



**Community & Economic
Development Department**

210 Stonewall AVE W Fayetteville,
GA 30214
P: 770.461.6029

fayetteville-ga.gov
planningdesk@fayetteville-ga.gov

REZONING APPLICATION

Office Use	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:

Fees: \$900 + \$25/acre (0-20) \$900 + \$15/acre (20 acres or greater)	☐
Rezoning Application: This rezoning application must be fully completed and signed by the property owner or duly authorized agent.	☐
Boundary Survey: 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.	☐
The seal of the preparing engineer, surveyor or landscape architect.	☐
Existing lot lines, easements, and rights-of-way, including area in acres or square feet, and abutting land uses or zoning district categories.	☐
Geographic parcel identification number (GPIN) or Property tax number.	☐
Property Deeds: One (1) copy of the Property Deed(s) for all parcels.	☐
Legal Description: One (1) copy of the full legal description of the boundaries of the property or properties on which the rezoning is sought.	☐
Disclosure of Campaign Contributions: One (1) signed and notarized copy of the Campaign Contributions & Gifts Disclosure form.	☐
Utilities and Services Letters: One (1) copy of a letter from each utility provider indicating that their services can support development at the proposed zoning intensity.	☐
Conceptual Site Plan: master plan showing proposed land uses, buffers, open space, building setbacks and density.	☐
Written Narrative: 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).	☐
Supporting Documents: Any supporting documentation you wish to be considered as a part of the rezoning application. These may include:	
<i>Conceptual Elevations:</i> identifies the proposed architectural design, building materials and other aesthetic components of the overall development.	☐
DRI: See DRI website at https://cdn.atlantaregional.org/wp-content/uploads/2017/03/lu-dri-alternative-requirements-arc.pdf (page 8) to determine if this rezoning request warrants a DRI study. (For further assistance contact ARC at (470-378-1645).	☐
**Note: City Engineer may require a traffic study.	
Copies: Submit eight (8) hard copies and one (1) electronic version with all above referenced material in electronic format (.pdf or .doc).	☐



**Community & Economic
Development Department**

210 Stonewall AVE W Fayetteville,
GA 30214
P: 770.461.6029

fayetteville-ga.gov

planningdesk@fayetteville-ga.gov

REZONING APPLICATION

APPLICANT	Name _____		OWNER	Name _____	
	Address _____			Address _____	
	City, State, Zip _____			City, State, Zip _____	
	Phone # _____			Phone # _____	
	Email _____			Email _____	
LOCATION	Address _____				
	Parcel #(s): _____				
	Property Size: _____				
ZONING & LAND USE	Zoning _____ _____		OPEN SPACE & PUBLIC USE	Open Space _____ _____	
	Existing Proposed			Acres %	
TRANSPORTATION	Name of access or adjacent street			# of access points	
	_____			_____	
	_____			_____	
	Estimated trip generation (Bases on ITE ratios)			ADT	
	Vehicle Type: _____			_____	
	Vehicle Type: _____			_____	
FIRE SUPPRESSION	Automatic Fire Sprinklers:		Briefly describe daily operations: (Number of employees, etc. A separate detailed explanation may be included in the Written Narrative)		
	☐ Yes ☐ No, why? _____				
	Automatic Fire Alarm:				
	☐ Yes ☐ No, why? _____				
Hazardous Material On Site? (If yes, describe type and method of storage to the right:)		☐ Yes ☐ No	Material(s): _____		

With the signing and submittal of this application, the property owner authorizes the City of Fayetteville 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: _____
(If acting as authorized agent, property owner's authorization must be submitted)

Property Owner Signature: _____ Date: _____



**Community & Economic
Development Department**

210 Stonewall AVE W
Fayetteville, GA 30214
P: 770.461.6029

fayetteville-ga.gov

planningdesk@fayetteville-ga.gov

WRITTEN NARRATIVE REFERENCE

Instructions: The written narrative is a description of how the proposal relates to the comprehensive plan and must also address the evaluation criteria in Section 95-104.13(E) of the City of Fayetteville Zoning Ordinance listed below:

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

- (1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- (4) 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.
- (5) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
- (6) 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 zoning proposal.



**Community & Economic
Development Department**

210 Stonewall AVE W
Fayetteville, GA 30214
P: 770.461.6029

fayetteville-ga.gov

planningdesk@fayetteville-ga.gov

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

The undersigned below, making application for rezoning action, has complied with the City of Fayetteville Code Section 3.05, and 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 entities¹, or other organizations² having a property interest, financial interest, or other interests³ in property subject of this application are as follows (attach additional if necessary):

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 City of Fayetteville Planning Commission or the City of Fayetteville 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)

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

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

³ 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.