

Steps for Zoning Change



Annexation, Zoning, and Rezoning

Items Needed for Submission

- Notarized Letter of Request (must comply with ZO §4.7.1(A)(3))
- Copy of the Deed
- Supporting legal documentation regarding property ownership.
Copies of Deeds for sold off or deeded off property
- Digital Copy of Legal Description (MS Word compatible)
- A scaled plat/map showing property (see ZO §4.7.1(A)(2))
- Application Fee (\$1,000.00)

In cases with multiple deeds or zoning that does not follow property lines, a Surveyor's or Professional Engineer's services will be required to combine legal descriptions into a unified description of all property.

- Petition to annex
- Annexation Survey

Annexation Only

NOTE: Timeline shows an ideal zoning change scenario. During the process, issues may arise which require a longer period of time for the request to be approved.

Start						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	#2				

Month 1						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
#4	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	#6				

Month 2						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
#7	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	#9				

Month 3						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
#10	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

Steps

- 1. Consultation.** Ask the Engineering Services Department staff if a zoning change* is feasible.
- 2. Submission.** Submit zoning change request to the Planning and Zoning Department at City Hall. The submission deadline is the last Tuesday of the month. Also, the submission dates for Planning Commission are available on the City of Athens Website on the Planning Commission page or from our office.
- 3. Notification of City/County Departments.** For annexations, City, County, State departments will be notified of annexations. Comments will be accepted.
- 4. Subdivision Committee.** This is a staff review meeting for items that go before the Planning Commission. Engineers, land surveyors, and developers are encouraged to attend. This meeting is held at 1:00 p.m. the first Wednesday of the month at the Public Works Building.
- 5. Legal Notice.** Fourteen (14) days prior to the Planning Commission meeting, the Planning and Zoning Department will place a legal advertisement in the Athens News Courier giving notice of public hearings on submitted requests. Also, the Planning and Zoning Department will place a sign on the property giving notice that "This property is being considered for (RE)ZONING, for more information call 233-2224."
- 6. Planning Commission.** A Public Hearing on the request will be held during the Planning Commission Meeting. The Planning Commission meets at 5:30 p.m. on the third Tuesday of the month at the City Council Chamber located in the Athens City Hall (200 Hobbs Street West).

* Zoning change refers to the annexation and rezoning processes.

- 7. City Council sets a Public Hearing.** If the request is approved by the Planning Commission, the request is taken to the City Council and they set a public hearing. **You will need to contract with a surveyor or civil engineer to send an electronic written property legal description to our office.**
- 8. Legal Advertisement.** The Planning and Zoning Department will place two (2) legal advertisements in *The Athens News Courier* advertising the proposed zoning change ordinance. The advertisement will include a legal description of the property requesting the zoning change and the time and date of the public hearing on the request.
- 9. 2nd Legal Advertisement.** This advertisement must appear in The Athens News Courier at least fifteen (15) days in advance of the Public Hearing date. This is handled by the Planning and Zoning Department.
- 10. City Council Public Hearing.** The Public Hearing on the requests will normally take place during a regularly scheduled City Council Meeting. Immediately after the public hearing, the City Council will take action by proposing an ordinance to adopt or deny the requested zoning change.
- 11. Advertisement of Adopted Ordinance.** If adopted, the Planning and Zoning Department will place an advertisement in *The Athens News Courier* giving public notice that the ordinance has been adopted. The Ordinance will take effect on the date of publication.
- 12. Billing.** Regardless of whether or not the request is granted, the Planning and Zoning Department incurs charges related to the publication of advertisements. Within ten (10) business days after all the charges are incurred, the Planning and Zoning Department sends an invoice detailing those charges for the person who requested the zoning change, who then remits payment to the City of Athens. **The petitioners/requestors are expected to pay without regard to the request being approved or denied.**
- 13. Other Items.** Planning and Zoning staff also takes care of the following: (a) updating the city limits/zoning maps, (b) recording annexation ordinance in the Limestone County Probate Judge's Office (Code of Ala. §11-42-21), (c) notifying Limestone County Probate Judge's Office. Federal, state and local agencies are notified of property annexations, and (d) filing and keeping records of zoning changes.

City Council and Planning Commission

Meeting Location

City Council Chamber
City Hall
200 Hobbs Street West
Athens, AL



A fillable form is available on the City of Athens website www.AthensAL.us under the Services Menu under Applications and Forms page.

SUBMIT TO:

Planning and Zoning Department

City Hall
200 Hobbs Street West
Athens, AL 35611
256-233-2224
www.athensal.us



CITY OF ATHENS

Planning and Zoning Department - Athens City Hall

200 Hobbs St W.

Athens, AL 35611

Phone: (256) 233-2224

Hours: Mon-Fri, 8:00 a.m. to 4:30 p.m.

ESCD@athensal.us

APPLICATION DATE: _____

PROJECT NAME: _____

NAME OF APPLICANT: _____

EMAIL: _____

APPLICATION TYPE / FEE

REZONING \$1,000

ANNEXATION / REZONING \$1,000

PAYMENT: CASH CREDIT CHECK # _____

Rezoning Request Letter

To the Zoning Official:

I/We, _____,
(name(s) of owner(s))

would like to request my/our property at _____

_____ that

is currently zoned in the _____ district

to be rezoned to the _____ district. The

reason that (I am/we are) requesting this rezoning is _____

Number of Acres: _____

Other information about the proposed use of the property (per ZO §4.7.1(A)):

- How much traffic will the proposed use generate? _____ vehicle trips/day
- Thoroughfare classification from the Subdivision Regulations in Section 3.
 - Street: _____ Classification: _____
 - Street: _____ Classification: _____
 - Street: _____ Classification: _____
- Availability of required utilities (answer: Yes, No, or Not Applicable)
 - Electric _____ Gas _____ Sewer _____ Water _____

○ Fire Hydrant _____ Waterline for Sprinklers _____

- Adequacy of required utilities (answer: Yes, No, or Not Applicable)

Gas _____ Water _____

○ Electric _____ Sewer _____

○ Fire Hydrant _____ Waterline for Sprinklers _____

- Relationship of property to other land use patterns in the vicinity _____

(1)

Applicant's Name (printed): _____

Address: _____

Phone No.: _____

(Applicant's Signature) _____

(Date)

Sworn to and subscribed before me on this the _____ day of _____, _____.

(Seal)

Notary Public*

My Commission Expires on _____

(2)

Applicant's Name (printed): _____

Address: _____

Phone No.: _____

(Applicant's Signature)

(Date)

Sworn to and subscribed before me on this the _____ day of _____, _____.

(Seal)

Notary Public*

My Commission Expires on _____

(3)

Applicant's Name (printed): _____

Address: _____

Phone No.: _____

(Applicant's Signature)

(Date)

Sworn to and subscribed before me on this the _____ day of _____, _____.

(Seal)

Notary Public*

My Commission Expires on _____

Notes regarding others named on deed not signing (if any): _____

* Public notary services are provided at the City of Athens City Hall, during office hours. Under state law, notaries may charge a nominal fee.

Annexation Request Letter

****Only Required for Annexation****

Planning and Zoning Department - City Hall
200 Hobbs Street West
Athens, AL 35611

Date: _____

To the Zoning Official:

I/We, _____
(name(s) of owner(s))

would like to request my/our property at _____
_____ to be

annexed into the City of Athens corporate limits and zoned in the _____
_____ district. The reason that (I am/we are)

requesting annexation is _____
_____.

Other information about the proposed use of the property (per ZO §4.7.1(A)):

- How much traffic will the proposed use generate? _____ vehicle trips/day
- Thoroughfare classification per Subdivision Regulations in Section 3.
 - Street: _____ Classification: _____
 - Street: _____ Classification: _____
 - Street: _____ Classification: _____
- Availability of required utilities (answer: Yes, No, or Not Applicable)
 - Electric _____ Gas _____ Sewer _____ Water _____
 - Fire Hydrant _____ Waterline for Sprinklers _____
- Adequacy of required utilities (answer: Yes, No, or Not Applicable)
 - Electric _____ Gas _____ Sewer _____ Water _____
 - Fire Hydrant _____ Waterline for Sprinklers _____

Number of Acres: _____

- Relationship of property to other land use patterns in the vicinity _____
_____.

In order to pay the cost of the incurred legal advertisements,

I, _____, agree to

reimburse the City of Athens for 100% of the publication fees after the process,

please evenly divide the charges among my co-applicants as follows: _____

or (other arrangement, please specify): _____
_____.

I will pay my portion of the legal advertisement fees regardless of the request being approved or denied. I have enclosed a copy of my deed, a signed petition to annex, and a completed survey form.

Sincerely,

(1)

Applicant's Name (printed): _____

Address: _____

Phone No.: _____

(Applicant's Signature)

(Date)

Sworn to and subscribed before me on this the _____ day of _____, _____.

(Seal)

Notary Public*

My Commission Expires on _____

(2)

Applicant's Name (printed): _____

Address: _____

Phone No.: _____

(Applicant's Signature)

(Date)

Sworn to and subscribed before me on this the _____ day of _____, _____.

(Seal)

Notary Public*

My Commission Expires on _____

(3)

Applicant's Name (printed): _____

Address: _____

Phone No.: _____

(Applicant's Signature)

(Date)

Sworn to and subscribed before me on this the _____ day of _____, _____.

(Seal)

Notary Public*

My Commission Expires on _____

Notes regarding others named on deed not signing (if any): _____

* Public notary services are provided at the City of Athens City Hall, during office hours. Under state law, notaries may charge a nominal fee.

Petition for Annexation **Only Required for Annexation**

TO THE CITY OF ATHENS, ALABAMA:

“We, the undersigned, being all of the owners of the hereinafter described property, such property being contiguous to the corporate limits of the City of Athens and such property not lying within the corporate limits or police jurisdiction of any other municipality, do hereby petition that said property be annexed into the City of Athens. A map/deed of said property is hereto attached. This petition is filed under authority of Sections 11-42- 20 through 11-42-24, Code of Ala. 1975, as amended.”

PLEASE SEE ATTACHED PROPERTY DESCRIPTION AND MAP

We do hereby request that the City Council and City Clerk give such notice, hold such hearings, adopt such ordinances and do all such things or acts as are required by law so that the corporate limits of the City of Athens shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this

____ day of _____ 202 ____.

Signature of each property owner (per the deed):

Signature:

Name, address and telephone number:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Annexation Survey Form

Contact Information

Name _____

Address _____

Phone No. _____

Annexation into Athens City Limits, I am: In favor of Not in favor of

I am the: Land Owner Renter

If **RENTING**, please supply the property owner's information below.

Property Owner

Name _____

Address _____

Phone No. _____

Are there habitable structures on the property being annexed? Yes No

If **YES**, how many? _____

How many are currently inhabited? _____ Vacant? _____

Residential Annexations

Fill out this section below **ONLY** if you have inhabited structures. If there is more than one (1) inhabited structure, please make copies of this form for each inhabited structure.

Number of people living in the household:

Male _____ Female _____ Total _____

Number of school aged children:

Grade K-5 _____ 6-8 _____ 9-12 _____

School(s) the children are now attending: _____

Race:

Minority _____ Non-Minority _____

Number of Register voters in the household _____