

Town of Highlands
Application for

Application # _____
Date Received _____
(office use only)

PERMIT FOR ADDITIONAL RESTAURANT PARKING

(as per Sec. 305 of the Town of Highlands Zoning Code)

Name of Restaurant _____

Restaurant Address _____

Name of Applicant _____ Phone _____

Owner of Property _____ Phone _____

Parcel # _____ Zoning District _____ Size of Property _____

Total Number of Additional Seats Being Requested: _____

Seating Location: indoor ____; outdoor ____

Number of Public On-Street Parking Spaces to be Utilized (if applicable) _____

Number of Dual-Use Parking Spaces to be Utilized (if applicable) _____

For Dual-Use Only:

Owner of Dual-Use Site _____

Address of Dual-Use Site _____

Public Parking Spaces and Dual-Use Parking Spaces may be used to increase the number of seats allowed for restaurants only in the B-2 and B-3 zoning districts, and only upon full compliance with the provisions of Section 305 of the Zoning Ordinance of the Town of Highlands. Restaurants shall be limited to the use of a combined total of twelve (12) parking spaces (36 seats maximum), in any combination of Public Parking Spaces and Dual-Use Parking Spaces, for the purposes set forth in Section 305.

Please attach three (3) copies of the following documents applicable to type of request:

REQUEST TO UTILIZE PUBLIC ON-STREET PARKING

1) A survey or site plan drawn to a scale of not less than 1"=30', and showing or containing the following information:

- a floor plan of the restaurant, showing existing and proposed seating areas (both indoor and outdoor);
- a notation of the existing square feet of the interior area of the restaurant;
- adjacent street names;
- existing parking (both public and private);
- location of Public Parking Spaces requested to be utilized, including distance to front entrance of restaurant;
- identification of land uses of adjacent properties;
- the Macon County property identification number of the restaurant parcel;
- the street address of the restaurant;
- a statement of the number of employees on the restaurant's largest shift;
- any other related information requested by the Zoning Administrator shall be supplied by the applicant as part of the application.

2) If the restaurant is located in a shopping center or unified development, the following additional information shall be provided with the Public Parking Spaces application and shown on the site plan:

- the location of all common parking areas;
- the total number of common parking spaces;
- the location of all parking spaces in the common parking area that are allocated to the restaurant;
- the number of parking spaces in the common parking area that are allocated to the restaurant;
- the area, in square feet, of all other uses in the shopping center; and
- the parking requirements of all other uses in the shopping center.

The Town reserves the right to move, eliminate and alter, in its sole discretion, any Public Parking Spaces, regardless of the existence of any pending or approved applications under this Section. If any Public Parking Space previously designated under this Section becomes unavailable to a restaurant, the allowable seating in the restaurant shall be reduced at the ratio of three (3) seats for every one (1) Public Parking Space lost. No vested rights shall be acquired by any restaurant under this Permit.

REQUEST TO UTILIZE DUAL-USE PARKING

- 1) A parking study prepared by the applicant, at the applicant's expense, which shall contain the following information:
- 2) A site plan, to scale, showing the location of the following:
 - all parking spaces on the property owned by the restaurant;
 - all parking spaces to be designated as Dual-Use Parking Spaces;
 - adjacent land uses to each site;
 - the schedule when the Dual-Use Parking Spaces will be used; and
 - all Public Parking Spaces, as defined herein, whether or not such Public Parking Spaces are the subject of an application under this Section.
- 3) A statement, with supporting information, showing that the sharing of the Dual-Use Parking Spaces will not result in conflicting or overlapping usage of the parking facilities.
- 4) A copy of a lease recorded with the Clerk of the Superior Court of Macon County, Georgia, for a term of at least 10 years, between the owner of the real property where the restaurant is located and the owner of the property where the proposed Dual-Use Parking Space is located. Said lease shall allow for parking under the provisions of this Section, and requiring for termination upon changes in schedules of use (by lessor or lessee) such that there is substantial conflicting or overlapping usage.
- 5) Any other related information deemed necessary by the Planning Director.

In the event of a termination, for any reason, of the lease required for herein, the approval of the restaurant's application shall be suspended, and the restaurant shall be required to show, within 30 days, that it has parking spaces sufficient to meet requirements under this Section or generally applicable parking regulations. This showing can be made by the restaurant's reduction in the number of seats. Failure of the restaurant to make such showing shall result in a revocation of the restaurant's zoning certificate.

All Dual-Use Parking Spaces will be clearly marked with appropriate signage identifying the hours for which parking is allowed for the restaurant.

I CERTIFY THAT ALL OF THE INFORMATION PRESENTED IN THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SIGNATURE OF APPLICANT _____ DATE _____

PLEASE ATTACH APPLICATION FEE OF **\$100.00**