



Received by
City of Bloominadale
SEP 18 2019

City of Bloomingdale
 8 West Highway 80
 P.O. Box 216
 Bloomingdale, Ga. 31302
 Phone: (912) 748-0970
 Fax: (912) 748-1005

For staff use only

Petition Number _____

Date Submitted _____

Property Owner _____

Property Address _____

Action by Planning Commission: _____

Date of Action by Planning Commission _____

Action by Council _____

Date of Action by Council _____

REZONING CHECKLIST AND APPLICATION

Please type or print legibly. If necessary, attach additional sheets to fully answer any of the following sections. This form, along with application, application fee and required documents must be submitted at least seven (7) weeks prior to the regularly scheduled meeting of the Planning Commission.

Petitioner should refer to the City of Bloomingdale's Code of Ordinances, Zoning Appendix, to understand and adhere to all requirements. This document is for application purposes only and does not replace any procedures set forth in the Code of Ordinances.

Please complete the following checklist to verify all required items are included. Incomplete applications will not be accepted.

YES	NO	NA	
X			Completed application form
X			Legal description of property or metes and bounds description (Attach a boundary survey, recorded or proposed plat, tax map, or scaled plot plan to identify the property boundary lines. Survey, plat or map must show nearest public right-of-way)
X			Map of adjacent properties and zoning
X			Non-refundable filing fee, payable to City of Bloomingdale \$500.00
			If the petitioner is not the property owner, a signed, notarized statement from the owner authorizing the petitioner/agent to act on his or her behalf is required
X			Site plan, if applicable
X			Disclosure of Campaign Contributions, if applicable

Development of Regional Impact

If the project is a Development of Regional Impact (DRI), the project must first be reviewed by the State of Georgia before rezoning petition can be reviewed by the City of Bloomingdale. See <https://dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact> for more information.

~~_____~~

~~_____~~

REZONING APPLICATION FORM

I. General Information

Petitioner/ Applicant: (Note: A signed notarized statement of authorization from the property owner is required if the petitioner is not the property owner.)

Name: McCraney Property Company
Address: 2257 Vista Parkway Suite 15
West Palm Beach, FL 33511
Telephone: 561-478-4300 Cell _____
Email dwilliams@mccraneyproperty.com

Property Owner: (If same as petitioner, write "same")

Name: Pete Waller
Address: 702 Bloomingdale Road
Bloomingdale GA, 31302
Telephone: 912-748-4210 Cell _____
Email atlantic702@comcast.net

II. Property Description

Address: Legal address or general street location (nearest street intersections)
702 Bloomingdale Road
Bloomingdale GA, 31302

Legal Description: Name of subdivision, block, lot number, etc; or if none, by metes & bounds:
See attached survey

Property Tax ID #: 8000401012A, 8000402001, 8000601027, 8000601026

Total Area of Property: Approximately 531.71

If the property is contiguous to property with a more restrictive zoning classification or abutting or fronting onto an arterial or collector street, then a site plan is also required at the time of rezoning.

III. Action Requested

Action Requested: X Rezoning (Map amendment Variance

Previous Applications: Have any previous applications been made for a text or map amendment Affecting this same property or properties?

Yes X No x

If yes, give application number: _____

Date: _____ Action taken: _____

If exact application number, date, or action is not known, provide the approximate date of previous application: April 2017

Zoning Classification: Present zoning: _____ Requested zoning: Industiral/PUD

Existing Land Use: Specify such as single family residence, grocery store, vacant land, etc.:
 Agricultural use

Proposed Land Use: Specify such as single family residence, grocery store, vacant land, etc.:
 Light Industrial

Justification: List reasons for requesting the change(s); attach pages, if needed.

See Attached

IV. Other Information

Adjacent Property Owners:

Provide a list of the names and mailing addresses of all adjacent property owners of the subject property. (Use separate sheet if necessary)

Name: _____ Mailing Address: _____

See Attached

I have received and understand the checklist of actions needed to amend the Bloomingdale Zoning Ordinance/Zoning Map. It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of providing the need for the proposed amendment rest with the applicant.

Owner [Signature]
Signature

Agent _____
Signature

Disclosure of Campaign Contributions:

The Conflict of Interest in Zoning Actions Act (O.C.G.A. Chapter 67A) requires that an applicant for a zoning action must disclose campaign contributions in the amounts of \$250 or more that have been made to local government officials who will consider the application. A local government official includes the Mayor and members of the City Council and the Planning Commission. Agents, including attorneys, who may represent the applicant, must also disclose such campaign contributions. If this Act is applicable, it shall be the duty of the applicant to file a disclosure report with the City of Bloomingdale Clerk of Council showing the following:

- 1) The name and official position of the local government official to whom the campaign contribution was made; and
- 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for zoning action and the date of each such contribution.

This disclosure shall be filed within ten (10) days after the application for action is first filed.

Signature

Approval of an application for rezoning or variance by the City of Bloomingdale does not constitute a waiver from any applicable local, state or federal regulations.

I hereby certify that the above stated facts are true to the best of my knowledge and belief and that I am the owner or authorized agent for the owner of the subject property.

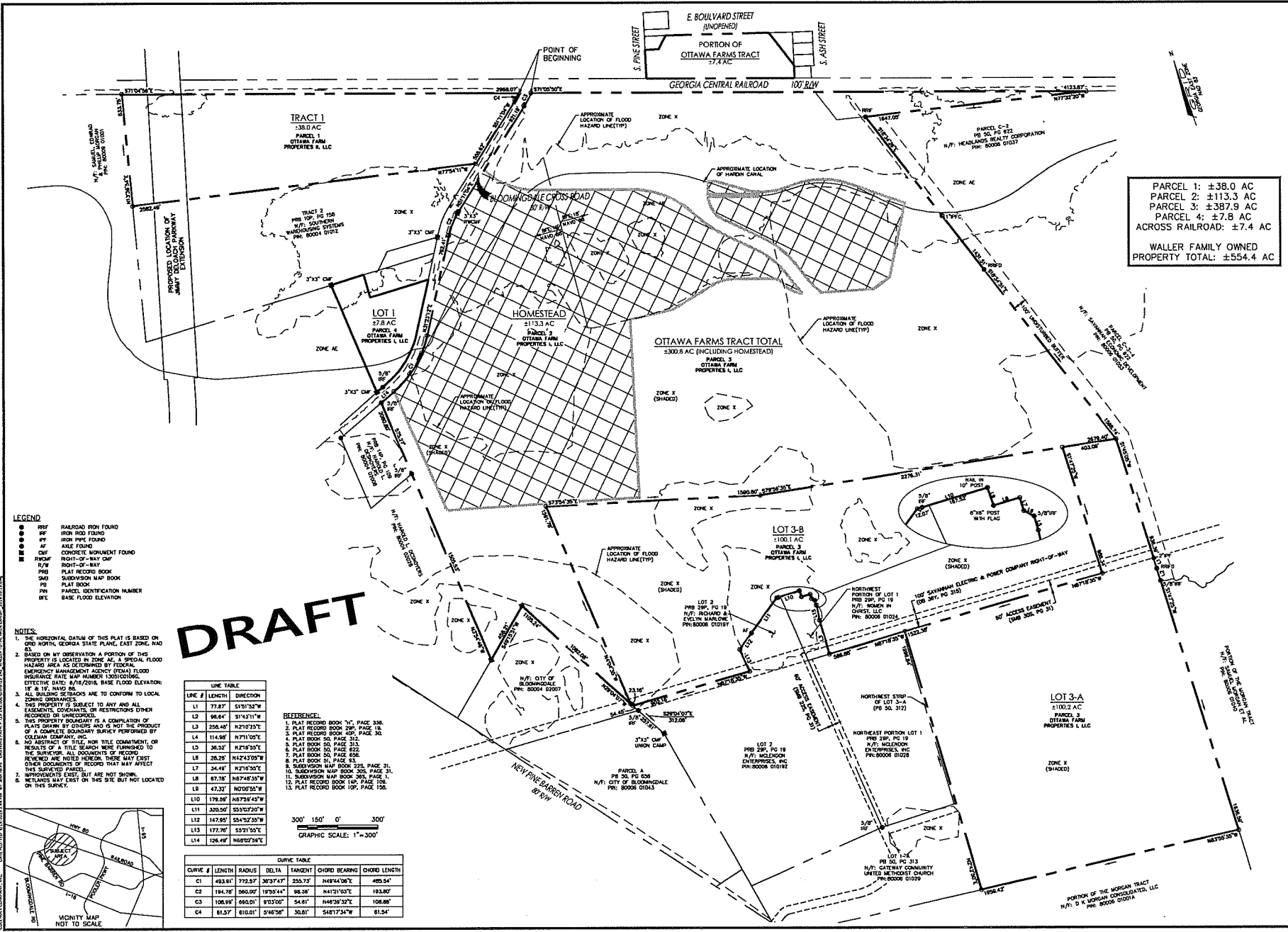
T. B. Allen
Owner's signature or Authorized Agent

HORACE B. WALLER
Printed Name

Sworn to and subscribed before me on this 18th day of September 2019.

Letha Ann Brazell
Notary Public





PARCEL 1: ±38.0 AC
PARCEL 2: ±113.3 AC
PARCEL 3: ±387.9 AC
PARCEL 4: ±7.8 AC
ACROSS RAILROAD: ±7.4 AC
WALLER FAMILY OWNED
PROPERTY TOTAL: ±554.4 AC

- LEGEND**
- RRF RAILROAD RIGHT-OF-WAY
 - RF RAILROAD RIGHT-OF-WAY
 - IRF IRON ROAD FOUND
 - IF IRON ROAD FOUND
 - AF AXLE FOUND
 - CMF CONCRETE MONUMENT FOUND
 - RWOF RIGHT-OF-WAY
 - RWOF RIGHT-OF-WAY
 - PRB PLAY RECORD BOOK
 - SMI SURVEYOR MAP BOOK
 - PIB PLAY BOOK
 - PN PARCEL IDENTIFICATION NUMBER
 - BFL BASE FLOOD ELEVATION

- NOTES**
1. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON 1983 NORTH GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 2. BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1305010000, EFFECTIVE DATE: 8/16/2016, BASE FLOOD ELEVATION: 10' ± V.E. HIGHS.
 3. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS OTHER RECORDED OR UNRECORDED.
 5. THIS PROPERTY BOUNDARY IS A COMPILATION OF RECORDS OF UNRECORDED SURVEYS PERFORMED BY COLEMAN COMPANY AND IS NOT THE PRODUCT OF A COMPLETE BOUNDARY SURVEY PERFORMED BY COLEMAN COMPANY.
 6. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD, RECORDED AND NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEY.
 7. IMPROVEMENTS EXIST, BUT ARE NOT SHOWN.
 8. NEIGHBORS MAY EXIST ON THIS SITE BUT NOT LOCATED ON THIS SURVEY.

DRAFT

LINE TABLE

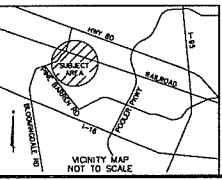
LINE #	LENGTH	DIRECTION
L1	77.87'	S17°32'37"W
L2	96.64'	S1°43'11"W
L3	208.48'	N7°10'23"E
L4	114.98'	N7°11'02"E
L5	30.25'	N7°16'03"E
L6	28.28'	N42°43'02"W
L7	34.47'	N2°16'02"E
L8	87.38'	N87°48'35"W
L9	47.32'	N07°02'57"W
L10	178.20'	N87°59'42"W
L11	303.36'	S33°03'30"W
L12	147.89'	S54°52'38"W
L13	172.78'	S27°15'07"E
L14	126.49'	N68°02'59"E

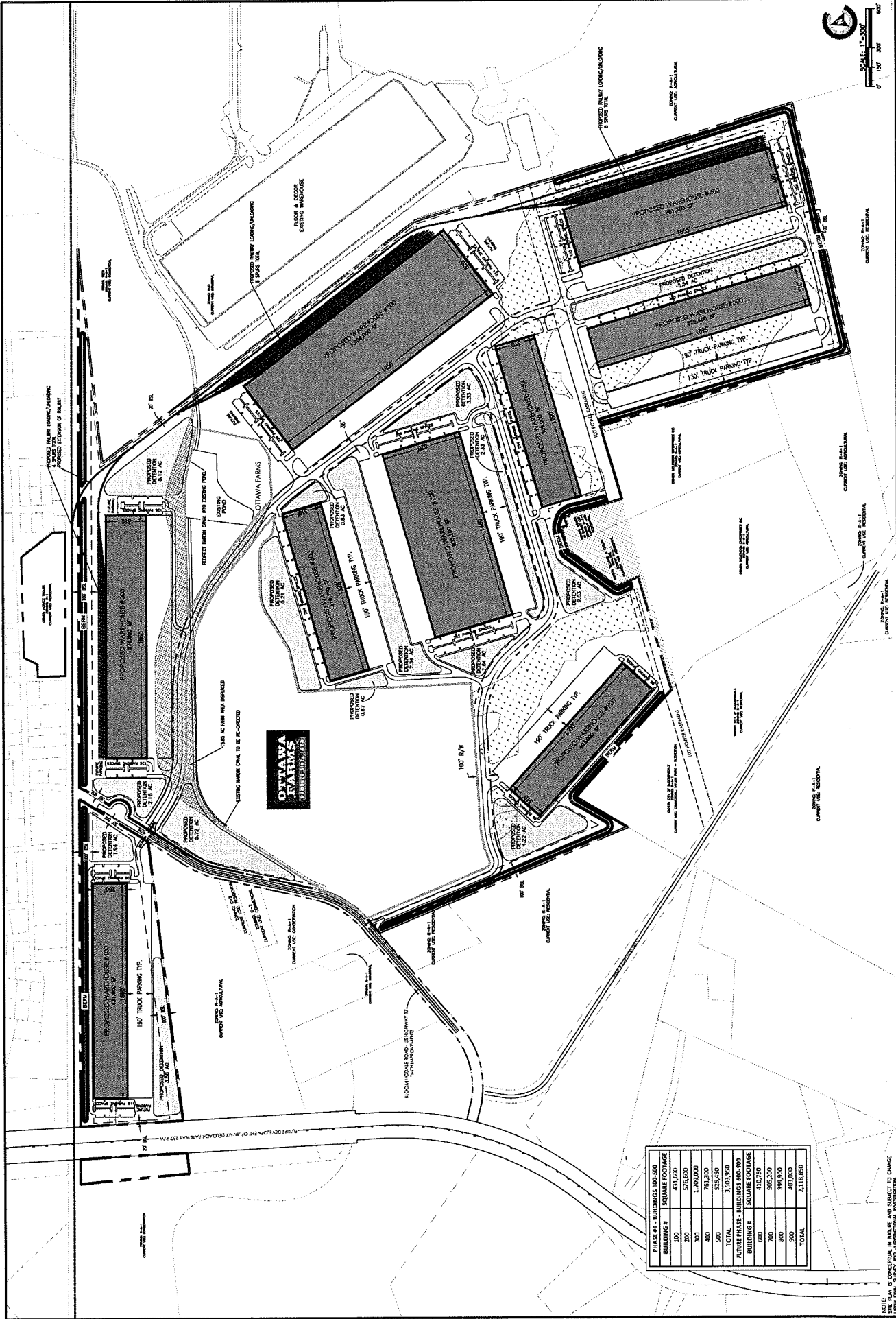
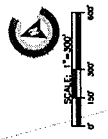
- REFERENCES**
1. PLAT RECORD BOOK "C", PAGE 308.
 2. PLAT RECORD BOOK 208, PAGE 18.
 3. PLAT RECORD BOOK 409, PAGE 50.
 4. PLAT BOOK 50, PAGE 312.
 5. PLAT BOOK 50, PAGE 313.
 6. PLAT BOOK 50, PAGE 822.
 7. PLAT BOOK 50, PAGE 608.
 8. PLAT BOOK 51, PAGE 610.
 9. SURVEYOR MAP BOOK 225, PAGE 31.
 10. SURVEYOR MAP BOOK 226, PAGE 31.
 11. SURVEYOR MAP BOOK 363, PAGE 1.
 12. PLAT RECORD BOOK 180, PAGE 176.
 13. PLAT RECORD BOOK 100, PAGE 108.

300' 150' 0' 300'
GRAPHIC SCALE: 1" = 300'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	493.81'	772.37'	383°37'47"	226.72'	N89°44'58"E	493.54'
C2	194.78'	260.00'	193°04'47"	98.38'	N41°21'03"E	193.80'
C3	106.69'	690.00'	97°03'07"	54.81'	N48°39'32"E	106.88'
C4	81.37'	810.01'	54°08'38"	30.81'	S48°17'34"W	81.54'





PHASE 81 - BUILDINGS 100-100	
BUILDING #	SQUARE FOOTAGE
100	431,600
200	376,000
300	1,790,000
400	781,200
500	325,650
TOTAL	\$1,543,950
FUTURE PHASES - BUILDINGS 100-100	
BUILDING #	SQUARE FOOTAGE
600	410,750
700	905,200
800	399,900
900	401,000
TOTAL	2,116,850

NOTE: 1. ALL DIMENSIONS IN THIS PLAN ARE SUBJECT TO CHANGE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.