

**PUD RE-ZONING APPLICATION
PUD MASTER PLAN AMENDMENT APPLICATION
PLANNED UNIT DEVELOPMENT DISTRICT**

Pursuant to Article XVIII Article VII of the Town of Braselton Development Code, an applicant desiring a re-zoning to a Planned Unit Development District or a major amendment to an existing Planned Unit Development must submit to the Planning and Development Department of the Town of Braselton all required information and documents as indicated on the attached checklist along with (\$600) dollars to cover administrative and advertising costs. A public hearing will be held on a valid application from forty-five (45) to ninety (90) days after the Town’s receipt and acceptance of such application or sixty (60) to (120) days in the case that the application warrants a Development of Regional Impact Review (DRI) The applicant must be present at such hearing. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: ADDRESS: CITY: STATE: ZIP: PHONE:	NAME: ADDRESS: CITY: STATE: ZIP: PHONE:
CONTACT PERSON:	
	PHONE: FAX:

* Include any and all persons having a property interest and/or financial interest in any business entity having property interest (use additional sheets if necessary)

APPLICANT IS THE:		
<input type="checkbox"/> OWNER’S AGENT	<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICT(S):		
REQUESTED ZONING DISTRICT:		
TAX PARCEL NO:	ACREAGE:	
ADDRESS OF PROPERTY:		
PROPOSED DEVELOPMENT:		

DOES THIS APPLICATION INCLUDE A REQUEST FOR ANNEXATION? YES NO

IF YES, PLEASE SEE ADDITIONAL REQUIREMENTS ON ANNEXATION CHECKLIST.
PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

OFFICE USE ONLY

Date Received: _____ Date Accepted: _____ Received by: _____ Sent to County: _____

STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO ARTICLE XVIII OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

Please respond to the following standards in the space provided or use an attachment as necessary:

A) Will the amendment requested permit a use that is suitable in view of the existing use and development of adjacent or nearby property? _____

B) Will the proposed amendment adversely affect the existing use or usability of adjacent or nearby property? _____

C) Does the property to be affected by a proposed amendment have a reasonable economic use as currently zoned? _____

D) Is the subject property is suitable for the zoned purposes? _____

E) Will the proposed amendment result in a use which will or could cause an overcrowding condition with respect to existing streets, transportation facilities, utilities or schools? _____

F) Does the proposed amendment conform to the Town of Braselton Future Land Use Plan and Map? _____

G) Does the hardship imposed upon the individual property owner under the current zoning conditions outweigh the benefits to the public in maintaining those zoning conditions? _____

H) Will the amendment request have a significant adverse impact on the environment, including, without limitation, soil erosion and sedimentation, flooding, air and water quality and water quantity? _____

I) Will the amendment request have a significant adverse impact on the aesthetics of the property or the surrounding area? _____

J) Are there are other existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the amendment request? _____

PURSUANT TO ARTICLE VII OF THE TOWN OF BRASELTON DEVELOPMENT CODE, THE FOLLOWING PLANNED UNIT DEVELOPMENT STANDARDS SHALL BE REVIEWED IN ADDITION TO THE ZONING CRITERIA SET FORTH BY THE TOWN.

Please respond to the following standards in the space provided or use an attachment as necessary:

1. Will the proposed use(s) and intensities would be detrimental to surrounding properties or uses? _____

2. Are there mitigation of impacts proposed and are they considered to be adequate with regard to the protection of surrounding properties? _____

3. Is the proposed use compatible with surrounding uses? _____

4. Is the proposed use or proposed density is not out of character with the Comprehensive Land Use Plan? _____

5. Will the proposed development not otherwise be accommodated by a typical zoning district? _____

6. Are there substantial design and use concepts that make the proposed development distinct and unique? _____

7. Are impacts to surrounding properties mitigated with the use of open space and buffering? _____

8. Are environmentally sensitive areas protected to the standards set forth in this Ordinance and Code? _____

9. Will the proposed development encumber or exhaust Town infrastructure? _____

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OFFICE USE ONLY

Case Number: _____ Received by: _____

REZONING APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

Signature of Applicant Applicant's Name and Title Date

Signature of Notary Public Date (SEAL)



REZONING PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR RE-APPLICATION AFFECTING THE SAME LAND SHALL BE SUBMITTED WITHIN SIX (6) MONTHS FROM THE DATE OF THE LAST ACTION BY THE TOWN COUNCIL UNLESS WAIVED BY THE TOWN COUNCIL.

Signature of Owner Owner's Name and Title Date

Signature of Notary Public Date (SEAL)



OFFICE USE ONLY

Receipt No: _____ Amount of Fee: _____

Date: _____ Received By: _____

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

THE UNDERSIGNED BELOW, MAKING APPLICATION FOR REZONING, HAS COMPLIED 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 THE FORMS PROVIDED.

Signature of Applicant

Date Type or print name and title

Signature of Applicant’s
Attorney or Representative

Date Type or print name and title

Signature of Notary Public

Date Notary Seal

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the governing body which may hear this application?

Yes No

YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last 2 years)
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets if necessary to disclose or describe all contributions.

APPLICATION CHECKLIST

THE FOLLOWING IS A CHECKLIST OF INFORMATION REQUIRED FOR SUBMISSION OF A PLANNED UNIT DEVELOPMENT ZONING CLASSIFICATION AND PUD MASTER PLAN AMENDMENT APPLICATION. THE TOWN OF BRASELTON RESERVES THE RIGHT NOT TO ACCEPT ANY INCOMPLETE APPLICATIONS.

***ONE ELECTRONIC PDF FILE OF ALL APPLICATION MATERIALS MUST BE SUBMITTED ALONG WITH HARD COPIES OF THE FOLLOWING:**

 Application Form (15 copies. One copy must obtain original signatures.)

 Legal Description (15 copies)

 Boundary Survey (1 copy to scale + 15 11x17 copies)

 Site Plan drawn by a professional designer indicating specific uses of land.
(1 copy to scale + 15 11x17 copies)

 Letter of Intent and narrative describing in detail the nature of the development and why it needs consideration of the P.U.D. zoning district. (15 copies)

 Letter Concerning the Availability of Water/Sewer (15 copies)

 Application Fee – Make checks payable to Town of Braselton

 Traffic Study of the proposed use as it would affect surrounding developments, properties, and transportation networks. (15copies)

 Architectural renderings of the style of the overall development. If different styles are to be incorporated, give examples of all to be included. (15 copies)

 Calculations of the following (15 copies):

- a. Open Space not to be otherwise occupied by buildings, parking, housing units, streets, driveways, etc.
- b. Areas of environmental sensitivity such as creeks, streams, wetlands, flood plain, etc.
- c. Amount of total impervious surface of the finished development.

 A narrative describing compatibility with surrounding land uses and mitigation of impacts to surrounding properties. (15 copies)

 Densities of all land uses included in the development concept. (15 copies)

 A schedule of the projected construction and build-out of the development. (15 copies)

 A cross section of all streets and road designs if not to current Town standards. (15 copies)

 An example of all covenants and agreements that would apply to all property owners as to the maintenance, ownership, and insurability of all privately-owned improvements. (15 copies)

 Any and all means by which water and sewer are provided to the development. (15 copies)

ANNEXATION CHECKLIST

THE FOLLOWING IS A CHECKLIST OF ADDITIONAL INFORMATION REQUIRED FOR SUBMISSION OF AN ANNEXATION APPLICATION OR PETITION. THE TOWN RESERVES THE RIGHT NOT TO ACCEPT ANY INCOMPLETE APPLICATIONS.

___ Written annexation petition signed by 100% of landowners (if using the 100% method), or by at least 60% of the resident electors and the owner of 60% of privately-held land proposed for annexation (if using the 60% method).

*If using the 100% method, an application form is provided on the next page

___ Fifteen copies of a survey and legal description of the property by a registered surveyor meeting the requirements set forth in O.C.G.A. Section 36-36-3 (a)(2), as amended.

(If this information was submitted as part of the re-zoning application, it does not need to be submitted again)

___ Completed annexation information page.

Additional Information _____

Additional Information _____

Additional Information _____

**TOWN OF BRASELTON
ANNEXATION PETITION**

This Annexation Petition is made pursuant to the provisions of the Official Code of Georgia Annotated 36-36-21, "Annexation Pursuant to Application by One Hundred Percent (100%) of Landowners."

Application is hereby made to the Town of Braselton, Georgia by the undersigned property owners to have the following described lands annexed into the corporate limits of the Town.

All that tract or parcel of land lying and being in:

Name of County

County Tax Parcel Number(s)

Property Address(es) Requesting Annexation

The property requesting annexation is more particularly described on the attached legal description labeled Exhibit "A" and shown on the attached survey plat of the property.

Landowners:

Name:

Address:

Telephone:

County Tax Parcel No.:

*Signature of Property Owner(s): _____

Signature of Notary Public: _____

Date: _____

*Notarized signature required.

ANNEXATION ADDITIONAL INFORMATION WORKSHEET

Detailed description of development:

Project Information:

Project Phase:

Percent of Overall Project:

Estimated Completion date:

Project Build-out Date: _____

Estimated Value at Build-out: _____

Estimated annual tax revenues likely to be generated by the proposed development: _____

How many jobs will be created by the proposed development?

Long term _____

Short term _____

If the development will displace any existing uses, please describe (using units, square feet, etc.):

Are existing community facilities adequate to support the project? _____

If not, describe any new community facilities (including road improvements) that will be needed to support the project:

What is the estimated water supply demand (in MGD)? _____

What is the estimated sewage flow (in MGD)? _____

Will any hazardous waste be generated by the development? __

If so, please describe: _____

Estimate the 24-hour peak traffic volume the project is likely to generate: _____

How much solid waste will the project generate annually (in tons)?

Is the development located within, or likely to affect a:

- Water supply watershed
- Groundwater recharge area
- Wetland or flood plain
- Protected river corridor
- Historic resource
- Other _____

If the answer to any of the above is yes, describe the development's potential impact on the resource:

Developer proposed mitigation measures:

- Buffers
- Accel/Decel Lanes
- Erosion & sedimentation control
- Landscaping
- Stormwater Management
- Other _____

Indicate the project type:

- Office
- Industrial
- Housing
- Mixed Use
- Hotels
- Airports
- Commercial, Wholesale & Distribution
- Hospitals & Health Care Facilities
- Attractions & Recreational Facilities
- Post-secondary Schools
- Waste Disposal
- Other: _____

Indicate total project size:
