

AGENDA

Planning Commission Meeting
March 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

February 4, 2021 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Comprehensive Plan Land Use Character Area Map Amendment (Parcel ID G08-2246-013 37.29 AC), Rezoning Application for Hwy 29 Parcel ID G08-2246-013, 37.29AC.

Comprehensive Plan Land Use Character Area Map Amendment (Parcel ID G04-0002-001, 0.93 AC), Rezoning Application for 54 Church St G04-0002-001, 0.93 AC.

Final Plat Amendment for Meadows Ridge Subdivision to combine lots 5 and 6 into one lot (re: Parcel ID numbers 0802248114 and 0802248115). This amendment is needed to allow for a septic system on the property.

Presentation by Mr. Jeff Mansour regarding request for City to amend the Comprehensive Plan Land Use Character Area Map for Parcel ID G08 2247 001.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: February 2, 2021
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 6:08 p.m.

Attendance

Tyree Raptis, Chairman (By conference call)
Joe Ward, Vice Chairman
Brenda Maddox (By conference call)
Brennan Jones, Zoning Administrator

Public Attendance

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from December 3, 2020

Planning Commission meeting minutes for the meeting held on December 3, 2020 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mrs. Maddox to adopt the December 3, 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

Election of Planning Commission Chairman and Vice Chairman for 2021

Mr. Raptis opened the floor for nominations for Chairman and Vice Chairman. Mr. Ward nominated Mr. Raptis to serve as the Chairman and Mr. Ward to serve as Vice Chairman for 2021. No additional nominations were made, and Mr. Raptis closed the nominations.

Mr. Ward made a motion to elect Mr. Raptis as Chairman for 2021. Mrs. Maddox seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Mrs. Maddox made a motion to elect Mr. Ward as Vice Chairman for 2021. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Adopt 2021 Planning Commission Meeting Schedule

Mr. Jones presented a schedule for regular Planning Commission meetings to meet on the first Thursday of each month at 6:00 p.m. for 2019 through January 2021. Mr. Ward made a motion to adopt the meeting schedule. Mrs. Maddox seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously. The meeting schedule for January 2021 – January 2022 is attached to the minutes.

Presentation by Mr. Jeff Mansour regarding request for City to amend the Comprehensive Plan Future Land Use Character Area Map for Parcel ID G08 2247 001.

Mr. Jones announced that the applicant was not present at the meeting, so there would be no presentation.

Adjournment

Mr. Ward made a motion to adjourn the meeting. Mrs. Maddox seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:14 p.m.

Zoning Amendment Requirements & Planning Commission Review

17.4. - Application for Amendments.

17.4-1 Each application to amend this ordinance or the Official Zoning Map(s) shall be filed with the Zoning Administrator. Applications shall be submitted in compliance with the following:

17.4-2 Text amendment applications shall include the following:

1. Name and address of applicant.
2. Current provisions of text to be affected by amendment.
3. Proposed wording of text change.
4. Reason for amendment request.

17.4-3 Map amendment applications shall include the following:

1. A legal description of the tract(s) to be rezoned, including the street address and subdivision, if any, or area in which the tract is located.
2. Seven copies of a plat, drawn to scale, showing north arrow, land lot and district; the dimensions, acreage and location of that tract(s); floodplain and flood hazard areas; unusual topographical features; current zoning of subject tract and all adjacent properties; and existing structures. This plat shall be prepared by an architect, engineer, landscape architect, a planner with an AICP certification or land surveyor whose seal shall be affixed to the plat.
3. When any applicant or his attorney for a rezoning action has made, within two (2) years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - a. The name and official position of the local government official to whom the campaign contribution was made; and
 - b. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two (2) years immediately preceding the filing of the application for the rezoning action and the date of each contribution.

The disclosure required by this Section shall be filed within ten (10) days after an application for the rezoning action is first filed.

4. The names and addresses of the owners of the land and their agents, if any; together with a written notarized authorization for the owner(s) agents, if any, to seek rezoning.
5. A letter of intent indicating specifically how the property is to be used.
6. Each zoning map amendment application, whether submitted by local government, or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
 - a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
 - b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.
 - c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

- d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- e. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.
- f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

17.4-3.7 The fee for each Zoning amendment shall be \$250.00 (Two Hundred and Fifty Dollars).

17.4-3.8 The fee for each Variance request shall be \$250.00 (Two Hundred [and] Fifty Dollars). (Ord. No. 728, 8-26-2004)

17.4-4 Submitted Application. Applications shall be submitted in accordance with a schedule adopted annually by the City Council which shall provide that each application shall be submitted at least 50 days prior to the date on which it is to be considered by the City Council and in any event in sufficient time so as to permit advance advertising and notice of any public hearing(s) pursuant to the terms of this Section and State Law. Each application for an amendment to the Official Zoning Ordinance text or map shall be assessed a fee as posted in Building and Zoning office of the City of Grantville to defray administrative costs. A fee shall not be charged for applications initiated by the City Council or Zoning Administrator.

17.4-5 An application shall not be withdrawn by the applicant after the legal advertising as required by this Section has first appeared.

17.4-6 An applicant may file site plans, renderings, construction specifications, written development restrictions, and other conditions which the applicant proposes as binding conditions upon the development and use of the property involved in the application; provided, however, that any such conditions or alterations or changes thereto shall be filed with the Zoning Administrator at least seven (7) days prior to the public hearing before the City Council. If any such conditions or alterations or changes thereto are proposed by an applicant and have not been filed as required by this subsection, the City Council, at the time of the public hearing on the application, may defer any action on such application to a specific meeting date. The date designed for action on the application shall be set at a time which will allow the applicant to comply with the filing requirements of this subsection.

17.4-7 If after one (1) year from rezoning, the approved use has not been developed as stated the rezoning application, or [a] Building Permit has not been issued, the rezoning shall become invalid. At this time, the lot or parcel may revert to previously zoned status and a new application for rezoning shall be filed with the Zoning Administrator.

17.5. - Planning Study.

17.5-1 The Zoning Administrator (or his/her designee) upon receiving an application to amend the Official Zoning Map(s), shall do the following:

1. With respect to an application to amend the Official Zoning Map(s), consider and evaluate each of the matters set forth in 17.4-3.6.a—f.
2. Consult with other departments of the Coweta County and the City of Grantville to fully evaluate the impact of any land use or zoning district change upon public facilities and services including, but not limited to schools, drainage, traffic, and related facilities.

3. Conduct a site review of the property and surrounding area.
4. Submit a written record of his/her investigation and recommendations to the Planning Commission and City Council, which report shall be a matter of public records.

17.5-2 The Zoning Administrator's report may recommend amendments to the applicant's request which would reduce the land area for which the application is made, change the zoning district requested, or recommend conditions of rezoning which may be deemed advisable so that the purpose of this ordinance will be served, and the health, public safety, and general welfare secured.

17.6. - Planning Commission Action.

17.6-1 The Planning Commission shall hold a meeting on each application in accordance with a schedule adopted by the City Council or as needed. Any recommendations on each application shall be submitted to the Planning Commission at the public hearing. In addition, the Planning Commission shall with respect to each application consider each of the matters set forth in 17.4-3.6 a—f. As to each application, the Planning Commission shall make a recommendation for approval, approval with conditions, denial, deferral, withdrawal without prejudice or no recommendation. A written report of the Planning Commission's investigation and recommendation, along with the investigation and recommendation of the Zoning Administrator, shall be submitted to the City Council and shall be public record. The Planning Commission's action may recommend amendments to the applicant's request which would reduce the land area for which the application is made, change the district requested, or recommend conditions of rezoning which may be deemed advisable so that the purpose of this ordinance will be served, health, public safety and general welfare secured. The failure of the Planning Commission to take any action as to a particular petition within sixty (60) days of the public hearing will be the same as approval thereof.

17.7. - Public Notification.

17.7-1 Legal Notice. Due notice of the public hearing before the City Council shall be published in the newspaper of general circulation for the City of Grantville in which is carried the legal advertisements of the City by advertising the application and date, time, place, and purpose of the public hearings at least 15 days and not more than 45 days prior to the date of the first hearing conducted by the City Council. If the application is for amendment to the Official Zoning Map(s), then this notice also shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property.

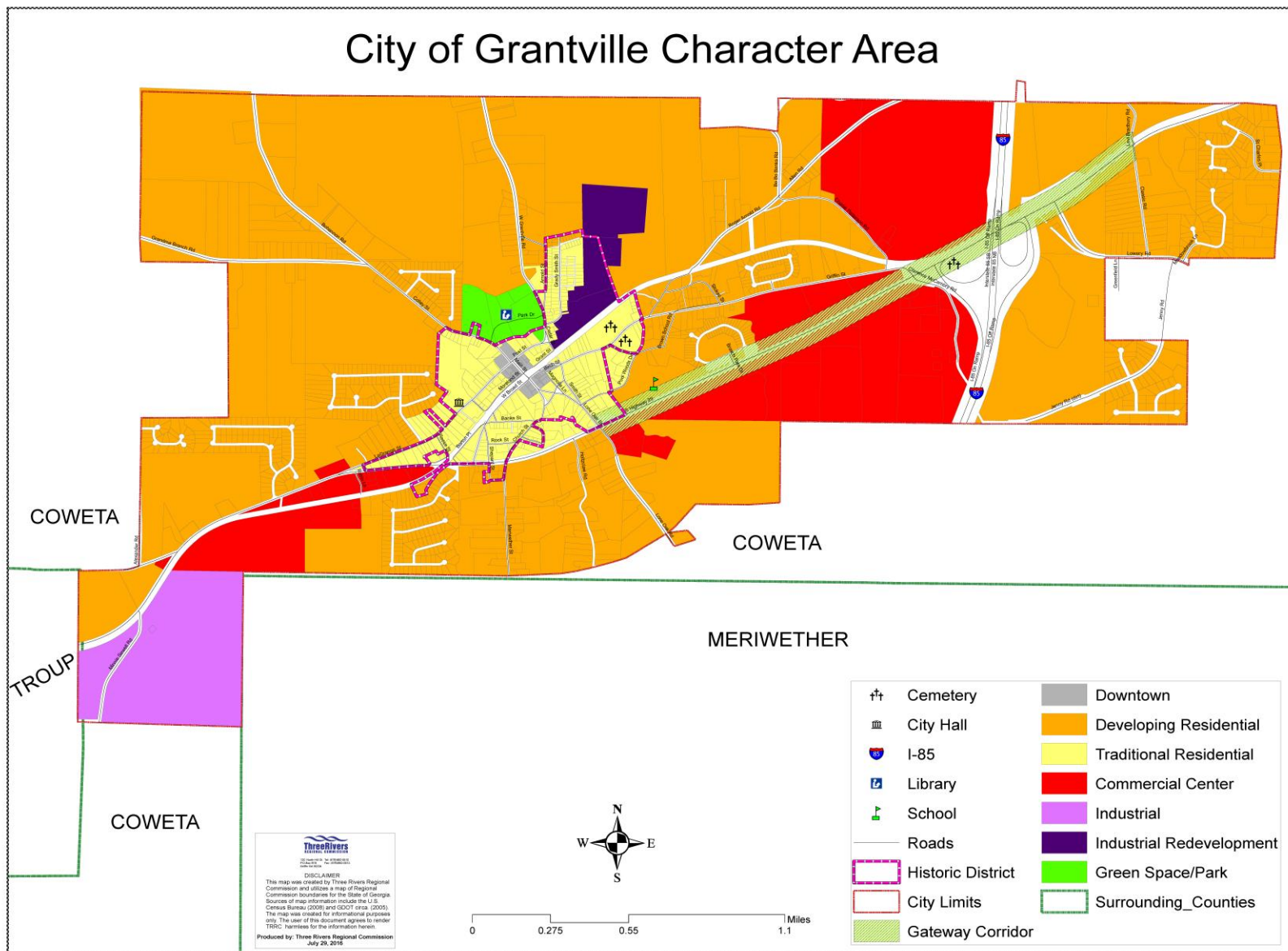
17.7-2 Signs Posted. As to an application to amend the Official Zoning Map(s), if such application is initiated by any party other than the City Council or the City's Zoning Administrator, the Zoning Administrator (or a designee) shall post a sign in a conspicuous place on the property for which the application has been submitted at least fifteen (15) days and no more than forty-five (45) days in advance of the City Council's hearings. Said sign shall contain information as to the date, time and place of the public hearing, the current zoning classification and the proposed zoning classification. (Ord. No. 08-2012, § 4, 8-27-2012)

17.8. - Standards Governing the Exercise of the Zoning Power of the City of Grantville.

17.8-1 In addition to the standards enumerated in other sections of this ordinance, the Planning Commission and City Council shall consider the following matters in reference to any rezoning application:

1. The existing land use patterns.
2. The possible creation of an isolated district unrelated to adjacent and nearby districts.
3. The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets.
4. Whether the proposed change will adversely influence living conditions in the neighborhood.
5. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
6. Whether the proposed change will create adverse environmental impacts to water, erosion and sedimentation control regulations, or sewerage systems.
7. Whether the proposed change will adversely affect property values in the adjacent area.
8. Whether the proposed change will seriously reduce light and air to adjacent areas.
9. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.
10. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
11. The extent to which the zoning decision is consistent with the comprehensive plan, adopted by the City Council.
12. Any other factors relevant to balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property.
13. Whether or not any parcel is located in a wetland as determined by the Wetland Protection District Map and by determination of the U.S. Army Corps of Engineers. If the Corps determines that wetlands are present a Section 404 Permit as provided by the Clean Water Act is required to be issued before any parcel is rezoned.

MAP 2 - CHARACTER AREA MAP



WGS, LLC
270 North Jeff Davis Drive
Fayetteville, Georgia 30214

February 16, 2021

Mayor and Council
Grantville City Hall
123 LaGrange Street
Grantville, GA 30220

Re: Comprehensive Plan Future Land Use Character Area Map Amendment and Rezoning Requests (Parcel ID # G08 2246 013)

Dear Mayor Jewell and Council Members,

I hope this letter finds you well. I am pleased to inform you that WGS, LLC is eager to work in the City of Grantville and sees great potential for development in the City. Particularly, WGS, LLC is focused on a 37 acre tract located on Highway 29 and Griffin Street. We believe this property is well positioned for a “Developing Residential” use; however, the property is currently shown as “Commercial Center” on the Character Area Map. The property currently has residential uses to the west and north, and as noted as one of City’s goals to provide residents with safe and inclusive housing options, we recognize the growing need for workforce housing in the City of Grantville. Given the proximity to downtown and to I-85, our team believes that this property would work well as a townhome project and could meet that need.

To accommodate this request, WGS, LLC recognizes that an amendment to the Future Land Use Character Area Map and a rezoning would be required. Accordingly, WGS, LLC respectfully asks you to consider amending the Future Land Use Character Area Map in the City of Grantville’s Comprehensive Plan for Parcel # G08 2246 013 from “Commercial Center” to “Developing Residential” and rezoning the property from *General Commercial* to *Multi-family Residential (R-6)* for the purpose of building townhomes in the City of Grantville.

In accordance with this request, we have included the following:

- Rezoning Application
- Narrative
- Conceptual Site Plan
- Boundary Survey
- Examples of Building Elevations

We appreciate the opportunity to bring this request to the City of Grantville and look forward to working with you on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Fields". The signature is fluid and cursive, with the first name "Daniel" being more prominent than the last name "Fields".

Daniel Fields
Manager

cc: Al Grieshaber
Brannen Jones
Robi Higgins

Rezoning Narrative and Site Plan Submission:
Rezoning and Concurrent Future Land Use Map Amendment

City of Grantville

Applicant:

WGS, LLC

Property:

Highway 29 and Griffin Street

Parcel ID G08 2246 013

I. INTRODUCTION

WGS, LLC (“Applicant”), the applicant, respectfully requests the rezoning of a single parcel in between Highway 29 and Griffin Street in order to develop a 191 unit residential townhome neighborhood.

The subject property is approximately 37 acres of land located between Highway 29 and Griffin Street in the City of Grantville (“Property”). The Property Parcel ID # is G08 2246 013. The Property is currently zoned General Commercial (Commercial Center). The Applicant seeks to construct a multi-family neighborhood, containing 191 townhome units. In order to accomplish the proposed development, the Applicant has submitted a rezoning application with the City of Grantville, seeking to rezone the Property to R-6 – Multifamily Residential (Developing Residential). The requested rezoning to R-6 will allow the Applicant to develop a townhome neighborhood as permitted by the R-6 zoning district, with a gross density of approximately 5.15 units per acre.

Applicant is requesting the proposed rezoning and concurrent amendment to the Character Area Map to build a high-quality, townhome development. The proposed development will greatly benefit the City by providing a new and diverse housing option as noted in the City’s Comprehensive Plan. The Applicant’s proposed residential neighborhood will provide a flexible housing option for City residents, including those residents seeking a low-maintenance lifestyle. Additionally, the proposed neighborhood is suitable for its location on the Property, as the development will preserve the residential character of adjacent properties as the properties to the west and north are zoned R-20 Single Family and NUP – Neighborhood Unit Plan. Residents of the proposed neighborhood will also have walkable access to downtown.

II. REZONING ANALYSIS

As demonstrated below, the Applicant satisfies all standards for rezoning as described in the Grantville Zoning Ordinance, Sec. 17.8:

Although the Property is currently zoned General Commercial, the Property exists as open, undeveloped land. The surrounding land uses include developing residential to the west and north, undeveloped commercial to the east, and undeveloped industrial to the south across Highway 29. Applicant’s proposed rezoning will complement and enhance the current mixture of uses surrounding the Property by providing a housing alternative to future citizens of Grantville and by providing additional rooftops to encourage commercial development. Furthermore, considering the existing residential use, additional residential in this Highway 29 corridor would be a logical use on the northside of the highway with commercial being a logical use on the southside. Highway 29 effectively becomes a natural divider between the residential developments and future commercial/industrial developments. More rooftops would present a greater opportunity for local businesses to sustain themselves. Therefore, Applicant’s proposed

rezoning to R-6 – Multifamily Residential is a consistent and complementary use considering the surrounding land use patterns.

The additional density provided by the townhome development would add to the City’s current public facilities. The Applicant understands that certain improvements would be necessary to adequately serve the proposed development with sewer. The Applicant is prepared to research and work with the City to understand what improvements would be necessary. From a revenue standpoint, more users would represent more customers. With more customers, the City would be able to recognize a greater return on existing investments into public facilities.

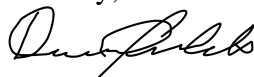
The Property as zoned has remained undeveloped for a number of years. The current zoning does not pose a risk to the public health, safety, morals, or general welfare of the public, but there is no gain to the public for this Property to continue to remain vacant and undeveloped. The City has noted in its Comprehensive Plan that it hopes to “*encourage development of housing opportunities that enable residents to live close to their place of employment, accommodate our diverse population by encouraging a compatible mixture of housing types, densities and costs in each neighborhood, and encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence (homeownership).*” By supporting this rezoning, the City would be able to further its desire to provide a housing alternative to its residents at a price point that would encourage the City’s workforce to purchase homes in the City.

The requested rezoning will not decrease the value of surrounding properties. Rather, the development of a new residential townhome neighborhood will have a positive impact and benefit upon surrounding properties and their values. The Applicant proposes architecture that will include a combination of brick, stone, and Hardie plank exteriors with front entry garages creating a traditional, yet modern, feel for the overall neighborhood. In addition to the homes themselves, the Applicant plans to provide ample green space for a potential neighborhood park. Overall, the Applicant’s proposed neighborhood will contribute to the City and further establish the growing community.

III. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Grantville approve the rezoning and amendment to the future land use map as requested by the Applicant. If there are any questions about this application, you may contact me at (770) 461-0478 or dfields@brentholdings.com.

Sincerely,



Daniel Fields, WGS, LLC

Exhibit A

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of the City of Grantville require us to raise Federal and State constitutional objections during the public hearing application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

The portions of the Grantville Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, land use designations, conditions, development standards, or to any zoning districts other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Grantville Zoning Ordinance, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning classifications other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking and inverse condemnation of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the City of Grantville to grant the application as requested would constitute a taking of the Applicant's property and inverse condemnation. Because of this unconstitutional taking, the City of Grantville would be required to pay just compensation to the Applicant.

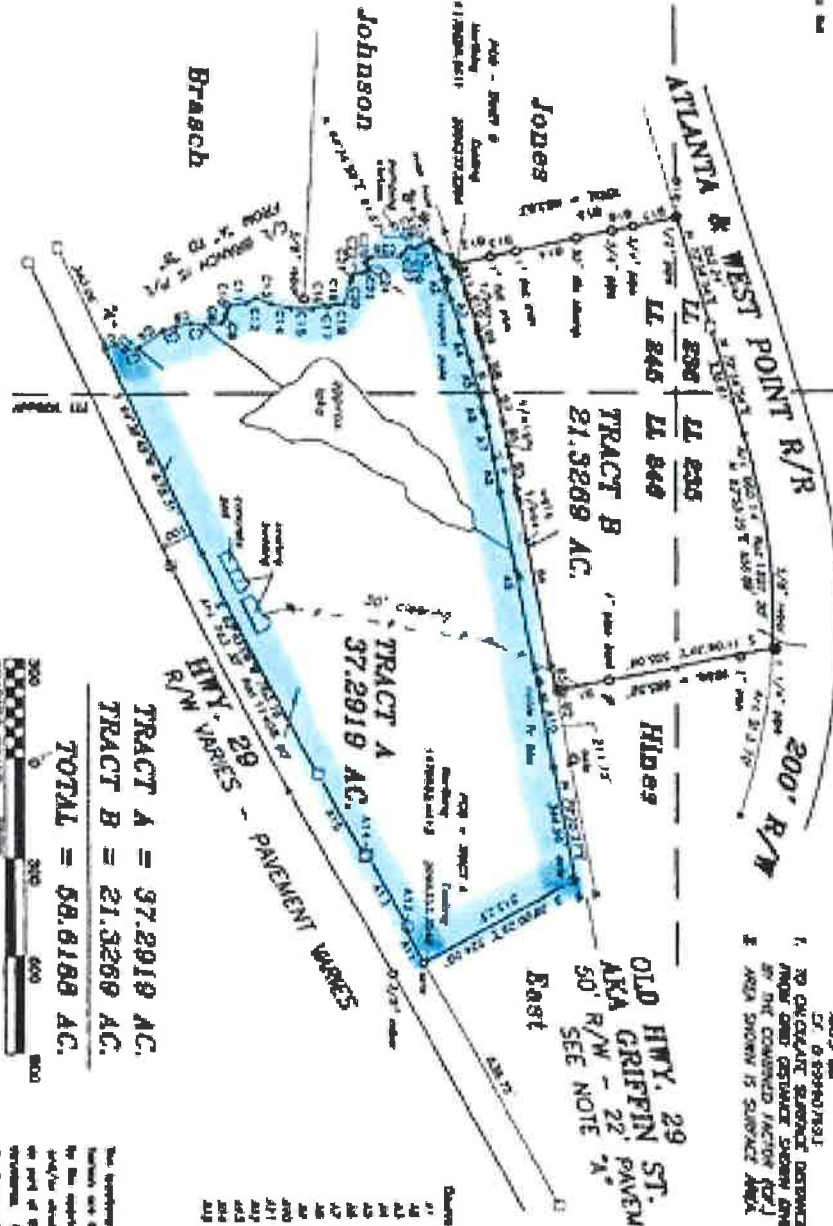
A denial of this Application would constitute an arbitrary and capricious act by the Grantville Planning and Zoning Commission, and/or City Council, without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the requested rezoning and/or variances would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by Grantville Planning and Zoning Commission, and/or City Council, to grant the requested rezoning and/or variances in accordance with the criteria requirements as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application, subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

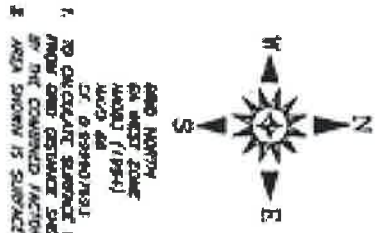
A denial of the requested rezoning and/or variances would be unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to approve the variances as requested by the Applicant. If action is not taken by the City to approve the rezoning and/or variances within a reasonable time, a claim will be filed in the Superior Court of Coweta County demanding just and adequate compensation under Georgia law for the taking of the Property, inverse condemnation, diminution of value of the Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

LEGEND:

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- REFERENCE PLATS:**
1. PLAT 10231
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 3. PLAT 10233
 4. PLAT 10234
 5. PLAT 10235
 6. PLAT 10236
 7. PLAT 10237
 8. PLAT 10238
 9. PLAT 10239
 10. PLAT 10240
 11. PLAT 10241
 12. PLAT 10242
 13. PLAT 10243
 14. PLAT 10244
 15. PLAT 10245
 16. PLAT 10246
 17. PLAT 10247
 18. PLAT 10248
 19. PLAT 10249
 20. PLAT 10250



NOTE:

1. 30' R/W ASSIGNED FOR OLD HWY 29 (AND GRIFFIN STREET) PER PLATS SURVEY FOR CASE L, WESTCOAST DATE FEBRUARY 22, 1961 BY: T. PATTON
2. SURVEY FOR THE COLLYER ST. DATED SEPTEMBER 1947 BY: T. PATTON
3. SURVEY FOR JAMES BEARD DATED MAY 11, 1973 BY: GLEN HAINES
4. 30' R/W FOR OLD HWY 29 (AND GRIFFIN STREET) PER PLAT SURVEY FOR WALK & DAVIS MANY YEARS DATED JANUARY 6, 1964 BY: DENNIS J. WELLS AND RECORDED PLAT 10281

AFTER A THROUGH RECORD SEARCH OF THE SUBJECT PROPERTY'S CONVEYANCES FOR THE S/W CORNER INTERESTS WILL BE MADE TO PLAT 7 RECORD.

Station	Bearing	Distance
1	N 72° 10' 00" E	20.16
2	N 72° 10' 00" E	20.16
3	N 72° 10' 00" E	20.16
4	N 72° 10' 00" E	20.16
5	N 72° 10' 00" E	20.16
6	N 72° 10' 00" E	20.16
7	N 72° 10' 00" E	20.16
8	N 72° 10' 00" E	20.16
9	N 72° 10' 00" E	20.16
10	N 72° 10' 00" E	20.16
11	N 72° 10' 00" E	20.16
12	N 72° 10' 00" E	20.16
13	N 72° 10' 00" E	20.16
14	N 72° 10' 00" E	20.16
15	N 72° 10' 00" E	20.16
16	N 72° 10' 00" E	20.16
17	N 72° 10' 00" E	20.16
18	N 72° 10' 00" E	20.16
19	N 72° 10' 00" E	20.16
20	N 72° 10' 00" E	20.16
21	N 72° 10' 00" E	20.16
22	N 72° 10' 00" E	20.16
23	N 72° 10' 00" E	20.16
24	N 72° 10' 00" E	20.16
25	N 72° 10' 00" E	20.16
26	N 72° 10' 00" E	20.16
27	N 72° 10' 00" E	20.16
28	N 72° 10' 00" E	20.16
29	N 72° 10' 00" E	20.16
30	N 72° 10' 00" E	20.16
31	N 72° 10' 00" E	20.16
32	N 72° 10' 00" E	20.16
33	N 72° 10' 00" E	20.16
34	N 72° 10' 00" E	20.16
35	N 72° 10' 00" E	20.16
36	N 72° 10' 00" E	20.16
37	N 72° 10' 00" E	20.16
38	N 72° 10' 00" E	20.16
39	N 72° 10' 00" E	20.16
40	N 72° 10' 00" E	20.16
41	N 72° 10' 00" E	20.16
42	N 72° 10' 00" E	20.16
43	N 72° 10' 00" E	20.16
44	N 72° 10' 00" E	20.16
45	N 72° 10' 00" E	20.16
46	N 72° 10' 00" E	20.16
47	N 72° 10' 00" E	20.16
48	N 72° 10' 00" E	20.16
49	N 72° 10' 00" E	20.16
50	N 72° 10' 00" E	20.16
51	N 72° 10' 00" E	20.16
52	N 72° 10' 00" E	20.16
53	N 72° 10' 00" E	20.16
54	N 72° 10' 00" E	20.16
55	N 72° 10' 00" E	20.16
56	N 72° 10' 00" E	20.16
57	N 72° 10' 00" E	20.16
58	N 72° 10' 00" E	20.16
59	N 72° 10' 00" E	20.16
60	N 72° 10' 00" E	20.16
61	N 72° 10' 00" E	20.16
62	N 72° 10' 00" E	20.16
63	N 72° 10' 00" E	20.16
64	N 72° 10' 00" E	20.16
65	N 72° 10' 00" E	20.16
66	N 72° 10' 00" E	20.16
67	N 72° 10' 00" E	20.16
68	N 72° 10' 00" E	20.16
69	N 72° 10' 00" E	20.16
70	N 72° 10' 00" E	20.16
71	N 72° 10' 00" E	20.16
72	N 72° 10' 00" E	20.16
73	N 72° 10' 00" E	20.16
74	N 72° 10' 00" E	20.16
75	N 72° 10' 00" E	20.16
76	N 72° 10' 00" E	20.16
77	N 72° 10' 00" E	20.16
78	N 72° 10' 00" E	20.16
79	N 72° 10' 00" E	20.16
80	N 72° 10' 00" E	20.16
81	N 72° 10' 00" E	20.16
82	N 72° 10' 00" E	20.16
83	N 72° 10' 00" E	20.16
84	N 72° 10' 00" E	20.16
85	N 72° 10' 00" E	20.16
86	N 72° 10' 00" E	20.16
87	N 72° 10' 00" E	20.16
88	N 72° 10' 00" E	20.16
89	N 72° 10' 00" E	20.16
90	N 72° 10' 00" E	20.16
91	N 72° 10' 00" E	20.16
92	N 72° 10' 00" E	20.16
93	N 72° 10' 00" E	20.16
94	N 72° 10' 00" E	20.16
95	N 72° 10' 00" E	20.16
96	N 72° 10' 00" E	20.16
97	N 72° 10' 00" E	20.16
98	N 72° 10' 00" E	20.16
99	N 72° 10' 00" E	20.16
100	N 72° 10' 00" E	20.16

The location of underground utilities/obstructions in this system has been determined on this ground structure or as shown on the plan by the appropriate symbols. Additional detail symbols and/or dimensions may be determined by construction with marks on part of the utility in which located within and/or structures. By appropriate symbols these utility and/or structures, please consult the appropriate symbols below for construction on this plan.

DATE OF THIS SURVEY	DATE OF PREVIOUS SURVEY	DATE OF PLAT	REMARKS
02/28/97	02/28/91	04-9-94	
02/28/97	02/28/91	04-9-94	

1. The field data upon which this plat is based was obtained from a complete traverse of the tract in 1997 and an angle error of 20.0" per angle point, and was adjusted to zero.
2. This plat has been calculated by the method that is known to be accurate within one foot in 100,000 feet.
3. This survey is subject to all existing P/Ws, Easements, Eminent Domain, and other rights of way.
4. This property is subject to all existing P/Ws, Easements, Eminent Domain, and other rights of way.
5. Other measured and calculated data is shown on this plat.

In my opinion this plat is a true and correct representation of the surveyed property of JAMES H. BEARD, and I have no objection to its use for any purpose for which it is intended.

JAMES H. BEARD
 SURVEYOR

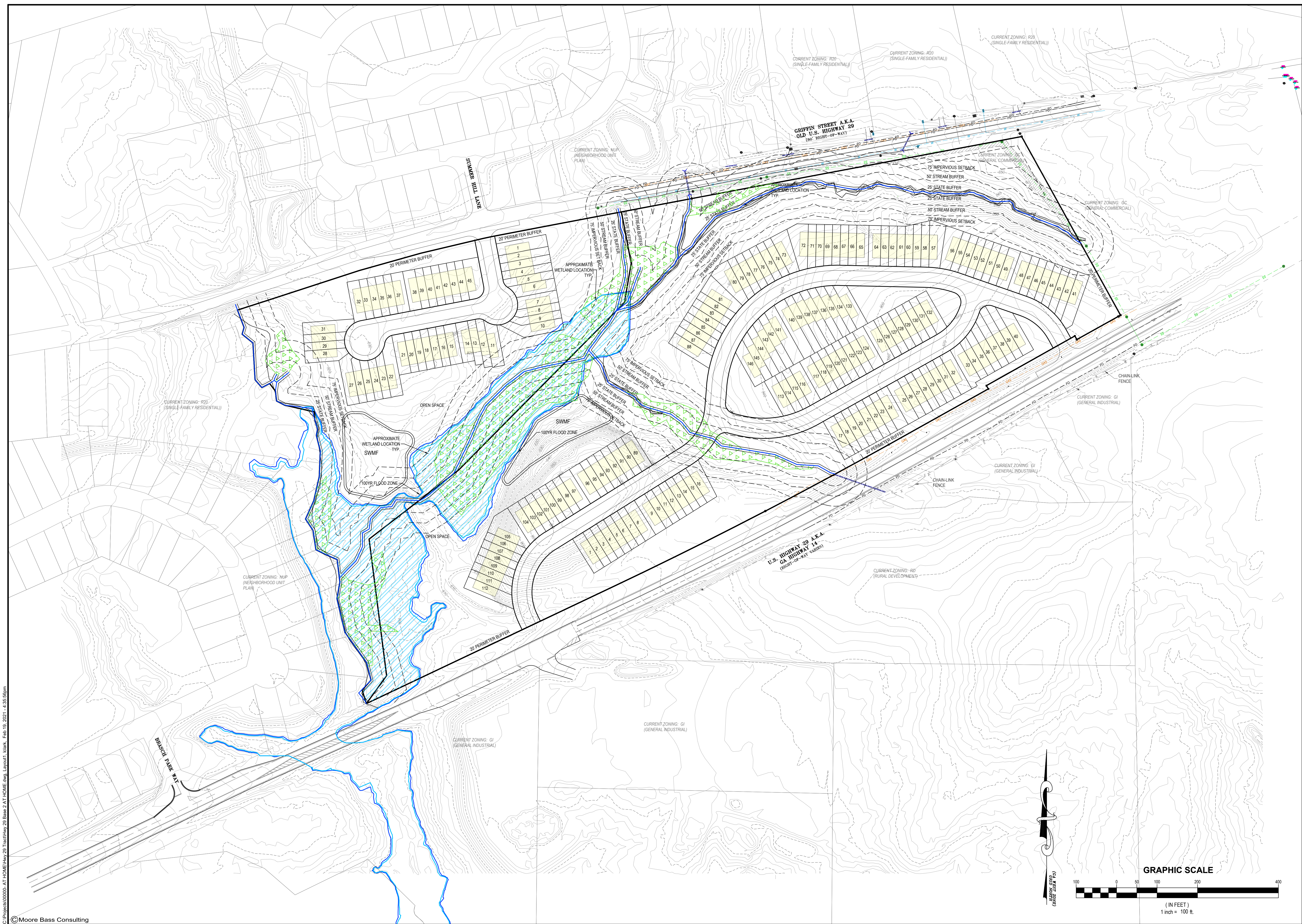
CURTIS PATTON
 SURVEYOR

GLOBETEC SERVICES
 100-47-1147
 100-47-1148
 100-47-1149
 100-47-1150

JAMES H. BEARD
 SURVEY FOR

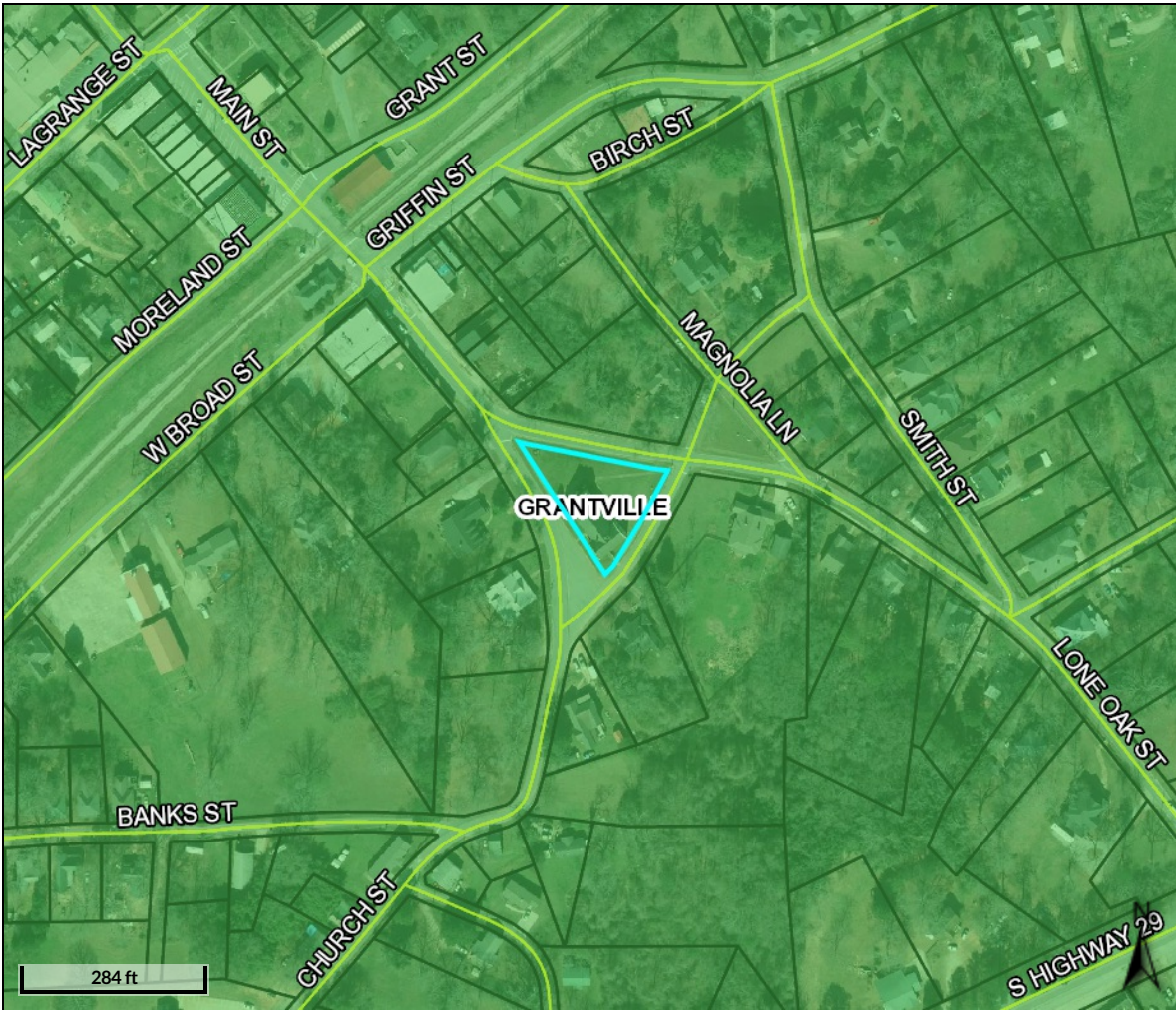
LL 23334, JVA, & 248 LD 2
 CRT OF GOVTNLT
 CONNITA COUNTY, GA

SCALE: 1" = 200'
 DATE: 02/28/97
 JOB NO.: 02/28/97
 JOB FILE: 02/28/97

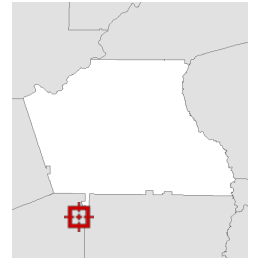










Overview



Legend

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

Parcel ID	G04 0002 001	Owner	GRANTVILLE METHODIST CHURCH	Last 2 Sales			
Class Code	Exempt	Physical Address	54 CHURCH ST	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04	Assessed Value	Value \$1011792	n/a	0	n/a	n/a
Acres	0.93			n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 2/24/2021
 Last Data Uploaded: 2/24/2021 1:10:17 AM

Developed by  Schneider GEOSPATIAL

**CITY OF GRANTVILLE
REZONING APPLICATION**

The undersigned hereby respectfully requests that the zoning district for referenced property and the City of Grantville Zoning Map be amended as described below:

1. Name of Property Owner / Applicant: James O. Selks

2. Applicant Address: _____

3. Telephone No. (Day) 770-301-8786 Telephone No. (Evening) _____

4. Email address of Applicant: jinsells5@gmail.com

5. Address of Property: 54 Church Street
Grantville, GA 30220

6. Provide exact information to locate the property for which you propose a change:

Tax District 04 Tax Map Number _____

Parcel Number G04 0002 001 Area of subject property: .93 (Acres)

7. Current zoning district of the property: (Check One)

- Rural Development (RD)
- Single Family Residential (R20)
- Multi-family Residential (R-6)
- Neighborhood Unit Plan (NUP)
- Parks & Recreation (PR)
- Commercial Residential (CR)
- Office & Institutional (OI)
- General Commercial (GC)
- Light Industrial (LM)
- General Industrial (GI)

8. What new zoning district do you propose for this property? GC General Commercial
(Under item 13 explain your reason(s) for your rezoning request.)

9. Do you own all of the subject property proposed for this zoning change?
 Yes () No (If no, then each property owner must sign an individual application.)

10. Is the property subject to the Historic Preservation Overlay District?
 Yes () No

11. List the present use of property and any structures existing on the property.

Church

12. Intent of Rezoning: (Detailed Description of Proposed Development)
(Attach separate sheets as necessary. Indicate if additional pages are attached.)

Wedding Venue
Event Venue

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

Rezoning Application Fee Determination:

Property Size (Acres) .93

Rezoning Fee / Ac \$200 / Ac

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

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

() Yes No

15. Fee for DRI Application based on property acreage to be paid in advance. This fee is in addition to Rezoning Application Fees.

Development of Regional Impact (DRI) Fee Determination:

Base Charge \$3,000.00

Property Size (Acres) _____

DRI Application Fee / Ac \$20.00 / Ac

Total DRI Fee _____ (Base Charge plus Fee per Acre)

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By: James O. Sells
Signature
JAMES O. SELLS
Printed Name

Date 2-10-2021

Attach completed Rezoning Application Disclosure Form.

NOTE: The City will be responsible for posting the notice on the affected property in accordance with the CITY OF GRANTVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS.

All rezoning and or DRI fees must be paid in advance and are not refundable regardless of the final disposition of the application.

The Completed application will be reviewed first by the Planning & Zoning Commission at a regularly scheduled voting meeting. After the application has been voted on and a recommended to Council, the property will be posted for public notice and to solicit comments from the public. Following public notice, the application must undergo two readings of Council.

Current Rezoning Fees and DRI fees are maintained by the City of Grantville. Information can be obtained by telephone at (770) 583-2289.

FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: _____ Posting Notice Issue Date: _____

Fees Paid by Applicant: _____

Receipt Number: _____

Date Completed Application and Fees were received: _____

Official Date Stamp

REZONING APPLICATION DISCLOSURE FORM

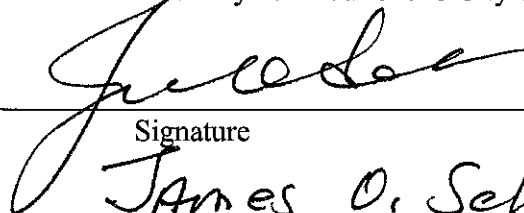
Conflict of Interest in Zoning Actions Act Disclosure of Financial Interests

Under the guidelines of State Law, an application for Rezoning must disclose campaign contributions totaling \$250.00 or more over the past two years to any City Council Member. This is inclusive of immediate family members and you / they holding office positions in a business, firm or corporation.

Contributions have been made to the following officials:

NONE
Applicant is a member of Grantville
city council

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

By: 
Signature
James O. Sells
Printed Name

Date 2-10-2021

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

OFFICE USE ONLY

Date Received: _____

File Number: _____

**CITY OF GRANTVILLE
FINAL PLAT APPLICATION**

The undersigned hereby respectfully requests the review of a Final Plat for referenced property and the City of Grantville, Georgia as described below:

- 1. Name of Property Owner / Applicant: Water Under the Bridge, LLC
- 2. Applicant Address: 270 North Jeff Davis Drive, Fayetteville, GA 30214
- 3. Telephone No. (Day) 678.251.5046 Telephone No. (Evening) same
- 4. Email address of Applicant: rferry@brentholdings.net
- 5. Address of Property: Lot 5A - North Meadow Ridge Drive, Grantville, GA

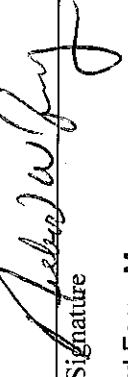
6. Provide exact information to locate the property for which you propose a change:

Tax District 2nd Tax Map Number 0802248114 & 0802248115
Parcel Number 248 Area of subject property: 1.735 (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 and Institutional (OI)
 - General Commercial (GC)
 - Light Industry (LM)
 - General Industry (GI)

8. Fee for Final Plat Review to be paid in advance. **Plat Review Application Fee Determination:**
Property Size (Acres) 1.735 acres
Final Plat Review Fee / Lot \$ _____ + _____ per lot
Final Plat Filing Fee \$10.00/Page
Total Final Plat Review and Filing Fee \$ 403

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By:  Date 3/1/2021
Signature
Richard Ferry, Manager
Printed Name

FINAL PLAT CHECKLIST

Date: _____

Project: _____

- ____ 1. Signature and Seal of Registered Land Surveyor
- ____ 2. Owners Acknowledgement with signature
- ____ 3. Right-of-way width, lot numbers, and house numbers.
- ____ 4. Project name/Title, street names, date, scale north arrow, landlot/district and vicinity map.
- ____ 5. Bearings, distances, dimensions and acreage on each lot measured to nearest 100th of a foot and 100th of an acre.
- ____ 6. Show total acreage of each lot, if any that lie within and outside of the 100-year floodplain.
- ____ 7. Compliance with Zoning Ordinance
- ____ 8. Show approved usage delineated wetland boundaries including correspondence from the U.S. Army Corps of Engineers.
- ____ 9. Indicate and label existing structures to remain or be removed, if applicable.
- ____ 10. Street centerlines showing horizontal curve data: angles of deflection, tangent lengths, radii, arc lengths, and point of curves and tangents.
- ____ 11. Locations, dimensions, invert elevations of piped segments and control weirs, maximum water surface elevations of retention ponds.
- ____ 12. Location of any easements, public service utility right-of-way lines, and any areas to be reserved, donated, or dedicated to public use; location of sites to be used for purposes other than residential with notes stating their purpose and limitations, and any areas to be reserved by deed covenant for the common use of all property owners shall be shown. More specifically but not limited to:
 - (a) FEMA map panel and number with note stating site is in or out of floodplain. Also natural and artificial floodplain must be shown with elevations and minimum finished floor elevations (MFFE's).
 - (1) MFFE's must be based off as-built elevations for ponds and low areas.
 - (2) MFFE's must be 3 ft above the 100-year elevation or 1 ft above top of dam elevations, whichever is greater
 - (b) Protected buffer areas and wetland areas delineated with notes.
 - (c) Greenbelt areas delineated.
 - (d) Drainage, access, and maintenance easements delineated. To a pond for example.
- ____ 13. Delineate water, sewer, and stormwater pipes with inverts, lengths, and diameters.
- ____ 14. Accurate location, material and description of monuments and markers shall be shown. Monuments to be placed after final street improvements shall be designated as "future."
- ____ 15. Final Plat Certificates
- ____ 16. All information required for the recording of maps, plats, etc., by the Clerk of Superior Court Act (Ga. Laws, 1978 Session) [O.C.G.A. § 15-6-67 et seq.] must be shown. All requirements specified by Georgia Plat Act (No. 1291) shall apply. (Accuracy statement and equipment used.)
- ____ 17. If a subdivision includes an approved private street, the plat of that subdivision must the

contain a certification that the owner or owners of property within that subdivision will be responsible for the maintenance of all private streets in that subdivision; and furthermore, subdivider must demonstrate to the City that all deeds and deed covenants for property within that subdivision shall contain full and complete notice to all future property owners that they will be responsible for the maintenance of the private streets.

18. DOT approval of entrance if on State route.

19. As-built data submitted?

(a) As-built road profile, horizontal and vertical.

(b) Core-samples and laboratory test results for roadways.

(c) Compaction tests if applicable.

Digital version of the Final Plat in a format acceptable to the City delineating all improvements to the site including water, sewer and stormwater lines. As-built topography of the entire site is not required.

20. (d) Final Inspection by City staff or designee.

21. Site built in conformance with Preliminary Plat and approved construction drawings?

Tree preservation/buffer areas in tact?

22. (a) Maintenance bonds received?

Review Comments:

Approved: _____ Denied _____

Approved: _____ Denied _____

CITY OF GRANTVILLE
P O BOX 160
GRANTVILLE, GA 30220

Transaction #: 76175
Date: Mar 02, 2021
Time: 12:43 PM
Customer #: 5320
Customer Name: MISCELLANEOUS ACCOUNT

Check Number:.....13542
Check Date:.....03/02/2021
Reference Number:.....RJH
Description:....MEADOWS RIDGE FINAL PLAT
Total:.....\$403.00
Check Amount:.....\$403.00
Change:.....\$0.00

Thank you for doing business with
CITY OF GRANTVILLE



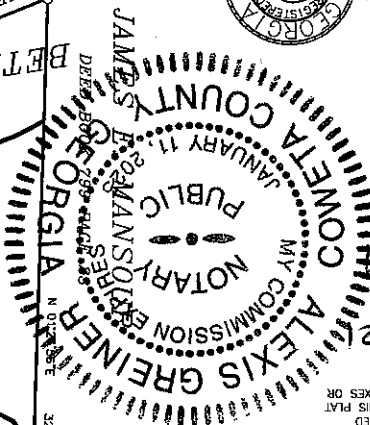
CITY OF GRANTVILLE
P O BOX 160
GRANTVILLE, GA 30220
fax

*UTILITY BILLS ARE DUE BY THE 15TH OF THE
MONTH. AFTER THE 15TH, THERE WILL BE A
25.00 LATE FEE APPLIED TO YOUR ACCOUNT.

**ALL ACCOUNTS NOT PAID IN FULL BY 5:00 P.M.
ON THE 24TH DAY OF THE MONTH WILL BE
ASSESSED A \$25.00
RE-CONNECTION FEE AND WILL BE SUBJECT TO
DISCONNECTION.

LEGEND

ALL = LAND LOT
 a.k.a. = ALSO KNOWN AS
 k.k.a. = FORMERLY KNOWN AS
 B/L = BUILDING LINE
 R/W = RIGHT-OF-WAY
 N/O = NON OR FORMERLY
 P-P = OVERHEAD POWER LINE
 X-X = FENCE
 W-W = WATER LINE
 M = WATER METER
 W = WATER VALVE
 FH = FIRE HYDRANT
 DE = DRAINAGE EASEMENT
 JF = IRON RE-BAIR FOUND
 MS = IRON PIN SET (1/2" RE-BAIR)
 MFE = MINIMUM FINISHED FLOOR ELEVATION
 P.B. = PLAT BOOK
 D.B. = DEED BOOK



HEALTH DEPARTMENT APPROVAL

CHRIS W. ROBERTSON GA RLS #3193
 DATE: 02-25-2021

APPROVAL CERTIFICATE

DIRECTOR, COWETA COUNTY HEALTH DEPARTMENT
 DATE: 3-2-2021

APPROVAL CERTIFICATE

MAYOR
 DATE: 3/2/21

OWNER: SIGNED, SEALED AND DELIVERED
 DATE: 3/2/21

IN THE PRESENCE OF:
 WITNESS: *[Signature]* DATE: 3/2/21

OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
 HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED
 APPROVAL, BY THE CITY OF GRANVILLE AND IT IS EMITTED TO RECORDED IN THE
 CLERK'S OFFICE, COWETA COUNTY SUPERIOR COURT.

SURVEYORS CERTIFICATION:

(i) As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or statements should be confirmed with the appropriate government bodies by any purchaser of user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.

REFERENCES:

Plat Book 90, Pages 88-100

Equipment Used:

Geomax Zoom 40 Direct Total Station

Adjusted By: Compass rule

Angular Error: 2" per angle point

E.O.C. Field: 1" in 100,000 FEET

E.O.C. Plot: 1" in 20,000 FEET

Lot 5A Area: 75,571 SF

SURVEY DATA

GENERAL NOTES:

1. THE CERTIFICATION, BASED ON KNOWLEDGE, INFORMATION AND BELIEF, PROFESSIONAL OPINION, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE, THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLETES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA (KNOWLED) (COG) 15-6-57 AS AMENDED BY HB76 (2017). IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #130703358D, WITH EFFECTIVE DATE OF FEBRUARY 6, 2012.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED AND GASKINS / CHRISTOPHER BROTHERS LAND SURVEYING, L.C. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

THE PURPOSE OF THIS COMBINATION SURVEY & REVISED FINAL PLAT IS TO COMBINE LOT 5, (TAX PARCEL #080 2248 114) & LOT 6, (TAX PARCEL #080 2248 115) MEADOWS RIDGE SUBDIVISION PHASE B. THE NEW LOT HENCEFORTH WILL BE NAMED LOT 5A.

THIS PLAT REPLACES PART OF THE PLAT RECORDED P.B.90, PG.98-100 & IS SUBJECT TO NOTES & REQUIREMENTS ON SAID PLAT.

COWETA COUNTY DEPARTMENT OF PUBLIC HEALTH

CERTIFICATION:

LOT 5A MEADOWS RIDGE SUBDIVISION PHASE "B", HAS BEEN APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEM USE BY COWETA COUNTY DEPARTMENT OF PUBLIC HEALTH. LOT 5A IS ZONED R-20.

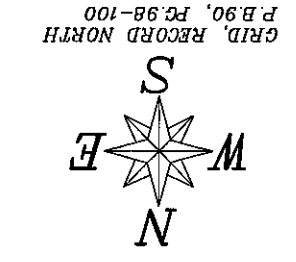
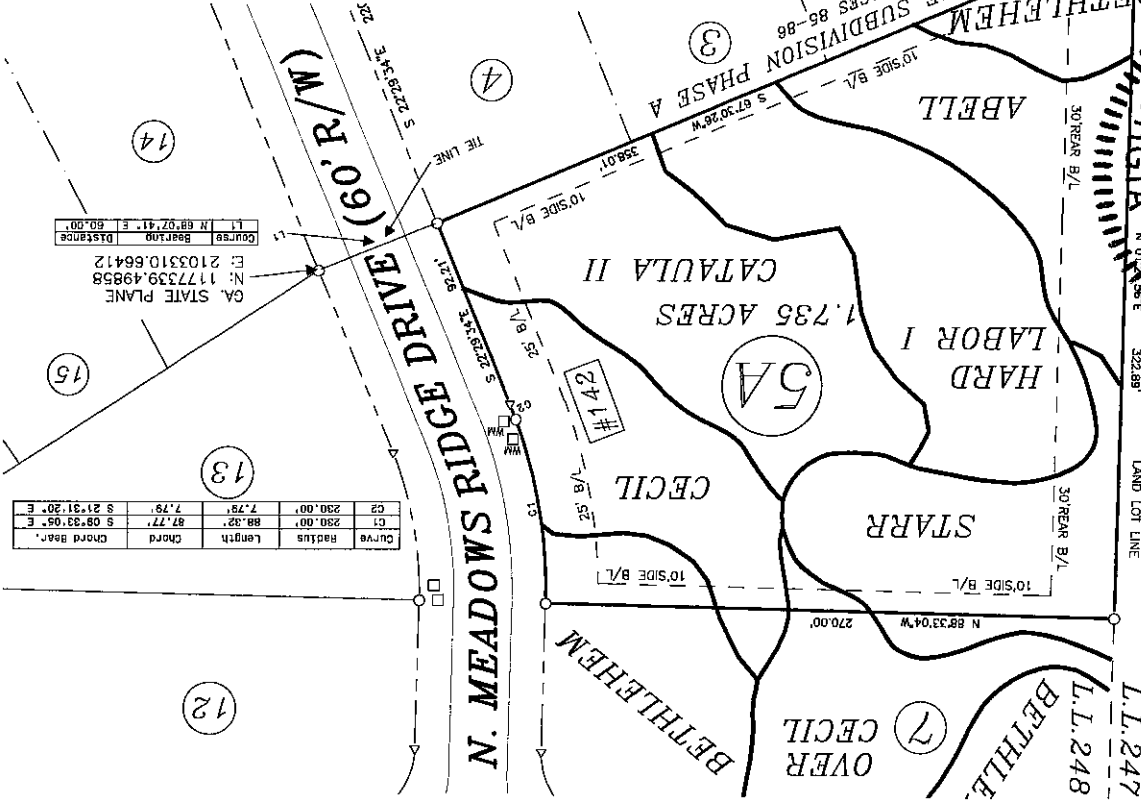
SIGNATURE/NAME: *[Signature]* DATE: 3-2-2021

Gaskins Brothers

COMBINATION SURVEY & REVISED FINAL PLAT MEADOWS RIDGE SUBDIVISION, PH. B. LOCATED IN L.L. 248 2ND DISTRICT COWETA COUNTY, GA. CITY OF GRANVILLE.

2440 Main Street, Marietta, GA 30066
 Phone: (770) 535-1171

DRYAN BR. BLS
 CHECKED BY: CWR
 FILE: 2102078
 FIELD DATE:
 OFFICE DATE: 02/25/2021
 SCALE: 1" = 40'
 REVISIONS



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.

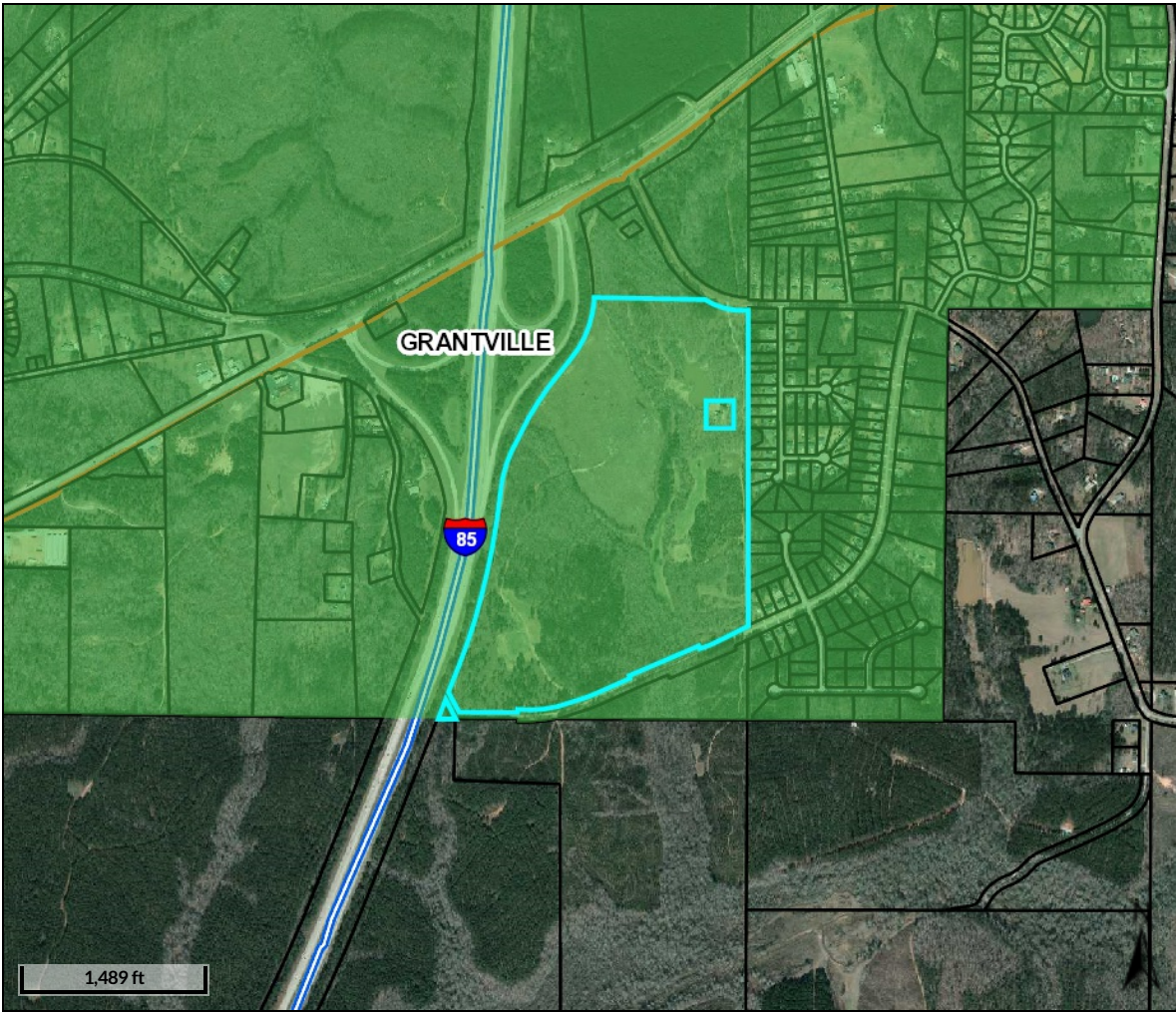
I have attached a survey of the property. Please feel free to give me a call if you have any questions or comments.

Thank you,

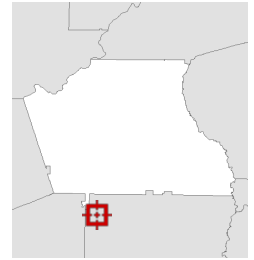


Richard Ferry
Brent Holdings, LLC
Project Manager

CC: Mr. Brennan Jones: via email



Overview



Legend

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

Parcel ID G08 2247 001
 Class Code Consv Use
 Taxing District GRANTVILLE 04
 Acres 124.02

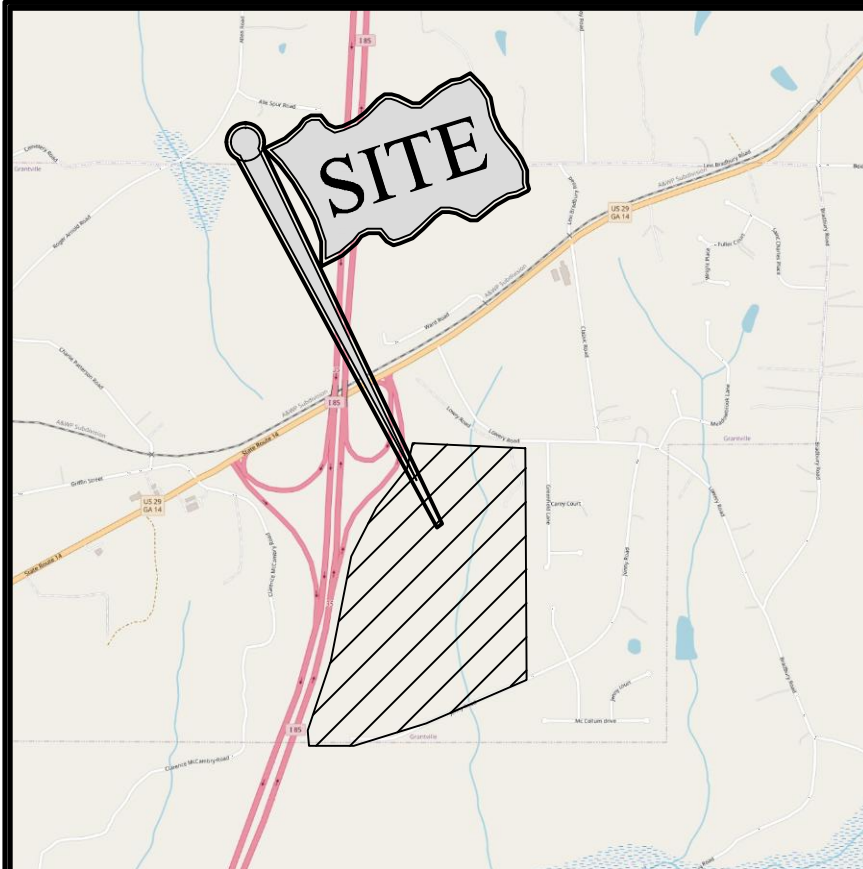
Owner MANSOUR JEFFREY G
 101 LOWERY RD
 GRANTVILLE, GA 30220
 Physical Address n/a
 Assessed Value Value \$254266

Last 2 Sales			
Date	Price	Reason	Qual
9/9/1997	0	07	U
11/1/1993	\$127000	LM	Q

(Note: Not to be used on legal documents)

Date created: 12/2/2020
 Last Data Uploaded: 12/2/2020 1:12:36 AM

Developed by Schneider
 GEOSPATIAL



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 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
 - DI 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.O.B. 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
 - ⊕ 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.

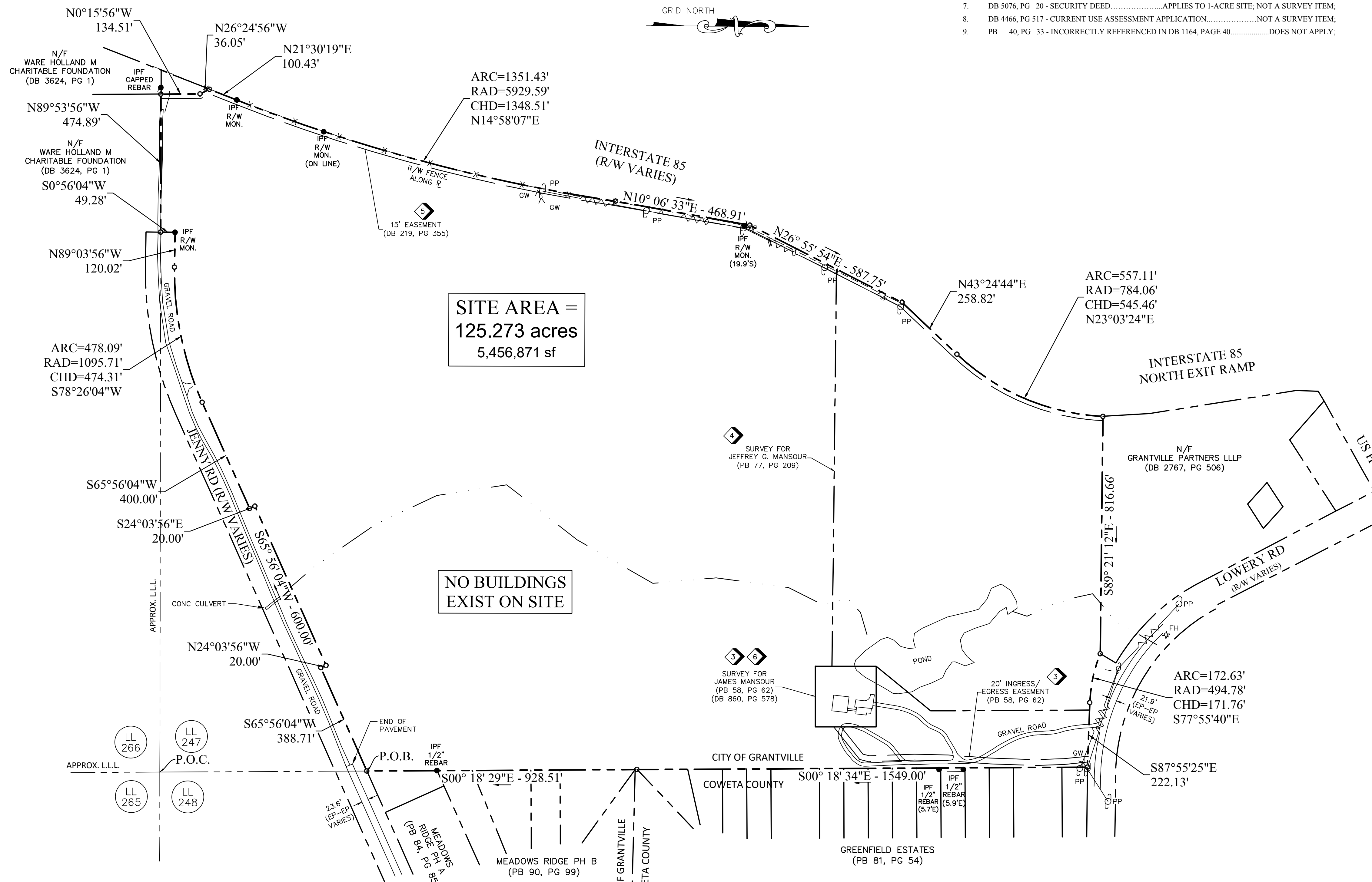
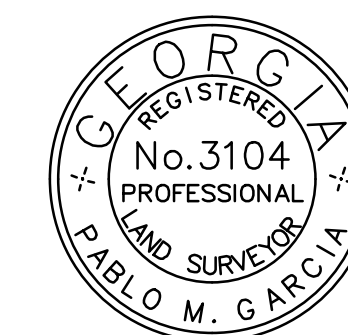
SURVEYOR'S CERTIFICATION:

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:

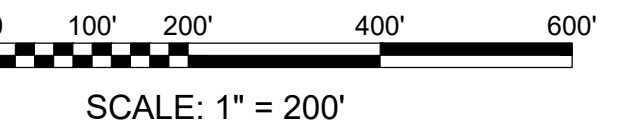
Pablo M. Garcia
Georgia RLS No. 3104



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" 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 1,362,213 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