

CITY OF FLOWERY BRANCH
REDEVELOPMENT PROJECT APPLICATION

Applicant: is the (check one) Owner's Agent
 Contract Purchaser
 Property Owner

Owner:

Name (please print)

Name (please print)

Address

Address

City, State, Zip Code

City, State, Zip Code

Phone Number(s) Fax

Phone Number(s) Fax

Corporation: Submit list of officers, directors and major stockholders with name, address and title.

Partnership: Submit list of all partners with name, address and title.

Contact Person: _____ Phone: _____ Fax: _____

Cell Phone: _____ E-mail: _____

Present Zoning Classification(s): _____

Proposed Use(s): _____

Property Location: _____ District _____ Land Lot _____ Block _____ Lot _____

Tax Identification No. _____

Property Size: _____ Road Frontage _____ Feet _____

Check one each: Paved Road or Unpaved
 Public Water or Individual Well
 Public Sewer or Individual Septic Tank

As a minimum, the following items are required with submittal of this application.

- Payment of the application fee of \$500. Make checks payable to City of Flowery Branch;
- A legal description of the property, including a survey (Original or copy – NO FAX);
- A legal description of the property in electronic format;
- Existing conditions analysis of the site to be redeveloped, including any existing buildings, structures, and/or uses on the subject site, and the existing land uses and description of buildings, structures, and uses on all adjacent lots;
- Letter of intent describing the proposed use(s) of the property or other action requested (redevelopment project approval). The applicant must be comprehensive in terms of describing all principal uses that will be included – these will become limiting and binding on the developer – refer to the permitted uses listing in Table 9.1 of Article 9 of the Flowery Branch Zoning Ordinance. For complex projects, the applicant should describe

the intended phasing of the project, if applicable. The letter of intent shall address the following:

- How the proposed action compares (and is consistent with) the goals, policies, and development requirements of the Redevelopment Element of the Comprehensive Plan; and
 - How the redevelopment project will be consistent with any adopted design guidelines for the type of development and/or the proposed use; this specifically includes streetscape improvements meeting design standards of the redevelopment element of the comprehensive plan; and
 - How the general design, the character and appropriateness of design, scale of buildings, arrangement, texture, materials, and colors of buildings in the proposed redevelopment project will be appropriate in its surroundings.
- Ten copies and one electronic copy of a site plan of the property, at an appropriate engineering scale, showing the proposed use and relevant information (buildings, parking, open spaces, etc.) regarding proposed improvements. If applicable, all information required by the Zoning Code or Subdivision and Land Development Regulations of the City of Flowery Branch;
 - Statistics regarding the proposed development (this may be incorporated into the letter of intent, or shown on the site plan, or both). At minimum, such statistics shall include the total square footage of the redevelopment project, including any existing buildings to be retained, the total gross square footages of building(s) devoted to each use, the floor-area ratios of the redevelopment project, and proposed building heights for all buildings and structures proposed in the redevelopment project;
 - Ten copies and one electronic copy of all exterior elevation drawings in sufficient number of copies as required by the Zoning Administrator of all building faces that will front on a public or private street, and rear and side elevations of same if requested by Zoning Administrator, drawn to an architectural scale and signed by an architect. If structured parking is proposed, elevations of the parking structure must also be submitted. Said exterior elevation drawings shall clearly show in sufficient detail the exterior appearance and architectural design of proposed principal buildings. Each application shall also indicate proposed materials, textures and colors and provide samples of materials and colors;
 - Facility impact analyses, including the following:
 - Traffic impact study (if certain threshold is met as identified in Article 10 Section 10.20 of the Zoning Code). The study needs to include proposals to mitigate traffic problems if identified in the study.
 - Certificate of water and sewer availability. If possible, providing a letter from the Public Works Director and Wastewater Treatment Plant Superintendent, specifying available capacity and size and condition of water and sewer lines serving the site.
 - Analysis of the adequacy of drainage for the site (description and assessment of adequacy of stormwater facilities on site and off-site). This is not to imply that the

application requires a complete engineering analysis as required by Article 12 of the Subdivision Land Development Ordinance.

- A written development agreement, but only if the developer requests city participation in the provision of on-site or off-site facilities, such as the sharing of costs for facilities, shared parking, etc. which may or may not be available from the city. If accepted by the city, the development agreement may become a condition of redevelopment project approval or it may be considered and approved separately from redevelopment project approval;
- A uniform sign plan, showing types of wall signs and, if permitted, ground signs along with provisions that will regulate tenant signs. An applicant at his or her option may defer this application requirement to a later stage;
- If any variances or administrative variances are required, the applicant will file a separate application following submission requirements and processes for the type of variance sought;
- Copies of any Certificate of Appropriateness (COA) approvals;
- Applicant's and/or Owner's Certification (Attachment A); and
- The names and addresses of adjoining property owners. Names and addresses must be from current Hall County tax index and provided in mailing label form (contact staff for details).

CONFLICT OF INTEREST DISCLOSURE

Identify all members of the City Council of the City of Flowery Branch and Employees of the City of Flowery Branch Community Development Department who

(1) Have a property interest in the real property affected by this request

(2) Have a financial interest (direct ownership interest) of the total assets or capital stock of a business entity where such ownership interest is more than 10% in any business entity which has a property interest in the real property affected by this request

(3) Have a member of the family (spouse, mother, father, brother, sister, son or daughter) having a property financial interest as herein defined, in the real property affected by this request

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

List below the names of local government officials of the City of Flowery Branch to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Officials Name	Amount of Description of Gift
_____	_____
_____	_____

SIGNATURE(S) OF OWNER(S)

I/We, the owner(s), submit this application and certify that the information is correct and true to the best of my knowledge.

Owner

Owner

Owner

Notary (required by Zoning Code)

HEARING DATE

This Application is scheduled to be heard by the Mayor and Council of the City of Flowery Branch at their meeting of _____, 200_, at _____ in the Council Chambers of Flowery Branch City Hall, 5517 Main Street, Flowery Branch, Georgia.

Owner or agent must be present in order for the request to be heard.

RECEIPT

Submission fee received from _____
in the amount of \$ 500.00.

City of Flowery Branch

BY: _____
City Planner

Date: _____

ATTACHMENT A

**City of Flowery Branch Community Development Department
Planning and Zoning Division**

AGENT AUTHORIZATION FORM

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

Ownership Certification

State of Georgia
County of Hall

I, the undersigned, do hereby certify that I am the owner of the property to be affected by the proposed application to the City of Flowery Branch dated _____, 200____, by virtue of a deed dated _____, _____, on file in the Office of the Clerk of Superior Court, Hall County, in Deed Book _____, Page _____.

Owner's Printed/Typed Name

Other Owner's Printed/Typed Name

Owner's Signature Date: _____

Other Owner's Signature Date: _____

Agent Authorization

I/We, the undersigned owner(s) of the property involved in this application, do hereby authorize _____ to act as Agent in submitting and representing the above identified application in my/our behalf.

Owner's Signature

Other Owner's Signature

I accept this authorization to act on behalf of the above ownership as Agent.

Planning and Zoning

Received by: _____ Date: _____