

AGENDA

Planning Commission Meeting
June 5, 2023
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

May 1, 2023 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

Text Amendment Article 4 Zoning Districts and Boundaries, Section 4.1 Section 4.1-12 – Historic Mill Village (HMV) Zoning District, Table 5.1, Table 5.2 and Table 5.3. This item was tabled during the April 3, 2023 meeting. The text amendment language is attached to the agenda.

HEARING OF CASES

NEW BUSINESS

ADJOURNMENT

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GRANTVILLE, GEORGIA AMENDING THE ZONING ORDINANCE OF THE CITY OF GRANTVILLE TO MAKE THE FOLLOWING TEXT AMENDMENTS TO THE ORDINANCE AMEND ARTICLE 4 ZONING DISTRICTS BY ADDING HISTORIC MILL VILLAGE (HMV); AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council of the City of Grantville have determined that it is in the best interest of the City to amend the Zoning Ordinance of the City of Grantville;

The Mayor and Council of the City of Grantville, Georgia hereby ordain as follows:

Section 1.

Article 4. Zoning Districts and Boundaries is amended as follows:

A. Section 4.1 is amended by adding the following district:

HMV Historic Mill Village

B. Section 4.1 is amended by adding the following subsections:

4.1-12 *Historic Mill Village (HMV)* The purpose of this district is to recognize the distinctive nature of the City’s historic Mill Village area and to encourage residential development that is consistent with the area, including accommodating higher density single family residences of approximately eight (8) units per acre.

Section 2.

All ordinances or parts of ordinances in conflict with this ordinance are repealed.

First Reading: _____

SO ORDAINED in lawfully assembled open session this ____ day of _____, 2012.

MAYOR

Attest: _____
Clerk

**Grantville Zoning Ordinance Proposed Text Amendment
Articles 4.1-12, Table 5.1, Table 5.2 and Table 5.3**

April 6, 2023

1. Name and address of applicant.

Mayor and City Council
123 LaGrange Street
Grantville, GA 30220

2. Current provisions of text to be affected by amendment.

Add the following to the zoning district table Section 4.1:

HMV	Historic Mill Village District
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Add the following text for Section 4.1-12 below Section 4.1-11.5:

4.1-12 Historic Mill Village (HMV) The purpose of this district is to recognize the distinctive nature of the City’s historic Mill Village area and to encourage residential development that is consistent with the area, including accommodating higher density single family residences of approximately eight (8) units per acre.

Add the following text to Table 5.1:

Table 5.1: Zoning District Area Yard and Height Requirements

Zoning District	Minimum Lot Area	Min. Lot Width at Setback Line (feet)	Front Yard from Arterial & Collector/Local Street (feet)*	Side Yard (feet)	Rear Yard (feet)	Max. Building Height (feet)
HMV	1/8 acre	50	20	7.5	20	35

Add the following text for Type 4 Appearance Standards to Table 5.2:

Table 5.2: Appearance Standards for Single-Family Detached Dwellings	
	Type 4
Min. Dwelling Width	24'
Min. Roof Pitch	4/12
Minimum Floor Area	750 sq.ft.
Roof Materials	(1)
External Siding Materials	(2)
Permanent Foundation	Req'd (3)
Utility Meter	Mounted on Structure
Landing Area	(4)
Towing Devices	(5)

Add HMV Zoning District column to Table 5.3 – Permitted Use Schedule as shown below:

TABLE 5.3 - PERMITTED USE SCHEDULE


Use Type	SIC	Zoning Districts										
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	HMV
Dwelling Single-Family Type 4	0000	P	P	S	P	P						P

3. Reason for amendment request.

The text amendment is requested by the Mayor and City Council to allow for higher density housing in the Mill Village Area with lot sizes that are similar to the existing lot sizes in the Mill Village area.



MILL VILLAGE AREA MAP
City of Grantville
Coweta County, Georgia

 Mill Village Boundary

