

ZONING MODIFICATION APPLICATION PROCESS

The owner of property within the City, or his authorized agent, may apply for a modification to conditions of zoning for the property. In order to be accepted for consideration, all required application forms and documentation must be complete. A checklist is included, specifying the required documentation comprising a complete application packet.

Zoning modification requests shall be submitted and considered according to the following process:

1. Pre-application Meeting: Applicant should schedule a pre-application meeting with the Community Development Director or his designee to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. Application Submittal: Applicant shall submit a complete application to the Planning and Zoning Services Department.
3. Initial Staff Review: Application will be distributed to appropriate city staff for review and comment. All staff comments will be submitted to the Planning and Zoning Services Department within 10 working days.
4. Resubmittal: Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant shall revise the plans in accordance with the comments received and resubmit the plan to the Planning and Zoning Services Department.
5. Public Notice: The Planning and Zoning Services staff will prepare newspaper ads and property signs to assure proper notice of public hearings.
6. Staff Evaluation: A staff analysis report with a recommendation to the Planning and Zoning Commission will be prepared.
7. Planning & Zoning Commission: The Planning & Zoning Commission shall hold a public hearing on the application. The Commission will recommend (vote) approval or denial of the request to the City Council. Conditions may be included as part of the recommendation. A Planning & Zoning Commission public hearing may be continued (once) at the request of the applicant.
8. City Council: The City Council shall hold a public hearing on the application and make a decision on the request. A City Council public hearing may be continued (once) at the request of the applicant.

City of Fairburn Zoning Modification Application

ZONING MODIFICATION APPLICATION CHECKLIST

An initial submittal of the zoning modification application shall consist of six (6) copies of the following documents and information. Once staff has reviewed and accepted the application for review by the Planning and Zoning Commission, twelve (12) additional copies of the conceptual site plan will be required.

Required Item	Requirements	Check/Initial
Application Fee	\$300, Cash or Money Order	
Application Checklist	This application checklist must be submitted with application packet	
Application Form	Must be complete, including notarization as indicated	
Survey	Accurate, up-to-date certified survey of the property with metes and bounds shown. Existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property should also be shown.	
Legal Description	Accurate written legal description of the property which matches the metes and bounds shown on the survey	
Warranty Deed	A copy of the recorded Warranty Deed	
Lease Agreement	A copy of the lease agreement between the property owner and the applicant, if applicable. Lease must identify party responsible for reclamation of the property.	
Letter of Intent	A letter clearly stating the proposed use and development intent.	
Conceptual Site Plan	Must be drawn in accordance with the <i>Code of Ordinances, Article V. The Building Process.</i>	
Architecturals	Architectural renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	

(For Office Use Only)

Total Amount Paid \$ _____ Check# _____ Money Order # _____ Received by: _____

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

**City of Fairburn
Zoning Modification Application**

Date Received: _____

APPLICANT INFORMATION

APPLICANT NAME: _____

ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS: _____

OWNER INFORMATION (If different from Applicant)

OWNER NAME: _____

ADDRESS: _____

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS: _____

PROPERTY INFORMATION (attach legal description)

ADDRESS: _____

PARCEL ID#: _____ LAND LOT: _____ DISTRICT: _____

ZONING MODIFICATION REQUEST

CURRENT ZONING: _____ DATE OF ZONING: _____

CONDITION SUBJECT TO MODIFICATION: _____

City of Fairburn
Zoning Modification Application

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: _____

Type or Print Owner's Name

Sworn and subscribed before me this
____ day of _____, _____

Owner's Signature

Notary Public

Date

Commission Expires

(Seal)

POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name

Sworn and subscribed before me this
____ day of _____, _____

Owner's Signature

Notary Public

Date

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date

City of Fairburn
Zoning Modification Application

ATTORNEY / AGENT

CIRCLE ONE: Attorney Agent

Type or Print Attorney / Agent's Name

Attorney / Agent's Signature

Address

Phone Number

Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we _____ am/are the owner(s) of the property, which is the subject matter of this application. I/we authorize the City of Fairburn to inspect the premises, which is the subject of this request for a Zoning Modification.

Type or Print Owner's Name

Owner's Signature