

CITY OF GRANTVILLE, GEORGIA
CITY COUNCIL WORK SESSION MEETING AGENDA
MONDAY, SEPTEMBER 11, 2023 AT 6:30 P.M.

Glanton Municipal Complex, City Council Chambers, 123 Lagrange Street, Grantville, GA 30220

Call to Order, Invocation, and Pledge of Allegiance

Citizen Comment Regarding Agenda Items

Approval of Agenda

PUBLIC HEARING: REZONING APPLICATION Coweta Parcels G08 2247 001 and G08 2247 011 to Rezone 86 acres from Single Family Residential (R20) to Light Industrial Zoning (LM) (Public Hearing to be held on September 25, 2023)

Discussion First Reading Ordinance No. 2023-19 to Prohibit ATV operation on Public ROW (Ordinance to be provided by the City Attorney)

Discussion First Reading Ordinance No. 2023-20 to Amend Chapter 26, Article VII - Vegetation

Discussion First Reading Ordinance No. 2023-21 to Amend Zoning Map Rezoning 101 Lowery Road from R20 (Single Family Residential) to LM (Light Industrial)

Discussion on MEAG Power 2024 Annual Subscription Supplemental Supply Nomination and Authorization

Discussion on City Council Agreement/Support for Charlie Patterson Road Realignment and Relocation of CSX Railroad Crossing

Discussion on Special Event Permit application by Grantville Police Department for the Fall Festival/Trunk or Treat to be held at from 2 p.m. until 10 p.m. on October 28, 2023

Citizen Comments

Adjournment

PUBLIC HEARING

The City of Grantville will hold a public hearing on Monday, September 25, 2023, at 6:30 p.m. at the Grantville Municipal Complex, 123 LaGrange Street, Grantville, Georgia. The purpose of the public hearing will be to receive public comment regarding a recommendation of the Planning Commission concerning the following map amendment to the City of Grantville Zoning Ordinance: Rezone the property located 101 Lowery Road in the City of Grantville and further identified as parcel numbers G08 2247 001 and G08 2247 011 from its current zoning of Single Family Residential (R-20) to Light Industrial (LM). A copy of the rezoning application and the Planning Commission recommendation will be on file for public review in the office of the City Clerk.

**Brennan Jones Engineering
Associates, LLC**

7513 Mason Falls Dr., Winston, Georgia 30187
(p) 770.688.5148 (f) 770.577.0300

Memorandum

To: Al Grieshaber, Jr., City Manager
From: Brennan D. Jones, P.E., Zoning Administrator
cc: Mayor & City Council
Date: August 8, 2023
Re: August 7, 2023 Planning Commission Meeting

The Planning Commission met on August 7, 2023. The meeting agenda and minutes from the Planning Commission Meeting are attached for review.

The rezoning application for Coweta Parcels G08 2247 001 and G08 2247 011 (125.526 Acres), of which 86 acres were proposed to zone in the Light Industrial (LM) zoning district presented to the Planning Commission by the applicant's representative Mrs. Melissa Griffis, Esq., and the property owner Mr. Jeff Mansour. Input was received from 14 members of the audience including the applicant and their representative.

Following public input and discussion with the applicant, the Planning Commission voted to recommend the City Council deny the rezoning application for Coweta Parcels G08 2247 001 and G08 2247 011 (125.526 Acres).

END OF MEMORANDUM

Recd 07.18.2023

**CITY OF GRANTVILLE
REZONING APPLICATION**

RZ2023-02

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: RWIOF Acquisition, III, LLC
2. Applicant Address: 1 Glenlake Parkway, Suite 900
Atlanta, Georgia 30328
3. Telephone No. (Day) (404) 815-2005 Telephone No. (Evening) (404) 987-2445
4. Email address of Applicant: tyler@robinsonweeks.com
5. Address of Property: 101 Lowery Road
Grantville, Georgia 30220
6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville 04, Tax Map Number _____
Parcel Number G08 2247 001 and, Area of subject property: 125.526 (Acres)
G08 2247 011
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? LM - Light Industrial
(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.

One single family home.

12. Intent of Rezoning: (Detailed Description of Proposed Development)
(Attach separate sheets as necessary. Indicate if additional pages are attached.)
The proposed project is to allow for an industrial development with clearing of additional land to be donated to the Town of Grantville for its future proposed recreational area of a football field and track to be completed by the Town.

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

Rezoning Application Fee Determination:

Property Size (Acres)	<u>125.526</u>
Rezoning Fee / Ac	\$200 / Ac
Total Rezoning Fee	<u>\$10,000.00</u> (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)	<u>125.526</u>
DRI Application Fee / Ac	\$20.00 / Ac
Total DRI Fee	<u>\$5,510.52</u> (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:  Date 7/17/23
Signature

TYLER JONES

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: R2 2023-02 Posting Notice Issue Date: _____

Fees Paid by Applicant: \$ 15,510.52

Receipt Number: 110129

Date Completed Application and Fees were received: 7/18/2023
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:

(X) I have not made any contributions to City Officials.

By:  Date 7/17/23
Signature

TYLER JONES
Printed Name

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

OFFICE USE ONLY

Date Received: 7.18.2023

File Number: RZ 2023-02

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 7/18/23

JEFF MANSOUR
Printed Name

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

OFFICE USE ONLY

Date Received: 7/18/2023

File Number: RZ 2023-02

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

ASHMORE JERRY & AMBER ASHMORE
134 NORTH MEADOWS RIDGE DRIVE
GRANTVILLE, GA 30220

BARNETT CARA
117 GREENFIELD LANE
GRANTVILLE, GA 30220

BLACK KEITH
166 LOWRY ROAD
GRANTVILLE, GA 30220

BROWN CHEVOSKY
138 N MEADOWS RIDGE DR
GRANTVILLE, GA 30220

BURNHAM KELLY W
134 JENNY RD
GRANTVILLE, GA 30220

CEDANO MIGUEL & NANNY JULIET VER
107 GREENFIELD LANE
GRANTVILLE, GA 30220

FARR CHELSIE L & JOHNATHAN A FARR
111 GREENFIELD LANE
GRANTVILLE, GA 30220

FELIZ MANUEL & SANDRA PEREZ
147 JENNY ROAD
GRANTVILLE, GA 30220

GARRETSON JAMES W & SHANNON GA
115 GREENFIELD LANE
GRANTVILLE, GA 30220

GRAHAM MICHAEL W SR
25 PALLADIAN DR
SENOIA, GA 30276

HARKER DIRK & MARY BETH HARKER
129 GREENFIELD LN
GRANTVILLE, GA 30220

HARRIS FALLON NAKEYA
142 NORTH MEADOWS RIDGE DRIVE
GRANTVILLE, GA 30220

JEWKES TENNESSEE INVESTMENTS LI
C/O RODGER PURDY | 1449 DOLLY NIX
SENOIA, GA 30276

KELLER MATTHEW BRANDON
121 GREENFIELD LANE
GRANTVILLE, GA 30220

KISKA CHELSEA R
136 JENNY RD
GRANTVILLE, GA 30220

KNEUER DEREK & TIFFANY EVERS
101 GREENFIELD LN
GRANTVILLE, GA 30220

LOVINGOOD MELISSA S & ALLEN JAME
143 JENNY RD
GRANTVILLE, GA 30220

MANSOUR JEFFREY G
101 LOWERY RD
GRANTVILLE, GA 30220

MANSOUR JEFFREY
101 LOWERY RD
GRANTVILLE, GA 30220

MAPSON VALERIE ANN
138 JENNY RD
GRANTVILLE, GA 30220

MC ELROY KURTIS M
125 GREENFIELD LN
GRANTVILLE, GA 30220

MERRITT HENRY EDWARD JR & DAVIN/
133 GREENFIELD LANE
GRANTVILLE, GA 30220

MITCHELL NICHOLAS
156 LOWRY ROAD
GRANTVILLE, GA 30220

MONROE HANNAH & REBECCA CHADW
135 GREENFIELD LANE
GRANTVILLE, GA 30220

OLSEN DANIEL A & MALLORY C OLSEN
109 GREENFIELD LN
GRANTVILLE, GA 30220

PARKS ROOSEVELT ESTATE & OLLIE P/
113 GREENFIELD LN
GRANTVILLE, GA 30220

PHAM TIEN M
70 MCCOLLUM DR
GRANTVILLE, GA 30220

RODGERS JOSHUA & JESSICA RODGEI
127 GREENFIELD LN
GRANTVILLE, GA 30220

SHIVER JAKOB
136 N MEADOWS RIDGE DRIVE
GRANTVILLE, GA 30220

SHOAF RYAN A & CHERIE SHOAF
103 GREENFIELD LN
GRANTVILLE, GA 30220

SINGH VIRGINIA & JUJHAR SINGH & RU
329 LINMAN DRIVE
LAGRANGE, GA 30241

SOSBY KENNETH W & MARY DELINDA
145 JENNY RD
GRANTVILLE, GA 30220

WALKER DAVID J JR & MARINA WALKER
105 GREENFIELD LN
GRANTVILLE, GA 30220

WARREN DIXIE JR
275 ZELKOVA DR
FAYETTEVILLE, GA 30215

WEBB LYNDA J
149 JENNY RD
GRANTVILLE, GA 30220

WILLIAMSON RYAN F & KAITLYN D WILL
119 GREENFIELD LANE
GRANTVILLE, GA 30220

WILSON W HAYES
63 HUNTINGTON RD
ATLANTA, GA 30309

WILSON W HAYES
63 HUNTINGTON ROAD NE
ATLANTA, GA 30309

TAB 3

Legal Description of the Property

LEGAL DESCRIPTION

All that tract or parcel of land containing 126.526 acres in Land Lot 247 of the Second Land District of Coweta County, Georgia, and being Parcel 1 as shown on survey and plat made by Hugh Riley & Associates on 09/17/1973, which plat is recorded in Plat Book 40, Page 33, Coweta County, Georgia Records, and reference to which plat is hereby had for a more particular description of the metes and bounds of said property. Said property is more particularly described in accordance with said plat as follows: BEGIN at a point of intersection of the northerly side of a county road which crosses the southeastern part of Land Lot 247 which point is 713.69 feet north 1 degree 26 minutes east from the southeast corner of Land Lot 247 as measured along the easterly land lot line of Land Lot 247; run thence along the northerly side of said county road south 67 degrees 36 minutes west 393.20 feet; thence north 22 degrees 24 minutes west 20 feet; thence south 67 degrees 36 minutes west 600 feet to a point; thence south 22 degrees 24 minutes east 20 feet to a point; thence south 67 degrees 36 minutes west 400; thence along the curvature of the northern side of said county road 478.10 feet to a point (the chord of said curve having a bearing of south 80 degrees 6 minutes west and a chord of 474.31 feet); thence continuing along the northerly side of said county road north 87 degrees 24 minutes west 120 feet; thence south 2 degrees 36 minutes west 49.28 feet to the south line of Land Lot 247; thence north 88 degrees 14 minutes west 474.89 feet; said point being the center of an old road; thence along the center line of said old road north 1 degree 24 minutes east 134.51 feet; thence north 24 degrees 45 minutes west 35.37 feet to the easterly side of the right of way of Interstate-85; thence north 22 degrees 45 minutes east along the easterly side of the right of way of Interstate-85 105.78 feet; thence continue in a northerly direction along the easterly right of way of said Interstate-85 1800.70 feet to a point; thence continuing along the easterly side of said right of way an arc distance of 615.18 feet; thence continuing along the easterly side of said right of way of Interstate-85 north 44 degrees 45 minutes east 258.82 feet; thence continuing along the arc of the easterly side of said right of way of Interstate-85 543 feet to a point; said point marking the southwest corner of property formerly of Fannie Smith; thence south 87 degrees 55 minutes east 828.39 feet to a county road; thence south 82 degrees 2 minutes east along the south side of the right of way of said county road 404.73 feet to the east line of Land Lot 247; thence south 1 degree 24 minutes west along the east line of Land Lot 247 1580.84 feet; thence continuing along the east line of Land Lot 247 south 1 degree 26 minutes west 892.74 feet to the BEGINNING POINT.

LESS AND EXCEPT that 1 acre tract of land which was conveyed from James Mansour to Jeffrey Mansour by virtue of a Warranty Deed dated June 17, 1994 as recorded on June 17, 1994 in Deed Book 860, Page 578, Coweta County, Georgia Records.

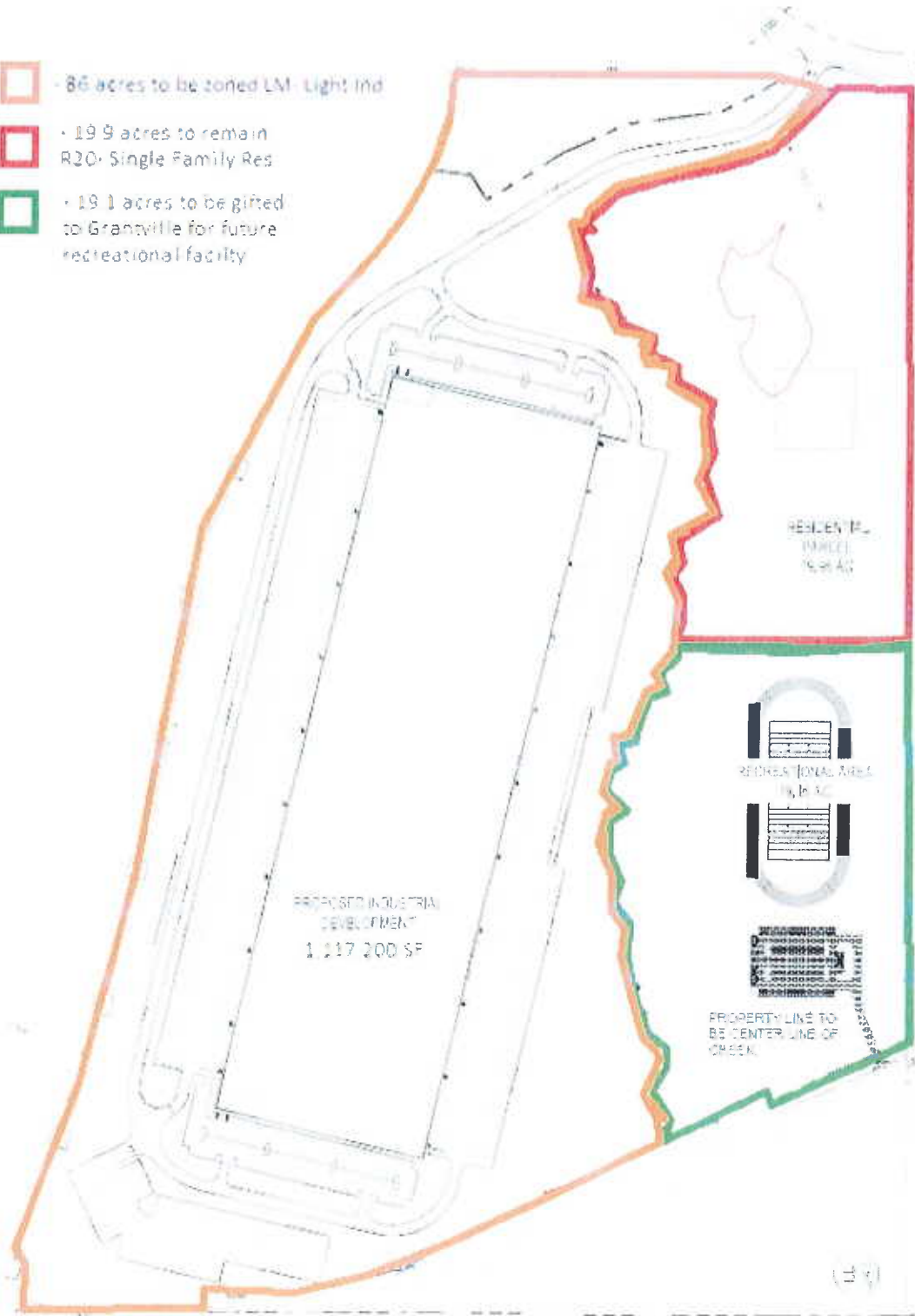
TAB 4

Conceptual Plan

86 acres to be zoned LM - Light Ind

19.9 acres to remain R20 - Single Family Res

19.1 acres to be gifted to Grantville for future recreational facility



OVERALL MAP
SCALE 1" = 250'

TAB 5

Property Owner's Authorization

STATEMENT OF PROPERTY OWNER
AUTHORIZING APPLICANT TO FILE APPLICATION
TO AMEND THE ZONING MAP OF THE CITY OF GRANTVILLE
AND FOR ANY VARIANCES

As the owner of property located in Grantville, Georgia, said property being depicted as being in Land Lot 247 of the 2nd Land District of Coweta County, Georgia, upon which the proposed 125.526+/- acres LM zoned property will be located, I hereby give right and permission to RWIOF Acquisition, III, LLC to request rezoning and a variance(s) on the above-described property.

This 18th day of July, 2023.



JEFFREY G. MANSOUR

STATE OF GEORGIA
COUNTY OF COWETA

Sworn to and subscribed before
me this 18 day of July, 2023.



Notary Public, State of Georgia
My Commission Expires: _____



TAB 6

Authorization of Attorney

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: Melissa Griffis
Signature

Date 7-18-2023

MELISSA GRIFFIS, ESQ.
Printed Name

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

OFFICE USE ONLY

Date Received: 07.18.2023

File Number: RZ 2023-02

TAB 7

**\$10,000.00 to the City of Grantville
for Rezoning Fee**

**\$5,510.52 to the City of Grantville
for DRI fee**

CITY OF GRANTVILLE
P O BOX 160
GRANTVILLE, GA 30220

Transaction #: 110129
Date: Jul 18, 2023
Time: 11:45 AM
Customer #: 5320
Customer Name: MISCELLANEOUS ACCOUNT

Check Number:525
Check Date:07/18/2023
Reference Number: jeff mansours
Description: rezoning fees 101 lowery rd
Total:\$15510.52
Check Amount:\$15510.52
Change:\$0.00

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.

TAB 1

Application to Amend the Zoning Map



HORNE & GRIFFIS, P.C.
 32 South Court Square, P.O. Box 220
 Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282
 FACSIMILE (770) 251-7262
 EMAIL: melissa@newnanlaw.com

July 18, 2023

VIA HAND DELIVERY

Rec'd 07.18.2023

*Fee
Paid*

Mr. Al Grieshaber
 City Manager
 City of Grantville
 123 LaGrange Street
 Grantville, Georgia 30230

RE: Rezoning Request of RWIOF Acquisition, III, LLC
 Approximately 125.526 +/- Acres located at 101 Lowery Road, Grantville,
 Georgia 30230, Coweta County, Georgia
 Land Lot 247, Land District 2nd

Dear Mr. Grieshaber:

RWIOF Acquisition, III, LLC ("RWIOF") the Applicant in the above-described property ("the Property") in Grantville County, Georgia, hereby makes this application to rezone the current residential land from R20 (Single Family Residential) to LM (Light Industrial) to allow for the development of an industrial warehouse and a future recreational area.

As noted on the Application to Amend Zoning Map of City of Grantville Form enclosed herewith, the Property is the most appropriate site for the zoning designation requested. The site plan consists of 125.526 acres with 19.96 acres of Open Space and a residential parcel. The current site plan also includes 19.16 acres of future recreation area. The project will have to go through the DRI process, so we have already completed DRI Forms 1 and 2.

For the reasons stated above, RWIOF believes that this application is not only consistent with but advances the intent of the City of Grantville Zoning Ordinance. Additionally, the proposed rezoning will facilitate provision of the LM zoning consistent with principles of smart development so highly valued by the City of Grantville.

RWIOF has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance enacted in November of 2002. As always, should you have any questions about

Mr. Al Grieshaber

July 18, 2023

Page 2

the material submitted, or should you require additional information, please do not hesitate to contact me. RWIOF, as Applicant and myself, as counsel for RWIOF, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Report in the near future.

Yours Truly,



Melissa D. Griffiths

Attorney for RWIOF Acquisition, III, LLC

MDG/bs

Enclosures

cc: Mr. Tyler Jones

ORDINANCE NO. 2023-20

**AN ORDINANCE BY THE CITY OF GRANTVILLE, GEORGIA
TO AMEND CHAPTER 26 OF THE CODE OF ORDINANCES TO ADD AN ARTICLE VII- VEGETATION;
TO ADDRESS INVASIVE VEGETATION; ESTABLISH A MAXIMUM HEIGHT FOR WEEDS AND GRASS;
ESTABLISH A PROCESS FOR NOTICE AND HEARING TO ADDRESS THE ABATEMENT OF THE
NUISANCE AND PROVIDE FOR PENALTIES FOR VIOLATION THEREOF AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and City Council of the City of Grantville are charged with safeguarding the safety, health and welfare of the citizens of the City, and

WHEREAS, the Mayor and City Council have determined that the safety, health and welfare of the citizens of the City is better safeguarded by declaring that certain conditions relating to vegetation and invasive vegetation constitute a nuisance with the City of Grantville, which condition should be abated;

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of Grantville, Georgia, and it is hereby ordained by the authority of the same that the following ordinance is hereby adopted:

ARTICLE VII. VEGETATION

Sec. 26-165. Vegetation and Invasive Vegetation

(a) There shall be no dead or hazardous trees, shrubs, ground cover or weeds likely to harbor vermin or insects, restrict or impede access to or public use of adjacent sidewalks, paths, trails and streets, obstruct traffic-control signs and devices and fire hydrants, or pose a risk of physical injury to the public.

(b) Invasive plant species on premises and exterior property shall be maintained whereby damage to existing trees and encroachment onto adjacent properties is prevented. Invasive plant species within the City are defined by the Georgia Exotic Pest Plant Council (EPPC) Invasive Plant List, which is maintained by the Center for Invasive Species and Ecosystem Health, University of Georgia: <https://www.gaepcc.org/list/>. The list includes, but is not limited to, English Ivy (*Hederahelix*), Chinese Wisteria (*Wisteria sinensis*), Kudzu (*Pueraria montana* var. *lobata*), *Elaeagnusumbellata*, Tree of Heaven (*Ailanthus altissima*), all Privet species (*Ligustrum* spp.), and all Bamboo species other than the native species River Cane, Switch Cane.

(c) Invasive species is defined as any species that is not native to that ecosystem; and whose introduction does or is likely to cause economic or environmental harm or harm to human health. For the purposes of the city code, the guiding document will be the Georgia Exotic Pest Plant Council (EPPC) Invasive Plant List, which is maintained by the Center for Invasive Species and Ecosystem Health, University of Georgia. <https://www.gaepcc.org/list/At> this time an amendment to the nuisance vegetation section of the city code to explicitly require the removal invasive vegetation that is encroaching from one property to another.

Sec. 26-166. - Maximum height of weeds, grass, etc.

It shall be unlawful for the owner of improved property or previously improved property in the city, whether zoned residential, commercial, industrial or other, to have, place or allow grass, weeds and/or other undergrowth to exceed the height of ten inches or more on such property, including but not limited to, the front, side or rear yard, or right-of-way. Notwithstanding the above, grass, weeds and/or other undergrowth of a height of ten inches or more are declared to be a public nuisance and abatable as such.

Sec. 26-167. - Notice to abate; violation of section 26-166

(a) In the event of a violation of section 26-166, the record owner of said property shall be given notice to abate said nuisance within ten business days. Said notice shall be served by: (1) certified mail, return receipt requested forwarded to the record owner(s) of said property; and (2) physical posting of the subject property. The mailed notice shall provide a description of the location of the property, identification of this Code section and nature of the violation and contact information of the enforcing agency. Said notices shall also state that unless corrective action is taken within ten business days from the date of the notices, the city will begin abatement proceeding against the property in accordance with section 26-168.

(b) If, in a calendar year, a property owner who has received the notice provided for in subsection (a) on a property and the subject property is determined by the City of Grantville Code Enforcement Division to be in violation of section 26-166 for a second or subsequent time, the city may forgo the notice provisions specified in subsection (a) and proceed immediately to the hearing and abatement proceeding as provided for in section 26-168.

Sec. 26-168. - Hearing and abatement.

(a) Upon the second or subsequent violation of section 26-166 or the failure to comply with a notice of abatement pursuant to subsection 26-167(a), a citation shall be filed in the Municipal Court of the City of Grantville and hearing scheduled to determine whether a violation of section 26-166 has occurred and/or whether said nuisance shall be abated. The property owner shall be served with the citation in the following manner: (1) certified mail, return receipt requested forwarded to the record owner(s) of said property; (2) first class mail to the persons in possession of the subject property; and (3) physical posting of the subject property. The citation shall provide a description of the location of the property, identification of the Code section and nature of the violation and contact information of the enforcing agency. The citation shall specify the time and date of the hearing which shall be no less than 15 days prior to the date of certified mailing advising of the hearing date. Abating the nuisance after the filing of the citation shall not relieve the property owner from appearing at said hearing.(b)If the property owner is found in violation of section 26-166, he/she may be fined in accordance with section 26-170, ordered to abate the violation within a reasonable time or a combination of both. If the property owner fails to abate said violation as ordered by the court, the city shall be allowed to enter said property to abate same. If the property owner fails to appear at said hearing after proper notice, and if the violation is proven by competent evidence, in addition to fines, the city may ask to immediately abate such nuisance. (c)Costs of abatement incurred by the city shall be recorded and billed to the property owner. Failure to pay the costs within 30 days shall result in a lien being placed upon the real property. Such lien shall attach to the real property upon the filing of an itemized statement of the total sum of costs in the real estate records maintained by the Clerk of Superior Court of Coweta County, Georgia.

Sec. 26-169. - Award of contracts for clearing of lots by city.

Prior to the commencement of each fiscal year, the city will contract with 3 vendors/contractors or other qualified persons for clearing lots of weeds, grass and other vegetation not in excess of two inches in diameter, and for clearing lots of weeds, grass and other vegetation in excess of two inches but not in excess of four inches in diameter; and the mayor and council shall award a contract to the best three qualified vendors, such contract to remain in effect during the ensuing fiscal year. The vendors will be given work orders in a rotation between the three for the whole year.

Sec. 26-170. - Violations and contempt of abatement order.

(a) If the property owner is found to be in violation of section 26-166 the property owner shall be fined \$150.00 for the first offense. If a property owner has had other violations of section 26-166 the subject property or other properties within the calendar year, he/she shall be fined as follows: 2nd offense: \$300.00; 3rd and subsequent offenses: \$500.00. The date of offenses shall be measured from the date of the citations issued to the property owner.

(b) In addition to the fines referenced in subsection (a), nothing contained herein shall prevent or prohibit the municipal court from punishing by its contempt powers any owner that willfully fails or refuses to comply with an abatement or other order of the court.

Repealer - All ordinances or parts of ordinances in conflict with this ordinance are repealed.

First Reading: _____

SO ORDAINED in lawfully assembled open session this _____ day of _____, 2023.

MAYOR

Attest: _____

City Clerk

ORDINANCE 2023-21

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GRANTVILLE, GEORGIA AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF GRANTVILLE, AS AMENDED, BY REZONING PROPERTY KNOWN AS COWETA COUNTY TAX PARCEL NUMBERS G08 2247 001 and G08 2247 011 – 101 LOWERY ROAD FROM R-20 (SINGLE FAMILY RESIDENTIAL) TO LM (LIGHT INDUSTRIAL) ZONING DISTRICT; TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES

WHEREAS, an application to rezone certain property was filed with the City of Grantville by RWIOF Acquisition, III, LLC on behalf of owner Jeff Mansour; and

WHEREAS, said rezoning application was reviewed by the Planning Commission and a public hearing was held following public notice and all other requirements of the City of Grantville’s Zoning Ordinance;

NOW, THEREFORE, be it ordained by the Mayor and City Council of the City of Grantville, Georgia, and by the authority of same, as follows:

Section 1.

The Official Zoning District Map for the City of Grantville, as amended, is hereby further amended so as to rezone the 125.526-acre property, more particularly described in the overall legal description attached hereto as Exhibit “A” and depicted as parcel numbers G08 2247 001 and G08 2247 011 on the survey attached hereto as Exhibit “B” from the R-20 (Single Family Residential) Zoning District to the LM (Light Industrial) Zoning District.

Section 2.

The zoning amendment authorized in Section 1 is approved subject to all conditions, including any conditions of zoning attached hereto as Exhibit “C”, which exhibit is hereby incorporated by this reference and applies to the 125.526-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all other applicable provisions of the ordinances of the City of Grantville. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

Section 3.

The Official Zoning District Map of the City of Grantville, established as a part of the City of Grantville Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section 1.

Section 4. Repealer

All ordinances or parts of ordinances in conflict with this ordinance are repealed.

First Reading: _____

SO ORDAINED in lawfully assembled open session this _____ day of _____, 2023.

MAYOR

Attest: _____ City Clerk

AUTHORIZATION AGREEMENT
Year 2024 Annual Subscription
Under Supplemental Power Supply Policy
between
Municipal Electric Authority of Georgia
and
GRANTVILLE, GA
(Participant)

In accordance with the MEAG Supplemental Power Supply Policy, the Undersigned Participant hereby elects to: (all Participants must elect one option and return)

- (i) _____ (Opt-out) Acquire the necessary resources for its Supplemental Power Supply Requirements itself;
- (ii) _____ (Annual Self Supply) acquires the necessary resources for its Supplemental Power Supply Requirements for the Power Supply year itself through an Inter-Participant Transfer (IPT) Agreement [or off system purchase power contract];
- (iii) _____ (Subscription) Subscribe to one or more of the power supply alternatives identified in the attached Nomination Form in specific amounts;
- (iv) X (Agent) Designate MEAG as its agent to nominate and acquire any combination of resources to optimize their Supplemental Power Supply Requirements. Please specify agency limitations if any, _____;

or

- (v) _____ Nominate my excess capacity for supplemental at \$19.68/kW-Yr plus the hourly energy market price or for reserves at \$16.94/kW-Yr at DP. Supplemental will be allocated first, then any remaining amounts will be allocated to reserves. Please specify amount and limitations if any, _____.

By executing this Authorization Agreement, Participant understands that MEAG will aggregate all MEAG Participant nominations and attempt to contract for the total amount of Participant supplemental power supply requirements nominated under this Annual Subscription. Participant also understands that MEAG will purchase the capacity necessary to ensure that system planning reserve requirements are met and assign this capacity for one or more years to those Participants deemed capacity deficient. Participant agrees that these reserve capacity purchases may be made at "market" prices from other Participants.

Participant agrees to and accepts the above nomination, this 25th day of September, 2023.

Participant: City of Grantville, GA

By: _____

Mayor or other authorized representative

Supplemental Supply Nomination Form

Participant

Product	Forecast Option/Capacity Price (\$/kW-Yr) @ DP		Forecast Energy Price (\$/MWh) @ DP		Participant Subscription (MW) @ DP	Comments
	Bud	High	Bud	High		
Energy Products						
Short Term (1 mo - 364 dy)						
3 Month 5x16 (Jun-Aug)			49.53	54.48		Firm Liquidated Damages, Low risk
3 Month 7x24 (Jun-Aug)			40.01	44.01		Firm Liquidated Damages, Low risk
Medium Term (1 - 5 yr)						
Annual 5x16 (2024)			46.45	51.09		
Annual 7x24 (2024)			40.74	44.82		Firm Liquidated Damages, Low risk
Capacity Products						
Reserve Capacity (Jun-Aug)	16.94	19.48				Purchased from other Participant or from off-system at no more than the high price
Supplemental Capacity (2024)	19.68	21.52	Hrly. Mkt. Price			Purchased from other Participant or from off-system at no more than the high price

To: *MEAG Power Participants*
From: *Roger Brand – Director of Bulk Power* *Roger Brand*
Date: *August 1, 2023*
Subject: *Annual Subscription for Supplemental Power*

The annual subscription process for supplemental power supply is now underway and we are providing information for your review and consideration. Attached is your ten-year supplemental power supply estimates based on the latest load forecast and the Year 2024 Annual Subscription Form for Supplemental Power.

After reviewing this information, please nominate your supplemental power supply alternative and return to MEAG Power by October 1, 2023. In order to provide time to complete all transactions and agreements the following schedule has been established per the Supplemental Power Supply Policy:

- Release of information to Participants by Power Supply – Aug 1
- Receipt of Authorization Agreement form to MEAG – October 1
- Completion of Off-System purchase agreements – Dec. 31
- Completion of Inter-Participant Transfers – Jan. 15

Under the Supplemental Power Policy there are four alternatives. The first alternative (i) is for a Participant to acquire the necessary resources itself. The second alternative (ii) is for a Participant to acquire the necessary resources itself through an Inter-Participant Transfer (IPT) Agreement [or off system purchase power contract]. The third alternative (iii) is to subscribe to one or more of the power supply products identified in the attached Nomination Form in specific amounts. TEA has estimated the price ranges for these products and are subject to change. However, we are providing this to you as a benchmark to assist in your decision making process. The fourth alternative (iv) is for a Participant to nominate MEAG Power to act as its agent to acquire the necessary resources to fulfill its supplemental power supply requirements.

Please note that the Supplemental Power Supply Policy also specifies that if a Participant Authorization Agreement form is not received by the October 1 deadline or a Participant that has elected the Annual Self-Supply option does not meet the deadline for acquisition of its supply needs, MEAG Power will acquire the Supplemental Bulk Power Supply resources on behalf of the Participant.

The projections provided identify needs for both supplemental power and reserves. The supplemental power product reflects the value of capacity with energy priced at the hourly market, while the reserve capacity product is the capacity price only.

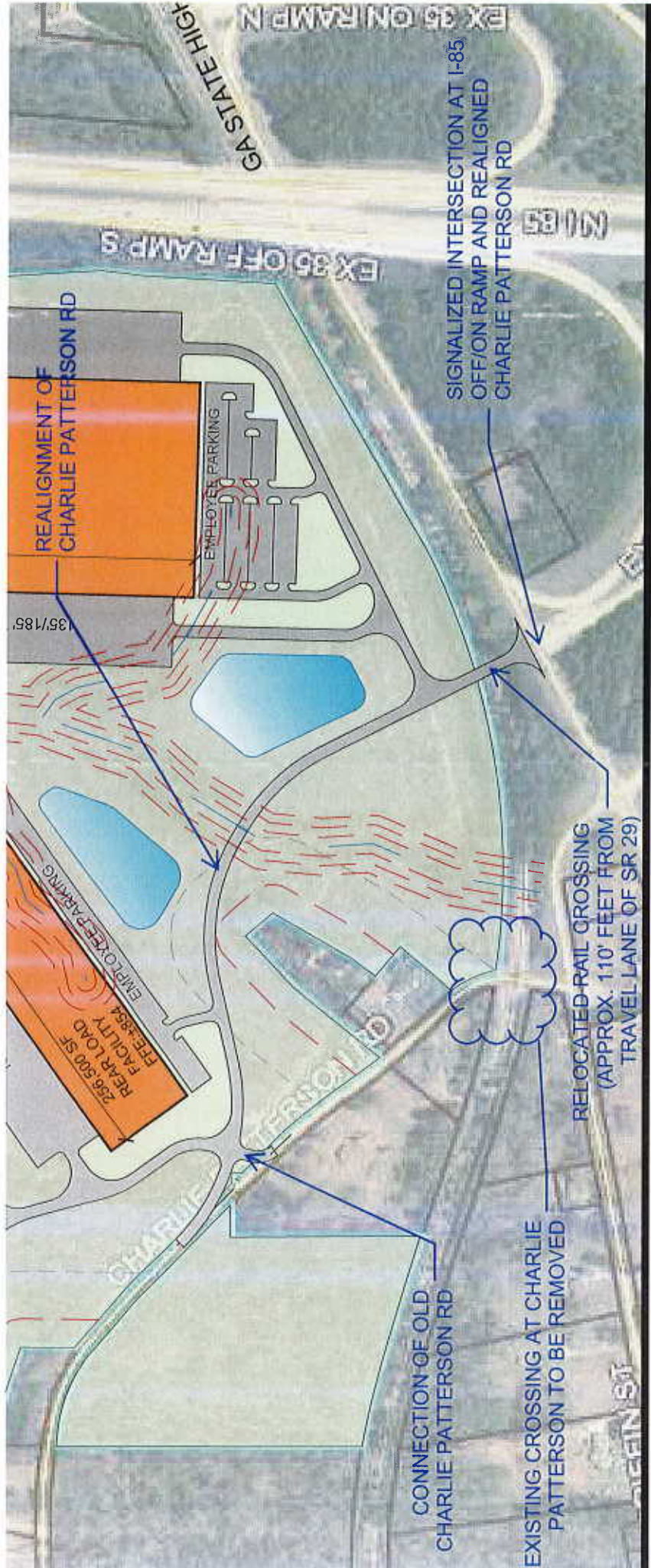
Participants who have excess capacity for supplemental supply and/or reserves may choose to offer the excess to deficit Participants at the rate specified in option five (v).

Please remember that each Participant is required to carry 15% capacity reserves. If the staff determines that a Participant is not carrying sufficient reserves, we have the responsibility to purchase reserves to fulfill the requirement. The costs would be allocated back to the Participants based on their shortfall of the reserve requirement.

Your regional manager will be in contact with you to discuss in more detail your particular power supply needs. If you have any questions about your nomination, please contact your regional manager, Tina Atchison at (770) 563-0586, or Curt Halstead at (770) 563-0396.

Supplemental Needs
City of Grantville
 kW at Delivery Point

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Coincident Peak	3,061	3,719	4,109	4,115	4,121	4,128	4,135	4,142	4,149	4,156
Reserves	356	455	513	514	515	516	517	518	520	521
Requirements	3,418	4,174	4,622	4,629	4,637	4,645	4,652	4,660	4,668	4,676
Own Resources	-	-	-	-	-	-	-	-	-	-
Supplemental Purch	328	328	328	328	328	-	-	-	-	-
SEPA	459	459	459	459	459	459	459	459	459	459
Wansley CC	909	909	909	909	909	909	909	909	909	909
Scherer	299	299	299	299	299	299	299	299	299	299
Hatch	252	252	252	252	252	252	252	252	252	252
Vogtle 1&2	388	388	388	388	388	388	388	388	388	388
Vogtle 3&4	296	296	296	296	296	296	296	296	296	296
Pineview	-	-	-	-	-	-	-	-	-	-
IPT/Other	-	-	-	-	-	-	-	-	-	-
Resources	2,931	2,931	2,931	2,931	2,931	2,603	2,603	2,603	2,603	2,603
Excess/(Deficit)	(487)	(1,244)	(1,691)	(1,699)	(1,706)	(2,042)	(2,050)	(2,058)	(2,066)	(2,074)
% Reserves	-3.7%	-23.1%	-31.3%	-31.5%	-31.6%	-40.6%	-40.8%	-40.9%	-41.0%	-41.1%
Deficit Reserve Capacity	(356)	(455)	(513)	(514)	(515)	(516)	(517)	(518)	(520)	(521)
Deficit Supplemental Capacity	(130)	(789)	(1,178)	(1,184)	(1,190)	(1,525)	(1,532)	(1,539)	(1,546)	(1,553)



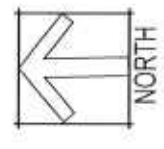
1:1000 SCALE

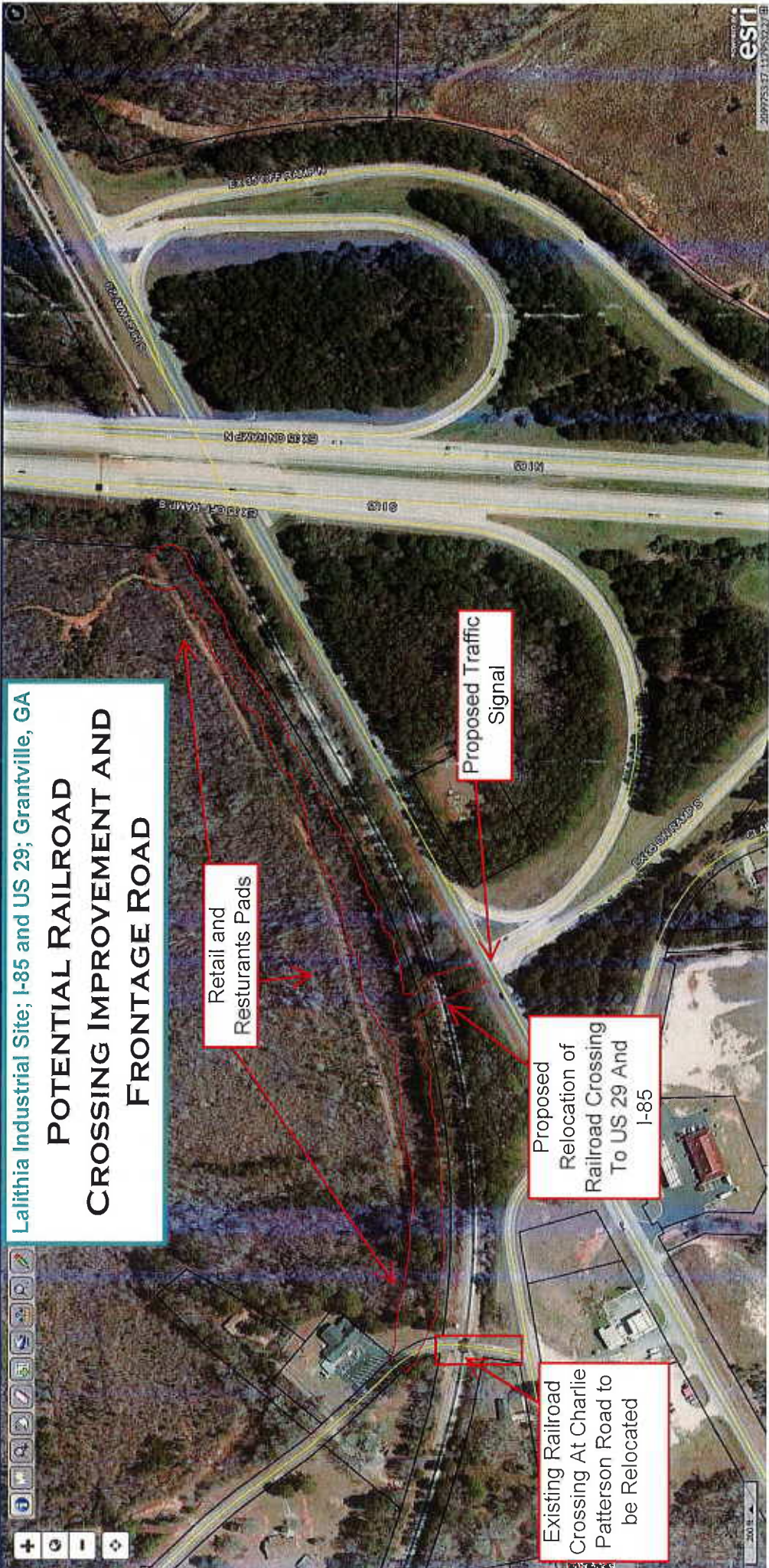
HIGHWAY 29 GRANTVILLE, GA

3/17/22



(FEET)
1" = 400 ft.





Lalithia Industrial Site; I-85 and US 29; Grantville, GA

POTENTIAL RAILROAD CROSSING IMPROVEMENT AND FRONTAGE ROAD

Retail and Restaurants Pads

Proposed Traffic Signal

Proposed Relocation of Railroad Crossing To US 29 And I-85

Existing Railroad Crossing At Charlie Patterson Road to be Relocated

CITY OF GRANTVILLE APPLICATION FOR SPECIAL EVENT PERMIT

(Please Print or Type All Information)

Revised April 2021

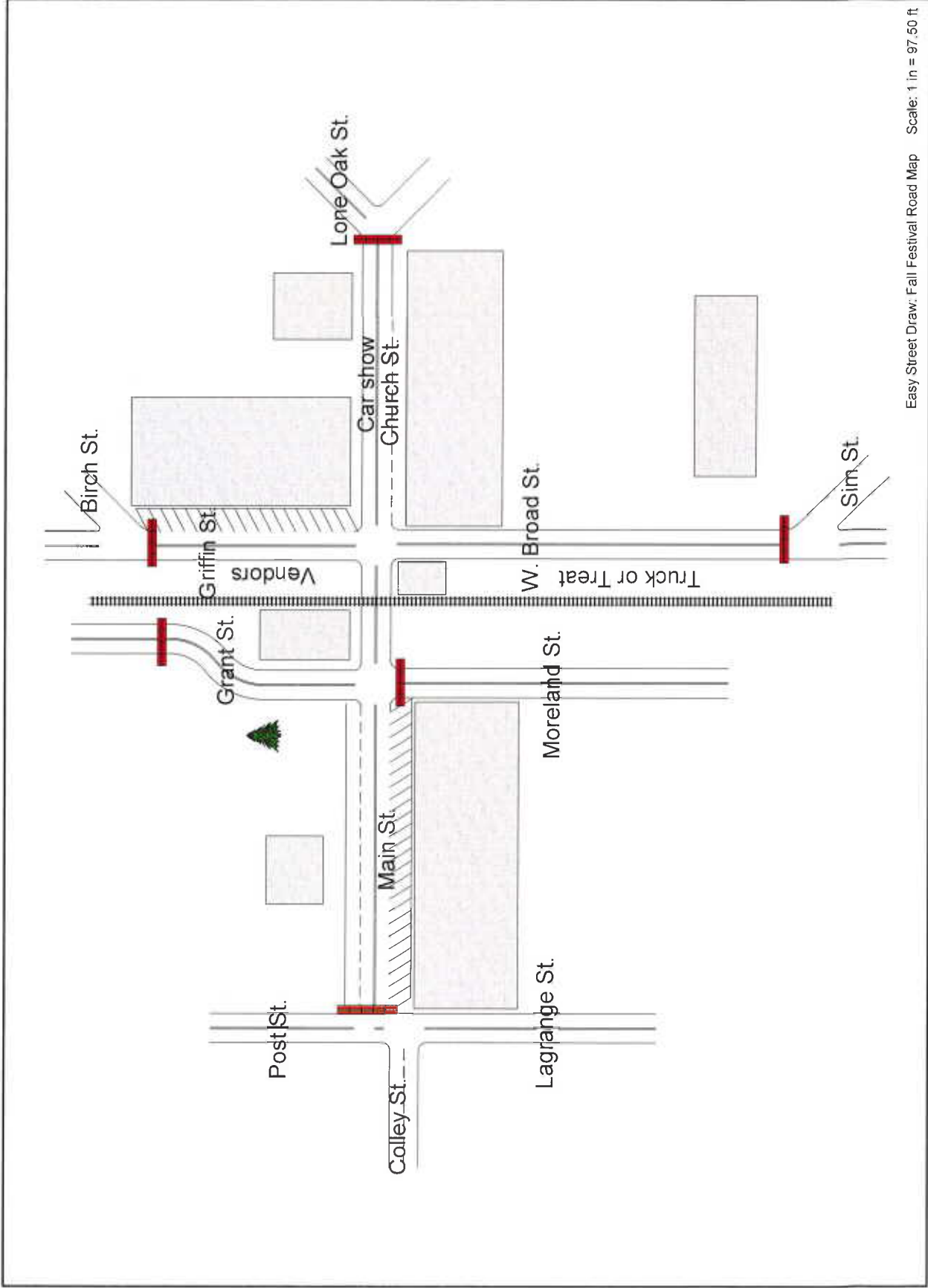
Return completed application and other required forms and information to: City of Grantville, P.O. Box 160, 123 LaGrange Street, Grantville, Georgia 30220. For assistance or information please call 770-583-2289.
REFER TO THE SPECIAL EVENTS ORDINANCE FOR SPECIFIC REGULATIONS

Name of Event:
Type and Purpose of Event (Check all that apply):
<input checked="" type="checkbox"/> Festival <input type="checkbox"/> Rally/Demonstration <input type="checkbox"/> Race/Walkathon <input type="checkbox"/> Concert/Street Dance <input type="checkbox"/> Sale/Auction <input type="checkbox"/> Fireworks <input type="checkbox"/> Parade/March <input type="checkbox"/> Sidewalk Exhibit <input type="checkbox"/> Other (specify)
Purpose/Description of Event (attach additional sheets if needed):
Grantville Fall Festival / Trunk or Treat
Name of Director/Sponsor ("Producer"):
Grantville PD
Complete Address:
123 LaGrange St Grantville, GA 30220
Telephone: (Work): 770 583-2289 (Home):
** Attach additional sheet(s) listing Contact information for ALL individuals and/or organizations sponsoring the event. . . include name, complete address, & phone numbers)
Date(s) and Time(s) of Event (including time for set up prior to, and clean up following, the event) :
October 28 th 1400 HRS until 2200 HRS
Location(s) of Event (be specific):
Main street, Griffin street, Church street, Grant Street
Peak Crowd Estimate: 2500

**** Attach executed "Waiver and Indemnity Agreement"**

**** Attach Map(s) and Plans showing the following:**

1. A site plan showing the layout of the event area, showing the event production area in detail, and specifying the boundaries of the overall event assembly area, including portable toilets to be provided, and show the number of such toilets at each location.
2. Any street closings requested, which streets, who will guard the closed streets, dates and times of closing.
3. Two copies of a drawing with dimensions showing the proposed location of temporary activities, traffic patterns and curb cuts and compliance with Special Events Ordinance.
4. Any temporary outdoor structures proposed to be erected, describing them in detail.
5. Any signs or banners proposed to be erected, giving details.
6. Whether a parade is planned, the time, location and anticipated number of participants. (See "Grantville Parade Ordinance")
7. Any entertainment planned, giving details as to nature, time & place of such entertainment.



Easy Street Draw: Fall Festival Road Map Scale: 1 in = 97.50 ft