

Petitioners Guide to Presenting at a Public Hearing

Public Hearing Process

The hearing process is designed to allow for the orderly development of the community. You are applying for a zoning permit that requires a public hearing which allows citizens who may be affected by your application to express their support, concerns, or opposition to what your proposing.

The Commission makes recommendations to the Board of County Commissioners on Rezones, Comprehensive Plans, and Zoning Code/Amendments.

The Commission makes decisions on Variances, Special/Conditional Use Permits, Subdivisions/Planned Unit Developments, etc.

The following points below may help organize your ideas and enhance your presentation.

Presentation

Your goal is to convince the Commission to decide in favor of your application; alienating or antagonizing the Commission will not help your cause. *The best way is to present your application with clear testimony and supporting documentation relevant to your application.*

Such as, but not limited to, studies concerning; drainage/flooding, road ingress and egress, estimated number of traffic-employees-delivery's-customers, services-power-water-septic, fire protection, etc.

Should you have questions on what is required for a particular application, please contact staff prior to application submittal.

Know the Law

It is the applicant's responsibility to be familiar with Federal, State and County laws. Before making application, please contact the Planning and Zoning office in order to determine if the use is allowed or not allowed or requires a Conditional/Special Use permit.

If you believe a law needs to be changed, organize to have it amended. But please remember that the application has to be judged on the merits of laws currently in effect.

Speak to the Point

Commission members hear many applications, they appreciate presentations that are pertinent and well organized. *Long stories, lectures on philosophy, or abstract complaints are a poor use of time, since the immediate issue is to decide on the application before them.*

Your application gains credibility if it is well prepared, organized and informative. *Get a copy of the staff report and read it before planning your presentation.* If you have questions or need clarification on an item, please contact the Planning and Zoning Department and ask to speak with the person handling the application.

Be Reasonable

The Commission must balance the views, interests and proposals of all parties involved, and find the best course for serving the overall public good. While it is your obligation to present your own interests, remember you have legitimate competition.

Be prepared to occasionally compromise.