

**RECOMMENDATIONS FOR
ROBERTA/CRAWFORD COUNTY ORDINANCES**

- We recommend a systematic approach to tracking and updating changes made to the Land Development Resolution. Currently, amendments are added to the back of the ordinance and remain in resolution form. As amendments are made to the Land Development Resolution, they should be incorporated into the existing document and coded accordingly. Any inconsistency that may be created as a result of the new amendment should be eliminated at the time of recoding. Also, amendments that are made should be recorded in a separate table that indicates the date of the amendment, the approved amendment, and the new code number.
- Since Developments of Regional Impact (DRI's) reviews are state mandated under the Georgia Planning Act of 1989, we recommend including procedures to initiate the appropriate paperwork once the thresholds are reached for development.
- We recommend further examination of the "Fee Schedule" (effective Jan 1, 1999). The current fee schedule does not include all applicable fees. We also recommend revision of the current ordinance to refer to the fee schedule instead of specifically stating the fee, which makes it easier to amend fees when needed.
- The current ordinance establishes the Joint Board of Zoning Appeals and defines the duties of this Board. The current ordinance also references the Planning Commission. However, the Planning Commission is not officially established or defined within the text of the ordinance, which should be done.
- The current zoning ordinance establishes the Airport Hazard District. However, no further regulations are ever established for this district. This district should be more clearly defined, delineated on the Zoning Map, and district regulations should be established.
- We recommend the addition of a new section that deals with ethics, i.e., "Conflicts of Interest in Zoning Decisions" for any members that may have a property interest affected by the zoning action. This section will highlight circumstances where there may be direct or indirect conflicts of interest. These disclosures should be of public record and recorded as such.
- We recommend considering term limits for the Planning Commission and the Board of Appeals so that more community members have the opportunity to serve on these decision-making committees.

Sample Quality Growth Audit of Ordinances: Roberta/Crawford County

- ❑ As Crawford County grows and larger developments further dominate land uses we recommend the development of “Stormwater Management Standards.”
- ❑ Develop a Nuisance Ordinance that addresses noise, storage of trash and junk, procedures for addressing accumulated filth and how to address unsafe or unhealthful conditions. Review this Ordinance for compliance with appropriate state laws.
- ❑ Throughout this process it has been identified that variances may have been approved in situations that do not meet the requirements for variance approval. Therefore, a detailed list stating the situations under which a variance may be approved should be provided to each member of the Planning Commission and the Board of Zoning Appeals. With a detailed list of considerations provided, members may reference it before a final determination is made.
- ❑ We recommend a modification of the current appeal process with an expansion on the current “Violations” section. This would include complaints, emergency measures, and specific penalties.
- ❑ The “Distilled Spirits Ordinance” and the Ordinance regulating “Malt and Vinous Beverages” needs further delineation on the actual process to obtain the license. Review this ordinance for compliance with appropriate state laws.