

Winder, GA Planning and Zoning Contacts and Information

Hi Andy,

Thank you for attending a Development Team meeting! We enjoyed hearing about your ideas for 13 N. Broad St. See below the links mentioned during the meeting:

Zoning

- Sec. 3-3: Non-residential design standards – [ARTICLE III. - GENERAL PROVISIONS | Code of Ordinances | Winder, GA | Municode Library](#)
- Sec. 3-11: Parking requirements – [Sec. 3-11. - Parking requirements. | Code of Ordinances | Winder, GA | Municode Library](#) (Downtown district is exempt from a minimum requirement)
- Sec. 3-14: Screening requirements – [Sec. 3-14. - Screening requirements. | Code of Ordinances | Winder, GA | Municode Library](#)
- Sec. 4-1: Allowed use chart – [Sec. 4-1. - Allowed uses. | Code of Ordinances | Winder, GA | Municode Library](#)
 - Note: some uses are only allowed with a conditional use permit. Those uses must be approved by City Council.
 - If a profession requires licensing by the state, we will require the business owners to provide us with their state licensure prior to obtaining a business license.
- Sec. 8-2: DT downtown district – [ARTICLE VIII. - COMBINATION-USE DISTRICT: DOWNTOWN DISTRICT | Code of Ordinances | Winder, GA | Municode Library](#)
- Article X: Sign regulations – [ARTICLE X. - SIGN REGULATIONS | Code of Ordinances | Winder, GA | Municode Library](#)
- City of Winder Downtown Master Plan – [Downtown Master Plan](#)

Permitting

* 1st round of reviews is 10 business days; each round thereafter is 5 business days.

- Links to applications that may be applicable to your project:

[Building Application - Winder, GA](#)

[Demolition Permit Application - Winder, GA](#)

[Dumpster Permit Request - Winder, GA](#)

[Trade Permit Application - Winder, GA](#)

[Sign Permit Application - Winder, GA](#)

- Fee schedule – [Planning & Development Fee Schedule | Winder, GA](#) (There will be an updated fee schedule available soon; however, this is the current fee schedule in place.)

Historic District

*Exterior alterations/additions to the existing structure must be approved by the Historic Preservation Commission (HPC).

*Signage must also be approved by HPC.

*I (Court) write the HPC staff reports and attend the meetings to record their minutes; I am not on the Commission but oversee the group for the City. I mentioned during the Development Team meeting that the permits will be reviewed for compliance by all departments and once deemed compliant, permits will proceed to HPC. If HPC grants approval, the permits will be issued.

- Design Guidelines – [Historic Preservation Design Review Guidelines](#)
- Overlay districts – [GIS - Winder Overlay Districts](#)

Downtown Development Authority (DDA)

Please contact Jonathan Lynn (City Administrator) for more information about the DDA and guidance communicating with their group.

Email: jonathan.lynn@cityofwinder.com

Phone: 678-425-6806

Code Enforcement

There have been no active cases against the property since 2021. The most recent code complaints stem from the dilapidated state of the structure; however, we have not pursued a violation as there is no danger to the public at large. You may contact Jennifer Rogers for more information (you do not have to submit an open records request).

Email: jennifer.rogers@cityofwinder.com

Phone: 678-425-6818

Forms

- Property Owner Authorization form (notarized): [Property Owner Authorization](#)
 - You can have this signed by the owner for you to be able to apply for permits prior to you closing on the property.
- Certificate of Appropriateness: [HPC Certificate of Appropriateness](#)
 - This will be required when the project is ready to go before HPC for approval.

You are welcome to attend future Development Team meetings as your project and ideas progress, email Heather for availability.

The City of Winder offices are closed tomorrow for the holiday. Have a great weekend!

Court Collins

Planner I

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