

AGENDA

Planning Commission Meeting
March 4, 2024
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

January 4, 2024 Planning Commission Meeting

January 29, 2024 Planning Commission Work Session

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Special Use Permit Application for Liquor Store at 6425 Hwy 29 S, Grantville, GA 30220, Tax Parcel G04 0011 001, Zoning District General Commercial (GC), Applicant Nidhi Patel.

Discussion – Neighborhood Unit Plan (NUP) Zoning District

Text Amendment- High-Density Residential Zoning Districts (RS-15 and RU-7)

Discussion - Residential Home Appearance Standards

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: January 4, 2024

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 6:10 p.m.

Attendance

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

Public Attendance

Richard Proctor, Mayor
Selma Coty
Barham Lundy
Additional unidentified persons

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from November 6, 2023

Planning Commission meeting minutes for the meeting held on November 6, 2023, were distributed to the members for review and adoption. After review of the minutes, Mr. Clay made a motion to adopt the November 6, 2023, Planning Commission Meeting Minutes. Mr. Ward seconded the motion. 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

Election of Planning Commission Chairman for 2024

Mr. Raptis opened the floor for nominations for Chairman. Mr. Clay nominated Mr. Raptis to serve as the Chairman for 2024. No additional nominations were made, and Mr. Raptis closed the nominations.

Mrs. Maddox made a motion to elect Mr. Raptis as Chairman for 2024. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously. Mr. Raptis was elected to serve as Chairman for 2024.

Election of Planning Commission Vice Chairman for 2024

Mr. Raptis opened the floor for nominations for Chairman and Vice Chairman. Mr. Clay nominated Mr. Ward to serve as Vice Chairman for 2024. Mr. Ward declined the nomination. Mr. Ward nominated Mrs. Bugg to serve as Vice Chairman for 2024. No additional nominations were made, and Mr. Raptis closed the nominations.

Mr. Clay made a motion to elect Mrs. Bugg as Vice Chairman for 2024. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously. Mrs. Bugg was elected to serve as Vice Chairman for 2024.

Adopt 2024 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 2024 through January 2025 except for January 4, 2024 and September 5, 2024. Mr. Ward made a motion to adopt the 2024 planning commission meeting schedule. The motion was seconded by Mr. Clay. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Discussion - High-Density Residential Zoning Districts (RS-15 and RU-7).

The proposed text amendment language for RS-15 and RU-7 zoning districts is attached to the agenda. Brennan Jones presented the zoning text amendment to the Commission and discussed residential densities that are currently available in the Zoning Ordinance under NUP and R-20 zoning districts. Mr. Raptis recognized Mrs. Coty to address the Planning Commission concerning the proposed high density residential zoning districts. Mrs. Coty expressed several concerns related to high density residential zonings including where the zonings may be allowed in the City. Mrs. Coty also discussed that the proposed residential home appearance standards referenced the Town of Turin not Grantville. Brennan Jones responded that the appearance standards were for reference only and were an example for review by the Planning Commission. Mrs. Coty stated that the application for the zoning text amendment was not proper because the City Council has not voted to request the text amendment and there is no proper applicant for the zoning ordinance text amendment. Mr. Raptis recognized Mr. Proctor to address the Planning Commission. Mr. Proctor discussed creating high-density residential zoning districts to promote housing that is affordable, and he discussed the need for requiring better residential appearance standards and the need for new subdivisions to have Homeowners Associations.

Discussion - - Residential Home Appearance Standards

Brennan Jones presented an example of residential home appearance standards that was taken from a zoning application from the Town of Turin. Mr. Raptis discussed the need to improve residential home appearance standards in Grantville to require the use of higher-quality modern building materials.

Following the high-density residential zoning and residential home appearance standards discussion, Mr. Raptis proposed that the Planning Commission schedule a work session for the purpose of discussing the items. Mr. Raptis scheduled a work session meeting for Monday, January

29, 2024, beginning at noon for the purpose of discussing high density residential zoning districts and residential home appearance standards. Mr. Jones was directed to schedule the work session meeting.

Adjournment

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:56 p.m.

Grantville Planning Commission Meeting Minutes

Date: November 6, 2023

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 6:10 p.m.

Attendance

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

Public Attendance

Richard Proctor, Mayor
Jim Sells
James Hand
Yolanda Hand
Jay Boren
Rick Jones

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from October 2, 2023

Planning Commission meeting minutes for the meeting held on October 2, 2023, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the October 2, 2023, Planning Commission Meeting Minutes. Mr. Clay seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Report of Committees

None

Unfinished 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.

Brennan Jones stated that this item was requested to be removed from the agenda by the applicant. Mr. Raptis removed the item from 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 provided with the application.

Mrs. Bugg mad a motion to take the item off the table. The motion was seconded by Mr. Clay. Mr. Raptis called for a vote and the motion passed unanimously.

Brennan Jones presented the rezoning application to the Planning Commission. Mr. Jones noted that the proposed rezoning would not conform to the Comprehensive Plan Future Land Use Map. A preliminary site plan was provided for review. In addition, it was discussed that buffers would be required on the rezoned parcel along property lines that adjoin residential and rural development dissimilar zoned parcels. Following the presentation, Mr. Raptis asked Mr. Sells to address the Planning Commission. The Commissioners discussed the rezoning application. Following discussion, Mr. Clay made a motion to recommend that the City Council rezone Parcels G05 0008 016 (5 Acres) and G05 0008 016A (1 Acre) – 192/194 Roger Arnold Rd to General Commercial as requested by the applicant. Mrs. Bugg seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Hearing of Cases

New Business

Rezoning Application for Parcel G05 0008 015 (1.24 Acres) 216 Roger Arnold Rd.

- Current Zoning – R20 Single Family Residential
- Current Land Use – Single Family Residential Home
- Requested zoning district in Grantville – General Commercial (GC) for Parcel G05 0008 015 (1.24 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.

Brennan Jones presented the rezoning application to the Planning Commission. Mr. Jones noted that the proposed rezoning would not conform to the Comprehensive Plan Future Land Use Map. A preliminary site plan was provided for review. In addition, it was discussed that buffers would be required on the rezoned parcel along property lines that adjoin residential and rural development dissimilar zoned parcels. Following the presentation, Mr. Raptis asked Mr. Sells to address the Planning Commission. The Commissioners discussed the rezoning application. Following discussion, Mr. Clay made a motion to recommend that the City Council rezone Parcel G05 0008 015 (1.24 Acres) 216 Roger Arnold Rd to General Commercial as requested by the applicant. Mrs. Bugg seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Rezoning Application for Parcel G08 2247 015 (9.35 Acres) Clarence McCambry Rd.

- Current Zoning – RD Rural Development

- Current Land Use – Undeveloped
- Requested zoning district in Grantville – General Commercial (GC) for Parcel G08 2247 015 (9.35 Acres)
- A buffer zone per zoning ordinance section is required between GC zoned property and residential-zoned property.
- Proposed Use for GC zoning is for an undefined future use for an established business adjacent to the subject parcel.
- A property survey plat was provided. A preliminary site development plan was not provided.

Brennan Jones presented the rezoning application to the Planning Commission. It was discussed that buffers would be required where the rezoned parcel property lines that adjoin rural development dissimilar zoned parcels. Following the presentation, Mr. Raptis asked Mr. and Mrs. Hand to address the Planning Commission. The Commissioners discussed the rezoning application. Following discussion, Mrs. Bugg made a motion to recommend that the City Council rezone Parcel G08 2247 015 (9.35 Acres) Clarence McCambry Rd to General Commercial as requested by the applicant. Mr. Clay seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Special Use Permit Application Coweta County Plat Book 47, Page 47 (493.84 Acres) Minnie Sewell Rd.

- Current Zoning – R20 Single Family Residential Parcel 055 2027 004 (198.56 Acres) and Meriwether County Parcel 001 013 (103.7 Ac) and General Industrial (GI) for parcels 055 2006 004 (113.44 Ac), 055 2006 004A (20.56 Ac)and G02 0003 001 (69.0 Ac)
- Current Land Use - Undeveloped
- Requested Special Use: Wastewater Treatment Facility Site
- Surrounding property zonings have not been provided by the applicant; however, the zonings in Coweta County and Meriwether County appear to be Agricultural or Rural Residential.
- A preliminary site plan showing the proposed wastewater treatment facility location was provided with the application.

Brennan Jones presented the special use permit application to the Planning Commission. Following the presentation, Mr. Raptis asked Mr. Proctor and representatives of Coweta County Water Authority, Mr. Boren and Mr. Jones, to address the Planning Commission. The Commissioners discussed the special use permit application. Following discussion, Mrs. Bugg made a motion to recommend that the City Council approve the special use permit application for Coweta County Plat Book 47, Page 47 (493.84 Acres) Minnie Sewell Rd, as requested by the applicant. Mr. Clay seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Adjournment

Mr. Clay made a motion to adjourn the meeting. Mrs. Bugg seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:01 p.m.

Grantville Planning Commission Meeting Schedule January 2024 – January 2025

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 4, 2024* (Thursday)

February 5, 2024

March 4, 2024

April 1, 2024

May 6, 2024

June 3, 2024

July 1, 2024

August 5, 2024

September 5, 2024 * (Thursday)

October 7, 2024

November 4, 2024

December 2, 2024

January 6, 2025

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
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:

| | |
|--------------|--|
| RS-15 | Suburban Residential Single-Family Dwelling District - Medium Density |
| RU-7 | Urban Residential Single-Family Dwelling District - High Density |

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

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 | RS-15 | RU-7 | |
| Dwelling Single-Family Type IV | 0000 | | | | | | | | | | | | P | P |
| Single Family Detached Dwelling | 0000 | P | P | S | P | P | | | | | | | P | P |
| Subdivision, Major—Residential | 0000 | | | | | | | | | | | | P | P |
| Subdivision, Minor—Residential | 0000 | | | | | | | | | | | | P | P |
| Townhouse Dwelling | 0000 | | | S | P | | | | | | | | | P |

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.

Example Appearance Standards

Planning Commission Recommended Zoning Conditions

1. All homes shall be within 1,000 feet from a fire hydrant, as per Fire Marshal's recommendation.
2. The use of individual septic systems will require a level 3 soil analysis for the proposed one acre lots. All lots shall also include a back-up reserve area for a replacement unit, as per Health Department review/standards.
3. Extension of Town of Turin Water system is required to serve the proposed development. Water lines are to be sized and looped to produce a minimum fire flow of 750 gpm.
4. All stormwater ponds shall be located on homeowner's association common property.
5. Minimum floor area per dwelling unit shall be 3,000 square feet (heated/cooled).
6. Minimum lot depth shall be 175 feet. The minimum lot width shall be 150 feet at the building setback line.
7. The front building setback line shall be no closer than 50 feet from the right of way.
8. Streets: Streets with curb and gutters are required on all streets shall be installed in accordance with the Town of Turin Subdivision and Land Development Ordinance.
9. Sidewalks: Minimum 4 feet width, required on both sides of the street in front of residential lots. Crushed red brick (or equivalent) for landscaping walkways is permitted in common areas. Reference the Town of Turin Subdivision and Land Development Ordinance.
10. Street lighting: Required and shall be installed in accordance with the Town of Turin Subdivision and Land Development Ordinance and fixtures shall be located no more than five hundred (500) feet apart.
11. Utilities shall be located underground throughout the subdivision. All customary utilities, including electricity, water, sewer, gas, telephone and cable television/high-speed internet access, shall be available.
12. Minimum Common Area Greenspace: at least 25% of the gross tract area, of which 10% shall not be floodplains. Stormwater detention facilities shall be excluded from greenspaces. Greenspace shall be defined and managed in accordance with Article 14 of the Town of Turin Zoning Ordinance.
13. Homeowner's Association (HOA): A homeowner's association including restrictive covenants applying to all property developed in the subdivision, requiring minimum architectural standards, shall be created and filed with the subdivision final plat. Developer shall submit as part of the HOA restrictive covenants, a Greenspace Management Plan that allocates responsibility and guidelines for the maintenance and operation of the greenspace and any facilities, including entrance features and signage, located thereon in accordance with Article 14.7 of the Town of Turin Zoning Ordinance.
14. The applicant shall submit a 3-year maintenance bond for all new constructions including roads, sidewalks, underground utilities including water system, electrical, cable television, internet, telephone, etc., storm drainage, stormwater detention facilities, erosion control on HOA common property, and graffiti removal. The bond value shall be in the amount 10% of actual cost of construction.
15. The applicant shall provide a subdivision completion bond in the amount of 100% of the development cost. The subdivision completion bond shall remain in effect until the final plat for the subdivision has been approved by the Town of Turin and filed with Coweta County Clerk of Court.
16. A historic preservation study is required to be conducted on the old house site at 5261 East Hwy 16, Turin, GA, i.e. the house originally built in the 1830's and located on the property proposed for annexation. Recommendations for preservation of the house shall be included with the study including cost estimates. The study shall be prepared by a qualified consultant who can demonstrate that the qualifications of their staff meets or exceeds the Federal requirements stated in the "Archaeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines," Federal Register, Vol. 48, No. 190-September 29, 1983, Pt. IV. For Historic Architecture, the minimum professional qualifications in

historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

- a. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
- b. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

The Following Architectural Design Standards shall apply to the development. Pursuant to the Subdivision and Land Development Ordinance of the Town of Turin the Land Use Officer shall be authorized to grant variances to these standards.

1. Architectural style shall be “vernacular”, reflective of the architectural style of the local surrounding region.
2. Materials – exterior materials shall be traditional wood lap siding, fiber cement siding, brick, stone or cultured stone. Shakes and Board & Batten may be used for accents only. Vinyl or aluminum siding allowed only for eaves, soffits, gutters, and covered porch ceilings. Brick houses must have a minimum of 3 full sides brick.
3. Porches shall form a predominant motif of house designs and be located on the front or to the side of the dwelling. All porches will have a minimum depth of 6 feet and should be constructed of materials in keeping with those of the main building.
4. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 6:12 and 12:12. Porch roof pitch minimum is 2:12. Roof material shall be minimum 25-year architectural asphalt shingles (or equivalent) and shall be dark colors (no light or red colors). Openings in the roof should be kept to a minimum and should open to the rear of the house and painted in same range of roof shingle. Overhang on roof eaves shall be a minimum of twelve inches (12”) and a maximum of sixteen inches (16”).
5. Columns should be simple wooden or vinyl posts, typically five-inches (5”) square, or if round or square columns with classical details, the dimensions and moldings should be of correct proportions.
6. All exposed chimneys must be constructed of brick, stucco or cement type wall siding in a manner suitable to the proposed building style.
7. Residential windows shall be vertical. Accent windows may be circular, semicircular, octagonal, rectangular or hexagonal. Shutters shall be provided for a majority of street facing windows.
8. Colors – exterior painted colors shall be a traditional solid color or semi-solid stain.
9. Garages shall (i) load from the front, side, rear or courtyard of the houses; (ii) shall include garage doors of similar or better quality to those used in homes within the Graceton Farms subdivision; and (iii) include an exterior service door. Garage interior shall be trimmed and painted. Front loading garages shall be limited to no more than 15 percent of the total number of lots.
10. Ceiling heights on main floor shall be nine (9) feet minimum.
11. Pre-finished custom six-(6) inch seamless gutters and downspouts shall be installed.
12. On grade slab is permissible; however, residences shall have basements where elevation is compatible.
13. Professionally installed landscaped yards shall include, as a minimum: 1 street tree (3”), 1 additional canopy tree (2”), 3 flowering or mix/native evergreen trees, 30+ foundation shrubs, sodded front and side yards, sodded or seeded rear yard, pine straw or shredded mulch.
 - a. *All landscaping shall be done no later than the issuance of Certificate of Occupancy.*
 - b. *No Bradford Pear trees or other nuisance high seed-count trees.*
14. Repeating house elevations will not be allowed.

**Grantville Planning Commission Work Session
Meeting Minutes**

Date: January 29, 2024

Time: 12:00 p.m.

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

Mr. Raptis called the Planning Commission meeting to order at 12:00 p.m.

Attendance

Tyree Raptis, Chairman
Danny Clay
Robin Bugg
Brennan Jones, Zoning Administrator

Public Attendance

Richard Proctor, Mayor
Jeff Mansour
Richard Ferry
Daniel Fields
Jim Sells

Discussion - High-Density Residential Zoning Districts (RS-15 and RU-7)

The proposed text amendment language for RS-15 and RU-7 zoning districts is attached to the agenda. Brennan Jones presented the zoning district information to the Commission and discussed residential densities that are currently available in the Zoning Ordinance under NUP and other zoning districts. The NUP zoning district requirements are attached to the minutes.

Discussion –Residential Zoning Conditions and Residential Home Appearance Standards

Brennan Jones presented an example of residential home appearance standards that was taken from a zoning application from the Town of Turin. The attendees discussed appearance standards and the use of high-grade building materials. Amendments for the residential home appearance standards will be needed for adoption of standards such as those presented and discussed.

Zoning Map Review

The Zoning Map was reviewed by the attendees. There was discussion concerning where certain zonings and density would be allowed or recommended. Coordination with the Comprehensive Plan Future Land Use Character Area Map when making recommendations for rezoning of properties were discussed.

Future Land Use character Area Map Review

The Comprehensive Plan Future Land Use Character Area Map was reviewed and discussed. Amendments to the map and the procedures to adopting map revisions were discussed.

Adjournment

Mr. Raptis adjourned the Planning Commission Work Session at 3:22 p.m.

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:

| | |
|--------------|--|
| RS-15 | Suburban Residential Single-Family Dwelling District - Medium Density |
| RU-7 | Urban Residential Single-Family Dwelling District - High Density |

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

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 | RS-15 | RU-7 |
| Dwelling Single-Family Type IV | 0000 | | | | | | | | | | | P | P |
| Single Family Detached Dwelling | 0000 | P | P | S | P | P | | | | | | P | P |
| Subdivision, Major—Residential | 0000 | | | | | | | | | | | P | P |
| Subdivision, Minor—Residential | 0000 | | | | | | | | | | | P | P |
| Townhouse Dwelling | 0000 | | | S | P | | | | | | | | P |

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.

[ARTICLE 3A.] PLANNED UNIT DISTRICT REGULATIONS

[Sec. 3A.1.] NUP Neighborhood Unit Plan.

NUP District scope and intent. Regulations set forth in this section are the NUP district regulations. The NUP district is intended to provide land areas devoted to low- to medium-density single-family residential uses of 3 or fewer units per acre consistent with the densities ranges suggested by the City Council. The NUP district is intended to: 1) encourage the development of medium sized tracts of land as planned neighborhoods or the development of vacant parcels of land with transitional densities in built-up areas; 2) encourage the preservation of trees and vegetation; and to 3) encourage innovative site planning. Land proposed for a NUP shall comply with the following standards:

- A. Provide a density that is consistent with the plan densities.
- B. Protect neighboring properties by requiring peripheral setbacks and development standards as required by the conditions of zoning.

Use Regulations. within the NUP district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

- A. Permitted Uses — Structures and land may be used for only the following purposes:
 - 1. Single-family dwelling.
 - 2. Recreation facilities associated with single-family development.
- B. Accessory Uses — A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- C. All Homeowner covenants that establish homeowners responsibility for the open space are made a part of this ordinance.

Development Plan. The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for NUP rezoning requests.

- A. Development Standards:
 - 1) Height Regulations — No building shall exceed (40) feet in height.
 - 2) Minimum lot area per unit - 6,000 sq. ft.
 - 3) NUP Size — Minimum 4 contiguous acres, maximum 26 contiguous acres.
 - 4) Maximum Density — 3 units per gross acre.
 - 5) Minimum lot width — None unless specified in conditions.
 - 6) Minimum development frontage — 35 feet.
 - 7) Minimum heated floor area per unit — 1400 sq. ft. detached.
 - 8) Minimum Perimeter setback for the entire NUP development — A 20-foot setback shall be provided around the periphery of the development.
 - 9) Minimum interior setbacks:

-
- a) Minimum front yard — 20 feet.
 - b) Minimum side yard — 7.5 feet.
 - c) Minimum rear yards — 10 feet.
- 10) Minimum interior building separations — To place a building along an Interior side lot line at between zero and 7 feet shall require an encroachment and maintenance easement allowing a minimum of 7 feet of access to such buildings. A minimum building separation of 14 feet shall be maintained.
- 11) Minimum Accessory Structure Requirements — Accessory structures May be located in rear or sides yards, but shall not be located within a minimum rear yard except that detached garages may locate along a rear lot line at between zero and 7 feet with an encroachment and maintenance easement allowing a minimum of 7 feet of access to the garage.

(Ord. of 2-24-2003)

Example Appearance Standards

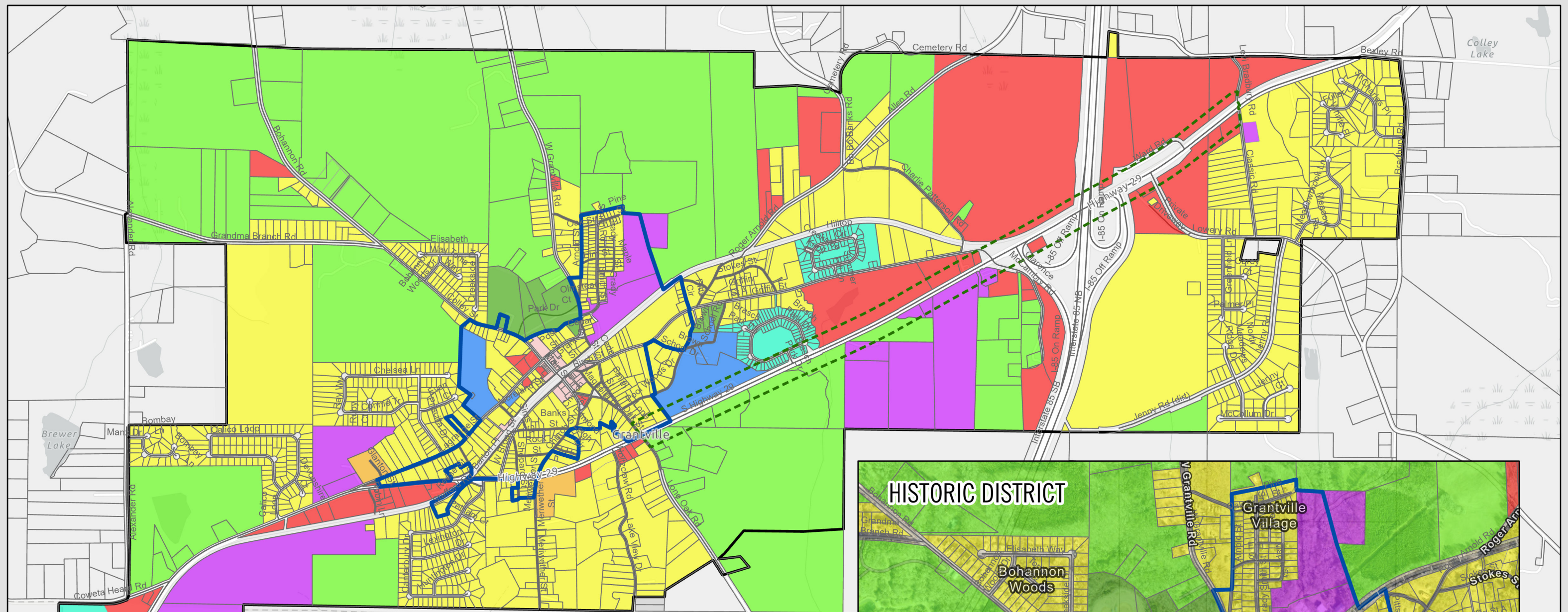
Residential Zoning Conditions & Residential Home Appearance Standards

1. All homes shall be within 1,000 feet from a fire hydrant, as per Fire Marshal's recommendation.
2. The use of individual septic systems, if required, will require a level 3 soil analysis for the subdivision lots. All lots shall have adequate land area to support an onsite wastewater management system including a back-up reserve area for a replacement drain field, conforming to Department of Public Health standards.
3. Extension of water system is required to serve the proposed development. Water lines are to be sized and looped in accordance with Grantville Development Standards.
4. All stormwater ponds shall be located on homeowner's association common property.
5. Minimum floor area per dwelling unit shall be 3,000 square feet (heated/cooled).
6. Minimum lot depth shall be 175 feet. The minimum lot width shall be 150 feet at the building setback line.
7. The front building setback line shall be no closer than 50 feet from the right of way.
8. Streets: Streets with curb and gutters are required on all streets shall be installed in accordance with the Grantville Development Standards.
9. Sidewalks: Minimum 4 feet width, required on both sides of the street in front of residential lots. Crushed red brick (or equivalent) for landscaping walkways is permitted in common areas.
10. Street lighting: Required and shall be installed in accordance with the Grantville Development Standards and fixtures shall be located no more than five hundred (500) feet apart.
11. Utilities shall be located underground throughout the subdivision. All customary utilities, including electricity, water, sewer, gas, telephone and cable television/high-speed internet access, shall be available.
12. Minimum Common Area Greenspace: at least 30% of the gross tract area, of which 10% shall not be floodplains. Stormwater detention facilities shall be excluded from greenspaces.
13. Homeowner's Association (HOA): A homeowner's association including restrictive covenants applying to all property developed in the subdivision, requiring minimum architectural standards, shall be created and filed with the subdivision final plat. Developer shall submit as part of the HOA restrictive covenants, a Greenspace Management Plan that allocates responsibility and guidelines for the maintenance and operation of the greenspace and any facilities, including entrance features and signage, located thereon.
14. The applicant shall submit a 3-year maintenance bond for all new constructions including roads, sidewalks, street lights, underground utilities including water system, electrical, cable television, internet, telephone, etc., storm drainage, stormwater detention facilities, erosion control on HOA common property, and graffiti removal. The bond value shall be in the amount 10% of actual cost of construction.
15. The applicant shall provide a subdivision completion bond in the amount of 100% of the development cost. The subdivision completion bond shall remain in effect until the final plat for the subdivision has been approved by the Grantville and filed with Coweta County Clerk of Court.

The Following Architectural Design Standards shall apply to the development. Grantville City Council may grant variances to these standards.

1. Architectural style shall be "vernacular", reflective of the architectural style of the local surrounding region.
2. Materials – exterior materials shall be traditional wood lap siding, fiber cement siding, brick, stone or cultured stone. Shakes and Board & Batten may be used for accents only. Vinyl or aluminum siding allowed only for eaves, soffits, gutters, and covered porch ceilings. Brick houses must have a minimum of 3 full sides brick.

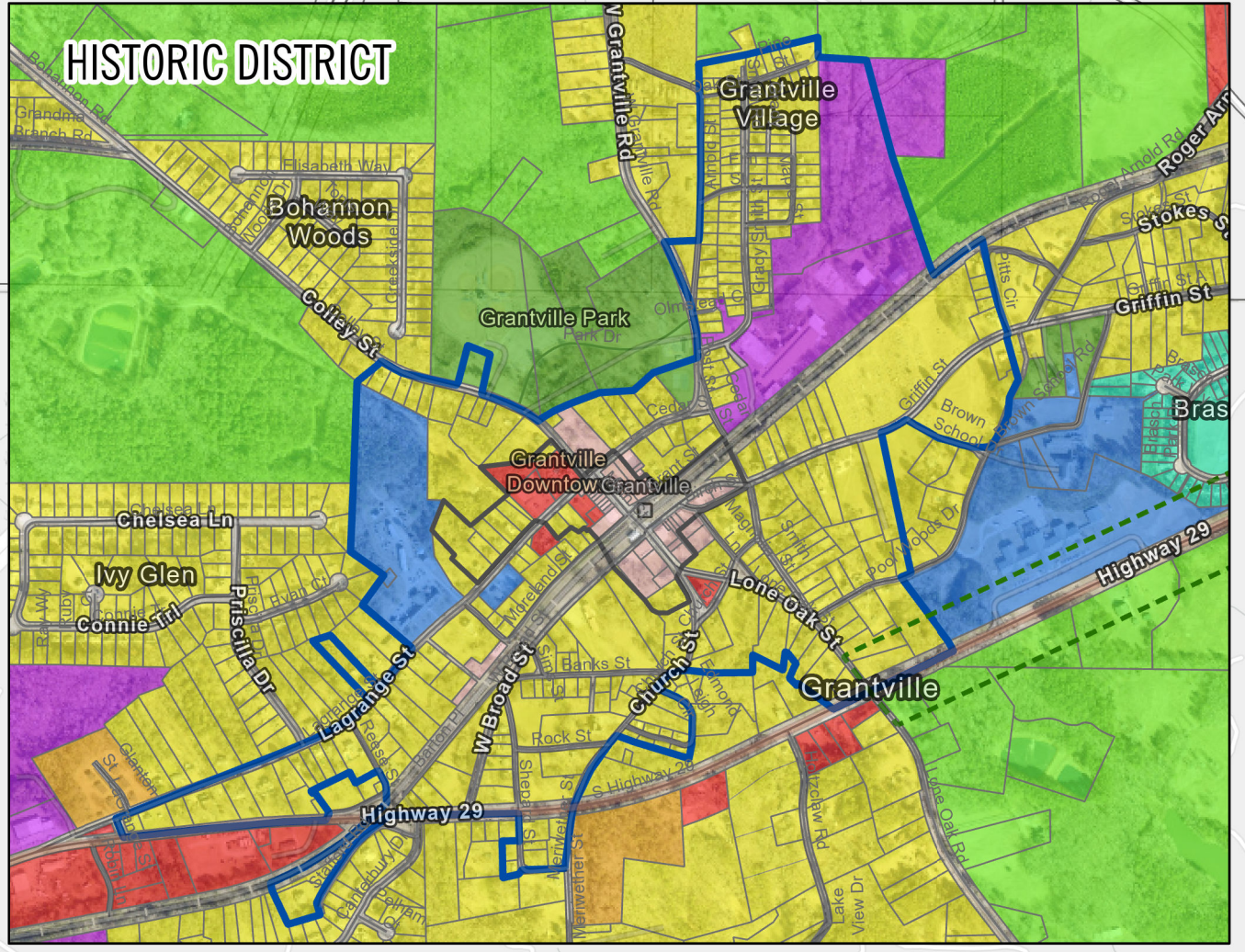
3. Porches shall form a predominant motif of house designs and be located on the front or to the side of the dwelling. All porches will have a minimum depth of 6 feet and should be constructed of materials in keeping with those of the main building.
4. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 6:12 and 12:12. Porch roof pitch minimum is 2:12. Roof material shall be minimum 25-year architectural asphalt shingles (or equivalent) and shall be dark colors (no light or red colors). Openings in the roof should be kept to a minimum and should open to the rear of the house and painted in same range of roof shingle. Overhang on roof eaves shall be a minimum of twelve inches (12") and a maximum of eighteen inches (18").
5. Columns should be simple wooden or vinyl posts, typically six-inches (6") square, or if round or square columns with classical details, the dimensions and moldings should be of correct proportions.
6. All exposed chimneys must be constructed of brick, stucco or cement type wall siding in a manner suitable to the proposed building style.
7. Residential windows shall be vertical. Accent windows may be circular, semicircular, octagonal, rectangular or hexagonal. Shutters shall be provided for a majority of street facing windows.
8. Colors – exterior painted colors shall be a traditional solid color or semi-solid stain.
9. Garages shall (i) load from the front, side, rear or courtyard of the houses; (ii) shall be of an architectural design to match the home style and constructed of high-quality materials; and (iii) garages shall include an exterior service door. Garage interior shall be trimmed and painted. Front loading garages shall be limited to no more than 15 percent of the total number of lots.
10. Ceiling heights on main floor shall be nine (9) feet minimum.
11. Pre-finished custom six-(6) inch seamless gutters and downspouts shall be installed.
12. On grade slab is permissible; however, residences shall have basements where elevation is compatible.
13. Each lot shall have a professionally prepared landscape plan submitted to the City for review as part of the building permit application process. Building permit application that do not include the landscape plan will be returned as incomplete. Landscaping on lots shall be professionally installed and shall include as a minimum: 1 street tree (3" DBH), 1 additional canopy tree (2" DPH), 3 flowering or mix/native evergreen trees, 30+ foundation shrubs, sodded front and side yards, sodded or seeded rear yard, pine straw or shredded mulch.
 - a. *All landscaping shall be done no later than the issuance of Certificate of Occupancy.*
 - b. *No Bradford Pear trees or other nuisance high seed-count trees.*
14. Repeating house elevations will not be allowed.



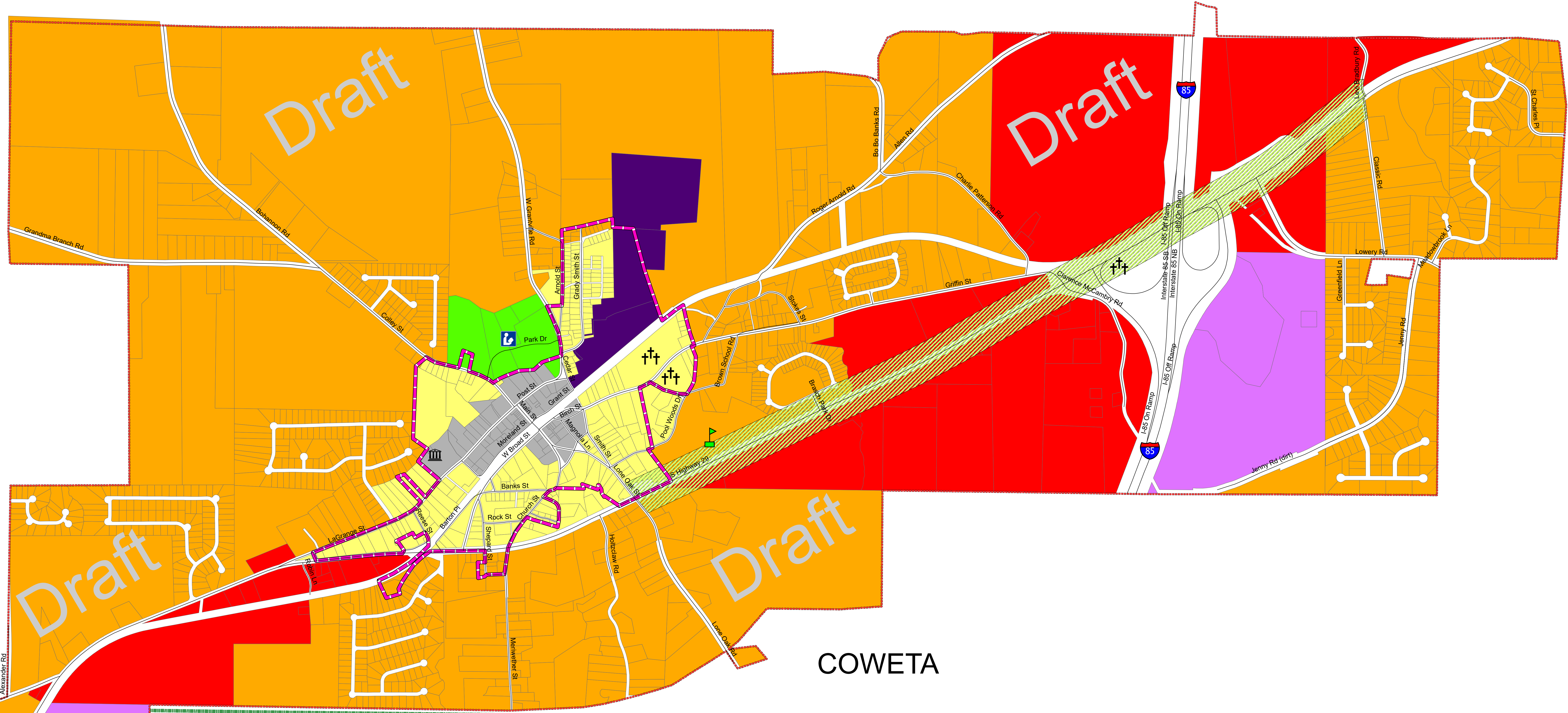
OFFICIAL ZONING DISTRICT MAP

City of Grantville
 Coweta County, Georgia
 Adopted by City Council on November 20, 2023

| Legend | |
|--|--|
| ■ RD, Rural Development | ■ OI, Office & Institutional |
| ■ R20, Single-Family Residential | ■ GI, General Industrial |
| ■ R6, Multi-Family Residential | ■ Outside City, Outside City |
| ■ NUP, Neighborhood Unit Plan | Hwy 29 Overlay District |
| ■ PR, Parks & Recreation | Historic District |
| ■ CR, Commercial Residential | City Limits |
| ■ GC, General Commercial | |



City of Grantville Character Area



COWETA

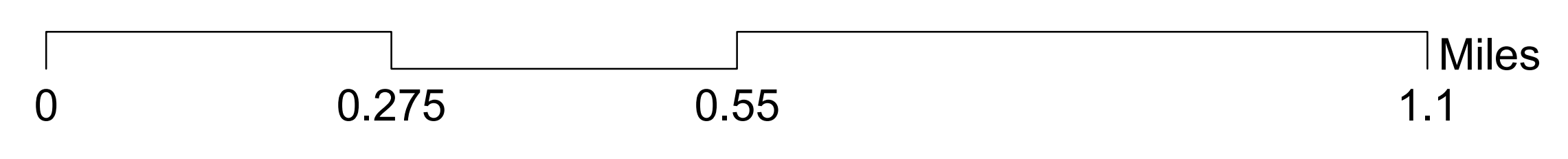
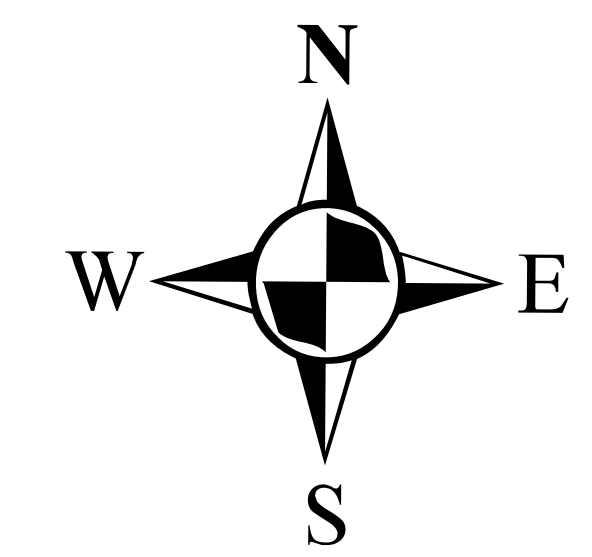
COWETA

MERIWETHER

TROUP

COWETA

DISCLAIMER
 This map was created by Three Rivers Regional Commission and utilizes a map of Regional Commission boundaries for the State of Georgia. Sources of map information include the U.S. Census Bureau (2008) and GDOT circa. (2005). The map was created for informational purposes only. The user of this document agrees to render TRRC harmless for the information herein.
 Produced by: Three Rivers Regional Commission
 July 29, 2016



| | | | |
|----|-------------------|-------------------|--------------------------|
| †† | Cemetery | Grey | Downtown |
| ⛪ | City Hall | Orange | Developing Residential |
| | I-85 | Yellow | Traditional Residential |
| | Library | Red | Commercial Center |
| | School | Purple | Industrial |
| — | Roads | Dark Purple | Industrial Redevelopment |
| | Historic District | Green | Green Space/Park |
| | City Limits | Green dashed line | Surrounding_Counties |
| | Gateway Corridor | | |

**CITY OF GRANTVILLE
SPECIAL USE APPLICATION**

The undersigned hereby respectfully requests that the City of Grantville grant a special use permit for the property described below:

1. Name of Property Owner / Applicant: Nidhi. MUKESHKUMAR. PATE
2. Applicant Address: 22 stones Throw LN. Newnan, GA. 30265
3. Telephone No. (Day) 413-244-2622 Telephone No. (Evening) 678-850-4247
4. Email address of Applicant: MUKESHPI011@gmail.com
5. Address of Property: 6425. HWY 29 Grantville
GA. 30220
6. Provide exact information to locate the property for which you propose a change:
Tax District _____, Tax Map Number _____
Parcel Number _____, Area of subject property: _____ (Acres)
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. Do you own all of the subject property proposed for this special use permit?
 Yes () No (If no, then each property owner must sign an individual application.)
9. Is the property subject to the Historic Preservation Overlay District?
() Yes () No
10. List the present use of property and any structures existing on the property.
liquor store

11. Intent of Special Use: (Detailed Description)

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

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.

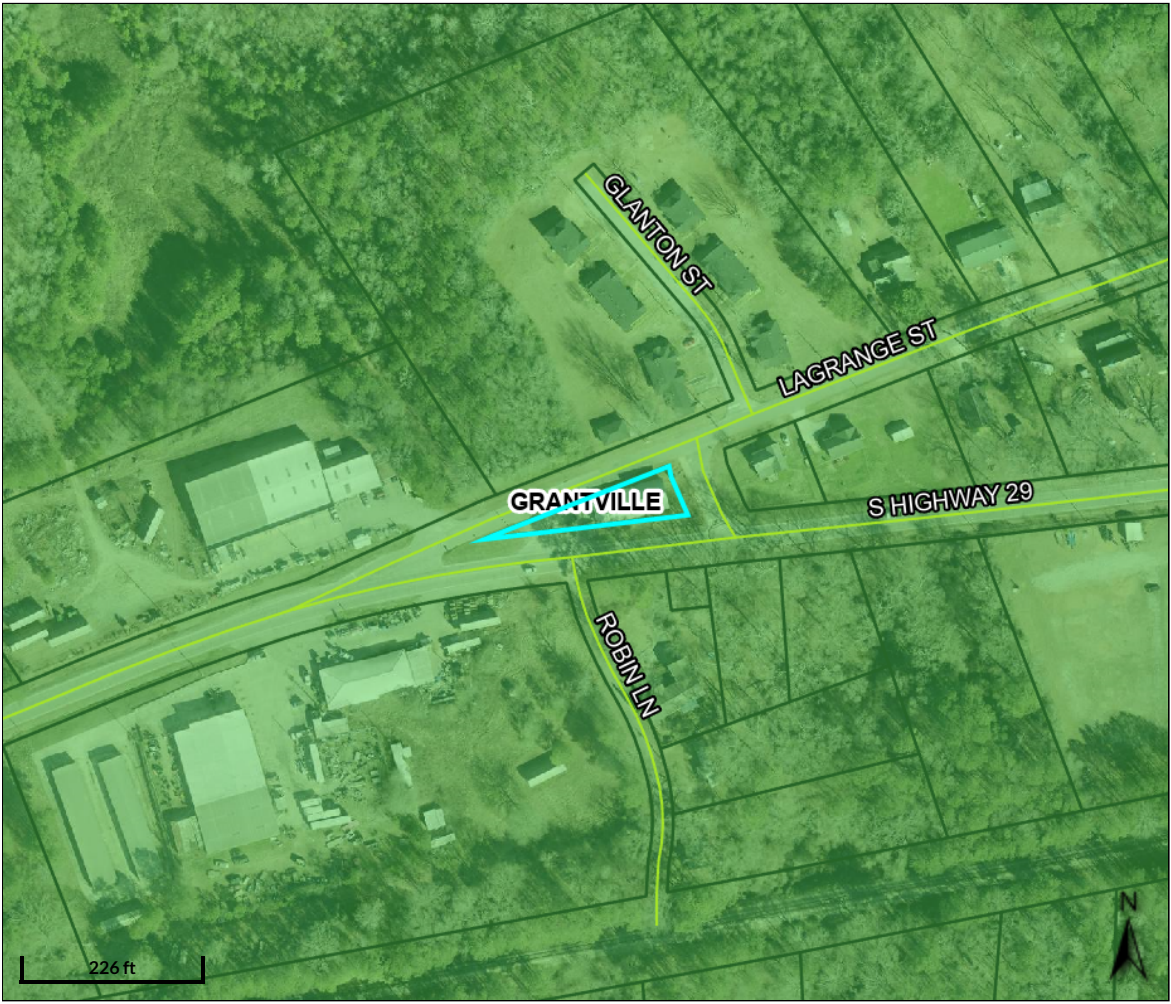
By: Nidhi Patel Date 02-17-2024
Signature

Nidhi Patel
Printed Name

FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: _____

Date Completed Application received: _____



Legend

- Parcels
- Roads

Municipalities

- CHATTAHOOCHEE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

| | | | | | | | |
|------------------------|---------------|-------------------------|-------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | G04 0011 001 | Owner | HONG CHRISTINE | Last 2 Sales | | | |
| Class Code | Commercial | | 78 VILLAGE PASS | Date | Price | Reason | Qual |
| Taxing District | GRANTVILLE 04 | | NEWNAN, GA 30265 | 6/8/2023 | 0 | 04 | U |
| Acres | 0.36 | Physical Address | 6425 S HIGHWAY 29 | 7/14/2017 | 0 | 04 | U |
| | | Assessed Value | Value \$139499 | | | | |

(Note: Not to be used on legal documents)

Date created: 3/1/2024
 Last Data Uploaded: 3/1/2024 2:03:27 AM



[ARTICLE 3A.] PLANNED UNIT DISTRICT REGULATIONS

[Sec. 3A.1.] NUP Neighborhood Unit Plan.

NUP District scope and intent. Regulations set forth in this section are the NUP district regulations. The NUP district is intended to provide land areas devoted to low- to medium-density single-family residential uses of 3 or fewer units per acre consistent with the densities ranges suggested by the City Council. The NUP district is intended to: 1) encourage the development of medium sized tracts of land as planned neighborhoods or the development of vacant parcels of land with transitional densities in built-up areas; 2) encourage the preservation of trees and vegetation; and to 3) encourage innovative site planning. Land proposed for a NUP shall comply with the following standards:

- A. Provide a density that is consistent with the plan densities.
- B. Protect neighboring properties by requiring peripheral setbacks and development standards as required by the conditions of zoning.

Use Regulations. within the NUP district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

- A. Permitted Uses — Structures and land may be used for only the following purposes:
 - 1. Single-family dwelling.
 - 2. Recreation facilities associated with single-family development.
- B. Accessory Uses — A structure or land may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- C. All Homeowner covenants that establish homeowners responsibility for the open space are made a part of this ordinance.

Development Plan. The development plan shall be the zoning control document for features depicted graphically. The site plan requirement applicable to rezoning requests shall be adhered to for NUP rezoning requests.

- A. Development Standards:
 - 1) Height Regulations — No building shall exceed (40) feet in height.
 - 2) Minimum lot area per unit - 6,000 sq. ft.
 - 3) NUP Size — Minimum 4 contiguous acres, maximum 26 contiguous acres.
 - 4) Maximum Density — 3 units per gross acre.
 - 5) Minimum lot width — None unless specified in conditions.
 - 6) Minimum development frontage — 35 feet.
 - 7) Minimum heated floor area per unit — 1400 sq. ft. detached.
 - 8) Minimum Perimeter setback for the entire NUP development — A 20-foot setback shall be provided around the periphery of the development.
 - 9) Minimum interior setbacks:

-
- a) Minimum front yard — 20 feet.
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- 11) Minimum Accessory Structure Requirements — Accessory structures May be located in rear or sides yards, but shall not be located within a minimum rear yard except that detached garages may locate along a rear lot line at between zero and 7 feet with an encroachment and maintenance easement allowing a minimum of 7 feet of access to the garage.

(Ord. of 2-24-2003)

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:

| | |
|--------------|--|
| RS-15 | Suburban Residential Single-Family Dwelling District - Medium Density |
| RU-7 | Urban Residential Single-Family Dwelling District - High Density |

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

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 | RS-15 | RU-7 |
| Dwelling Single-Family Type IV | 0000 | | | | | | | | | | | P | P |
| Single Family Detached Dwelling | 0000 | P | P | S | P | P | | | | | | P | P |
| Subdivision, Major—Residential | 0000 | | | | | | | | | | | P | P |
| Subdivision, Minor—Residential | 0000 | | | | | | | | | | | P | P |
| Townhouse Dwelling | 0000 | | | S | P | | | | | | | | P |

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.

DRAFT

Residential Development and Appearance Standards

1. All homes shall be within 1,000 feet from a fire hydrant, as per Fire Marshal's recommendation.
2. The use of individual septic systems, if required, will require a level 3 soil analysis for the subdivision lots. All lots shall have adequate land area to support an onsite wastewater management system including a back-up reserve area for a replacement drain field, conforming to Department of Public Health standards.
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5. Minimum floor area per dwelling unit shall be ~~3,000~~ 1,700 square feet (heated/cooled).
6. ~~Minimum lot depth shall be 175 feet.~~ The minimum lot width shall be ~~150~~ 40 feet at the building setback line.
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