

WHAT IS REZONING?

Rezoning is a procedure available to property owners in the town of Unicoi who are interested in changing the current zoning designation of their property to another zoning classification.

WHEN IS REZONING NECESSARY?

Rezoning is necessary when a property owner wants to use his/her property in a manner which is not permitted in the zoning district in which the property is located.

WHAT IS THE REZONING PROCEDURE?

Meet with the Town Recorder to determine which zoning classification you would like for your property. If you have a plat or survey of your property, bring it to this meeting. If not, the Town Recorder will obtain a tax map for reference. You will be advised of the date of the next Planning Commission meeting and your rezoning will be scheduled on the agenda for that meeting. A sign will be placed on your property advising the public of your request and of the date and time the subject will be addressed in a public meeting. If the Planning Commission recommends the rezoning, your request will be placed on the next agenda of the Board of Mayor and Aldermen. All zoning changes require a town ordinance. All ordinances require reading and approval of the Board of Mayor and Alderman at two meetings. If the Board approves the request (ordinance) at the first reading, it is scheduled on the agenda for the next BMA meeting, at which time a public hearing will be held. Notice of the public hearing will be published in the newspaper. Failure to approve the rezoning at either first or second reading constitutes denial of the request.

Your presence is requested at all three of the related meetings. Any citizens may appear before the Planning Commission or Board of Mayor and Alderman to express support of your request or to encourage denial of your request.

If the Planning Commission decides against recommending rezoning to the Board of Mayor and Alderman, the property owner may appeal the decision to the Board of Mayor and Alderman by requesting placement of their issue on a BMA meeting agenda.

If the rezoning is approved, it becomes effective on the date of publication of the rezoning ordinance.

STATE PLANNING OFFICE:

The Town of Unicoi contracts with the State Planning Office, Division of Economic and Community Development, for consulting services. At any time, you may contact our representative in their Johnson City office to arrange a consultation meeting to obtain their recommendation and advise. (423) 434-6476