



**City of Ball Ground**

**Petition for REZONING Application**

215 Valley St, P. O. Box 285 – Ball Ground, Georgia 30107

Phone: 770-735-2123 Fax: 770-735-4575

<b>STAFF USE ONLY</b>		
<b>Case Number:</b> - - - - R - -		
<b>Date Received:</b>	<b>Date Reviewed:</b>	<b>Reviewed by:</b>

- A pre-application meeting is **required before submission** of application.
  - Contact the Planning Department for more information: 770-735-2123 or [cluly@cityofballground.com](mailto:cluly@cityofballground.com)
- Please ensure that all required information has been filled out accurately and completely before signing this form.
  - All required documents must be submitted at the same time as the application.
- Submit only one application per request. If there are multiple landowners, etc., please copy and attach additional signature pages.
  - Executors of estates must provide legal documentation proving they are authorized to sign for deceased property owner(s).
- A digital submission of all required documents must be sent to [cluly@cityofballground.com](mailto:cluly@cityofballground.com)
- Payments may be made by check or over the phone at 770-735-2123

**APPLICANT INFORMATION**

Name (First and Last; Printed): \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PRIMARY CONTACT INFORMATION**

*Same as above*

Name (First and Last; Printed): \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY OWNER(S) INFORMATION**

*Same as above*

Name (First and Last; Printed): \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**PROPERTY LOCATION INFORMATION**

Property Address(es): \_\_\_\_\_

Tax Identification Number(s) (TIN): \_\_\_\_\_

Parcel Identification Number(s) (PIN): \_\_\_\_\_

**PROPERTY USE INFORMATION**

Current Land Use(s): \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Future Development Map Designation: \_\_\_\_\_

Adjacent Land Uses:

North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

Adjacent Zoning:

North \_\_\_\_\_

South \_\_\_\_\_

East \_\_\_\_\_

West \_\_\_\_\_

Proposed Zoning of Property: \_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

If residential, is this a  "For Sale" **or**  "For Rent" development?

Proposed Number of Lots: \_\_\_\_\_

Approximate cubic yards of dirt:

Brought on site: \_\_\_\_\_ Taken off site: \_\_\_\_\_

**PROPERTY USE QUESTIONNAIRE**

Please describe in detail the reasoning for the requested zoning of the subject property:

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If the proposed zoning is amended as requested, the intended use(s) for this property is:

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If the proposed zoning is amended as requested, would this allow for a more intense use of the subject property?

*Yes*  *No*

Please explain in detail:

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Will the proposed rezoning of the subject property adversely affect the existing use(s) or usability of adjacent or nearby property(s)?

*Yes*  *No*

Please explain in detail:

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Does the subject property have a reasonable economic use as currently zoned?

*Yes*  *No*

Please explain in detail:

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Will the proposed rezoning of the subject property result in a use which will or may cause an excessive impact or become burdensome to existing streets, transportation facilities, utilities, or schools?

Yes  No

Please explain in detail:

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Are there other existing or changing conditions affecting the use and development of the subject property, supporting grounds for either approval or disapproval of the proposed rezoning?

Yes  No

Please explain in detail:

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If the proposed use involves ***more than one (1) single family residence***, please answer the following questions:

Range of house sizes (square feet): \_\_\_\_\_

Exterior façade material: \_\_\_\_\_

Maximum number of units in this project: \_\_\_\_\_

Anticipated Start Date \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Are there restrictive covenants:  Yes  No

For a proposed use involving **commercial or industrial development**, please answer the following questions:

Number of buildings: \_\_\_\_\_

Maximum square footage in this portion of the project: \_\_\_\_\_

Total estimated number of employees: \_\_\_\_\_

Exterior façade: \_\_\_\_\_

Anticipated Start Date: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Are there restrictive covenants:  Yes  No

**APPLICANT AND PROPERTY OWNERS SIGNATURE SECTION**

• Applicant Name (First and Last, Printed): \_\_\_\_\_

Applicant Signature: \_\_\_\_\_

Company Name and Title: \_\_\_\_\_

Date Signed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Sworn to and Subscribed before me this: \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Signature: \_\_\_\_\_ (Notary Seal)

• Property Owner Name (First and Last, Printed): \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Company Name and Title: \_\_\_\_\_

Date Signed: \_\_\_\_/\_\_\_\_/\_\_\_\_

Sworn to and Subscribed before me this: \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Signature: \_\_\_\_\_ (Notary Seal)

\*If additional signatures are required, please copy and use this page, then attach to the application.

State Law requires a disclosure report to be filed by applicant if within the past two years an applicant has given campaign contribution or made gifts of \$250 or more to the Mayor, a Council Member of the City of Ball Ground or a member of the Planning Commission of Cherokee County who may consider the application. Indicate if applicant needs to file a disclosure report.

*Yes*  *No*

## **SUPPORTING DOCUMENTS REQUIRED FOR SUBMISSION:**

- Please include the following:
  - **Warranty Deed** - A copy of the warranty deed that reflects the current owner(s) of the property. Security deeds are not acceptable.
  - **Legal Description** - The legal description must be a metes and bounds description. It must establish a point of beginning and from the point of beginning cite each dimension bounding the property, calling the directions (ie. North, Northeasterly, Southerly, etc.) that the boundary follows around the property returning to the point of beginning.
  - **Site Plan** - showing any and all proposed improvements to be constructed if the application is approved
    - BOUNDARY DATA AND REFERENCE
    - PROPOSED LOT LINES
    - BUILDING FOOTPRINTS AND DIMENSIONS graphically noted and plans to scale
    - BUILDING SETBACK LINES labeled with dimensions noted
    - BUFFER LINES labeled with dimensions noted
    - GRADING CALCULATIONS (approximate numbers of truckloads of earth brought in and loads taken out)
    - HYDROLOGY
      - Ponds
      - Wetlands
      - Streams
      - Required Stream Buffers labeled with dimensions noted
    - COMMUNITY/AMENITY/OPEN SPACE AREAS
    - EXISTING AND PROPOSED EASEMENTS labeled with dimensions noted
    - PARKING AREAS
      - Total Spaces
      - Number required by ordinance



- Cite “use or use category” from zoning code table
      - Space dimensions (graphically noted and plans to scale)
- ADJACENT CURB CUTS both sides of the street for a distance of 200 feet either side of property line
- DISTANCE TO NEAREST INTERSECTION from proposed curb cuts (measured from point of tangency)
- SITE DISTANCE TRIANGLES
- STREET/TRAFFIC/PARKING SIGNS/MONUMENT SIGNS AND LOCATIONS
- ADJOINING STREET RIGHT-OF-WAY and GEOMETRICS including turn lanes and curb setback
- SIDEWALKS internal and external, labeled with dimensions noted
- OTHER SITE ELEMENTS: MAIL KIOSKS, DUMPSTER ENCLOSURES, ETC.
- **Plat or Boundary Survey** - One copy of a boundary survey to scale for the subject property, displaying all metes and bounds. This is not necessary if the Site Plan includes this information
- **Property Owner’s Tax Receipt** (Can be obtained from the Cherokee Co. Tax Commissioner)
- **Authorization of Property Owner**