

DIRECTORY

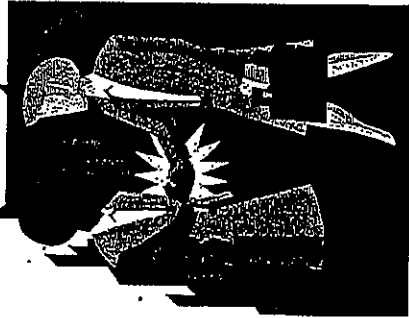
Building Permits:
County 229-776-8202

Soil Erosion:
EPD 229-430-4144

Septic and Well Permits:
County 229-777-2168

**Zoning Approvals
Rezoning/Appeals
Subdivisions/Land Use:**
County 229-776-8202

Business License:
County 229-776-8202



**CITIZENS GUIDE
TO
ZONING
AND
DEVELOPMENT
FOR
WORTH COUNTY**



We hope this summary is informative and helpful. Please call any member of our staff if you have any questions about these procedures.

**Worth County
Planning, Zoning, Building Department**
204 E. Franklin St. Ste 16
Sylvester, Ga. 31791
229-776-8202

**REZONING
CONDITIONAL USE APPLICATION
BOARD OF APPEALS APPLICATION**

The purpose of this pamphlet is to provide brief information regarding the development of your project and compliance with the Land Use Development Plan, County Zoning Ordinances, and Subdivision Regulations.

Requirements for these applications:

- Call the Zoning Office to be added to the Planning Commission Work Session agenda. Attend the meeting on the date specified.

ZONING ORDINANCES OF WORTH COUNTY

The purpose of these ordinances is to promote the proper location and development of commercial and/or residential uses.

In reviewing your plans, the following information is needed in order to ensure compliance with these regulations:

- Verification of zoning classification
- Building Setbacks
- Off street parking and service requirements
- Required screening and/or buffer yards
- Minimum lot area
- Sign regulations

If these regulations cannot be complied with, contact the Zoning Administrator to discuss available options.

- Provide copies of a legal survey plat by a registered Georgia Land Surveyor and/or a site plan depicting any proposed and existing buildings.
- Provide a legal description of subject property.
- Provide a list of all adjacent property owners
- Submit completed application and fee.

The application must be in the Zoning Administrator's office on or before the 25th of each month. Upon submittal of your application, you will be given the dates and times of the next available public hearing(s). A pre-application meeting is required prior to acceptance of your application. Call this office to set up your appointment.

The applicant or his/her representative should be at all public hearings and will have ample opportunity to present their case. After all comments are heard, the Planning Commission and Board of Commissioners can recommend approval, approval with conditions, tabling, or denial of your request.

Applications are heard by the appropriate governing agency 4-5 weeks after submittal.

To consider your request, the County Commission has adopted certain criteria to help determine the outcome of your request. The prescribed criteria can be obtained from the Zoning Administrator's Office.

Please contact the Zoning Administrator's office to ensure the completeness of your application and that all materials are adequate for submittal.

Copies of the County Zoning Ordinances are available in the Zoning Administrator's Office for purchase.

SUBDIVISIONS

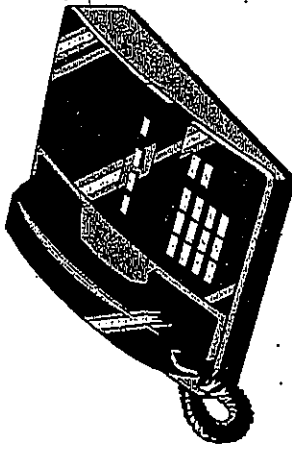
By definition, a subdivision is the division or re-division of land into two or more parcels/lots, building sites, or other divisions.

In some developments, this process is required before building permits are secured. If this is applicable to your situation, please contact the Zoning Administrator's Office to discuss the requirements for this process.

Copies of the County Subdivision Regulations are available for purchase in the Zoning Administrator's Office.

REZONING CRITERIA

- Does the proposed zoning classification promote health, safety, moral, or general welfare?
- The existing uses of the subject property and adjacent and 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.



PROCEDURES FOR REZONING PROPERTY

Zoning Office
204 E. Franklin St. Ste 16
Sylvester, Ga. 31791
(229)776-8202

Worth County Board of Commissioners
201 North Main Street 3rd Floor
Sylvester, Ga. 31791
(229)776-8200



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.

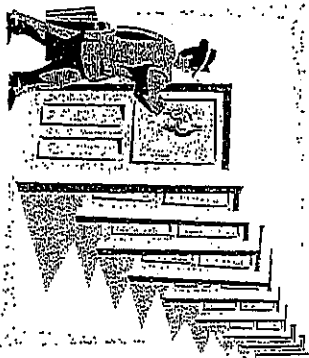
D. The Public Hearing notice will name the applicant, the location of property to be affected, the present zoning class, the proposed zoning class and date, time and place of both the Planning Commission hearing and the Public Hearing held by the County Commission.

E. The Zoning Administrator shall have erected upon the property for which rezoning is to be considered, a sign of no less than 17" x 24" 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. (Planning Commission)

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 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 layout; total number of lots; and building footprints where applicable.



Scheduled Meetings Of The Worth
County Planning Commission

~ **Work Sessions:** Third Thursday at
5:00 P.M. of every month

~ **Public Hearing:** First Thursday
At 7:00 P.M. of every month

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

