

Requirements for variances: 9.02.03:

- A. Due to the size of the property it would create a financial hardship to tear down current natural vegetation to build a fence around the activity area. Also one of the property lines goes through wetlands, and runs along a creek. I would have to disturb a considerable amount of wetlands to do a fence or wall. It would also create a hardship with my overall goals for the property. I plan to have it setup to where for the most part if you are standing at a property line you wont be able to see the field area. If I have to tear down natural buffer then it will be easier for neighbors to see the field from their property vs natural untouched woods. If we were also required to tear up an area to plant new trees and shrubs this would create a few hardships. The first would be financial as it would require several trees and shrubs due to the size of the property. The second is that it would strain the relationships with my neighbors as they will more than likely be able to see more of the recreation area vs if we left the vegetation that is currently in place.
- D. If granted, the setback, and wall variances I have proposed of natural untouched woods will not affect the public negatively. This will leave the property lines in the state they currently are in vs tearing up some of that vegetation to set up a fence or wall, and plant new trees and shrubs.
- F. The variances I have requested will not give me any special privileges. They are in line with the goals of the ULDC.
- G. The goal of ULDC is to preserve the counties natural state as much as possible while promoting business and growth. These variances are in harmony with the goals of the ULDC. By not having to put up a buffer wall I will not have to tear up natural untouched woods to erect a fence and plant new trees. I will be able to leave the property lines as untouched natural woods.
- J. The variance requested is not a request to permit a use of land which is not permitted by right in the zoning district involved.

We plan to open an outdoor airsoft arena. The home will be occupied by Rick Knudson/my father and his family. He will also be the managing partner in our business. On the 26 acers south of the home which is the wooded part of the property we plan to open an outdoor airsoft arena Named "Valdosta Airsoft". The arena will be made up of approximately five areas of play that will all be connected. At first we will only have two areas of play. Each area will be made up of semi permanent structures. For example we will make a few structures out of steel shipping containers, others will be made of wood that will have a wood foundation somewhat like a crawlspace just not very far off the ground. Some of our more permanent structures for play will include two – two story houses simulating a cul-de-sac of a neighborhood with houses on either side. These will be built like a horse barn for example. They will not have a foundation. The other areas will utilize natural barriers such as trees or dirt hills. We want to keep the property as untouched as possible that way if we need to go another direction with the property it is not all cleared.

Everything we plan to build will be safe, and professional. We do not plan to do anything that will be aesthetically unappealing. This will help our business, and will be visually pleasing to anyone who may see it. Again, our plan will be to situate play structures away from the field of view of the adjacent properties.

We plan to leave a natural buffer of untouched woods at all property lines to eliminate as much field of view as possible. The area in front of the house that is already cleared will not be used in any way for play.