

UNDERSTANDING VARIANCE SITE PLANS

WHAT'S A SITE PLAN?

A site plan is a scaled drawing which shows the *uses* and *structures* proposed for a parcel of land. It also includes information concerning the landscape features of a given parcel.

WHAT'S THE PURPOSE OF A VARIANCE SITE PLAN?

Variance site plans are intended to show how the intended land use relates to the features of a parcel and its surrounding area. The planning & zoning administrator will review a variance site plan to determine the amount of variance that will be needed to permit the proposed development under County Code. This person will then submit a report to the Board of Adjustment for their review. This board will make the decision as to what conditions must be met to allow for a variance, or may declare a variance to be in conflict with the public interest and welfare of Henry County.

WHAT TYPE OF SITE PLAN DO I NEED?

There are three types of site plan: major, minor, and normal. The details of these plans are given with the instructions for a zoning permit site plan. Since these details are the same for both permits, ***you need not draw an additional variance site plan if you are already submitting a zoning permit site plan.*** Simply provide an additional copy of your zoning permit site plan to be filed with your variance application.

A normal site plan may be hand drawn provided it is legible, submitted on paper suitable for filing, and maintains a uniform scale throughout.

If you are developing a tract of land for multi-family dwelling units, commercial, office, high tech, or industrial use *or* developing more than one single-family unit at a time (e.g. residential subdivision), then you will need either a major or minor site plan depending upon the characteristics of the development. Contact the Zoning Administrator for further information.

Questions concerning Zoning Permit Site Plans may be directed to:

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or call
(319) 385-0746