

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Randy Matheny
5115 Harris Rd
Lula Ga 30554

Phone [REDACTED]

Email Address [REDACTED]

Location of Property 4595 Winder Hwy Flowery Branch Ga 30542

Present Zoning I-1 Existing Structures Two commercial buildings

Property Owner (Name and Mailing Address)

4595 Winder Hwy LLC
4595 Winder Hwy
Flowery branch Ga 30542

Phone [REDACTED]

Email Address _____

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 15 ft. to 15 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 _____

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 Randy Matheny

Date 6-3-26

Sign Randy Matheny

Date 6-3-26

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: _____

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



AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) 4595 Winder Hwy, LLC

Address 4595 Winder Hwy
Flower Branch GA 30542

Phone Number [REDACTED]

Name of applicant(s) Randy Matheny

Address 5115 Lewis Road
Lula GA 30554

Phone Number [REDACTED]

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)

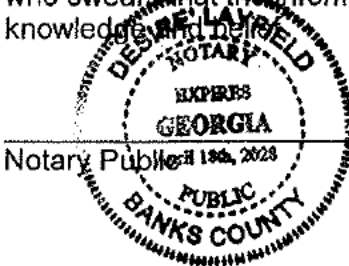
[Signature]

Personally appeared before me

[Signature]

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

Notary Public



[Signature]

Date

6/8/20

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: 2/13/2024 9:25:36 AM

BUSINESS INFORMATION

CONTROL NUMBER	23145695
BUSINESS NAME	4595 Winder Highway LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	02/13/2024
ANNUAL REGISTRATION PERIOD	2024, 2025, 2026

PRINCIPAL OFFICE ADDRESS

ADDRESS	4595 Winder Hwy, Flowery Branch, GA, 30542, USA
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REGISTERED AGENT

NAME	ADDRESS	COUNTY
United States Corporation Agents, Inc.	11175 Cicero Drive Suite 100, Alpharetta, GA, 30022, USA	Fulton

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Nathan Whitmire
AUTHORIZER TITLE	Organizer

RESOLUTION OF THE MEMBERS/MANAGER

4595 WINDER HWY LLC

a limited liability company organized under the laws of the State of Georgia

AUTHORIZATION TO OBTAIN SIGN PERMIT

The undersigned, being the sole member of 4595 Winder Hwy LLC (the "Company"), a limited liability company organized under the laws of the State of Georgia, does hereby adopt the following resolution by written consent as of Thursday, July 9, 2026:

WHEREAS, the Company owns the real property located at 4595 Winder Hwy, Flowery Branch, Georgia 30542 (the "Property"); and

WHEREAS the Company desires to install signage on the Property and, in connection therewith, must apply for and obtain a sign permit from the applicable local governing authority; and

WHEREAS the Company desires to authorize Randy Matheny to act on its behalf for the limited purpose of applying for, obtaining, and executing any documents necessary to secure such sign permit;

NOW, THEREFORE, BE IT RESOLVED, that Randy Matheny is hereby authorized, empowered, and directed, on behalf of the Company, to prepare, sign, submit, and file any and all applications, forms, and documents necessary to obtain a sign permit for the Property from Hall County Government or any other governing authority with jurisdiction over the Property; and

FURTHER RESOLVED, that this authorization is limited solely to the act of obtaining the referenced sign permit and does not confer any additional authority to act on behalf of the Company for any other purpose; and

FURTHER RESOLVED, that any officer, member, or manager of the Company is authorized to take such further actions and execute such further documents as may be necessary or appropriate to carry out the intent of the foregoing resolutions.

IN WITNESS WHEREOF, the undersigned has executed this resolution as of the date first written above.

4595 WINDER HWY LLC

By: _____



Name: Nathan Whitmire

Title: Sole Member

Date: Thursday, July 9, 2026



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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: *Nathan Whitmore*

Date: 4/1/2024

Applicant's/Owner's Name (Printed): Nathan Whitmore

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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Randy Matheny

Date: 6-8-24

Applicant's/Owner's Name (Printed): Randy Matheny