



BRYAN COUNTY PLANNING & ZONING DEPARTMENT

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TEXT AMENDMENT APPLICATION

- A. In order for a text amendment to be considered, a petition (Application) must be filed with the Planning Department along with the applicable fee as established by the County Commission. All petitions for text amendments to the Bryan County Ordinance shall be in accordance with Chapter 12 Article VI of the Ordinance.
- B. A complete Text Amendment Application package must be submitted to the Bryan County Planning Department at least thirty days (30) prior to the requested meeting and/or hearing date that the text amendment is to be considered. Applications must be complete at submittal time to be considered for the requested agenda. Deficient applications may be delayed or postponed at the discretion of the Department until all deficiencies have been satisfactorily addressed.
- C. The Planning Commission will hold a public hearing, consider the documentation, and provide their recommendation on the proposed amendment for consideration by the County Commission.
- D. The County Commission will hold a public hearing, and unless an extension of time is requested by or agreed to in writing by the petitioner, the County Commission shall either reject the proposed amendment or move forward with the adoption of an ordinance enacting the proposed amendment with or without modifications.
- E. The petitioner must appear at both public hearings in order to answer any questions and/or to make any presentations to the public.
- F. The following items must be submitted with the Text Amendment Application:
 - 1. Application with Fee of \$165.00;
 - 2. Documented analysis of impact of proposed text amendment in which the Applicant must address the following questions in the analysis:
 - a. Whether the proposed text amendment(s) is in conformance with the Comprehensive Plan;
 - b. Whether the proposed text amendment(s) improves the overall zoning scheme and helps carry out the purposes of this Ordinance;
 - c. Whether the proposed text amendment(s) is compatible with or would negatively impact the overall character and land use patterns or a particular piece of property or neighborhood within one (1) mile of the revised zone, if applicable;

- d. The adequacy of public facilities and services intended to serve the zone proposed to be revised, including but not limited to roads, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services, if applicable;
- e. Whether the proposed text amendment(s) will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding;
- f. Whether the proposed text amendment(s) will adversely affect the existing uses or usability of existing adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods;
- g. Whether the proposed text amendment(s) could create undue hardships or adversely affect market values of existing adjacent or nearby lots;
- h. Whether the proposed text amendment(s) would require an increase in existing levels of public services, including, but not limited to schools, parks and recreational facilities, stormwater drainage systems, water supplies, wastewater treatment, solid waste services, roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;
- i. Whether there are other existing or changing conditions that would require further updates or changes to the Ordinance;
- j. The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the current wording in the Ordinance;
- k. Whether there are substantial reasons why the Ordinance cannot function as intended without the proposed text amendment(s).
- l. Whether the proposed text amendment(s) would allow a use not otherwise approvable in the current Ordinance and/or allow a use that is incompatible with existing uses. If so, describe.
- m. Whether the proposed text amendment(s) relieves a particular hardship, and/or confers special rights or privileges, and/or benefits the petitioner in any way;
- n. Whether the proposed text amendment(s) negatively impacts and/or benefits the general public in any way.

APPLICATION FOR TEXT AMENDMENT

CASE TA# _____

Date Received: _____ Requested Planning Commission

Meeting Date: _____

Applicant: _____

Applicant's Address: _____

Applicant's Phone No: _____

Section(s) of Ordinance to be Amended: _____

Reason(s) for Text Amendment: _____

Proposed Text Amendment(s): _____

Signature of Applicant

Date

CONFLICT OF INTEREST CERTIFICATION FOR ZONING APPLICATION

The undersigned below, making application for a text amendment change has complied with the O.C.G.A. § 36-67A, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant

Date

Type or print name and title

Signature of Applicant's attorney

Date

Type or print name and title

Signature of Notary Public

Date

(Notary Seal)

DISCLOSURE STATEMENT

Nothing in Chapter 36 of O.C.G.A. shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

- ☐ No, I have not made any campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.
- ☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

Signature of Applicant

Personally appeared before me

Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This ____ day of _____, 20____

Notary Public

(Notary Seal)