



**CITY OF TYBEE ISLAND
LAND DEVELOPMENT CODE
MAP AMENDMENT APPLICATION**

*Only the fee noted below will
be charged for this request.*

Fee \$1,000

Applicant's Name _____

Applicant's Telephone Number _____

Applicant's Mailing Address _____

Property Owner's Name _____

Property Address _____

PIN _____ Current Zoning _____ Requested Zoning _____

If within two (2) years immediately preceding the filing of the Applicant's application for a zoning action, the Applicant has made campaign contributions aggregating to more than \$250 to the Mayor and any member of Council or any member of the Planning Commission, the Applicant and the Attorney representing the Applicant must disclose the following:

- a. The name of the local government official to whom the campaign contribution or gift was made;
- b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action, and the date of each contribution;
- c. An enumeration and description of each gift having a value of \$250 or more made by the Applicant to the local government official during the two (2) years immediately preceding the filing of the application for this zoning action.

Signature of Applicant

Date

Additional information may be required for each proposed Map Amendment. Please contact staff for details.

Incomplete applications will not be processed. Only applications deemed complete by staff will be placed on upcoming agendas of the Planning Commission and the City Council.

Indicate in the spaces provided whether or not the required information is provided in the narrative.

<u>YES or NO</u>	<u>REFERENCE</u>	<u>DESCRIPTION</u>
_____	5-020 (D)	An amendment to the zoning map is considered to be an amendment of the Land Development Code. Such action requires a hearing by the Planning Commission and approval by the Mayor and Council at a scheduled public hearing.
_____	5-040 (E) (2) 5-040 (E) (2) (a)	An application for a map amendment shall include the following information: A map or plat of the land in question, and a description by metes and bounds, bearings, and distances of the land, or if the boundaries conform to the lot boundaries within a subdivision for which a plat is recorded in the land records of Chatham County then the lot, block, and subdivision designations with appropriate plat reference; and
_____	5-040 (E) (2) (b)	The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if greater than one acre.
_____	5-110	Section 5-110, Standards for Land Development Code or Zoning Map Amendment Approval, identifies standards and other factors to be considered by the Mayor and Council in making any zoning decision. The Applicant should provide written data addressing each of the below listed standards and factors to assure consideration of applicable information.
_____	5-110 (A)	The existing land use pattern;
_____	5-110 (B)	The possible creation of an isolated district unrelated to adjacent and nearby districts;
_____	5-110 (C)	The existing population density pattern and the possible increase or overtaking of the load on public facilities;
_____	5-110 (D)	Whether changed or changing conditions make the passage of the proposed amendment reasonable;
_____	5-110 (E)	Whether the proposed change will adversely influence existing conditions in the neighborhood or the city at large;
_____	5-110 (F)	Potential impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity;
_____	5-110 (G)	The reasonableness of the costs required of the public in providing, improving, increasing or maintaining public utilities, schools, streets and public safety necessities when considering the proposed changes;
_____	5-110 (H)	Whether the proposed change will be detrimental to the value or improvement or development of adjacent or nearby property in accordance with existing requirements;
_____	5-110 (I)	Whether the proposed change is out of scale with the needs of the neighborhood or entire city;
_____	5-110 (J)	Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public; and
_____	5-110 (K)	The extent to which the zoning decision is consistent with the current city master plan or other local planning efforts, if any, of the city.

Application Checklist

NOTE: This application may require any and all of the following information, if applicable, and when requested by staff:

_____ 8 copies, no smaller than 11 x 17, of a valid survey or filed plat of the property, signed and sealed by a State of Georgia certified land surveyor

_____ Disclosure of Campaign Contributions

_____ Proof of Ownership

_____ Letter of Authorization (if applicable) granting the Applicant permission to conduct such request on behalf of the property owner.

_____ Electronic versions of application and/or supporting documents

_____ Narrative of map amendment request

_____ Other

The Applicant certifies that he/she has read the requirements for Land Development Code Map Amendments and has provided the required information to the best of his/her ability in a truthful and honest manner.

Signature of Applicant

Date

STAFF USE ONLY

Date received: _____ Received by _____

Fee Amount \$ _____ Check Number _____ Date _____

PUBLIC HEARING DATES:

Planning Commission _____ City Council _____

DECISION: (Circle One) Approved Denied

Approved with Conditions: _____

Rev: 7/2/2025



CITY OF TYBEE ISLAND

CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you within the past two (2) years made campaign contributions or gave gifts having an aggregate value of \$250.00 or more to a member of the City of Tybee Island Planning Commission, or Mayor and Council or any local government official who will be considering the rezoning application?

YES _____ NO _____

IF YES, PLEASE COMPLETE THE FOLLOWING SECTION:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS OF \$250.00 OR MORE	GIFTS OF \$250.00 OR MORE	DATE OF CONTRIBUTION

IF YOU WISH TO SPEAK CONCERNING THE ATTACHED REZONING APPLICATION, THIS FORM MUST BE FILED WITH THE ZONING ADMINISTRATOR FIVE (5) DAYS PRIOR TO PLANNING COMMISSION MEETING IF CAMPAIGN CONTRIBUTIONS OR GIFTS IN EXCESS OF \$250.00 HAVE BEEN MADE TO ANY MEMBER OF THE PLANNING COMMISSION OR MAYOR AND COUNCIL.

Signature _____

Printed Name _____

Date _____