



MORGAN COUNTY PLANNING COMMISSION

Submit to: Morgan County Planning & Development
150 E. Washington Street, Suite 200
Madison, Georgia 30650

CRITERIA FOR ZONING MAP APPROVAL

From the Morgan County Zoning Ordinance, Section 19.3.1 Required Findings for Zoning Map Approval

- **Compatibility with Adjacent Uses and Districts:** Existing uses and use districts of surrounding and nearby properties, whether the proposed use district is suitable in light of such existing uses and use districts of surrounding and nearby properties, and whether the proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- **Property Value:** The existing value of the property contained in the petition under the existing use district classification, the extent to which the property value of the subject property is diminished by the existing use district classification, and whether the subject property has a reasonable economic use under the current use district.
- **Suitability:** The suitability of the subject property under the existing use district classification, and the suitability of the subject property under the proposed use district classification.
- **Vacancy and Marketing:** The length of time the property has been vacant or unused as currently used under the current use district classification; and any efforts taken by the property owner(s) to use the property or sell the property under the existing use district classification.
- **Evidence of Need:** The amount of undeveloped land in the general area affected which has the same use district classification as the map change requested. It shall be the duty of the applicant to carry the burden of proof that the proposed application promotes public health, safety, morality or general welfare.
- **Public Facilities Impacts:** Whether the proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities and services.
- **Consistency with Comprehensive Plan:** Whether the proposal is in conformity with the policy and intent of the locally adopted comprehensive plan.
- **Other Conditions:** Whether there are any other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.



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APPLICATION FOR ZONING ACTION: ZONING MAP AMENDMENT

Applicant Information (same as owner Yes No)

Name: _____
Address: _____

Phone: _____
Fax: _____
Email: _____

Property Information

Address: _____
Tax Parcel: _____
Zoning Designation: _____
Acreage: _____
Current Zoning: _____
Proposed Zoning: _____

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Morgan County).
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. If the zoning map amendment is requested for property that is being split, a plat drawn by a Georgia registered Land Surveyor must be submitted showing the proposed new parcel.
4. Written description of your request in letter format, addressed to the Morgan County Planning Commission. All required criteria (attached) must be addressed in the written description.
5. A concept plan, when applicable. If a concept plan is necessary, the plan must meet all the requirements listed in the Morgan County Zoning Ordinance, Section 19.2.2.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Conditional Use request. All submitted documents are public records and subject to Opens Records Law.

Has applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Y N If yes, please complete contribution affidavit.

I have reviewed the application procedures and all applicable criteria and regulations in the Morgan County Zoning Ordinance for the above requested Conditional Use. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: _____ Date: _____



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OWNER AUTHORIZATION

Owner Information

Name: _____
Address: _____

Phone: _____
Fax: _____
Email: _____

Property Information

Address: _____
Tax Parcel: _____
Acreage: _____

I swear that I am the owner of the property listed above. I authorize _____
(applicant's name) to apply for a zoning action (zoning map amendment, conditional use, variance) at the above
listed address, as identified on the attached application.

Owner signature

Notary Public
Sworn and subscribed before me this
___ day of _____ 20__.

CAMPAIGN CONTRIBUTION DISCLOSURE

If the business of the applicant or owner, or the applicant or owner individually, have made contributions or gifts having a total value of over \$250 or more to any elected official in Morgan County within two (2) years preceding the date of this application, the following must be completed:

Name of Recipient	Date	Contribution Amount	Description of Gift	Value of Gift

Name of Business: _____
Business Ownership Interest: _____ Property Ownership Interest: _____

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Owner or Applicant Signature

Notary Public
Sworn and subscribed before me this
___ day of _____ 20__.