



**DEVELOPMENT PLANS APPLICATION**

<b>FOR PLANNING &amp; ZONING DEPT. USE ONLY</b>	
File No. _____	
Amount Received: _____	Date Paid: _____
Staff Signature: _____	Date: _____
Applicant Signature: _____	Date: _____
P&Z Work Session Date: _____	P&Z Regular Meeting Date: _____
Date Completed Application Was Received: _____	
(Official Date Stamp)	

Parcel #: \_\_\_\_\_

Project Name: \_\_\_\_\_

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

Description of project: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

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

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

Applicant Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

\_\_\_\_\_ affirms that he is/ she is/ they are the owners/ specifically authorized agent of the property located at: \_\_\_\_\_

\_\_\_\_\_ petitions the City of Fayetteville Planning and Zoning Commission to consider the proposed site development plans located in a \_\_\_\_\_ zoning district.

The applicant tenders herewith the sum of **\$550.00 + \$25 per acre (0-20 acres) or \$1000.00 + \$15 per acre (20 acres and above).** ***\*\$250 each resubmittal*** to cover the expenses of staff administrative review, advertising, and public hearings. The applicant also acknowledges that they may have to pay additional fees based on the attached sewer assessment and impact fee schedule. (Applicant must contact the Finance Department, Water Department, and Building Department to see if other fees are applicable.)

- ◆ *Applications will not be considered complete until all items have been supplied. **Incomplete applications will NOT***
- ◆ ***be placed on the Planning & Zoning Commission agenda and will be returned to the applicant.***
- ◆ *All items must be reviewed and approved by Staff & must be in compliance with current City Ordinances.*
- ◆ *The City shall have five business days in order check applications for completeness.*



Does the proposed use consist of a restaurant facility? (Yes / No)  
 If so, do you plan to serve alcohol? (Yes / No) If you plan to serve alcohol, what is the distance from the nearest church \_\_\_\_\_ school \_\_\_\_\_ residence \_\_\_\_\_ as measured following the guidelines set forth in Section 10-34 of the Fayetteville code of ordinances.

Public hearing will be held on \_\_\_\_\_ at 6:00 p.m. at City Hall located at: 240 South Glynn Street, Fayetteville, GA 30214.

Staff Signature: \_\_\_\_\_ Date: \_\_\_\_\_

P&Z Work Session \_\_\_\_\_ P&Z Regular Meeting: \_\_\_\_\_

## APPLICATION/CHECKLIST

*Return this APPLICATION/CHECKLIST with submittal. - **Incomplete submittals will not be reviewed.***

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>Eight (8) 24"x36" printed copies and PDF copy of the development site plan and elevations for departmental review.</b><br/>To include:           <ul style="list-style-type: none"> <li>▪ Vicinity map showing project location, north arrow, graphic scale &amp; date</li> <li>▪ Complete survey including property boundary lines, with bearings &amp; distances</li> <li>▪ Existing roads, streets, highways, &amp; respective r-o-w widths on or adjacent to property</li> <li>▪ Existing drainage ditches, canals, water courses, and drainage easements on or adjacent to the property</li> <li>▪ Existing buildings, structures, and facilities on development property and adjacent property</li> <li>▪ All existing utility lines on or adjacent to the property</li> <li>▪ Adjacent property land uses, zoning and property owner names</li> <li>▪ Impact on classification and structure of existing dams. Provide dam break analysis if applicable.</li> </ul> </li> <li><input checked="" type="checkbox"/> <b>Ten (10) 11"x 17" copies of the site plan &amp; all four sides color elevations for Commission review.</b></li> <li><input checked="" type="checkbox"/> PDF or JPEG file of site plan &amp; color elevations</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Narrative describing nature &amp; scope of project</li> <li><input checked="" type="checkbox"/> Material Samples</li> <li><input checked="" type="checkbox"/> Wetlands boundary determination &amp; certification (USACofE)</li> <li><input checked="" type="checkbox"/> Topographic Survey, drainage plan and storm water runoff calculations</li> <li><input checked="" type="checkbox"/> Grading &amp; utility plan, including:</li> <li><input checked="" type="checkbox"/> Final design &amp; layout of underground electric, telephone, gas &amp; cable TV utility lines</li> <li><input checked="" type="checkbox"/> Soil erosion &amp; sediment control plan, including:</li> <li><input checked="" type="checkbox"/> Detail sheets for soil erosion &amp; sediment control facilities</li> <li><input checked="" type="checkbox"/> Storm water management facilities and utility profiles</li> <li><input checked="" type="checkbox"/> Storm Water Management Plan, showing downstream impact &amp; final disposition of water (Storm Water Management Plans shall meet the requirements of Ordinance 0-30-02, Storm Water Quality Ordinance, adopted June 20, 2002.)</li> <li><input checked="" type="checkbox"/> Future Conditions Floodplain (if project is in a drainage basin of 100 acres or larger).</li> <li><input checked="" type="checkbox"/> CAD/GIS Data Submission Standards</li> <li><input checked="" type="checkbox"/> Tree Protection Plan (TPP) including:           <ul style="list-style-type: none"> <li>▪ Tree survey &amp; identified trees requested for removal from the affected agencies</li> </ul> </li> </ul> |
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- Tree protection zones and proposed tree protection methods
  - Tree planting & replacement plan
  - Name, registration & contact info for responsible professional
  - ☒ Lighting Plan, conforming to the provisions of Section 94-322
  - ☒ Existing & proposed fire hydrant locations
  - ☒ Proposed access to existing roads, circulation routes, parking space layout & dimensions
  - ☒ Proposed setbacks, buffers, open spaces areas, landscaped areas, & impervious surface calculations.
  - ☒ Water supply & sewage disposal plans
  - ☒ Letters of capability & commitment to serve water, sewer, electric, telephone, & cable TV
  - ☒ Dept. of Natural Resources permits & approvals
  - ☒ DOT encroachment permit
  - ☒ Fire safety standards approval by Fire Official
  - ☒ Mainstreet Director's certification of compliance (for projects within Mainstreet District)
  - ☒ Must check with City's Building Department, Finance Department and Water Department for other possible fees ie. sewer assessment, impact fees, etc.
1. Building Dept. (Greg Taliercio) 770-719-4065
  2. Finance Dept. (Mike Bush) 770-461-6029

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