



TEXT AMENDMENT APPLICATION PACKET

Instructions for Applicant:

Complete this form and the appropriate attachments in order to apply for a Text Amendment. Refer to Article 13 of the Unified Development Code for more detail.

Fill in the top boxes and have your signature notarized. Deliver the original of the application and all attachments to the Community Development Department at 4488 Pineview Drive, Powder Springs 30127. You can reach the Planning & Zoning Department at 770-943-1666 during normal working hours to discuss your application or if you have any questions.

- Fill in your name, address, telephone number, the property's location and Land Lot in which the property is located.

The following information will be required (checklist attached):

- 1. Application**
- 2. Notice of Intent**
- 3. Proposed Text to be Amended**
- 4. Application Fee. City initiated request may be waived**

COMMUNITY DEVELOPMENT

4488 Pineview Drive

Powder Springs, GA 30127

Phone: 770-943-1666 email: commdev@cityofpowdersprings.org

Applicant's Public Notice Requirements:

The Code requires public notice of your Text Amendment request. The Community Development Department will tell you when and where the Planning and Zoning Commission will hold their public hearing on your application.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

City Actions:

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete.

The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing.

After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing.

The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

APPLICATION FOR TEXT AMENDMENT

(APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL MEETINGS)

For Office Use Only:
 PZ #: PZ 19-034
 Planning Commission Hearing: 10/28/2019 City Council Hearing: 11/4/2019 & 11/18/2019
 Withdrawn Date: _____ Reason for withdrawal: _____

Applicant: City Initiated

Email Address: sedwards@cityofpowdersprings.org

Mailing Address: 4488 Pineview Drive Zip Code: 30127 Telephone #: _____

Section of the Code to be amended: _____
Table 2-3 - Add Crematorium as an accessory requiring Special Use approval. Article 5. Corridor Study: architectural and site design

Applicant's Signature: Shauna Edwards  Digitally signed by Shauna Edwards
 DN: cn=Shauna Edwards, o, ou, email=sedwards@cityofpowdersprings.org, c=US
 Date: 2019.10.10 10:42:15 -04'00'

Section 13-12 Unified Development Code

An application to amend the text of this development code may be initiated by:


- (a) The governing body
- (b) The planning commission
- (c) The community development director
- (d) The director of public works, in the case of text amendments pertaining to article 21 of this development code.
- (e) The building inspector, in the case of text amendments pertaining to article 24 of this development code.
- (f) Any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which an amendment is sought, and further provided that the applicant has attended a pre-application meeting with the Community Development Director.

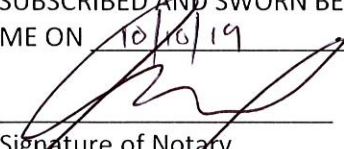
REQUIRED INFORMATION

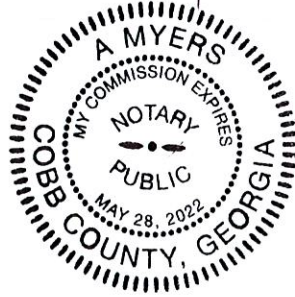
Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

Check the boxes for all of the items that you have attached:

- 1. Application
- 2. Notice of Intent - (see attached)
- 3. Proposed Text Amendment
- 4. Application Fee. City initiated request may be waived.

Fee waived 

SUBSCRIBED AND SWORN BEFORE
 ME ON 10/16/19

 Signature of Notary
 My Commission Expires: 5/28/22



NOTICE OF INTENT

Part 1.

Please indicate the purpose of the application:

1. Existing funeral home business owner is requesting to add crematory service to his business. The City is initiating a text amendment proposing to add cremation services as an accessory use to funeral homes. Such use will require a Special Use approval within all commercial zoning districts.

2. Include architectural and design standards to the Code as suggested by the GA Tech Corridor study.

Part 2

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

APPLICANT'S WRITTEN ANALYSIS – *In details please address these Text Amendment Criteria*

- (a) Is the proposed amendment consistent with the purpose and intent of this development code;
Cremation - use will not be permitted by right and will requires a Special Use approval.

Corridor Study - Yes the proposed architectural and design standards by GA tech is consistent with the Code as it promotes connectivity throughout the City.

- (b) Does the proposed amendment further the purpose and intent of the comprehensive plan, or is it needed to properly implement the comprehensive plan;
Cremation - use will not be permitted by right and will requires a Special Use approval.

Corridor Study - Yes the proposed architectural and design standards by GA tech is consistent with the Code as it promotes connectivity throughout the City.

- (c) Is the proposed amendment needed to address new or changing conditions;

Cremation services - Per business owner adding such service will address new and changing conditions. Funeral home is also wanting to meet the demands of all clients.

Corridor Study: with increase population and added commercial services site design and architectural standards must be implemented for consistency throughout the City.

- (d) Does the proposed amendment reasonably promote the public health, safety, morality or general welfare;

Cremation services There is a possibility that with new building design standards having such facility may promote public health and safety.

Additional information will be required to make a determination.

Corridor Study: The GA Tech proposal was designed to allow for connectivity via trails, road improvement, landscaping and architectural requirements.

CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant: N/A

Applicant's Address: _____

Applicant's Attorney: _____

Attorney's Address: _____

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 *et seq.*

The property that is the subject of the attached application is owned by:

Individual(s) Corporation Partnership Limited Partnership Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

N/A	

APPLICANT: Within the two years preceding the date of the attached application, **the applicant** has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
N/A		

ATTORNEY: Within the two years preceding the date of the attached application, **the attorney representing the applicant** has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift

Planning & Zoning 2019 Agenda & Hearing Dates

Rezoning, Special Uses, Variances and Developments of Regional Impact (DRI)

Deadline for Application	Agenda	Hearing	Council Agenda	Council Hearing
December 26 2018	January 10	January 28	January 30	February 4
January 29	February 7	February 25	February 27	March 4
February 26	March 14	March 25	March 27	April 1
March 26	April 11	April 29	May 1	May 6
April 23	May 9	May 28 (Tuesday)	May 29	June 3
May 28	June 13	June 24	July 10	July 15
June 25	July 11	July 29	August 14	August 19
July 30	August 8	August 26	September 11	September 16
August 27	<i>September 12</i>	September 30	October 2	October 7
September 24	October 10	October 28	October 30	November 4
October 29	November 14	November 25	November 26	December 2
November 26	December 12	December 16	TBD	TBD
December 24	January 9	January 27	TBD	TBD

Note: Applications may be scheduled for a different hearing date than noted, at the discretion of the City staff, should the application require additional time for review and consideration.

- Planning & Zoning Agenda meetings - 7:00 p.m. in Community Development Department conference room. Pre-meetings start at 6:30 p.m.
- Planning & Zoning Public Hearings - 7:30 p.m. in the City Council Chambers at the Community Development Department. Pre-meetings start at 7:00 p.m.
- Mayor & Council Agenda dates subject to change. Council Agenda **times may vary**, contact Kelly Axt at City Hall (770-943- 1666) on the **day prior** to the Council Agenda meeting to determine when the item has been scheduled. The meeting will be held in the 2nd floor conference room at City Hall.
- Council Public Hearings - 7:00 p.m. in the City Council Chambers at Community Development Department.

ATTENDANCE IS REQUIRED AT ALL MEETINGS