



Zoning Map Amendment Application

Instructions: The applicant must submit one (1) original and 10 copies of petition and all required items. Applications are due to the Community Development Department by the 10th of the month. All information to be presented to the Planning Commission and City Council should be assembled. Do not alter the application in any way. This application will not be processed if any items are missing or if the appropriate fee does not accompany it.

- Completed application forms – all information required of the appellant must be provided and must be printed clearly or typed.
- Property owner must sign petition. If an agent for the property owner presents petition, the “Property Owner’s Authorization” must be signed and accompany petition.
- Legal description of subject property.
- Copies of plat, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract(s), prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. His/her seal shall be affixed to the plat.
- A sketch plan or preliminary site plan indicating the intended use of the property, including, but not limited to, proposed structures/buildings, streets and lot layouts, access and egress routes, buffer areas, parking and phased development areas (if applicable). In general, the plat should contain sufficient data so as to clearly indicate proposed land uses. A sketch plan, with a scale not less than 1” per 200’ shall be acceptable; however, the preliminary plat should meet all the requirements of the Union City Subdivision Regulations
- The applicant shall file with the application a letter of intent indicating specifically how the property is to be used. Said letter shall be detailed as necessary to clearly describe the proposed site development.
- Attach names and addresses of owners of all property within 250 feet of the subject property (from County Tax Assessors Office). Once an application has been accepted for presentation the applicant must also demonstrate that all property owners within 250 feet of the subject property have been notified of the Public Hearings (see sample letter).
- Application Fees:

Rezoning Application	
Residential < 2 acres	\$500.00
Residential 3-5 acres	\$1,000.00
Residential 6-8 acres	\$1,500.00
Residential 9-11 acres	\$2,000.00
Residential > 12 acres	\$2,750.00
Multifamily	\$2,800.00
Commercial	
Commercial < 2 acres	\$850.00
Commercial 3-5 acres	\$1,050.00
Commercial 6-8 acres	\$1,550.00
Commercial 9-11 acres	\$2,055.00
Commercial > 12 acres	\$2,060.00
Industrial/Manufacturing	\$2,560.00
Mixed Use	\$2,250.00
PUD	\$2,300.00

The applicant will be notified by Certified Mail of the scheduled Public Hearing for which their Application will be considered.

Applicant Name: _____

Address: _____

Phone #: _____ FAX #: _____

Email address: _____

Property Owner(s) Name: _____

Address: _____

Phone #: _____ FAX #: _____

Email address: _____

Subject Property Address: _____

Tax Identification #: _____

Current zoning of the property: _____

Proposed zoning of the property: _____

Acreage: _____

REVIEW CRITERIA FOR MAP AMENDMENT

All proposed map amendments shall be evaluated with special emphasis being placed on the relationship of the proposal to the Official Zoning Map and related development policies in Union City. The following questions must be answered.

1. What are the existing uses and zoning of nearby property?

2. To what extent are property values diminished by the particular zoning restrictions?

3. To what extent do destruction of property values of the applicant promote the health, safety, morals or general welfare of the public?

4. What is the relative gain to the public as compared to the hardship imposed upon the individual property owner?

5. What is the suitability of the subject property for zoned purposes?

6. What length of time has the property been vacant as zoned considered in the context of land development in the immediate area of the property?

7. Are there any specific, unusual or unique facts of the case that give rise to special hardships incurred by the applicant and/or surrounding property owner?

AFFIDAVIT

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of my knowledge and belief.

Applicant or Agent

Sworn to and subscribed before me

this day of _____, 20_____

Notary Public



FOR OFFICE USE ONLY

Date Submitted: _____ **Accepted by:** _____

Fee Paid: _____

PROPERTY OWNER'S AUTHORIZATION

The Undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Applicant: _____

Telephone Number: _____

Address of Subject Property: _____

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Fulton County, Georgia.

Signature of Owner

Personally appeared before me

Who swears the information contained in this authorization is true and correct to the best of their knowledge and belief.
Sworn to and subscribed before me

this day of _____, 20_____

Notary Public

