



CITY OF ST. MARYS

Community Development Department
418 Osborne Street St Marys GA 31558
(912) 510-4032

Planned Development Rezone or Text Amendment Packet

Staff encourages the applicant to meet prior to submittal to ensure that you have a complete application. **The City of St. Marys does not accept incomplete applications.** The application must be submitted no less than 32 days prior to the next regularly scheduled meeting of the Planning Commis-

- At least 2 acres of contiguous property.
- A signed and notarized application form. If the applicant is a corporation or partnership, an executed and notarized statement authorizing submission of the application
- If the applicant is not the owner of the property, a notarized property owner's authorization for the applicant to act on behalf of the owner on the request (accompanied by an executed corporate resolution if the owner is a corporation);
- A statement for the reasons for application and a description of the intended development
- Copies of covenants, conditions, or other deed restrictions that may pertain to the land certified by the Clerk of Superior Court of Camden County, Georgia .
- A receipt verifying all required application fees and taxes have been paid;
- Copy of the Deed (with legal description) as proof of ownership
- A Site Development Plan prepared by a registered surveyor, professional engineer, architect or registered landscape architect containing information as set forth in Sec. 110-184
 - Survey plat or site plan showing the dimensions of the property to be rezoned.
 - Location and dimension of existing structures, rights-of-way, marshlands, boundaries, water-courses, lakes and jurisdictional wetlands.
 - Location and dimensions of proposed development including structures, types of uses, access drives, setbacks, easements, etc.
 - Location and dimensions of proposed recreational areas and buffer zones, if any.
 - Location and size of water, sewer, and drainage facilities.
 - In the case of residential developments, proposed number of dwelling units and net acres available for building.
 - In the case of commercial and industrial developments, proposed off-street parking and loading areas, signage, and outdoor lighting.

If you have any questions or concerns, or would like to schedule a meeting, please contact Community Development at 912-510-4032 or email planneroftheday@stmarysga.gov



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- A Planned Development District Written Report. A written report shall be submitted explaining the type, nature, intent and characteristics of the proposed development, and shall describe:
- Overall goals and objectives of the planned development
 - Percentage of land to be provided for various land uses including open space and conservation areas
 - Provision of utility services and management of stormwater;
 - Development phasing plan;
 - Documents related to Property Owners or Homeowners Association;
 - Documents related to Covenants, Conditions and Restrictions Restrictive;
 - Proposed reservations or dedications for streets, easements, parks and/or schools, etc.;
 - and,
 - Any exceptions or variations to the Zoning Ordinance not identified above.

If you have any questions or concerns, or would like to schedule a meeting, please contact Community Development at 912-510-4032 or email planneroftheday@stmarysga.gov



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Additional Information

Amendments to existing PD Districts. Any request to amend a Planned Development District shall be considered an amendment to the zoning ordinance and shall be processed as an application for the establishment of a Planned Development District.

Performance Bond. Before approval of a Planned Development District or an amendment to a Planned Development District, the city council may require a contract with safeguards satisfactory to the city attorney guaranteeing completion of the development according to the criteria listed herein. Such guarantee may include the submission of a performance bond in an amount set by the city council.

Criteria for Approval. The proposed Planned Development District, or an amendment to an existing Planned Development District, should be approved if the completed application meets the Zoning Amendment Criteria set forth at Sec. 110-185(d). A negative finding on one or more of these criteria does not necessarily preclude approval of the Planned Development District

If you have any questions or concerns, or would like to schedule a meeting, please contact Community Development at 912-510-4032 or email planneroftheday@stmarysga.gov



CITY OF ST. MARYS

COMMUNITY DEVELOPMENT

418 OSBORNE STREET

ST. MARYS, GEORGIA 31558

912-510-4032

Property Owner's Authorization Form

I (we): _____

Hereby Authorize: _____

Representative of: _____

To apply for a certificate of appropriateness, sign permit, rezone, special use permit, subdivision, building permit, and pick-up the permit for the work as indicated above.

Address & Parcel number: _____

Type of Work being performed: _____

As property owner(s), I (we) hereby grant permission to the applicant, person or business referenced above to apply for a certificate of appropriateness, sign permit, rezone, special use permit, subdivision, building, and pick-up the permit for the work as indicated above. All work performed must meet all provisions of The City of St. Marys Building and Zoning Codes and the Laws of the State of Georgia, as applicable, whether specified or not. Contractors are required to have a Georgia Professional Contractors License.

(Property Owner or Person with Power of Attorney Signature)

(Date)

(Printed Name)

(Title)

Owners Address

(Owners Phone Number)



CITY OF ST. MARYS
 418 OSBORNE STREET
 ST. MARYS, GEORGIA 31558
 TELEPHONE: 912-510-4032
 Fax: 912-510-4014
planneroftheday@stmarysga.gov

To Whom It May Concern,

I, _____, do authorize the City of St. Marys to debit my credit/debit card for a onetime payment in the amount of \$ _____; for the sole purpose of _____.

 Signature of Card Holder

REQUEST FOR CREDIT CARD PAYMENT

DATE: _____ Business License

Project Number: _____ Other

Total: \$ _____ + \$3.00 = Amount to be charged to Card \$ _____

Please note there will be a \$3.00 processing fee charged to your credit card

CREDIT OR DEBIT CARD INFORMATION

CARD: VISA MASTERCARD AMERICAN EXPRESS DISCOVER (Please Circle One)

CARD #: _____

EXPIRATION: _____

PRINT NAME AS SHOWN ON CARD: _____

***SIGNATURE OF CARD HOLDER: _____

ALL INFORMATION WILL BE SHREDDED IMMEDIATELY AFTER AN APPROVAL CODE IS OBTAINED FOR THIS TRANSACTION.



CITY OF ST. MARYS
418 OSBORNE STREET
ST. MARYS, GEORGIA 31558
COMMUNITY DEPARTMENT: 912-510-4032

Community Development Department Fee Schedule

All fees are subject to change by City Council

Rezoning

<u>Lot Size</u>	<u>Commercial</u>	<u>Residential</u>
0-19,999 SF	\$225.00	\$200.00
20K-49,999 SF	\$275.00	\$225.00
50K-74,999 SF	\$300.00	\$275.00
75K-99,999 SF	\$350.00	\$300.00
100K-149,999 SF	\$450.00	\$350.00
150K-199,999 SF	\$500.00	\$400.00
200K-299,999 SF	\$750.00	\$500.00



CITY OF ST. MARYS
APPLICATION FOR REZONE OR TEXT
AMENDMENT

Community Development Department
418 Osborne Street St Marys GA 31558c
(912) 510-4032

1. Applicant (Your Name): _____ Daytime Phone: _____ Email: _____

Mailing Address: _____ Zip: _____

2. Location of Property forming the basis for this text amendment: _____

Street _____ Tax Map and Parcel Number: _____

3. Is this rezoning due to an annexation? ___ YES ___ NO

4. Total Parcel Area (indicate square feet or acres): _____

5. Present Zoning: _____ Abutting zones (list all zoning designations that touch the parcel): _____

6. Proposed Zoning: _____

6. Character Area Designation _____

7. Are any special use(s), variance(s), covenant(s), or prior rezoning(s) present on the parcel?
___ YES ___ NO If 'YES', list ALL and date: _____

8. Reasons for the zoning amendment request: _____

9. Do you have legal possession of the parcel(s) proposed for this zoning text amendment? ___ YES ___ NO
(If 'NO' then this application cannot be processed until an application is received for all parcels intended to be affected by the text amendment and legal authorization provided.)

10. Owner's Name (If different from Applicant*): _____
Address: _____ Zip: _____ Daytime Phone: _____
(*If applicant is different from Owner, a legal authorization to represent the Owner must be attached to this application.)

I understand that the City of St. Marys will not process this application until I have submitted **ALL** required documents, which shall be **no less than 32 days prior to the regularly scheduled and advertised monthly meeting of the Planning Commission**. The Planning Commission meets on the 3rd Tuesday of every month at 5:30 PM in Council Chambers, City Hall. The recommendation of the Planning Commission is forwarded to City Council for their review at the next regularly scheduled Council meeting.

Signed: _____ Date: _____

Printed Name: _____

Date _____

Notary