

Grantville Planning Commission Meeting Minutes

Date: March 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 6:02 p.m.

Attendance

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

Public Attendance

Richard Proctor, Mayor
Selma Coty
Marion Cieslik
Other unidentified persons

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from January 4, 2024

Planning Commission meeting minutes for the meeting held on January 4, 2024, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the January 4, 2024, Planning Commission Meeting Minutes. Mr. Clay seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Adoption of Planning Commission Work Session from January 29, 2024

Planning Commission Work Session meeting minutes for the meeting held on January 29, 2024, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the January 29, 2024, Planning Commission Work Session 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

None

Hearing of Cases

None

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.

- Current Zoning – General Commercial (GC) Parcel G04 0011 001, 6425 Hwy 29 S, Grantville, GA 30220
- Current Land Use – Liquor Store
- Requested Special Use: Liquor Store
- Surrounding property zonings have not been provided by the applicant; however, the proposed use of the property will remain the same as the current use.

Brennan Jones presented the special use permit application to 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 Parcel G04 0011 001, 6425 Hwy 29 S, Grantville, GA 30220, as requested by the applicant. Mr. Larger seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Discussion – Neighborhood Unit Plan (NUP) Zoning District

Brennan Jones presented and reviewed the NUP zoning district requirements with the Planning Commission. Items discussed included the need to have updated Residential development and Appearance Standards, requirements for creation of a Homeowners Association, requirement for sidewalks, elimination of the maximum NUP development size.

Following discussion, Mrs. Bugg made a motion to table the item for further review and possible amendments. Mr. Clay seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

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.

Brennan Jones presented and reviewed zoning ordinance text amendments for new zoning districts RS-15 Suburban Residential Single-Family Dwelling District - Medium Density and RU-7 Urban Residential Single-Family Dwelling District - High Density. with the Planning Commission. The text amendment language recommended by the Planning Commission is shown on Exhibit A attached hereto.

Following discussion, Mr. Larger made a motion to recommend that the City Council approve the zoning ordinance text amendments for RS-15 and RU-7 amended as shown in Exhibit A. Mrs. Bugg seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Discussion - Residential Home Appearance Standards

Brennan Jones presented and reviewed Residential Home Appearance Standards shown in the attached document entitled “DRAFT, Residential Development and Appearance Standards”, with the Planning Commission.

Following discussion, Mrs. Bugg made a motion to table the item for further review. Mr. Larger seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Adjournment

Mrs. Bugg made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:36 p.m.

**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.

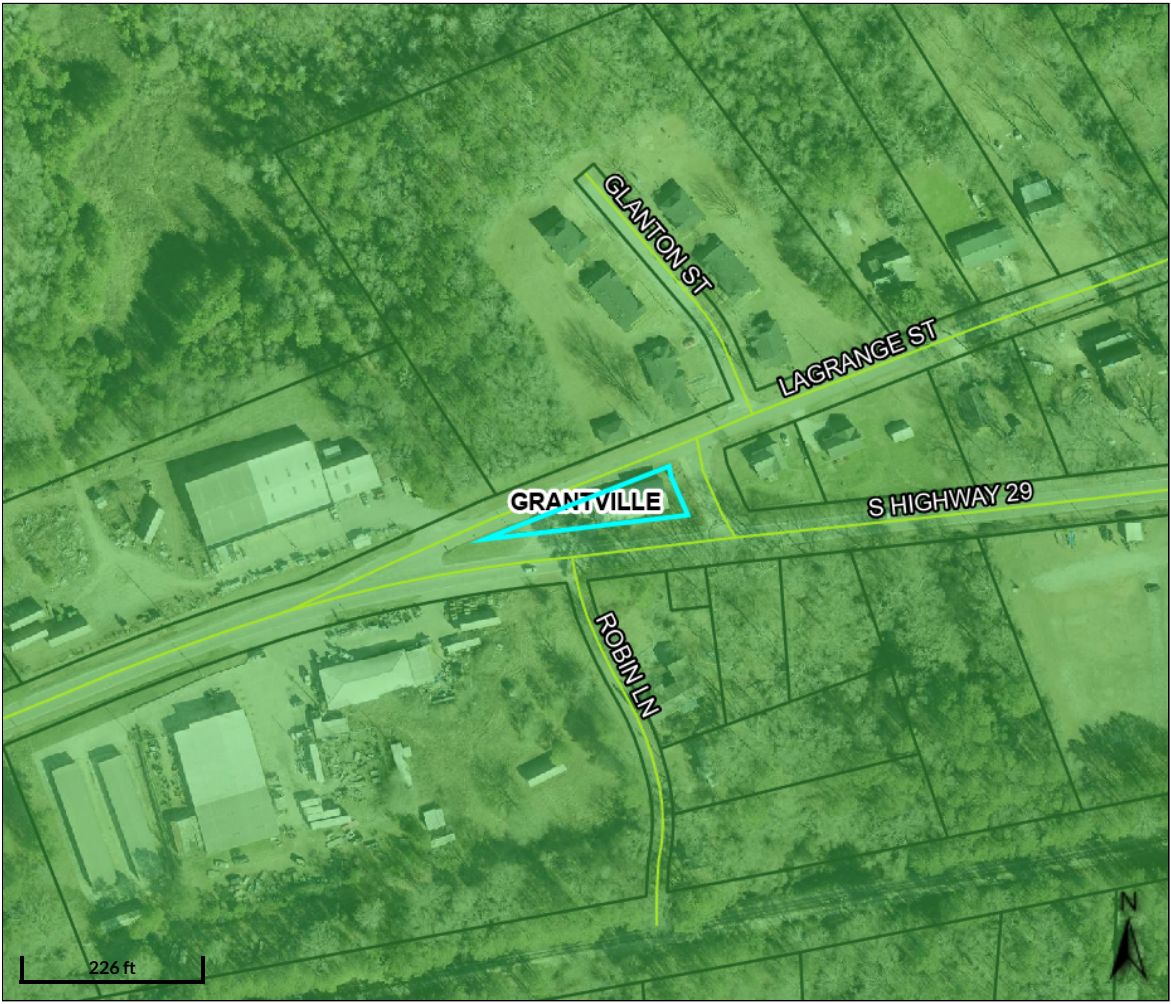
By: Nidhi Patel Date 02-17-2024
Signature

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
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Brennan Jones

From: Brennan Jones
Sent: Wednesday, February 14, 2024 4:25 PM
To: 'BettyAnn Rooks'; Robi Higgins
Cc: Richard Proctor; Al Grieshaber; Tabatha Rowsell; Whitley Adams; Mark Mitchell (mark@smmitchelllaw.com)
Subject: RE: Special use application
Attachments: KM_C45824021412391.pdf

Betty Ann,

I will place the special use permit application on the agenda for the March Planning Commission meeting. Please inform the applicant that per Zoning Ordinance Section 17.19-3, the special use permit application will need to be supplemented to include a simple sketch of the site, showing the following:

- a. General Location of existing structures and property lines.
- b. Present zoning of adjacent property.
- c. Existing use of adjacent property.
- d. Location of proposed buildings and land use.
- e. A legal description of the property.
- f. Setbacks
- g. Parking spaces if applicable

A Special Use Permit Application requires advertisement and posting of a zoning public hearing sign at the subject property. Posting of the property can occur at any time after the application has been received. Please document the newspaper advertisement and photo document the sign at the property including date of posting. A date for the public hearing should be defined by the City Council, but I believe Robi has a standing schedule for public hearings scheduled before regular City Council Meetings – please check with Robi to confirm this.

Kind Regards,

Brennan

Brennan D. Jones, P.E.
Brennan Jones Engineering Assoc., LLC
7513 Mason Falls Dr
Winston, Georgia 30187
ph: 770.688.5148
fx: 770.577.0300
email: brennan.jones@bjeallc.com

From: BettyAnn Rooks <brooks@grantvillega.org>
Sent: Wednesday, February 14, 2024 12:40 PM
To: Robi Higgins <rhiggins@grantvillega.org>
Cc: Brennan Jones <brennan.jones@bjeallc.com>; Richard Proctor <mayorproctor@grantvillega.org>; Al Grieshaber <agrieshaber@grantvillega.org>; Tabatha Rowsell <trowsell@grantvillega.org>; Whitley Adams <wadams@grantvillega.org>
Subject: Special use application

From: donotreply@relay.tri-copy.com <donotreply@relay.tri-copy.com>

Sent: Wednesday, February 14, 2024 12:38 PM

To: BettyAnn Rooks <brooks@grantvillega.org>

Subject: Message from KM_C458

EXHIBIT A

**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**

March 4, 2024

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.

The RS-15 zoning district is required to conform to Residential Development and Appearance Standards.

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 Zoning District Size	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

EXHIBIT A

The RU-7 zoning district is required to conform to Residential Development and Appearance Standards.

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)

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.