

AGENDA

Planning Commission Meeting
February 4, 2021
6:00 p.m.

Meeting Location:
Grantville City Hall – Council Chambers
123 LaGrange Street
Grantville, GA 30220

CALL TO ORDER

ATTENDANCE

REVIEW & APPROVAL OF MINUTES

December 3, 2020 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Election of Planning Commission Chairman and Vice Chairman for 2021

Adopt 2021 Planning Commission Meeting Schedule

Presentation by Mr. Jeff Mansour regarding request for City to amend the Comprehensive Plan Future Land Use Character Area Map for Parcel ID Go8 2247 001.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: December 3, 2020

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 6:05 p.m.

Attendance

Tyree Raptis, Chairman
Joe Ward, Vice Chairman
Danny Clay
Brennan Jones, Zoning Administrator

Public Attendance

Jim Sells

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from February 6, 2020

Planning Commission meeting minutes for the meeting held on February 6, 2020 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Clay to adopt the February 6, 2020 Planning Commission Meeting Minutes. The motion was seconded by Mr. Ward. 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

Comprehensive Plan Future Land Use Character Area Map Amendment (Parcel ID G08 2247 001)

Brennan Jones presented a request to amend the Comprehensive Plan Future Land Use Character Area Map for parcel G08 2247 001 to show the future land use in an industrial. The Comprehensive Plan Future Land Use Character Area Map and a boundary survey of the subject parcel were given to the planning commission members for reference. The planning commission members discussed the proposal and expressed concerns about traffic issues and other impacts to existing residential developments in the Lowery Road and Jenny Road areas if the subject property were to rezone to an industrial use. Following discussion, Mr. Clay made a motion to recommend that the City Council deny the request to amend the Comprehensive Plan Future Land Use

Character Area Map to show aa future land use of Industrial and to keep the current future land use as Developing Residential as indicated on the Comprehensive Plan Future Land Use Character Area Map. The motion was seconded by Mr. ward. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Adjournment

Mr. Clay made a motion to adjourn the meeting. Mr. Ward seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:43 p.m.

Brent Holdings, LLC
270 North Jeff Davis Drive
Fayetteville, GA 30214

October 28, 2020

Mr. Al Grieshaber
City Manager
City of Grantville
123 Lagrange Street
Grantville, Georgia 30220

****Via Email****

Re: Request for Consideration of Update to the City's Comprehensive Plan
Request for Consideration of Update of the City's Future Land Use Map

Dear Mr. Grieshaber:

Thank you for meeting with me this morning. We are very excited about working with the City. This letter is written in accordance with our discussion of the rezoning process in the City of Grantville.

As discussed, Brent Holdings, LLC has a contract with Jeffrey Mansour to purchase the +/- 125 acres on Lowery Road. The property is currently zoned R-20 for single family residential use. We believe that the best use of the property is for warehouse and distribution. To that end, we are requesting that the City consider updating the Comprehensive Plan so that this tract is shown as GI (General Industrial) and Future Land Use Map is amended accordingly.

I have attached a survey of the property. Please feel free to give me a call if you have any questions or comments.

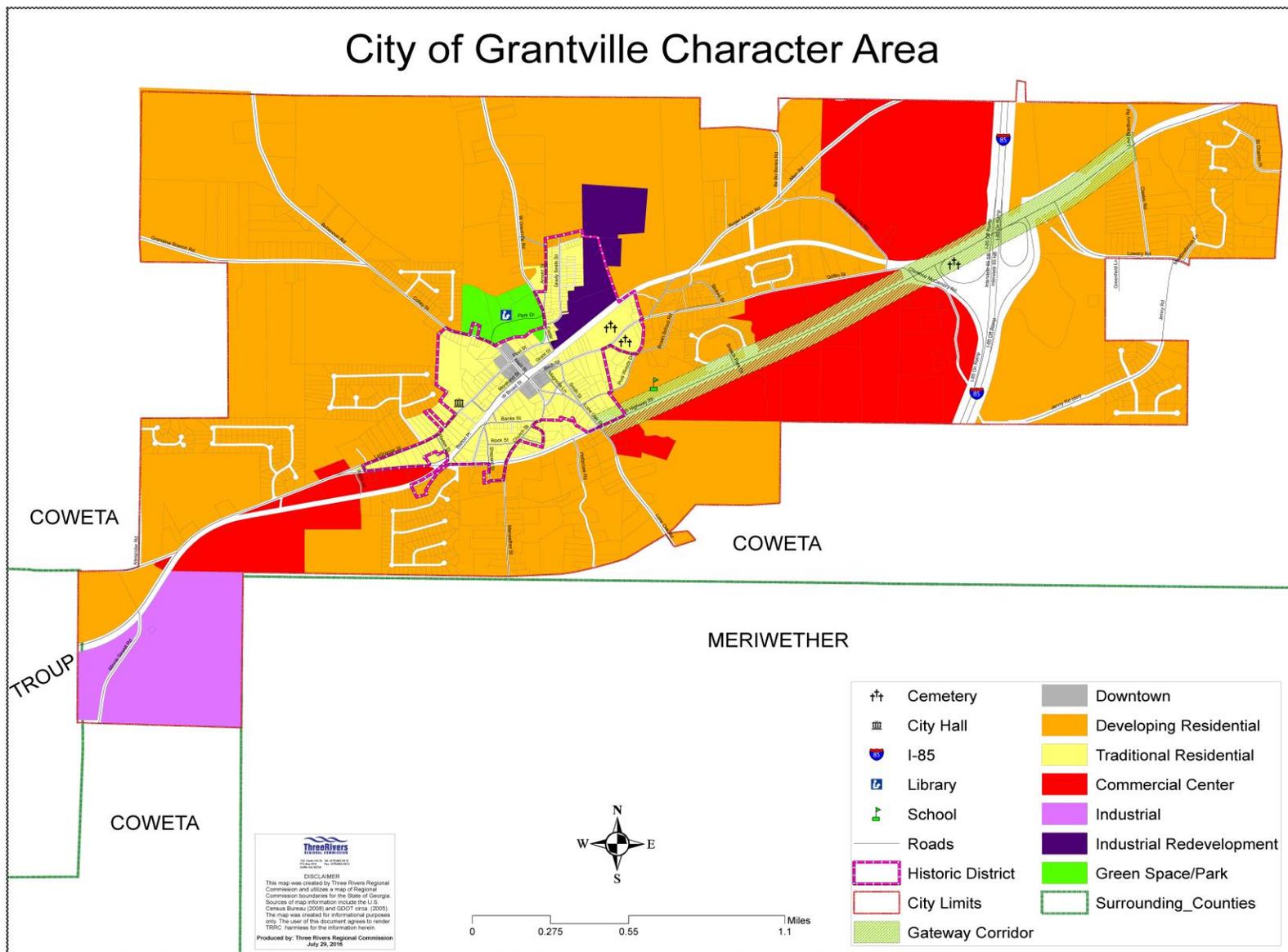
Thank you,



Richard Ferry
Brent Holdings, LLC
Project Manager

CC: Mr. Brennan Jones: via email

MAP 2 - CHARACTER AREA MAP





LOCATION MAP

- LEGEND:
- ARC LENGTH OF CURVE
 - A/C AIR-CONDITIONED
 - B/C BACK OF CURVE
 - BOLL BOLLARD
 - BSL BUILDING SETBACK LINE
 - BSMH BELL SOUTH MANHOLE
 - CHD LENGTH OF CHORD
 - CHD CENTERLINE
 - CB CATCH BASIN
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - C&G CURB AND GUTTER
 - CO CLEAN OUT
 - CONC CONCRETE
 - CTP CRIMP-TOP PIPE
 - DB DEED BOOK
 - DB DUCTILE-IRON PIPE
 - DIST. DISTURBED
 - DI DROP INLET
 - DWCB DOUBLE-WING CATCH BASIN
 - EB ELECTRIC BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - ESM T EASEMENT
 - FH FIRE HYDRANT
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GRATE INLET
 - GM GAS METER
 - GL GROUND LIGHT
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEADWALL
 - IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - JB JUNCTION BOX
 - LP LIGHT POLE
 - N'BORS NEIGHBOR'S
 - N/F NOW OR FORMERLY
 - N/F OVERHEAD CABLE
 - OTF PLAT BOOK
 - PB PAGE
 - PC POST INDICATOR VALVE
 - PIV PROPERTY LINE
 - P OB POINT OF BEGINNING
 - PP POWER POLE
 - PVC POLYVINYL CHLORIDE
 - RAD RADIUS OF CURVE
 - RCP REINFORCED CONCRETE PIPE
 - RR RAILROAD
 - R/W RIGHT-OF-WAY
 - SD STORM DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SSM SANITARY SEWER MANHOLE
 - SS SANITARY SEWER LINE
 - SV SPRINKLER VALVE
 - SWCB SINGLE-WING CATCH BASIN
 - S/W SIDEWALK
 - TEB TELEPHONE BOX
 - TRANS TRANSFORMER
 - UGC UNDERGROUND CABLE
 - UEC UNDERGROUND ELECTRIC CABLE
 - UT UNDERGROUND TELEPHONE
 - UMH UTILITY MANHOLE
 - WL WATER LINE
 - WI WEIR INLET
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - W DENOTES SAME OWNER

- NOTES:
- BEARINGS ARE TO GRID NORTH.
 - ALL PINS SET ARE 5/8" REBAR AND CAPPED, UNLESS SPECIFIED OTHERWISE.
 - PROPERTY ADDRESSES: 0 LOWERY ROAD GRANTVILLE, GA 30220
 - THE TAX PARCEL NO. IS: G08 2247 001
 - THERE IS NO EVIDENCE OF RECENT EARTH-MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
 - THERE ARE NO KNOWN PROPOSED CHANGES TO STREET'S RIGHTS-OF-WAY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
 - SITE HAS DIRECT ACCESS TO LOWERY ROAD AND JENNY ROAD.

TITLE COMMITMENT NOTES:
0 LOWERY ROAD - 124.3 ACRES TRACT; CITY OF GRANTVILLE, GA.

URBAN ENGINEERS, INC. RELIED UPON A CERTIFICATE OF TITLE, PREPARED BY TRINITY TITLE INSURANCE AGENCY, INC. FIRST AMERICAN TITLE INSURANCE COMPANY'S ALTA COMMITMENT FOR TITLE INSURANCE; FILE NUMBER: NCS-1014183-ATL; EFFECTIVE DATE: JULY 13, 2020, AT 8:00 A.M. FOR THE PREPARATION OF THIS SURVEY. ALL EASEMENTS AND OTHER ENCUMBRANCES ARE BASED ON THAT COMMITMENT.

SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A. AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- NOT A SURVEY ITEM;
- NOT A SURVEY ITEM;
- PB 58, PG 62 - SURVEY FOR JAMES MANSOUR.....APPLIES, AS SHOWN;
- PB 77, PG 209 - BOUNDARY SURVEY PREPARED FOR JEFFREY G. MANSOUR.....APPLIES TO PORTION OF PROPERTY, AS SHOWN;
- DB 219, PG 355 - GEORGIA POWER COMPANY EASEMENT.....APPLIES, AS SHOWN;
- DB 860, PG 578 - WARRANTY DEED.....APPLIES, AS SHOWN;
- DB 5076, PG 20 - SECURITY DEED.....APPLIES TO 1-ACRE SITE; NOT A SURVEY ITEM;
- DB 4466, PG 517 - CURRENT USE ASSESSMENT APPLICATION.....NOT A SURVEY ITEM;
- PB 40, PG 33 - INCORRECTLY REFERENCED IN DB 1164, PAGE 40.....DOES NOT APPLY;

LEGAL DESCRIPTION
124+ ACRES; CITY OF GRANTVILLE

ALL THAT TRACT OR PARCEL OF LAND LYING and being Land Lot 247; 2nd District, City of Grantville; Coweta County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, COMMENCE ON an axle at the land lot corner common to Land Lots 247, 248, 265, and 266; THENCE along the land lot line common to Land Lots 247 and 248, a distance of 735.18 feet to a point on the northwesterly right-of-way line for Jenny Road (right-of-way varies), said point being the POINT OF BEGINNING. THENCE along said right-of-way line for Jenny Road South 65 degrees 56 minutes 04 seconds West, a distance of 388.71 feet to a point; THENCE along said right-of-way line North 24 degrees 03 minutes 56 seconds West, a distance of 20.00 feet to a point; THENCE along said right-of-way line South 65 degrees 56 minutes 04 seconds West, a distance of 600.00 feet to a point; THENCE along said right-of-way line South 24 degrees 03 minutes 56 seconds East, a distance of 20.00 feet to a point; THENCE along said right-of-way line South 65 degrees 56 minutes 04 seconds West, a distance of 400.00 feet to a point; THENCE along said right-of-way line along a curve to the left having an arc length of 478.09 feet and a radius of 1,095.71 feet, being subtended by a chord bearing South 78 degrees 26 minutes 04 seconds West, a distance of 474.31 feet to a point; THENCE along said right-of-way line North 89 degrees 03 minutes 56 seconds West, a distance of 120.02 feet to a point on right-of-way terminus; THENCE along said right-of-way line terminus South 00 degrees 56 minutes 04 seconds West, a distance of 49.28 feet to a point; THENCE leaving said right-of-way line North 89 degrees 53 minutes 56 seconds West, a distance of 474.89 feet to a point; THENCE North 00 degrees 15 minutes 56 seconds West, a distance of 134.51 feet to a point; THENCE North 26 degrees 24 minutes 56 seconds West, a distance of 36.05 feet to a point on the southeasterly right-of-way line for Interstate Highway 85 (right-of-way varies); THENCE along said right-of-way line North 21 degrees 30 minutes 19 seconds East, a distance of 100.43 feet to a point; THENCE along said right-of-way line along a curve to the left having an arc length of 1,351.43 feet and a radius of 5,929.59 feet, being subtended by a chord bearing North 14 degrees 58 minutes 07 seconds East, a distance of 1,348.51 feet to a point; THENCE along said right-of-way line North 10 degrees 06 minutes 33 seconds East, a distance of 468.91 feet to a point; THENCE along said right-of-way line North 26 degrees 55 minutes 54 seconds East, a distance of 587.75 feet to a point; THENCE along said right-of-way line along a curve to the left having an arc length of 172.63 feet and a radius of 494.78 feet, being subtended by a chord bearing South 77 degrees 55 minutes 40 seconds East, a distance of 222.13 feet to a point; THENCE leaving said right-of-way line South 00 degrees 18 minutes 29 seconds East, a distance of 1,549.00 feet to a point; THENCE South 00 degrees 18 minutes 29 seconds East, a distance of 928.51 feet to an aforementioned point on the northwesterly right-of-way line for Jenny Road (right-of-way varies), said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 125.273 acres, or 5,456,871 square-feet, more or less.

LESS AND EXCEPT property described in Warranty Deed from James Mansour to Jeffrey Mansour, dated and filed June 17, 1994, recorded in Deed Book 860, page 578, aforesaid records. Tract is also shown on that certain plat recorded in Plat Book 58, Page 62.

Said tract contains 1 acre, and an appurtenant access easement.

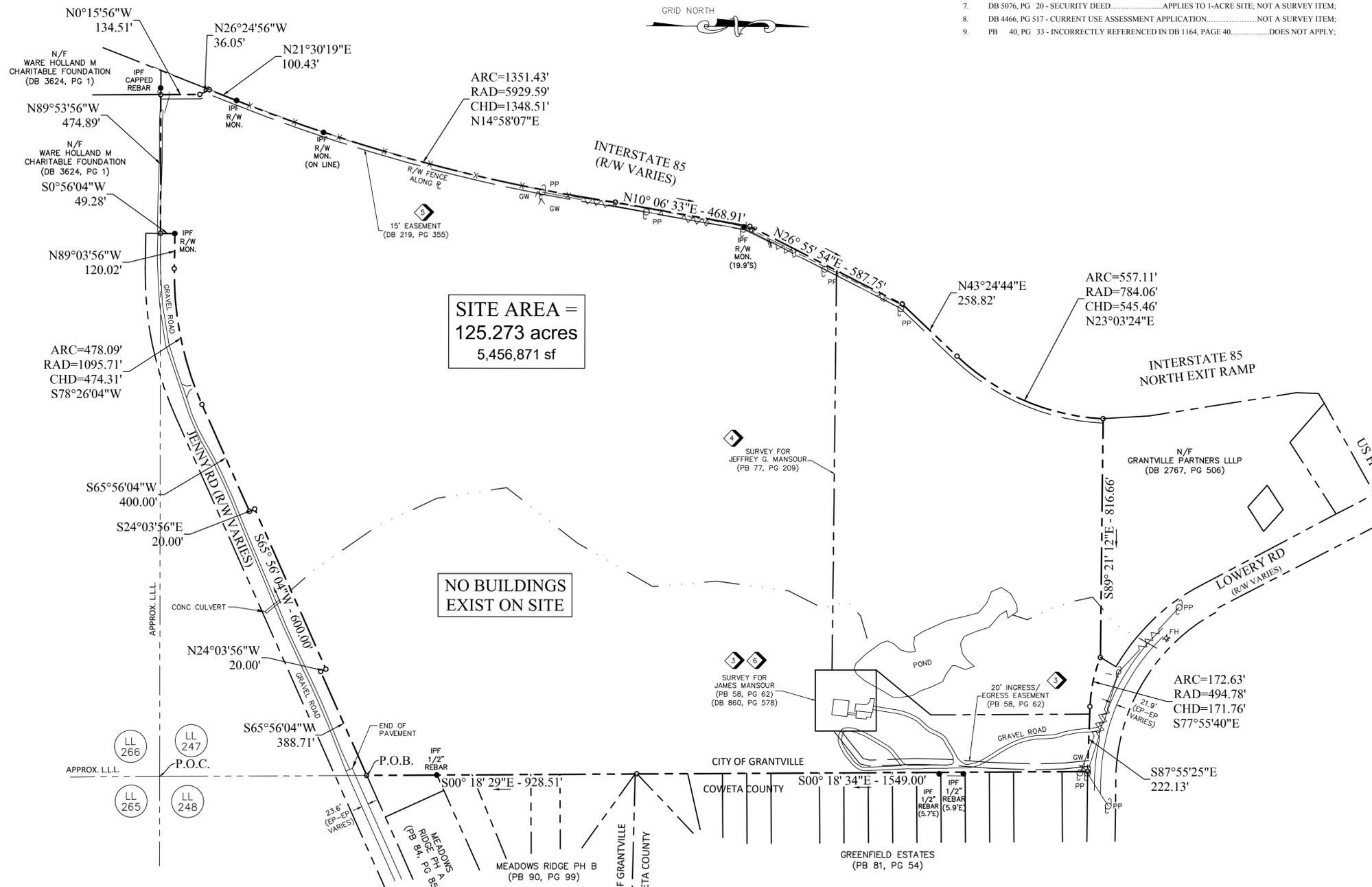
SURVEYOR'S CERTIFICATION:

TO: TBD (OWNER)
TBD (LENDER)
TBD (TITLE COMPANY)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(c), 6(b), 8, 9, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on March 17, 2020

Date of Plat or Map:

Pablo M. Garcia
Georgia RLS No. 3104



SITE AREA =
125.273 acres
5,456,871 sf

NO BUILDINGS
EXIST ON SITE

STANDARD SURVEY NOTES:

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN **XX,XXX** FEET AND AN ANGULAR ERROR OF **XX** SEC PER ANGLE POINT, AND ADJUSTED USING THE **COMPASS** RULE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN **L,362,213** FEET.
- THE MEASUREMENT FOR FIELD DATA USED FOR PREPARING THIS PLAT WAS TAKEN BY A LEICA TS-12.

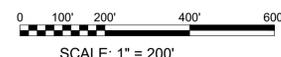
NOTES:

THIS PROPERTY IS LOCATED ON PANEL **13077C0356D** OF THE F.I.A. FLOOD INSURANCE RATE MAP DATED **02/06/13** FOR **COWETA COUNTY, INCORPORATED AREAS** AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, **ZONE X**.

UTILITY LOCATIONS ARE FROM FIELD OBSERVATION, AND/OR DOCUMENTATION FURNISHED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. NEITHER ACCURACY NOR COMPLETENESS OF UNDERGROUND UTILITIES ARE GUARANTEED BY URBAN ENGINEERS, INC.

REVISIONS

DATE	DESCRIPTION



ALTA/NSPS
LAND TITLE SURVEY
FOR:
TBD (OWNER)
TBD (LENDER)
TBD (TITLE COMPANY)
LAND LOT 247; 2ND DISTRICT
CITY OF GRANTVILLE
COWETA COUNTY, GEORGIA

URBAN ENGINEERS, INC.
1904 MONROE DRIVE, N.E. SUITE 150
ATLANTA, GEORGIA 30324
PHONE: (404) 873-5874 www.urbanengineers.net
SCALE: 1" = 200' DATE: 10/19/20

Grantville Planning Commission Meeting Schedule January 2021 – January 2022

All Meetings are scheduled to be held at Grantville City Hall on the first Thursday of the Month at 6:00 p.m. unless noted otherwise, as follows:

2021 MEETING DATES

January 7, 2021

February 4, 2021

March 4, 2021

April 1, 2021

May 6, 2021

June 3, 2021

July 1, 2021

August 5, 2021

September 2, 2021

October 7, 2021

November 4, 2021

December 2, 2021

January 6, 2022

Rezoning applications are required to be submitted to the City Clerk a minimum of two weeks prior to the date of the Planning Commission meeting.