

# **AGENDA**

Planning Commission Meeting  
February 6, 2020  
6:00 p.m.

Meeting Location:  
Grantville City Hall – Council Chambers  
123 LaGrange Street  
Grantville, GA 30220

## **CALL TO ORDER**

## **ATTENDANCE**

## **REVIEW & APPROVAL OF MINUTES**

July 11, 2019 Planning Commission Meeting

## **REPORT OF COMMITTEES (if any)**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Election of Planning Commission Chairman and Vice Chairman for 2020

Adopt 2020 Planning Commission Meeting Schedule

Planning Commission Member Training

Discussion concerning Multi-Family Residential use in GC Zoning District

## **ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** July 11, 2019

**Time:** 6:00 p.m.

**Location:** Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220

Mr. Raptis called the Planning Commission meeting to order at 6:15 p.m.

### **Attendance**

Tyree Raptis, Chairman  
Joe Ward, Vice Chairman  
Danny Clay  
Brennan Jones, Zoning Administrator

### **Public Attendance**

### **Review & Approval of Minutes**

#### Adoption of Planning Commission Meeting Minutes from May 9, 2019

Planning Commission meeting minutes for the meeting held on May 9, 2019 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Ward to adopt the May 9, 2019 Planning Commission Meeting Minutes. The motion was seconded by Mr. Clay. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

None

### **Hearing of Cases**

#### Zoning Ordinance Text Amendments for Article 3, Section 3.3 – Definitions and Table 5.3 Permitted Use Schedule

Mr. Jones presented a proposed zoning ordinance text amendment for Section 3.3 new definition for Congregate Care Facility and amendment to Table 5.3 – Permitted Use Schedule that would amend the table to allow Dwelling Single Family Type III in General Commercial (GC) zoning district as a Special Use Permit. The proposed zoning ordinance amendment for Section 3.3 and Table 5.3 is attached to the minutes.

Following a brief discussion, a motion was made by Mr. Clay to deny the proposed Text Amendments for Article 3, Section 3.3 – Definitions and Table 5.3 Permitted Use Schedule. The motion was seconded by Mr. Ward. Following discussion, Mr. Raptis called for a vote the motion passed unanimously.

Mr. Jones was directed to notify the City Council that the Planning Commission voted to recommend denial of the proposed Text Amendments for Article 3, Section 3.3 – Definitions and Table 5.3 Permitted Use Schedule.

### **New Business**

### **Adjournment**

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:35 p.m.

**Grantville Zoning Ordinance Proposed Text Amendment  
Article 3.3 and Article 5.3**

May 2, 2019

**1. Name and address of applicant.**

Brennan Jones, Zoning Administrator  
123 LaGrange Street  
Grantville, GA 30220

**2. Current provisions of text to be affected by amendment.**

A. Article 3, Section 3.3 - Definitions

Addition of new definition for Congregate Care Facility.

B. Article 5, Section 5.3, Table 5.3 – Permitted Use Schedule

Table 5.3 Permitted Use Schedule (excerpt showing the text amendment changes)

Use Type	SIC	Zoning Districts									
		RD	R20	NUP	R6	CR	PR	OI	GC	LM	GI
<b>RESIDENTIAL USES</b>											
Dwelling Single-Family Type III, <del>regulated to existing nonconforming Manufactured Home Parks</del>	0000									<u>S</u>	

**3. Proposed wording of text change.**

A. Article 3, Section 3.3 – Definitions, Insert the following new definition following the definition for Conditional Uses:

***Congregate Care Facility.*** A building or group of buildings where at least 80% of the occupied dwelling units are occupied by at least one person 55 years of age or older per unit or housing options (single family detached housing/cottages without age restrictions) for elderly residents in a variety of living environments and arrangements including but not limited to assisted living facilities and nursing homes.

B. Table 5.3 Permitted Use Schedule (excerpt showing amended table entry)

Use Type	SIC	Zoning Districts									
		RD	R20	NUP	R6	CR	PR	OI	GC	LM	GI
<b>RESIDENTIAL USES</b>											
Dwelling Single-Family Type III	<b>0000</b>								<b>S</b>		

4. Reason for amendment request.

- A. The text amendment provides a definition of Congregate Care Facility.
- B. The Table 5.3 text amendment will allow for Type III Single family residential use as a Special Use Permit in the General Commercial zoning district.

## **Grantville Planning Commission Meeting Schedule January 2020 – January 2021**

All Meetings are scheduled to be held at Grantville City Hall on the first Thursday of the Month at 6:00 p.m. unless noted otherwise, as follows:

### **2020 MEETING DATES**

January 2, 2020

February 6, 2020

March 5, 2020

April 2, 2020

May 7, 2020

June 4, 2020

July 2, 2020

August 6, 2020

September 3, 2020

October 1, 2020

November 5, 2020

December 3, 2020

January 7, 2021

Rezoning applications are required to be submitted to the City Clerk a minimum of two weeks prior to the date of the Planning Commission meeting.



Carl Vinson Institute of Government  
UNIVERSITY OF GEORGIA

# COMMUNITY PLANNING PROGRAM PLANNING & ZONING TRAINING <sup>101</sup> The Basics

March 26, 2020

9:00 AM – 4:00 PM

Gwinnett Campus

The University of Georgia

2530 Sever Road | Lawrenceville GA 30043

Registration Fee **\$190/ person**

Register online at [www.cviog.uga.edu/planning-and-zoning-training](http://www.cviog.uga.edu/planning-and-zoning-training)  
(credit card payment only) or complete the mail-in form with check  
made payable to The University of Georgia.

## TOPICS COVERED IN THIS SESSION

Responsibilities of the planning commission

Requirements of the Zoning Procedures Law

Effective management of public meetings

Role of the planning staff

Board member ethics and conflict of interest

Special use permits

Differences between variances and rezoning

Non-conforming uses

Standard practices in land use

Due process

Georgia Planning Act



# COMMUNITY PLANNING PROGRAM

# PLANNING & ZONING TRAINING <sup>101</sup>

## The Basics

### PARKING AND DIRECTIONS

Parking is FREE at the Gwinnett Campus is available on the north and south sides of the Intellicenter Building.

DIRECTIONS		
<p><b>From Atlanta and I 85 N</b></p> <ul style="list-style-type: none"> <li>• Take I-85 N</li> <li>• Take exit 109 for Old Peachtree Road</li> <li>• Turn right on Old Peachtree Road (0.2 mi)</li> <li>• Turn right on Sever Road (just past the McDonalds)</li> </ul> <p>The UGA Gwinnett Campus in the Intellicenter building is straight ahead on the right</p>	<p><b>From Athens and I-85 S</b></p> <ul style="list-style-type: none"> <li>• Take Highway 129 through Jefferson to I-85</li> <li>• Take I-85 south</li> <li>• Take exit 109 for Old Peachtree Road</li> <li>• Turn left on Old Peachtree Road (0.3 mi)</li> <li>• Turn right onto Sever Road (just past the McDonalds)</li> </ul> <p>The UGA Gwinnett Campus in the Intellicenter building is straight ahead on the right</p>	<p><b>From GA 316</b></p> <ul style="list-style-type: none"> <li>• From GA-316 traveling east or west, exit onto Duluth Hwy NW, GA-120 W, and travel northwest 1.9 mi.</li> <li>• Take slight right at Sever Rd NW for 2.5 mi.</li> </ul> <p>The UGA Gwinnett Campus in the Intellicenter building is on the left</p>

### LODGING INFORMATION

**Homewood Suites** | 1775 North Brown Road  
Lawrenceville, GA, 30043 | 770-277-1243

ALSO NEARBY

**Hampton Inn** | 6010 Sugarloaf Parkway  
Lawrenceville, GA 30043 | 678-407-0018