

April 17, 2023

Walnut Grove Planning Commission
 c/o Mr. Don Cannon, Chairman
 2581 Leone Avenue
 Walnut Grove, Ga 30052

Re: Proposed Amendments to the 2012 Zoning Ordinance for the City of Walnut Grove related to Article IX (Table of Uses)

Commission Members:

At the last Planning Commission meeting, one of the action items for me to prepare was a text amendment to the Zoning Ordinance that addressed the Bed and Breakfast Use and the allowable zoning districts. The City has received a Business License application for a bed and breakfast use for a property in the AG district. Currently, Bed and Breakfast Uses are not permitted in the AG zoning district per Article IX (Table of Permitted and Conditional Uses). I have included a snippet from the Table of Permitted and Conditional Uses below:

Uses	Supl. Use Sids.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Automobile Brokerage	Y							C*	P*
Automobile Customization, Modification and Rebuilding								C*	P*
Automobile Parts Store (with Installation)								P	P
Automobile Parts Store (without Installation)								P	P
Automobile Repair Shop, Lubrication and Tire Store							C*	P*	P*
Automobile Sales and Related Service								P*	P*
Accessory Uses and Structures		A	A	A	A	A	A	A	A
Bed and Breakfast Inn	Y				C	C	C	P	
Bicycle Shop								P	

Based upon the discussion at the previous meeting, and based upon a recent meeting with Chairman Cannon and Mayor Moore, I am presenting several changes to Article IX for your consideration:

Note: **Bold, highlighted** text indicates proposed additions to the text. ~~Strikethrough text~~ indicates proposed text to be deleted from the Ordinance.

1. Changes to the Commercial and Retail Uses portion of the Table of Permitted and Conditional Uses relating to Bed and Breakfast Inns:

Uses	Suppl. Use Stds.	AG	R1	R2	R3	O1	C-1	C-2	M-1
Commercial and Retail Uses									
Bed and Breakfast Inn	Y	P			€	C	C	P	

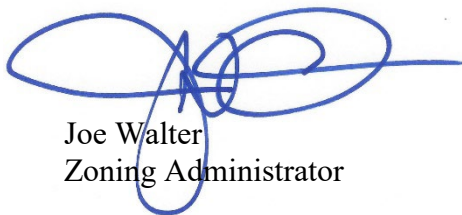
This proposed change would permit Bed and Breakfast Inns as a use by right in the AG district if the use/parcel can meet the supplemental standards. The change would also remove Bed and Breakfast Inns as a Conditional Use from the R3 district, with the reasoning that the only R-3 zoned parcels in the City would not meet the supplemental.

2. Several Housekeeping changes to correct the terminology in Article IX relating to Conditional Uses (i.e., the term Special Use is used incorrectly; it should be Conditional Use).

*Wherever the term “~~Special~~” is listed in relation to a use required and additional zoning review, the term shall be changed to **“Conditional”** to more accurately reflect the correct terms. There are references to Special Uses on paged*

These amendments will be discussed in a public hearing setting and formally recommended to the City Council at your May 18, 2023 meeting. Please let me know if you have any questions.

Sincerely,



Joe Walter
Zoning Administrator