

AGENDA

Planning Commission Meeting
January 5, 2023
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

December 5, 2022 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Election of Planning Commission Chairman and Vice Chairman for 2023

Text Amendment Article 17.7-2 Signs Posted. The text amendment language is attached hereto to the agenda.

The proposed text amendment provides specifications for the Notice to Rezone sign.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: December 5, 2022
Time: 6:00 p.m.
Location: Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220
and by Audio Conference Number: 425-436-6364 Access Code: 336977#

Mr. Raptis called the Planning Commission meeting to order at 6:00 p.m.

Attendance

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

Public Attendance

Richard Proctor
Angela Pendley

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from September 8 2022

Planning Commission meeting minutes for the meeting held on September 8, 2022, were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Ward to adopt the September 8, 2022, Planning Commission Meeting Minutes. The motion was seconded by Mrs. Bugg. 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

Adopt 2023 Planning Commission Meeting Schedule

Mr. Jones presented a schedule for regular Planning Commission meetings to meet on the first Monday of each month at 6:00 p.m. for 2022 through January 2023. Mr. Ward made a motion to adopt the 2023 planning commission meeting schedule. The motion was seconded by Mrs. Bugg. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Citizen Comments

Mr. Proctor was recognized by the Chairman and he asked if the Planning Commission had knowledge of property at a site off US Hwy 29 where a tree removal company is using property and whether or not the use conformed to zoning requirements. Mrs. Bugg stated that the occupant of the property is making loud noises during the week and weekends, possibly as a result to grinding trees at the property. Mr. Jones stated that the property owner had asked for City utilities but it was not know if the City provided access to utilities for this property. Mr. Jones stated that enforcement of zoning ordinance violations is the responsibility of Grantville code enforcement officer. Mr. Jones stated that he would contact City staff to determine if an enforcement action is being taken against the property owner as a result of a property use violation.

Mrs. Pendley of 25 Canterbury Drive was not recognized by the Chairman however, she addressed the Planning Commission expressing her opposition to approving any new subdivision in the City and asked if the planning commission conducts any impact studies related to approval of new subdivision developments. She expressed concerns about water supply for the City and suggested that rain barrels at homes should be used for water. Following a brief discussion with the Chairman, Mrs. Pendley left the meeting.

Adjournment

Mr. Ward made a motion to adjourn the meeting. Mrs. Bugg seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:40 p.m.

Grantville Planning Commission Meeting Schedule

January 2023 – January 2024

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

2022 MEETING DATES

January 2, 2023

February 6, 2023

March 6, 2023

April 3, 2023

May 1, 2023

June 5, 2023

July 3, 2023

August 7, 2023

September 7, 2023 * (Thursday)

October 2, 2023

November 6, 2023

December 4, 2023

January 4, 2024 * (Thursday)

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.

**Grantville Zoning Ordinance Proposed Text Amendment
Article 17.7-2**

January 5, 2023

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.

Replace the existing text:

~~17.7-2 *Signs Posted.* As to an application to amend the Official Zoning Map(s), if such application is initiated by any party other than the City Council or the City's Zoning Administrator, the Zoning Administrator (or a designee) shall post a sign in a conspicuous place on the property for which the application has been submitted at least fifteen (15) days and no more than forty-five (45) days in advance of the City Council's hearings. Said sign shall contain information as to the date, time and place of the public hearing, the current zoning classification and the proposed zoning classification.~~

With the following text:

17.7-2 *Signs Posted.* As to an application to amend the Official Zoning Map(s), if such application is initiated by any party other than the City Council or the City's Zoning Administrator, the Zoning Administrator (or a designee) shall post a sign (or signs) in a conspicuous place(s) on the property for which the application has been submitted at least fifteen (15) days and no more than forty-five (45) days in advance of the City Council's hearings. Said sign(s) shall be constructed of wood or metal, a minimum of 48 vertical inches by 72 horizontal inches in size, and with lettering of a minimum of three (3") inches in height in bold black letters on a white background, except that the existing and the proposed zoning districts shall be in red letters. The sign shall list the name of the applicant, applicant telephone number, property address, date and time of the public hearing, present zoning, proposed zoning, proposed property use, and the telephone number of Grantville Planning Department. An example of the public notice sign is shown below.

<p>NOTICE TO REZONE</p> <p>APPLICANT NAME: THE ZONING COMPANY</p> <p>APPLICANT TELEPHONE: XXX-XXX-XXXX</p> <p>ADDRESS: 123 ZONING WAY</p> <p>PRESENT ZONING: RD</p> <p>PROPOSED ZONING: GC</p> <p>PROPOSE USE OF PROPERTY: USE DESCRIPTION</p> <p>PUBLIC HEARING DATE AND TIME:</p> <p>MONTH DD, YYYY, TIME P.M.</p> <p>LOCATION: CITY HALL, GRANTVILLE, GA</p> <p>GRANTVILLE PLANNING DEPT: (770) 583-2289</p>
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1. Sign(s) shall be placed within one foot of the public right-of-way along street frontage of the property at 1,000-foot intervals for which the zoning change has been requested.
2. If the property has 1,000 feet or less frontage, only one sign is required.

3. If the property has no street frontage, the sign shall be placed within one foot of the right-of-way of the street or road at each location from which access will be gained to the property.
4. The petitioner shall provide a plan showing the location(s) where Notice to Rezone signs will be placed on the property.
- 5.. The signs shall remain posted until final action has been taken by the Council or the application has been withdrawn.
6. The petitioner shall remove all “notice to rezone” signs and return the signs to the City of Grantville within 10 days after final action by Council.

3. Reason for amendment request.

- A. The text amendment provides specifications for the Notice to Rezone sign.