



CONCEPTUAL SITE PLAN APPLICATION

FOR PLANNING & ZONING DEPT. USE ONLY

File No. _____

Amount Received: _____ Date Paid: _____

Staff Signature: _____ Date: _____

Applicant Signature: _____ 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 conceptual site development plans located in a _____
zoning district.

The applicant tenders herewith the sum of **\$500.00** to cover the expense of staff administrative
review, advertising, and public hearings.

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.



CONCEPTUAL SITE PLAN CHECKLIST

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

- ☒ **Application Fee**
- ☒ **Utility Availability Letters:**
 - Letter of capability & commitment to serve water.
 - Letter of capability & commitment to serve sewer.
- ☒ **Preliminary Plat - Eight (8) 24" x 36" printed copies and (1) 11" x 17" PDF:**
 - Vicinity map showing project location, north arrow, graphic scale & date.
 - List conditions of zoning and variances along with case numbers.
 - Name, registration and contact information for owner and responsible professional.
 - General location of existing Floodplain
 - Topographic information (GIS, field run or LIDAR is acceptable).
 - Building locations.
 - Access to existing roads, circulation routes, sidewalks, parking spaces layout and dimensions.
 - Setbacks, buffers (note as either undisturbed or enhanced), open space areas landscaped areas, impervious surface calculations (if required), and location of amenities (if required).
 - General location of Storm Water Management areas.
 - Locations of wetlands and streams as delineated by environmental scientist.
 - Clearly delineate dimensions, setbacks, buffers, and areas for all lots.
 - Provide horizontal alignments of proposed roadways
 - PDF or JPG file of site plan and color elevations
 - Proposed tree protection areas (if required)
- ☒ **Boundary Survey – Eight (8) 24" x 36" printed copies and one (1) 11" x 17" PDF**
 - Boundary Survey completed by a Registered Land Surveyor in the State of Georgia.
 - Completed within five (5) years of submittal date.
- ☒ **Architectural Drawings/Building elevations – Five (5) 11" x 17" copies**
 - Full color representative examples of proposed buildings.
 - Detail all four (4) sides of proposed buildings (photos are acceptable).

The City shall have five (5) business days in order to check applications for completeness.

Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning and Zoning Commission agenda and will be returned to the applicant.

All items shall be reviewed and approved by Staff and must be in compliance with current City Ordinances.

For questions regarding permit fees and impact fees, call:
Building Dept. (Greg Taliercio) 770-719-4065