



# REZONING APPLICATION

**Planning & Development**  
 153 Willowbend Rd, Peachtree City, GA 30269  
 P: (770) 487-5731  
**WWW.PEACHTREE-CITY.ORG**

<b>Office Use</b>	Date Filed: ___ / ___ / ___	
	Found Complete: ___ / ___ / ___	Staff Initials: _____
	File #: _____	

**Instructions:** The applicant shall complete the following checklist of submittal requirements. If the applicant answers "No" to any of the questions, a written explanation must accompany the negative response to the checklist question. The City Planner shall include the applicant's checklist and written explanations, if any, along with the submittal requirements to the Planning Commission.

## SUBMITTAL REQUIREMENTS:

<b>Fees:</b> \$750 + \$50/acre	<input type="checkbox"/>
<b>Rezoning Application:</b> This rezoning application must be fully completed and signed by the property owner or duly authorized agent.	<input type="checkbox"/>
<b>Boundary Survey:</b> One (1) copy of each property included in the rezoning application, prepared by a certified land surveyor or licensed civil engineer. The plans should be clearly and accurately drawn to include:	
Address, boundaries, distances, date, north arrow, and (<1"=100') scale.	<input type="checkbox"/>
The seal of the preparing engineer, surveyor or landscape architect.	<input type="checkbox"/>
Existing lot lines, easements, and rights-of-way, including area in acres or square feet, and abutting land uses or zoning district categories.	<input type="checkbox"/>
Geographic parcel identification number (GPIN) or Property tax number.	<input type="checkbox"/>
<b>Property Deeds:</b> One (1) copy of the Property Deed(s) for all parcels.	<input type="checkbox"/>
<b>Legal Description:</b> One (1) copy of the full legal description of the boundaries of the property or properties on which the rezoning is sought.	<input type="checkbox"/>
<b>Disclosure of Campaign Contributions:</b> One (1) signed and notarized copy of the Campaign Contributions & Gifts Disclosure form.	<input type="checkbox"/>
<b>Nearby Properties:</b> One (1) map and list of all properties within 200 feet of the rezoning parcel boundary. Include current property owner name & mailing address for each property, per the Fayette County Tax Assessor website.	<input type="checkbox"/>
<b>Utilities and Services Letters:</b> One (1) copy of a letter from each utility provider indicating that their services can support development at the proposed zoning intensity.	<input type="checkbox"/>
<b>Schematic Land Use Plan:</b> master plan showing proposed land uses, buffers, open space, building setbacks and density.	<input type="checkbox"/>
<b>Written Narrative:</b> a description of how the proposal relates to the relevant chapters of the comprehensive plan and should address the six (6) rezoning review criteria (See attached Written Narrative Reference).	<input type="checkbox"/>
<b>Supporting Documents:</b> Any supporting documentation you wish to be considered as a part of the rezoning application. These may include:	
<i>Architectural Program:</i> identifies the proposed architectural design, building materials and other aesthetic components of the overall development.	<input type="checkbox"/>
<i>Streetscape and Landscape Plan:</i> demonstrates the streetscape and landscape concepts intended to be implemented within the proposed development.	<input type="checkbox"/>
<i>Master Sign Program:</i> include a description of proposed wall, monument, and directional signs, including location and design.	<input type="checkbox"/>
<i>Community Facilities and Infrastructure Plan:</i> identify impacts on community facilities, infrastructure, utilities, and how these impacts will be mitigated.	<input type="checkbox"/>
<b>Electronic Copy:</b> Submit one (1) electronic version with all above referenced material in electronic format (.pdf or .doc).	<input type="checkbox"/>



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<b>LOCATION</b>	Address _____		<b>ZONING &amp; LAND USE</b>	Zoning _____   _____ Existing Proposed	
	Parcel #(s): _____			Land Use Map _____   _____ Existing Proposed	
Property Size: _____					
<b>APPLICANT</b>	Name _____		<b>OWNER</b>	Name _____	
	Address _____			Address _____	
City, State, Zip _____		City, State, Zip _____		Phone # _____	
Phone # _____		Email _____			
Email _____					
<b>OPEN SPACE &amp; PUBLIC</b>	Open Space _____   _____ Acres %		<b>MULTI-USE PATH</b>	Distance to nearest multi-use path: _____ ft.	
	Land Dedicated for Public Use _____ (school, emergency response, public park, greenbelt, etc.)			Linear feet of multi-use path to be provided: _____ ft.	
<b>TRANSPORTATION</b>	<b>Name of access or adjacent street</b>		<b># of access points</b>		
	<b>Estimated trip generation</b> (Bases on ITE ratios)		<b>ADT</b>		
	Vehicle Type: _____				
Vehicle Type: _____					
Vehicle Type: _____					
<b>FIRE SUPPRESSION</b>	Automatic Fire Sprinklers: <input type="checkbox"/> Yes <input type="checkbox"/> No, why? _____		Briefly describe daily operations: (Number of employees, etc. A separate detailed explanation may be included in the Written Narrative) _____ _____ _____		
	Automatic Fire Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No, why? _____				
	<b>Hazardous Material On Site?</b> (If yes, describe type and method of storage to the right:) <input type="checkbox"/> Yes <input type="checkbox"/> No		Material(s): _____ _____ _____	Storage: _____ _____ _____	

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the property to collect data. By signing below, I certify that the above listed information and the accompanying materials are accurate.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**Instructions:** The written narrative is a description of how the proposal relates to the comprehensive plan and must also address the evaluation criteria listed in Section 1304(d) of the Peachtree City Zoning Ordinance:

The following factors, where relevant, shall be considered in evaluating a proposed change to the zoning map:

- (1) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
- (2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
- (3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- (4) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- (5) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and
- (6) Whether there are other existing or changing conditions affecting the use and development of the property which give supportive grounds for either approval or disapproval of the zoning proposal.

When addressing (1) above, please consider the main components of Peachtree City's Comprehensive Plan:

1. **Land use:** Whether the proposed zoning and/ or land uses are consistent with the long-range land use designation, as well as:
  - (a) Proposed uses, maximum number of dwelling units (if applicable), amenities such as parks and open space.
  - (b) Impacts on public & educational facilities.
  - (c) Mitigation of impacts on neighboring properties, including vehicular access plan, landscaping and screening, setback and buffer requirements, and transitioning of density/ intensity of land use.
  - (d) Proposed special amenities including parks and open space, as applicable.
  - (e) Proposed phasing of development.
2. **Community Design:** How the proposal will address the principles & standards of community design, including:
  - (a) How the project fits within the village concept of the city as set forth in the city's comprehensive plan.
  - (b) Providing multi-use path connections between residential and commercial properties and community facilities.
  - (c) Preserving natural resources on the site. Preservation of specimen trees and vegetation along roadways or boundaries.
  - (d) Incorporating natural storm water management designs as wet ponds and other community amenities.
  - (e) Building architecture, signs, landscaping, lighting, and other urban design elements.
  - (f) Preserving and/or providing open space.
3. **Economic Development:** Identify whether or not the proposed use is an existing county-based business or targeted industry, as identified by the Fayette County development authority and/or the development authority of the city. Provide an estimate the development will have on the city's tax base.
4. **Fire and Rescue:** Discuss how fire safety will be addressed:
  - (a) Impacts of the proposal on established level of service (LOS) standards.
  - (b) Additional mitigation measures such as sprinklers and fire-rated construction if outside travel time.
  - (c) Proposed improvements, including possible transportation improvements to achieve a satisfactory LOS.
5. **Potable Water:** Describe how water will be provided to the site.
6. **Sewer:** Describe how sanitary sewer service will be provided to the site.
7. **Transportation:** Describe measures to achieve level of service 'D' or better. The limits of any traffic study shall be determined by the city engineer and the city's traffic consultant and shall include:
  - (a) Impacts of the proposal on established level of service (LOS) standards.
  - (b) Improvements proposed, both motorized and non-motorized.
  - (c) Address connectivity of sidewalks and/ or multi-use path system to adjacent properties, as well as the connectivity of internal roads to adjacent properties.



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## DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

The undersigned below, making application for rezoning action, has complied with the Official Code of Georgia Section 36-67A-1, et. seq. *Conflict of Interest in Zoning Actions*, and has submitted or attached the required information on this form as provided.

All individuals, business entities<sup>1</sup>, or other organizations<sup>2</sup> having a property interest, financial interest, or other interests<sup>3</sup> in property subject of this application are as follows (attach additional if necessary):

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Have you as applicant or anyone associated with this application or property, within the last two (2) years immediately preceding this application, made campaign contributions aggregating \$250 or more to a member of the Peachtree City Planning Commission or the Peachtree City Mayor and City Council? Please circle your response:

**YES**

**NO**

IF YES: Please complete the following section (attach additional sheets if necessary).

Name and Official Position of Government Official	Contribution Description and Dollar Amount	Date of Contribution

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Type/Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

\_\_\_\_\_  
Type/Print Name and Title

\_\_\_\_\_  
Signature of Notary Public

(Affix Seal Here)

<sup>1</sup> Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust.

<sup>2</sup> Other organization means non-profit organization, labor union, lobbyist, or other industry or casual representative, church, foundation, committee, club, charitable organization, or educational organization.

<sup>3</sup> Property interest means the direct ownership of real property and includes any percentage of ownership. Financial interest means direct ownership of 10% or more of the total assets or capital stock of a business entity.