

# **AGENDA**

Planning Commission Meeting  
October 2, 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**

August 7, 2023 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Text Amendment to add new Zoning Districts RS-15 Suburban Residential Single-Family Dwelling District - Medium Density and RU-7 Urban Residential Single-Family Dwelling District - High Density.  
The text amendment language is attached to the agenda.

Property line modification and rezoning for Coweta Parcels G05 0008 016 (5 Acres) and G05 0008 016A (1 Acre) – 192/194 Roger Arnold Rd.

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville – General Commercial (GC) for Parcel G05 0008 016 and G05 0008 016A (6 Acres)
- A buffer zone per zoning ordinance section is required between GC zoned property and residential-zoned property.
- Proposed Use for GC zoning is an office, workshop and storage for real estate management and repair business.
- A preliminary site development plan was not provided with the application.

## **ADJOURNMENT**

**Grantville Zoning Ordinance Proposed Text Amendment**  
**Section 4.1, Section 4.1-12 & 4.1-13, Table 5.1, Table 5.2, and Table 5.3**

October 2, 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:

<b>RS-15</b>	<b>Suburban Residential Single-Family Dwelling District - Medium Density</b>
<b>RU-7</b>	<b>Urban Residential Single-Family Dwelling District - High Density</b>

Add the following text following Section 4.1-11.5:

4.1-12 Suburban Residential Single-Family Dwelling District - Medium Density (RS-15) The district allows for medium density single-family detached residential development. Sanitary sewer service is required for this zoning district. The following additional requirements apply to this zoning district:

Minimum Zoning District Size	1 Acre
Maximum Density	2.5 Units/Acre
Minimum Lot Depth	100 Feet
Minimum Principal Living Space	1,200 SF
Maximum Principal Building Height	35 Feet
Accessory Building Height	15 Feet
Maximum Building Lot Coverage	30%
Minimum Distance Between Buildings	20 Feet
Open Space (Per Dwelling Unit)	1,000 SF (Applies to developments with 25 Lots / units or greater.

4.1-13 Urban Residential Single-Family Dwelling District - High Density (RU-7) The district allows for high density single-family detached residential and townhouse residential development with a maximum density of 4 residential units per acre. Sanitary sewer service is required for this zoning district.

Minimum Zoning District Size	0.5 Acre
Maximum Density	4 Units/Acre
Minimum Lot Depth	90 Feet
Minimum Principal Living Space	950 SF, Urban Neighborhood = 950 SF
Maximum Principal Building Height	35 Feet
Accessory Building Height	15 Feet
Maximum Building Lot Coverage	Detached = 50%, Others = 70%
Minimum Distance Between Buildings	15 Feet
Open Space (Per Dwelling Unit)	1,000 SF (Applies to developments with 25 Lots / units or greater.

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)
<b>RS-15</b>	<b>15,000 SF</b>	<b>85</b>	<b>40 / 25</b>	<b>10</b>	<b>35</b>	<b>35</b>
<b>RU-7</b>	<b>Detached = 7,000 SF, Townhouse = 3,000 SF, Urban Neighborhood = 4,500 SF</b>	<b>Detached = 75, Townhouse = 30 Urban Neighborhood = 45</b>	<b>40 / 25</b>	<b>7.5</b>	<b>30</b>	<b>35</b>

Add RS-15 and RU-7 Zoning District columns to Table 5.3 – Permitted Use Schedule, and amend Table 5.3 as shown in red text below:

TABLE 5.3 - PERMITTED USE SCHEDULE

Use Type	SIC	Zoning Districts												
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	<b>RS-15</b>	<b>RU-7</b>	
Dwelling Single-Family Type IV	0000												<b>P</b>	<b>P</b>
Single Family Detached Dwelling	0000	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>	<b>P</b>							<b>P</b>	<b>P</b>
Subdivision, Major—Residential	0000												<b>P</b>	<b>P</b>
Subdivision, Minor—Residential	0000												<b>P</b>	<b>P</b>
Townhouse Dwelling	0000			<b>S</b>	<b>P</b>									<b>P</b>

**3. Reason for amendment request.**

The text amendment is requested by the Mayor and City Council to allow for higher density housing options throughout the City.

RECEIVED  
09.18.23

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: Jim Sells
2. Applicant Address: 83 Smokeview Point  
Peachtree City, GA 30269
3. Telephone No. (Day) 770-301-8786 Telephone No. (Evening) 770-301-8786
4. Email address of Applicant: jimsells5@gmail.com
5. Address of Property: 192/194 Roger Arnold Rd  
Grantville, GA 30220
6. Provide exact information to locate the property for which you propose a change:  
Tax District Q4 Tax Map Number \_\_\_\_\_  
Parcel Number G05 0008 016, Area of subject property: 5 Acres (Acres)  
G05 0008 016A 1 Acre
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  
(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.

VACANT - No Structures

12. Intent of Rezoning: (Detailed Description of Proposed Development)

(Attach separate sheets as necessary. Indicate if additional pages are attached.)

Build An office and workshop/storage  
for Real Estate management and repair  
business

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

**Rezoning Application Fee Determination:**

Property Size (Acres)

6

Rezoning Fee / Ac

\$200 / Ac

**Total Rezoning Fee**

\$1,200

(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: \_\_\_\_\_

Jim Sells  
Signature

Printed Name

Date

9-20-2023

*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: RZ2023-03 Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \$1200.00

Receipt Number: \_\_\_\_\_

Date Completed Application and Fees were received: 09/20/2023  
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

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I have not made any contributions to City Officials.

By: Jim Sells  
Signature

Date 9-20-2023

Jim Sells  
Printed Name

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

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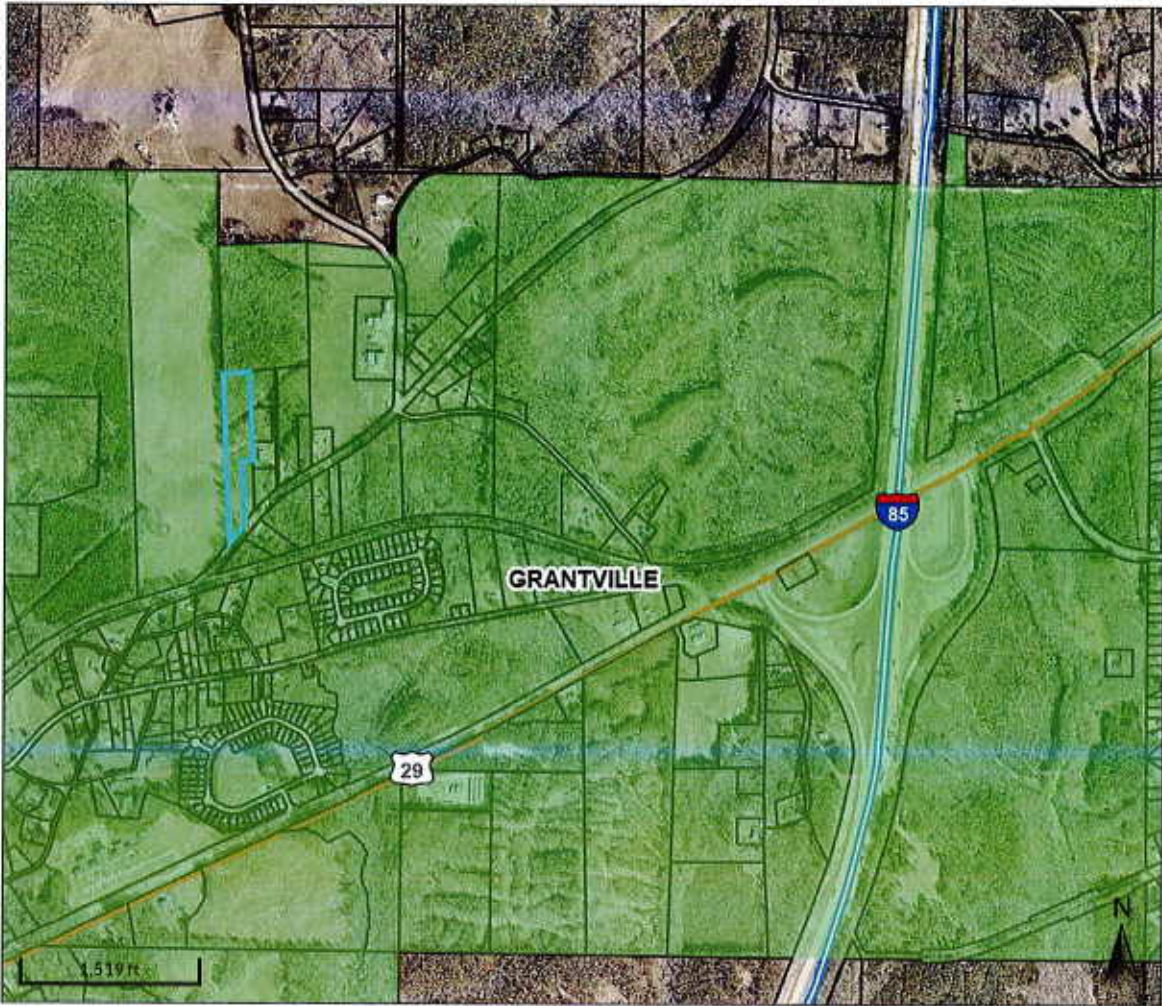
**OFFICE USE ONLY**

Date Received:

09/20/2023

File Number:

RZ 2023-03



Overview



Legend

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

Parcel ID	G05 0008 016	Owner	SELLS JIM	Last 2 Sales			
Class Code	Residential		83 SMOKERISE PT	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04		PEACHTREE CITY, GA 302696642	1/15/2004	\$58500	04	U
Acres	5.0	Physical Address	192 ROGER ARNOLD RD	7/1/2003	0	04	U
		Assessed Value	Value \$77718				

(Note: Not to be used on legal documents)

Date created: 9/20/2023  
 Last Data Uploaded: 9/20/2023 12:26:35 AM

Developed by Schneider  
 GEOSPATIAL



2838

1-60/611

Hope Property Management, Operating

PO BOX 222  
Grantville, GA 30220  
770-583-8864

Synovus Bank  
1148 Brouduway  
Columbus, GA 31901

09/20/2023

PAY  
TO THE  
ORDER OF

CITY OF GRANTVILLE

\$ 1,200.00

\*\*\*\* ONE THOUSAND, TWO HUNDRED AND 00/100 DOLLARS

DOLLARS

City of Grantville  
PO Box 160  
123 Lagrange Street  
Grantville, GA 30220

MEMO



AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002838⑈ ⑆061100606⑆ 1013751597⑈