

MEMORANDUM

TO: Walnut Grove Planning Commission

FROM: Joe Walter, PPI

DATE: December 14, 2022

RE: Zoning Administrator's Report

Planning Commission Members:

Due to a scheduling conflict, I will be unable to attend the December 15, 2022 meeting in person or by telephone. This document will serve as my report of some of the ongoing planning and zoning matters.

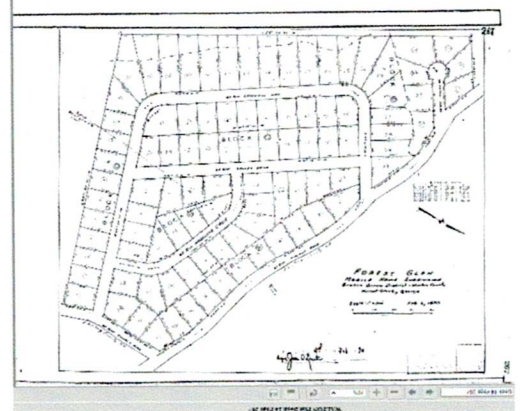
Proposed Map Amendment to R3 for Forest Glen Subdivision

In order to permit new manufactured housing, industrialized dwellings, etc. to be placed/replaced in the Forest Glen Subdivision, the zoning of the subdivision will need to be changed from R2 to R3.

The process to amend the Official Zoning Map is outlined in Article XVI of the Zoning Ordinance. To summarize:

1. The Mayor and Council will need to petition the City to amend the map. The petition could be as simple as a motion from the Mayor and Council to start the process.
2. The application or petition will need to include a legal description of the property under consideration and a drawing/plat.
3. The City will need to place an ad in the paper per Section 1603 and post a sign/sign at the entrances.
4. The Planning Commission will hold a public hearing and give a recommendation on the map amendment and then forward the recommendation to the mayor and council.
5. The Mayor and Council will hold a public hearing and render a final decision.
6. If the map amendment is approved, the Official Zoning Map will be updated

The legal description for the request may be listed as "All those lots or tracts shown on the plat for the Forest Glen Mobile Home Subdivision, dated February 6, 1970, and recoded in Plat Book 14, Page 267, Walton County records." We would need to verify with



the Mayors since the most recent zoning map shows some of those lots as not being in the City, but that may have changed.

Regarding a town hall meeting with the residents – I think that would be appropriate. I think most of their questions will revolve around property taxes and can they still use their property for the current use.

Text Amendments to the Zoning Ordinance

The proposed amendments to the text of the Zoning Ordinance regarding definition changes, etc., should also be heard in conjunction with the map amendment if possible. The text amendments will have to be advertised for the same time period as the map amendments.

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EXHIBIT A

PROPOSED AMENDMENTS TO ARTICLE III

1. Dwelling, Single-Family. A dwelling containing one and only one dwelling unit, detached, with a minimum roof pitch greater than ~~4~~ **5**:12, and a roof overhang of at least one foot measured from the vertical side.

62. Industrialized Home. A dwelling unit manufactured per the Industrialized Building Act (O.C.G.A. § 8-2-1 et seq.), and the Rules of the Commissioner of the Georgia DCA issued pursuant thereto, and meeting the following development standards:
 - a) A minimum width ~~in excess~~ of twenty-eight (28) feet.
 - b) A minimum roof pitch of ~~4~~ **5**:12, which means having a pitch equal to at least five inches of vertical height for every twelve inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
 - c) A minimum roof overhang of ~~8~~ **42** inches is required. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials.
 - d) Exterior siding consisting of wood, hardboard, vinyl, brick, masonry, or stone, comparable in composition, appearance, and durability to the exterior siding commonly used in site dwellings.
 - e) A curtain wall, un-pierced except for required ventilation and access, must be installed so that it encloses the area located under the home to the ground level. Such a wall shall have a minimum thickness of four (4) inches and shall be constructed of masonry or similar material as approved by the Zoning Administrator.
 - f) The dwelling must be placed on a permanent foundation, either slab or pier, which meets the requirement of the Building Code. In addition, the dwelling shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Zoning Administrator. Installation shall be in accordance with the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
 - g) Utility meters must be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus must be removed before occupancy.
 - h) A landing must be installed at each doorway. The minimum size of the landing shall be four feet by six feet (excluding steps) at each doorway. The structure must include steps which lead to ground level, and both landing and steps must meet the requirements of the Building Code.
 - i) The dwelling must be installed in accordance with O.C.G.A. § 8-2-110 et seq., and the rules promulgated thereunder.

77. Manufactured Home. A dwelling unit, meeting the definition of “manufactured home” contained in

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O.C.G.A. § 8-2-160, fabricated in an off-site facility for installation or assembly at the building site, bearing a label certifying it is constructed in compliance with the Federal Manufactured Home Construction and Safety Standards Act, 42 U.S.C. § 5401 et seq., and meeting the following development standards, rendering it a Type A Manufactured Home:

- a) A minimum width ~~in excess~~ of twenty-eight (28) feet.
- b) A minimum roof pitch of ~~4~~ **5**:12, which means having a pitch equal to at least five inches of vertical height for every twelve inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- c) A minimum roof overhang of ~~8~~ **42** inches is required. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials.
- d) Exterior siding consisting of wood, hardboard, vinyl, brick, masonry, stone, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of gloss white paint) comparable in composition, appearance, and durability to the exterior siding commonly used in site-built dwellings.
- e) A curtain wall, un-pierced except for required ventilation and access, must be installed so that it encloses the area located under the home to the ground level. Such a wall shall have a minimum thickness of four (4) inches and shall be constructed of masonry or similar material as approved by the Zoning Administrator.
- f) The dwelling must be placed on a permanent foundation, either slab or pier, which meets the requirement of the Building Code. In addition, the dwelling shall be completely underpinned with masonry, stone, or other similar materials manufactured for the purpose of underpinning as approved by the Zoning Administrator. Installation shall be in accordance with the Rules and Regulations for Manufactured Homes made and promulgated by the Georgia Safety Fire Commissioner and shall be completed prior to permanent electrical service.
- g) Utility meters must be mounted to the structure rather than on a utility pole, and all axles, tongues, and transporting and towing apparatus must be removed before occupancy.
- h) A landing must be installed at each outside doorway. The minimum size of the landing shall be four feet by six feet (excluding steps) at each doorway. The structure must include steps which lead to ground level, and both landing and steps must meet the requirements of the Building Code.
- i) The dwelling must be installed in accordance with O.C.G.A. § 8-2-160 et seq., and the rules promulgated thereunder.

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PROPOSED AMENDMENTS TO ARTICLE IX (TABLE OF USES)

DISTRICT	SPACE DIMENSIONS								MAXIMUM LIMITATIONS	
	Area (sq. ft)	Area per Dwelling Unit (Sq. ft.)	Minimum Dwelling Unit Size (Sq.ft.)	Minimum Width (ft.)	Setback from Right of Way (ft.)		Minimum Side Yard (ft.)	Minimum Rear Yard. (ft.)	Height (Stories)	
					Major Road	Interior Street				
AG	130,680 (3 ac.) ^[1]		2,000	200	60	50	25 ^[4]	25	3	
R-1	40,000 (0.92 ac.) ^[1]		1,800	125	45	35	15 ^[4]	20	2	
R-2	20,000 (0.46 ac.)		1,800	100	45	35	15 ^[4]	20	2	
R-3	15,000 ^[1] (0.34 ac)		1,000/ 1,400 ^[5] 1,800 ^[5]	100	45	35	15 ^[4]	20	2	
PUD	10 acres	See Section 906		100	See Section 906					
	Area (sq. ft)	Max Area per Structure (Sq. ft.)	Minimum Structure Size (Sq.ft.)	Minimum Width (ft.)	Setback from Right of Way (ft.)		Minimum Side Yard (ft.)	Minimum Rear Yard. (ft.)	Height (Stories)	Max. Lot Coverage [2]
OI	None	None	1,000	60	50	25	10 ^[4]	15	2	40%
C-1 ^[6]	6,000	10,000 [3]	1,000	50	50	25	10 ^[4]	15	2	45%
C-2	None	None	1,000	50	50	25	None ^[4]	15	3	45%
M-1	9,000	None	None	None	100	50	30 ^[4]	15 ^[4]	3	35%
Notes										
[1] All of said required acreage must be contiguous, not surrounded by any flood area, and must be above flood elevation. All dwelling units must have located on the subject property a garage containing no less than 420 s.f. and designed to contain no less than two automobiles.										
[2] Includes principal and accessory buildings but not pavement areas.										
[3] No portion of any lot which is flooded by a 100-year recurrence interval storm event may be counted as part of the required minimum lot area.										
[4] Buffer zones are required along the side and rear yard where an Office-Institutional, business, or manufacturing use abuts a residential district and where a multi-family use abuts a single-family residential district. SEE SECTION 1204										
[5] 1,000 square feet of minimum floor area are required for each unit of a duplex unit; 1,400 1,800 square feet are required for a single family dwelling, manufactured home or industrialized dwelling.										
[6] C-1 District is intended for small commercial (neighborhood) uses. Larger commercial building and uses are intended for the C-2 Zoning District.										

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ARTICLE XI USE PROVISIONS)

SECTION 900: GENERAL USE REGULATIONS

- A. Table of Permitted and ~~Special~~ **Conditional** Uses. The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any uses not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the Administrative Officer shall have the authority to determine the most appropriate zoning district (s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.
1. **P**: A permitted use.
 2. **C**: A use requiring a Conditional Use Permit subject to approval following the application procedures and requirements.
 3. **A**: An accessory use subject to the requirements specified and generally applicable to accessory uses.
- B. Any use not listed with the letter **P**, **C**, or **A** in a particular zoning district shall be prohibited in that zoning district, unless it is a non-conforming use lawfully established prior to the effective date of the ordinance or amendment that rendered it legally non-conforming.
- C. Any use listed with a **Y** in the column headed by the words "Supl. Use Stds." in the table below shall satisfy the applicable supplemental use standards established in Section 901, in addition to the development regulations of the district in which it is located.
- D. For all telecommunications antennas and towers requirements see Section 616.
- E. No outdoor storage is permitted except as specified herein.
- F. Those uses marked with an asterisk (*) are not allowed within the Downtown Overlay District. Note, retail uses in excess of 50,000 square feet are also prohibited in the Downtown Overlay district. (11/10/2016)
- G. Those uses marked with a double asterisk (**) in the Table of Permitted and Conditional Uses shall not be allowed in the WP-1 Cornish Creek Watershed Protection Overlay District. (8/18/2016)
- H. For permitted and ~~special~~ **conditional** uses in the PUD zoning district, refer to section 906.
- I. Accessory uses.
1. Accessory uses for commercial development shall include those normally appurtenant to such development, as provided for in other sections of this Ordinance.
 2. Any accessory use normally appurtenant to a permitted use shall be allowed provided such use shall conform to all performance standards set forth for this district.

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J. Remaining district regulations:

1. The permitted uses, accessory uses, special uses and space dimensions for all property zoned to a Planned Unit Development (PUD) classification are set forth in Section 906 and shall apply as if set forth in this Section.
2. All uses and dimensional requirements of the overlay districts that are not specified in the individual sections are those that are applicable to the underlying zoning designation of the particular property.
3. All remaining regulations established for each individual district are provided in the following sections.

SECTION 901: SUPPLEMENTAL USE STANDARDS

A. Purpose and Intent:

1. The purpose of these Supplemental Use Standards is to supplement the Table of Permitted and ~~Special~~ **Conditional** Uses by providing more specific standards for certain uses for which additional use restrictions, site development and/or design standards are necessary to ensure that they will be compatible with surrounding uses, have minimal impact on the environment, promote the health, safety and welfare.
2. These standards apply to specific uses in all zoning districts (unless otherwise noted) and shall be enforced by the City.
3. Any use that is regulated by this Section and is authorized in a zoning district shall be developed in conformity with the applicable Supplemental Use Standards for that use provided in this Section. No permit shall be issued for a use, building or structure that does not conform to applicable provisions of this Section; except that, where any requirement of the Supplemental Use Standards conflicts with a condition of rezoning, special use permit or other action of the City Council after adoption of this Section, the condition shall prevail.

B. Applicability:

1. The uses, structures and related standards listed in the following subsection are in alphabetical order.
2. The Supplemental Use Standards listed in the following subsection are applicable as indicated in the Table of Permitted and ~~Special~~ **Conditional** Uses as requiring Supplemental Use Standards.

C. Supplemental Use Standards (Per Table of Permitted and Conditional Uses).

The rules, requirements and restrictions listed in this subsection are applicable as indicated in the Table of Permitted and Special Uses as requiring Supplemental Use Standards.