

REZONING CRITERIA

- Does the proposed zoning classification promote health, safety, moral, or general welfare?
- The existing uses of the subject property or near properties.
- The current zoning of the subject property or near properties.
- The extent to which property values are diminished by the present zoning restrictions.
- The extent to which the restrictions diminishing property values promotes health, safety, morals or general welfare of the public.
- The relative gain to the public, compared to the extent of hardship imposed upon the individual property owner.
- The suitability of the subject considered under the proposed zoning.
- The history of the use of the subject property considered in the context of land development in the vicinity of the property.
- Conformity with the Worth County Land Use Plan.

Scheduled Meetings of the Worth County Planning Commission

Work Sessions:

Third Thursday at 5:00pm of
every month

Public Hearing:

First Thursday at 7:00pm of
every month

*****Canceled if no agenda items*****

Zoning Office

204 E. Franklin St. Ste. 16
Sylvester, GA 31791
229-776-8202

Worth County Board of Commissioners
201 N Main St. 3rd Floor
Sylvester, GA 31791
229-776-8200

PROCEDURES FOR REZONING PROPERTY

**Worth County Building
and Zoning**
204 E Franklin St. Ste. 16
Sylvester, GA 31791
229-776-8202

- A. An application for rezoning must be filed with the Zoning Administrator on a prescribed form and fees paid as set by the County Commission.
- B. The Zoning Administrator will inform the applicant of the Public Hearing dates. The Planning Commission will convene a public hearing. On each proposal, the official public hearing will be held by the Planning Commission and a public notice will appear no less than 15 days nor more than 45 days prior to the official public hearing.
- C. Official public notices will be published within a newspaper of a general circulation within Worth County for two consecutive weeks prior to the official public hearing date.
- D. The Public Hearing notice will name the applicant, the location of property to be affected, the present zoning class, the proposed zoning class and date, time and place of both the Planning Commission hearing and the Public Hearing held by the County Commission.
- E. The Zoning Administrator shall have erected upon the property for which rezoning is to be considered, a sign of no less than 17"x24" announcing the public hearings, stipulating the

dates, times, and places for the two hearings, the present zoning class and the proposed zoning class. The sign shall be clearly visible from a public street. It shall be erected not less than 15 days before the public hearing date.

- F. Any application for rezoning of a particular parcel of property which is denied by the County Commission may not again be considered for rezoning until the expiration of at least **twelve (12) months** immediately following the defeat of the rezoning request.
- G. Prior to the filing of an application for rezoning, the citizen/property owner, his engineer, or agent is required to consult with the zoning administrator and other appropriate county departments for the purpose of facilitating the review process (work sessions). As far as may be practicable on the basis of a sketch, the Planning Commission or designated staff will, without prejudice to the county, advise the citizen/property owner within sixty (60) days, of the extent to which the

rezoning conforms to the plans of the county and will advise what procedures must be undergone in the rezoning process. The Planning Commission may extend the review period time up to thirty (30) days based on unusual and unforeseen conditions.

- H. Any application for rezoning of a particular parcel of property will include a development plan of the proposed development in the sufficient detail to assist in facilitating the review and rezoning process. The development plans should include at a minimum: approximate tract boundaries; approximate location with respect to land lot lines; streets on and adjacent to the tract; proposed general street layout; significant topographic, physical and historic features; generalized existing vegetation; proposed general lot layout; total number of lots; and building footprints where applicable.