

AGENDA

Planning Commission Meeting
April 1, 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

March 4, 2024 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

Text Amendment Neighborhood Unit Plan (NUP) Zoning District (Tabled from 3/4/24 Meeting)

Discussion - Residential Home Appearance Standards (Tabled from 3/4/24 Meeting)

HEARING OF CASES

NEW BUSINESS

ADJOURNMENT

EXHIBIT A

Grantville Zoning Ordinance Proposed Text Amendment Article 3A – Planned Unit District Regulations, Section 3A.1 – NUP Neighborhood Unit Plan April 1, 2024

1. Name and address of applicant.

Mayor Richard Proctor
123 LaGrange Street
Grantville, GA 30220

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

Changes to Article 3A – Planned Unit District Regulations, Section 3A.1 – NUP Neighborhood Unit Plan are indicated below. Original text is shown and amendments are indicated in red text.:

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.~~ Establishment of a Homeowners Association including Declaration of Covenants, Conditions, and Restrictions is required. The Homeowner's Association is responsible for maintenance of common areas and amenities within the development.

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)~~ (35) feet in height.
- 2) Minimum lot area per unit - 6,000 sq. ft.

~~3) NUP Size — Minimum 4 contiguous acres, maximum 26 contiguous acres.~~

EXHIBIT A

- 4) 3)-Maximum Density — 3 units per gross acre.
- 5) 4) Minimum lot width — None unless specified in conditions.
- 6) 5) Minimum development frontage — 35 feet.
- ~~7) Minimum heated floor area per unit — 1400 sq. ft. detached.~~
- 8) 6) Minimum Perimeter setback for the entire NUP development — A 20-foot setback shall be provided around the periphery of the development.
- 9) 7) Minimum interior setbacks:
 - a) Minimum front yard — 20 feet.
 - b) Minimum side yard — 7.5 feet.
 - c) Minimum rear yards — 10 feet.
- ~~10) 8) 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) 9) 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.~~
- 10) Sidewalks are required within the development.
- 11) Underground utilities (i.e., power, CATV, telephone, internet, water, and sewer), are required within the development.
- 12) Street lights are required within the development.
- 13) A minimum of 30% of the gross development area shall be in greenspace in undisturbed condition. Stormwater detention facilities are excluded from greenspace area calculations.

3. Reason for amendment request.

The text amendment is requested to allow for flexibility for developments and 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.
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~~ 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.
7. The front building setback line shall be no closer than ~~50~~ 30 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 outside of City-maintained rights-of-way.
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, landscaping, stormwater detention facilities, amenities, 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.