



City of Acworth
Development Department

4415 Center Street
Acworth, Georgia 30101
Office: (770) 974-2032
zoning@acworth-ga.gov
www.acworth-ga.gov

REZONING / ANEXATION
APPLICATION AND
CHECKLIST

Please note that all applications must be complete to be accepted. All applications must be submitted to the Zoning Administrator no later than the last Friday of the month to be placed on the agenda for the next month's meeting of the Planning & Zoning Commission. The application will be considered by the Mayor and Board of Aldermen at their next Monday night public hearing following the Planning and Zoning Commission meeting and considered for vote at their next Thursday night public meeting.

The following items are to be included in the application:

- _____ 1. **Application Form** attached hereto.
- _____ 2. **Authorization** from the property owner.
- _____ 3. **Letter of Intent** which outlines the details of the request, the reason for requesting a zoning map ammendment, and addresses each of the following criteria:

Rezoning Criteria

- A. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.
- B. Whether the proposed zoning district addresses a specific need in the County or City.
- C. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- D. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.
- E. 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.
- F. Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.
- G. Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

Annexation Criteria

- A. Compliance with applicable sections of O.C.G.A 36-36 for lawful Annexation of Territory and 489 Agreement, as adopted and amended over time;
- B. Adequacy of access to the site;
- C. Consistency of the proposal with the City's adopted Comprehensive Plan, including but not limited to goals and policies for urbanization, housing, cultural, historic and natural resources, infrastructure, and provision of public infrastructure and community services;
- D. Adequacy and availability of the following public facilities and services at the time of development; i.e. Transportation, Sewer, Water, Stormwater, Police, Parks, and School (See Sec 73-11.5.8).
- E. The annexation is in the best interest of the City. Generally, the Mayor and Board may consider the annexation is in the best interest of the City if it meets two (2) or more of the following criteria:
 - 1. It provides a needed solution for existing problems resulting from insufficient sanitation, water service, public safety, code enforcement, or other urban service-related problems;
 - 2. It provides land for development to meet urban needs including jobs and/or housing in an orderly and logical growth pattern;
 - 3. It fills in gaps in existing islands or other types of non-contiguous boundaries;
 - 4. It provides needed routes for utility and transportation networks.

_____ 4. **Rezoning fee** paid according to the following schedule for rezonings only:

	<u>R-1</u>	<u>All other Residential</u>	<u>All other Properties</u>
0 – 5 Acres	\$270.00	\$750.00	\$950.00
5 – 10 Acres	\$750.00	\$1,260.00	\$1,575.00
10 – 20 Acres	\$1,575.00	\$2,100.00	\$2,320.00
20 – 100 Acres	\$1,575.00 + \$30 / Acre	\$2,000 + \$40 / Acre	\$2,310.00 + \$50 / Acre

_____ 5. **An advertising fee of \$270.00**, payable to the City of Acworth.

_____ 6. **One (1) copy of the preliminary site development plan**, showing the proposed concept for redevelopment of the property, if applicable. Existing Site Resources Map, showing changes in elevation, topographical conditions, and existing structures upon the tract.

_____ 7. **One (1) copy of the plat of the property or boundary survey**. All copies must be folded with the exception of 8 1/2 x 11 inches. A copy of the survey shall be submitted in an AutoCAD file on CD-Rom or flash drive in State Plane Coordinates.

_____ 8. **A copy of the deed** for said property that includes the full legal description.

_____ 9. **Traffic Study** for any project with an estimated ADT of 1,000 or more as estimated by the area dedicated to each land use.

_____ 10. **A copy of the current taxes paid in full** for said property from the Cobb County Tax Department.

_____ 11. **Statement of Campaign Contributions** certifying that the applicant has/has not made campaign contributions or gifts aggregating \$250 or more to the Mayor, any member of the Board of Aldermen, or any member of the Planning and Zoning Commission. See attached form.

The Applicant is also advised of the following:

1. The Property Owner or representative must attend the Planning and Zoning Commission Hearing (held on the fourth Tuesday of the month at 7:00 PM), the Mayor and Board of Aldermen Public Hearing (held on the Monday preceding the first and third Thursdays of the month at 6:30 PM) and is encouraged to attend the Mayor and Board of Aldermen Public Meeting at which the application will be considered (held on the first and third Thursdays of the month at 7:00 PM).
2. Signs supplied by the Zoning Administrator must be posted on the property prior to the first advertisement appearing in the *Marietta Daily Journal*. Signs must be posted as to be readily visible from the street at least three (3) feet high above the ground.
3. A copy of the complete Zoning Ordinance may be purchased for the copy fee of \$25.00 from the City Clerk's office. A copy is also available online on the City of Acworth website (www.acworth-ga.gov).
4. All site plans are to be folded and accompanied by an AutoCAD file on CD-Rom or flash drive in State Plane Coordinates. The site plan shall be submitted in an electronic PDF format.

Submitted as required:

Owner/Agent

Date

Completed as required:

Zoning Administrator

Date



City of Acworth Rezoning Application

Applicant: _____ Business Telephone: _____

_____ Address: _____

(Representative's Name, Printed)

_____ Business Telephone: _____

(Representative's Signature)

e-mail: _____

Signed, sealed and delivered in the presence of:

_____ My Commission Expires: _____

Titleholder: _____ Telephone: _____

Signature: _____ Address: _____

Signed, sealed and delivered in presence of:

My Commission Expires: _____

Zoning Request From: _____ To: _____
(Present Zoning) (Proposed Zoning)

For the purpose of: _____

Size of Tract: _____ Acre(s)

Location: _____

Land Lot(s): _____

Parcel(s): _____



CAMPAIGN CONTRIBUTIONS

Please CIRCLE the appropriate statements:

The undersigned Applicant herein certifies that he/she **has / has not** made campaign contributions or gifts aggregating \$250 or more to the Mayor, any member of the Board of Aldermen, or any member of the Planning and Zoning Commission within the two (2) years preceding the filing of this Application for Rezoning.

FINANCIAL INTEREST

The undersigned Petitioner herein certifies that, to the best of its knowledge, information, and belief, the Mayor, any member of the Board of Aldermen, or any member of the Planning and Zoning Commission **does / does not:**

Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;

- (1) Have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and
- (2) Have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above.

The undersigned Petitioner certifies that all information contained in this Application for Rezoning and all information furnished in support of this Application is true and complete to the best of its knowledge, information, and belief.

_____ (Signature)

BY: _____

TITLE: _____

Signed, sealed and delivered in the presence of:

(Corporate Seal)

Address: _____

Notary Public Commission Expires: _____

Telephone: _____