



PLANNING AND DEVELOPMENT DEPARTMENT

ZONING APPLICATION

Note: The applicant must complete this and all attached forms except as noted. Failure to complete them will result in the refusal of the application. The Planning Department has up to five (5) working days to review all applications submitted for sufficiency. If the application is found insufficient, an agenda date will not be set until the required information is submitted.

Applicant Name & Address

Property Owner Name & Address

Phone: _____

Phone: _____

E-Mail: _____

E-Mail: _____

Existing Zoning District: _____

Proposed Zoning District: _____

Existing Use of Property: _____

Proposed Use: _____

Tax Map/Parcel Number _____ Acreage: _____

Location of Property (for legal ad): _____

.....
I hereby certify that the above information and all attached information are true and correct.

Signature: _____

Date: _____

Application Withdraw:

I hereby withdraw the application. Signature: _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative City Council Date: _____

Date Applicant posts signs: _____ Fee: _____

ZONING DECISION CRITERIA
(optional – encouraged but not required)

The Unified Development Code specifies several criteria that may be applicable to the decision to approve or deny the rezoning request. The planning staff will make its own findings regarding these criteria. You are encouraged to complete the information on this page or as a separate attachment as to which of these criteria you believe apply to your rezoning case, and provide information and facts that you believe are relevant and support your case:

Existing Uses and Zoning of Nearby Property	Applicant’s Response
<p>Whether the proposal will permit a use that is suitable in view of the use and development of nearby property (existing land use). <i>[Are the uses in the proposed zoning district compatible with uses of nearby property?]</i></p>	
<p>Whether the proposal will adversely affect the existing use or usability of nearby property. <i>[Will there be any adverse effects if rezoned and developed?]</i></p>	
<p>The possible creation of an isolated zoning district unrelated to adjacent and nearby districts. <i>[Will rezoning create a “spot zone”?]</i></p>	
<p>Possible effects of the change in zoning or overlay district map, or change in use, on the character of a zoning district or overlay district. <i>[Will the existing character of the area likely change with rezoning and development?]</i></p>	
<p>Whether a proposed zoning map amendment or conditional use approval will be a deterrent to the value or improvement of development of nearby property in accordance with existing regulations. <i>[Will any nearby property owner be deterred, or will any property value drop, or will the peace, quiet, or enjoyment of a nearby property owner be adversely affected?]</i></p>	
<p>The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight. In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight. <i>[Is there an</i></p>	

<i>established residential neighborhood nearby and, if so, will the proposal pose a threat to its integrity?]</i>	
The extent to which the property value of the subject property is diminished by the existing zoning district and/or overlay district classification.	
Existing value of the property under the existing zoning and/or overlay district classification. <i>[What is the tax assessor’s established value? Is there appraisal information available? Is there any evidence of what nearby land in the proposed zoning district has sold for recently?]</i>	
Whether the property to be affected by the proposal has a reasonable economic use as currently zoned. <i>[What uses are feasible under the current zoning, or are they all impractical?]</i>	
The extent to which the destruction of property values [if any, resulting from the existing zoning district regulations] promotes the health, safety, morals or general welfare of the public.	
Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. <i>[What are the likely impacts on public facilities?]</i>	
The possible impact on the environment, including but not limited to, drainage, soil erosion, flooding, air quality and water quality. <i>[Will the proposal result in worse environmental conditions?]</i>	
The extent to which the proposed rezoning or conditional use will contribute to or detract from the community with regard to greenspace, architectural design, and landscaping. <i>[If zoned and used will it contribute to or detract from aesthetic considerations?]</i>	
The relative gain to the public, as compared to the hardship imposed upon the individual property owner.	

Value of the property under the proposed zoning district and/or overlay district classification. <i>[Would a higher value if rezoned tend to be a sign of greater harm or hardship to property owner if rezoning is denied?]</i>	
Suitability of the subject property under the proposed zoning district and/or overlay district classification. <i>[Is the property proposed for rezoning suitable physically for proposed uses?]</i>	
The relation that the proposed map amendment or conditional use bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations. <i>[What public purposes (stated in the land use management code) would be derived from the proposed zoning?]</i>	
Suitability of the subject property for the zoned purposes.	
Existing use(s) and zoning of subject property. <i>[What is the existing use? What is the existing zoning? Are there reasons why the property cannot be used for uses permitted in the existing zoning district?]</i>	
Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal. <i>[Are there any trends in land use that support or do not support the request?]</i>	
Whether the proposal is in conformity with the policy and intent of the comprehensive plan including land use element. <i>[Does the future land use map call for uses consistent with the existing zoning, or the proposed zoning, or something else? Are there adopted plan policies that support or tend to argue against the request?]</i>	
Length of time the property has been vacant or unused as currently zoned considered in the context of land development in the area in the vicinity of the property.	

Rezoning Application # _____

<p>Description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning district and/or overlay district classification. <i>[How long has the property been for sale? What active measures have been used to market the property under its current zoning (i.e., listing with realtor)? Is a high asking price a possible reason for the property not selling?]</i></p>	
<p>The amount of undeveloped land in the general area affected which has the same zoning or overlay district classification as the map change requested. <i>[Is there nearby property that is vacant and zoned the same as the subject property, and if so, does this provide evidence of a lack of feasibility for uses in that zoning district?]</i></p>	

**CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM
REQUIRED FOR ALL ZONING ACTIONS**

Applicant, or person representing property owner

OCGA § 36-67A-3[c] Disclosure of campaign contributions:

- (a) 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:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) 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 (10) 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.

Applicant’s Signature

Date

****If you have made such contributions, you must provide the data required in subsection (a) above within ten (10) days of filing this application.**

Rezoning Application # _____

**AUTHORIZATION OF PROPERTY OWNER
(required if property owner is different from applicant)**

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

Name of Owner(s) _____

Address _____

Telephone Number _____

Signature of Owner(s) _____

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

Name of Applicant(s) _____

Address _____

Telephone Number _____

Personally appeared before me

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

Notary Public

Date

CITY OF STATHAM PLANNING & DEVELOPMENT

327 Jefferson St.
Statham, GA 30666
(770) 725-5455

PUBLIC NOTICE REQUIREMENTS

The zoning regulations require that public notice must be given prior to all zoning hearings as follows:

- 1) A legal advertisement shall be published not less than 15 days and not more than 45 days prior to the public hearing.
- 2) A public notice sign shall be placed in a conspicuous location on the property not less than 15 days and not more than 45 days prior to the public hearing.

As the applicant, you are required to post the sign and ensure that it remains in place during the entire zoning proceeding. The sign must be placed on the property **within the specified time and in a conspicuous location. Failure to comply will result in a delay of your request.**

The purpose of the sign is to inform the public that an application has been filed. Legally, the Council cannot consider a request until all public notice requirements have been met. If it is determined at any time during the zoning proceeding that the sign has not been properly posted on the site, the Council must table or delay the request. Council members and planning staff often visit the site and will look for the sign. Additionally, local citizens often report when a sign has not been posted.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be conspicuous, and in a location where it is clearly visible. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner that would cause it to blend into the landscape.

The sign must remain posted during the entire proceeding. Should you find the sign missing or vandalized in any manner, contact the Planning Department so the sign can be replaced. When the proceeding is complete and final Council action has occurred, the sign must then be removed from the property by the applicant.

THIS SIGN MUST BE POSTED NO LATER THAN _____

THIS AFFIDAVIT MUST BE SIGNED BY THE APPLICANT, DATED WITH THE DATE THE SIGN WAS CORRECTLY POSTED ON THE PROPERTY, AND RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN _____.

If the affidavit is returned by mail, the envelope must be postmarked no later than the above-noted return date.

AFFIDAVIT

By my signature I, _____, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required Public Notice Sign was posted on (date) _____.

Signed _____
(Signature)