

Application for Rezoning City of Blue Ridge, Georgia

Application No. _____

PC Hearing Date: _____

City Council Hearing Date: _____

Applicant Joseph Fava Phone# 561 239 0835
(applicant's name printed)

Address 11 Island Ave #1112 E-mail joe.favadesigngroup.com
Miam Beach, FL 33139

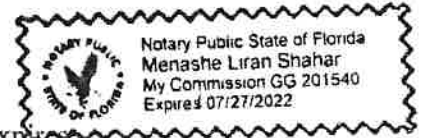
Rick Thompson Address 1410 Cowart St, Chattanooga, TN 37408
(representative's name, printed)

Rick Thompson Phone# 423-432-6797 E-mail rickt@artech.pro
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



Titleholder Joseph Fava Phone# 561 239 0835 E-mail joe.favadesigngroup.com
(titleholder's name, printed)

Signature [Signature] Address 11 Island Ave #1112
(attach additional signature, if needed) Miam Beach, FL 33139

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: _____



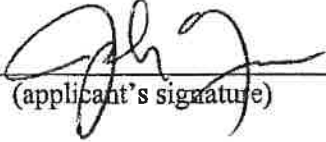
Zoning Request From C-2 to R-3
(present zoning) (proposed zoning)

For the Purpose of Developing condominium housing units Size of Tract .57 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 1281 East Main Street
(street address, if applicable; nearest intersection, etc.)

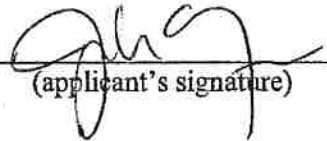
Land Lot(s) See Survey District(s) See Survey

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are no such assets. If any exist, provide documentation with this application.



(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is not such a cemetery. If any exist, provide documentation with this application.



(applicant's signature)

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- (g) Proposed unit square-footage(s): Approximately 9,000sf that will include conditioned and unconditioned unit areas of the building.
- (h) Proposed building architecture: The proposed building will have a total of 5 condominium units that will include 3 - two-bedroom units and 2 – three-bedroom units. The building design will incorporate roof slopes as required in the code that will provide a dramatic visual impact that reinforces the communities residential character in a contemporary style. The design will incorporate similar exterior materials used in the city such as architectural roofing shingles, metal roofing materials, brick veneer, wood and appropriate veneers, complementary and contrasting color selections for an aesthetically pleasing design.
- (i) List all requested variances: NA

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- (a) Proposed use(s): NA

- (b) Proposed building architecture: NA

- (c) Proposed hours/days of operation: NA

- (d) List all requested variances: NA

Part 3. Other Pertinent Information (List or attach additional information if needed)

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, City owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

Analysis of the impact of the proposed rezoning:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed rezoning to R-3 is appropriate to the area in that it will provide additional living units from its current C-2 zoning. The rezoning is desirable for the contribution to more in town housing needs and the positive economic impact on the adjacent property values.

- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The rezoning will not negatively impact the adjacent or surrounding properties usability due to the occupancy classification and the value it will bring to the area.

- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The rezoning classification will enhance the value of the property as it is currently zoned and add additional commercial and retail customers to the city.

- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

With the addition of 5 additional residential units, the traffic count will have a minimal impact on the public infrastructure, transportation facilities and the schools.

- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

With the existing R-3 areas around the site and the proposed rezoning reinforces the opportunity to provide more needed in town housing that is appropriate for the area, and it will provide additional patrons for the businesses in the area.

- (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

This area of East Main Street offers an opportunity to blend more housing, public areas, commercial and retail to support the current and future citizenry of the city. The existing R-3 zoning in the area offers positive growth potential and is a reasonable precedent for this request. There are larger tracts in the immediate area that could be creatively developed to accommodate a mixed use component that with an appropriate blend of uses could have a positive impact on the cities livability and activities.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant)

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? No

If so, describe the nature and extent of such interest: _____

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? No

If so, describe the nature and extent of such interest: _____

Does any member of the Blue Ridge City Council or Blue Ridge Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? No

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this 3rd day of September, 2021.



Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Blue Ridge City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council for the City of Blue Ridge, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

² Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.

**CAMPAIGN DISCLOSURE REPORT³ BY APPLICANT⁴
OR PERSON SPEAKING IN OPPOSITION**

(A separate form must be completed by each applicant or person speaking in opposition⁵)

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of Blue Ridge City Council or Blue Ridge Planning Commission who will consider the application?

No

If so, the applicant and the attorney representing the applicant must file a disclosure report with the City Council of the City of Blue Ridge within ten (10) days after this application is first filed.

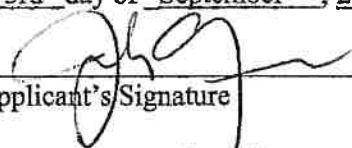
Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the City Council or Planning Commission to whom the campaign contribution or gift was made: _____

The dollar amount of each campaign contribution made by the applicant to the member(s) of the City Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: _____

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the City Council or Planning Commission during the two (2) years immediately preceding the filing of this application: _____

I certify that the foregoing information is true and correct, this 3rd day of September, 2021.



Applicant's Signature

³ If the answer to any of the above is "Yes," then the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council for the City of Blue Ridge, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

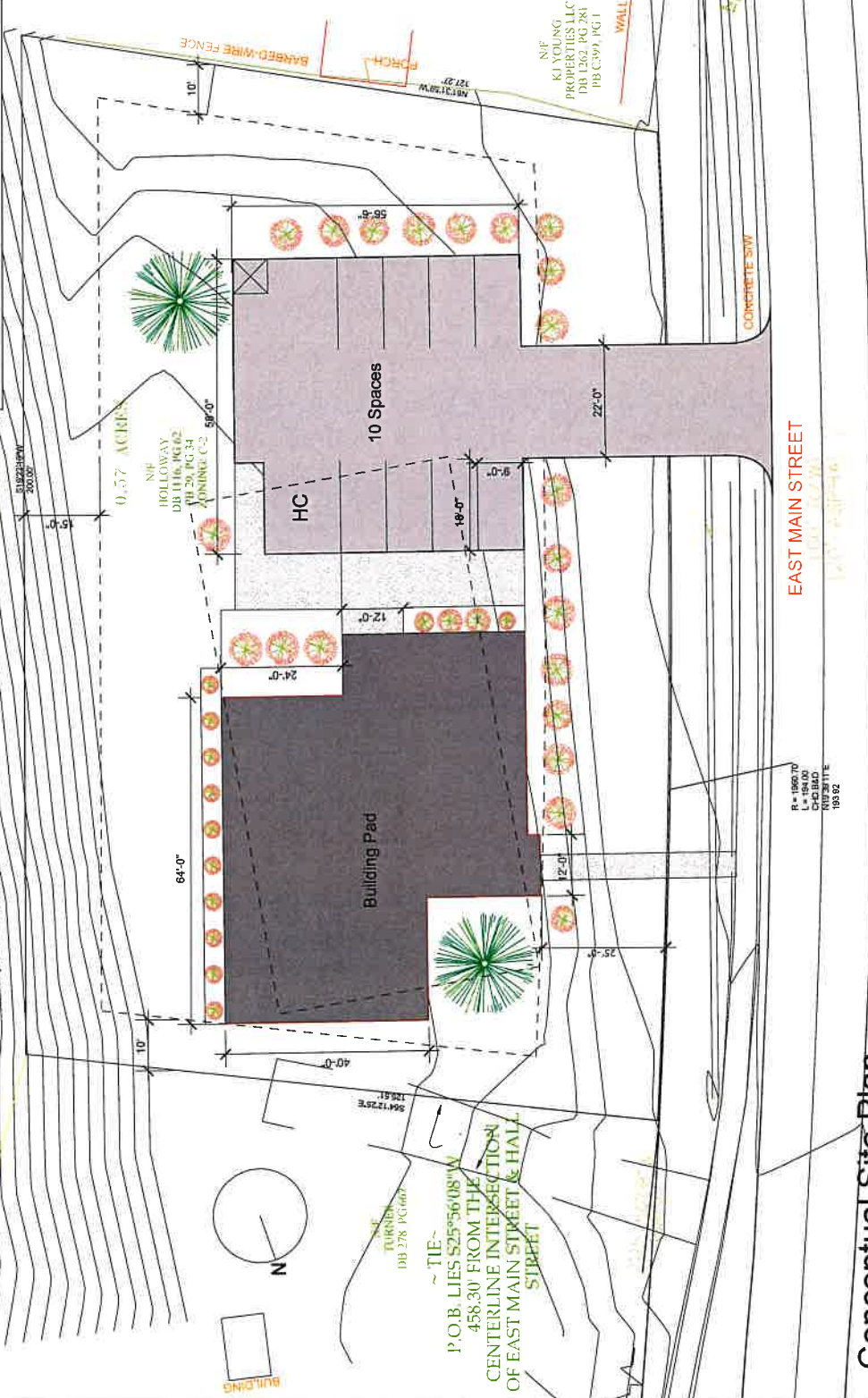
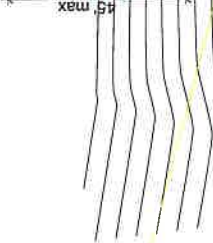
⁴ Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

⁵ Any person wishing to speak in opposition to a rezoning application must also file a Campaign Disclosure Report.

CONCEPTUAL SITE PLAN
PROPOSED CONDOMINIUMS

For Joseph Fava
1281 East Main Street
Blue Ridge, Georgia

- NOTES:**
- Current Zoning - C-2
 - Rezoning Request - R-3
 - Acreage - .57
 - Square Footage - 9,000 sf
 - 3 - 2 Bedroom Units
 - 2 - 3 Bedroom Units
 - Parking Required: 10
 - Setback Requirements: Front - 25ft, Rear - 15ft, Sides - 10ft
 - Allowable height - 45ft



- NEIGHBORING PROPERTIES:**
- NF FIGHTERTOWN HOLLOWAY DRIVE, PG. 62, 01/23/2011, 04-77R, 01/23/2011, 04-77R
 - NF TURKIN DRIVE, PG. 60, 12/8/51
 - NF HOLLOWAY DRIVE, PG. 62, 01/23/2011, 04-77R
 - NF ADAMS DRIVE, PG. 63, 01/23/2011, 04-77R

P.O.B. LIES 52'5"56"08"W
458.30' FROM THE
CENTERLINE INTERSECTION
OF EAST MAIN STREET & HALL
STREET

R = 1860.70
L = 186.00
D = 186.00
01/23/2011
193.02



ISSUE DATES
INITIAL ISSUE - 05-17-20
DATE
BY
REVISION