited liability company, trust or other entity controlling, controlled by or under common control with such Person; or (iv) any officer, director, trustee, partner, member, manager, employee or holder of ten percent (10%) or more of the outstanding voting securities of any corporation, partnership, limited liability company, trust or other entity controlling, controlled by or under common control with such Person.

1.2 "Articles of Organization." The Articles of Organization of AMELIA GRAY, LLC, as filed with the Secretary of State of Georgia, as the same may be amended from time to time.

15.21 Time. TIME IS OF THE ESSENCE OF THIS OPERATING AGREEMENT, AND TO ANY PAYMENTS, ALLOCATIONS AND DISTRIBUTIONS PROVIDED FOR UNDER THIS OPERATING AGREEMENT.

15.22 Initial Execution By a Single Member. The within Operating Agreement may be initially executed by a single member, in contemplation of subsequently admitting additional members. In such event this Operating Agreement shall constitute an Operating Declaration, but shall constitute an Operating Agreement within the meaning of O.C.G.A. § 14-11-101(18). At such time as additional members are admitted, this Operating Agreement shall cease to be an Operating Declaration and shall then constitute the Operating Agreement between the members.

15.23 Single Member. At any such time as the number of members of the Company shall have been reduced to one (1) member, the Company shall continue to exist as a single member limited liability company with the remaining member as the sole member. During such time this Operating Agreement shall constitute an Operating Declaration, but shall continue to constitute an Operating Agreement within the meaning of O.C.G.A. § 14-11-101(18).

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date first above written.

MEMBERS:

Timothy D. Wright (SEAL)
Timothy D. Wright, Member

Cheryll Ann Wright (SEAL)
Cheryll Ann Wright, Member

_____(SEAL)
_____, Member

_____(SEAL)
_____, Member

_____(SEAL)
_____, Member

_____(SEAL)

Company, to the effect that neither the sale nor the proposed transfer results in a violation of the Securities Act of 1933, the Georgia Securities Act of 1973, or any other applicable law of which said counsel is aware. Subscriber agrees that a legend to this effect may be placed on the certificate or certificates delivered to Subscriber or any substitutes therefore. Subscriber hereby acknowledges that the Company is under no obligation to assist Subscriber financially or otherwise in registering the Interest under the Securities Act of 1933 or any applicable Blue Sky Law, or in obtaining said opinion of counsel, and Subscriber agrees to bear the entire cost of obtaining any such opinion.

This Agreement and the covenants made herein shall survive the closing of the purchase of the Interest.

This Subscription Agreement and Investment Letter may be accepted at any time within a reasonable time hereafter. This Subscription Agreement and Investment letter shall be construed in accordance with and governed by the laws of the State of Georgia.

IN WITNESS WHEREOF, The hand and seal of each Subscriber is set forth below.

Subscriber	Interest	Capital Contribution
<u>Timothy Scott Wright</u>	<u>50%</u>	<u>\$500</u>
<u>Cheryl LeAnn Wright</u>	<u>50%</u>	<u>\$500</u>

This 28th day of Sept, 2005.

Timothy Scott Wright
Timothy Scott Wright, Subscriber

Cheryl LeAnn Wright
Cheryl LeAnn Wright, Subscriber

_____, Subscriber

_____, Subscriber

Accepted by the Company or its duly authorized attorney-in-fact, this the 28th day of
Sept, 2005.

AMELIA GRAY, LLC

BY: Timothy Scott Wright
Timothy Scott Wright, Member

BY: Cheryl Letitia Wright
Cheryl Letitia Wright, Member

(COMPANY SEAL)

**Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530**

CONTROL NUMBER: 0569206
EFFECTIVE DATE: 10/12/2005
JURISDICTION : GEORGIA
REFERENCE : 0024
PRINT DATE : 10/19/2005
FORM NUMBER : 356

CHERYL WRIGHT
4062 SUMMERHILL DRIVE
GAINESVILLE, GA 30506

CERTIFICATE OF ORGANIZATION

I, Cathy Cox, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

**AMELIA GRAY, LLC
A GEORGIA LIMITED LIABILITY COMPANY**

has been duly organized under the laws of the State of Georgia on the effective date stated above by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.



A handwritten signature of "Cathy Cox" is written in cursive across the bottom of the page.

Cathy Cox
Secretary of State

ARTICLES OF ORGANIZATION
OF
AMELIA GRAY, LLC

I.

The name of the limited liability company is: AMELIA GRAY, INC

II.

Management of the Company is vested in its members.

These articles have been adopted this 28th day of September 2005



CHERYL WRIGHT

PLANNING AND ZONING DEPARTMENT
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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s)

Scott Wright

Address

*1086 Glenwood Drive
Gainesville GA, 30501*

Phone Number

[REDACTED]

Name of applicant(s)

Amelia Gray LLC

Address

*P.O. Box 987843
Gainesville GA, 30501*

Phone Number

[REDACTED]

Scott

Cheng

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Scott Wright

Personally appeared before me

Liliana Carter

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

11/18/25



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: Scott Wright

Date: Dec 18 2015

Applicant's/Owner's Name (Printed): Timothy Scott Wright