

- State Law
- Local Ordinances
  - Comprehensive Plan
  - Zoning Ordinance
  - Zoning Map
  - Property Maintenance Code

- Building Codes
  - International and State Code Requirements
    - Commercial
    - Residential
    - Plumbing
    - Electrical
    - HVAC



## Comprehensive Plan

- A Strategic Plan or Vision that includes Community Goals
- O.C.G.A. 50-8-1 – Establishes Standards and Procedures for Planning by all Local Governments
- Law Requires each Local Government to:
  - Prepare, adopt, maintain and implement a Comprehensive Plan
- Sets forth Public Policy in areas of:
  - Transportation
  - Land-use
  - Recreation
  - Housing
  - Historic Preservation
  - Economic Development
  - Open Space
  - Community Facilities



## Standard Organization of Department

- Typical Organization of a Community Development Department Includes:
  - Planning and Zoning
  - Building and Inspection
  - Code Compliance



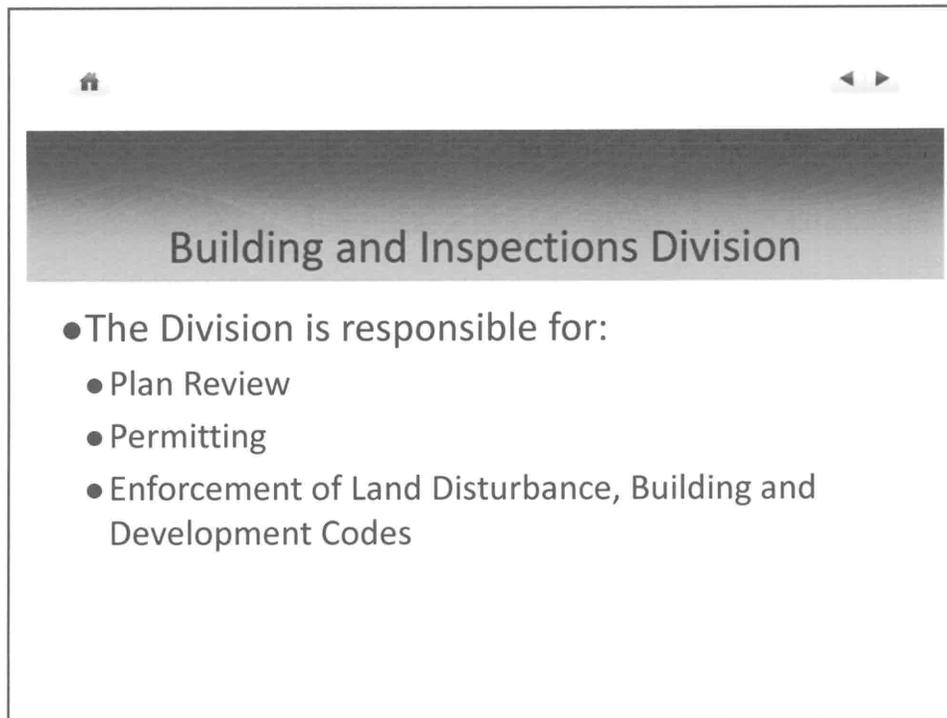
## Planning and Zoning Division

- Responsible for working with citizens, Boards and Commissions, property owners and developers in order to achieve community goals.
- Provides oversight of current and long-range planning
- Administers land-use regulations
- Reviews Zoning Applications
- P & Z Manager:
  - Trains and advises City Council, Boards and Commissions
  - Chief interpreter of zoning rules and regulations
  - Makes recommendations based on adopted policies



## Planning Commission

- Members nominated by Mayor and appointed by City Council
- Reviews and makes recommendations to City Council regarding requests for zoning and zoning map amendments

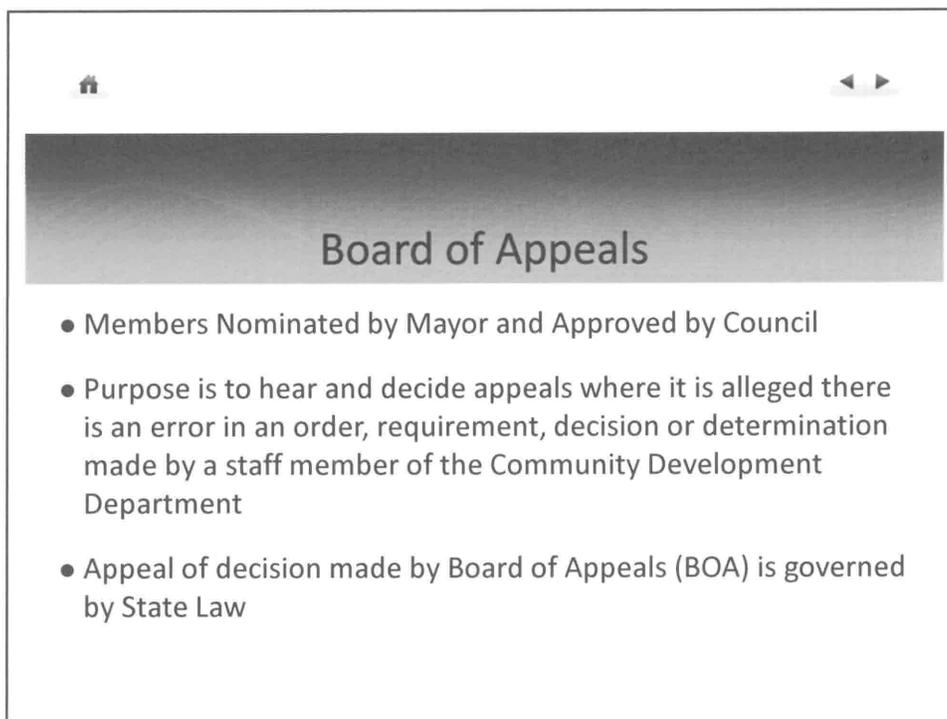


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## Building and Inspections Division

- The Division is responsible for:
  - Plan Review
  - Permitting
  - Enforcement of Land Disturbance, Building and Development Codes



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## Board of Appeals

- Members Nominated by Mayor and Approved by Council
- Purpose is to hear and decide appeals where it is alleged there is an error in an order, requirement, decision or determination made by a staff member of the Community Development Department
- Appeal of decision made by Board of Appeals (BOA) is governed by State Law



## Code Compliance Division

- Administers a comprehensive program of property maintenance codes in order to maintain overall quality of life including:
  - Property values
  - Community appearance
  - Health and safety of residents
  - Noise abatement
- Examples of community Issues include:
  - Junk vehicles
  - Trash
  - Illegal dumping
  - Overgrown lots
  - Outdoor storage
  - Illegal signs
- **Goal of Program is to Achieve Voluntary Compliance**



## Environmental Court

- Responsible for hearing and adjudicating cases in instances where Notices of Violation have been issued and voluntary compliance has been unsuccessful