



Hall County Government

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Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: June 6, 2023

Subject: Public Hearing to Amend Title 17 of the Official Code of Hall County, Georgia, to comply with O.C.G.A. §§ 36-66-1 through 36-66-6, commonly known as the Zoning Procedures Law, as amended by the adoption of HB 1405; to repeal conflicting ordinances and resolutions; and for other purposes. | **Hall County Planning Staff, applicant.**

The request before you is from Hall County Planning Staff to amend Title 17 of the Official Code to meet the requirements of House Bill 1405 related to the Zoning Procedures Law (ZPL). This item is applicable to all Commission Districts.

These amendments will bring Title 17 into compliance with the State Code as amended by HB 1405. The two primary changes are:

- 1) The increased notice time from a minimum of fifteen (15) to a minimum of thirty (30) days.
- 2) The appeal timeline of the Planning Commission actions increased from five (5) days to thirty (30) days.

HB 1405 is a state amendment to Zoning Procedures Law (ZPL); its four (4) main objectives are:

1. Define quasi-judicial decisions
2. Outline additional hearing and notice requirements for carrying out quasi-judicial decisions (previously only zoning decisions were addressed)
3. Articulate appeals procedures:
 - Zoning decisions de novo review
 - Quasi-judicial decisions appellate review (writ of certiorari)
4. Stipulates additional hearing and public notice requirements for amendments (zoning decisions) related to multi-family uses permitted in single-family residential zoning districts

At their June 5, 2023 meeting, the Hall County Planning Commission voted to recommend approval **(3-0, Sosebee & Varner absent)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing.**

There have been no changes to the request since the Planning Commission took action.