

APPLICATION FOR ZONING / REZONING MAP AMENDMENT

Or ALTERATION OF ZONING CONDITIONS (PUO/PDR)

Department of Community Development

City of Tifton, Georgia

Staff Section

Application Number: _____ Date Submitted: _____

This application is made for the following reason(s):

Check All Applicable request(s):

- ___ **Rezoning / Zoning Map Amendment** (Complete subsection A and C below)
- ___ **Alteration of Zoning Conditions PDO/PDR** (Complete subsections B and C below)

Name of Subject Property Owner: _____

Name of Applicant if different from Property Owner: _____

(If applicant differs from owner, notarized written permission of owner must be attached hereto. See PG 12)

Address of Applicant: _____

Telephone: Home/Cell: _____ Work: _____

Subject Property Description:

Land Lot(s): _____ District: _____ Section: _____

Frontage (feet): _____ Depth (feet): _____ Area: _____ (acres/square feet)

Street Address/Road Name: _____

Tax Property Record Card ID# (obtained from Tax Assessor's Office): _____

The subject property deed is recorded in Book _____, Page _____, in the office of the Clerk of Superior Court, Tift County.

IMPORTANT: A Plat or Survey which accurately depicts property and legal description of the subject property must be submitted with application. An incomplete application will not be accepted. A completed application will include fees in the amount of \$200.00.

A. REZONING (ZONING MAP AMENDMENT)

Applicant for Rezoning (Zoning Map Amendments) shall complete and provide the following minimum information. Additional information may also be required by the Zoning Administrator:

It is requested that the subject property be rezoned from _____ Zone to _____ Zone
(Current) (Proposed)

1. Reason for requested zoning change: (Be Specific)

Any prior zoning request on this property? Yes _____ No _____

IF yes: Name of Applicant: _____

Application No: _____

Date of Public Hearing: _____

2. Notice requirements of Section II shall be completed.

3. Disclosure form in Section III shall be completed by owner, applicant, and all representatives.

4. The following shall be completed:

a. Submit One (1) copy of a plat, drawn to scale, showing north arrow land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for the City of Tifton, prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat. The plat shall also indicate the neighboring property owners by number, as listed below (See Section II).

b. If request is for PDR (Planned Development Rural) or PDO (Planned Development Overlay), a Site Plan is required with application. See the PDR District Section and PDO Section of the Zoning Ordinance for Site Plan requirements at

https://library.municode.com/ga/tifton/codes/code_of_ordinances.

c. Submit a copy of recorded covenants or restrictions, if applicable.

d. Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office. (For Office Use Only)

e. Submit a letter from the City of Tifton's Water Department with the application stating that an adequate public water supply is available to the property as well as sanitary sewer.

5. Complete Standards for the Exercise of the Zoning Power in Section C below.

B. ALTERATIONS OF ZONING CONDITIONS PUO/PDR

1. **Applicants for Alteration of Zoning Conditions (PUO/PDR) shall complete the following (submit additional sheets for multiple conditions on the same property):**

Original Rezoning Application Number: _____ Date: _____

Existing Zoning Condition (attach separate sheet if necessary): _____

Requested alteration (if request is to delete existing condition, so state):

Reason for requested alterations of zoning condition: _____

2. **Notice requirements of Section II shall be completed.**
3. **Disclosure form in Section III shall be completed by owner, applicant, and all representatives.**
4. **The following shall be submitted with the application:**
- a. One (1) copy of a plat, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for the City of Tifton, prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. The preparer's seal shall be affixed to the plat. The plat shall also indicate the neighboring property owners by number, as listed below (See Section II).
 - b. Copy of recorded covenants or restrictions, if applicable.
 - c. A copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office. (For Office Use Only)
 - d. A list of any zoning conditions proposed by the applicant.
5. **Please complete Standards for the Exercise of the Zoning Power as Section C below.**
(Please contact the Department of Community Development for application deadline information 229-391-3950)

C. STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Applicants for rezoning, and amending zoning conditions, should answer these questions:

(1) What is the existing land uses of the subject property?

(2) What is the existing land uses of surrounding properties?

(3) Is the subject property land use consistent with the current zoning?

(4) Does the existing zoning negatively impact the value of the property? Please explain.

(5) Does the property have any reasonable economic use as currently zoned?

(6) If the property is vacant, how long has it been vacant?

(7) Is the proposed zoning classification suitable with the use and development of adjacent and nearby properties?

(8) Will the proposed zoning adversely affect the use of adjacent or nearby properties?

(9) Will the requested zoning result in a use of which could cause an excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

(10) Are there 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?

(Please contact the Department of Community Development for application deadline information 229-391-3950)

SECTION II. PUBLIC NOTICE

FOR REZONING, and/or AMENDMENT OF CONDITIONS OF ZONING PERMIT APPLICATIONS, NOTICE MUST BE PROVIDED to all individuals, firms and/or corporations owning property adjoining the subject property on all sides, including across any road, street or railroad right-of-way, ACCORDING TO THE RECORDS OF THE TAX ASSESSOR ON THE DATE OF THIS APPLICATION. The notice shall include a plat of the property, the purpose of the application, the current zoning and land use classification, the proposed zoning and land use classification, and the date, time, and location of the hearing.

LETTERS TO ALL ADJOINING PROPERTY OWNERS SHALL BE MAILED NO LESS THAN 15 DAYS PRIOR TO THE PLANNING AND ZONING COMMISSION HEARING BY FIRST CLASS MAIL.

IF THE APPLICATION IS NOT COMPLETE, THE APPLICATION SHALL BE DEEMED OUT-OF-ORDER AND THE APPLICATION WILL NOT BE PROCESSED.

List all adjoining property owners: (Print Legibly)

	<u>NAME</u>	<u>ADDRESS</u>
1)	_____	_____
2)	_____	_____
3)	_____	_____
4)	_____	_____
5)	_____	_____
6)	_____	_____
7)	_____	_____
8)	_____	_____
9)	_____	_____
10)	_____	_____
11)	_____	_____
12)	_____	_____

Indicate property owned by above on copy of plat attached to application. (Attach additional sheets if necessary)

SECTION IV. OATH AND FEES

All applicants are to complete the following:

I hereby swear that all above information is true and correct to the best of my knowledge.

Sworn and subscribed before me,
this ____ day of _____, 20__.

Notary Public
My Commission expires: _____

PRINTED Name of Applicant

SIGNATURE of Applicant

Date

Applicants should be present at both the Planning Commission Hearing and the City Council's Hearing.

This application and the accompanying fee must be submitted to the City of Tifton, Department of Community Development Administrative Assistant. Applications shall not be accepted without the applicable fee.

(Please contact the Department of Community Development for application deadline information 229-391-3950)

(3) Does the existing zoning negatively impact the value of the property?

(4) Does the existing zoning promote the health, safety, morals or general welfare of the public?

(5) What hardship does the existing zoning put on the property owner?

(6) Does the property have any reasonable economic use as currently zoned?

(7) If the property is vacant, how long has it been vacant?

(8) Is the proposed zoning classification suitable with the use and development of adjacent and nearby properties?

(9) Will the proposed zoning adversely affect the use of adjacent or nearby properties?

(10) Is the zoning proposal consistent with the comprehensive plan?

(11) Will the requested zoning result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

(12) Are there 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?

7. Further Comment and Recommendations:

Staff analysis performed by:

By: _____

Title: _____

Date: _____

AGENT'S CERTIFICATION

For this purpose of this application, I(we) hereby appoint the following named individual(s) as our duly authorized agent(s):

Owner(s)

Agent(s)

Address

Address

Telephone Number

Telephone Number

Cell Number

Cell Number

Email

Email

Date

Date

Sworn and subscribed by me

Sworn and Subscribed by me

Notary Public

Notary Public

This _____ day of _____, 20__.

This _____ day of _____, 20__.

- **Sec. 4.06.00 - Standards for planned development rural districts.**

4.06.01 Generally.

A. The City of Tifton hereby establishes two (2) types of planned development districts, the Planned Development Rural District (PDR) and the Planned Development Urban District (PDO). Considerations for all planned developments shall include connectivity, overall integration with the Thoroughfare Plan, utility provision, and environmental protection. Section 4.06.00 sets forth the standards for the PDR district.

B. The PDR district is a zoning district, and is permissible only when approved as a rezoning accompanied by a site development plan that ensures the conservation of the natural environment, more efficient use of land, efficiency in the extension of streets and utilities, and compliance with the standards in Section 4.06.00. Procedures are set forth in Chapter 10.

C. The PDR district is intended to provide flexibility with regard to the internal site planning considerations of a planned development as compared to other zoning districts. A fundamental purpose of the PDR district is to allow the governing body and the developer to agree on the site design standards applicable to the development.

D. The purposes of the PDR district are to:

1. Accomplish a more desirable development pattern than would be possible through strict adherence to zoning district standards and subdivision regulations;
2. Allow and encourage creative and flexible projects that include residential, commercial, office, and related public facilities unified by a site development plan;
3. Require a mixture of uses which are compatible both internally and externally through standards for signs, building locations, buffering or other techniques which may be appropriate to a particular development proposal;
4. Encourage flexible and creative concepts of site development planning which meet changing needs, technologies, economic, and consumer preferences;
5. Encourage combining and coordinating of architectural styles, building forms, and building relationships within a rural planned development;
6. Preserve natural amenities of the land by encouraging scenic and functional open areas; and
7. Ensure consistency of the PDR with the Greater Tift County Comprehensive Plan.

E. *Applicability.* The PDR district is permissible within the AU Character Area as depicted on the Greater Tift County Comprehensive Plan and any area that is outside the Twenty (20) Year Utility Master Plan.

4.06.02 Minimum standards.

A. The minimum land area for a PDR district is forty (40) acres.

B. A PDR site development plan shall demonstrate compliance with all standards for resource protection set forth in Chapter 3.

C. Land uses within the PDR district shall include the following:

1. At least twenty (20) percent of the land area within the PDR shall be open space. The open space shall be internally connected with other uses and accessible to residents of the PDR development.
2. The PDR district shall include neighborhood scale (See Section 4.06.02(D)(10)) personal and shopping services to serve the residents within the development. Not more than ten (10) percent of the land area shall be used for such services.
3. The PDR district shall include civic, community, or recreational areas, such as a public safety auxiliary office, postal station, community center, school site, sites for religious facilities, play grounds, and play fields. Not more than ten (10) percent of the land area shall be used for such areas.
4. Residential uses may include single-family, duplex, or industrialized buildings.
5. Home occupations, if proposed, shall comply with the standards set forth in Section 5.01.00.
6. Normal and customary accessory uses are permissible.

D. *Site design standards.*

1. The minimum lot area for any use is 21,780 square feet, or larger if required by the Tift County Health Department.
2. Specific setbacks for front, side, and rear yards shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the PDR district.
3. Specific height standards for proposed buildings within the PDR district shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the PDR district.
4. Buffers:
 - a. A perimeter buffer for the entire PDR district shall be provided.
 - b. A buffer shall be provided between commercial, office, and personal service uses and adjacent residential uses.
 - c. The minimum buffer is ten (10) feet in width.
 - d. The plants within a buffer shall comply with the standards set forth in Section 4.08.04. Buffers shall include at least four (4) canopy (shade) trees and twenty-five (25) shrubs per 100 linear feet of total perimeter property line. Existing trees and shrubs that meet the standards set forth in Section 4.08.04 may be counted toward this standard.
5. Landscaping within a PDR district shall comply with the standards set forth in Section 4.08.04.
6. The internal circulation system shall be connected to the existing street system and shall provide local and collector streets, as appropriate, in compliance with the standards set forth in

Chapter 6. The internal circulation system shall include facilities for pedestrians and bicycles, such as sidewalks, pedestrian paths, bicycle lanes, or bicycle paths.

7. When the PDR contains more than twenty (20) residential units a second entrance shall be provided.

8. All utilities within a PDR district shall be underground.

9. Signs within a PDR development shall have a unified design and shall comply with the standards set forth in Chapter 7 of this Code.

10. Neighborhood scale commercial, office, and personal service uses shall comply with the following standards:

a. Buildings shall not exceed 3,000 square feet per building.

b. A unified architectural design shall be established.

c. Buildings shall not exceed twenty-five (25) feet in height.

d. Equipment and service areas shall be screened from view of adjacent residential properties and public rights-of-way.

E. *Compatibility.* The PDR district shall demonstrate compatibility of uses within the district and compatibility of the development with adjacent uses. Compatibility shall be determined by:

1. Development pattern, considering the street system, lot sizes and dimensions, and the overall layout of the development.

2. Scale, dimensions, and location of buildings.

3. Site features, such as parking lots, exterior lighting, and accessory uses such as dumpsters, swimming pools, recreational areas, and community buildings or facilities.

4.06.03 Site plan requirements.

A. All land included in the rezoning to a PDR district shall be under single ownership, or if under multiple ownership, a joint application for site development plan and rezoning shall be submitted.

B. Once approved, the site development plan shall be recorded and shall be binding on all owners.

C. The applicant(s) or owner(s) shall maintain and provide for unified control of the PDR development project until the project is complete.

D. Responsibility for unified control, if not retained by the owner(s), shall be assigned to an individual or an entity such as a homeowners' association, provided that proposed homeowners' association documents are submitted demonstrating that appropriate controls are in place following transfer of management responsibility. Association documents shall be acceptable to the government body, and shall be recorded upon approval.

E. Proposed legal instruments shall be provided to demonstrate improvement, operation, and maintenance of any common property within a PDR development, including streets, drives, service

areas, parking areas, recreational and community facilities, and open space. Approval of a site development plan and rezoning for the PDR district shall include the condition that such legal instruments are properly recorded.

- **Sec. 4.07.00 - Standards for planned development urban districts (PDO).**

4.07.01 Generally.

A. The City of Tifton hereby establish two types of planned development districts, the Planned Development Rural District (PDR) and the Planned Development Urban District (PDO). Considerations for all planned developments shall include connectivity, overall integration with the Thoroughfare Plan, utility provision, and environmental protection. Section 4.07.00 sets forth the standards for the PDO district.

B. The PDO district is a zoning district, and is permissible only when approved as a rezoning accompanied by a site development plan that ensures the conservation of the natural environment, more efficient use of land, efficiency in the extension of streets and utilities, and compliance with the standards in Section 4.07.00. Procedures are set forth in Chapter 10.

C. The PDO district is intended to provide flexibility with regard to the internal site planning considerations of a planned development as compared to other zoning districts. A fundamental purpose of the PDO district is to allow the governing body and the developer to agree on the site design standards applicable to the development.

D. The purposes of the PDO district are to:

1. Accomplish a more desirable development pattern than would be possible through strict adherence to zoning district standards and subdivision regulations;
2. Allow and encourage creative and flexible projects that may include residential, commercial, office, and related public facilities unified by a development plan;
3. Allow a mixture of uses which are compatible both internally and externally through standards for signs, building locations, buffering or other techniques which may be appropriate to a particular development proposal;
4. Encourage flexible and creative concepts of site development planning which meet changing needs, technologies, economic, and consumer preferences;
5. Encourage combining and coordinating of architectural styles, building forms, and building relationships consistent with the urban location of the PDO;
6. Preserve natural amenities of the land by encouraging scenic and functional open areas; and
7. Ensure consistency of the PDO with the Greater Tifton-Tift County Comprehensive Plan.

E. *Applicability.* The PDO district is permissible only within the urban service area boundary.

4.07.02 Minimum standards.

A. The minimum land area for a PDO district is one (1) acre..

B. A PDO site development plan shall demonstrate compliance with all standards for resource protection set forth in Chapter 3.

C. Land uses within the PDO district shall include the following:

1. At least ten (10) percent of the land area within the PDO shall be open space. The open space shall be internally connected with other uses and accessible to residents of the PDO development.
2. The PDO district may include a single use, such as residential, commercial, office, civic, community, or recreational uses, or any combination of uses.
3. Residential uses may include single-family, duplex, or multi-family housing.
4. Home occupations, if proposed, shall comply with the standards set forth in Section 5.01.00.
5. Normal and customary accessory uses are permissible.

D. *Site design standards:*

1. The minimum lot area may be 8,000 square feet where central water and sewer are available. Larger lots may be required by the regulations of the Tift County Health Department.
2. Specific setbacks for front, side, and rear yards shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the PDO district.
3. Specific height standards for proposed buildings within the PDO district shall be clearly depicted on the proposed site development plan. Once approved, the setbacks shall be imposed on all development within the PDO district.
4. Buffers:
 - a. A perimeter buffer for the entire PDO district shall be provided.
 - b. When the PDO contains one use, no internal buffers are required. When mixed uses are proposed, a buffer shall be provided between commercial, office, and personal service uses and adjacent residential uses. When a vertical mix of uses is proposed, no internal buffer is required, however, uses must be compatible and conditions on operations may be imposed.
 - c. The minimum buffer is ten (10) feet in width.
 - d. The plants within a buffer shall comply with the standards set forth in Section 4.08.04. Buffers shall include at least four (4) canopy (shade) trees and twenty-five (25) shrubs per 100 linear feet of total perimeter property line. Existing trees and shrubs that meet the standards set forth in Section 4.08.04 may be counted toward this standard.
5. Landscaping within a PDO district shall comply with the standards set forth in Section 4.08.04.

6. The internal circulation system shall be connected to the existing street system and shall provide local and collector streets, as appropriate, in compliance with the standards set forth in Chapter 6. The internal circulation system shall include facilities for pedestrians and bicycles, such as sidewalks, pedestrian paths, bicycle lanes, or bicycle paths. Traffic circulation shall not route commercial traffic through residential areas within or adjacent to the PDO.

7. When the PDO contains commercial or other nonresidential uses, a traffic study shall be required to identify the transportation impacts and the need for transportation improvements.

8. When the PDO contains more than twenty (20) residential units a second entrance shall be provided.

9. When the PDO contains 100 residential units or more, a traffic study shall be required to identify the transportation impacts and the need for transportation improvements.

10. Signs within a PDO development shall have a unified design and shall comply with the standards set forth in Section 5.04.00.

E. *Compatibility.* The PDO district shall demonstrate compatibility of uses within the district and compatibility of the development with adjacent uses. Compatibility shall be determined by:

1. Development pattern, considering the street system, lot sizes and dimensions, and the overall layout of the development.

2. Scale, dimensions, and location of buildings.

3. Site features, such as parking lots, exterior lighting, and accessory uses such as dumpsters, swimming pools, recreational areas, and community buildings or facilities.

4.07.03 Site plan requirements.

A. All land included in the rezoning to a PDO district shall be under single ownership, or if under multiple ownership, a joint application for site development plan and rezoning shall be submitted.

B. Once approved, the site development plan shall be recorded and shall be binding on all owners.

C. The applicant(s) or owner(s) shall maintain and provide for unified control of the PDO development project until the project is complete.

D. Responsibility for unified control, if not retained by the owner(s), shall be assigned to an individual or an entity such as a homeowners' or property owners' association, provided that the proposed association documents are submitted demonstrating that appropriate controls are in place following transfer of management responsibility. Association documents shall be acceptable to the government body, and shall be recorded upon approval.

E. Proposed legal instruments shall be provided to demonstrate improvement, operation, and maintenance of any common property within a PDO development, including streets, drives, service areas, parking areas, recreational and community facilities, and open space. Approval of a site development plan and rezoning for the PDO district shall include the condition that such legal instruments are properly recorded.