

Comprehensive Plan/Future Land Use Map (FLUM) Updates

Process Outline

- I. Pre-Application - Initial Information - Form I**
 - a. Applicant fills out and submits initial form within 2 working days staff categorizes the type of FLUM/Comp Plan Update
 - b. The applicant is given to appropriate update packet including Form II (if required).

- II. FLUM Comp Plan Amendment Application – Form II**
 - a. The applicant submits Form II and supporting documentation. This can be done with the submittal of the request for rezoning and or special exception.

- III. Staff Review**
 - a. The application and supporting documentation is reviewed by staff within 10 days from the date of submittal. The applicant shall be given the opportunity to make corrections if required. Correction must be submitted prior to the 14 days prior to the Planning Commission meeting date
 - b. The update shall not be placed on the Planning Commission agenda unless the herein required form and supporting documentation have been submitted and are complete and correct

- IV. Review and Recommendation by the Planning Commission**
 - a. The Planning Commission shall review the request and make recommendation to the Board of Commissioners.

- V. Review and Action by the Board of Commissioners**
 - a. The Board of Commissioners shall review the recommendations and either approve or deny the request for the update.

Application Fee

The application fee shall be a \$250.00 base fee plus \$1.00 for each project acre proposed in the amendment.

Land Use Tiers and Development Thresholds

1. Residential A – Less than five acres or less than 5 dwelling units
2. Residential B – 5-acres up to 50-acres or 5-dwelling units to 50-dwelling units
3. Residential C – 50-acres up to 200-acres or 50-dwelling units up to 200-dwelling units
4. Residential D – 200-acres up to 400 acres or 200-dwelling units to 500-dwelling units
5. Residential E – Above 500-acres or 500 dwelling units.

6. Office/Institutional A – Less than 5000 square feet
7. Office/Institutional B – Less than 10,000 square feet
8. Office/Institutional C – Less than 50,000 square feet
9. Office/Institutional D – Less than 200,000 Square Feet
10. Office/Institutional E - Less than 400,000 Square Feet
11. Office/Institutional F - Greater than 400,000 square feet

12. Commercial A – Less than 5000 square feet
13. Commercial B – Less than 10,000 square feet
14. Commercial C – Less than 50,000 square feet
15. Commercial D – Less than 200,000 square feet
16. Commercial E - Less than 400,000 square feet
17. Commercial F- Greater than 400,000 square feet

18. Industrial A – Less than 5000 square feet
19. Industrial B – Less than 10,000 square feet
20. Industrial C – Less than 50,000 square feet
21. Industrial D – Less than 200,000 square feet
22. Industrial E - Less than 400,000 square feet
23. Industrial F - Greater than 400,000 square feet

24. Mixed Use/Village - A– Less than 5-acres or less than 10,000 square feet*
25. Mixed Use/Village – B – Less than 10 –acres or less than 50,000 square feet.*
26. Mixed Use/Village – C – 11 acres to 50 acres or 100,000 square feet.*
27. Mixed Use Village – D – 51 acres to 100 acres-acres or 200,000 square feet.*
28. Mixed Use Village – E – More than 100-acres or more than 200,000 square feet.

* If any of the square footages of any individual use within the mixed use development exceeds the threshold listed for that use, it shall be categorized in that use category. For the purposes of establishing gross square footage in the mixed use category each proposed residential dwelling shall be calculated at 1,800 square feet.

Form FLUM-001
**Land Use Amendment
 Application Form I**

FLUMA No: _____

Project Information

Project Name: _____

Name, of Individual Completing form (include Title and Company Name if applicable):

Telephone: _____ Fax: _____

E-mail: _____

Name of Property Owner if different from individual completing this form (include Title and Company Name if applicable): _____

Project Description: Using the table below, select the development type that most accurately describes the proposed project (**select only one**). In the second column, provide a brief description of the project.

Development Type	Project Description	Project Thresholds
<input type="checkbox"/> Residential A		Less than five acres or less than 5 dwelling units
<input type="checkbox"/> Residential B		5-acres up to 50-acres or 5-dwelling units to 50-dwelling units
<input type="checkbox"/> Residential C		50-acres up to 200-acres or 50-dwelling units up to 200-dwelling units
<input type="checkbox"/> Residential D		200-acres up to 400 acres or 200-dwelling units to 500-dwelling units
<input type="checkbox"/> Residential E		Above 500-acres or 500 dwelling units.

<input type="checkbox"/> Office/Institutional A		Less than 5000 square feet
<input type="checkbox"/> Office/Institutional B		Less than 10,000 square feet
<input type="checkbox"/> Office/Institutional C		Less than 50,000 square feet
<input type="checkbox"/> Office/Institutional D		Less than 200,000 Square Feet
<input type="checkbox"/> Office/Institutional E		Less than 400,000 Square Feet
<input type="checkbox"/> Office/Institutional F		Greater than 400,000 square feet
<input type="checkbox"/> Commercial A		Less than 5000 square feet
<input type="checkbox"/> Commercial B		Less than 10,000 square feet
<input type="checkbox"/> Commercial C		Less than 50,000 square feet
<input type="checkbox"/> Commercial D		Less than 200,000 square feet
<input type="checkbox"/> Commercial E		Less than 400,000 square feet
<input type="checkbox"/> Commercial F		Greater than 400,000 square feet
<input type="checkbox"/> Industrial A		Less than 5000 square feet
<input type="checkbox"/> Industrial B		Less than 10,000 square feet
<input type="checkbox"/> Industrial C		Less than 50,000 square feet
<input type="checkbox"/> Industrial D		Less than 200,000 square feet
<input type="checkbox"/> Industrial E		Less than 400,000 square feet
<input type="checkbox"/> Industrial F		Greater than 400,000 square feet
<input type="checkbox"/> Mixed Use/Village A		Less than 5-acres or less than 10,000 square feet*

<input type="checkbox"/> Mixed Use/Village B		Less than 10 –acres or less than 50,000 square feet.*
<input type="checkbox"/> Mixed Use/Village C <input type="checkbox"/>		11 to 50 acres or 100,000 square feet.*
<input type="checkbox"/> Mixed Use Village D		51 to 100-acres or 200,000 square feet.*
<input type="checkbox"/> Mixed Use Village E		More than 100-acres or more than 200,000 square feet*.

*** If any of the square footages of any individual use within the mixed use development exceeds the threshold listed for that use, it shall be categorized in that use category. For the purposes of establishing gross square footage in the mixed use category each proposed residential dwelling shall be calculated at 1,800 square feet.**

Project Physical Location: _____

Tax Map Code: _____

Current designation(s) on the Spalding County Future Land Use Map: _____

Proposed designation(s) on the Spalding County Future Land Use Map: _____

What are the principal streets or roads providing vehicular access to the site: _____?

Is the project entirely within the unincorporated portion of Spalding County?

Yes No (circle one)

If no, what other jurisdiction(s) will the project be located in? _____

The initial request associated with this map amendment is:

- Rezoning
- Special Exception
- Both

Other: _____

Total proposed:

Single Family detached dwellings: _____

Townhouse or Condominium Dwellings: _____

Loft Dwellings: _____

Apartment Dwellings: _____

Flex Space Units: _____ Sq. Feet

Retail Area: _____ Sq. Feet

Office Area: _____ Sq. Feet

Industrial Area _____ Sq. Feet

Will the proposed project be age restricted? Yes No (circle one)

Name of water supplier for this site: _____

Name of wastewater treatment supplier to the site: _____

Estimated Project Completion Date: _____

Are land transportation or access improvement projects needed to support the proposed project? Yes No (circle one)

If yes, please describe the improvements needed: _____

Form FLUM-001
**Land Use Amendment
Application Form II**

FLUMA No: _____

Project Information

Project Name: _____

Name, of Individual Completing form (include Title and Company Name if applicable):

Telephone: _____ Fax: _____

E-mail: _____

Name of Property Owner if different from individual completing this form (include Title and Company Name if applicable): _____

Economic Impact

Estimated value at buildout: _____

Estimated annual local tax revenues (i.e. property tax, sales tax) likely will be generated by the proposed development: _____

Is the area workforce sufficient to fill the demand created by the proposed project?
Yes No (circle one)

Community Facilities

Water Supply

Estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD): _____

Is sufficient supply capacity available to serve the proposed project? Yes No (circle one)

If no, are there current plans to expand water supply capacity? Yes No (circle one)

If there are plans to expand water supply capacity, briefly describe: _____

If water line extension is required to serve the project, how much additional line (in miles) will be required? _____

Wastewater Disposal

Proposed method of wastewater treatment: _____

If public or private sewer system name Wastewater Treatment Provider: _____

What is the estimated sewerage flow to be generated by this development, measured in Millions of Gallons (MGD):

_____?

Is sufficient wastewater treatment capacity available for this proposed project?

Yes No (circle one)

If No, are there any current plans to expand existing wastewater treatment capacity? Yes

No (circle one)

If there are plans to expand existing wastewater treatment capacity, briefly describe: _____

If sewer line extension is required, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak-hour vehicle trips (if only and alternative measure of volume is available, please provide): _____

Has a traffic study been performed to determine if transportation odr access improvements will be needed to serve this project: Yes No (circle one)

If yes, please attach.

If transportation improvements are needed please describe: _____

Education and Schools (commercial/office or industrial, skip to next topic)

Are any dwellings within the development proposed to be age restricted? Yes No (Circle One)

If yes, what percentage of the total number of units proposed? _____%

The proposed project is located in the:

_____ Elementary School Zone

_____ Middle School Zone

_____ High School Zone

Public Safety

Distance to the nearest Spalding County fire station by vehicle road travel?
_____ miles

Number of Spalding County fire stations within 10 miles of the proposed project site:

Post Development ratio of Sheriffs Deputies per 1000 population at current staffing levels: _____

Solid Waste Disposal

How much solid waste is the project expected to generate annually, in tons? _____

Is sufficient landfill capacity available to serve this proposed project? Yes No (circle one)

If no, are there any current plans to expand landfill capacity? Yes No (circle one)

If there are plan to expand landfill capacity, briefly describe: _____

Will any hazardous waste be generated by the development? Yes No (circle one)

If yes, please describe: _____

Stormwater Management

What percentage of the proposed development will be impervious surface once the proposed development is constructed? _____%

Is the project located on or near any watershed or groundwater recharge area? Yes No (circle one)

Environment Quality

Is the project located within or likely to affect any of the following (please check all that apply)

- Water supply water sheds
- Significant groundwater recharge areas
- Wetlands
- Protected river corridors
- Steep slopes
- Old-growth forest
- Floodplains
- Historic Resources
- Other environmentally sensitive resources

If you checked any of the above identify how the protected resources might be affected:

Additional Information Required

Based on the project thresholds below, please attach 3 copies of the information and or documents checked in each box.

Attachments	Level A	Level B	Level C	Level D	Level E	Level F
Form II		✓	✓	✓	✓	✓
Project Description	✓	✓	✓	✓	✓	✓
Preliminary Site Development Plan		✓	✓	✓	✓	✓
Map of proposed FLUM Change (include adjacent properties)		✓	✓	✓	✓	✓
Environmental Impact Analysis				✓	✓	✓
Traffic Study (tie to County or regional traffic model)				✓	✓	✓