



SPECIAL USE PERMIT GI ZONING DISTRICT SUBMITTAL CHECKLIST

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Name of Proposed Project: _____

Name of Owner: _____

Name of Developer: _____

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 Planning Director shall include the applicant's checklist and written explanations, if any, along with the schematic site plan submittal to the City Council.

The schematic site plan shall be prepared by a registered landscape architect, architect, or civil engineer licensed to practice in the state. Applicants will be required to comply with the following checklist.

SUBMITTAL REQUIREMENTS:

Does your packet and plans comply with or show the following?

YES

NO

		<input type="checkbox"/>	<input type="checkbox"/>
1)	Application: Application shall be fully completed and signed by the property owner or duly authorized agent.	<input type="checkbox"/>	<input type="checkbox"/>
2)	Schematic Site Plan: One (1) full size 24" x 36" copy, one (1) 11" x 17" reduction, and electronic version. The plans should be clearly and accurately drawn by a design professional to include:		
(a)	Name of the project, address, date, north arrow, and scale of the plan (1" = 100' or less).	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the schematic site plan.	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Existing features such as lot lines, easements, rights-of-way, parking lots, driveways, buildings and structures, vegetation, watercourses, landscape buffers, multi-use paths, and other relevant features.	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Proposed improvements such as parking, building additions, stormwater facilities, loading areas, or other planned improvements.	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Table of existing and new square footage. Include square footage of existing and new uses (examples: office, manufacturing, warehouse, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
(f)	Show building, parking, and driveway setback lines.	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Show required tree-save / landscape buffer area.	<input type="checkbox"/>	<input type="checkbox"/>
(h)	If along a major thoroughfare, provide a rendering or drawing of any proposed façade changes.	<input type="checkbox"/>	<input type="checkbox"/>
3)	Written Narrative: A written description of the proposed use. The narrative should address:	<input type="checkbox"/>	<input type="checkbox"/>
(a)	Compatibility of the proposed use with the policies established in the comprehensive plan.	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Compatibility of the proposed use with the development character of adjacent properties and surrounding development.	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Availability of, or ability to provide, adequate utilities, stormwater drainage, parking, loading areas, landscaping, and other development standards required by the City's Zoning and Land Development Ordinances.	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Provision of safe circulation for vehicles, pedestrians, and alternate modes of transportation.	<input type="checkbox"/>	<input type="checkbox"/>
(e)	Compatibility of the proposed use with the intent of the GI General Industrial zoning district.	<input type="checkbox"/>	<input type="checkbox"/>
4)	Additional Submittal Requirements: Based on the proposed special use, the Planning Director may require additional materials such as a traffic impact analysis, environmental constraints analysis, economic impact statement, or others. Projects over 10,000 square feet should consult with the Planning Director prior to submittal to determine if additional materials will be required.	<input type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are completed and included with your submission. Incomplete submissions will result in delays in processing.

For confirmation of meeting dates and the placement of your request on the City Council agenda, please call the Planning Department at 770-487-5731.



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Below are some excerpts from the Comprehensive Plan and the General Industrial Zoning Code to assist in composing your Written Narrative.

Goals and Policies of the Comprehensive Plan

Land Use and Development Patterns

Goal: Develop and redevelop land in the City based on the village concept and stepping down intensity toward the City's boundaries.

Policies:

- Village centers are places of high community activity and can be a collection of commercial developments, school campuses, large institutional uses, and regional parks.
- Promote the location of industrial uses in the industrial park, commercial uses in the village centers, and step down residential densities the further they are from village centers.
- Promote the compatibility of commercial areas to the surrounding environment by requiring landscaping, signage, lighting, and design that minimizes the effects of large commercial centers and parking lots on surrounding land uses.
- Discourage any "strip-type" commercial development.
- New major commercial developments should evaluate and minimize impacts on infrastructure, traffic, the environment, and surrounding land uses.
- Continue development of the industrial park such that it is as aesthetically pleasing and reduces the impacts on the natural environment.

Natural Resources

Goal: Protect environmentally sensitive land and enhance the City's greenbelts and open space areas.

Policies:

- Protect the quality of water in the lakes and streams and prevent periodic flooding by developing storm water management ordinances that reduce runoff by the least environmentally damaging method.
- Encourage the preservation of existing trees through ordinances and incentives. Continue enforcing the landscape ordinance requiring tree replacement plantings.

Economic Development

Goal: Maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment.

Policies:

- Encourage development of high quality local jobs suitable for residents.
- Encourage location of industries that maintain and protect the City's water and air quality.
- Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses.
- Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.
- Continue to work with Fayette County Board of Education, the University System of Georgia, Georgia Department of Early Care and Learning, and other private education providers to provide high quality educational facilities in the City.
- Continue to require developers to provide necessary infrastructure in their developments.

Purpose of the GI General Industrial District

(1008.1) Intent of district: It is intended that the GI zoning district be established and reserved for basic or primary types of industrial uses which involve extensive manufacturing, processing or assembly operations. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for industries which require sizable tracts of land and/or employ large numbers of workers. The intention is also to reserve and protect undeveloped areas of Peachtree City which are suitable for such industries, and to discourage encroachment by other uses which are capable of adversely affecting the basic industrial character of the district



SPECIAL USE PERMIT GI ZONING DISTRICT APPLICATION

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Fee: \$250
Receipt # _____
Date Filed ____ / ____ / ____
Case # _____

SITE LOCATION	Address _____ Parcel # _____ Lot Size: _____ _____ <small style="display: block; text-align: center;">Square Feet Acres</small> Building: _____ _____ _____ <small style="display: block; text-align: center;">Existing Square Feet Proposed New Square Feet Total Square Feet</small>	SPECIAL USE INFORMATION	Existing Use _____ Proposed Use _____ Hrs of operation: _____ to _____ # of employees: _____ _____ <small style="display: block; text-align: center;">Existing Proposed</small> Parking: _____ _____ _____ <small style="display: block; text-align: center;"># Required # Existing # Proposed</small>
APPLICANT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	OWNER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
LOCATION OF	Major Thoroughfare frontage? <input type="checkbox"/> No <input type="checkbox"/> Yes: _____ <small style="display: block; text-align: center;">name of road</small> Tree Save/Landscape Buffer: _____ Other Buffers or Transitional Yard Requirements: _____ <small style="display: block; text-align: center;">required width</small> Multi-Use Path Connections: <input type="checkbox"/> Existing on site <input type="checkbox"/> Proposed on site <input type="checkbox"/> None on site. Nearest connection: _____ Stormwater Retention: _____		
FIRE INFORMATION	Automatic Fire Sprinklers: <input type="checkbox"/> Yes <input type="checkbox"/> No, why? _____ Automatic Fire Alarm: <input type="checkbox"/> Yes <input type="checkbox"/> No, why? _____ # of Fire Hydrants: _____ _____ <small style="display: block; text-align: center;">Existing Proposed</small>	Briefly describe daily operations: _____ _____ _____ _____	
Hazardous Material On Site? <small>(If yes, describe type and method of storage to the right:)</small>		<input type="checkbox"/> Yes <input type="checkbox"/> No	Material(s): _____ Storage: _____

With the signing and submittal of this application, the property owner authorizes Peachtree City staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: _____

Property Owner Signature: _____ Date: _____

Please complete the Submittal Checklist.

OFFICE ONLY

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council:

Signature: _____ Date: _____ Date of City Council Meeting: _____