

Zoning Procedures Act

Steinberg Act; Minimum Review Requirements O.C.G.A. § 36-67-1

- 1) Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?
- 2) Will the zoning proposal adversely effect the existing use or usability of adjacent or nearby property?
- 3) Does the property be rezoned have a reasonable economic use as currently zoned?
- 4) Will the zoning proposal reult in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?
- 5) Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?
- 6) Are there other existing or changing conditions affecting the use and development of the property which give supporting ground s for eitiher approval or disapproval of the zoning proposal?

DeKalb County

Section 27-832. Standards and factors governing review of proposed amendments to official zoning maps. The following standards and factors are found to be relevant to the exercise of the County's zoning powers and shall govern the review of all proposed amendments to the official zoning maps.

- A) Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.