



Rezoning Request Notice of Intent

Applicant Information

Name City of Powder Springs & Hollywood Construction

Phone 770-943-1666

Mailing Address PO Box 46

Email tgarver@cityofpowdersprings.org

Notice of Intent

PART I. Please indicate the purpose of this application :

To remove a prohibition of leasing that was placed on the rezoning that occurred on December 1, 2003. Instead of a prohibition, staff is recommending a maximum percentage of rentals be allowed.

PART II. Please list all requested variances:

NA

Part III. Existing use of subject property:

Townhouses

Part IV. Proposed use of subject property:

Townhouses

Part V. Other Pertinent Information (List or attach additional information if needed):

Applicant Signature

_____	City of Powder Springs & Hollywood Construction	_____
Signature of Applicant	Printed Name	Date



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name City of Powder Springs & Hollywood Construction	Phone 770-943-1666
---	---------------------------

Mailing Address PO Box 46	Email tgarver@cityofpowdersprings.org
----------------------------------	--

Written Analysis

In details please address these Rezoning Criteria:

a. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

This change in stipulations will not change the development of the property as intended as fee-simple townhouses.

b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

There is no change in zoning designation proposed by this application.

c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

There is no change in zoning designation proposed by this application.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

There is no change in zoning designation proposed by this application.

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

There is no change in zoning designation proposed by this application.

f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

There is no change in zoning designation proposed by this application.

g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

There is no change in zoning designation proposed by this application.

Applicant Signature

_____ Signature of Applicant	City of Powder Springs & Hollywood Construction Printed Name	_____ Date
---------------------------------	---	---------------