

AGENDA

Planning Commission Meeting
December 3, 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

February 6, 2020 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Comprehensive Plan Future Land Use Character Area Map Amendment (Parcel ID Go8 2247 001)

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: February 6, 2020

Time: 6:15 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

Jim Sells

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from July 11, 2019

Planning Commission meeting minutes for the meeting held on July 11, 2019 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Clay to adopt the July 11, 2019 Planning Commission Meeting Minutes. The motion was seconded by Mr. Ward. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Report of Committees

None

Unfinished Business

None

Hearing of Cases

None

New Business

Election of Planning Commission Chairman and Vice Chairman for 2020

Mr. Raptis opened the floor for nominations for Chairman and Vice Chairman. Mr. Clay nominated Mr. Raptis to serve as the Chairman and Mr. Ward to serve as Vice Chairman for 2020. No additional nominations were made, and Mr. Raptis closed the nominations.

Mr. Clay made a motion to elect Mr. Raptis as Chairman for 2020. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Mr. Clay made a motion to elect Mr. Ward as Vice Chairman for 2020. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Adopt 2020 Planning Commission Meeting Schedule

Mr. Jones presented a schedule for regular Planning Commission meetings to meet on the first Thursday of each month at 6:00 p.m. for 2019 through January 2021. Mr. Ward made a motion to adopt the meeting schedule. Mr. Clay seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously. The meeting schedule for January 2020 – January 2021 is attached to the minutes.

Planning Commission Member Training

Mr. Jones announced that Carl Vinson Institute has Planning Commission Member training on March 26, 2020 from 9:00 a.m. – 4:00 p.m. at Gwinnett Campus, The University of Georgia, 2530 Sever Rd, Lawrenceville, GA 30043. Members of the planning commission are requested to attend this training and the City will pay for the cost of training and travel expenses.

Discussion concerning Multi-Family Residential use in GC Zoning District

Mr. Jones discussed the possibility of amending the zoning ordinance to allow multi-family residential use in the General Commercial zoning district. Mr. Jones stated that Grantville zoning ordinance currently allow multi-family zoning is the R-6 zoning district. Mr. Jones also discussed that it is unusual for zoning ordinances to allow multi-family use in general commercial zoning districts. It was discussed that Grantville has a commercial residential zoning that allows for commercial use at the ground level and residential use on second floors in downtown Grantville. In addition, it was discussed that a mixed use or planned unit development (PUD) zoning district would allow for a mix of uses such as general commercial and residential uses including multi-family residential. Following this discussion, Mr. Jones was directed to provide an example of PUD or Mixed-Use zoning districts, for review by the Planning Commission.

Adjournment

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:45 p.m.

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 TRAINING¹⁰¹

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
(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 ¹⁰¹

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

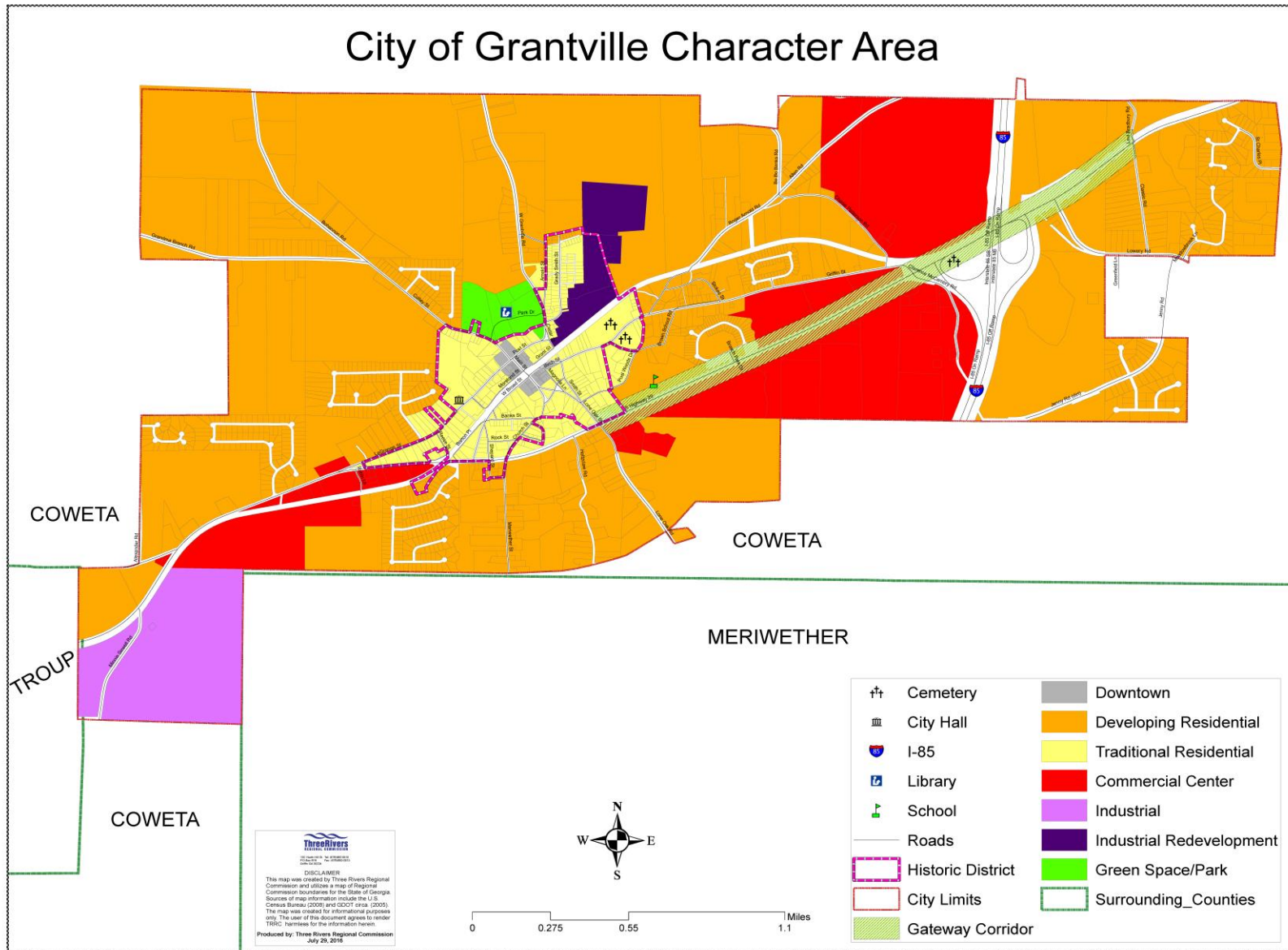
LODGING INFORMATION

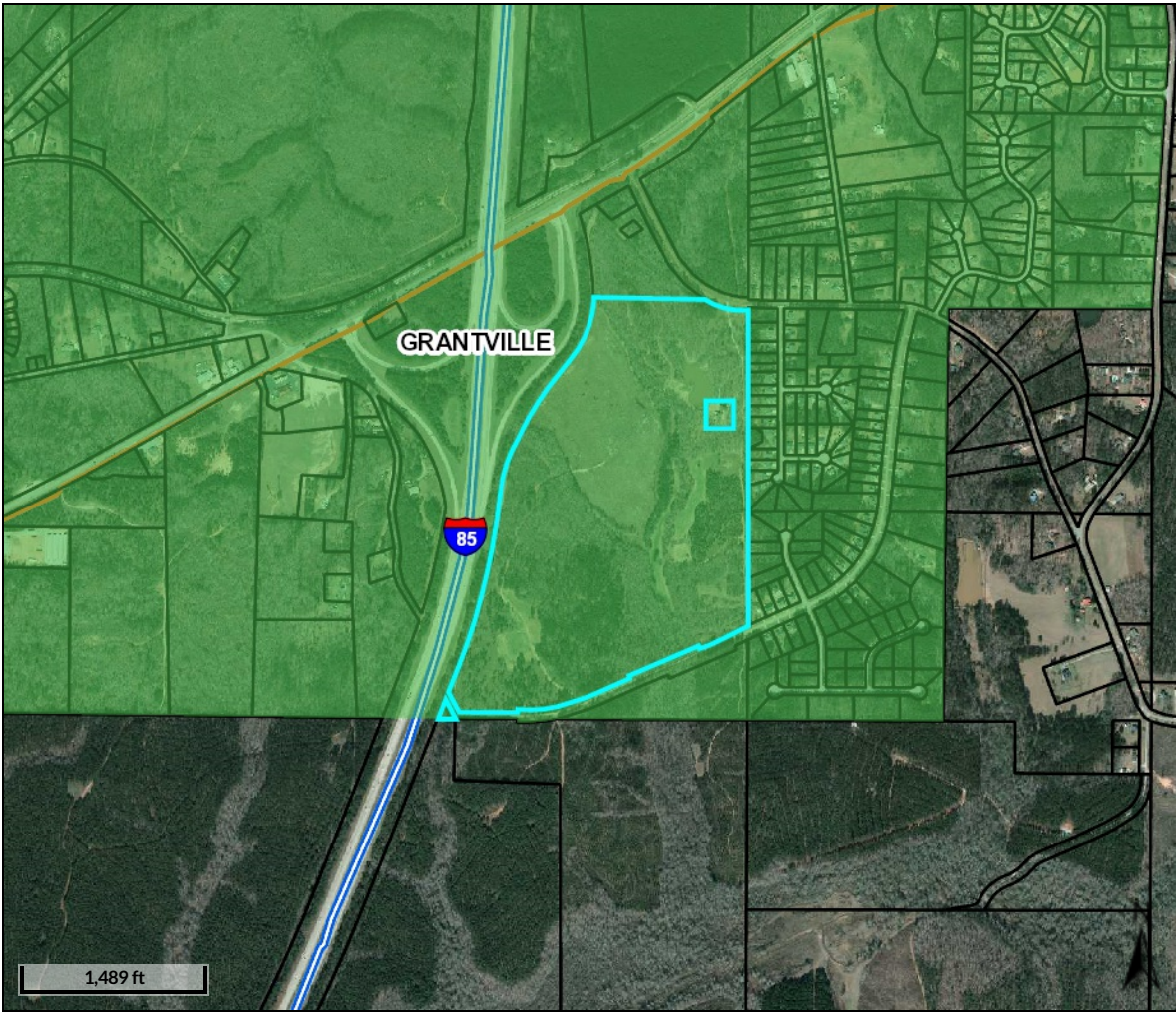
Homewood Suites | 1775 North Brown Road
Lawrenceville, GA, 30043 | 770-277-1243

ALSO NEARBY

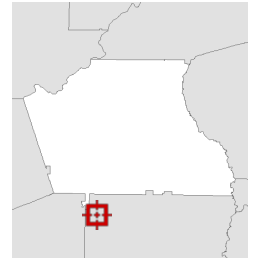
Hampton Inn | 6010 Sugarloaf Parkway
Lawrenceville, GA 30043 | 678-407-0018

MAP 2 - CHARACTER AREA MAP





Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID G08 2247 001
 Class Code Consv Use
 Taxing District GRANTVILLE 04
 Acres 124.02

Owner MANSOUR JEFFREY G
 101 LOWERY RD
 GRANTVILLE, GA 30220
 Physical Address n/a
 Assessed Value Value \$254266

Last 2 Sales			
Date	Price	Reason	Qual
9/9/1997	0	07	U
11/1/1993	\$127000	LM	Q

(Note: Not to be used on legal documents)

Date created: 12/2/2020
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