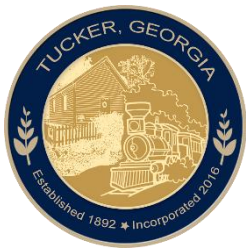


Planning and Zoning
 1975 Lakeside Parkway, Suite 350
 Tucker, GA 30084
 Phone: 678-597-9040
 Website: www.tuckerga.gov

Land Use Petition Application Checklist

REQUIRED ITEMS (DIGITAL)	CHECK <input type="checkbox"/>
Public Participation Report	<input type="checkbox"/>
Application, Signature Pages, Disclosure Form	<input type="checkbox"/>
Survey and Written Legal Description	<input type="checkbox"/>
Proposed Site Plan	<input type="checkbox"/>
Building Elevations	<input type="checkbox"/>
Letter of Intent	<input type="checkbox"/>
Analysis of Standards/Criteria	<input type="checkbox"/>
Environmental Site Analysis Form	<input type="checkbox"/>
Trip Generation Letter (ITE Trip Generation Manual)	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED (DIGITAL)	CHECK <input type="checkbox"/>
Traffic Impact Study (See Sec. 46-1309)	<input type="checkbox"/>
Development of Regional Impact Review Form	<input type="checkbox"/>
Environmental Impact Report	<input type="checkbox"/>
Noise Study Report	<input type="checkbox"/>
PUD Documents (Sec. 46-1050)	<input type="checkbox"/>
Meeting with GDOT if near I-285 Eastside Express Lane Project	<input type="checkbox"/>
Other items required per the Zoning Ordinance	<input type="checkbox"/>
APPLICATION TYPE	FEE
Residential Rezoning	\$500
Multifamily/Non-Residential Rezoning	\$750
Special Land Use Permit	\$400
Comprehensive Plan Amendment	\$1000
Modification	\$250
Variance (includes Concurrent Variance)	\$300
Public Notice Sign Fee	\$85 (per required sign)



Planning and Zoning
1975 Lakeside Parkway, Suite 350
Tucker, GA 30084
Phone: 678-597-9040
Website: www.tuckerga.gov

Land Use Petition Application

Type of Application: Rezoning Comprehensive Plan Amendment Special Land Use Permit
 Concurrent Variance Modification

APPLICANT INFORMATION

Applicant is the: Property Owner Owner's Agent Contract Purchaser

Name:

Address:

City:

State:

Zip:

Contact Name:

Phone:

Email:

OWNER INFORMATION

Name:

Address:

City:

State:

Zip:

Contact Name:

Phone:

Email:

PROPERTY INFORMATION

Property Address:

Present Zoning District(s):

Requested Zoning District(s):

Present Land Use Category:

Requested Land Use Category:

Land District:

Land Lot(s):

Acreage:

Proposed Development:

Concurrent Variance(s):

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units:

Dwelling Unit Size (Sq. Ft.):

Density:

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots:

Total Building Sq. Ft.:

Density:

APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.

Signature of Applicant

Date

Type or Print Name and Title

Signature of Notary Public

Date

Notary Seal

ANALYSIS OF STANDARDS/CRITERIA

Please pull the relevant criteria from the code sections listed below and provide a detailed written analysis to each standard and factor as it relates to the proposed project/request.

REZONINGS:

Sec. 46-1560. - Standards and factors governing review of proposed amendments to the official zoning map.

https://library.municode.com/ga/tucker/codes/code_of_ordinances?nodeld=PTIICOOR_CH46ZO_ARTVIIAD_D_IV3ZOCOPLAMPR_S46-1560STFAGOREPRAMOFZOMA

COMPREHENSIVE PLAN MAP AMENDMENTS:

Sec. 46-1559. - Standards and factors governing review of proposed amendments to the comprehensive plan map.

https://library.municode.com/ga/tucker/codes/code_of_ordinances?nodeld=PTIICOOR_CH46ZO_ARTVIIAD_D_IV3ZOCOPLAMPR_S46-1559STFAGOREPRAMCOPLMA

SPECIAL LAND USE PERMITS:

Sec. 46-1594. – Special land use permit; criteria to be considered.

https://library.municode.com/ga/tucker/codes/code_of_ordinances?nodeld=PTIICOOR_CH46ZO_ARTVIIAD_D_IV4SPLAUSPE_S46-1594SPLAUSPECRBECO

Sec. 46-1595 Additional criteria for specified uses.

https://library.municode.com/ga/tucker/codes/code_of_ordinances?nodeld=PTIICOOR_CH46ZO_ARTVIIAD_D_IV4SPLAUSPE_S46-1595ADCRSPUS

CONCURRENT VARIANCES:

Sec. 46-1633. Applications for variances; criteria to be used by the zoning board of appeals in deciding applications for variances.

https://library.municode.com/ga/tucker/codes/code_of_ordinances?nodeld=PTIICOOR_CH46ZO_ARTVIIAD_D_IV5VAAPZOBOAP_S46-1633APVACRBEUSZOBOAPDEAPVA

ENVIRONMENTAL SITE ANALYSIS AND PROTECTION FORM

Please respond to the following questions on a separate sheet of paper and provide as much detail as possible. Site plans, maps, and other resources can also be submitted as part of your response.

1. Are there any environmentally sensitive areas on the property(ies)? This includes wetlands, floodplains, streams/stream buffers, steep slopes (slopes exceeding 25% over a 10-foot rise in elevation). If so, how will the proposed development impact these areas? How will you the proposed development protect these areas?
2. Are there archeological or historical sites on the property(ies)? If so, how will the proposed development impact these areas? How will the proposed development protect these areas?
3. Does the proposed project include the creation of and/or preservation of green space and open space? If so, provide the total area of green space/open space and describe the native and invasive vegetation within said area(s).

Greenspace means undeveloped land that has been designated, dedicated, reserved, or restricted in perpetuity from further development, which is not a part of an individual residential lot.

Open space means a portion of a development project or lot that is intended to be free of buildings or parking lots. Open space may be in its natural state or improved with recreation amenities.

4. Will adverse noise or lighting be created by the proposed development? Provide details on any noise generated by the development, as well as the type of lighting that is proposed.

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: **YES** (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

1. **CIRCLE ONE:** **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)
- In Opposition to Petition** (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1.	5.
2.	6.
3.	7.
4.	8.

3. **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information, and belief.

Name (print) _____

Signature: _____ Date: _____

SITE PLAN CHECKLIST

All items must be included on the Site Plan; separate Site Plans may be necessary to address all items.

1. Key and/or legend and site location map with North arrow
2. Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning
3. Acreage of subject property
4. Location of land lot lines and identification of land lots
5. Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
6. Proposed streets on the subject site
7. Posted speed limits on all adjoining roads
8. Current zoning of the subject site and adjoining property
9. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
10. Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement or adjacent properties within 400 feet of the subject site based on the City's aerial photography or an acceptable substitute as approved by the Director
11. Location of proposed buildings (except single family residential lots) with total square footage
12. Layout and minimum lot size of proposed single family residential lots
13. Topography (surveyed or City) on subject site and adjacent property within 200 feet as required to assess runoff effects
14. Location of overhead and underground electrical and pipeline transmission/conveyance lines
15. Required and/or proposed setbacks
16. 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps
17. Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed
18. Required and proposed parking spaces; Loading and unloading facilities
19. Lakes, streams, and waters on the state and associated buffers
20. Proposed stormwater management facilities
21. Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access
22. Availability of water system and sanitary sewer system
23. Tree lines, woodlands, and open fields on subject site
24. Entrance site distance profile assuming the driver's eye at a height of 3.5 feet
25. Wetlands shown on the County's GIS maps or survey
26. Mail kiosk location

LAND USE PETITION CALENDAR

*Application Deadline	Planning Commission	M&CC 1st Read	M&CC 2nd Read
1/27/2025	3/20/2025	4/14/2025	5/12/2025
2/24/2025	4/17/2025	5/12/2025	6/9/2025
3/24/2025	5/15/2025	6/9/2025	7/14/2025
4/28/2025	6/18/2025*	7/14/2025	8/11/2025
6/23/2025	8/21/2025	9/8/2025	10/14/2025*
7/28/2025	9/18/2025	10/14/2025*	11/10/2025
8/25/2025	10/16/2025	11/10/2025	12/8/2025
9/22/2025	11/20/2025	12/8/2025	TBD
10/27/2025	12/18/2025	TBD	TBD

* Date shifted to accommodate holiday.

Incomplete applications will not be accepted.

PUBLIC PARTICIPATION PLAN AND REPORT

See separate document.

PUBLIC NOTICE REQUIREMENTS

Sec. 46-1526 details the public notice requirements for land use petitions, which include public notice sign(s), advertisement in The Champion newspaper, and written notice to everyone within 500 feet.

- The applicant is responsible for posting the public notice sign(s). City of Tucker Staff will order the signs(s) and provide the required timeframe for posting.
- The City of Tucker is responsible for placing the legal ad in The Champion newspaper
- The City of Tucker is responsible for mailing the written notification to surrounding property owners.

PROPERTY COMPLIANCE

All Occupational Tax payments must be paid in-full and any and all outstanding code violations on the property must be rectified prior to the public hearing.