

AGENDA

Planning Commission Meeting
August 5, 2021
6:00 p.m.

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

Audio Conference Number: 425-436-6364 Access Code: 336977#

CALL TO ORDER

ATTENDANCE

REVIEW & APPROVAL OF MINUTES

June 3, 2021 Planning Commission Meeting

REPORT OF COMMITTEES (if any)

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Zoning for Coweta Parcel 055 2027 004 (198.56 Acres) Annexation – Minnie Sewell Road

- Current County Zoning – Rural Conservation (RC)
- Current Land Use - Forested
- Requested zoning district in Grantville - General Industrial (GI)
- Coweta County BOC per the vote at the BOC meeting on 7/27/21, does not object to the annexation and recommended 100-foot undisturbed natural buffer zone where the subject property abuts unincorporated residential zoned properties.
- Annexation / Zoning exhibit prepared by Atlantic Coast Consulting, Inc.

Zoning for Meriwether Co Parcel 001 013 (103.7 Acres) Annexation – Minnie Sewell Road

- Current County Zoning – Rural / Agricultural
- Current Land Use - Forested
- Requested zoning district in Grantville - General Industrial (GI)

- Meriwether County BOC per the vote at the 7/14/21 BOC meeting does not object to the annexation.
- Annexation / Zoning exhibit prepared by Atlantic Coast Consulting, Inc.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: June 3, 2021
Time: 6:01 p.m.
Location: Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220

Mr. Ward called the Planning Commission meeting to order at 6:00 p.m.

Attendance

Joe Ward, Vice Chairman
Danny Clay
Brenda Maddox (By conference call)

Public Attendance

Manny Singh
Virginia Singh
Robi Higgins
Marion Cieslik

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from April 1, 2021

Planning Commission meeting minutes for the meeting held on April 1, 2021 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Clay to adopt the April 1, 2021 Planning Commission Meeting Minutes. The motion was seconded by Mrs. Maddox. After discussion, Mr. Ward called for a vote and the motion passed unanimously.

Mr. Singh requested that the Agenda be amended to reflect that Grantville Partners LLP representative is Tommy Arnold and to also indicate that Virginia Singh has a contract to purchase the property. The planning commissioners made note of the proposed amendments to the agenda.

Report of Committees

None

Unfinished Business

None

Hearing of Cases

Special Use Permit Application for Liquor Store at parcel G09-0002-003 (Hwy 29/SR14) submitted by Tommy Arnold, Grantville Partners, LLLP on behalf of Virginia Singh.

The applicant represented by Manny Singh was recognized by the Planning Commission and presented the proposal to obtain a Special use Permit for a Liquor Store at the property. Following

the presentation and discussion between the planning commissioners and Mr. Singh, Mr. Clay made a motion to recommend that the City Council approve the Special Use Permit application for a liquor store on parcel G09-0002-003 as submitted by the application. The motion was seconded by Mrs. Maddox. Following discussion, Mr. Ward called for a vote and the motion passed unanimously.

Special Use Permit Application for Truck Stop at parcel G09-0002-003 (Hwy 29/SR14) submitted by Tommy Arnold, Grantville Partners, LLLP on behalf of Virginia Singh.

The applicant represented by Manny Singh was recognized by the Planning Commission and Mr. Singh presented the application to obtain a Special Use Permit for a Truck Stop at the property. Following the presentation and discussion between the planning commissioners and Mr. Singh, Mr. Clay made a motion to recommend that the City Council approve the Special Use Permit application for a truck stop on parcel G09-0002-003 as submitted by the application. The motion was seconded by Mrs. Maddox. Following discussion, Mr. Ward called for a vote and the motion passed unanimously.

New Business

None

Adjournment

Mr. Clay made a motion to adjourn the meeting. Mrs. Maddox seconded the motion. Mr. Ward adjourned the Planning Commission Meeting at 6:22 p.m.

June 28, 2021

Mr. Al Grieshaber, City Manager
City of Grantville
P. O. Box 160
Grantville, GA 30220

Dear Mr. Grieshaber,

Minnie Sewell Land LLC wishes to annex Coweta County Tax Parcel #055 2027 004 into the City of Grantville. The Coweta County parcel is located on Minnie Sewell Road in Grantville, Georgia, 30220 and consists of 198.56 wooded acres. Attached is a legal description of the tract of land.

Please submit this request at the earliest City of Grantville Meeting.

Thank you in advance for your assistance with this matter.

Sincerely,



Minnie Sewell Land LLC
Frank H. Barron
Co-Member



Minnie Sewell Land LLC
Thomas W. Barron, Sr.
Co-Member

The tract lying and being in Coweta County, GA and Meriwether County, GA and being known and designated upon that certain *Property Survey for John Hardy Jones, Et. Al* located in landlots 6 & 27 of the 11th land district also located in landlots 271 & 272 of the 2nd land district Coweta County, Georgia also located in landlot 26 of the 11th land district Meriwether County, Georgia prepared by Conkle-Lane & Associates, dated October 30, 2006, as Tract A, containing 476.97 acres.

A portion of Tract A, located in landlot 27 of the 11th land district in Coweta County, Georgia being more particularly described as follows.

Commencing at the point *IPF* at the intersection of landlots 6, 7, 26, and 27 and from said point of beginning;

Proceed thence; in a southwesterly direction along the landlot line between landlot 26 and landlot 27 to a point *IPF* at the intersection of landlots 26, 27, 38, and 39;

Thence, N 84° 36' 31" W for a distance of 1737.21 feet to a point *IPF*;

Thence, N 85° 10' 30" W for a distance of 368.79 feet to a point *IPF*;

Thence, N 84° 38' 13" W for a distance of 135.17 feet to a point *IPF*;

Thence, N 04° 27' 24" E for a distance of 522.63 feet to a point *IPF*;

Thence, N 85° 33' 50" W for a distance of 778.63 feet to a point on a line;

Thence, N 12° 09' 49" E for a distance of 49.34 feet to a point *ISF*;

Thence, S 85° 35' 05" E for a distance of 268.44 feet to a point *ISP*;

Thence, N 08° 50' 55" E for a distance of 251.51 feet to a point *ISP*;

Thence, S 79° 09' 18" W for a distance of 50.00 feet to a point *ISP*;

Thence, N 12° 56' 46" E for a distance of 51.64 feet to a point *ISF*;

Thence, N 80° 54' 11" W for a distance of 53.66 feet to a point *ISF*;

Thence, N 78° 46' 26" W for a distance of 246.14 feet to a point *ISP*;

Thence, N 13° 50' 28" E for a distance of 334.55 feet to a point on a line;

Thence, N 12° 16' 21" E for a distance of 506.23 feet to a point on a line;

Thence, N 12° 04' 09" E for a distance of 555.97 feet to a point on a line;

Thence, N 11° 35' 48" E for a distance of 300.24 feet to a point on a line;

Thence, N 10° 48' 27" E for a distance of 405.23 feet to a point *IPF*;

Thence, run in a southeasterly direction along the landlot line between landlot 6 and landlot 27 to the point of beginning.



Summary

Parcel Number 055 2027 004
 Location Address
 Legal Description 198.56AC LL 27 LD 11 (CU)
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY 01 UNINCORPORATED (District 01)
 Millage Rate 26.502
 Acres 198.56
 Neighborhood NEWNAN HS 0912 (0912)
 Homestead Exemption No (S0)
 Landlot/District 27 / 2

[View Map](#)

Owner

[MINNIE SEWELL LAND LLC](#)
 14 JACKSON ST
 NEWNAN, GA 30263

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Wooded	Rural	2	0.67
RUR	Wooded	Rural	4	114.23
RUR	Wooded	Rural	5	2.42
RUR	Wooded	Rural	6	78.12
RUR	Easements	Rural	4	2.84
RUR	Easements	Rural	5	0.28

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	4	128.69
CUV	Timberland 93	6	38.39
CUV	Timberland 93	8	31.48

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/13/2019			\$6,366,875	Real Estate Listing	Real Estate Listing	Real Estate Listing
10/29/2012	3863 354	47 37	\$0	UNQUALIFIED VACANT	BARRON FRANK H & THOMAS W BARR	MINNIE SEWELL LAND LLC
6/15/2000	1531 008	47 37	\$1,234,600	UNQUALIFIED VACANT	100 BLACK MEN OF AME	BARRON FRANK H & THOMAS W BARRON
11/19/1997	1194 198	47 3 7	\$0	UNQUALIFIED MULTIPLE	MINDIS INCINERATION	100 BLACK MEN OF AME
11/21/1989	540 492		\$0	UNKNOWN STATUS		MINDIS INCINERATION
7/17/1989	524 114		\$0	UNKNOWN STATUS		SAJI PROPERTIES INC
10/31/1979	311 210		\$0	UNKNOWN STATUS		WARE HOLLAND M
	MER GER		\$0	UNKNOWN STATUS		MINDIS METALS INC

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$325,724	\$551,660	\$551,660	\$551,660	\$551,660
Land Value	\$325,724	\$325,724	\$551,660	\$551,660	\$551,660
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$325,724	\$325,724	\$551,660	\$551,660	\$551,660
10 Year Land Covenant (Agreement Year / Value)	2019 / \$121,002	2019 / \$117,603	2019 / \$114,236		

Assessment Notices 2019

[6070 \(PDF\)](#)

Assessment Notices 2020

[2020 \(PDF\)](#)

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Septic Drawings, Photos, Sketches.

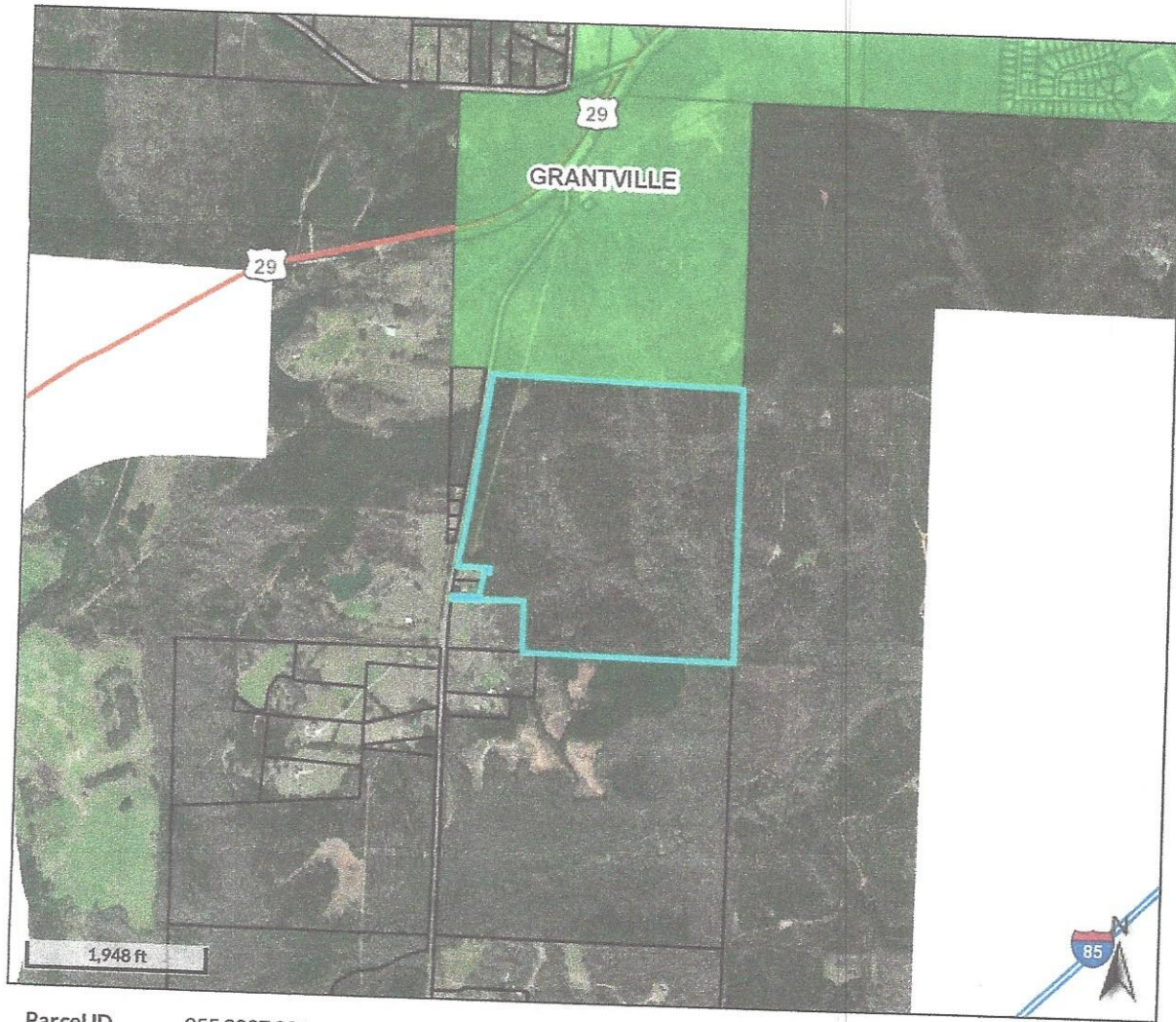
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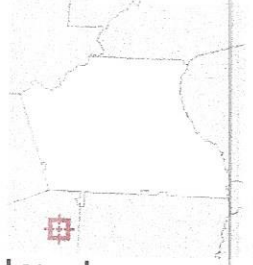
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Version 2.3.127



Overview



Legend

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

Parcel ID 055 2027 004
 Class Code Consv Use
 Taxing District COUNTY 01 UNINCORPORATED
 Acres 198.56

Owner MINNIE SEWELL LAND LLC
 14 JACKSON ST
 NEWNAN, GA 30263
 Physical Address n/a
 Assessed Value Value \$325724

Last 2 Sales		Reason	Qual
Date	Price		
5/13/2019	\$6366875	RL	U
10/29/2012	0	03	U

(Note: Not to be used on legal documents)

Date created: 6/30/2021
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Developed by Schneider GEOSPATIAL

June 28, 2021

Mr. Al Grieshaber, City Manager
City of Grantville
P. O. Box 160
Grantville, GA 30220

Dear Mr. Grieshaber,

Minnie Sewell Land LLC wishes to annex Coweta County Tax Parcel #055 2027 004 into the City of Grantville. The Coweta County parcel is located on Minnie Sewell Road in Grantville, Georgia, 30220 and consists of 198.56 wooded acres. Attached is a legal description of the tract of land.

Please submit this request at the earliest City of Grantville Meeting.

Thank you in advance for your assistance with this matter.

Sincerely,



Minnie Sewell Land LLC
Frank H. Barron
Co-Member



Minnie Sewell Land LLC
Thomas W. Barron, Sr.
Co-Member

Coweta County Annexation

The tract lying and being in Coweta County, GA and Meriwether County, GA and being known and designated upon that certain Property Survey for John Hardy Jones, Et Al located in Land Lots 6 & 27 of the 11th Land District also located in Land Lots 271 & 272 of the 2nd Land District of Coweta County, Georgia also located in Land Lot 26 of the 11th Land District Meriwether County, Georgia prepared by Conkle-Lane & Associates, dated October 30, 2006, as Tract A, containing 476.97 acres.

Portion to be annexed: A portion of Tract A, located in Land Lot 27 of the 11th Land District in Coweta County, Georgia being more particularly described as follows.

Commencing at the point IPF at the intersection of Land Lots 6, 7, 26 and 27 and from said point of beginning:

Proceed thence, in a southwesterly direction along the Land Lot line between Land Lot 26 and Land Lot 27 to a point IPF at the intersection of Land Lots 26, 27, 38 and 39;

Thence, N 87° 55' 31" W for a distance of 1737.21 feet to a point IPF;

Thence N 88° 29' 33" W for a distance of 368.79 feet to a point IPF;

Thence N 87° 57' 15" W for a distance of 135.17 feet to a point IPF;

Thence N 01° 08' 22" E for a distance of 522.63 feet to a point IPF;

Thence N 88° 52' 52" W for a distance of 778.63 feet to a point located on the easterly Right of Way of Minnie Sewell Road;

Thence N 08° 50' 47" E for a distance of 49.34 feet to a point ISF;

Thence S 88° 54' 07" E for a distance of 268.44 feet to a point ISP;

Thence N 05° 31' 53" E for a distance of 251.51 feet to a point ISP;

Thence S 82° 28' 20" W for a distance of 50.00 feet to a point ISP;

Thence, N 09° 37' 44" E for a distance of 51.64 feet to a point ISF;

Thence N 84° 13' 13" W for a distance of 53.66 feet to a point ISF;

Thence N 82° 05' 28" W for a distance of 246.14 feet to a point ISP;

Thence N 10° 31' 26" E for a distance of 334.65 feet to a point located on the easterly Right of Way of Minnie Sewell Road;

Thence N 08° 57' 19" E for a distance of 506.23 feet to a point located on the easterly Right of Way of Minnie Sewell Road;

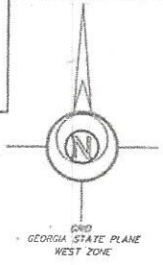
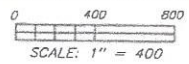
Thence N 08° 45' 08" E for a distance of 555.97 feet to a point on located on the easterly Right of Way of Minnie Sewell Road;

Thence N 08° 16' 46" E for a distance of 300.24 feet to a point on located on the easterly Right of Way of Minnie Sewell Road;

Thence N 07° 29' 25" E for a distance of 405.23 feet to a point IPF;

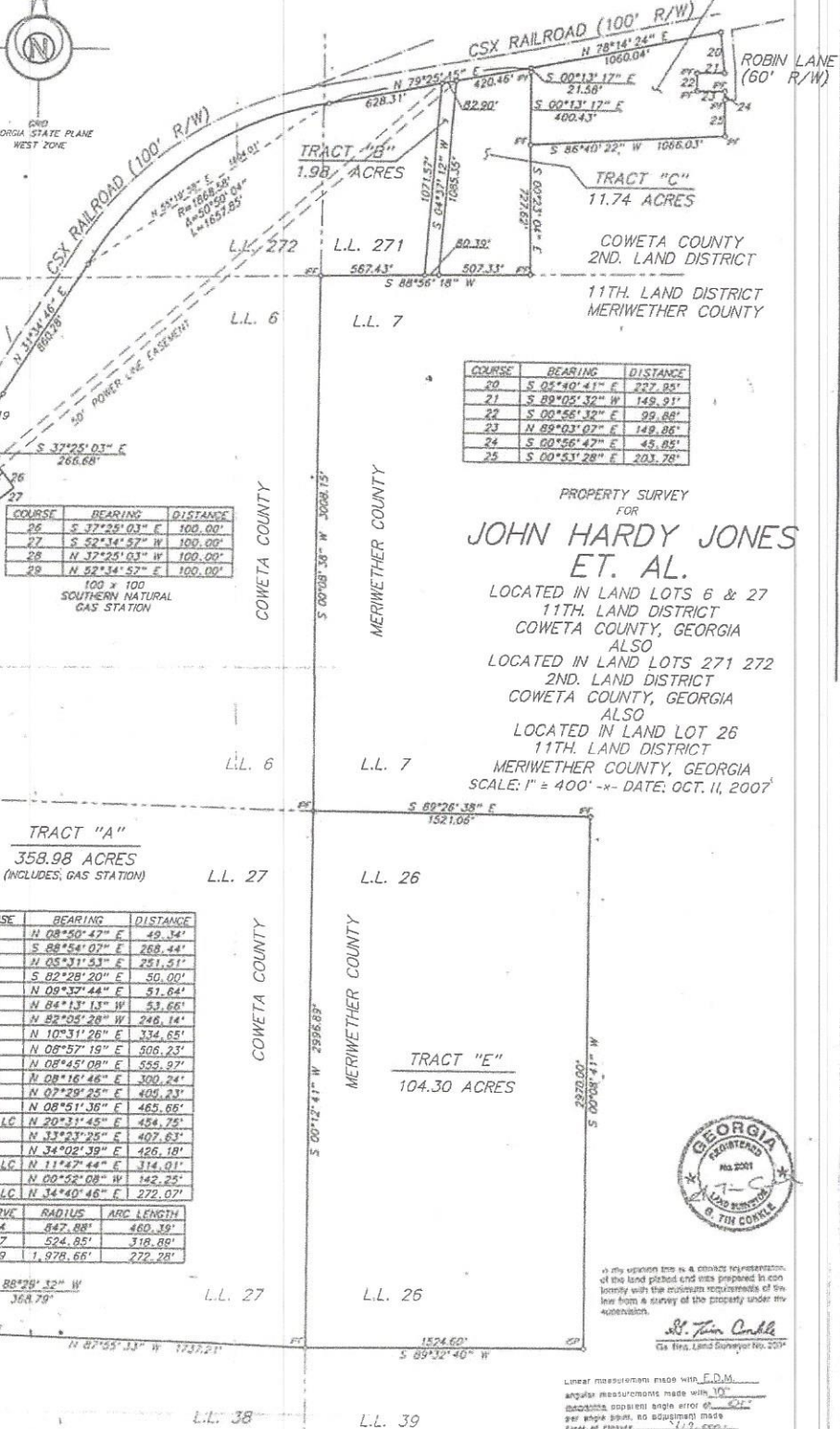
Thence run in a southeasterly direction along the Land Lot Line between Land Lot 6 and Land Lot 27 to the point of beginning.

prepared by
conkle - lane & associates
 planning consultants - land surveyors
 griffin, georgia
 770-228-8400



COURSE	BEARING	DISTANCE
30	N 00°35'21" E	443.72'
31	N 00°37'49" E	867.17'
32 - LC	N 60°48'02" E	1,267.36'
33	S 00°52'08" E	58.58'
34 - LC	S 11°59'02" W	265.58'
35	S 34°04'59" W	419.26'
36	S 33°22'44" W	404.95'
37 - LC	S 20°31'45" W	497.66'
38	S 08°16'03" W	468.82'
39	N 89°15'04" W	367.19'

CURVE	RADIUS	ARC LENGTH
32	1,978.66'	1,290.09'
34	444.85'	289.69'
37	927.69'	503.83'



TRACT "F"
 2.56 ACRES

TROUP COUNTY
 COWETA COUNTY

COURSE	BEARING	DISTANCE
26	S 37°25'03" E	100.00'
27	S 52°14'57" W	100.00'
28	N 32°25'03" E	100.00'
29	N 52°14'52" E	100.00'

100 x 100 SOUTHERN NATURAL GAS STATION

TRACT "A"
 358.98 ACRES
 (INCLUDES GAS STATION)

COURSE	BEARING	DISTANCE
1	N 08°50'47" E	49.34'
2	S 88°54'07" E	268.44'
3	N 05°31'53" E	251.51'
4	S 82°28'20" E	50.00'
5	N 09°32'44" E	51.64'
6	N 84°13'13" W	53.66'
7	N 82°05'28" W	246.14'
8	N 10°31'26" E	334.65'
9	N 08°57'19" E	506.23'
10	N 08°45'08" E	555.97'
11	N 08°16'46" E	300.24'
12	N 07°29'25" E	400.23'
13	N 08°51'38" E	465.66'
14 - LC	N 20°31'45" E	454.75'
15	N 34°02'39" E	407.63'
16	N 34°02'39" E	426.18'
17 - LC	N 11°42'44" E	314.01'
18	N 00°52'08" W	142.25'
19 - LC	N 34°40'46" E	272.07'

CURVE	RADIUS	ARC LENGTH
14	847.88'	460.39'
17	524.85'	318.80'
19	1,978.66'	272.28'

COURSE	BEARING	DISTANCE
20	S 05°40'41" E	227.86'
21	S 89°05'32" W	149.91'
22	S 00°56'32" E	99.86'
23	N 89°03'07" E	149.86'
24	S 00°56'47" E	45.85'
25	S 00°53'28" E	203.78'

PROPERTY SURVEY
 FOR
**JOHN HARDY JONES
 ET. AL.**
 LOCATED IN LAND LOTS 6 & 27
 11TH. LAND DISTRICT
 COWETA COUNTY, GEORGIA
 ALSO
 LOCATED IN LAND LOTS 271 272
 2ND. LAND DISTRICT
 COWETA COUNTY, GEORGIA
 ALSO
 LOCATED IN LAND LOT 26
 11TH. LAND DISTRICT
 MERIWETHER COUNTY, GEORGIA
 SCALE: 1" = 400' -X- DATE: OCT. 11, 2007



This is a true and correct representation of the land platted and was prepared in conformity with the minimum requirements of law from a survey of the property under my supervision.

G. Tim Conkle
 Georgia Registered Professional Land Surveyor No. 2017

Linear measurements made with F.D.M.
 angular measurements made with 10"
 magnetic compass angle error of 50"
 per angle point, no equipment made
 error of course 1/10,000'

 **qPublic.net** Coweta County, GA

Summary

Parcel Number 055 2027 004
 Location Address
 Legal Description 198.56AC LL 27 LD 11 (CU)
(Note: Not to be used on legal documents)
 Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY 01 UNINCORPORATED (District 01)
 Millage Rate 26.502
 Acres 198.56
 Neighborhood NEWNAN HS 0912 (0912)
 Homestead Exemption No (50)
 Landlot/District 27 / 2

[View Map](#)

Owner

MINNIE SEWELL LAND LLC
 14 JACKSON ST
 NEWNAN, GA 30263

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Wooded	Rural	2	
RUR	Wooded	Rural	4	0.67
RUR	Wooded	Rural	4	114.23
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Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
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			31.48

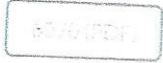
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11/19/1997	1194 198	47 37	\$0	UNQUALIFIED MULTIPLE	MINDIS INCINERATION	100 BLACK MEN OF AME
11/21/1989	540 492		\$0	UNKNOWN STATUS		MINDIS INCINERATION
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	MER GER		\$0	UNKNOWN STATUS		MINDIS METALS INC

Valuation

	2021	2020	2019	2018	2017
Previous Value					
Land Value	\$325,724	\$551,660	\$551,660	\$551,660	\$551,660
+ Improvement Value	\$325,724	\$325,724	\$551,660	\$551,660	\$551,660
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$325,724	\$325,724	\$0	\$0	\$0
10 Year Land Covenant (Agreement Year / Value)	2019 / \$121,002	2019 / \$117,603	2019 / \$114,236	\$551,660	\$551,660

Assessment Notices 2019



Assessment Notices 2020



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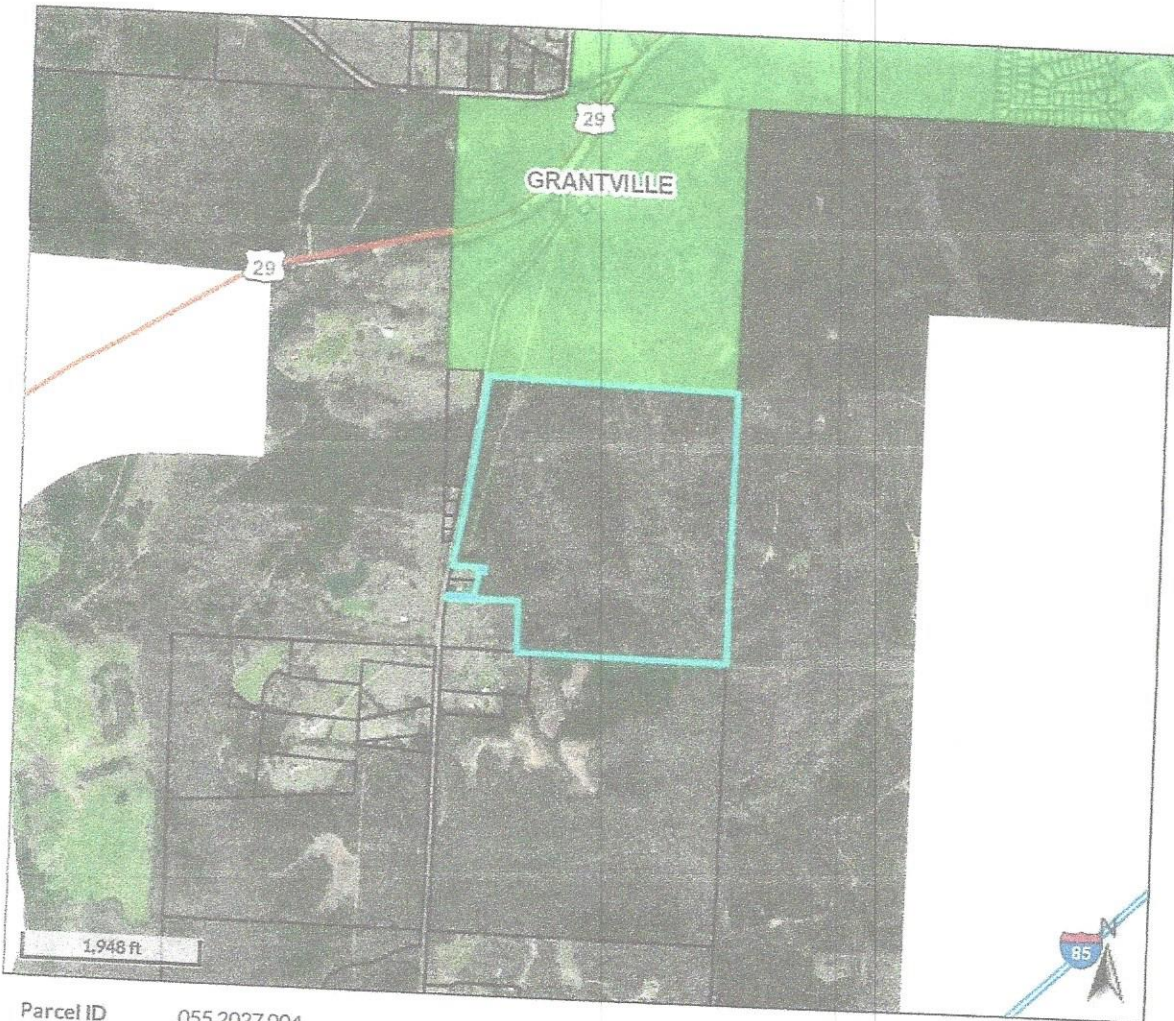
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Version 2.0.1.127



Overview

Legend

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

Parcel ID 055 2027 004
 Class Code Consv Use
 Taxing District COUNTY 01 UNINCORPORATED
 Acres 198.56

Owner MINNIE SEWELL LAND LLC
 14 JACKSON ST
 NEWNAN, GA 30263
 Physical Address n/a
 Assessed Value Value \$325724

Last 2 Sales			
Date	Price	Reason	Qual
5/13/2019	\$6366875	RL	U
10/29/2012	0	03	U

(Note: Not to be used on legal documents)

Date created: 6/30/2021
 Last Data Uploaded: 6/30/2021 1:31:11 AM

Developed by  **Schneider**
 GEOSPATIAL

CITY OF GRANTVILLE
REZONING APPLICATION
Property to be Annexed

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: City of Grantville
2. Applicant Address: 123 Lagrange Street; P.O. Box 160
Grantville, GA 30220
3. Telephone No. (Day) (770) 583-2289 Telephone No. (Evening) (770) 583-2289
4. Email address of Applicant: agrieshaber@grantvillega.org
5. Address of Property: located on Minnie Sewell Road

6. Provide exact information to locate the property for which you propose a change:
Tax District County 01 Unincorporated (District 01) Tax Map Number _____
Parcel Number 055 2027 004, Area of subject property: 198.56 (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)

unzoned
presently not zoned

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

9. Do you own all of the subject property proposed for this zoning change? *subject to annexation*
 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.

N/A wooded acreage

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

industrial development

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

Rezoning Application Fee Determination:

Property Size (Acres) _____

N/A

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 when developed

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

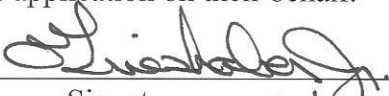
Property Size (Acres) _____

N/A

DRI Application Fee / Ac \$20.00 / Ac

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

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

By: 
Signature City Manager

Date July 8, 2021

Al Grieshaber Jr.
Printed Name

Attach completed Rezoning Application Disclosure Form.



COWETA COUNTY
COMMUNITY DEVELOPMENT

22 East Broad St.
Newnan, GA 30263
Email: awhite@coweta.ga.us
770-254-2635

July 27, 2021

Al Grieshaber Jr.
City Manager
City of Grantville
P.O. Box 160
Grantville, GA 30220

RE: Annexation– O.C.G.A. §36.36 - City of Grantville

Applicant: Minnie Sewell Land, LLC
198.56 ± acres
Property Located on Minnie Sewell Road
Tax ID# 055 2027 004
Petition # AN 004-21

Dear Mr. Grieshaber,

The Coweta County Board of Commissioners voted on July 27, 2021 to file No Objection to the above referenced annexation petition. However, the Board of Commissioners request your consideration and incorporation of the following one area of concern:

1. A 100-ft undisturbed natural buffer along the property lines abutting unincorporated residential zoned properties.

A copy of the report that was submitted to the BOC for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved at the August 10, 2021 meeting.

Please forward a copy of your official minutes in which you formalize the annexation. We appreciate the consideration as it assists several departments in updating the appropriate jurisdiction.

If we can be of further assistance, please feel free to contact our office.

Sincerely,

Angela B. White
Assistant Director,
Community Development

C: Michael Fouts, County Administrator
Jerry Ann Conner, County Attorney



22 East Broad St.
Newnan, GA 30263
www.coweta.ga.us
770-254-2635

To: Board of Commissioners

From: Angela B. White, Asst. Dir, Comm Dev

Date: July 22, 2021

Re: Proposed Annexation, City of Grantville
O.C.G.A. §36-36 Annexation Procedures
Applicant: Minnie Sewell, LLC
198.56 acres located south of Grantville City Limits on
Minnie Sewell Rd, Grantville
Tax ID# 055 2027 004
Petition # AN 004-21
2nd Commission District

The City of Grantville is proposing the annexation of 198.56± acres located on Minnie Sewell Rd, south of the City Limits.

The applicant, Minnie Sewell, LLC is requesting the City of Grantville’s zoning of GI (General Industrial).

According to the Grantville Zoning listed in Municode, General Industrial allows: “*Sec 4.1-7 The purpose of this district is to provide suitable areas for warehousing, distribution, manufacturing, and other intensive activities of an industrial nature.*”

Zoning District – General Industrial (G.I.)

1-acre min lot area

100-ft min lot width @ setback line

40/25 front yard setback from arterial & collector/local street.

15-ft side yard setback

15-ft rear yard setback

40-ft Maximum Height

The City of Grantville has submitted annexation under O.C.G.A. §36.36 Annexation Procedures. The Annexation procedure requires Coweta County to quantify the objections in specific impact as well as financial terms.

Unfortunately, there is not a conceptual site plan or any written details as to the proposed use. However, County Attorney Conner advises that the law is so vague that we must proceed with the review and response.

This property was submitted in 2007 for annexation. However, it was withdrawn before it ever went to the Board for a decision. Our office has also become aware that property in Meriwether County is involved in this project as well, but no additional details are known.

Various county departments have reviewed the annexation proposal and specifically identified their comments as follows:

Building Department/ Emergency Management/E-911/WASA/Fire/Environmental Health

After review by these respective offices, there are no applicable issues related to the Annexation Request

Public Works-Engineering/Transportation Departments

I do not have a reason to object to this annexation but would like to draw attention to the existing at grade rail crossing of Minnie Sewell Road and CSX Railroad near the intersection of Minnie Sewell and US 29. The vertical profiles of the rail line and the CSX Railroad are such that the rail line is higher than Minnie Sewell Road, creating potential issues with industrial truck traffic traversing this at-grade crossing and possibly getting hung or stuck on the crossing or causing damage to the rail.

Planner

After reviewing the Notice to Annex from the City of Grantville, I provide the following information:

The proposed annexation is a substantial change in zoning and land use with the proposed zoning district of General Industrial. The property is currently zoned Rural Conservation (RC) with the county. The Rural Conservation district is intended to provide low-density, single-family residential and agricultural land use.

The proposed industrial development of approximately 198.56 acres is a substantial increase in land use and density than what is presently recommended in the Comprehensive Plan for the location. The *Future Development Map* does not recommend an industrial use for the proposed site. The proposed annexation is located within the *Rural Conservation Character Area* as defined in the *Coweta County Comprehensive Plan 2016-2036*. The proposed change in land use would conflict with the intent of the character area. The proposed industrial use would also conflict with existing agricultural and residential land use in the adjacent area.

The proposed industrial development has the potential to create substantial infrastructure demands due to the need for urban services (such as water, sewer, public safety) and impacts on

the transportation network. However, current county infrastructure is not designed to support industrial use in the subject location.

Community Development

The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to **any one or more of the following**:

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use

In order for an objection to be valid, the proposed change in zoning or land use must result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; **OR**
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; **AND**
3. Differ substantially from the existing uses suggested for the property pursuant to the county's zoning ordinance or its land use ordinances.

Findings:

As reviewed by staff, there is a substantial change to a significantly different allowable use as the property is currently zoned RC-Rural Conservation, yet the City of Grantville is proposing their G-I (General Industrial) zoning. In addition, the proposed zoning differs substantially from the existing uses suggested for the property pursuant to the county's zoning ordinance and land use ordinances. Coweta County also notes the concern for the proposed industrial district alongside residential properties without any conceptual site plan to evaluate the development against the remaining county residents.

Therefore, based upon the above staff comments and the O.C.G.A. §36.36 Annexation Procedures for Objection, the Coweta County Community Development Department provides for an Objection to be filed under the required substantial change in zoning and land use ordinance as presented.

However, if the Board of Commissioners choose not to object, Coweta County Community Development is requesting a 100-ft undisturbed natural buffer along the property lines abutting unincorporated residential zoned properties.

Cc: Michael Fouts, County Administrator
Jerry Ann Conner, County Attorney
Jon Amason, Community Development Director

brennanjones@comcast.net

From: Al Grieshaber <agrieshaber@grantvillega.org>
Sent: Thursday, July 29, 2021 12:49 PM
To: brennanjones@comcast.net
Cc: Robi Higgins
Subject: RE: Minnie Sewell Road - Zoning
Attachments: ApplicationForAnnexationCowetaCountyTaxParcel#055 2027 004.pdf;
ApplicationForAnnexationMeriwetherCountyTaxParcel#001 013.pdf;
ApplicationForZoningCowetaCountyTaxParcel0552027004.pdf;
ApplicationForZoningMeriwetherCountyTaxParcel001013.pdf

Brennan,

An e-mail has been sent requesting payment of the annexation fees for the Coweta County Tax Parcel (\$10,000.) and the Meriwether County Tax Parcel (\$10,000.)

I have no doubt the fees will be paid.

As for the Zoning Requests, since the applicant in both cases is the City of Grantville no fees are due.

Thanks, Al

Al Grieshaber Jr.
City Manager
City of Grantville
123 Lagrange Street
P. O. Box 160
Grantville, Georgia 30220
(770) 583-2289 ext. 2007 (o)
(678) 378-6149 (c)

From: brennanjones@comcast.net <brennanjones@comcast.net>
Sent: Wednesday, July 28, 2021 9:56 PM
To: Robi Higgins <rhiggins@grantvillega.org>
Cc: Al Grieshaber <agrieshaber@grantvillega.org>
Subject: RE: Minnie Sewell Road - Zoning

Robi,

Yes, assuming that they actually file the application with supporting documents and pay the application fees. Please confirm that the application and fees haven been submitted.

Thanks,

Brennan

Brennan D. Jones, P.E.
Brennan Jones Engineering Assoc., LLC
7513 Mason Falls Dr
Winston, Georgia 30187
ph: 770.688.5148

fx: 770.577.0300
email: brennanjones@comcast.net

From: Robi Higgins <rhiggins@grantvillega.org>
Sent: Wednesday, July 28, 2021 5:12 PM
To: brennanjones@comcast.net
Subject: RE: Minnie Sewell Road - Zoning

Brennan, do you plan to include the Annexation and Rezoning requests from Minnie Sewell Land, LLC on the Agenda for the Planning and Zoning Commission meeting next week?

From: brennanjones@comcast.net
Sent: Tuesday, July 20, 2021 2:28 PM
To: 'Jeff Thomas' <jeff.thomas@atlcc.net>
Cc: Al Grieshaber <agrieshaber@grantvillega.org>; Mark Mitchell <mark@smitchelllaw.com>; Robi Higgins <rhiggins@grantvillega.org>
Subject: RE: Minnie Sewell Road - Zoning

Jeff,

The preliminary site plan should show features such as preliminary layout of buildings, show the current zoning of surrounding property (in addition to land use), show and identify with dimensions from the property boundary the buffer zone (*is that the dashed blue line?*) around the perimeter of the property where dissimilar land use and zoning exists (see Grantville Zoning Ordinance), show topographic contours, state waters and state water buffers, wetlands, floodplain, etc. The proposed development has a potential for significant impacts to wetlands and waters of the state. These environmental impacts will be a concern that will be raised during the re-zoning process. Be aware that the property will have to go through Development of Regional Impact (DRI) review before approval of the proposed facilities is granted.

Has the applicant submitted the annexation/zoning application and paid required fees for annexation and for re-zoning to the City of Grantville? This plan alone does not address the requirements for rezoning that are outlined in the City's Zoning Ordinance. I recommend that you refer to Municode.com to review rezoning requirements, which can be found in section 17 of the zoning ordinance. Contact the City clerk, Mrs. Higgins, to obtain a copy of the rezoning application and annexation application. For the DRI, additional zoning fees are required and they should be submitted in conjunction with the rezoning application. Has your client initiated the DRI application for this proposed development?

Kind Regards,

Brennan

Brennan D. Jones, P.E.
Brennan Jones Engineering Assoc., LLC
7513 Mason Falls Dr
Winston, Georgia 30187
ph: 770.688.5148
fx: 770.577.0300
email: brennanjones@comcast.net

From: Jeff Thomas <jeff.thomas@atlcc.net>
Sent: Tuesday, July 20, 2021 1:24 PM
To: brennanjones@comcast.net
Subject: FW: Minnie Sewell Road - Zoning

Mr. Jones,

I just wanted to follow up and see if there was anything else you needed from me?

Thanks,

Jeff Thomas, PE

Atlantic Coast Consulting, Inc.
7 East Congress St., Suite 801, Savannah, Georgia 31401
Office: 912-236-3471 | www.atlcc.net

“Our work helps produce a cleaner environment for all”

From: Jeff Thomas
Sent: Friday, July 16, 2021 8:55 AM
To: brennanjones@comcast.net
Cc: Karen Nalewako <KarenN@lindseysrealtors.com>; Robert Brown <robert.brown@atlcc.net>
Subject: Minnie Sewell Road - Zoning

Mr. Jones,

We have prepared an exhibit for the special use request as related to the Minnie Sewell Land, LLC tracts. The intent is to submit this as part of the annexation/zoning request to Grantville. The Owner requested that we submit this exhibit to you prior to formal submittal to see if you may have any offered suggestions and/or revisions.

Please let me know if there is anything else you may need.

Thanks,

Jeff Thomas, PE

Atlantic Coast Consulting, Inc.
7 East Congress St., Suite 801, Savannah, Georgia 31401
Office: 912-236-3471 | www.atlcc.net

“Our work helps produce a cleaner environment for all”

June 28, 2021

Mr. Al Grieshaber, City Manager
City of Grantville
P. O. Box 160
Grantville, GA 30220

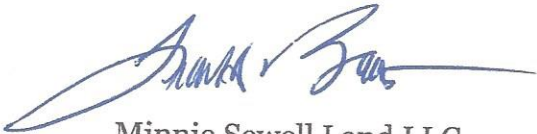
Dear Mr. Grieshaber,

Minnie Sewell Land LLC wishes to annex Meriwether County Tax Parcel #001 013 into the City of Grantville. The Coweta County parcel is located on Minnie Sewell Road in Grantville, Georgia, 30220 and consists of 103.7 wooded acres. Attached is a legal description of the tract of land.

Please submit this request at the earliest City of Grantville Meeting.

Thank you in advance for your assistance with this matter.

Sincerely,



Minnie Sewell Land LLC
Frank H. Barron
Co-Member



Minnie Sewell Land LLC
Thomas W. Barron, Sr.
Co-Member


qPublic.net™ Meriwether County, GA
Summary

Parcel Number 001 013
 Location Address U S 29 HWY
 Legal Description 103.7 AC/LL 26 11TH LD
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District MERIWETHER COUNTY (District 01)
 Millage Rate 36.182
 Acres 103.7
 Neighborhood NORTH OF GREENVILLE (NORTH)
 Homestead Exemption No (S0)
 Landlot/District 26 / 11

[View Map](#)**Owner**

[MINNIE SEWELL LAND LLC](#)
 14 JACKSON ST
 NEWNAN, GA 30263

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	7	
RUR	Woodland	Rural	2	6.54
RUR	Woodland	Rural	4	16.81
				80.35

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	
CUV	Timberland 93	4	16.81
CUV	Timberland 93	7	80.35
			6.54

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/24/2013	792 522		\$0	CUVA covenant recorded	MINNIE SEWELL LAND LLC	MINNIE SEWELL LAND LLC
10/29/2012	770 513	21 66	\$0	Additional Interest	BARRON FRANK H & THOMAS W	MINNIE SEWELL LAND LLC
9/20/2012	766 230		\$0	CUVA covenant recorded	BARRON FRANK H & THOMAS	BARRON FRANK H & THOMAS W
6/15/2000	439 792		\$0	Fair Market Value	100 BLACK MEN OF AME	BARRON FRANK H & THOMAS W
11/19/1997	388 334		\$0	G	MINDIS INCINERATION	BARRON FRANK H & THOMAS W
11/1/1989	285 0322		\$96,400	Non-Market	MINDIS METALS INC	BARRON FRANK H & THOMAS W
7/17/1989	280 0603		\$0	Non-Market	WARE HOLLAND M	100 BLACK MEN OF AMERICA
11/8/1979	177 255		\$125,000		WARE BROS INC	MINDIS METALS INC
6/6/1979	174 569		\$0		GLOVER WALLACE M	WARE HOLLAND M
3/31/1979	172 392		\$0		FALK REALTY	WARE BROS INC
3/26/1979	172 288		\$45,700		TRI COUNTY CO	GLOVER WALLACE M
8/10/1977	160 364		\$0		COLLEY MARY	FALK REALTY CO
1/1/1968	91 266		\$0		RAMSEY RODNEY D	TRI COUNTY CO
						COLLEY MARY

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$234,700	\$234,700	\$234,700	\$278,600	\$278,600
Land Value	\$234,700	\$234,700	\$234,700	\$234,700	\$278,600
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$234,700	\$234,700	\$234,700	\$234,700	\$0
10 Year Land Covenant (Agreement Year / Value)	2012 / \$69,098	2012 / \$67,099	2012 / \$65,198	2012 / \$63,321	2012 / \$61,523

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Meriwether County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

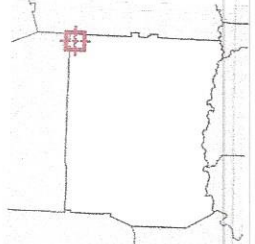
[Last Data Upload: 6/30/2021, 7:21:24 AM](#)



Version 2.3.127



Overview



Legend

- Parcels
- Roads

Parcel ID 001013
 Class Code Consv Use
 Taxing District MERIWETHER COUNTY
 Acres 103.7

Owner MINNIE SEWELL LAND LLC
 14 JACKSON ST
 NEWNAN, GA 30263
 Physical Address U S 29 HWY
 Assessed Value Value \$234700

Last 2 Sales			
Date	Price	Reason	Qual
6/24/2013	0	CR	U
10/29/2012	0	A	U

(Note: Not to be used on legal documents)

Date created: 6/30/2021
 Last Data Uploaded: 6/30/2021 7:21:24 AM

Developed by Schneider
 GEOSPATIAL

July 9, 2021

Mr. Al Grieshaber, City Manager
City of Grantville
P. O. Box 160
Grantville, GA 30220

Dear Mr. Grieshaber,

Minnie Sewell Land LLC wishes to annex Meriwether County Tax Parcel #001 013 into the City of Grantville. The Meriwether County parcel is located off Minnie Sewell Road in Grantville, Georgia, 30220 and consists of 103.7 wooded acres. Attached is a legal description of the tract of land.

Please submit this request at the earliest City of Grantville Meeting.

Thank you in advance for your assistance with this matter.

Sincerely,



Minnie Sewell Land LLC
Frank H. Barron
Co-Member



Minnie Sewell Land LLC
Thomas W. Barron, Sr.
Co-Member

Meriwether County Annexation

The tract lying and being in Coweta County, GA and Meriwether County, GA and being known and designated upon that certain Property Survey for John Hardy Jones, Et Al located in Land Lots 6 & 27 of the 11th Land District also located in Land Lots 271 & 272 of the 2nd Land District of Coweta County, Georgia also located in Land Lot 26 of the 11th Land District Meriwether County, Georgia prepared by Conkle-Lane & Associates, dated October 30, 2006, as Tract A, containing 476.97 acres.

Portion to be annexed: A portion of Tract A, located in Land Lot 26 of the 11th Land District in Meriwether County, Georgia being more particularly described as follows.

Commencing at the point IPF at the intersection of Land Lots 6, 7, 26 and 27 and from said point of beginning:

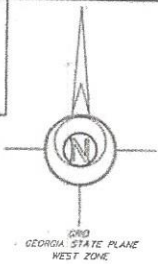
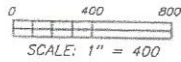
Proceed thence S 89° 26' 38" E for a distance of 1521.06 feet to a point IPF;

Thence S 00° 48' 41" W for a distance of 2970.00 feet to a point ISP;

Thence S 89° 32' 40" W for a distance of 1524.60 feet to a point IPF at the intersection of Land Lots 26, 27, 38 and 39;

Thence, run in a northeasterly direction along the Land Lot Line between Land Lot 26 and Land Lot 27 to the point IPF, the point of beginning.

prepared by
conkle - lane & associates
 planning consultants - land surveyors
 griffin, georgia
 770-226-9400



COURSE	BEARING	DISTANCE
30	N 00°35'21" E	443.72'
31	N 00°37'49" E	867.17'
32 - LC	N 80°48'02" E	1,267.36'
33	S 00°52'08" E	58.58'
34 - LC	S 11°50'02" W	265.58'
35	S 34°04'59" W	419.26'
36	S 33°22'44" W	404.85'
37 - LC	S 20°31'45" W	497.66'
38	S 08°16'03" W	468.82'
39	N 89°15'04" W	367.19'

CURVE	RADIUS	ARC LENGTH
32	1,878.66'	1,280.09'
34	444.85'	269.69'
37	927.86'	503.83'

COURSE	BEARING	DISTANCE
26	S 37°25'03" E	100.00'
27	S 52°34'57" W	100.00'
28	N 32°25'03" W	100.00'
29	N 52°34'57" E	100.00'

100 x 100 SOUTHERN NATURAL GAS STATION

COURSE	BEARING	DISTANCE
1	N 08°50'47" E	49.34'
2	S 88°54'07" E	268.44'
3	N 05°31'53" E	251.51'
4	S 82°28'20" E	50.00'
5	N 09°32'44" E	51.84'
6	N 84°13'13" W	53.86'
7	N 82°05'28" W	246.14'
8	N 10°31'26" E	334.65'
9	N 08°57'19" E	506.23'
10	N 08°45'08" E	555.97'
11	N 08°16'46" E	300.24'
12	N 07°29'28" E	405.23'
13	N 08°51'38" E	465.66'
14 - LC	N 20°31'48" E	454.75'
15	N 33°23'25" E	407.63'
16	N 34°02'39" E	426.18'
17 - LC	N 11°47'44" E	314.01'
18	N 00°52'08" W	142.25'
19 - LC	N 34°40'46" E	272.07'

CURVE	RADIUS	ARC LENGTH
14	847.88'	460.39'
17	524.85'	318.86'
19	1,978.66'	272.28'

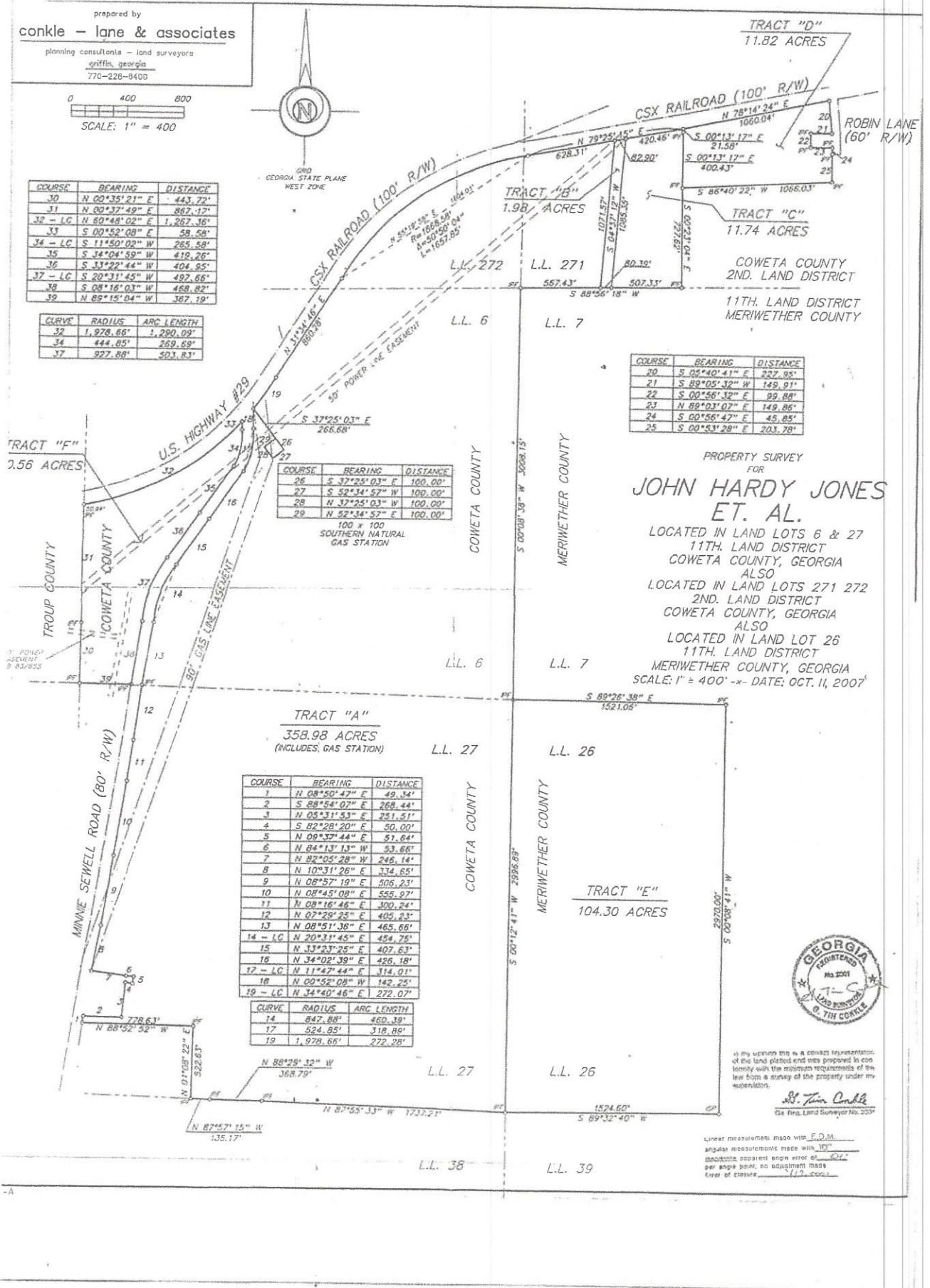
COURSE	BEARING	DISTANCE
20	S 05°40'41" E	227.95'
21	S 89°05'32" W	145.91'
22	S 00°56'32" E	89.88'
23	N 89°03'07" E	149.86'
24	S 60°56'47" E	45.85'
25	S 00°53'28" E	203.78'

PROPERTY SURVEY
 FOR
**JOHN HARDY JONES
 ET. AL.**
 LOCATED IN LAND LOTS 6 & 27
 11TH. LAND DISTRICT
 COWETA COUNTY, GEORGIA
 ALSO
 LOCATED IN LAND LOTS 271 272
 2ND. LAND DISTRICT
 COWETA COUNTY, GEORGIA
 ALSO
 LOCATED IN LAND LOT 26
 11TH. LAND DISTRICT
 MERIWETHER COUNTY, GEORGIA
 SCALE: 1" = 400' -x- DATE: OCT. 11, 2007



I, the undersigned, am a contract representative of the land plotted and was prepared in conformance with the minimum requirements of the law from a survey of the property under my supervision.
J.S. Conkle
 Civil Engineer No. 2501

Linear measurements made with F.D.M.
 angular measurements made with TDJ
 maximum equivalent angle error of 0.01"
 per angle point, no adjustment made
 error of closure = 1/10,000



qPublic.net Meriwether County, GA

Summary

Parcel Number 001 013
 Location Address U S 29 HWY
 Legal Description 103.7 AC/LL 26 11TH LD
(Note: Not to be used on legal documents)
 Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District MERIWETHER COUNTY (District 01)
 Millage Rate 36.182
 Acres 103.7
 Neighborhood NORTH OF GREENVILLE (NORTH)
 Homestead Exemption No (\$0)
 Landlot/District 26 / 11

View Map

Owner

MINNIE SEWELL LAND LLC
 14 JACKSON ST
 NEWNAN, GA 30263

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	7	
RUR	Woodland	Rural	2	6.54
RUR	Woodland	Rural	4	16.81
				80.35

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	2	
CUV	Timberland 93	4	16.81
CUV	Timberland 93	7	80.35
			6.54

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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11/19/1997	388 334		\$0	G	MINDIS INCINERATION	BARRON FRANK H & THOMAS W
11/1/1989	285 0322		\$96,400	Non-Market	MINDIS METALS INC	100 BLACK MEN OF AMERICA
7/17/1989	280 0603		\$0	Non-Market	WARE HOLLAND M	MINDIS METALS INC
11/8/1979	177 255		\$125,000		WARE BROS INC	WARE HOLLAND M
6/6/1979	174 569		\$0		GLOVER WALLACE M	WARE BROS INC
3/31/1979	172 392		\$0		FALK REALTY	GLOVER WALLACE M
3/26/1979	172 288		\$45,700		TRI COUNTY CO	FALK REALTY CO
8/10/1977	160 364		\$0		COLLEY MARY	TRI COUNTY CO
1/1/1968	91 266		\$0		RAMSEY RODNEY D	COLLEY MARY

Valuation

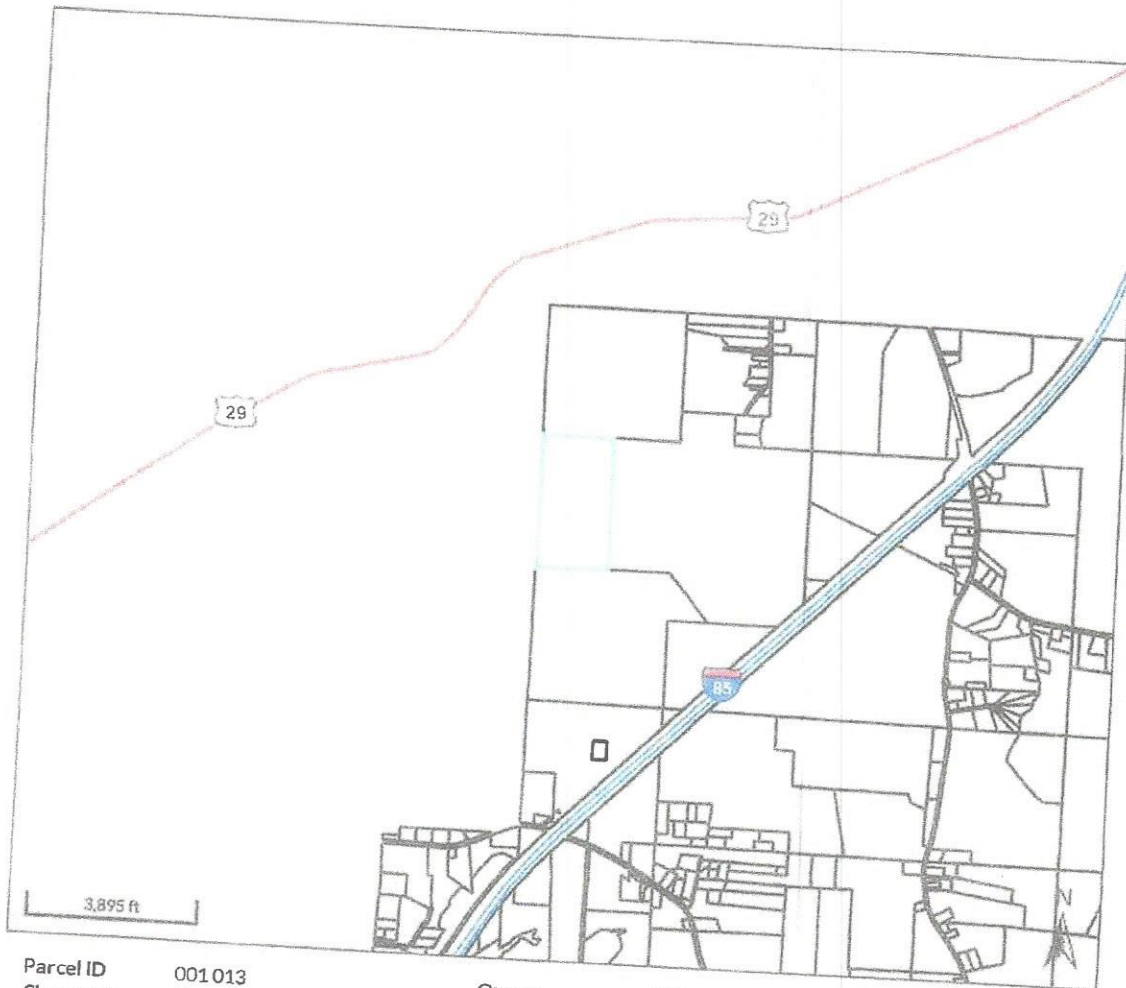
	2020	2019	2018	2017	2016
Previous Value					
Land Value	\$234,700	\$234,700	\$234,700	\$278,600	\$278,600
+ Improvement Value	\$234,700	\$234,700	\$234,700	\$234,700	\$278,600
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$234,700	\$234,700	\$234,700	\$234,700	\$0
10 Year Land Covenant (Agreement Year / Value)	2012 / \$69,098	2012 / \$67,099	2012 / \$65,198	2012 / \$63,321	2012 / \$61,523

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill, Mobile Homes, Permits, Photos, Sketches.

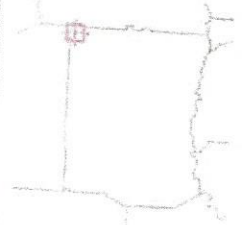
User Privacy Policy
GDPR Privacy Notice

Last Data Update: 5/20/2021 7:21:24 AM





Overview



Legend

- Parcels
- Roads

Parcel ID 001.013
 Class Code Consv Use
 Taxing District MERIWETHER COUNTY
 Acres 103.7

Owner MINNIE SEWELL LAND LLC
 14 JACKSON ST
 NEWNAN, GA 30263
 Physical Address US 29 HWY
 Assessed Value Value \$234700

Last 2 Sales			
Date	Price	Reason	Qual
6/24/2013	0	CR	U
10/29/2012	0	A	U

(Note: Not to be used on legal documents)

Date created: 6/30/2021
 Last Data Uploaded: 6/30/2021 7:21:24 AM

Developed by Schneider
 GEOSPATIAL

CITY OF GRANTVILLE
REZONING APPLICATION

Property to be Annexed

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: City of Grantville
2. Applicant Address: 123 Lagrange Street, P.O. Box 160
Grantville, GA 30220
3. Telephone No. (Day) (770) 583-2289 Telephone No. (Evening) (770) 583-2289
4. Email address of Applicant: agrieshaber@grantvillega.org
5. Address of Property: located on Minnie Sewell Road
6. Provide exact information to locate the property for which you propose a change:
Tax District Meriwether County (District 01) Tax Map Number _____
Parcel Number 001 013, Area of subject property: 103.7 (Acres)
7. Current zoning district of the property: (Check One)
 Rural Development (RD)
 Single Family Residential (R20) *presently not zoned*
 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? GI: General Industrial
(Under item 13 explain your reason(s) for your rezoning request.)
9. Do you own all of the subject property proposed for this zoning change? subject to annexation
 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.

N/A wooded acreage

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

industrial development

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

Rezoning Application Fee Determination:

Property Size (Acres) _____

N/A

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 when developed

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) _____

N/A

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: 

Date July 8, 2021

Signature City Manager

Al Grieshaber Jr.

Printed Name

Attach completed Rezoning Application Disclosure Form.

brennanjones@comcast.net

From: t.gay@meriwethercountyga.gov
Sent: Wednesday, July 14, 2021 2:38 PM
To: Al Grieshaber
Cc: Chip Barron; karen@lindseysrealors.com; Robi Higgins; Brennan D. Jones - Brennan Jones Engineering Associates, LLC (brennanjones@comcast.net)
Subject: RE: FW: Revised Grantville Legal Descriptions For Coweta County And Meriwether County Annexation Process Plus Copy Of Plat Dated 10-11-2007

Al:
I just wanted to let you know our Board voted today to not object to the annexation. We will send you a letter for your files.
Thanks for keeping us informed on this matter.

Theron

-----Original Message-----

From: "Al Grieshaber" <agrieshaber@grantvillega.org>

Sent: Thursday, July 8, 2021 4:06pm

To: "Theron Gay (t.gay@meriwethercountyga.gov)" <t.gay@meriwethercountyga.gov>

Cc: "Chip Barron" <ChipB@lindseysrealors.com>, "KarenN@lindseysrealors.com" <KarenN@lindseysrealors.com>, "Robi Higgins" <rhiggins@grantvillega.org>, "Brennan D. Jones - Brennan Jones Engineering Associates , LLC (brennanjones@comcast.net)" <brennanjones@comcast.net>

Subject: FW: Revised Grantville Legal Descriptions For Coweta County And Meriwether County Annexation Process Plus Copy Of Plat Dated 10-11-2007

Theron,

Please see the attached corrected/revised legal description for Meriwether Tax Parcel #001 013.

Please substitute it for the legal description contained within our letter to the Meriwether County Board of Commissioners dated July 1, 2021.

Thank you for your assistance and cooperation.

Al

Al Grieshaber Jr.

City Manager

City of Grantville

123 Lagrange Street

P. O. Box 160

Grantville, Georgia 30220

(770) 583-2289 ext. 2007 (o)

(678) 378-6149 (c)

From: Chip Barron <ChipB@lindseysrealors.com>

Sent: Thursday, July 8, 2021 2:45 PM

To: Al Grieshaber <agrieshaber@grantvillega.org>

Cc: awhite@coweta.ga.us; Frank Barron <FrankB@lindseysrealors.com>; Karen Nalewako <karen@amexsecurity.net>; brennanjones@comcast.net; Robi Higgins <rhiggins@grantvillega.org>; mark@smmitchelllaw.com

Subject: FW: Revised Grantville Legal Descriptions For Coweta County And Meriwether County Annexation Process Plus Copy Of Plat Dated 10-11-2007

Al, Please find attached the revised and typed legal descriptions for both the Coweta County portion of the annexation process as well as the Meriwether County portion of the annexation process, all based on the survey by G Tim Conkle for John Hardy Jones, Et. Al., plat dated October 11, 2007, that we have in our file. It is a revision of the legal description that the engineer had drawn up, possibly, from a different plat. Please let me know if you have any questions or concerns. It might be good to have the engineer to look these legal descriptions over to be certain that he is in agreement with the revised metes and bounds description. If all appears to be correct, please let me and the other parties and government officials know of these revisions. It might be good to have the Grantville City attorney, Mark Mitchell, to give his approval to these revisions as well. We want them to be correct.

Thanks very much, Chip

P.S. I am copying Angela White on this email with the typed revisions since she had received the hand written revision , but I do not have the name of the correct person or the email address for the Meriwether County Planning and Zoning Department. Please forward to all the necessary parties if all appears to be correct per the engineer.

P.P. S. I am including a copy of the October 11, 2007 plat of survey as well.

Chip Barron

Lindsey's, Inc. Realtors

Vice President/Broker

14 Jackson Street

Newnan, GA 30263

Office - 770-253-6990

Cell - 770-301-6843

Fax - 770-253-6843

E-mail - ChipB@LindseysRealtors.com

NOTE: Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by all parties.

brennanjones@comcast.net

From: Al Grieshaber <agrieshaber@grantvillega.org>
Sent: Thursday, July 29, 2021 12:49 PM
To: brennanjones@comcast.net
Cc: Robi Higgins
Subject: RE: Minnie Sewell Road - Zoning
Attachments: ApplicationForAnnexationCowetaCountyTaxParcel#055 2027 004.pdf;
ApplicationForAnnexationMeriwetherCountyTaxParcel#001 013.pdf;
ApplicationForZoningCowetaCountyTaxParcel0552027004.pdf;
ApplicationForZoningMeriwetherCountyTaxParcel001013.pdf

Brennan,

An e-mail has been sent requesting payment of the annexation fees for the Coweta County Tax Parcel (\$10,000.) and the Meriwether County Tax Parcel (\$10,000.)

I have no doubt the fees will be paid.

As for the Zoning Requests, since the applicant in both cases is the City of Grantville no fees are due.

Thanks, Al

Al Grieshaber Jr.
City Manager
City of Grantville
123 Lagrange Street
P. O. Box 160
Grantville, Georgia 30220
(770) 583-2289 ext. 2007 (o)
(678) 378-6149 (c)

From: brennanjones@comcast.net <brennanjones@comcast.net>
Sent: Wednesday, July 28, 2021 9:56 PM
To: Robi Higgins <rhiggins@grantvillega.org>
Cc: Al Grieshaber <agrieshaber@grantvillega.org>
Subject: RE: Minnie Sewell Road - Zoning

Robi,

Yes, assuming that they actually file the application with supporting documents and pay the application fees. Please confirm that the application and fees haven been submitted.

Thanks,

Brennan

Brennan D. Jones, P.E.
Brennan Jones Engineering Assoc., LLC
7513 Mason Falls Dr
Winston, Georgia 30187
ph: 770.688.5148

fx: 770.577.0300
email: brennanjones@comcast.net

From: Robi Higgins <rhiggins@grantvillega.org>
Sent: Wednesday, July 28, 2021 5:12 PM
To: brennanjones@comcast.net
Subject: RE: Minnie Sewell Road - Zoning

Brennan, do you plan to include the Annexation and Rezoning requests from Minnie Sewell Land, LLC on the Agenda for the Planning and Zoning Commission meeting next week?

From: brennanjones@comcast.net
Sent: Tuesday, July 20, 2021 2:28 PM
To: 'Jeff Thomas' <jeff.thomas@atlcc.net>
Cc: Al Grieshaber <agrieshaber@grantvillega.org>; Mark Mitchell <mark@smitchelllaw.com>; Robi Higgins <rhiggins@grantvillega.org>
Subject: RE: Minnie Sewell Road - Zoning

Jeff,

The preliminary site plan should show features such as preliminary layout of buildings, show the current zoning of surrounding property (in addition to land use), show and identify with dimensions from the property boundary the buffer zone (*is that the dashed blue line?*) around the perimeter of the property where dissimilar land use and zoning exists (see Grantville Zoning Ordinance), show topographic contours, state waters and state water buffers, wetlands, floodplain, etc. The proposed development has a potential for significant impacts to wetlands and waters of the state. These environmental impacts will be a concern that will be raised during the re-zoning process. Be aware that the property will have to go through Development of Regional Impact (DRI) review before approval of the proposed facilities is granted.

Has the applicant submitted the annexation/zoning application and paid required fees for annexation and for re-zoning to the City of Grantville? This plan alone does not address the requirements for rezoning that are outlined in the City's Zoning Ordinance. I recommend that you refer to Municode.com to review rezoning requirements, which can be found in section 17 of the zoning ordinance. Contact the City clerk, Mrs. Higgins, to obtain a copy of the rezoning application and annexation application. For the DRI, additional zoning fees are required and they should be submitted in conjunction with the rezoning application. Has your client initiated the DRI application for this proposed development?

Kind Regards,

Brennan

Brennan D. Jones, P.E.
Brennan Jones Engineering Assoc., LLC
7513 Mason Falls Dr
Winston, Georgia 30187
ph: 770.688.5148
fx: 770.577.0300
email: brennanjones@comcast.net

From: Jeff Thomas <jeff.thomas@atlcc.net>
Sent: Tuesday, July 20, 2021 1:24 PM
To: brennanjones@comcast.net
Subject: FW: Minnie Sewell Road - Zoning

Mr. Jones,

I just wanted to follow up and see if there was anything else you needed from me?

Thanks,

Jeff Thomas, PE

Atlantic Coast Consulting, Inc.
7 East Congress St., Suite 801, Savannah, Georgia 31401
Office: 912-236-3471 | www.atlcc.net

“Our work helps produce a cleaner environment for all”

From: Jeff Thomas
Sent: Friday, July 16, 2021 8:55 AM
To: brennanjones@comcast.net
Cc: Karen Nalewako <KarenN@lindseysrealtors.com>; Robert Brown <robert.brown@atlcc.net>
Subject: Minnie Sewell Road - Zoning

Mr. Jones,

We have prepared an exhibit for the special use request as related to the Minnie Sewell Land, LLC tracts. The intent is to submit this as part of the annexation/zoning request to Grantville. The Owner requested that we submit this exhibit to you prior to formal submittal to see if you may have any offered suggestions and/or revisions.

Please let me know if there is anything else you may need.

Thanks,

Jeff Thomas, PE

Atlantic Coast Consulting, Inc.
7 East Congress St., Suite 801, Savannah, Georgia 31401
Office: 912-236-3471 | www.atlcc.net

“Our work helps produce a cleaner environment for all”