

PLANNING FAQs

Q. What is the city's current population?

A. 6,555 as of July 1, 2013 (estimate - census.gov)

Q. What is the role of the Planning Commission?

A. The Planning and Zoning Commission is a recommending body to the City Council on all zoning, platting, and development matters.

Q. How often does the Planning Commission meet?

A. The Planning Commission meets every fourth Monday of each month at 7:00 p.m. in the Civic Center.

Q. How can I obtain specific information on upcoming zoning cases?

A. Call the Planning Department at (706) 335-4200 and ask to speak with a planner on staff.

Q. Who is notified with regards to a zoning change request?

A. All adjacent property owners on the most recently approved tax roll of the zoning change request are notified by mail at least 10 days prior to the Planning Commission meeting. A zoning notification sign is also placed on the subject property 10 days prior to the hearing and remains on the property until the city takes action on the request.

Q. What can be done if I oppose the rezoning of property within my neighborhood?

A. Send in your written opposition to the Planning Department prior to the Planning Commission meeting. The planning staff may be contacted to obtain detailed information on the case. Encourage all surrounding property owners to attend the public hearing.

Q. Can City Council overrule a zoning recommendation for denial forwarded by the Planning and Zoning Commission?

A. Yes.

Q. What is the difference between the *Comprehensive Plan* and the *Zoning Ordinance*?

A. The *Comprehensive Plan* is a long-range plan intended to direct growth and physical development of a community for decades. The plan includes policies relative to physical development, transportation, parks and open space and economic development. It provides for the distribution and relationship of various land uses. The plan also serves as a basis for future development recommendations. Whereas, the *Zoning Ordinance* regulates the use of land and site development. It controls size of land area, size of yards, building coverage, height of structures, amount of landscaping, among several other things.