

Grantville Planning Commission Meeting Minutes

Date: April 1, 2021

Time: 6:13 p.m.

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

Mr. Ward called the Planning Commission meeting to order at 6:13 p.m.

Attendance

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

Public Attendance

James Sells

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from March 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 Mrs. Maddox to adopt the February 4, 2021 Planning Commission Meeting Minutes. The motion was seconded by Mr. Clay. After discussion, Mr. Ward called for a vote and the motion passed unanimously.

Report of Committees

Comprehensive Plan Update

Brennan Jones announced that the Comprehensive Plan Steering Committee will hold a meeting on Wednesday, April 14 at 5:00 p.m. to begin the plan update process. The meeting will be led by Paul Jarrell of Three Rivers Regional Commission.

Unfinished Business

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 presented the application for comprehensive plan future land use character area map amendment and rezoning for 54 Church Street. The applicant, Mr. Sells, was asked to address the planning commission concerning the application. Mr. Sells stated that his ultimate intention for the church property is to sell it back to a financially stable church organization. He indicated that until that happens, he intends to use the church for Christian church services and meetings, as a wedding venue. These activities will provide a source of revenue, which will be used to maintain the church property and the sanctuary. Mr. Sells said that he will occupy office space in the church for his business office and that use will keep staff on the property to ensure that the maintenance of the building is kept up. Mr. Sells stated that many churches that are sold are converted to a residential

home, and by changing the zoning district from R-20 single family residential to General Commercial (GC), that would ensure the church could not be converted to a residential use.

Mr. Ward asked Mr. Sells if the property were rezoned and if a church wanted to purchase the property does would he sell the property to the church. Mr. Sells responded by stating; yes, and the condition is that the church organization has to be financially stable and that he envisioned that the church organization would be of a Protestant faith. Mr. Ward asked Brennan Jones whether or not changing the zoning of the property would have an effect on the property value. Brennan Jones responded that the property value would likely not be effect by the zoning change.

Following discussion, Mr. Clay made a motion to recommend that Grantville City Council approve the rezoning of Parcel ID G04-0002-001, 0.93 AC from R-20 Single Family Residential zoning to General Commercial (GC) zoning as requested by the Rezoning Application for 54 Church St G04-0002-001, 0.93 AC, as submitted by James O. Sells.

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

Brennan Jones stated that the Comprehensive Plan Future Land Use Character Area Map for the church property could be amended during the Comprehensive Plan Update process; therefore, the planning commission did not need to vote on that subject.

Hearing of Cases

None

New Business

None

Adjournment

Mr. Clay made a motion to adjourn the meeting. Mrs. Maddox seconded the motion. Mr. Ward adjourned the Planning Commission Meeting at 6:33 p.m.