

RICHMOND HILL PUBLIC HEARING PROCESS

This is a brief overview of the Public Hearing Process for the City of Richmond Hill. For more detailed information about the process, contact planning@richmondhill-ga.gov 912-756-3641

- 1) Fill out the application packet completely and return it with the applicable fee.
- 2) Upon receipt of the completed application, the planning office will schedule the Public Hearing. Public Hearings are held before City Council (who also act as the Board of Zoning Appeals) and holds their meetings on the 1st Tuesdays of the month at 6:00pm. All meetings are held in the council chambers of City Hall.
- 3) A legal advertisement will be placed in the local newspaper by the City not less than 15 days and not more than 45 days prior to the Public Hearing. A Public Hearing Notice sign will be placed on the property not less than 15 days prior to the Public Hearing.
- 4) The City will notify by mail all property owners within 300 feet of the affected property of the Public Hearing at least 7 days but not more than 45 days before the Public Hearing.
- 5) During a Public Hearing, the applicant shall be recognized and permitted to present their request. Anyone who wants to speak for or against the request must sign in upon entering the council chambers. Only people who sign in will be allowed to speak. After those who have signed in have spoken, the applicant can make summary remarks. The Public Hearing will then be brought to a close. No questions will be asked of the applicant at this time.
- 6) After the Public Hearing, the regular meeting will begin. The applicant shall be recognized and permitted to present their request and answer questions. When the question/answer period is over, the map/text amendment will be voted on by the Planning Commission for a recommendation to City Council for approval or denial. City Council will hold a First Reading at the next scheduled City Council meeting. They will vote to approve, deny or table the request at the following City Council meeting. In the case of a Variance request and/or appeals, the City Council will vote to approve, deny or table the request, after closing the Public Hearing.
- 7) Once the City Council considers and acts on the zoning request and/or appeals, the applicant will be notified by mail of the decision for his/her records.

Public Hearing Checklist

Complete the check list choosing “Yes” or “N/A” under the correct corresponding box. Sign and date the check list and return packet & applicable fees to planning@richmondhill-ga.gov

YES	N/A	CHECK LIST ITEM	PAGE #
		I have read the RH Public Hearing Process Sheet	1
		I have read the Public Hearing Information Sheet	3
		I have completed the Map Amendment (Rezoning) Application	4
		I have completed the Conditional Use Application	5
		I have completed the Variance Application	6
		I have read the Variance Decisions Sheet	7
		I have completed the Board of Zoning Appeals Application	8
		I have read the Board of Zoning Appeals Powers and Duties Sheet	9
		I have completed the Conflict of Interest-Campaign Disclosure Form	10
		I have completed the Certification by Applicant and Owner Form	11
		I have a provided payment to The City of Richmond Hill for fee(s)	*

I have read and understand the information and instructions for applying for a the indicated public hearing item. I understand that property owners within 300 feet of the affected property will be notified. I understand that while this application will be carefully reviewed and considered, the burden of providing the need for the proposed amendment and/or variance rests with the applicant. I understand that if approved, for a variance, authorization shall be void after one (1) year unless substantial steps have been taken toward effecting the variance.

PRINT NAME

SIGNATURE

DATE

PUBLIC HEARING INFORMATION & INSTRUCTIONS

Below are instructions for applying for a Public Hearing

What is a Map Amendment (Rezoning)?

A map amendment (rezoning) is an amendment to the official zoning map which rezones property from one zoning classification to another.

If you are applying for a map amendment, complete pages: 2, 4, 10 and 11

What is a Conditional Use?

A use identified by the UDO which may have characteristics of its operation (such as traffic, noise, hours of operation, or other potential nuisance effects) that requires special review & may warrant additional conditions beyond the general requirements of the district in which it is located to mitigate its impacts and ensure its compatibility with its surroundings.

If you are applying for a Conditional Use, Complete pages: 2, 5, 10 and 11

What is a Variance?

A variance is a request for a deviation from the strict application of the provisions in the UDO.

If you are applying for a variance, complete pages: 2, 6, 7, and 11

What is the Board of Zoning Appeals?

The Board of Appeals listens to and makes decisions on appeals from applicants that are not satisfied with the final decisions rendered from: City Staff, ARB and/or Planning Commission

If you are applying for an appeal, complete pages: 2, 8, 9, 10, and 11

How to apply:

Submit a completed Public Hearing Application Packet to planning@richmondhill-ga.gov The Planning staff will schedule dates for the request to go before the City Council. For more detailed information on the Public Hearing Process see page 2.

Application Fees:

The application fee for a map amendment (rezoning) is based on the acreage of the property requested for the amendment. The other requests are flat fees. Listed below are the fees you will have to pay for your application to be processed. Fees are non-refundable.

MAP AMENDMENT (REZONING)/MASTER PLAN REVISION	\$500 + \$10 per acre (\$5000 Max)
VARIANCE	\$1,000
BOARD OF APPEALS	\$1,000
CONDITIONAL USE	\$500

Where do Public Hearings take place?

Public Hearings are heard by City Council who also serve as the Board of Zoning Appeals and hold their meetings on the 1st Tuesdays of the month at 6:00pm. All meetings are held in the council chambers of City Hall.

Notification of Public Hearing:

Upon receipt of completed application, a legal ad will be placed in the local newspaper not less than (15) days prior to the Public Hearing, a sign will be placed on the affected property not less than (15) days prior to the Public Hearing, and property owners within 300 feet of the affected property will be notified by mail not less than (7) days before the public hearing.



File #:	_____
PH Date:	_____
Fee:	_____
APPROVED?	
PC: Yes	____ No ____ Date _____
CC: Yes	____ No ____ Date _____

MAP AMENDMENT (REZONING) / MASTER PLAN REVISION APPLICATION

NOT APPLICABLE

APPLICANT: _____ **PHONE:** _____

MAILING ADDRESS: _____

EMAIL: _____

1) Property address: _____

2) Plat reference: Map & Parcel #: _____

3) Size of property: _____ (acres)

4) Property currently zoned? Check one.

- R-1 PUD C-1 Unincorporated Area
- R-2 I-1 C-2
- R-3 MU-1 C-3
- R-4 MU-2 C-P

5) Proposed zoning? Check one.

- R-1 PUD C-1 PUD REVISION (SEE ATTACHED)
- R-2 I-1 C-2 MU-1 REVISION (SEE ATTACHED)
- R-3 MU-1 C-3 MU-2 REVISION (SEE ATTACHED)
- R-4 MU-2 C-P

6) Do you own all of the property for this proposed rezoning? Yes No

7) If not, list owner name: _____

Phone: _____ Email: _____



CONDITIONAL USE APPLICATION

APPLICANT: PHONE:

MAILING ADDRESS:

EMAIL:

1) Property address:

2) Plat reference: Map number: Parcel number: Zoning District:

3) Proposed Use: Size of Property: (acres)

4) Do you own all of the property for this application? Yes No

5) If not, list owner: Phone:

Mailing address:

6) Include Concept Site Plan (*See UDO Article 17) 7) Application Fee: \$500.00

PRINT NAME SIGNATURE DATE

DO NOT FILL IN BELOW THIS LINE FOR STAFF USE ONLY

GATEWAY OVERLAY DISTRICT: YES NO FORD OVERLAY DISTRICT: YES NO

UDO ARTICLE 13 SPECIFIC REQUIREMENTS: NONE SEE ATTACHED SHEET

COMMENTS:

VARIANCE DECISIONS

Standards for Variances (At least two of the following):

- A. That there are unique physical circumstances or conditions beyond that of surrounding properties, including: irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
- B. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance without undue hardship to the property.
- C. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

For residential height variances: The petitioner shall be required to add two (2) feet to each side yard set back for each one (1) foot above 35 feet in height and if the rear yard abuts a side yard of the adjacent lot the same added setback requirements shall apply. In addition, safe-guards consisting of sprinkler systems, smoke detectors and any other fire protection equipment deemed necessary at the time by the board shall be installed.

Permit longevity: Unless otherwise specifically provided by the board as a condition of approval, any variance granted by the board shall automatically become null and void after a period of 12 months from the date granted, unless the owner or his/her agent has demonstrated that substantial steps have been taken toward effecting the variance. Building permits shall only be granted for plans consistent with the approved application. Any deviation from the information submitted will require a new public hearing and approval by the board.

**BOARD OF ZONING APPEALS
POWERS AND DUTIES**

UDO Section 29.3 Powers and Duties

A. The board of zoning appeals, in conformity with the provisions of this article may reverse or affirm, wholly or in part, or may modify any order, requirements, decision or determination appealed from, and shall make such order, requirement, decision or determination as in its opinion ought to be made in the premises, and to that end shall have all the powers to hear and decide all matters referred to it or upon which it is required to pass under this article.

B. The provisions of this article are to be construed as consistent with the applicable provisions of the relevant statutes of the State of Georgia in the event of a conflict between the provisions of this article and other statutory provisions, the statutory provisions are to prevail.

C. The board, after public hearing, shall have the power to decide applications related to the following:

1. Where it is alleged by the appellant that there is error or misinterpretation in any order, requirement, decision, grant or refusal made by the zoning administrator, other administrative officer or body in the carrying out or enforcement of the provisions of this ordinance.

2. Where by reason of the exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, or other extraordinary situation or condition of the land, building or structure, or of the use or development of property immediately adjoining the property in question, the literal enforcement of the requirements of this ordinance would involve practical difficulties or would cause undue hardship.

3. Where there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of this ordinance relating to the construction, structural changes in equipment, or alterations of building or structures, or the use of land, building or structures so that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done.



CONFLICT OF INTEREST IN ZONING ACTIONS

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS:

Has the applicant and/or the applicant’s attorney, within the past two (2) years, made campaign contributions or made gifts having an aggregate value of **\$250.00** or more to a member of the Richmond Hill Planning Commission or the Richmond Hill City Council or the any local government official who will be considering the zoning action? Check one.

YES **NO**

If YES, please complete the following. Attach additional pages if necessary.

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTION/ GIFT	DATE OF GIFT
------------------------------------	---------------------------	---------------------

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTION/ GIFT	DATE OF GIFT
------------------------------------	---------------------------	---------------------

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTION/ GIFT	DATE OF GIFT
------------------------------------	---------------------------	---------------------

I (We) the undersigned, having made application for a zoning action, do hereby declare that I (We) have reviewed and complied with Chapter 67A of Title 36 of the Official Cod of Georgia entitled “Conflict of Interest in Zoning Actions,” to the best of my knowledge.

PROPERTY OWNER PRINTED NAME

AGENT/APPLICANT PRINTED NAME

PROPERTY OWNER SIGNATURE

AGENT/APPLICANT SIGNATURE

DATE

DATE

Property Address for Zoning Action: _____



CERTIFICATION BY OWNER OR APPLICANT

I, the undersigned, do hereby certify under penalty of perjury that I am the owner of the lands described within the foregoing application, and that the agent/applicant stated below is authorized by this owner to apply for the request in this application.

PRINT OWNER NAME

PHONE

EMAIL

SIGNATURE

DATE

PRINT AGENT/APPLICANT NAME

PHONE

AGENT/APPLICANT EMAIL