

**CITY OF GRANTVILLE, GEORGIA**  
**CITY COUNCIL WORK SESSION MEETING AGENDA**  
**MONDAY, MARCH 11, 2024 AT 6:30 P.M.**

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

**Call to Order**

Discussion on Application for Special Event Permit for the 2024 Newnan Rotary Club “Tour of Coweta” rest stop to take place April 20, 2024 on W. Broad Street outside the Passenger Depot

Discussion on 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 **(Public Hearing will be held on Monday March 25, 2024 at 6:30 p.m. or thereafter)**

Discussion on Application by Nidhi Patel for Alcohol Beverage Licenses to operate a Retail Package: Beer/Wine/Liquor Store located at 6425 Highway 29 S, Grantville, GA 30220 and further identified as parcel number G04 0011 001 **(Public Hearing will be held on Monday, March 25, 2024 at 6:30 pm or thereafter)**

Discussion on Second Reading of Ordinance 2024-02 To Adopt Text Amendments to the Zoning Ordinance to establish new Zoning Districts: RS-15 Suburban Residential Single Family Dwelling District – Medium Density and RU-7 Urban Residential Single Family Dwelling District – High Density **(Public Hearing will be held March 25, 2024 at 6:30 p.m. or thereafter)**

Discussion on Second Reading of Ordinance 2024-01 To Establish a Council Appointed Beautification Board

Discussion on First Reading of Ordinance 2024-03 changes to Historic Preservation Ordinance to amend duties of Commission

**CITY OF GRANTVILLE, GEORGIA  
CITY COUNCIL WORK SESSION MEETING AGENDA  
MONDAY, MARCH 11, 2024 AT 6:30 P.M.**

**PAGE 2**

Discussion on First Reading of Ordinance 2024-04 text amendments to Zoning Ordinance NUP

Discussion on Appointment to Historic Preservation Commission for a two-year term to expire December 31, 2025: Selma Coty, Albert Latimore Jr., and Charles Phillips

Discussion on Applications to serve on the Parks and Recreation Advisory Board: Matthew Scoby, Taylor Phillips, Charles Phillips, Antonio Parks

Discussion on Application to serve on the Planning and Zoning Commission: Mark Sprada

Discussion on Applications to serve on the Beautification Board: Brenda Raptis, Judy Loveland, Charles Phillips for a 2-year term to expire December 31, 2025

Discussion on Veteran Park Improvements to Install Permanent Flag Poles and Flags

**Announcement: Initial Notice 2024 Municipal Gas Authority of Georgia Annual Election to the held Friday, May 3, 2024**

**Adjournment**

**CITY OF GRANTVILLE**  
**APPLICATION FOR SPECIAL EVENT PERMIT**

(Please Print or Type All Information)

Revised 1/08/2006

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 770/583-2419.

**REFER TO THE SPECIAL EVENTS ORDINANCE FOR SPECIFIC REGULATIONS**

<b>Name of Event:</b> <i>2024 Fair of Conets rest stop</i>									
<b>Type and Purpose of Event (Check all that apply):</b> <table style="width: 100%; border: none;"><tr><td style="width: 33%;"><input type="checkbox"/> Festival</td><td style="width: 33%;"><input type="checkbox"/> Rally/Demonstration</td><td style="width: 33%;"><input type="checkbox"/> Race/Walkathon</td></tr><tr><td><input type="checkbox"/> Concert/Street Dance</td><td><input type="checkbox"/> Sale/Auction</td><td><input type="checkbox"/> Fireworks</td></tr><tr><td><input type="checkbox"/> Parade/March</td><td><input type="checkbox"/> Sidewalk Exhibit</td><td><input checked="" type="checkbox"/> Other (specify)</td></tr></table>	<input 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 checked="" type="checkbox"/> Other (specify)
<input 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 checked="" type="checkbox"/> Other (specify)							
<b>Purpose/Description of Event (attach additional sheets if needed):</b> <i>see attached</i>									
<b>Name of Director/Sponsor ("Producer"):</b> <i>Clay Neely</i>									
<b>Complete Address:</b> <i>7 Sherwood Dr. Newnan GA 30263</i>									
<b>Telephone: (Work):</b> <i>678-877-1011</i> <b>(Home):</b> <i>678-877-1011</i>									
<b>** Attach additional sheet(s) listing Contact information for ALL individuals and/or organizations sponsoring the event. . . include name, complete address, &amp; phone numbers)</b>									
<b>Date(s) and Time(s) of Event (including time for set up prior to, and clean up following, the event) :</b> <i>April 20, 2024 6 a.m. → 12 p.m</i>									
<b>Location(s) of Event (be specific):</b> <i>Passenger Depot - outside area</i>									
<b>Peak Crowd Estimate:</b> <i>40</i>									

**\*\* 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.

8. All street vendors to be involved, giving details, including specifically contracted or regularly licensed vendors.
9. How the applicant proposes to insure the cleanup of the area, including the following information:
  - a. The applicant shall provide detailed plans regarding the following:
    - i. The number, volume and location of containers within the event assembly area for the collection and disposal of solid waste generated by the proposed outdoor festival.
    - ii. The number, volume and location of containers within the event assembly area for the separate collection, removal and recovery of recyclable materials generated by the proposed outdoor festival.
  - b. For any special event required to provide private solid waste collection, the applicant shall provide the name and contact information of the private company contracted for the collection, removal and disposal of solid waste and recyclable materials from public event area.
10. An access plan for all internal emergency services for the festival, specifying how emergency vehicles will reach and leave the site.
11. A specific plan for internal security for the festival, specifying the number of off-duty law enforcement personnel and private security guards which the applicant plans to hire, what arrangements the applicant has made for hiring them, and details of the plan for payment. The internal security plan shall specify that the number of off-duty law enforcement personnel hired by the applicant shall be the same or more than the number of private security guards hired for such purpose. At the option of the applicant the security forces under the internal security plan may be comprised entirely of off-duty law enforcement officers. This section shall not preclude the use of "t-shirt" security in the event production area in addition to personnel mandated herein. "T-shirt" security may be in addition to but may not be in lieu of the required off-duty law enforcement personnel or private security personnel. In the hiring of off-duty law enforcement personnel, the applicant shall give priority to the City of Grantville law enforcement personnel.
12. The internal security plan must show that all off-duty law enforcement personnel to be used for internal security are POST-certified and have jurisdictional authority in the festival area, and that all private security personnel contracted for by the applicant are employed by companies licensed by the State of Georgia Board of Private Detective and Security Agencies. In addition, the internal security plan must list all persons who participated in creating the internal security plan and shall certify that no current city employees participated in creating the internal security plan.
13. Utility services such as electrical power or water will be required, specifying the amount and type, and stating the applicant's proposal, if any, for obtaining such services.
14. Any electrical wiring proposed to be installed, specifying installation details.
15. Whether the applicant intends to gate the festival and charge an admission fee, specifying the amount of the fee and details as how the applicant proposes to gate the festival.
16. A certification by applicant that a notice of intent to hold a special event has been sent by registered mail or by hand delivery to the City of Grantville. A copy of this notice without the attachments shall be attached to the application. If delivered by hand, a receipt must be obtained and attached.
17. The applicant shall be provided with a copy of all ordinances deemed applicable to the conduct of an outdoor festival at the time of receipt of application.

On April 20, 2024, the Newnan Rotary Club will host its annual Tour of Coweta bike ride which sends hundreds of cyclists throughout the western half of Coweta County. This fundraiser helps the club fund service projects and grants for the community.

The Tour features rest stops in Grantville, Powers Crossroads, Chattahoochee Bend State Park and the intersection of Bruce Jackson and Smokey Road. Riders have the opportunity to choose from several distances to complete the ride, including up to 100 miles.

The Grantville stop is the first one of the day and has been held at the parking lot of the ballfields for the last three years.

This year, due to an event at the field, we'd rather not complicate matters and request to use the front area of the Passenger Depot for our rest stop. The Newnan Rotary Club will provide all snacks, beverages, tables and other necessary items to provide for riders.

Since there are a variety of riders, there will not be a massive influx of riders coming through the rest stop at once. They will be staggered out.

Some of the longer distance riders have skipped the Grantville rest stop in the past. As a result, we don't anticipate more than 40 riders at a time, maximum, would be stopping to use the rest stop at the same time.

The majority of riders will come through Grantville early and our rest stop should be completed by noon.

The Newnan Rotary Club appreciates the opportunity to partner with the city of Grantville.

STATE OF GEORGIA  
COWETA COUNTY

**WAIVER AND INDEMNITY AGREEMENT**

In consideration of being permitted by the City of Grantville to host a Special Event or Parade (the "Event"), the undersigned hereby covenants and agrees that the City of Grantville, their officials, officers, employees, agents, members, representatives, volunteers or their respective insurers (collectively referred to hereafter as the "City of Grantville") shall not be liable for any loss, damage, injury or liability of any kind to any person or property caused by, arising from, or in any way related to, the Event, nor shall the City of Grantville be liable for any loss, damage or injury from any cause whatsoever to the property or person of the undersigned or any of its employees, agents, affiliates, representatives, invitees, licensees or other persons attending or affected in any way by the Event.

Notwithstanding anything to the contrary herein contained or irrespective of any insurance carried by the undersigned for the benefits of the above enumerated entities, the undersigned agrees to protect, indemnify, covenant not to sue and hold the City of Grantville harmless from and against any and all costs, expenses (including, without limitation, attorney's fees), damages, losses, actions, causes of actions, fees or liabilities of any nature arising out of or in any way related to the Event.

If executing this agreement on behalf of a business or organization of any kind, the undersigned affirms that he or she has the authority to sign on behalf of said business or organization and to legally bind said business or organization.

*[Handwritten Signature]*  
Signature

2.13.24  
Date

Clay Neely  
Print Name

The Newman Rotary Club  
Business or Organization Name

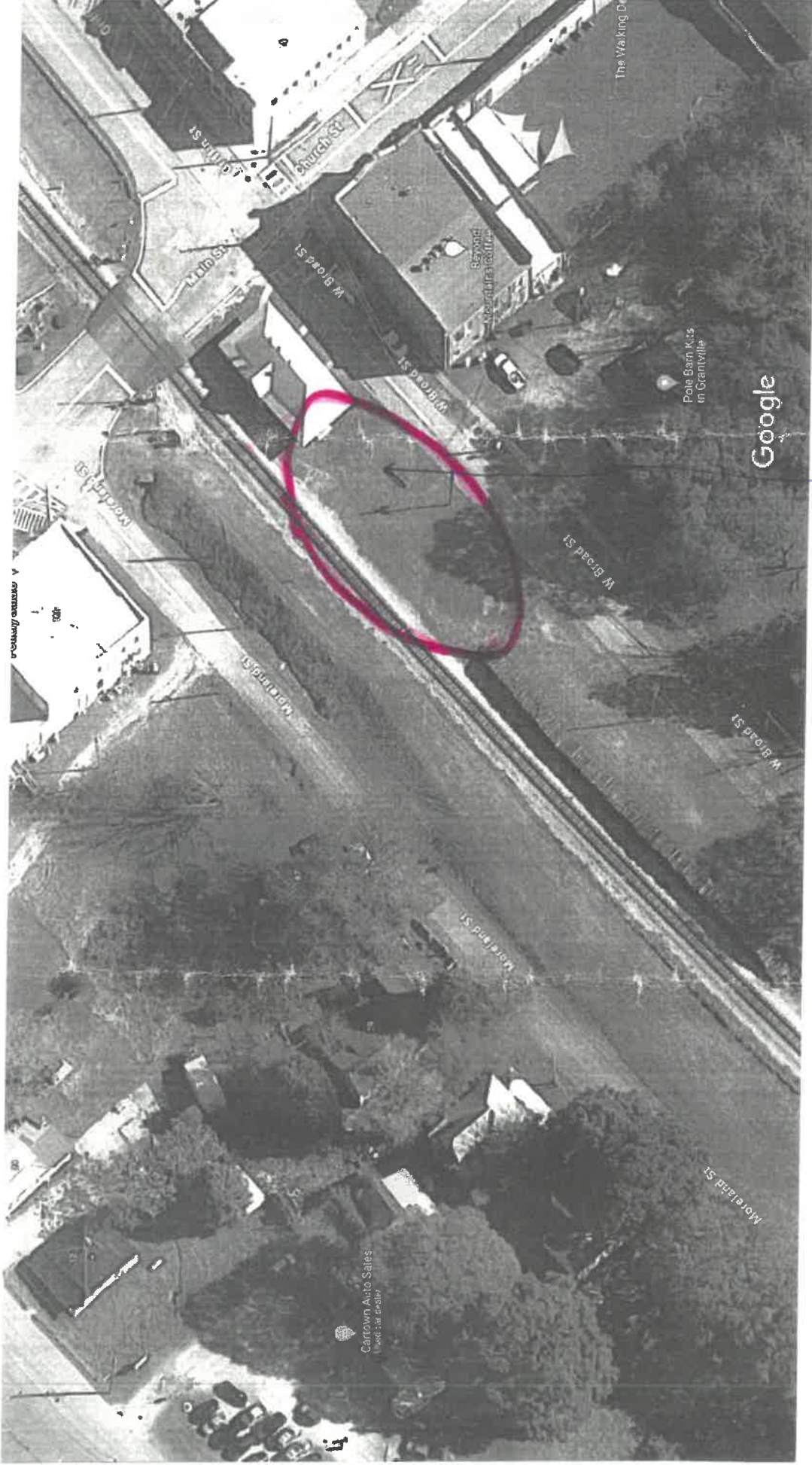
Sworn to and subscribed  
Before me this 13<sup>th</sup> day of  
February 2024.

incoming president 2024-25  
Title and Position with Business or Organization

Stacie Lea Williams  
Notary Public, State of Georgia  
My Commission Expires November 2025  




# Maps grantville passenger depot



Imagery ©2024 Google, Map data ©2024, Map data ©2024 20 ft

Red Stop Area

**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:** March 5, 2024  
**Re:** March 4, 2024 Planning Commission Meeting

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The Planning Commission met on March 4, 2024. The meeting agenda and minutes from the Planning Commission Meeting are attached for review.

The Special Use Permit Application submitted by applicant Mr. Nidhi Patel for a liquor store at 6425 Hwy 29 S Tax Parcel G04 0011 001, Zoning District General Commercial (GC) was reviewed by the planning commission. The Planning Commission voted to recommend the City Council approve the Special Use Permit.

The Zoning Ordinance Text Amendment- High-Density Residential Zoning Districts (RS-15 and RU-7) was reviewed by the Planning Commission. The planning commission voted to recommend the City Council adopt the zoning ordinance text amendment as presented in Exhibit A, attached hereto.

The Planning Commission tabled the following agenda items during the meeting:

- Discussion – Neighborhood Unit Plan (NUP) Zoning District
- Discussion - Residential Home Appearance Standards.

END OF MEMORANDUM



**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  
Selam 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: MUKESH1011@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.  
None

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.

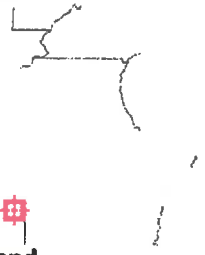
By: Nidhi Patel Date 02-12-2024  
Signature

Nidhi Patel  
Printed Name

<p><b>FOR PLANNING &amp; ZONING DEPARTMENT USE ONLY</b></p> <p>File Number: <u>SUP 2024-01</u></p> <p>Date Completed Application received: <u>2/12/2024</u></p>
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**Overview**



**Legend**

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHEE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

<b>Parcel ID</b>	G04 0011 001	<b>Owner</b>	HONG CHRISTINE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Commercial		78 VILLAGE PASS	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	GRANTVILLE 04		NEWNAN, GA 30265	6/8/2023	0	04	U
<b>Acres</b>	0.36	<b>Physical Address</b>	6425 S HIGHWAY 29	7/14/2017	0	04	U
		<b>Assessed Value</b>	Value \$139499				

(Note: Not to be used on legal documents)

Date created: 3/1/2024  
 Last Data Uploaded: 3/1/2024 2:03:27 AM

Developed by Schneider  
 GEOSPATIAL



## **PUBLIC HEARING**

The City of Grantville will hold a public hearing on Monday, March 25, 2024, at 6:30 p.m. at the Grantville Municipal Complex. The purpose of the public hearing will be to receive public comment regarding a recommendation of the Planning Commission concerning the application for a Special Use Permit by Khushi Nidhi 4, Inc. for a retail liquor store to be located at 6425 Highway 29, Grantville, Georgia. The parcel is zoned General Commercial (GC). A copy of the Special Use application and the Planning Commission recommendation will be on file for public review in the office of the City Clerk.

## Robi Higgins

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**From:** Payton Thompson <payton@newnan.com>  
**Sent:** Wednesday, March 6, 2024 11:05 AM  
**To:** Mark Mitchell  
**Cc:** legals@newnan.com; Robi Higgins  
**Subject:** Re: Public Hearing

### **PUBLIC HEARING**

The City of Grantville will hold a public hearing on Monday, March 25, 2024, at 6:30 p.m. at the Grantville Municipal Complex. The purpose of the public hearing will be to receive public comment regarding a recommendation of the Planning Commission concerning the application for a Special Use Permit by Khushi Nidhi 4, Inc. for a retail liquor store to be located at 6425 Highway 29, Grantville, Georgia. The parcel is zoned General Commercial (GC). A copy of the Special Use application and the Planning Commission recommendation will be on file for public review in the office of the City Clerk.

No.81145-3-13

**Scheduled and the cost is 55.00**

On Wed, Mar 6, 2024 at 10:46 AM Mark Mitchell <[mark@smmitchelllaw.com](mailto:mark@smmitchelllaw.com)> wrote:

**Please run the attached ad on Wednesday. March 13, 2024. Bill the City of Grantville.**

**Thank you**

S. Mark Mitchell

Law Office of S. Mark Mitchell, LLC

**NOTICE OF APPLICATION FOR LICENSE  
TO SELL SPIRITUOUS LIQUORS**

Nidhi Patel, on behalf of Khushi Nidhi 4, Inc. d/b/a Mike's Liquor, has made application to the Mayor and Council of the City of Grantville for a license for the retail sale of spirituous liquors at 6425 Highway 29, Grantville, Georgia. This application will be heard by the Mayor and Council of the City of Grantville at its regular meeting to be held at 6:30 p.m. on the 25<sup>th</sup> day of March, 2024.

**NOTICE OF APPLICATION FOR LICENSE  
TO SELL MALT BEVERAGES AND WINE**

Nidhi Patel, on behalf of Khushi Nidhi 4, Inc. d/b/a Mike's Liquor, has made application to the Mayor and Council of the City of Grantville for a license for the retail sale of malt beverages and wine at 6425 Highway 29, Grantville, Georgia. This application will be heard by the Mayor and Council of the City of Grantville at its regular meeting to be held at 6:30 p.m. on the 25<sup>th</sup> day of March, 2024.

**Robi Higgins**

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**From:** Payton Thompson <payton@newnan.com>  
**Sent:** Wednesday, March 6, 2024 11:14 AM  
**To:** Mark Mitchell  
**Cc:** legals@newnan.com; Robi Higgins  
**Subject:** Re: Notice

**NOTICE OF APPLICATION  
FOR LICENSE TO SELL  
MALT BEVERAGES AND  
WINE**

**NOTICE OF APPLICATION  
FOR LICENSE TO SELL  
SPIRITUOUS LIQUORS**

Nidhi Patel, on behalf of Khushi Nidhi 4, Inc. d/b/a Mike's Liquor, has made application to the Mayor and Council of the City of Grantville for a license for the retail sale of malt beverages and wine at 6425 Highway 29, Grantville, Georgia. This application will be heard by the Mayor and Council of the City of Grantville at its regular meeting to be held at 6:30 p.m. on the 25th day of March, 2024. No.81148-3-13-20

Nidhi Patel, on behalf of Khushi Nidhi 4, Inc. d/b/a Mike's Liquor, has made application to the Mayor and Council of the City of Grantville for a license for the retail sale of spirituous liquors at 6425 Highway 29, Grantville, Georgia. This application will be heard by the Mayor and Council of the City of Grantville at its regular meeting to be held at 6:30 p.m. on the 25th day of March, 2024. No.81147-3-13-20

Scheduled and the cost is 55.00 each.

On Wed, Mar 6, 2024 at 11:01 AM Mark Mitchell <[mark@smmitchelllaw.com](mailto:mark@smmitchelllaw.com)> wrote:

**Please run the attached ads on Wednesday, March 13 and March 20. Bill the City of Grantville.**

**Thank you**

S. Mark Mitchell

Law Office of S. Mark Mitchell, LLC

37 Calumet Parkway

City of Grantville  
Alcoholic Beverage License  
Instructions/Checklist



RECEIVED  
2.07.24

- ✓ 1. Application \$ 100.<sup>00</sup> DUE
- ✓ 2. Notarized Affidavit and Criminal History Investigation Form:  
Applicants cannot have been convicted of, nor entered a pleas of nolo contendere to, any felony or misdemeanor relating to the sale or use of alcoholic beverages, gambling, narcotics, or sexually based offense within five years or twice within ten years prior to the date of this application: Applicants must read and understand the City of Grantville Ordinances regarding the rules and regulations of the sale of alcoholic beverages.
- MA 3. On Premise Consumption Only - Is your business a : (check one) Retail PACKAGE STORE  
( ) restaurant ( ) hotel ( ) private club ( ) Bed and Breakfast
4. License Fee - must be paid within 15 days prior to the issuance of the license (refundable if unable to secure State of GA license) See rates in application. \$ 5500.00 DUE
5. Provide a Copy of State License - to the City Clerk within 90 days of receiving City License. The phone number to obtain a State License is (404) 417-4490.

2/8/24

MR. Mitchell - please review  
and prepare the legal notice/  
Notice of Public Hearing.  
We will schedule this for  
March City Council Agenda/consideration  
Robi



# City of Grantville

## Alcoholic Beverage License Renewal Application

123 LaGrange Street  
Grantville, Georgia 30220  
(770) 583-2289  
Fax (770) 583-2280

\*\*\*\*\*

<b>Beer</b> <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Consumption on Premise	<b>Wine</b> <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Consumption on Premise	<b>Distilled Spirits</b> <input type="checkbox"/> Wholesale <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Consumption on Premise
--	--	---

\*\*\*\*\*

<input type="checkbox"/> Wholesale: malt beverages/wine	\$1000
<input type="checkbox"/> On-premise consumption: malt beverages/wine	\$525
<input checked="" type="checkbox"/> Retail package: malt beverages	\$250
<input checked="" type="checkbox"/> Retail package: wine	\$250
<input checked="" type="checkbox"/> Retail package: Liquor	\$5,000

\*\*\*\*\*

Legal Name of Business: Khushi Nidhi 4 Inc

Address of Business: 6425 highway 29 Grantville GA 30220

Phone Number of Business: 770-583-9977

Zoning District of Business Location: Grantville

\*\*\*\*\*

Applicant is:  ~~Sole Proprietorship~~       Partnership       Corporation LLC

Name of Applicant Nidhi Patel

Local Mailing Address 27 Sandesthrow Lane

City Newnan      State GA      Zip Code 30265

Local Phone Number 413-244-2622

Are you a resident of the United States?     Yes       No

If no, are you a resident legal alien?       Yes       No

\*\*\*\*\*

\*\*\*\*\*

(For Partnerships only)

Partnership or LLP Name \_\_\_\_\_

Name of Partner/Member: \_\_\_\_\_

Title: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Percentage of Ownership: \_\_\_\_\_

Home Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name of Partner/Member: \_\_\_\_\_

Title: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Percentage of Ownership: \_\_\_\_\_

Home Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**\*Include additional partners/members on separate attachment\***

\*\*\*\*\*

(For Corporations only)

Primary Stockholder

Name: Nidhi M Patel

Address: 22 Stonesthrow Lane Home Phone: 413-244-2622

City: Newnan State: GA Zip: 30265

Additional Stockholders

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Home Phone: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**\*Include additional partners/members on separate attachment\***

**Name-Based Criminal History Record Information Consent/Inquiry Form**

I hereby authorize City of Grantville Agency/Company to conduct an inquiry for the purpose listed below and receive any Georgia and/or national criminal history record information as authorized by state and federal law.

Full Name (print)	Nidhi Patel		
Address	22 Stonestrow Lane		
Sex	Race	Date of Birth	Social Security Number
Female	Asian		

- This authorization is valid for 305 days from date of signature.
- I, Nidhi Patel, give consent to the above-named entity to perform periodic criminal history background checks for the duration of my employment.

Nidhi Patel 12-11-23  
 Signature Date

Attorney for Individual (Pur E and U Only) Bar Number Date

Date of Inquiry: \_\_\_\_\_ Time of Inquiry: \_\_\_\_\_ Operator's Initials: \_\_\_\_\_

Purpose Code Used: (check one)

<b>NON-CRIMINAL JUSTICE PURPOSES</b>	
<input type="checkbox"/>	E - Employment
<input type="checkbox"/>	M - Working with Mentally Disabled
<input type="checkbox"/>	N - Working with Elderly
<input type="checkbox"/>	W - Working with Children
<input type="checkbox"/>	P - Public Records (no consent required)
<b>PERSONAL REQUEST (INDIVIDUAL OR THEIR ATTORNEY)</b>	
<input type="checkbox"/>	U - Personal Copy
<b>CRIMINAL JUSTICE EMPLOYMENT</b>	
<input type="checkbox"/>	J - Civilian Criminal Justice Employment (State & Ill Info Received)
<input type="checkbox"/>	Z - Sworn Criminal Justice Employment (State & Ill Info Received)

The inquiry resulted in the following: (check all that apply)

<input type="checkbox"/>	No Criminal Record Available
<input type="checkbox"/>	Criminal Record (Attached/Released)
<input type="checkbox"/>	No NCIC/GCIC Warrant
<input type="checkbox"/>	Possible NCIC/GCIC Warrant (List Wanting Agency Below)

Wanting Agency Name: \_\_\_\_\_

Wanting Agency Telephone: \_\_\_\_\_

Agency Designee Signature and Title

**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:

<b>RS-15</b>	<b>Suburban Residential Single-Family Dwelling District - Medium Density</b>
<b>RU-7</b>	<b>Urban Residential Single-Family Dwelling District - High Density</b>

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)
<b>RS-15</b>	<b>15,000 SF</b>	<b>85</b>	<b>40 / 25</b>	<b>10</b>	<b>35</b>	<b>35</b>
<b>RU-7</b>	<b>Detached = 7,000 SF, Townhouse = 3,000 SF, Urban Neighborhood = 4,500 SF</b>	<b>Detached = 75, Townhouse = 30 Urban Neighborhood = 45</b>	<b>40 / 25</b>	<b>7.5</b>	<b>30</b>	<b>35</b>

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	<b>RS-15</b>	<b>RU-7</b>	
Dwelling Single-Family Type IV	0000												<b>P</b>	<b>P</b>
Single Family Detached Dwelling	0000	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>	<b>P</b>							<b>P</b>	<b>P</b>
Subdivision, Major—Residential	0000												<b>P</b>	<b>P</b>
Subdivision, Minor—Residential	0000												<b>P</b>	<b>P</b>
Townhouse Dwelling	0000			<b>S</b>	<b>P</b>									<b>P</b>

**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.

AFFP  
81100- March 25

# Affidavit of Publication

STATE OF GEORGIA }  
COUNTY OF COWETA } SS

PUBLIC HEARING

C. Clayton Neely & Elizabeth C. Neely, being duly sworn, says:

That he is Co-Publishers of the Newnan Times-Herald, a daily newspaper of general circulation, printed and published in Newnan, Coweta County, Georgia; that the publication, a copy of which is attached hereto, was

February 28, 2024


The City Council of the City of Grantville will hold a public hearing on Monday, March 25, 2024, at 6:30 p.m. at the Glanton Municipal Complex, 123 LaGrange Street, Grantville, GA. The purpose of the hearing will be to receive public comment on the adoption of an ordinance to make the following text amendments to the City of Grantville Zoning Ordinance: Amend Section 4.1 and Tables 5.1, 5.2 and 5.3 to add RS-15- Suburban Residential Single Family Dwelling District, Medium Density and RU-7- Urban Residential Single Family Dwelling District, High Density zoning categories. A copy of the proposed ordinance is available for public inspection in the office of the City Clerk during regular business hours.  
No.81100-2-28

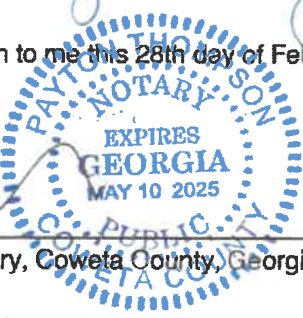
That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
\_\_\_\_\_  
Co-Publishers

Subscribed to and sworn to me this 28th day of February 2024.

  
\_\_\_\_\_  
Payton Thompson, Notary, Coweta County, Georgia



My commission expires: May 10, 2025

02102410 00138170

City of Grantville Legal  
P.O. Box 160  
Grantville, GA 30220



2024-01

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF GRANTVILLE TO ESTABLISH A BEAUTIFICATION BOARD; TO PROVIDE FOR THE BOARD'S POWERS AND RESPONSIBILITIES; TO ESTABLISH THE NUMBER OF BOARD MEMEBERS, THEIR TERMS APPOINTMENT PROCESS AND COMPENSATION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Mayor and City Council are authorized pursuant to state law to offer and provide parks and open spaces for the residents of the City of Grantville; and

**WHEREAS**, the Mayor and City Council desire to provide a means for citizen input into the City's beautification efforts; and

**WHEREAS**, the Mayor and Council have determined that the appropriate means of accomplishing that purpose is to establish a Beautification Board for the City of Grantville,

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

The Code of Ordinances of the City of Grantville is hereby amended by adding a new Article X to Chapter 2-Adminstration entitled "Beautification Board" as follows:

**Sec. 2-200- Beautification Board**

- (a) *Creation and Designation.* There is hereby created the City of Grantville Beautification Board, hereinafter referred to as the "board."
- (b) *Appropriations.* The city council may appropriate such funds from the general fund as it deems necessary for the reasonable and necessary expenses of the board.
- (c) *Powers and responsibilities.* The board shall have the following powers and responsibilities:
  - (1) Create committees and subcommittees composed entirely of members of the board, or composed of members of the board together with nonmember citizens of the City of Grantville selected by the board.

- (2) Plan and conduct a City of Grantville Beautification Awards program for businesses located in the City of Grantville. The board may also charge and collect an administrative fee to participate in the program.
- (3) Plan and conduct programs to recognize those homeowners or businesses that have shown significant initiative in beautifying their properties and to report any eyesore property (business or home) to the City of Grantville for action if deemed appropriate.
- (4) At the request of the Parks and Recreation director, the board may assist in the City of Grantville park revitalization programs.
- (5) Designate and plan specific sites and extended areas, primarily under governmental ownership or control, for the beautification of major roadway systems, median islands and entranceways throughout the city.
- (6) Review the designs for establishment of small parks or rest areas at street intersections.
- (7) Recommend revisions of the street tree ordinance, specifying tree types, installation standards, spacing dimensions, and other related matters for the implantation of decorative trees in all areas to be developed within the City in both residential and commercial areas.
- (8) Recommend an annual program by the City for the placement of street trees in all areas deficient in such improvements.
- (9) Recommend landscaping standards for publicly controlled landscaping associated with commercial and industrial development.
- (10) Recommend replacement landscaping, planting and maintenance standards for all of the landscape maintenance districts within the City of Grantville
- (11) Review and provide comment on proposals for the installation of street furnishing and accessories, lights, ornamental fixtures, monuments, fountains, or other forms of furnishing of an aesthetic nature as to location, design and cost.
- (12) Analyze and recommend the application for and utilization of programs wherein financial grants or personal services may be applicable and available to support the beautification effort of the City.
- (13) As requested by Council, propose and recommend a master plan for Grantville beautification with detailed standards for aspects of city beautification.
- (14) Organize, publicize and participate in annual city-wide activities and events, such as Earth Day, Make A Difference Day and Arbor Day, and present beautification awards to enhance city aesthetics.
- (15) Support the goals and priorities adopted by the City Council.

**Sec. 2-201. - Membership.**

- (a) The board shall be composed of 5 members who shall be appointed by the city council.
- (b) Members of the board shall be appointed and serve as follows: The city council shall appoint 5 members to serve for a term of two years, or until their successors shall be

appointed. No person shall be eligible to serve on the board who is not a resident of the City of Grantville.

- (c) Vacancies on the board shall be filled by appointment in the same manner and upon the same conditions provided for initial members. Appointments to fill vacancies shall be for the unexpired term. An appointee shall cease to be a member upon resignation submit to the city council, upon no longer being a resident of the City of Grantville, or upon two-thirds vote of the board for failure to attend meetings.
- (d) The members of the board shall serve without compensation but may be reimbursed for the reasonable and necessary expenses actually incurred in the performance of their duties, provided, however, such expenses shall be limited to such amounts as may be appropriated by the city council.

**Sec. 2-202- Organization and meetings.**

- (a) The Beautification Board shall hold regular meetings at such time and place within the city as it may determine; provided, however, that the board shall hold at least one meeting every 90 days.
- (b) At the first meeting of the board, the members shall elect one of its number as the chairman/vice-chairman and one of its number as secretary. The board shall have the discretion to split the duties of secretary between a recording secretary and a corresponding secretary. Thereafter, the board shall annually elect from among its number a chairman/vice-chairman and secretary or secretaries and such other officers as it may from time to time determine necessary and appropriate for the conduct of board proceedings.
- (c) Vacancies in the office of chairman and secretary and in other offices as herein provided shall be filled by the board from among the membership of the board for the unexpired term.
- (d) The chairman of the board or any two members of the board may call a meeting at any time.
- (e) The chairman and any two members of the board shall constitute a quorum for the conduct of business at all regular or special meetings.
- (f) A thorough record of all meetings of the board shall be kept by the secretary. On the call of any member, the vote upon any pending question shall be taken by ayes and nays and the same shall be entered on the record.

(g) The board shall be subject to the provisions of the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 *et seq.*) and the Georgia Open Records Act (O.C.G.A § 50-18-1 *et seq.*)

**Secs. 2-203-2-210. Reserved.**

**First Reading:** \_\_\_\_\_

SO ORDAINED in lawfully assembled open session this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

MAYOR

Attest: \_\_\_\_\_

Clerk

**From:** Richard Proctor  
**Sent:** Monday, March 4, 2024 2:05 PM  
**To:** mark@smmitchelllaw.com; Al Grieshaber; Robi Higgins; BettyAnn Rooks  
**Subject:** FW: Memorialization of Distinguished Public Servant Ordinance Draft

Mark,  
 Can you please prepare to add to HPC roles

Robbi please add to the agenda

**Richard Proctor**  
**Mayor Grantville, Georgia**  
**Cell 470-241-9770**



**From:** Joseph Breyne <jbreyne@grantvillega.org>  
**Sent:** Wednesday, February 28, 2024 1:19 PM  
**To:** Richard Proctor <mayorproctor@grantvillega.org>  
**Cc:** David Clark <dclark@grantvillega.org>  
**Subject:** Re: Memorialization of Distinguished Public Servant Ordinance Draft

**::Updated Draft::**

**Sec. \_\_. - Purpose.**

To establish a proper and consistent process for the memorialization of distinguished citizens and public servant leaders within the City of Grantville.

**Sec. \_\_. - Roles and Responsibilities.**

1. All Candidates for memorization shall be brought forth through recommendations to or by the Grantville Historic Preservation Commission.
2. The Historic Preservation Commission is charged with making sure each candidate meets the qualifications set in this resolution.

3. The Historic Preservation Commission will prepare to report the method of memorialization, including type, location, cost and upkeep.
4. The Historic Preservation Commission will then bring the candidate, its qualification and method of memorialization before the City Council to be voted on within 60 days of initial application.
5. In the case of multiple applicants being included in one memorialization such as a plaque or larger project, the Historic Preservation Commission is charge with verifying all applicant qualifications prior to submission to the City Council. In these cases an extension on the 60 day requirement may be applied.

## Sec. \_\_ - Considerations.

6. The following considerations should be considered when selecting candidates for property or street naming changes:
  - a. The numbers of residents and businesses being directly affected.
  - b. The impact on emergency service delivery.
  - c. Historical significance of pre-existing name or location.
  - d. The appropriateness and compatibility of the request in relation to the existing area.

## Sec. \_\_ - Qualifications.

7. Each candidate should possess the following qualifications:
  - a. Have lived in the City of Grantville for 5 years or more.
  - b. Have served at least 2 full terms in the position being recognized or have made significant beneficial contributions as a citizen to the welfare of the City of Grantville.
  - c. If being recognized for service in a specific position or committee the candidate must be retired from that post or position.
  - d. If renaming of a street or building has been advised there shall be no duplicate name of any public property within Coweta County that may lead to confusion.
  - e. No commercial names that could be akin to advertisement.

**From:** Richard Proctor <[mayorproctor@grantvillega.org](mailto:mayorproctor@grantvillega.org)>  
**Sent:** Monday, February 26, 2024 1:10 PM  
**To:** Joseph Breyne <[jbreyne@grantvillega.org](mailto:jbreyne@grantvillega.org)>  
**Cc:** David Clark <[dclark@grantvillega.org](mailto:dclark@grantvillega.org)>  
**Subject:** RE: Memorialization of Distinguished Public Servant Ordinance Draft

Yes, It will be on next month.

A few points,

Why does the candidate need to be dead?

Beyond living here, I think more needs to be added about qualification.

Something like years on the council, distinguished Mayor, Involved in activities within the city.

I just don't want it to be for some person just because they got elected. We have several that come to mind that in no way should ever receive recognition.



**Richard Proctor**  
**Mayor Grantville, Georgia**  
**Cell 470-241-9770**



**From:** Joseph Breyne <[jbreyne@grantvillega.org](mailto:jbreyne@grantvillega.org)>  
**Sent:** Monday, February 26, 2024 1:06 PM  
**To:** Richard Proctor <[mayorproctor@grantvillega.org](mailto:mayorproctor@grantvillega.org)>  
**Subject:** Memorialization of Distinguished Public Servant Ordinance Draft

**Mayor Proctor,**

**I was wondering if we could get this put on the agenda for next month. An ordinance that creates a process for memorializing citizens. Let me know if you have any questions or if there is anything I need to do.**

### **Sec. \_\_. - Purpose.**

To establish a proper and consistent process for the memorialization of distinguished public servant leaders within the City of Grantville.

### **Sec. \_\_. - Roles and Responsibilities.**

1. All Candidates for memorization shall be brought forth through recommendations to or by the Grantville Historic Preservation Commission.
2. The Historic Preservation Commission is charged with making sure each candidate meets the qualifications set in this resolution.
3. The Historic Preservation Commission will prepare to report the method of memorialization, including type, location, initial price and the price of upkeep.
4. The Historic Preservation Commission will then bring the candidate, its qualification and method of memorialization before the City Council to be voted on within 60 days of initial application.
5. In the case of multiple applicants being included in one memorialization such as a plaque or larger project, the Historic Preservation Commission is charge with verifying all applicants qualifications prior to submission to the City Council. In these cases an extension on the 60 day requirement may be applied.

### **Sec. \_\_. - Qualifications.**

6. Each candidate should possess the following qualifications:
  - a. Have lived in the City of Grantville for 5 years or more.

- b. Must be Deceased.
- c. If renaming of a street or building has been advised there shall be no duplicate name of any public property within Coweta County that may lead to confusion.
- d. No commercial names that could be akin to advertisement.

---

**[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)



## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission**  
 **Planning and Zoning Commission**  
 **Downtown Development Authority**  
 **Parks and Recreation Advisory Board**

Name of Applicant:

Selma Coty

Home Address:

214 West Grantville Rd.

City: Grantville State: GA Zip Code: 30220

Home Phone: 770-583-2869 Email: scoty@grantvillega.com

Number of Years as Grantville Resident? 43

Nominated by (if not by self): Council Member Dee Berry

Occupation: Retired Business/Company Name: Georgia Power Co.

Work Address: 241 Ralph McGill City: Atlanta Zip Code: 30202

Work Phone: N/A Fax Number: N/A

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards?  Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: Clayton State Univ. (No degree)  
Interior Design Certificate - Perimeter College

Professional experience (include professional memberships and previous employment):

Georgia Power Co. (Retired)

Community Activities (Include civic clubs, volunteer activities, service organizations, etc.):

Grantville City Council member (2x) Trust No Tomorrow  
Grantville Historical Preservation Commission  
Club of Grantville, Local & Regional Library Boards

Comments/special qualifications:

I have an interest in both historic and modern  
architecture.

Why do you want to serve on this commission/board? My experience,

skills, and interests will enable me to

make reliable CDR decisions and be a

resource for newly appointed Commissioners.

Signature: \_\_\_\_\_

Subramanian

Date: 12-19-23

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

Please note: This application and all information contained herein is a Public Record



RECEIVED  
2/8/24 1:07  
TR

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission  
 Planning and Zoning Commission  
 Downtown Development Authority  
 Parks and Recreation Advisory Board

Name of Applicant: Albert Latimore Jr

Home Address: 280 Lowery Road

City: Grantville State: GA Zip Code: 30220

Home Phone: 770 896 4687 Email: alatomaro@msn.com

Number of Years as Grantville Resident? 4

Nominated by (if not by self): \_\_\_\_\_

Occupation: Retired Business/Company Name: US Air force

Work Address: N/A City: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: \_\_\_\_\_

BS, Masters - HR

Professional experience (include professional memberships and previous employment):

Mechanic, Computer tech, CVS, Serv

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):

Kiwanis, VFW, Am Legion, Musicfest

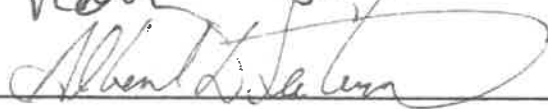
Comments/special qualifications:

Grantville is family friendly and great place to live, there is a lot of potential for growth with volunteer services assisting helping to improve quality of life

Why do you want to serve on this commission/board?

To help in any way possible for the betterment of my community help improve appearance of Auditorium & gymnasium adjacent to City Hall

Signature: \_\_\_\_\_



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

2-7-24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

**Please note: This application and all information contained herein is a Public Record**





RECEIVED  
2/15/24 TR

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant:

Charles "RED" Phillips

Home Address:

106 Grady Smith St.

City: Grantville

State: GA

Zip Code: 30220

Home Phone: 404-512-5119

Email: redsgrubshack@yahoo.com

Number of Years as Grantville Resident?

1

Nominated by (if not by self):

David Clark

Occupation:

OWNER

Business/Company Name:

RED'S GRUB SHACK

Work Address:

24 Main St.

City:

Grantville

Zip Code:

30220

Work Phone:

470-988-7814

Fax Number:

Preferred Mailing Address

Home

Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes X No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: Culinary Arts / All Job Corp

Professional experience (include professional memberships and previous employment):

20+ Years Self employed / Entrepreneur

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):

Everything

Comments/special qualifications: I've conducted business

in Grantville for 2 yrs now, constantly providing time and resource to the community in every way possible.

Why do you want to serve on this commission/board? ~~to~~ To help

better and preserve the historical values of our community.

Signature: \_\_\_\_\_



Date: 2/15/24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

Please note: This application and all information contained herein is a Public Record



RECEIVED  
2/18/24  
TR

## City of Grantville Application for Commissions & Boards

Please note: This application is considered to be public record

Date:

I am interested in being considered for appointment to the following commissions and boards:

Historic Preservation Commission

Parks and Recreation  
Advisory Board

Planning Commission

Ethic Board

Name of Applicant: Matthew Scoby

Home Address: 81 Clarence McCambry Rd

City: Grantville State: GA Zip Code: 30220

Home Phone: (770) 583-2781 Email: matthew.scoby@yahoo.com

Number of Years as Grantville Resident? 3

Nominated by (if not by self): Dee Barry

Occupation: NA Business/Company Name: NA

Work Address: NA City: NA Zip Code: NA

Work Phone: NA Fax Number: NA

Preferred Mailing Address:  Home  Work

Do you currently serve on any Grantville Commissions/Boards?  Yes  No

If so, which one(s)? NA

Degrees earned and schools attended: pending college degree - University of Wes

Professional experience (including professional memberships and previous employment):  
Volunteer - WOLF Radio

Community Activities (including civic clubs, volunteer activities, service organizations, etc): Greater Jehovah Baptist Church - Youth Program

Comments/special qualifications: With me as a young adult member, I can voice my opinion on ways events in Grantville will be fun and active for the community.  
Why do you want to serve on this commission/board? to assist with parks and recreation activities/events

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary greatly, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

**Instructions for Submitting Completed Application**

Once the application form has been completed please turn into City Hall.

Signature: Matthew Dooly Date: Oct. 6, 2023

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RECEIVED  
2/15/24 TR

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant:

Taylor phillips

Home Address:

106 Grady Smith St

City: Grantville

State: GA Zip Code: 30220

Home Phone: 404-512-5119 Email:

Number of Years as Grantville Resident? 1yr

Nominated by (if not by self):

Occupation: Owner Business/Company Name: Red's Crab Shack

Work Address: 24 main st City: Grantville Zip Code: 30220

Work Phone: 470-988-7814 Fax Number:

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: GED

Professional experience (include professional memberships and previous employment):

Owner of Ped's grub shack local Restaurant

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):

All

Comments/special qualifications: I have conducted Business

in Grantville for 2 yrs now constantly providing  
Time and Resource to the community including  
the Food box & pet party in downtown

Why do you want to serve on this commission/board? To help be apart

of giving back to the community helping  
to bring new ideas and activities for the  
community to be apart of

Signature: \_\_\_\_\_

Taylor Phinizy

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

2/15/24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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2/15/24 TR

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant:

Charles "Red" Phillips

Home Address:

106 Grady Smith St.

City: Grantville State: GA Zip Code: 30220

Home Phone: 404-512-5119 Email: redsgrubshack@yahoo.com

Number of Years as Grantville Resident? 1

Nominated by (if not by self): David Clark

Occupation: owner Business/Company Name: Red's Grub Shack

Work Address: 24 Main St City: Grantville Zip Code: 30220

Work Phone: 470-988-7814 Fax Number:

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended:

Culinary Arts / AHI Job Corp

Professional experience (include professional memberships and previous employment):

20+ yrs self Employed / Entrepreneur

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):

All

Comments/special qualifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Why do you want to serve on this commission/board?

To help plan & coordinate community activities & assist

Signature: \_\_\_\_\_



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

2/15/24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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RECEIVED  
5/22/24 JL  
11:00 AM

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant:

Antonio Parks

Home Address:

74 Meriwether St

City: Grantville State: GA Zip Code: 30220

Home Phone: 678-696-9585 Email: antonioparks132@gmail.com

Number of Years as Grantville Resident? 35

Nominated by (if not by self): Councilman David Clark

Occupation: Handyman Business/Company Name: All Trades

Work Address: 124 Lagrange St City: Grantville Zip Code: 30220

Work Phone: 6786707374 Fax Number:

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: Newman High School Diploma

Professional experience (include professional memberships and previous employment):  
\_\_\_\_\_  
\_\_\_\_\_

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):  
\_\_\_\_\_  
\_\_\_\_\_

Comments/special qualifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Why do you want to serve on this commission/board? Because I want to help them Develop & plan activities.

Signature: Antonia Parks

Date: 2/16/24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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2/1/24 TR

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant:

Mark Sprada

Home Address:

26 Magnolia Lane

City: Grantville

State: GA Zip Code: 30220

Home Phone: 954-449-3074

Email: mark.sprada@icloud.com

Number of Years as Grantville Resident? 2016 to Nov. 2023 - part-time  
November 2023 - Present (Full-time)

Nominated by (if not by self): Self

Occupation: Registered Nurse Business/Company Name: Piedmont Newnan

Work Address: 745 Poplar Rd. City: Newnan Zip Code: 30265

Work Phone: 770-400-1000 Fax Number:

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

ARIZONA.

Degrees earned and schools attended: Master of Science in Nursing, University of  
Bachelor of Science in Nursing, University of Cincinnati

Professional experience (include professional memberships and previous employment):

20<sup>+</sup> years of Executive level experience as CNO, COO, CEO, VP

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):

Florida Sterling Council; Worked for public safety-net  
system.

Comments/special qualifications: Experience managing large budgets,  
employees, service to the community,  
and building a healthy community.

Why do you want to serve on this commission/board? I want to get  
involved in a positive way to build  
a quality of life community.

Signature: Mark Sprada

Date: 2-1-24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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RECEIVED  
2/14/24 JR  
3:44pm

## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Beautification
- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant:

P Brenda Raptis

Home Address:

406 Lone Oak Rd

City:

Grantville

State: GA Zip Code:

GA

30220

cell

Home Phone:

678-850-8489

Email:

bgraptis@aol.com

Number of Years as Grantville Resident?

23 1/2

Nominated by (if not by self):

David Clark

Occupation:

Retired

Business/Company Name:

Raptis Homes, Inc

Work Address:

City:

Zip Code:

Work Phone:

Fax Number:

Preferred Mailing Address



Home



Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: Brown High School Atl. Diploma

Professional experience (include professional memberships and previous employment):  
Secretary & Admin Assistant / Att. Fed Savings Atl. <sup>Coveta City Librar Board</sup>

Secretary & Office Manager - Raptis Homes Inc

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):

Previous: Grantville Library Bd, Better Home Town, Grantville Day

Grantville Blues & Jazz Fest. Present: None

Comments/special qualifications: I believe I have the good quality of working with people. I think I have a good eye for decorating. I picked out colors and decorated models when we were building houses.

Why do you want to serve on this commission/board? I believe that presentation is everything. It is the 1st impression and will base a persons opinion. We have a great little City that just needs to have a created (female) eye that can bring a little pop to our town.

Signature: Brenda Raptis

Date: 2/14/24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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RECEIVED  
2/14/24 TR  
3:44pm

### City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Beautification
- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board

Name of Applicant: Judy D. Loveland

Home Address: 16 Palmer Place

City: Grantville State: GA Zip Code: 30320

Home Phone: 950 428 1154 Email: JudyB.Loveland@gmail.com

Number of Years as Grantville Resident? 2

Nominated by (if not by self): David Clark

Occupation: Retired Business/Company Name: Wyndham Resorts

Work Address: Old Hwy 95 City: Miramonte Zip Code: 38550

Work Phone: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Preferred Mailing Address  Home  Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_

Degrees earned and schools attended: Brown

Professional experience (include professional memberships and previous employment):  
\_\_\_\_\_

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):  
None

Comments/special qualifications: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Why do you want to serve on this commission/board? New resident and want to get involved.

Signature: Judy Q. Loveland Date: 2.14.24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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## City of Grantville Application for Commissions & Boards

I am interested in being considered for appointment to the following commissions and boards:

- Historic Preservation Commission
- Planning and Zoning Commission
- Downtown Development Authority
- Parks and Recreation Advisory Board
- Beautification

Name of Applicant:

Charles "Red" Phillips

Home Address:

106 Grady Smith St.

City:

Grantville

State: GA

Zip Code:

30220

Home Phone:

404-572-5119

Email:

redsgrubshack@yahoo.com

Number of Years as Grantville Resident?

1

Nominated by (if not by self):

David Clark

Occupation:

Owner

Business/Company Name:

Reds Grub Shack

Work Address:

24 Main St

City:

Grantville

Zip Code:

30220

Work Phone:

470-988-7814

Fax Number:

Preferred Mailing Address

Home

Work

Do you currently serve on any Grantville Commissions/Boards? \_\_\_ Yes  No

If so, which one(s)? \_\_\_\_\_


Degrees earned and schools attended: Culinary Arts / AHL Job Corp

Professional experience (include professional memberships and previous employment):  
20+ yrs self employed / ENTREPRENEUR

Community Activities (include civic clubs, volunteer activities, service organizations, etc.):  
All

Comments/special qualifications: \_\_\_\_\_

Why do you want to serve on this commission/board? To help plan & promote improvements to the city's image downtown and immediate surrounding area

Signature: 

Date: 2/15/24

Thank you for your interest in volunteering to serve on a City of Grantville commission or board! The duties and responsibilities vary, however members are expected to attend all regularly scheduled meetings (most commissions/boards meet once monthly). Additional responsibilities will often include conducting independent research outside of these regular meetings in furtherance of the goals and objectives of the commission or board.

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## VETERANS PARK IMPROVEMENTS

1. Title and description of item

Flag installation at the Veterans park of all branches of the military and US and Georgia state flags

2. Reason for item

Memorialization of all branches of the USA armed forces

3. Description of benefit to citizens of Grantville.

Create a nice space that the public can visit and also where Veterans can assemble for ceremonies.

4. Resources required funds for initial installation

5. Human capital contracted labor

6. Cost of initial project \$4000.00

7. Need for ongoing cost, both human and monetary/ flag replacement as needed possibly twice a year.

8. Proposal on where the cost comes from in the budget. general funds or parks improvement and maintenance funds.

9. Impact to future budget and taxes/ None

10. Time frame for delivery of project /before Memorial day 2024

Attached are the supporting documents

Thanks

David Clark

Councilman

City of Grantville

678-670-7334 Cell

770-583-2289 City Hall

770-583-2280 Fax

[Dclark@grantvillega.org](mailto:Dclark@grantvillega.org)

Cleveland St

Magnolia Ln

Lone Oak St

St



USA Flag

Navy

Army

Marine

Air Force

Space Force

Coast Guard

Ga State Flag

Ga National Guard