

*Below are some of the most frequently asked questions related to the proposed Town of Ira zoning amendments. On the back side of this page is a copy of the proposed zoning district map.*

### **FREQUENTLY ASKED QUESTIONS**

**Why are there two zoning districts now?** The two zoning districts reflect the goals and objectives of the Town's Comprehensive Plan and Agriculture & Farmland Protection Plan to try to direct future residential development closer to the Village of Cato and the Village of Meridian. Below are the purpose and intent statements for each zoning district.

**AGRICULTURAL ZONING DISTRICT (A)** - The purpose of the Agricultural Zoning District is to accommodate the continued use of existing farms or the establishment of new farms while allowing for low-density residential development in areas of the Town where open space is important, both for the purposes of farming and to maintain the rural character of the community. The intent of the Agricultural Zoning District is to protect the rural agrarian character of the Town by limiting the number of new housing permits issued for non-farm related housing. While some new growth is expected over time, new single family housing development should primarily occur in the Residential Zoning District.

**RESIDENTIAL ZONING DISTRICT (R)** - The purpose of the Residential Zoning District is to allow for future development of residential housing and neighborhood services in areas adjacent to the Village of Cato the Village of Meridian, and in areas with an existing higher density of residential development, while maintaining the general rural character of the Town. The intent of the Residential Zoning District is to provide for future residential development in areas that have already been experiencing a pattern of more dense development than elsewhere in the Town. This district will also provide for a greater mix of housing types and densities leading to more housing choices for residents of all ages and income levels.

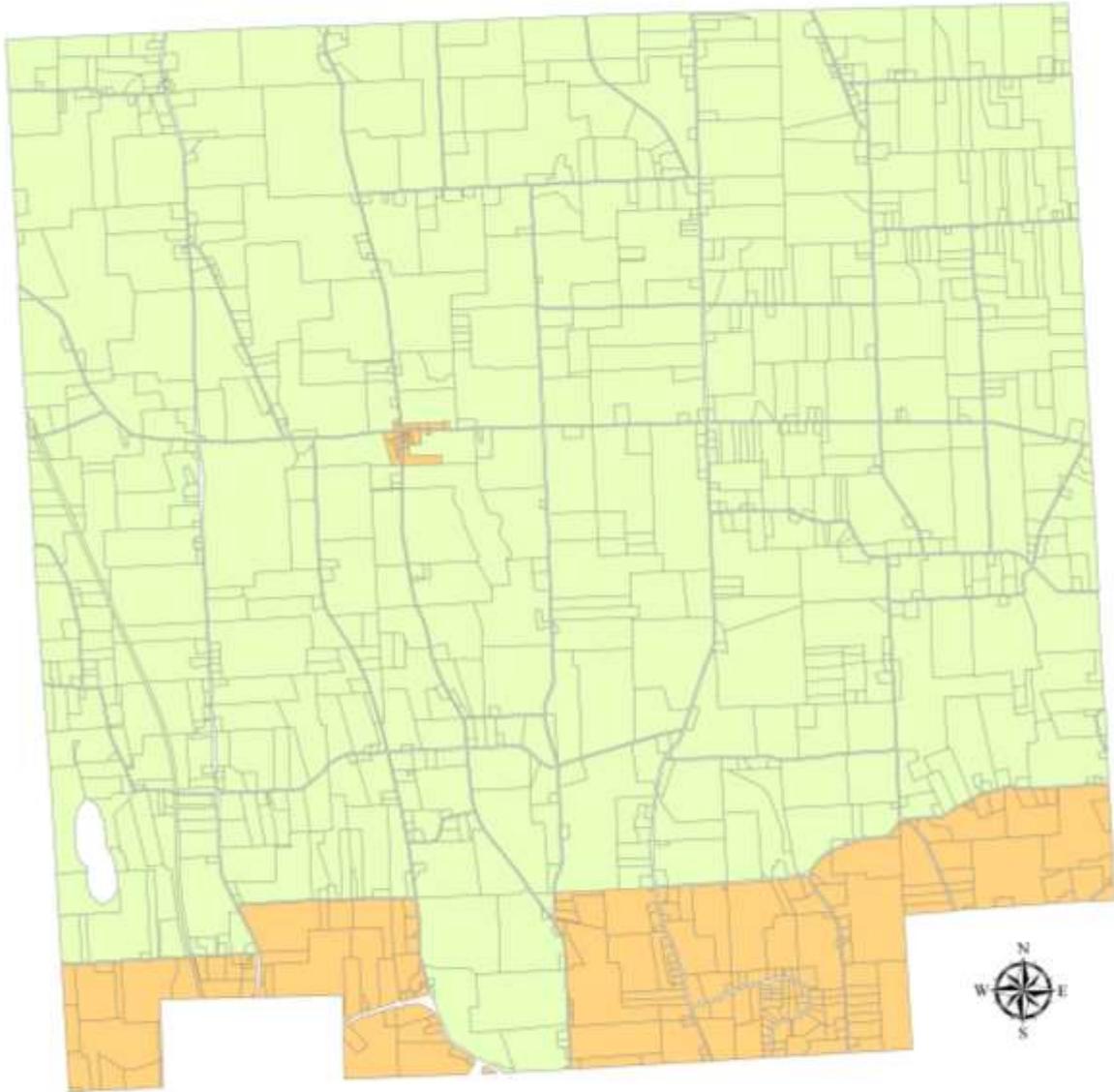
**What will happen to all of the Planned Development Districts (PDDs) that were previously approved?** All current PDDs will be repealed and there will be no new ones going forward. However, all of the uses for those PDDs are included in the new zoning amendments and will be allowed by a Special Use Permit. After the zoning amendments are adopted anyone with a current PDD will be notified by the town that they have 180 days to apply for and receive a Special Use Permit to keep operating their use(s). The town will waive the application fee for these properties.

**I own or farm land that is in the new Residential Zoning District, does that mean I can't farm it anymore?** No. Any parcel in the town can be farmed and used as part of a farm operation. The zoning amendments include the right-to-farm law from the town's Agriculture & Farmland Protection Plan. The new residential zoning district is meant to encourage what residential development that will happen in the town, to happen closer to the villages, but does not discourage farming.

**My property is in the new Residential Zoning District. Is my property assessment going to go up now?** No. Property assessments are based on the use of the property not on what zoning district it is in.

**Am I going to lose my agricultural tax exemption if my property is now in the Residential Zoning District?** No. As long as you continue to meet the requirements and file all necessary paperwork with the town's tax assessor as usual you will continue to receive agricultural tax exemptions on your farmland.

# Town of Ira Zoning Map



## Legend

-  Agricultural Zoning District (A)
-  Residential Zoning District (R)



Map prepared by the Georgia County Dept  
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# DRAFT