



CITY OF TOCCOA
Community Planning & Development Department
92 N. Alexander Street, P.O. Box 579
Toccoa, GA 30577
(706) 282-3232

APPLICATION FOR ZONING AMENDMENT

Date _____

- Ordinance Amendment
- Map Amendment (Rezoning)
- Variance Request

I Hereby Request a Zoning Amendment As Follows:

Current Zoning: _____ Proposed Zoning _____

Address of Property: _____

Tax Map Number: _____ Area: _____ Acres

Owner of Property: _____

Address: _____

Telephone Number: _____

- A. If the Owner and Applicant are not the same, please complete Attachment 1.
- B. Standards - Each application will be reviewed and any decisions will be based on the following Standards. The applicant may address each of the standards in writing using additional sheets if necessary.
 - 1. Existing uses and zoning of nearby properties.
 - 2. The extent to which property values are diminished by the particular zoning restrictions.

3. The extent to which the destruction of property value of the landowners promotes the health, safety, morals, or general welfare of the public.

4. The relative gain for the public as compared to the hardship imposed upon the individual property owner.

5. The suitability of the subject property for the zoned purposes.

6. The length of time the property has been vacant as zoned considering the context of land development in the area and vicinity of the property.

- C. Site Plan - All site plans shall show the location of existing and proposed buildings. Paved areas showing parking spaces and natural areas shall also be shown.
- D. Property Description - A written legal description and recent plat of the property must be submitted with the application.
- E. Disclosure - Submit a disclosure statement as described in Attachment 2, which is required by O.C.G.A. 36-67A-30.
- F. Zoning Amendment Schedule - See Attachment 3.
- G. Fees - Rezoning Request: \$100.00
Residential Zoning Variance Request: \$50.00
Commercial or Other Use-Zoning Variance Request: \$100.00
- H. Authorization to Inspect Premises - I hereby authorize the Toccoa City and Planning Commissions and their staff to inspect the premises which are the subject of this zoning amendment application.

Signature(s) of Applicant

ATTACHMENT 1

Complete only if Applicant is different from Property Owner

AUTHORIZATION BY PROPERTY OWNER

Application for Zoning Amendment

I Swear That I Am The Owner of the Property Which Is The Subject Matter Of The Attached Application, As Is Shown In The Records of Stephens County, Georgia.

I Authorize The Person Named Below To Act As Applicant In The Pursuit Of A Zoning Amendment For This Property.

Applicant Name _____

Address _____

City _____ State _____ Zip Code _____

Telephone Number _____

Signature (s) of Owner

Excerpt from the Georgia Code
CHAPTER 67A. Conflicts of Interest in Zoning Actions

36-67A-3 Campaign contributions

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.
(Code 1981, § 36-67A-3, enacted by Ga. L. 1986, p. 1269, § 1; Ga. L. 1991, p. 1365, § 1; Ga. L. 1993, p. 91, § 36)

36-67A-4 Penalties

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor.
(Code 1981, § 36-67-A-4, enacted by Ga. L. 1986 p. 1269, § 1; Ga. L. 1987, p. 3, § 36; Ga. L. 1991, p. 1365, § 1)

CITY OF TOCCOA
 ANNEXATION AND ZONING AMENDMENT SCHEDULE
 2022 CALENDAR YEAR
 (TENATIVE DATES)

CLOSING DATE To file for TPC First Thursday of the month	TPC MEETING DATE Third Thursday of the month	NEWSPAPER DEADLINE Submitted by Staff for Monday deadline	PUBLIC NOTICE Runs Thursday after Newspaper Deadline	TCC Hearing Public Hearing & Zoning Hearing 5 PM Meeting
January 6, 2022	January 20, 2022	January 31, 2022	February 3, 2022	February 28, 2022
February 3	February 17	February 28	March 3	March 28
March 3	March 17	March 28	March 31	April 25
April 7	April 21	May 2	May 5	May 30
May 5	May 19	May 30	June 2	June 27
June 2	June 16	June 27	June 30	July 25
July 7	July 21	August 1	August 4	August 22
August 4	August 18	August 29	September 1	September 26
September 1	September 15	September 26	September 29	October 24
October 6	October 20	October 31	November 3	November 28
November 3	November 17	November 28	December 1	December 26
December 1	December 22	January 2, 2023	January 5, 2023	January 23, 2023
January 5, 2023	January 19, 2023	January 30, 2023	February 2, 2023	February 27, 2023

***Bolted dates are likely to change. Contact the Planning Department for more information.**