

ZONING PROCESS

Steps Involved in Applying for and Hearing a Rezoning Case

(The process generally takes approximately 60 to 90 days)

- The applicant obtains an application from the Zoning Department.
- All necessary information must be included on the application (ex.: site plan, legal description, pictures, and fees).
- The applicant must submit the application to the Zoning Administrator at least 45 days prior to the date on which it is scheduled to be considered by the Planning Commission.
- Notices of the first public hearing are sent to property owners who live within 1,000 feet of the property for which the rezoning is requested.
- Signs providing notice of the public hearing must be posted on the subject property for at least 15 days prior to the first public hearing.
- Notice of the public hearing must be published in the newspaper at least 15 days, but not more than 45 days, prior to the date of the first public hearing on which the application is scheduled to be considered.
- The Planning Commission will consider a zoning application and will reach a decision only after holding a public hearing at which interested parties may express their views on the proposal, subject to the applicable time limits imposed.
- After holding the public hearing, the Planning Commission shall vote to approve, to deny, or to defer decision on each proposed zoning amendment.
- The recommendations from the Planning Commission are sent to the Haralson County Board of Commissioners, along with the application, for consideration.
- The Board of Commissioners will hold a public hearing on the rezoning application after receipt of the Planning Commission's recommendations.
- At the public hearing, the Board of Commissioners shall review the analysis submitted by the applicant and the recommendation prepared by the Planning Commission.
- The Board of Commissioners will reach a decision on the application only after allowing the applicant and interested parties to express their views on the proposal at the public hearing, subject to the applicable time limitations.
 - During the public hearing, each speaker shall speak only to the merits of the proposed application and zoning decision under consideration and each speaker shall only address the speaker's remarks to the Commissioners.
 - Each speaker shall refrain from personal attacks on any other speaker or the discussion of facts or opinions irrelevant to the proposed application and zoning decision under consideration.
- The standards governing the Board of Commissioners' exercise of the zoning power are set forth in Section 50-297 of the Haralson County Zoning Ordinance.
- After the public hearing, the Board of Commissioners may approve or deny the application and/or may require the applicant, as a condition of approval, to modify the request by increasing or decreasing the land area for which the application is being made, by changing the zoning request by requiring the applicant's improvement of existing public infrastructure and/or by other conditions or rezoning which may be deemed advisable.

- The applicant, or possibly other affected landowners, may appeal a final rezoning decision of the Board of Commissioners to the Haralson County Superior Court by filing an appropriate appeal within the required time frame.