



ANNEXATION APPLICATION



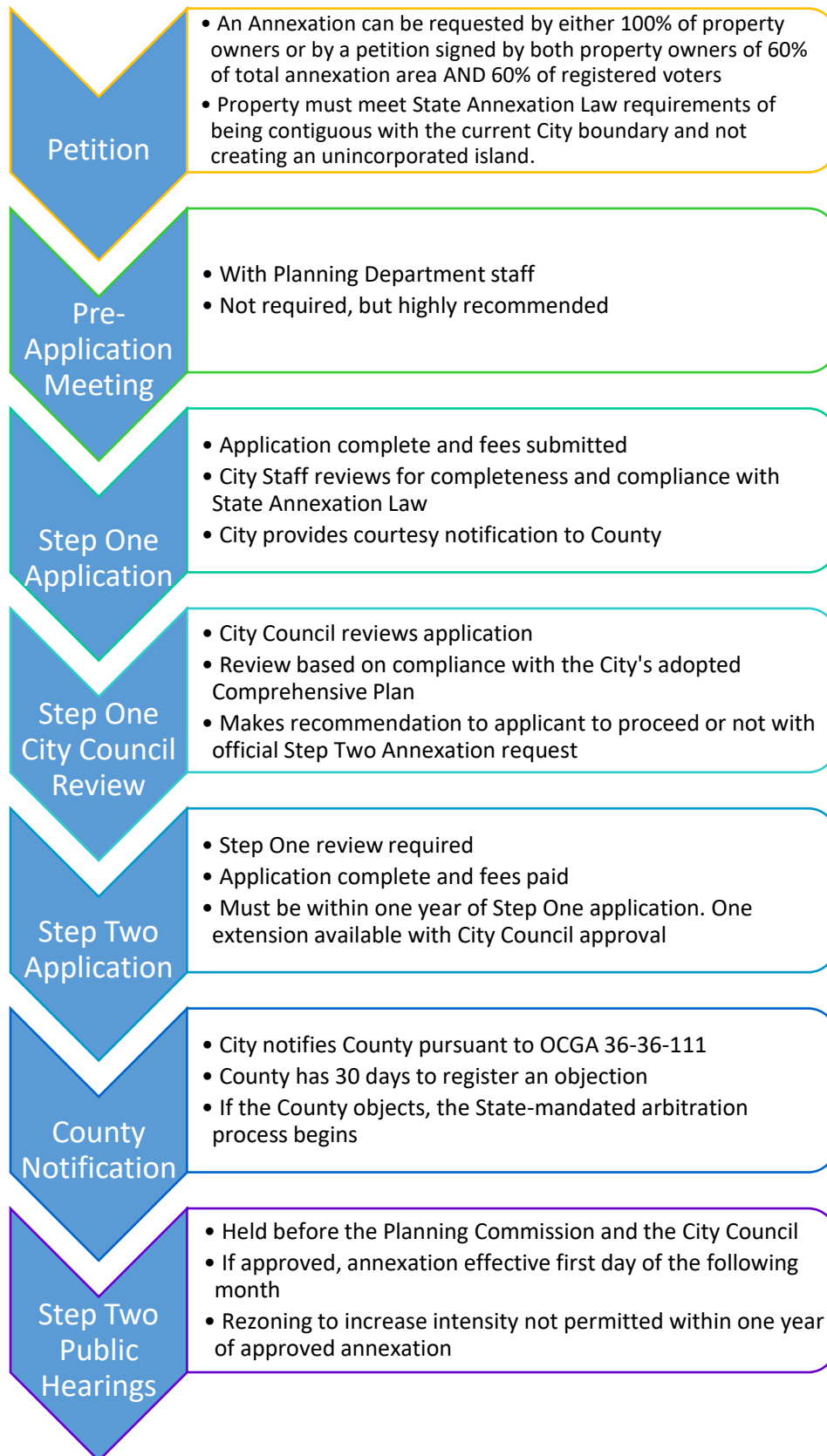
City of Fayetteville
Planning & Zoning Department
210 Stonewall Avenue West
Fayetteville, Georgia 30214



ANNEXATION PROCESS FLOW CHART

210 Stonewall Avenue West
Fayetteville, GA 30214
770-719-4177

WWW.FAYETTEVILLE-GA.GOV





STEP ONE ANNEXATION APPLICATION

210 Stonewall Avenue West
Fayetteville, GA 30214
770-719-4177

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Fee: \$250

Date Filed ___ / ___ / ___

Date Accepted ___ / ___ / ___

Notification Sent ___ / ___ / ___

Office Use Only

Overview: The Annexation Review Process is a two-step process to evaluate annexation requests into the City of Fayetteville. Step One is a review of how the existing and/ or proposed development may or may not be compatible with the established goals within the City of Fayetteville Comprehensive Plan. City Council shall evaluate the application and determine if they recommend the applicant to proceed with a Step Two application. Step Two requires the submittal of detailed information as identified in the established rezoning process and the State Annexation Law. The recommendation that the annexation request continue to Step Two does not imply that the City Council will approve the annexation application.

Instructions: All items identified below must be provided before a Step One application is deemed complete. If the answer to any question is “No,” a written explanation must be provided to explain the negative response. Once staff has deemed the application is complete and complies with the State Annexation Law, the request shall be considered in a Public Hearing at the next available City Council meeting.

SUBMITTAL REQUIREMENTS:

		YES	NO
1	A completed and signed Step One application	<input type="checkbox"/>	<input type="checkbox"/>
2	Application fee paid	<input type="checkbox"/>	<input type="checkbox"/>
3	Legal Description: An electronic version (.doc) of the full legal description of the subject tract(s) being considered for annexation	<input type="checkbox"/>	<input type="checkbox"/>
4	Boundary Survey: One electronic (.pdf) copy of a survey prepared by a licensed and registered land surveyor that shall identify the extent of the property being considered for annexation. Must be scale no greater than 1"=50' and include:	<input type="checkbox"/>	<input type="checkbox"/>
(a)	Parcel Tax ID number and owner name for each annexation parcel	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Existing lot lines, easements, rights-of-way, including the area in acres and abutting land uses or zoning district categories	<input type="checkbox"/>	<input type="checkbox"/>
(c)	A clear delineation of the existing and proposed city limits boundary	<input type="checkbox"/>	<input type="checkbox"/>
5	Property Deeds: One (1) copy of the property deed(s) for each parcel	<input type="checkbox"/>	<input type="checkbox"/>
6	Supporting Narrative: one (1) electronic (.pdf) document stating how the proposed annexation meets the vision, goals and policies of the City's adopted Comprehensive Plan	<input type="checkbox"/>	<input type="checkbox"/>
7	DRI: See DRI website at https://cdn.atlantaregional.org/wp-content/uploads/2017/03/lu-dri-alternative-requirements-arc.pdf (page 8) to determine if this rezoning request warrants a DRI study. (For further assistance contact ARC at 470-378-1645.	<input type="checkbox"/>	<input type="checkbox"/>
	**Note: City Engineer may require a traffic study.		

With the signing and submittal of this application, the applicant authorizes the City of Fayetteville Staff to enter onto the subject property to collect data in order to prepare reports for review by the City Council. By signing below, I hereby certify that the listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: _____

** (If you are acting as project representative, property owner's authorization must be submitted.)



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ANNEXATION METHOD	<input type="checkbox"/> 100% Methodology		<input type="checkbox"/> 60% Methodology			
	<ul style="list-style-type: none"> Application requires signatures or signed letters of approval of all current property owners. 		<ul style="list-style-type: none"> Required signatures or signed letters of approval by property owners of at least 60% of the total annexation acreage. Requires signed petition by 60% of registered voters in the annexation area. Signatures must include the address and be dated within one (1) year of the Step Two application submittal. 			
ANNEXATION PARCEL(S)	Parcel ID#:	Address:	Signature:	Indicate signee's role at the address:		Date:
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
<i>You may attach a separate list of parcels/ signatures, or provide a copy of individual signed and dated letters</i>						
APPLICANT OR PROJECT REPRESENTATIVE	Name _____		ATTORNEY	Name _____		
	Address _____			Address _____		
Phone # _____		Phone # _____		Phone # _____		
Email _____		Email _____		Email _____		
OWNERS	Name _____					
	Address _____					
	City, State, Zip _____					
	Phone # _____					
	Email _____					
PROPOSED DEVELOPMENT	Potential Zoning Category Request:					
	Brief Description:					



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City of Fayetteville Comprehensive Plan Goal Statements

Your project should align with the goals of the city of Fayetteville's Comprehensive Plan Goals. A summary of the adopted Comprehensive Plan goals is provided below. Further details and policies are included in the full document, which is available on the City's website.

(Provide responses in a narrative on a separate page)

Transportation

Explain how the proposed annexation and any proposed development may impact existing traffic patterns and roadways. How will these impacts be mitigated? How will the property be interconnected with the City's future multi-use paths and/or sidewalk system? What measures will be implemented to reduce traffic congestion associated with proposed development?

Housing

Identify the type and number of residential units that are proposed, current and projected on-site and adjacent zoning and densities, amenities, etc.

Economic Development

How will the proposed annexation impact the existing population, employment, and improve tax revenue/tax base?

Land Use

What type of land use would be proposed for development and how would this be compatible with the existing land use patterns in the general vicinity? How will it impact density and zoning? Is the development/redevelopment in accordance with the Future Land Use Map?



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STEP TWO ANNEXATION APPLICATION

210 Stonewall Avenue West
Fayetteville, GA 30214
770-719-4177

WWW.FAYETTEVILLE-GA.GOV

Fee: \$1000

Date Filed ____ / ____ / ____

Date Accepted ____ / ____ / ____

Notification Sent ____ / ____ / ____

Office Use Only

Overview: The Annexation Review Process is a two-step process to evaluate annexation requests into the City of Fayetteville. Once the City Council has voted on an applicant’s Step One application, a Step Two application can be submitted. The recommendation that the annexation request continue to Step Two does not imply that the City Council will approve the annexation application. The Step Two application must be submitted within one (1) year of City Council’s vote on the Step One request. Step Two requires the submittal of detailed information as identified in the established rezoning process and the State Annexation Law.

Per State Law, once the application has been submitted to the City, nothing can be altered. The annexation property area and the requested zoning category may not be changed during the review process. In addition, if the annexation is approved, the development intensity may not be increased for one year after the approval date. For example, if a density of 2 units per acre is requested and approved in the Annexation application, the property cannot be rezoned or developed at a density greater than 2 units per acre within one year of approval. It may, however, be developed at a lesser density.

Instructions: All items identified below must be provided before a Step Two application is deemed complete. If the answer to any question is “No,” a written explanation must be provided to explain the negative response. Once staff has deemed the application is complete and complies with the State Annexation Law, the annexation request and rezoning shall be heard together in two public hearings. The first required public hearing is with the Planning Commission, where they will make a recommendation to the City Council. The second public hearing is before the City Council, who will vote to approve/deny the request.

SUBMITTAL REQUIREMENTS:

		YES	NO
1	A completed and signed Step Two application.	<input type="checkbox"/>	<input type="checkbox"/>
2	Application fee paid	<input type="checkbox"/>	<input type="checkbox"/>
3	Legal Description: One (1) electronic version (.doc) of the full legal description of the subject tract(s) being considered for annexation	<input type="checkbox"/>	<input type="checkbox"/>
4	Boundary Survey: One electronic (.pdf) copy of a survey prepared by a licensed and registered land surveyor that shall identify the extent of the property being considered for annexation. Must be scale no greater than 1"=50' and include:	<input type="checkbox"/>	<input type="checkbox"/>
(a)	Parcel Tax ID number and owner name for each annexation parcel	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Existing lot lines, easements, rights-of-way, including the area in acres or square feet, and abutting land uses or zoning district categories	<input type="checkbox"/>	<input type="checkbox"/>
(c)	A clear delineation of the existing and proposed city limits boundary	<input type="checkbox"/>	<input type="checkbox"/>
(d)	Seal of the surveyor who prepared the survey	<input type="checkbox"/>	<input type="checkbox"/>
(e)	All natural, geological, and/or cultural resources that are on or within 200 feet of the property.	<input type="checkbox"/>	<input type="checkbox"/>
		YES	NO



STEP TWO ANNEXATION APPLICATION

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5	Property Deeds: One (1) copy each of the property deed(s) for tract(s) of land.	<input type="checkbox"/>	<input type="checkbox"/>
6	Documentation of Annexation Methodology: state which annexation method is being used, and provide supporting documentation that complies with the State Annexation Law requirements.	<input type="checkbox"/>	<input type="checkbox"/>
7	Utility Verification: One (1) copy of each letter from the utility service providers indicating that their services can support the development of the proposed zoning intensity.	<input type="checkbox"/>	<input type="checkbox"/>
8	Conceptual Site Plan: one (1) electronic version (.pdf) of the master plan showing land uses/zoning within the overall development, buffers, open space, setbacks, and density.	<input type="checkbox"/>	<input type="checkbox"/>
9	Written Narrative: a description of how the proposal relates to the comprehensive plan and the adopted goals and policies. (See attached Written Narrative Reference page.) It should also include the following information:	<input type="checkbox"/>	<input type="checkbox"/>
(a)	General description of the proposed development and how it relates to the City's Comprehensive Plan and annexation policy	<input type="checkbox"/>	<input type="checkbox"/>
(b)	How the development will minimize and mitigate impacts on the natural environment.	<input type="checkbox"/>	<input type="checkbox"/>
(c)	Provide proposed density and the projected population/employment figures at build-out.	<input type="checkbox"/>	<input type="checkbox"/>
(d)	How the development will tie into the City's street network.	<input type="checkbox"/>	<input type="checkbox"/>
(e)	An analysis of how the proposed annexation will affect the City's tax base, public education system, police and fire protection services, emergency medical services and utilities.	<input type="checkbox"/>	<input type="checkbox"/>
10	Campaign Disclosure: signed disclosure statements from the Applicant.	<input type="checkbox"/>	<input type="checkbox"/>
11	Supporting Documentation: Please provide any further information you wish to be considered in the Annexation and rezoning application.	<input type="checkbox"/>	<input type="checkbox"/>
12	DRI: See DRI website at https://cdn.atlantaregional.org/wp-content/uploads/2017/03/lu-dri-alternative-requirements-arc.pdf (page 8) to determine if this rezoning request warrants a DRI study. (For further assistance contact ARC at 470-378-1645.	<input type="checkbox"/>	<input type="checkbox"/>
13	**Note: <i>City Engineer may require a traffic study.</i>		

By signing the application, the Applicant is certifying that the information is current and correct to the best of their knowledge, and that they are granted permission by the property owners to submit this annexation application. Signee grants City Staff and representatives access to the properties in order to gather information to review the application. I understand that all materials and fees submitted as a part of the application will become public property and will not be returned once the application is accepted.

Applicant Signature: _____ Date: _____

****** (If you are acting as project representative, property owner's authorization must be submitted.)



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PROPOSED DEVELOPMENT	<p>Zoning Category Request:</p> <p>Brief Description:</p>																																									



WRITTEN NARRATIVE REFERENCE

210 Stonewall Avenue West
Fayetteville, GA 30214
770-719-4711
WWW.FAYETTEVILLE-GA.GOV

Instructions: The written narrative is a description of how the proposal relates to the comprehensive plan and must also address the evaluation criteria in Section 94-2 of the City of Fayetteville Zoning Ordinance listed below:

The following factors, where relevant, shall be considered in evaluating a proposed change to the zoning map:

- (1) The extent to which the proposed zoning amendment and use is consistent with and promotes the current comprehensive plan policies, comprehensive plan future land use map, zoning map, and zoning ordinances.
- (2) The existing uses of and the present zoning of the subject property and nearby property.
- (3) The extent to which the subject property is devalued by the existing zoning classification in relation to similarly zoned and similarly situated property.
- (4) The extent to which the devaluation of the subject property, if any, promotes the health, safety, morals or general welfare of the public.
- (5) The relative gain to the public as compared to the hardship, if any, imposed on the property owner by the present zoning.
- (6) The suitability of the subject property for the proposed zoning and proposed purposes.
- (7) The length of time the subject property has been vacant as zoned, considered in the context of land development in the vicinity of the property, and legitimate efforts to develop or sell the property as presently zoned.
- (8) The present population density pattern, and the effect of the proposed zoning and use on the environment and on public facilities, including, but not limited to, schools, utilities, water, sewer, streets, and considering the expected increased public cost thereof.
- (9) Whether or not the proposed zoning and proposed use will cause a decrease or increase in the value of surrounding properties for the use for which they are presently zoned and used.
- (10) The possible effects of the proposed zoning change and proposed use on the character of the zoning district, existing land use pattern, and architectural harmony of the subject area



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

The undersigned below, making application for rezoning action, has complied with the City of Fayetteville Code Section 3.05, and with the Official Code of Georgia Section 36-67A-1, et. seq. *Conflict of Interest in Zoning Actions*, and has submitted or attached the required information on this form as provided.

All individuals, business entities¹, or other organizations² having a property interest, financial interest, or other interests³ in property subject of this application are as follows (attach additional if necessary):

Have you as applicant or anyone associated with this application or property, within the last two (2) years immediately preceding this application, made campaign contributions aggregating \$250 or more to a member of the City of Fayetteville Planning Commission or the City of Fayetteville Mayor and City Council? Please circle your response:

YES

NO

IF YES: Please complete the following section (attach additional sheets if necessary).

Name and Official Position of Government Official	Contribution Description and Dollar Amount	Date of Contribution

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

Type/Print Name and Title

Signature of Applicant's Representative

Type/Print Name and Title

Signature of Notary Public

(Affix Seal Here)

¹ Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust.

² Other organization means non-profit organization, labor union, lobbyist, or other industry or casual representative, church, foundation, committee, club, charitable organization, or educational organization.

³ Property interest means the direct ownership of real property and includes any percentage of ownership. Financial interest means direct ownership of 10% or more of the total assets or capital stock of a business entity.