**SPECIAL USE PERMIT**  
**GI ZONING DISTRICT**  
**SUBMITTAL CHECKLIST**  
153 Willowbend Rd, Peachtree City, GA 30269  
P: 770-487-5731  
F: 770-631-2552  
WWW.PEACHTREE-CITY.ORG

Name of Proposed Project: ________________________

Name of Owner: ________________________________

Name of Developer: ______________________________

**Instructions:** The applicant shall complete the following checklist of submittal requirements. If the applicant answers “No” to any of the questions, a written explanation must accompany the negative response to the checklist question. The Planning Director shall include the applicant’s checklist and written explanations, if any, along with the schematic site plan submittal to the City Council.

The schematic site plan shall be prepared by a registered landscape architect, architect, or civil engineer licensed to practice in the state. Applicants will be required to comply with the following checklist.

**SUBMITTAL REQUIREMENTS:**

<table>
<thead>
<tr>
<th>Does your packet and plans comply with or show the following?</th>
<th>YES</th>
<th>NO</th>
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<tbody>
<tr>
<td>1) <strong>Application:</strong> Application shall be fully completed and signed by the property owner or duly authorized agent.</td>
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<td>2) <strong>Schematic Site Plan:</strong> One (1) full size 24” x 36” copy, one (1) 11” x 17” reduction, and electronic version. The plans should be clearly and accurately drawn by a design professional to include:</td>
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<td>(a) Name of the project, address, date, north arrow, and scale of the plan (1” = 100’ or less).</td>
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<td>(b) Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the schematic site plan.</td>
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<td>(c) Existing features such as lot lines, easements, rights-of-way, parking lots, driveways, buildings and structures, vegetation, watercourses, landscape buffers, multi-use paths, and other relevant features.</td>
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<td>(d) Proposed improvements such as parking, building additions, stormwater facilities, loading areas, or other planned improvements.</td>
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<td>(e) Table of existing and new square footage. Include square footage of existing and new uses (examples: office, manufacturing, warehouse, etc.)</td>
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<td>(f) Show building, parking, and driveway setback lines.</td>
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<td>(g) Show required tree-save / landscape buffer area.</td>
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<td>(h) If along a major thoroughfare, provide a rendering or drawing of any proposed façade changes.</td>
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<td>3) <strong>Written Narrative:</strong> A written description of the proposed use. The narrative should address:</td>
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<td>(a) Compatibility of the proposed use with the policies established in the comprehensive plan.</td>
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<tr>
<td>(b) Compatibility of the proposed use with the development character of adjacent properties and surrounding development.</td>
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<tr>
<td>(c) Availability of, or ability to provide, adequate utilities, stormwater drainage, parking, loading areas, landscaping, and other development standards required by the City’s Zoning and Land Development Ordinances.</td>
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<td>(d) Provision of safe circulation for vehicles, pedestrians, and alternate modes of transportation.</td>
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<td>(e) Compatibility of the proposed use with the intent of the GI General Industrial zoning district.</td>
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<td>4) <strong>Additional Submittal Requirements:</strong> Based on the proposed special use, the Planning Director may require additional materials such as a traffic impact analysis, environmental constraints analysis, economic impact statement, or others. Projects over 10,000 square feet should consult with the Planning Director prior to submittal to determine if additional materials will be required.</td>
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Please make sure all items above are completed and included with your submission. Incomplete submissions will result in delays in processing.

For confirmation of meeting dates and the placement of your request on the City Council agenda, please call the Planning Department at 770-487-5731.
Below are some excerpts from the Comprehensive Plan and the General Industrial Zoning Code to assist in composing your Written Narrative.

**Goals and Policies of the Comprehensive Plan**

**Land Use and Development Patterns**

**Goal:** Develop and redevelop land in the City based on the village concept and stepping down intensity toward the City’s boundaries.

**Policies:**
- Village centers are places of high community activity and can be a collection of commercial developments, school campuses, large institutional uses, and regional parks.
- Promote the location of industrial uses in the industrial park, commercial uses in the village centers, and step down residential densities the further they are from village centers.
- Promote the compatibility of commercial areas to the surrounding environment by requiring landscaping, signage, lighting, and design that minimizes the effects of large commercial centers and parking lots on surrounding land uses.
- Discourage any "strip-type" commercial development.
- New major commercial developments should evaluate and minimize impacts on infrastructure, traffic, the environment, and surrounding land uses.
- Continue development of the industrial park such that it is as aesthetically pleasing and reduces the impacts on the natural environment.

**Natural Resources**

**Goal:** Protect environmentally sensitive land and enhance the City’s greenbelts and open space areas.

**Policies:**
- Protect the quality of water in the lakes and streams and prevent periodic flooding by developing storm water management ordinances that reduce runoff by the least environmentally damaging method.
- Encourage the preservation of existing trees through ordinances and incentives. Continue enforcing the landscape ordinance requiring tree replacement plantings.

**Economic Development**

**Goal:** Maintain a diversified economy that encourages high paying, quality jobs, and maximum tax contribution while meeting the requirements of a healthy environment.

**Policies:**
- Encourage development of high quality local jobs suitable for residents.
- Encourage location of industries that maintain and protect the City’s water and air quality.
- Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses.
- Work towards reducing the tax burden on the residents by shifting the tax base towards industrial and commercial users.
- Continue to work with Fayette County Board of Education, the University System of Georgia, Georgia Department of Early Care and Learning, and other private education providers to provide high quality educational facilities in the City.
- Continue to require developers to provide necessary infrastructure in their developments.

**Purpose of the GI General Industrial District**

(1008.1) Intent of district: It is intended that the GI zoning district be established and reserved for basic or primary types of industrial uses which involve extensive manufacturing, processing or assembly operations. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for industries which require sizable tracts of land and/or employ large numbers of workers. The intention is also to reserve and protect undeveloped areas of Peachtree City which are suitable for such industries, and to discourage encroachment by other uses which are capable of adversely affecting the basic industrial character of the district.
With the signing and submittal of this application, the property owner authorizes Peachtree City staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: ____________________________ Date: __________________

Property Owner Signature: ______________________ Date: __________________

Please complete the Submittal Checklist.

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the City Council:

Signature: ____________________________ Date: ______________ Date of City Council Meeting: ______________