



Future Land Use Map Amendment Procedures

Douglas County, Georgia

Applications will be received on business days between 9:00 AM and 3:00 PM

The Douglas County Planning & Zoning Department processes future land use map amendment applications for unincorporated areas of Douglas County only. To file an application for property located within the city limits of Douglasville, please contact the City of Douglasville at (770) 920-3000 for details.

Applications should be typed or clearly written in black or dark blue ink. Illegible applications will not be accepted. Applications, including all required application fees must be submitted to the Douglas County Planning & Zoning Department in person. All applications will be reviewed and determined complete within five (5) working days of the application deadline. Incomplete applications will be returned. **PLEASE NOTE: APPLICATION FEES ARE NON-REFUNDABLE (After the application is determined complete).** No application will be accepted for a meeting after the deadline for submission has passed. **No exceptions!**

An impact analysis will be required for each application under the following conditions:

1. For proposed developments with 100,000 square feet of nonresidential floor area or 50 dwelling units, or more, a traffic study and a hydrology study, prepared by professional engineers registered in Georgia under the direction of the County at the applicant's expense, must be submitted along with the application for a zoning change.
2. For proposed developments with less than 100,000 square feet of nonresidential floor area or 50 dwelling units, a traffic study and a hydrology study, prepared by professional engineers registered in Georgia under the direction of the County at the applicant's expense, shall be required unless waived by the Development Services Director.
3. A traffic study, a hydrology study and other studies of the impact of the proposed development may be required by the Planning & Zoning Board or the Board of Commissioners as deemed necessary for adequate consideration and a fully-informed decision on the proposed zoning change. The studies shall be prepared under the direction of the County at the applicant's expense.

If the Future Land Use Map Amendment has been initiated by an owner or their representative, the application must be accompanied by a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration attached to this application.

After the application has been accepted, the Planning & Zoning Department will advertise the proposed map amendment in the Douglas County Sentinel and notify all adjacent property owners of the details of the proposed map amendment. Various departments – including: Douglas County Board of Education, Code Enforcement, Engineering, Douglas County Board Environmental Health, Fire Department, Sheriff's Department, Tax Assessor, Department of Transportation and the WSA - will complete a thorough evaluation (Impact Study) of the requested rezoning taking into consideration existing County ordinances, polices and Future Land Use Plan.

The results of the evaluations completed by these various departments will be consolidated into the Staff Report and will become a part of the public record.

A public hearing is held by the Douglas County Planning & Zoning Board and the Douglas County Board of Commissioners at 6:00 PM in Citizens Hall on the second floor of the Douglas County Courthouse, 8700 Hospital Drive. A decision on the application may be made at this meeting or if additional information is required the application may be tabled.

All applications accepted, will be required to pay a \$20.00 fee for each single-sided sign. The applicant will post signs every 300 feet and not more than 20 feet from the road in open view on each public road fronting the property under consideration for rezoning. All signs must remain posted until the close of the public hearing. The signs will be removed by the applicant once a decision has been made regarding the map amendment.

After the decision has been made, the applicant will receive a letter of confirmation and a copy of the applicable ordinance. Any applicable rezoning application submitted in association with the Future Land Use Map Amendment application will be heard at the same meeting and a decision rendered on both applications.

Date of Application: _____

Application #: _____

Future Land Use Map Amendment Application

Douglas County Board of Commissioners
Douglas County, Georgia

Applications will be received on business days between 9:00 AM and 3:00 PM

Address of Property: _____

Land Lot: _____ District: _____ Section: _____ Parcel: _____

What land use is called for on the Future Land Use Map?

What Land Use is requested?

Applicant: _____

Mailing Address:

Telephone Number (Daytime): _____

Email address: _____

The application must include the following information: (attach separate sheets if necessary)

1. Current and Historical Use of Property

2. Current and Proposed Zoning of Property

3. Current Uses of Adjacent and Surrounding Properties

4. Future Land Use of Adjacent and Surrounding Properties

5. Are there any existing structures on the Site? (Note: All structures or site elements must meet current standards if possible. Any site element that the applicant cannot meet shall be identified and include a justification as to why it cannot be met).

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6. Detailed description of proposed use including anticipated physical improvements to property.

7. A statement as to why this plan amendment would be in the best interest of the community at this time.

Signature of Applicant

Date

Printed Name of Applicant

Date

FOR OFFICE USE ONLY

Date Received: _____

Hearing Date: _____

Received by: _____

Standards for Considering a Future Land Use Map Amendment

The Planning & Zoning Board and the Board of Commissioners shall consider the following in evaluating a Future Use Land Use Map Amendment, give due weight or priority to those factors particularly appropriate to the circumstances of the application.

SUPPORTING DOCUMENTATION MAY BE REQUIRED

1. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

2. The extent to which the proposed designation is in compliance with the goals and policies of the Comprehensive Plan.

3. The extent to which the proposed designation would require changes in the provision of public facilities and services.

4. The extent to which the proposed designation would impact the public health, safety and welfare.

5. The extent to which additional land area needs to be made available or developed for a specific type of use.

6. The extent to which area demographics or projections are not occurring as projected.
