

AGENDA

Planning Commission Meeting
May 13, 2025
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

February 3, 2025 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Rezoning Application - 45 Grady Smith St, Parcel G03 0001 037 (0.21 Acres)

The rezoning application and supporting documents are attached hereto. The Applicant is requesting rezoning from R-20 Single Family Residential to R-6 Multi-family Residential. Information on the property is presented below.

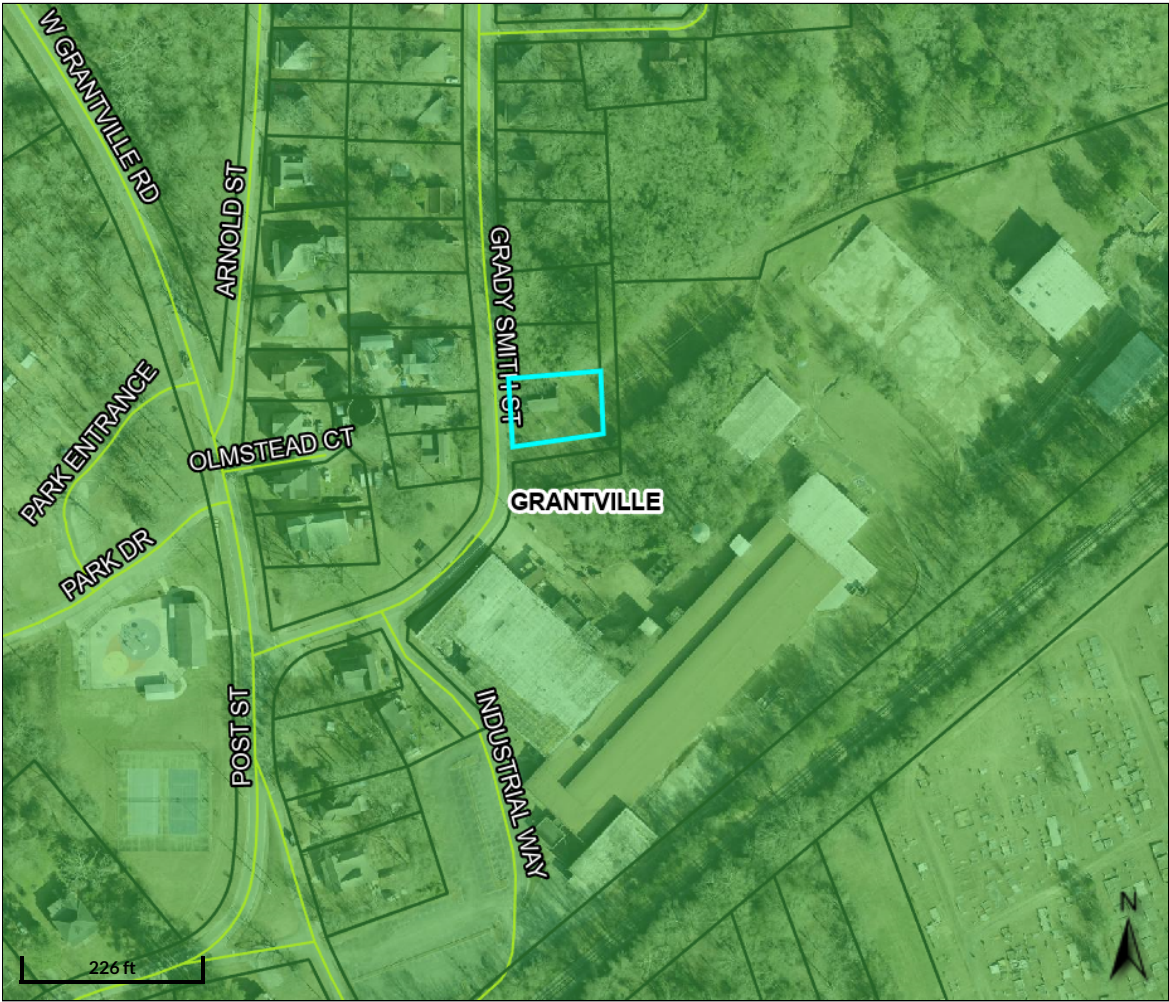
- Applicant: Cornerstone Rentals. LLC, represented by Mr. Van Mottola
- Proposed Use: Conversion of a Single-Family home to a Duplex
- Location: 45 Grady Smith St
- Adjacent building uses: Single Family Residential to the North and West, undeveloped and GI to the South and East
- Current Zoning – R-20 Single-Family Residential
- Proposed Zoning – R-6 Multi-Family Residential
- Setbacks: Front 20', Side 15', Rear 20'
- Current Land Use – single-family house

- Legal Description of property: legal description of the property is included with supporting documents.

Review: The lot size and setbacks conform to requirements of the R-6 zoning district. One concern that should be considered is rezoning of this parcel may be considered as a spot zoning within the Mill Village neighborhood, which is made up of single-family units.

Staff Recommendation: None

ADJOURNMENT



Overview



Legend

 Parcels

 Roads

Parcel ID	G03 0001 037	Owner	CORNERSTONE RENTALS LLC	Last 2 Sales			
Class Code	Residential		3499 SHARPSBURG MCCOLLUM ROAD	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04		NEWNAN, GA 30265	9/13/2024	\$50000	FM	Q
Acres	0.21	Physical Address	45 GRADY SMITH ST	6/9/2023	\$30000	04	U
		Assessed Value	Value \$40829				

(Note: Not to be used on legal documents)

Date created: 5/1/2025
Last Data Uploaded: 5/1/2025 12:37:01 AM

CITY OF GRANTVILLE REZONING APPLICATION

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
Norcross GA 30263
3. Telephone No. (Day) (770) 296 5807 Telephone No. (Evening) same
4. Email address of Applicant: van@cornerstone rentals usa. com
5. Address of Property: 45 Grady Smith St
Grantville, GA 30220
6. Provide exact information to locate the property for which you propose a change:
Tax District 4, Tax Map Number _____
Parcel Number G03 0001 037 Area of subject property: 0.21 (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. 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.

Single Family Home - 2 BR

12. Intent of Rezoning: (Detailed Description of Proposed Development)

(Attach separate sheets as necessary. Indicate if additional pages are attached.)

seeking to rezone to R-C to convert
2 BR home to a duplex containing two
1 BR units. No change to front elevation
dimensions.

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

Rezoning Application Fee Determination:

Property Size (Acres) 0.21

Rezoning Fee / Ac \$200 / Ac

Total Rezoning Fee \$42.00 (Maximum Fee \$10,000)

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

() Yes (✓) 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

Date

4/1/25

Van Mattole

Printed Name

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: _____ Posting Notice Issue Date: _____

Fees Paid by Applicant: _____

Receipt Number: _____

Date Completed Application and Fees were received: _____

Official Date Stamp

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:

☒ I have not made any contributions to City Officials.

By: _____

Signature

Date

2-4-1-25

Van Mottola

Printed Name

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

OFFICE USE ONLY

Date Received: _____

File Number: _____

CORNERSTONE RENTALS LLC

PH. 858-775-3758
2038 CLAIRMONT TER NE
ATLANTA, GA 30345-2312



100408

COLONY BANK
64-267/612

4/3/25

PAY TO THE
ORDER OF

City of Grantville

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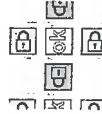
42.00

Forty Two and 00/100

DOLLARS

MEMO

45 Grady Smith Rezoning Application



AUTHORIZED SIGNATURE

⑈ 100408 ⑆ 1061202672 ⑆ 131 103 359 ⑆

Security features. Details on back