

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 rezoning requested permit a use that is suitable in view of the existing use and development of adjacent or nearby property?: _____

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

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

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

E) Will the proposed rezoning 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 rezoning 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 rezoning 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 rezoning 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 rezoning request?: _____



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: _____

REZONING CHECKLIST

THE FOLLOWING IS A CHECKLIST OF INFORMATION REQUIRED FOR SUBMISSION OF A REZONING APPLICATION. THE CLERK’S OFFICE RESERVES THE RIGHT NOT TO ACCEPT ANY INCOMPLETE APPLICATIONS.

___ Complete Application Form including all signature pages and Standards governing exercise of Zoning Power questions (1 original and 15 copies)

___ Boundary 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.
(15 copies of 11x17 size for the survey) + 1 scaled drawing. 15 copies of the legal description.

___ Site Plan (15 scaled plans and (1) 11x17 reduction)

___ Letter of Intent (1 original and 15 copies)

___ Letter Concerning the Availability of Water/Sewer from Town Engineer (1 original and 16 copies)

___ PDF digital file of all application materials (including annexation materials)

___ \$600 Application Fee – Make checks payable to Town of Braselton

ADDITIONAL EXHIBITS (If Required):

Other _____ Annexation Documents if applicable (see following pages)

Other _____

Other _____

PLEASE BRING THIS CHECKLIST WHEN FILING FOR REZONING

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). **Provide (1) original and 15 copies.**

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

___ Completed annexation information page (15 copies)

___ Provide a PDF digital file of all required annexation documents.

Additional Information _____

Additional Information _____

Additional Information _____

PLEASE BRING THIS CHECKLIST WHEN FILING FOR ANNEXATION

**TOWN OF BRASELTON
ANNEXATION PETITION
(please attach legal description and label "Exhibit A")**

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 as 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:
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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 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: _____