

AGENDA

Planning Commission Meeting
April 1, 2021
6:00 p.m.

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

Audio Conference Number: 425-436-6364 Access Code: 336977#

CALL TO ORDER

ATTENDANCE

REVIEW & APPROVAL OF MINUTES

March 4, 2021 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

Comprehensive Plan Update

UNFINISHED BUSINESS

Comprehensive Plan Land Use Character Area Map Amendment (Parcel ID G04-0002-001, 0.93 AC),
Rezoning Application for 54 Church St G04-0002-001, 0.93 AC.

HEARING OF CASES

NEW BUSINESS

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: March 4, 2021

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 6:00 p.m.

Attendance

Tyree Raptis, Chairman
Joe Ward, Vice Chairman
Danny Clay
Brenda Maddox (By conference call)
Brennan Jones, Zoning Administrator

Public Attendance

Jeff Mansour
Daniel Fields
Robi Higgins
Others were present on the conference call

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from February 4, 2021

Planning Commission meeting minutes for the meeting held on February 4, 2021 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Clay to adopt the February 4, 2021 Planning Commission Meeting Minutes. The motion was seconded by Mrs. Maddox. 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

Comprehensive Plan Land Use Character Area Map Amendment (Parcel ID G08-2246-013 37.29 AC), Rezoning Application for Hwy 29 Parcel ID G08-2246-013, 37.29AC.

Brennan Jones discussed the request to amend the Comprehensive Plan Land Use Character Area Map for Parcel ID G08-2246-013 37.29 AC as submitted by the applicant. Mr. Fields was recognized by the Planning commission and made a presentation concerning the proposed multi-family development that is being proposed for the property. The Planning Commission Chariman discussed concerns that converting General Commercial zoned property to residential would decrease already scarce commercial zoned property and may set an undesirable precedent. The applicant responded to questions concerning homeowners association requirements, amenities, sidewalks, and architectural standards. Following discussion and questions by the Planning Commission members, Mr. Raptis asked for a motion.

Mr. Clay made a motion to recommend that Grantville City Council deny the Comprehensive Plan Character Area Map Amendment for Parcel ID G08-2246-013 37.29 AC, to show the land use as Developing Residential, as submitted by Charles C. Harman Trust / WGS, LLC, represented by Daniel Fields of WGS, LLC.

Mr. Ward seconded the motion. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Comprehensive Plan Land Use Character Area Map Amendment (Parcel ID G04-0002-001, 0.93 AC), and Rezoning Application for 54 Church St G04-0002-001, 0.93 AC.

Brennan Jones discussed the request to amend the Comprehensive Plan Land Use Character Area Map and the Zoning Map amendment for G04-0002-001, 0.93 AC as submitted by the applicant. The Planning Commission members had a brief discussion concerning the application.

Following the discussion. Mr. Ward mad a motion to table the item until the next Planning Commission meeting. The Motion was seconded by Mr. Clay. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously and the item was tabled.

Final Plat Amendment for Meadows Ridge Subdivision to combine lots 5 and 6 into one lot (re: Parcel ID numbers 0802248114 and 0802248115). This amendment is needed to allow for a septic system on the property.

Brennan Jones discussed the request to amend Amendment for Meadows Ridge Subdivision to combine lots 5 and 6 into one lot, combining Parcel ID numbers 0802248114 and 0802248115, as submitted by the applicant. The request to amend the final plat was made to allow for the use of an on-site septic system for the property. The Planning Commission members had a brief discussion concerning the application. Following discussion Mr. Raptis asked for a motion.

Mr. Clay made a motion to approve Meadows Ridge Subdivision Final Plat amendment to combine lots 5 and 6 (Parcel ID numbers 0802248114 and 0802248115). Mr. Ward Seconded the motion. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously.

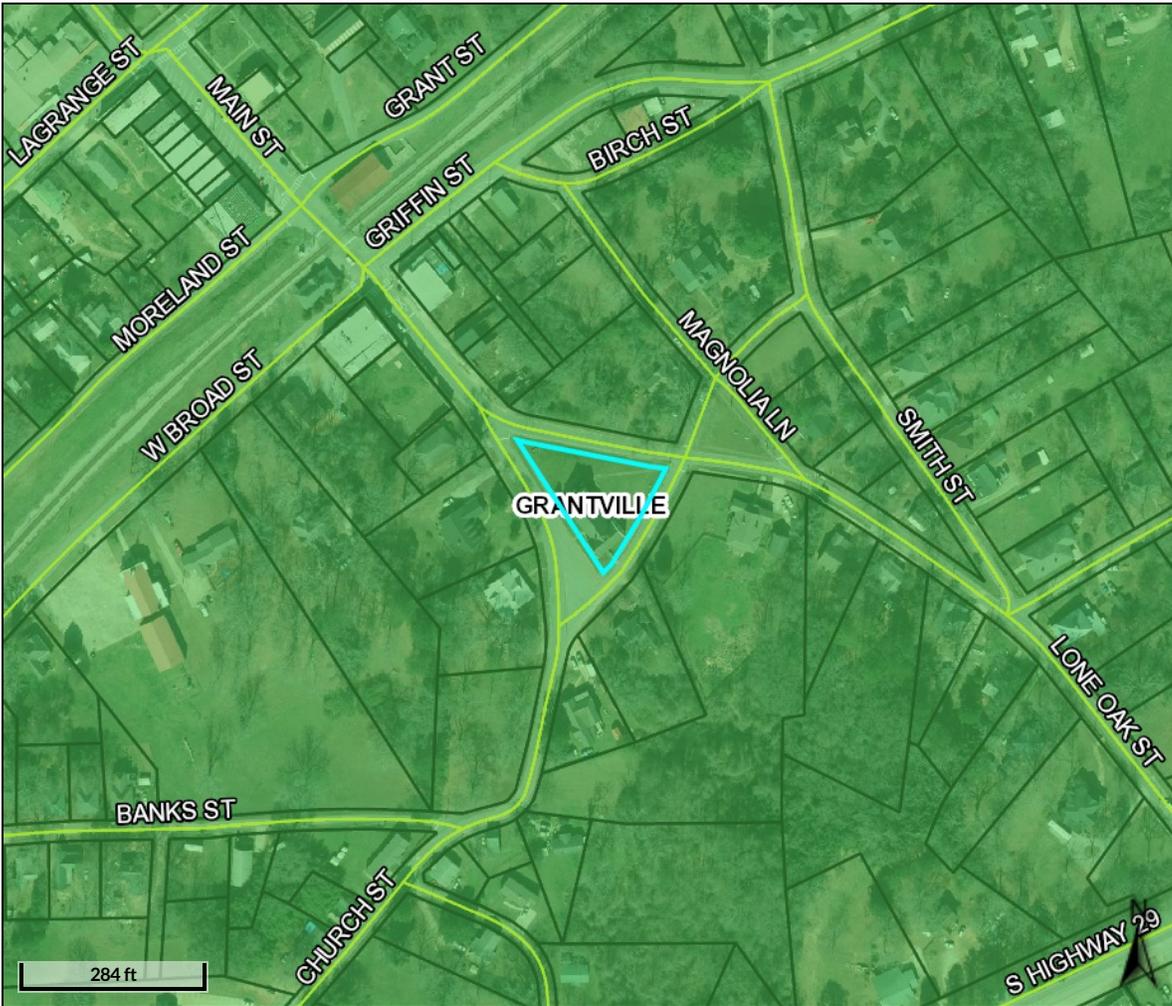
Mr. Clay made a motion to authorize the Planning Commission Chairman to sign the final plat amendment for Meadows Ridge Subdivision Final Plat amendment to combine lots 5 and 6 (Parcel ID numbers 0802248114 and 0802248115). Mr. Ward Seconded the motion. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Presentation by Mr. Jeff Mansour regarding request for City to amend the Comprehensive Plan Future Land Use Character Area Map for Parcel ID G08 2247 001.

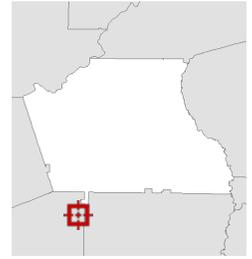
Mr. Mansour made a presentation to the Planning Commission concerning his request to amend the Comprehensive Plan Land Use Character Area Map for Parcel ID G08 2247 001. He is requesting that the land use for the parcel shown on the Character Area Map be changed from Developing Residential to Industrial. The Planning Commission members discussed their concerns, specifically addressing industrial truck traffic in the residential area that would happen if the property were developed with an industrial use. Mr. Mansour stated that he was not requesting a rezoning for the property at this time but rather a Comprehensive Plan Character Area Map amendment, which would allow the possibility for a future zoning map change for the property. Mr. Jones announced that Grantville will be updating the Comprehensive Plan, which is required to be completed by the end of October 2021, and as part of that update, the Character Area Map would be reviewed. The first public hearing for the Comprehensive Plan update is scheduled for March 22 at 6:30 p.m. at City Hall.

Adjournment

Mr. Ward made a motion to adjourn the meeting. Mrs. Maddox seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:18 p.m.



Overview



Legend

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

Parcel ID	G04 0002 001	Owner	GRANTVILLE METHODIST CHURCH	Last 2 Sales			
Class Code	Exempt	Physical Address	54 CHURCH ST	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04	Assessed Value	Value \$1011792	n/a	0	n/a	n/a
Acres	0.93			n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 2/24/2021
 Last Data Uploaded: 2/24/2021 1:10:17 AM

Developed by  Schneider
 GEOSPATIAL

**CITY OF GRANTVILLE
REZONING APPLICATION**

The undersigned hereby respectfully requests that the zoning district for referenced property and the City of Grantville Zoning Map be amended as described below:

1. Name of Property Owner / Applicant: James O. Selks

2. Applicant Address: _____

3. Telephone No. (Day) 770-301-8786 Telephone No. (Evening) _____

4. Email address of Applicant: jinsells5@gmail.com

5. Address of Property: 54 Church Street
Grantville, GA 30220

6. Provide exact information to locate the property for which you propose a change:

Tax District 04 Tax Map Number _____

Parcel Number G04 0002 001 Area of subject property: .93 (Acres)

7. Current zoning district of the property: (Check One)

- Rural Development (RD)
- Single Family Residential (R20)
- Multi-family Residential (R-6)
- Neighborhood Unit Plan (NUP)
- Parks & Recreation (PR)
- Commercial Residential (CR)
- Office & Institutional (OI)
- General Commercial (GC)
- Light Industrial (LM)
- General Industrial (GI)

8. What new zoning district do you propose for this property? GC General Commercial
(Under item 13 explain your reason(s) for your rezoning request.)

9. Do you own all of the subject property proposed for this zoning change?
 Yes () No (If no, then each property owner must sign an individual application.)

10. Is the property subject to the Historic Preservation Overlay District?
 Yes () No

11. List the present use of property and any structures existing on the property.

Church

12. Intent of Rezoning: (Detailed Description of Proposed Development)
(Attach separate sheets as necessary. Indicate if additional pages are attached.)

Wedding Venue
Event Venue

13. Fee for Rezoning Application based on property acreage to be paid in advance.

Rezoning Application Fee Determination:

Property Size (Acres) .93

Rezoning Fee / Ac \$200 / Ac

Total Rezoning Fee _____ (Maximum Fee \$10,000)

14. Does the proposed property use require Development of Regional Impact (DRI) Approval?

() Yes No

15. Fee for DRI Application based on property acreage to be paid in advance. This fee is in addition to Rezoning Application Fees.

Development of Regional Impact (DRI) Fee Determination:

Base Charge \$3,000.00

Property Size (Acres) _____

DRI Application Fee / Ac \$20.00 / Ac

Total DRI Fee _____ (Base Charge plus Fee per Acre)

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By: James O. Sells
Signature
JAMES O. SELLS
Printed Name

Date 2-10-2021

Attach completed Rezoning Application Disclosure Form.

NOTE: The City will be responsible for posting the notice on the affected property in accordance with the CITY OF GRANTVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS.

All rezoning and or DRI fees must be paid in advance and are not refundable regardless of the final disposition of the application.

The Completed application will be reviewed first by the Planning & Zoning Commission at a regularly scheduled voting meeting. After the application has been voted on and a recommended to Council, the property will be posted for public notice and to solicit comments from the public. Following public notice, the application must undergo two readings of Council.

Current Rezoning Fees and DRI fees are maintained by the City of Grantville. Information can be obtained by telephone at (770) 583-2289.

FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: _____ Posting Notice Issue Date: _____

Fees Paid by Applicant: _____

Receipt Number: _____

Date Completed Application and Fees were received: _____

Official Date Stamp

REZONING APPLICATION DISCLOSURE FORM

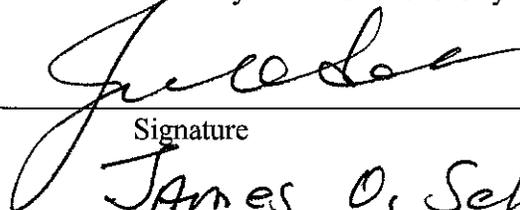
Conflict of Interest in Zoning Actions Act Disclosure of Financial Interests

Under the guidelines of State Law, an application for Rezoning must disclose campaign contributions totaling \$250.00 or more over the past two years to any City Council Member. This is inclusive of immediate family members and you / they holding office positions in a business, firm or corporation.

Contributions have been made to the following officials:

NONE
Applicant is a member of Grantville
city council

() I have not made any contributions to City Officials.

By: 
Signature
James O. Sells
Printed Name

Date 2-10-2021

* Attach additional sheets if necessary to disclose or describe all contributions.

OFFICE USE ONLY

Date Received: _____

File Number: _____