

House Bill 1595

By: Representative Smith of the 113th

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 66 of Title 36 of the Official Code of Georgia Annotated, relating to
2 zoning procedures, so as to provide for hearings to be conducted prior to imposing a
3 moratorium on rezoning decisions or on the issuance of building permits; to provide for
4 hearing procedures; to provide an effective date; to repeal conflicting laws; and for other
5 purposes.

6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

7 **SECTION 1.**

8 Chapter 66 of Title 36 of the Official Code of Georgia Annotated, relating to zoning
9 procedures, is amended by adding a new Code section to read as follows:

10 "36-66-5.1.

11 (a) Any local government taking action resulting in a moratorium on:

12 (1) Zoning decisions that would result in the adoption of any amendment to a zoning
13 ordinance which rezones property from one zoning classification to another; or

14 (2) Issuance of building permits

15 shall provide for a hearing on the proposed action. At least 15 but not more than 45 days
16 prior to the date of the hearing, the local government shall cause to be published within a
17 newspaper of general circulation within the territorial boundaries of the local government
18 a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

19 (b) Local governments shall adopt policies and procedures which govern calling and
20 conducting hearings required by subsection (a) of this Code section, and printed copies of
21 such policies and procedures shall be available for distribution to the general public. Such
22 policies and procedures shall specify a minimum time period at such hearings for
23 presentation of data, evidence, and opinion by proponents of such a moratorium and an
24 equal minimum time period for presentation by opponents of such a moratorium, such
25 minimum time period to be no less than ten minutes per side."

