

# **AGENDA**

Planning Commission Meeting  
May 6, 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**

April 1, 2024 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

Residential Home Appearance Standards

## **HEARING OF CASES**

## **NEW BUSINESS**

Final Plat Approval for Bohannon Ridge Subdivision

## **ADJOURNMENT**

## DRAFT

### Residential Development and Appearance Standards

#### The following standards apply to new residential subdivision developments:

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. Streets: Streets with curb and gutters are required on all streets shall be installed in accordance with the Grantville Development Standards.
6. 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.
7. 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.
8. 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.
9. 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.
10. Homeowner's Association (HOA): A homeowner's association including restrictive covenants applying to all property developed in ~~the~~a 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.
11. 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.
12. 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, rock, stucco or cement type wall siding or other high-quality materials 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. For single family detached homes with garages, Garages-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 15-50 percent of the total number of lots within new single family detached home subdivisions.
10. Pre-finished custom six-(6) inch seamless gutters and downspouts shall be installed.
- ~~11. On grade slab is permissible; however, residences shall have basements where elevation is compatible.~~
- ~~12-11. Within new single family detached home subdivisions, each~~ 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 and rear yards, sodded or seeded rear yard from lot line to lot line, and pine straw or shredded mulch in landscaping plant beds.
  - 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.*
- ~~13-12. A maximum of 20% of the homes can have a~~ Repeating-repeating house elevation. s will not be allowed.