

AGENDA

Planning Commission Meeting
October 7, 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

August 5, 2021 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Text Amendment for Article 5.3, Permitted Use Schedule Table 5.3 to provide a zoning district for Tattoo Shop use.

The proposed text amendment for a Tattoo Shop allows the use in the General Commercial zoning district as a Special Use requiring a Special Use Permit.

ADJOURNMENT

Planning Commission Motions for 10/7/21 Meeting

Review & Approval of Meeting Minutes

I make a motion to recommend approval of the August 5, 2021 Meeting Minutes. (Please note any amendments or corrections)

Motion by: _____

Second by: _____

Vote: _____

New Business

Text Amendment for Article 5.3, Permitted Use Schedule Table 5.3 to provide a zoning district for Tattoo Shop use.

I make a motion to recommend that Grantville City Council amend Article 5.3, Table 5.3 Permitted Use Schedule under the category Business, Professional and Personal Services to allow a Tattoo Shop as a Special Use in the General Commercial Zoning District:

Motion by: _____

Second by: _____

Vote: _____

Adjournment

I make a motion to adjourn the meeting.

Motion by: _____

Second by: _____

Vote: _____

Adjournment time: _____

Grantville Planning Commission Meeting Minutes

Date: August 5, 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 6:06 p.m.

Attendance

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

Public Attendance

Karen Nalewako
Jeff Mansour
Patrick Laughlin
Ryan Carothers
Nathan Newfield

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from June 3, 2021

Planning Commission meeting minutes for the meeting held on June 3, 2021 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Ward to adopt the June 3, 2021 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

Brennan Jones stated that the City has received an application for annexation for two parcels including Coweta Parcel 055 2027 004 (198.56 Acres) Annexation – Minnie Sewell Road and Meriwether Co Parcel 001 013 (103.7 Acres) Annexation – Minnie Sewell Road. Mr. Jones informed that Planning Commission that the City Council will be voting to annex the property and that upon annexation zoning for the property has to be established. Mr. Jones then presented the zoning applications requesting that the annexed parcels be zoned into the General Industrial (GI)

zoning district. The following information and supporting documents were presented to the Planning Commission:

- For Coweta Parcel 055 2027 004 (198.56 Acres)
 - Zoning Application
 - Current County Zoning – Rural Conservation (RC)
 - Current Land Use - Forested
 - Requested zoning district in Grantville - General Industrial (GI)
 - Coweta County BOC per the vote at the BOC meeting on 7/27/21, does not object to the annexation and recommended 100-foot undisturbed natural buffer zone where the subject property abuts unincorporated residential zoned properties.
 - Annexation / Zoning exhibit prepared by Atlantic Coast Consulting, Inc.

- For Meriwether Co Parcel 001 013 (103.7 Acres)
 - Zoning Application
 - Current County Zoning – Rural / Agricultural
 - Current Land Use - Forested
 - Requested zoning district in Grantville - General Industrial (GI)
 - Meriwether County BOC per the vote at the 7/14/21 BOC meeting does not object to the annexation.
 - Annexation / Zoning exhibit prepared by Atlantic Coast Consulting, Inc.

Following this presentation, Mr. Raptis recognized the representative for the property owner and developer, Mrs. Karen Nalewako to address the Planning Commission. Mrs. Nalewako provided documents including:

- Annexation / Zoning exhibit prepared by Atlantic Coast Consulting, Inc.
- A document outlining site operation descriptions
- A document titled Zoning Amendment Requirements & Planning Commission Review Question:

These documents are attached to these meeting minutes.

Following the presentation by Mrs. Nalewako, the planning commissioners discussed and asked questions concerning the proposed property zoning. Concerns were raised about potential impacts to surrounding residents if the additional land area were zoned from its current use into General Industrial use and concerns were raised about the proposal to construct a construction and demolition debris landfill at the site. Concerns were raised about whether a traffic study had been conducted and truck traffic and concerns about water and sewer utilities and fire protection requirements. Concerns were raised about potential environmental impacts to state waters and wetlands at the site. Mrs. Nalewako stated that rail would be the primary traffic servicing the site and truck traffic would be minimized. She also indicated that the developer had not completed a traffic study and that there is currently no agreement in place with the railroad to allow for rail access to the property. She stated that access to the site would be from US Hwy 29 and not from Minnie Sewell Road. Mrs. Nalewako stated that wetlands and streams have not yet been studied as part of this proposal and environmental studies would be completed as part of the development process.

Mr. Raptis recognized Mr. Ryan Carothers to address the Planning Commission. Mr. Carothers stated that he is a nearby resident on Minnie Sewell Road at 0 Minnie Sewell Road, located south of the proposed annexation area in Troup County. Mr. Carothers spoke in opposition to the proposed

rezoning request stating that the proposed development would have a negative impact on surrounding property values and the development did not comply with the Coweta County Comprehensive Plan.

Mr. Raptis recognized Mr. Nathan Newfield to address the Planning Commission. Mr. Newfield stated that he resides at 277 Minnie Sewell Road. Mr. Newfield spoke in opposition to the proposed rezoning. He did state that he was aware of the existing GI zoning on the property that is currently within Grantville City Limits and had no objection to that property zoning and he expressed concerns that adding additional land to the GI zoning would hurt value of his property.

Mr. Raptis recognized Mr. Jeff Mansour to address the Planning Commission. Mr. Mansour stated that he resides at 101 Lowery Road. Mr. Mansour stated that he did not oppose the rezoning of the property but he expressed concerns that the studies and process for zoning had not been followed by the applicant. Mr. Mansour mentioned that a development of this type should require among other things a Development of Regional Impact (DRI) study to be completed prior to zoning the property into the GI zoning district. Mr. Mansour expressed concerns that if the property were rezoned immediately to GI zoning district, then a precedence would be set and he would expect the same treatment for his property rezoning application for Lowery Road property.

Following the presentation and comments from the citizens, Mr. Raptis called for motions for the proposed zoning applications.

Zoning for Coweta Parcel 055 2027 004 (198.56 Acres) Annexation – Minnie Sewell Road

Mr. Clay made a motion to recommend that Grantville City Council zone parcel 055-2027 004 (198.56 Acres) into the Rural Development zoning district upon annexation by the City Council. The motion was seconded by Mr. Ward. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously. The Planning Commission Vote was 3-0.

Zoning for Meriwether Co Parcel 001 013 (103.7 Acres) Annexation – Minnie Sewell Road

Mr. Clay made a motion to recommend that Grantville City Council zone parcel 001 013 (103.7 Acres) into the Rural Development zoning district upon annexation by the City Council. The motion was seconded by Mr. Ward. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously. The Planning Commission Vote was 3-0.

New Business

None

Adjournment

Mr. Ward Mr. Clay made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:51 p.m.

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

October 7, 2021

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.

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
BUSINESS, PROFESSIONAL and PERSONAL SERVICES											
<u>Tattoo Shop</u>	<u>7299</u>								<u>S</u>		

3. Reason for amendment request.

- A. The text amendment provides for tattoo shop use, which is currently allowed as a regulated business under other City Ordinances.