

# **AGENDA**

Planning Commission Meeting  
June 3 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**

May 6, 2024 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Rezoning Application for Parcels G03 0003 003A, G03 0003 003, and G03 0003 002 (2.661 Acres) 96 & 112 Arnold St.

- Project Name Arnold Village
- Applicant: Van Mottola (Cornerstone Rental, LLC)
- Current Zoning – R20 Single Family Residential
- Current Land Use – Non-conforming Mobile Home Park with 16 mobile homes
- Requested zoning district in Grantville – R-6 Multi-Family Residential for Parcel G05 0008 015 (1.24 Acres)
- Proposed Use for R-6 zoning is duplex rental residential.
- A conceptual site plan is attached for reference.

## **ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** May 6, 2024

**Time:** 6:00 p.m.

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

Mrs. Bugg called the Planning Commission meeting to order at 6:00 p.m.

### **Attendance**

Robin Bugg, Vice Chairman  
Mark Sprada  
Danny Clay  
Brennan Jones, Zoning Administrator

### **Public Attendance**

Richard Proctor, Mayor  
Tyler Findley

### **Review & Approval of Minutes**

#### Adoption of Planning Commission Meeting Minutes from April 1, 2024

Planning Commission meeting minutes for the meeting held on April 1, 2024, were distributed to the members for review and adoption. After review of the minutes, Mr. Sprada made a motion to adopt the April 1, 2024, Planning Commission Meeting Minutes. Mr. Clay seconded the motion. After discussion, Mrs. Bugg called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

#### Residential Home Appearance Standards

Mr. Jones presented the latest draft of Residential Home Appearance Standards. A copy of the Residential Home Appearance Standards are attached to the minutes. Following the review and discussion, Mr. Sprada made a motion to approve the Residential Home Appearance Standards. Mr. Clay seconded the motion. discussion, Mrs. Bugg called for a vote and the motion passed unanimously.

### **Hearing of Cases**

None

### **New Business**

#### Final Plat Approval for Bohannon Ridge Subdivision

Mr. Jones presented the final plat for Bohannon Ridge subdivision and stated that the plat had been reviewed and conformed to the final plat requirements. Mr. Clay made a motion to approve the final plat for Bohannon Ridge subdivision. Mr. Sprada seconded the motion. After discussion,

Mrs. Bugg called for a vote and the motion passed unanimously. Mrs. Bugg signed the final plat on behalf of the Planning Commission.

### **Adjournment**

Mr. Clay made a motion to adjourn the meeting. Mr. Sprada seconded the motion. Mrs. Bugg adjourned the Planning Commission Meeting at 6:24 p.m.

## **Residential Development and Home Appearance Standards**

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

1. All homes shall be within 1,000 feet from a fire hydrant, or 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 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. For developments or individual lots within the designated *National Register of Historic Places*, the architectural design will conform with section seven of the May 9, 1991, registration of the Grantville Historic District.
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. The side of the home without brick may not be visible from a legal road, street, or highway.



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 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 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. Within new single family detached home subdivisions, 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: foundation shrubs, sodded front, side and rear yards, 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.*
12. A maximum of 20% of the homes can have a repeating house elevation. .

**CITY OF GRANTVILLE  
REZONING APPLICATION**

**RECEIVED**  
5/28/2024  
RH

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: Cornerstone Rentals LLC
2. Applicant Address: 10 Jackson St  
Newnan GA 30263
3. Telephone No. (Day) 770 296 5807 Telephone No. (Evening) 770 296 5807
4. Email address of Applicant: van@cornerstonerentalsusa.com
5. Address of Property: 96 E 112 Arnold St.  
Grantville, GA 30220
6. Provide exact information to locate the property for which you propose a change:  
Tax District 04, Tax Map Number G03 0003 003A, G03 003 003B  
Parcel Number \_\_\_\_\_, Area of subject property: 2.661 (Acres) G03 0003 02

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? R-6  
(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.

mobile homes / rentals

12. Intent of Rezoning: (Detailed Description of Proposed Development)  
(Attach separate sheets as necessary. Indicate if additional pages are attached.)

To redevelop current property to duplexes that utilize materials that allow for it to be consistent with the vision for Grantville as whole, preserving historic character.

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

**Rezoning Application Fee Determination:**

Property Size (Acres) 2.661

Rezoning Fee / Ac \$200 / Ac

**Total Rezoning Fee** 532.20 (Maximum Fee \$10,000)

14. Does the proposed property use require Development of Regional Impact (DRI) Approval?

( ) Yes (X) 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: \_\_\_\_\_

Signature

Van Mottola

Printed Name

Date

5/28/2024

**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.

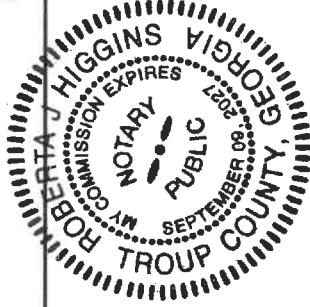
**FOR PLANNING & ZONING DEPARTMENT USE ONLY**

File Number: RZ2024-04 Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \$532.20

Receipt Number: 118 231

Date Completed Application and Fees were received: 5/28/2024 Official Date Stamp



**RECEIVED**  
*[Signature]*

**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:

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☒ I have not made any contributions to City Officials.

By: \_\_\_\_\_

Signature

Date

Printed Name

\_\_\_\_\_

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

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

File Number: \_\_\_\_\_

CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220

Transaction #: 122369  
Date: May 28, 2024  
Time: 12:16 PM  
Customer #: 5320  
Customer Name: MISCELLANEOUS ACCOUNT

Reference Number: .....WA  
Description: .....96 & 112 ARNOLD ST  
Total: .....\$545.51  
Auth#: .....118231

\*\*\*\*\*  
Thank you for doing business with  
CITY OF GRANTVILLE



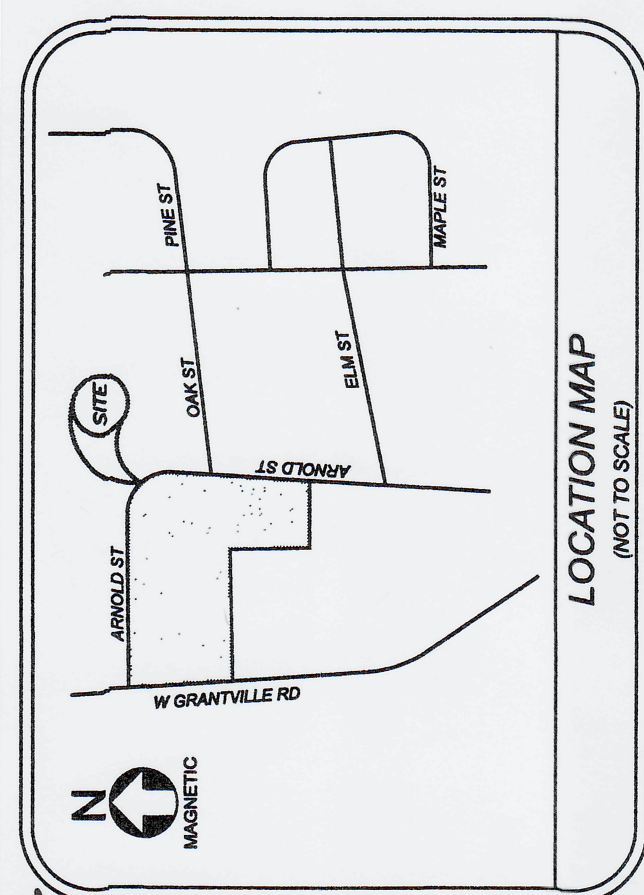
CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220  
fax

\*UTILITY BILLS ARE DUE BY THE 15TH OF THE MONTH. AFTER THE 15TH, THERE WILL BE A 25.00 LATE FEE APPLIED TO YOUR ACCOUNT.

\*\*ALL ACCOUNTS NOT PAID IN FULL BY 5:00 P.M. ON THE 24TH DAY OF THE MONTH WILL BE ASSESSED A \$25.00 RE-CONNECTION FEE AND WILL BE SUBJECT TO DISCONNECTION.



## LEGEND

[illegible]

\* NOTE: ONE PARCEL AS  
• R-6 ZONING DISTRICT

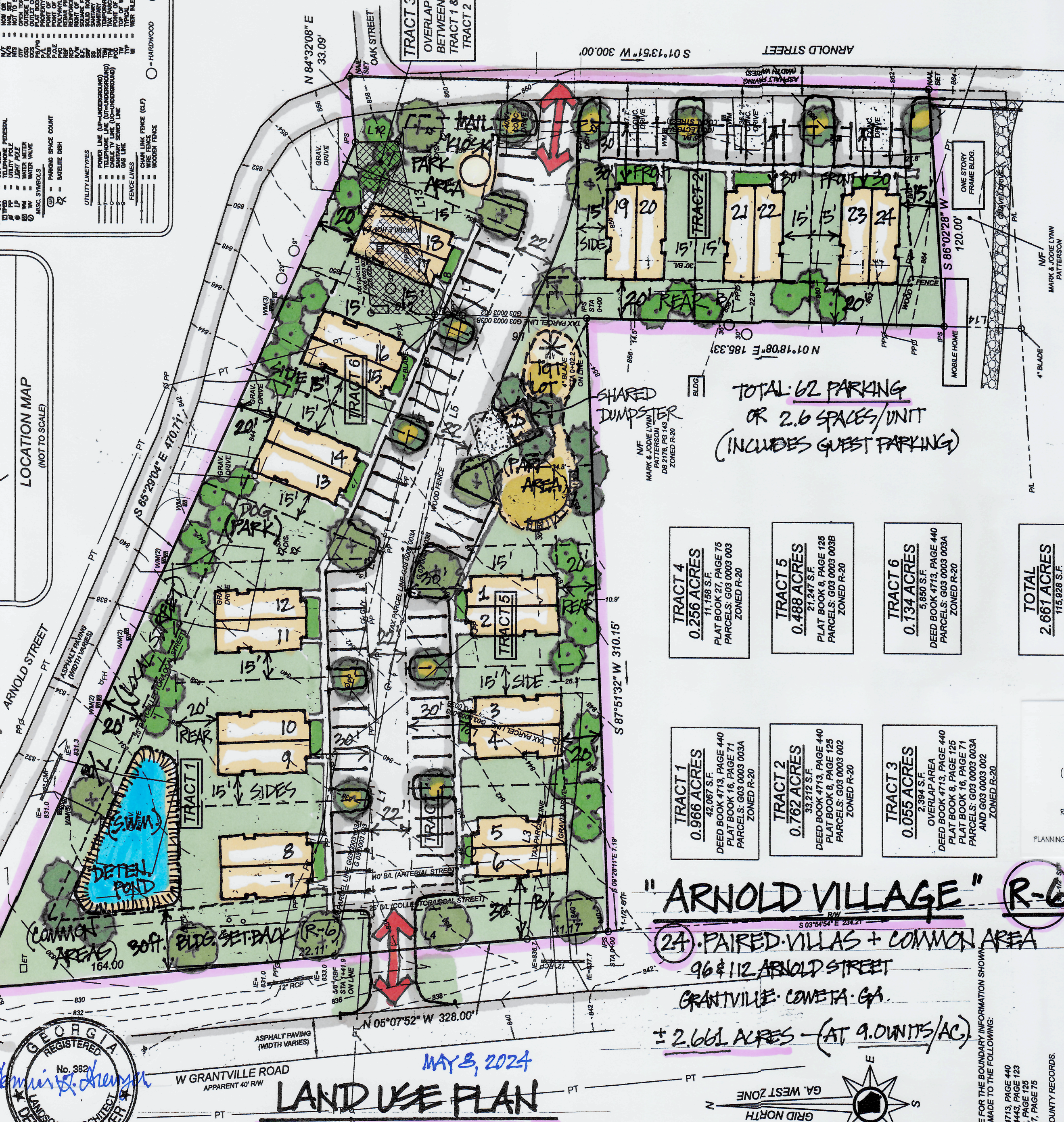
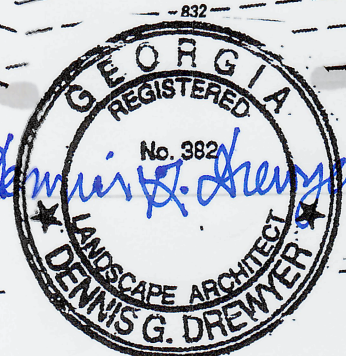
- MIN. 6000<sup>sq</sup> BLDG. LOT
- 30' FRONT • 20' REAR
- 15' SIDE SETBACKS

" PAIRED VILLAS " ..

- NEW PRODUCT WITH
- SHARED COMMON GREEN SPACE ...
- MAINTENANCE & MANAGEMENT

NO IMPROVEMENTS REQ'D. BY CITY FOR ARNOLD STREET.

The diagram shows a street intersection. A horizontal street at the top is labeled 'W 98' E'. A vertical street on the right is labeled 'O.B.' and '98' E'. The intersection area is shaded green. There are some handwritten notes and markings around the intersection, including '98' E' and 'O.B.'. The overall context is a zoning or planning document.



**NOTES:**  
REFERENCE FOR THE BOUNDARY INFORMATION SHOWN  
HEREON WAS MADE TO THE FOLLOWING:

DEED BOOK 4713, PAGE 440  
DEED BOOK 4443, PAGE 123  
PLAT BOOK 8, PAGE 125  
PLAT BOOK 27, PAGE 75

OF COWETA COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 3077C0352 D, DATED FEBRUARY 6, 2013.

1. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OF OTHER TYPES MAY VARY FROM LOCATIONS SHOWN HEREON.

ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE ARE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

ALL BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE CITY OF GRANTVILLE ZONING ORDINANCE FOR R-20 ZONING CLASSIFICATION. ALSO, THIS PROPERTY LIES WITHIN THE

GRANTVILLE HISTORIC DISTRICT". THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON MARCH 22, 2024.

VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM  
"FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN  
SEA LEVEL. CONTOUR INTERVAL EQUALS TWO (2) FEET.

JOB NO.	FOUNDATIONS

24-136  
DRAWING NO.  
24-136 dwg

SHEET NO.	OF
4	4

1	1	Copyright 2024   Co. I and Sumner, Inc.   All Rights Reserved.
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land.plans

23456 Aberdeen Court • Foley, AL 36535  
770) 328-3222 • dennisdrewyer@gmail.com

DENNIS GLENN DREWYER  
REGISTERED LANDSCAPE ARCHITECT, GA #38

PLANNING • LANDSCAPE ARCHITECTURE • LAND MANAGEMENT & ENTITLEMENTS

**NOTE: SURVEY NOT VALID UNLESS  
SEAL SIGNED AND DATED.**

THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

LINE	BEARING	DISTANCE
L1	S 78°33'00" E	138.25'
L2	S 17°13'00" W	91.00'
L3	N 81°38'00" W	100.68'
L4	N 05°07'52" W	100.12'
L5	S 78°33'00" E	192.41'
L6	N 01°18'08" E	64.11'
L7	N 01°18'08" E	7.43'
L8	N 01°18'08" E	6.89'
L9	N 77°20'04" W	334.53'
L10	N 01°18'08" E	33.11'
L11	N 84°32'08" E	86.87'
L12	S 00°53'04" E	86.87'
L13	S 77°31'23" W	29.68'
L14	S 01°18'08" W	40.00'

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE 5-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 392,346 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

CLINICAL TOPOGRAPHIC AND TREE SURVEY FOR:

**96 AND 112 ARNOLD STREET**

CITY OF GRANTVILLE, COWETA COUNTY, GEORGIA  
PARCELS G03 0003 003A, G03 0003 003B AND G03 0003 003C

**GA**  
LAND SURVEYOR  
**404-384-9577**  
GA LAND SURVEYOR, LLC  
3255 AMANDA LANE, STE. 1

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