

RESOLUTION NO. 2023-28
APPROVING A SPECIAL USE PERMIT

WHEREAS, Table 5.3-Permitted Uses Schedule of the City of Grantville (“City”) Zoning Ordinance provides that land, buildings and structures in the Single Family Residential (R-20) Zoning District may only be used as a Sewage Treatment Plant upon the issuance of a Special Use Permit; and

WHEREAS, Section 17.19 of the City of Grantville Zoning Ordinance sets forth the process for application, review and approval of a Special Use Permit, and

WHEREAS, Minnie Sewell Land, LLC/LDO Coweta, LLC submitted an application for a Special Use Permit for the construction of a Sewage Treatment Plant on the property in the attached Exhibit “A”, and

WHEREAS, the City of Grantville Planning Commission considered the application at their meeting of November 6, 2023, and unanimously recommended approval of the Special Use Permit; and

WHEREAS, a public hearing was advertised and held by the Grantville City Council; and

WHEREAS, after review of the application and the recommendation of the Planning Commission and the receiving of comment from the applicants and all other interested parties the Grantville City Council finds that:

(a) The available existing street system is adequate to efficiently and safely accommodate the traffic which will be generated by the proposed use or development.

(b) The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.

(c) The use or development will not generate or cause conditions such as noise, light, glare, odor or similar objectionable features which would reduce the value, use or enjoyment of surrounding properties.

(d) The use would not have a detrimental environmental impact on the surrounding area, and

(e) The use would not adversely affect the health, safety, morals, and general welfare of the community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grantville, Georgia, and it is hereby resolved that a Special Use Permit is approved for the construction and operation of a Sewage Treatment Plant on the property described in the attached Exhibit “A,” subject to the permitting of same by any and all local, state and/or of federal agencies charged with the permitting of such facilities.

IT IS SO RESOLVED this 20th day of November, 2023, by the City Council of the City of Grantville.



Mayor

Attest: 
City Clerk



EXHIBIT "A" (1 of 2)

All that tract or parcel of land lying and being in Land Lots 6 and 27 of the Eleventh Land District of Coweta County, Georgia, Land Lots 271 and 272 of the Second Land District of Coweta County, Georgia, and Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia, and being more particularly shown and described as Tract "A" on that certain plat of survey prepared for SAJI Properties, Incorporated, by G. Tim Conkle, Georgia Registered Land Surveyor No. 2001, dated June 29, 1989, and revised July 10, 1989, and recorded in [Plat Book 47, Page 37](#), Coweta County, Georgia Records, being shown thereon as 493.84 acres, more or less, and being more particularly described according to said plat as follows:

BEGIN at the point which marks the southwest corner of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia, and from said point run thence South 88 degrees 41 minutes 48 seconds East a distance of 367.38 feet to a point on the westerly right-of-way line of Minnie Sewell Road (60 foot right-of-way); run thence South 86 degrees 59 minutes 27 seconds East a distance of 75.34 feet to a point on the easterly right-of-way line of Minnie Sewell Road; run thence along said easterly right-of-way line of Minnie Sewell Road South 11 degrees 32 minutes 05 seconds West a distance of 183.42 feet to a point; continuing thence along said easterly right-of-way line of Minnie Sewell Road South 11 degrees 32 minutes 05 seconds West a distance of 275.64 feet to a point, thence South 11 degrees 39 minutes 37 seconds West a distance of 248.36 feet to a point; thence South 11 degrees 55 minutes 35 seconds West a distance of 310.26 feet to a point; thence South 12 degrees 14 minutes 21 seconds West a distance of 204.99 feet to a point; thence South 12 degrees 03 minutes 15 seconds West a distance of 242.8 feet to a point; thence South 12 degrees 24 minutes 34 seconds West a distance of 310.71 feet to a point, thence South 13 degrees 27 minutes 21 seconds West a distance of 236.05 feet to a point, thence South 08 degrees 20 minutes 15 seconds East a distance of 90.55 feet to a point; run thence away from said right-of-way line South 78 degrees 46 minutes 26 seconds East a distance of 246.14 feet to a point; run thence South 80 degrees 54 minutes 11 seconds East a distance of 53.66 feet to a point; run thence South 18 degrees 56 minutes 51 seconds West a distance of 306.02 feet to a point; run thence North 85 degrees 35 minutes 05 seconds West a distance of 268.44 feet to a point on the easterly right-of-way line of Minnie Sewell Road; run thence along said right-of-way line of Minnie Sewell Road South 12 degrees 09 minutes 49 seconds West a distance of 49.34 feet to a point; run thence away from said right-of-way line South 85 degrees 33 minutes 50 seconds East a distance of 778.63 feet to a point; run thence South 04 degrees 27 minutes 24 seconds West a distance of 522.61 feet to a point on the southern boundary line of Land Lot 27 of the Eleventh Land District of Coweta County, Georgia; run thence along said southern boundary line of said Land Lot 27 South 84 degrees 42 minutes 47 seconds East a distance of 2,240.09 feet to the point which marks the southeast corner of Land Lot 27 of the Eleventh Land District of Coweta County, Georgia and the southwest corner of Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia; run thence along the southern boundary line of Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia, South 87 degrees 08 minutes 03 seconds East a distance of 1,524.6 feet to a point; run thence North 03 degrees 27 minutes 40 seconds East a distance of 2,970.00 feet to a point on the northern boundary line of said Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia; run thence North 86 degrees 07 minutes 07 seconds West a distance of 1,520.18 feet to the point which marks the southwest corner of Land Lot 7 of the Eleventh Land District of Meriwether County, Georgia, and the southeast corner of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia; run thence along the easterly boundary line of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia, North 00 degrees 45 minutes 21 seconds East a distance of 3,008.61 feet to the point which marks the northeast corner of Land Lot 6 of the Eleventh Land District of Coweta

EXHIBIT "A" (2 of 2)

County, Georgia, and the northwest corner of Land Lot 7 of the Eleventh Land District of Meriwether County, Georgia; run thence along the northern boundary line of said Land Lot 7 of the Eleventh Land District of Meriwether County, Georgia, North 89 degrees 33 minutes 35 seconds East a distance of 1,155.26 feet to a point; run thence North 00 degrees 13 minutes 01 seconds East a distance of 727.59 feet to a point; run thence North 00 degrees 26 minutes 35 seconds East a distance of 400.83 feet to a point on the southerly right-of-way line of the C. S. X. Railroad; run thence in a generally westerly and southwesterly direction along said southern right-of-way line of C. S. X. Railroad to the point which marks the intersection of said right-of-way line with the western boundary of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia; run thence along said westerly boundary line of Land Lot 6 South 01 degrees 12 minutes 10 seconds West a distance of 815.91 feet to a point; thence continue along said westerly boundary line of Land Lot 6 South 01 degree 20 minutes 56 seconds West a distance of 442.24 feet to a point which marks the southwest corner of said Land Lot 6 of the Eleventh Land District of Coweta County, Georgia, said point being the POINT OF BEGINNING as established above.