

## REZONING APPLICATION

**CITY OF RINCON**  
 Planning & Development Department  
 302 S Columbia Avenue  
 Rincon, GA 31326  
 P: 912-826-5996 F: 912-826-2083  
 www.cityofrincon.com



### PROPERTY INFORMATION

Location Address:	Parcel #:
Zoning District:	Existing Land Use:
Proposed Zoning District:	Proposed Land Use:
Net Property Acreage (minus wetlands)*:	Gross Property Acreage*:

*\*The acreage data (net and gross) must be provided in square feet if less than one acre, and in acres if greater than one acre.*

### APPLICANT INFORMATION

Applicant Name:	Phone:
Business Name:	Email:
Mailing Address:	
City:	State:
Zip Code:	

**Applicant is** (check one):  the Property Owner  Not the Property Owner (attach the Property Owner's Authorization)

### OWNER INFORMATION

Owner Name:	Phone:
Business Name:	Email:
Mailing Address:	
City:	State:
Zip Code:	

### APPLICATION HISTORY

Have any previous applications been made to rezone the subject property?

Yes  No If yes, list the application #: \_\_\_\_\_

**NEED FOR REZONING (address attached criteria)**

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**Applicant’s Certification:** I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date**

**SUBMITTAL REQUIREMENTS**

- A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds
- The present and proposed land uses of all adjoining properties if under the same ownership
- The names, addresses, and zip codes, at the date of filing, of property owners adjacent to and across any public right-of-way from the property being proposed for rezoning, including properties diagonally across an intersection
- All known previous applications for a map amendment affecting the same premises
- A scaled map or plat, which shall show the property referred to in the application and all adjoining lots or parcels of land which are also under the same ownership (1 digital and 1 – 11 X 17)
- Campaign Contribution/Gift Disclosure Form

**\*Note:** A neighborhood meeting is suggested but not required prior to the Planning and Zoning Board Meeting

**REZONING APPLICATION FEE**

\$500.00

**PROCESS****Office Use Only:**

Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Sign Posted: \_\_\_\_\_

Date Adjacent Property Letters Mailed: \_\_\_\_\_

Date of Newspaper Ad: \_\_\_\_\_

P&amp;Z Meeting: \_\_\_\_\_

Council Public Hearing: \_\_\_\_\_

Council First Reading: \_\_\_\_\_

Council Second Reading: \_\_\_\_\_

 **Approved** **Denied** **Withdrawn by Applicant**

## REZONING CRITERIA

In order to promote the public health, safety, and general welfare of the City of Rincon against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the City Council in making any zoning decision:

- (A) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- (B) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- (C) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
- (D) Will this request place irreversible limitations on the area as it is or on future plans for it?
- (E) Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- (F) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- (G) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- (H) Will the action adversely impact adjacent or nearby properties in terms of:
  - (1) Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
  - (2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
  - (3) Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
- (I) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?