



City of Lithonia – 2026
Zoning Request Application

City of Lithonia
6920 Main Street
Lithonia, Georgia 30058
Phone: 770-482-8136
www.lithoniacity.gov

Applicants may request a property rezoning from one zoning district to another with no further conditions proposed, or may include the following proposed conditions as part of their application:

- A. Written conditions; and/or
- B. Site plans; architectural renderings, elevations, photographs, or other graphic representations of proposed conditions.

All site plans filed as a proposed condition of zoning shall be prepared, signed, and sealed by a landscape architect or engineer licensed in the State of Georgia. The site plan must be available in a JPG or PDF format for use in public presentations. Ten(10) copies of the signed application and plans must be submitted.

Each applicant seeking a property rezoning shall provide the following information:

- A. Survey plat of the property prepared and sealed within the last ten (10) years by land surveyor registered in the state of Georgia. Such survey plats shall contain the following information:
 - 1. An indication of the complete boundary of the property and all buildings and structures existing thereon; and
 - 2. A notion as to whether any portion of the property lies within the boundaries of the 100-year flood plan; and
 - 3. A notion of the acreage or square footage of the property.
- B. Name, mailing address and phone number of all owners of the property.
- C. Signed and notarized affidavit of all owners of the property authorizing the filing of the application; and where applicable, a signed and notarized affidavit from the owner(s) authorizing an applicant or agent to act on their behalf in the filing of the rezoning application. The application must contain the mailing address and phone number of any applicant or agent authorized to represent the owner(s) of the property.
- D. Current zoning classification of the property and the classification the applicant is seeking.

FILING DEADLINE

Applications must be received, certified as complete by the Zoning Administrator, and fees paid no later than 45 calendar days prior to the Mayor and Council meeting at which the rezoning application will be heard.

PUBLIC HEARING

Property zonings are decided at a public hearing before Mayor and Council. The applicant or his/her agent must attend the Public Hearing to present the application and respond to questions from Council. Applicants will be notified in writing of the date and time of the Public Hearing.

QUESTIONS

Zoning assistance is provided by the City. Please note that rezoning applications and zoning certificate requests are subject to applicable fees. For more information, please contact zoning administrator, Bill Johnston, at zoningmechanics@gmail.com.

FEES

Application fees listed below are intended to cover the approximate costs of rezoning and must be submitted to the City Clerk's Office. Applications will not be accepted until they are deemed complete, and the application fee is paid. Incomplete applications will be returned to the applicant; no fee will be accepted until the application is complete.

There shall be no refund of application fees after the Zoning Administrator has accepted an application.

City of Lithonia

Zoning Request Application

Please select **one** of the following Zoning categories:

- ☐ Rezoning
 ☐ Special Exception
 ☐ Administrative Appeal
☐ Special Land Use Permit
 ☐ Variance

All sections required. Please print.

Applicant Information:			
Name:			
Company:			
Address:			
City:		State:	Zip Code:
Phone:			
Email:			

Owner Information:			
Name:			
Company:			
Address:			
City:		State:	Zip Code:
Phone:			
Email:			

Property Information:			
Physical Address:			
City:		State:	Zip Code:
Current Use:			
Legal Description:			

Please submit all requests to the zoning administrator, Bill Johnston, via email at zoningmechanics@gmail.com or in person at City Hall.

Zoning Fee Schedule	
Single Family Residential	
0 – 1 acre	\$300.00
1+ – 10 acres	\$400.00
10+ acres	\$500.00
Multifamily Residential	
0 – 1 acre	\$300.00
1+ – 10 acres	\$400.00
10+ acres	\$500.00
Office / Commercial / Industrial	
0 – 1 acre	\$300.00
1+ – 10 acres	\$400.00
10+ acres	\$500.00
Other	
Special Administrative Permit	\$50.00
Special Land Use Permit	\$300.00
Special Exception	\$300.00
Variance	\$300.00
Administrative Appeal	\$200.00



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REQUIREMENTS

Complete all attached forms, which must be typed or legibly printed; signatures must be in **BLUE INK**. The applicant or his/her agent must submit the ORIGINAL, SIGNED forms to the City Clerk's office at City Hall located at 6920 Main Street Lithonia, Georgia 30058.

DESCRIPTION OF PROPOSED ZONING

Provide a description of the proposed zoning and project; attach additional pages, as necessary. Proposals for a conditional zoning must specify the proposed conditions.



City of Lithonia – 2026
Applicant and Owner Affidavit

Applicant Affidavit

* Must be signed in front of a notary *

Personally, appeared before me _____, who on oath deposes and affirms that the above information contained in this application for variance is true to the best of his/her knowledge and belief:

Notary Public

Signature of Applicant

Date

Print Name

Address

City, State, Zip

Owner's Affidavit

Personally, appeared before me _____, who on oath deposes and affirms that the above information contained in this application for variance is true to the best of his/her knowledge and belief:

Notary Public

Signature of Applicant

Date

Print Name

Address

City, State, Zip

Addendum to Application
for
Rezoning Disclosure of Campaign Contributions
(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)



36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

1. The name of the local government official to whom the campaign contribution or gift was made,
2. The dollar amount 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, and
3. An enumeration and description of each gift, having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of Lithonia a minimum of two years prior to the filing of this Rezoning Application totaling \$250.00 or more or gifts to elected officials of the City of Lithonia with an aggregate value of \$250.00 a minimum of two years prior to the filing of this Rezoning Application:

City Elected Official	Amount of Gift	Amount of Campaign Contribution

Printed Name of Rezoning Applicant

Signature of Applicant

Attest:

Notary Public Signature	Date

NOTE: This certification must be filed in the Office of the City Clerk of Lithonia, Georgia within ten business days of the date of filing the application.