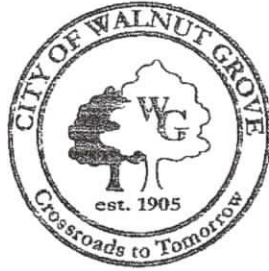


REQUIRED REZONING INFORMATION

- 1. PETITION REQUESTING REZONING**
- 2. COPY OF PLAT OF PROPERTY**
- 3. COPY OF DEED TO PROPERTY WITH
LEGAL DESCRIPTION**
- 4. QUESTIONNAIRE**

PHONE (770) 787-0046

FAX (770) 787-8340



REQUEST FOR ZONING CHANGE

I, Matt Rutledge request that my property located at Walnut Grove Parkway, Walnut Grove, Georgia, which is now zoned AG, be rezoned to C-2 with Conditional Use for Outdoor Storage and Concurrent Variances for buffer reductions per Exhibit B
 Number of acres requesting to be rezoned: 11.929 Acres
 Parcel # WG010026 & WG010027
 Lot # _____

I understand that a sign informing of the request shall be posted in a conspicuous place on the property proposed to be rezoned.

I have read and understand the attached regulations of the rezoning procedure and have paid the \$100 permit fee.

Matt Rutledge
 Applicant
Matt Rutledge
 Applicant
12-15-2022
 Date

 Mayor

 Date

CITY OF WALNUT GROVE

IMPACT QUESTIONNAIRE

Please answer the following questions and sign below:

1. How will the proposed Land Development District change permit a use that is suitable in view of the use and development of adjacent property?

The applicant proposes to develop C-2 office buildings to support the uses listed in the Zoning Ordinance. The design implements zoning buffers adjacent to the R-1 zoned homes fronting Highway 81 and the adjacent church. These uses will be in harmony with the future mixed retail / residential uses at Walnut Grove Parkway

2. How will the proposed Land Development District change adversely affect the existing use or usability of adjacent or nearby property?

The revised design does not include an entrance at Highway 81 and provides all required buffers adjacent to the R-1 zoned homes. There should be no impact with the existing church and the C-2 development would be in harmony with the future mixed use development at Walnut Grove Parkway.

3. Explain whether the property to be affected by a proposed Land Development District change has a reasonable economic use as currently designated.

The current zoning is Agriculture. This is not a viable use because there's more demand for commercial office space which is higher in value and worth more for potential development.

4. Discuss whether the proposed Land Development District change will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

For now the entrance is located at one area on Walnut Grove Parkway. However, the future mixed use plan potentially will contain a connector road and internal driveways and the C-2 office buildings will be accessed from multiple locations. The future mixed use design was put on hold via a moratorium and is on hold for now.

5. Explain whether there is a relative gain to the public by retaining the present Land Development District designation as compared to the hardship imposed upon the property owner.

The property would remain undeveloped as currently zoned. Agricultural use would not be viable in the near future with developments occurring along Walnut Grove Parkway. The current proposal will support small businesses and retail space in demand in this area. The proposed development could be the first step in the implementation of the City Towncenter just one parcel adjacent.

CITY OF WALNUT GROVE
IMPACT QUESTIONNAIRE (Page 2)

6. Discuss whether there are other existing or changing conditions affecting the use and development of the property which give support for approval of the proposed Land Development District change.

It's understood that the City of Walnut Grove envisions the Walnut Grove Parkway area to be developed with a mixture of uses attracting the public for gatherings and commerce. The proposed development will be an incubator for small businesses and will be support to the future developments along the Walnut Grove Parkway parcels.

7. Please answer the following questions. If the answer to any of the questions is "Yes", you may be required to provide further information under O.C.G.A. §36-67A-2&3.
- a. Are you, or anyone else with a property interest in the subject property, a member of the City Council? No
 - b. Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property? No
 - c. Does a member of the family of such officials have an interest in the subject property as described in "a" and "b" above? No
 - d. Within two (2) years immediately preceding this application, have you made campaign contributions or given gifts to such public officials aggregating \$250.00 or more? No

Signature

Date

CITY OF WALNUT GROVE

IMPACT QUESTIONNAIRE

Please answer the following questions and sign below:

1. How will the proposed Land Development District change permit a use that is suitable in view of the use and development of adjacent property?

The applicant proposes to develop C-2 office buildings to support the uses listed in the Zoning Ordinance. The design implements full 75' zoning buffers adjacent to the R-1 zoned homes fronting Highway 81. These uses will be in harmony with the future mixed retail / residential uses at Walnut Grove Parkway

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Robert M. Johnson
Signature

12-15-2022

Date