

# **AGENDA**

Planning Commission Meeting  
December 2, 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**

November 4, 2021 Planning Commission Meeting

## **REPORT OF COMMITTEES (if any)**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Zoning for Coweta Parcel G08 2247 001 and G08 2247 011 (125.273 Acres) Annexation – 101 Lowery Road

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville - Light Industrial (LM)
- DRI Application review/approval is pending
- Site exhibit prepared by Georgia Civil

## **ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** November 4, 2021  
**Time:** 6:00 p.m.  
**Location:** Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220  
and by Audio Conference Number: 425-436-6364 Access Code: 336977#

Mr. Raptis called the Planning Commission meeting to order at 6:08 p.m.

### **Attendance**

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

### **Public Attendance**

Vernia Arnold  
Monty L. Coursey, Sr.

### **Review & Approval of Minutes**

#### Adoption of Planning Commission Meeting Minutes from August 5, 2021

Planning Commission meeting minutes for the meeting held on August 5, 2021, were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Ward to adopt the August 5, 2021, Planning Commission Meeting Minutes. The motion was seconded by Mr. Clay. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Report of Committees**

Tyree Raptis reported that he attended a meeting at City Hall that was called by Mr. Westmoreland to meet with representatives of CSX Railroad. Attending the meeting were Mr. Westmoreland, Mr. Grieshaber, Mrs. Hines, Mr. Raptis, and the developer Mr. Mario Bucceri and others. Mr. Raptis reported that the CSX Railroad representative outlined requirements for constructing a rail spur into an industrial property and discussed the cost and railroad permitting associated with this type of activity.

### **Unfinished Business**

None

### **Hearing of Cases**

None

### **New Business**

Text Amendment for Article 5.3, Permitted Use Schedule Table 5.3 to provide a zoning district for Tattoo Shop use.

Mr. Jones presented a proposed zoning ordinance text amendment for Article 5.3, Table 5.3 Permitted Use Schedule that would amend the table to allow Tattoo Shop as a Special Use in General Commercial (GC) zoning district with a Special Use Permit. Mr. Jones explained that other City ordinances allow for tattooing as a business type; however, the zoning ordinance permitted use table does not have that use listed in a zoning district. The proposed zoning ordinance amendment for Table 5.3 was presented to the commissioners and is attached to the minutes.

Mr. Clay made a motion to recommend that Grantville City Council amend Article 5.3, Table 5.3 Permitted Use Schedule under the category Business, Professional and Personal Services to allow a Tattoo Shop as a Special Use in the General Commercial Zoning District: The motion was seconded by Mr. Ward. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Final Plat for Minor Subdivision for parcel G08 2247 003

Mr. Jones presented an application for a minor subdivision final plat for parcel G08 2247-003 that was submitted by Mrs. Arnold who represents the estate of McCambery-Daizell Estate. The minor subdivision serves to distribute the property to the heirs of the estate. Mrs. Arnold appeared before the planning commission and spoke briefly concerning the final plat application.

Mr. Ward made a motion to recommend approval of the Final Plat for Parcel G08 2247-003: The motion was seconded by Mr. Clay. After discussion, Mr. Raptis called for a vote and the motion passed unanimously

**Other Business**

Mr. Ward recognized Monty Coursey to speak to the commission. Mr. Coursey stated that he is the real estate broker representing the property at the northwest intersection of I-85 and Hwy 29 and he wanted to make sure that the City officials and the planning commission have a copy of the property advertisement information. Mr. Coursey provided flash drives containing the information to Mr. Raptis.

**Adjournment**

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:36 p.m.

# **AGENDA**

Planning Commission Meeting  
November 4, 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**

August 5, 2021 Planning Commission Meeting

## **REPORT OF COMMITTEES (if any)**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Text Amendment for Article 5.3, Permitted Use Schedule Table 5.3 to provide a zoning district for Tattoo Shop use.

The proposed text amendment for a Tattoo Shop allows the use in the General Commercial zoning district as a Special Use requiring a Special Use Permit.

Final Plat for Minor Subdivision for parcel G08 2247 003

An application for a minor subdivision of the parcel G08 2247-003 was submitted by the property owner.

## **ADJOURNMENT**



## **Grantville Planning Commission Meeting Minutes**

**Date:** August 5, 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 6:06 p.m.

### **Attendance**

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

### **Public Attendance**

Karen Nalewako  
Jeff Mansour  
Patrick Laughlin  
Ryan Carothers  
Nathan Newfield

### **Review & Approval of Minutes**

#### Adoption of Planning Commission Meeting Minutes from June 3, 2021

Planning Commission meeting minutes for the meeting held on June 3, 2021 were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Ward to adopt the June 3, 2021 Planning Commission Meeting Minutes. The motion was seconded by Mr. Clay. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

None

### **Hearing of Cases**

Brennan Jones stated that the City has received an application for annexation for two parcels including Coweta Parcel 055 2027 004 (198.56 Acres) Annexation – Minnie Sewell Road and Meriwether Co Parcel 001 013 (103.7 Acres) Annexation – Minnie Sewell Road. Mr. Jones informed that Planning Commission that the City Council will be voting to annex the property and that upon annexation zoning for the property has to be established. Mr. Jones then presented the zoning applications requesting that the annexed parcels be zoned into the General Industrial (GI)

zoning district. The following information and supporting documents were presented to the Planning Commission:

- For Coweta Parcel 055 2027 004 (198.56 Acres)
  - Zoning Application
  - 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.
  
- For Meriwether Co Parcel 001 013 (103.7 Acres)
  - Zoning Application
  - 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.

Following this presentation, Mr. Raptis recognized the representative for the property owner and developer, Mrs. Karen Nalewako to address the Planning Commission. Mrs. Nalewako provided documents including:

- Annexation / Zoning exhibit prepared by Atlantic Coast Consulting, Inc.
- A document outlining site operation descriptions
- A document titled Zoning Amendment Requirements & Planning Commission Review Question:

These documents are attached to these meeting minutes.

Following the presentation by Mrs. Nalewako, the planning commissioners discussed and asked questions concerning the proposed property zoning. Concerns were raised about potential impacts to surrounding residents if the additional land area were zoned from its current use into General Industrial use and concerns were raised about the proposal to construct a construction and demolition debris landfill at the site. Concerns were raised about whether a traffic study had been conducted and truck traffic and concerns about water and sewer utilities and fire protection requirements. Concerns were raised about potential environmental impacts to state waters and wetlands at the site. Mrs. Nalewako stated that rail would be the primary traffic servicing the site and truck traffic would be minimized. She also indicated that the developer had not completed a traffic study and that there is currently no agreement in place with the railroad to allow for rail access to the property. She stated that access to the site would be from US Hwy 29 and not from Minnie Sewell Road. Mrs. Nalewako stated that wetlands and streams have not yet been studied as part of this proposal and environmental studies would be completed as part of the development process.

Mr. Raptis recognized Mr. Ryan Carothers to address the Planning Commission. Mr. Carothers stated that he is a nearby resident on Minnie Sewell Road at 0 Minnie Sewell Road, located south of the proposed annexation area in Troup County. Mr. Carothers spoke in opposition to the proposed

rezoning request stating that the proposed development would have a negative impact on surrounding property values and the development did not comply with the Coweta County Comprehensive Plan.

Mr. Raptis recognized Mr. Nathan Newfield to address the Planning Commission. Mr. Newfield stated that he resides at 277 Minnie Sewell Road. Mr. Newfield spoke in opposition to the proposed rezoning. He did state that he was aware of the existing GI zoning on the property that is currently within Grantville City Limits and had no objection to that property zoning and he expressed concerns that adding additional land to the GI zoning would hurt value of his property.

Mr. Raptis recognized Mr. Jeff Mansour to address the Planning Commission. Mr. Mansour stated that he resides at 101 Lowery Road. Mr. Mansour stated that he did not oppose the rezoning of the property but he expressed concerns that the studies and process for zoning had not been followed by the applicant. Mr. Mansour mentioned that a development of this type should require among other things a Development of Regional Impact (DRI) study to be completed prior to zoning the property into the GI zoning district. Mr. Mansour expressed concerns that if the property were rezoned immediately to GI zoning district, then a precedence would be set and he would expect the same treatment for his property rezoning application for Lowery Road property.

Following the presentation and comments from the citizens, Mr. Raptis called for motions for the proposed zoning applications.

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

Mr. Clay made a motion to recommend that Grantville City Council zone parcel 055-2027 004 (198.56 Acres) into the Rural Development zoning district upon annexation by the City Council. The motion was seconded by Mr. Ward. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously. The Planning Commission Vote was 3-0.

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

Mr. Clay made a motion to recommend that Grantville City Council zone parcel 001 013 (103.7 Acres) into the Rural Development zoning district upon annexation by the City Council. The motion was seconded by Mr. Ward. Following discussion, Mr. Raptis called for a vote and the motion passed unanimously. The Planning Commission Vote was 3-0.

#### **New Business**

None

#### **Adjournment**

Mr. Ward Mr. Clay made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:51 p.m.

**Grantville Zoning Ordinance Proposed Text Amendment  
Article 5.3**

October 7, 2021

**1. Name and address of applicant.**

Brennan Jones, Zoning Administrator  
123 LaGrange Street  
Grantville, GA 30220

**2. Current provisions of text to be affected by amendment.**

Article 5, Section 5.3, Table 5.3 – Permitted Use Schedule

Table 5.3 Permitted Use Schedule (excerpt showing the text amendment changes)

Use Type	SIC	Zoning Districts									
		RD	R20	NUP	R6	CR	PR	OI	GC	LM	GI
<b>BUSINESS, PROFESSIONAL and PERSONAL SERVICES</b>											
<b><u>Tattoo Shop</u></b>	<b><u>7299</u></b>								<b><u>S</u></b>		

**3. Reason for amendment request.**

- A. The text amendment provides for tattoo shop use, which is currently allowed as a regulated business under other City Ordinances.

RECEIVED

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: McClambry Daizell Estate  
c/o Vernia McClambry Arnold
- 2. Applicant Address: 2000 Shirley St S.W Atlanta, GA 30311
- 3. Telephone No. (Day) 404 213 6601 Telephone No. (Evening) 404 213 6601
- 4. Email address of Applicant: carroll13@bellsouth.net
- 5. Address of Property: 143 Clarence McClambry Rd Grantville, GA 30220

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

Tax District Grantville 04, Tax Map Number G08 2247 003  
 Parcel Number G08 2247 003, Area of subject property: 16.26 (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) 16.26  
 Final Plat Review Fee / Lot \$ \_\_\_\_\_ + \_\_\_\_\_ per lot  
 Final Plat Filing Fee \$10.00/Page  
**Total Final Plat Review and Filing Fee \$ \_\_\_\_\_**

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: Vernia M. Arnold Date 10-28-2021  
 Signature  
Vernia M. Arnold  
 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) MFFEs must be based off as-built elevations for ponds and low areas.
    - (2) MFFEs 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:**

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Approved: \_\_\_\_\_ Denied \_\_\_\_\_

Approved: \_\_\_\_\_ Denied \_\_\_\_\_



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,322 FEET OR BETTER AN ANGULAR ERROR OF 0.1" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 114,344 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

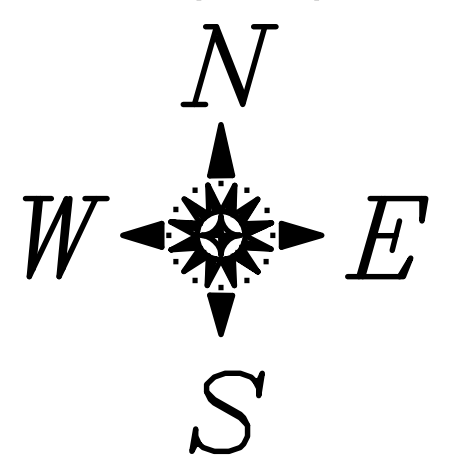
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**LEGEND:**

- IPF = IRON PIN FOUND (REBAR)
- IPS = IRON PIN SET (REBAR)
- OTP = OPEN TOP PIPE
- CMF = CONCRETE MONUMENT FOUND
- PP = POWER POLE
- GA = GUY ANCHOR
- LP = LIGHT POLE
- FH = FIRE HYDRANT
- WM = WATER METER
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- N/F = NOW OR FORMERLY
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- P = OVERHEAD POWER LINE

AS PER F.I.R.M. FLOOD MAPS FOR COWETA COUNTY, GEORGIA; MAP NUMBER 13077C03560 EFFECTIVE DATE, FEB. 06, 2013. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

**MAGNETIC**



BASE BEARING OF S88°36'00"W TAKEN FROM PLAT RECORDED PLAT BOOK 6 PAGE 111. ALL OTHER BEARINGS ARE CALCULATED FROM ANGLES TURNED.

**CALL TABLE**  
(ALONG CENTERLINE OF EXISTING GRAVEL DRIVE)  
(APPARENT 40' INGRESS/EGRESS EASEMENT PER D.B. 346/95)

Course	Bearing	Distance
L1	S 25°23'02" W	81.52'
L2	S 53°09'44" W	59.70'
L3	S 71°02'21" W	58.01'
L4	S 78°28'26" W	55.53'
L5	S 87°48'32" W	59.34'
L6	N 85°47'18" W	79.71'

**CALL TABLE**  
(ALONG CENTERLINE OF EXISTING OLD ROAD BED)  
(APPARENT 30' PRESCRIPTIVE INGRESS/EGRESS EASEMENT)  
(NO RECORDED INGRESS/EGRESS EASEMENT FOUND BY THIS OFFICE)

Course	Bearing	Distance
L7	S 37°39'03" W	45.82'
L8	S 21°35'27" W	112.54'
L9	S 12°39'58" W	38.80'
L10	S 03°19'15" E	88.24'
L11	S 03°19'15" E	52.75'
L12	S 05°40'36" E	76.66'
L13	S 01°14'39" E	112.79'
L14	S 03°37'49" W	49.95'
L15	S 12°54'02" E	140.01'
L16	S 09°07'40" W	205.46'
L17	S 00°44'18" E	122.18'

**CALL TABLE**

Course	Bearing	Distance
L18	S 24°28'50" E	68.26'
L19	S 21°03'48" E	53.80'
L20	S 02°46'05" W	92.07'
L21	S 06°03'30" W	124.37'
L22	S 07°05'53" W	39.64'
L23	S 12°26'20" W	60.23'
L24	S 10°54'10" E	204.21'
L25	S 78°57'20" E	23.30'
L26	N 04°31'50" W	66.96'
L27	S 04°31'50" E	87.69'
L28	N 04°31'50" W	54.35'

**CALL TABLE**

Course	Bearing	Distance
L29	S 78°57'20" E	14.95'
L30	S 78°57'20" E	1.42'
L31	S 78°57'20" E	6.93'

**CURVE TABLE**

Curve	Radius	Length	Chord	Chord Bear.
C1	220.83'	55.24'	55.10'	S 10°12'41" E
C2	360.70'	162.41'	161.04'	S 00°17'32" E
C3	500.89'	26.72'	26.72'	S 07°55'56" E
C4	500.89'	67.66'	67.61'	S 02°32'03" E
C5	500.89'	84.88'	84.77'	S 06°11'24" W

**CALL TABLE**

Course	Bearing	Distance
L32	S 07°05'53" W	14.03'
L33	S 07°05'53" W	25.61'
L34	S 66°19'58" W	29.11'
L35	S 47°20'13" W	73.91'
L36	S 67°22'54" W	86.38'
L37	S 62°02'29" W	71.37'
L38	S 48°15'28" W	36.74'
L39	S 33°36'30" W	33.78'
L40	S 08°51'44" W	117.22'
L41	S 00°59'52" E	50.00'
L42	S 89°00'08" W	15.00'

**CONTACT:**  
**CLANCIE ARNOLD**  
2000 SHIRLEY STREET SW  
ATLANTA, GEORGIA 30311  
CELL: 404-213-6601  
EMAIL: carnold13@earthlink.net

**GRANTVILLE CITY LIMITS LINE**

(656.5' PER P.B. 6/111)  
S 88°36'00" W 656.91'  
LAND LOT LINE

**NOTE:**  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.

**SUBJECT PROPERTY ZONED: RURAL DEVELOPMENT**

**SETBACKS:**  
FRONT: 25'  
SIDE: 20'  
REAR: 40'

FINAL PLAT APPROVED BY CITY ENGINEER OR PERSON DESIGNATED BY THE MAYOR, CITY COUNCIL OR CITY MANAGER OF THE CITY OF GRANTVILLE, COWETA COUNTY, GEORGIA.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

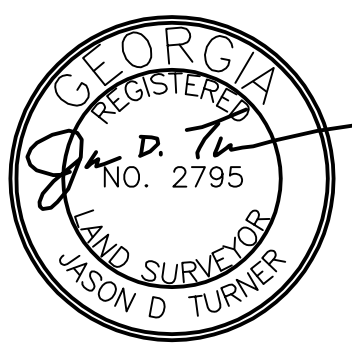
APPROVED BY THE GRANTVILLE PLANNING COMMISSION.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_  
PLANNING COMMISSION CHAIRMAN

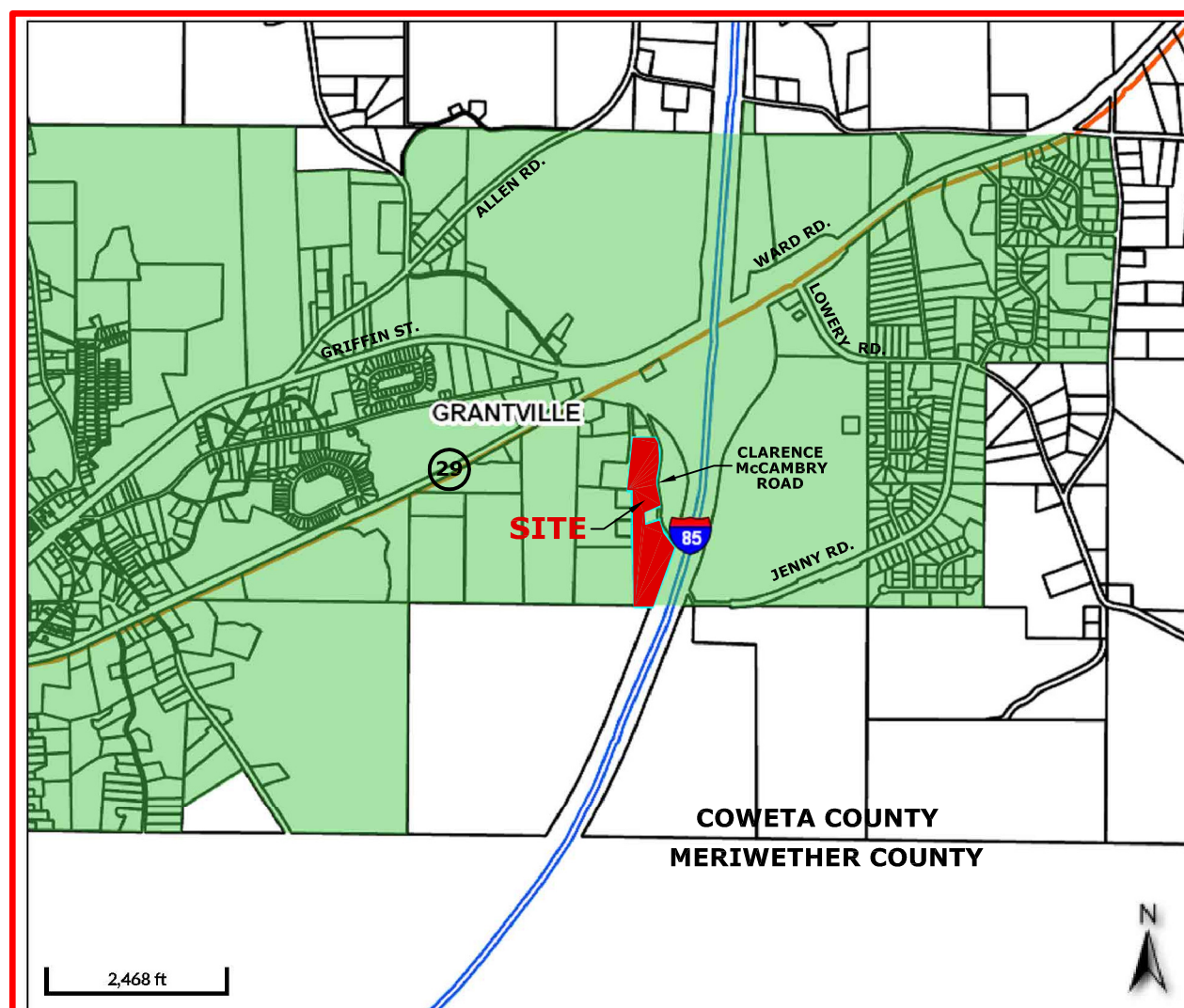
**SURVEYORS CERTIFICATION**

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or 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 15-6-67.

Jason D. Turner GA. R.L.S. # 2795 10-22-2021 Date



**VICINITY MAP**



100 0 100 200 300  
GRAPHIC SCALE - FEET

**TURNER & ASSOCIATES LAND SURVEYORS, P.C.**  
10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277  
TEL: (770) 683-5300 EMAIL: turnersurveyors@gmail.com  
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

**MINOR SUBDIVISION FINAL PLAT FOR:**  
**DAIZELL McCAMBRY ESTATE**

TAX PARCEL ID # 608 2247 002  
LOCATED IN LAND LOTS 246 & 247 2nd LAND DISTRICT  
COWETA COUNTY, GEORGIA CITY OF GRANTVILLE

SCALE: 1" = 100'	PLAT DATE: 10-22-2021	REVISED:
DATES OF FIELD WORK:		DISK #: 2008
09-14-17; 09-15-17; 09-18-17; 09-22-17; 09-26-17; 02-15-18		DRAWING #: 08039-B-R2



101 Lowery Rd-

Zoning: Land Use

CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220

Transaction #: 87259  
Date: Nov 17, 2021  
Time: 2:44 PM  
Customer #: 5320  
Customer Name: MISCELLANEOUS ACCOUNT

Check Number: .....175  
Check Date: .....11/17/2021  
Reference Number: .....TM  
Description: .....DRI FEE 101 LOWERY RD  
Total: .....\$5505.46  
Check Amount: .....\$5505.46  
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.

100-0000 - 32-22-10

101 Lowery Rd Zoning! Land Use

CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220

Transaction #: 87258  
Date: Nov 17, 2021  
Time: 2:42 PM  
Customer #: 5320

Customer Name: MISCELLANEOUS ACCOUNT

Check Number: .....175  
Check Date: .....11/17/2021  
Reference Number: .....TM  
Description: ..REZONING FEE 101 LOWERY RD  
Total: .....\$10000.00  
Check Amount: .....\$10000.00  
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.

100-0000-32-2210

**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: RWIOF ACQUISITION III, LLC
- 2. Applicant Address: 3350 Riverwood Pkwy, Suite 700, Atlanta, GA 30339
- 3. Telephone No. (Day) 404-987-2445 Telephone No. (Evening) 404-987-2445
- 4. Email address of Applicant: tyler@robinsonweeks.com
- 5. Address of Property: 101 LOWERY RD  
Grantville, GA 30220

- 6. Provide exact information to locate the property for which you propose a change:  
Tax District GRANTVILLE 04, Tax Map Number \_\_\_\_\_  
Parcel Number G08 2247 001 and G08 2247 011, Area of subject property: 125.273 (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? LM - Light Industrial  
*(Under item 13 explain your reason(s) for your rezoning request.)*

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

Yes  No *(If no, then each property owner must sign an individual application.)*

- 10. Is the property subject to the Historic Preservation Overlay District?

Yes  No

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

Single Family Residential. One home.

12. Intent of Rezoning: (Detailed Description of Proposed Development)

*(Attach separate sheets as necessary. Indicate if additional pages are attached.)*

See attached site plan. We intend to develop the property with a Class A industrial facility that will be approximately 1,000,000 SF.

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

**Rezoning Application Fee Determination:**

Property Size (Acres) 125.273

Rezoning Fee / Ac \$200 / Ac

**Total Rezoning Fee** \$10,000 (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) 125.273

DRI Application Fee / Ac \$20.00 / Ac

**Total DRI Fee** \$5,505.46 (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: Tyler C Jones  
Signature

Date 9/20/21

Tyler Jones

Printed Name

**Attach completed Rezoning Application Disclosure Form.**



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

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

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

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

**FOR PLANNING & ZONING DEPARTMENT USE ONLY**

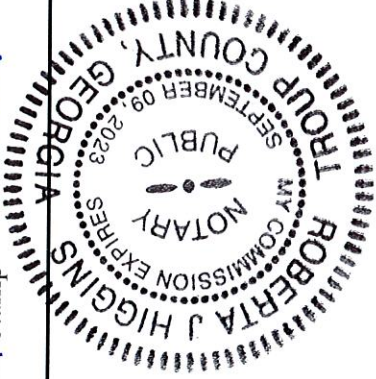
File Number: \_\_\_\_\_ Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: 11/17/2021

Receipt Number: 87258 / 87259

Date Completed Application and Fees were received: \_\_\_\_\_

11/17/2021 *RJA*  
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:

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I have not made any contributions to City Officials.

By: Tyler C Jones Signature Date 9/20/21

Tyler Jones Printed Name

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

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**OFFICE USE ONLY**

Date Received: 11/17/2021  
File Number: \_\_\_\_\_

**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: Jeffrey G. Mansour
2. Applicant Address: 101 Lowry Road,  
Grantville, GA 30220
3. Telephone No. (Day) 404-392-6092 Telephone No. (Evening) Same
4. Email address of Applicant: gethelpinahurry@gmail.com
5. Address of Property: Same As Above

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

Tax District Grantville 04, Tax Map Number \_\_\_\_\_  
Parcel Number G08 2247 001, Area of subject property: 1.25 (Acres)  
and G08 2247 011

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

- Rural Development (RD)
  - Single Family Residential (R20)
  - Multi-family Residential (R-6)
  - Neighborhood Unit Plan (NUP)
  - Parks & Recreation (PR)
  - Commercial Residential (CR)
  - Office & Institutional (OI)
  - General Commercial (GC)
  - Light Industrial (LM)
  - General Industrial (GI)
8. What new zoning district do you propose for this property? LM-Light Industrial  
(Under item 13 explain your reason(s) for your rezoning request.)

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

- Yes  No (If no, then each property owner must sign an individual application.)

10. Is the property subject to the Historic Preservation Overlay District?

- Yes  No

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



Single Family Residential - One Home

12. Intent of Rezoning: (Detailed Description of Proposed Development)

(Attach separate sheets as necessary. Indicate if additional pages are attached.)

See Attached Site Plan. Intent to develop the property with a Class A Industrial Facility that will be approx. 1,000,000 SF

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

Rezoning Application Fee Determination:

Property Size (Acres)	125
Rezoning Fee / Ac	\$200 / Ac
Total Rezoning Fee	\$10,000 (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)	125
DRI Application Fee / Ac	\$20.00 / Ac
Total DRI Fee	\$2,500 (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

Date 9/20/2021

Jeffrey G. Mansour

Printed Name

Attach completed Rezoning Application Disclosure Form.



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

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

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

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

**FOR PLANNING & ZONING DEPARTMENT USE ONLY**

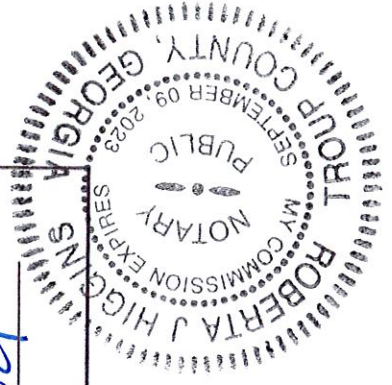
File Number: \_\_\_\_\_ Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \$15,505.40

Receipt Number # 87258/87259

Date Completed Application and Fees were received: 11/17/2021

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 if they holding office positions in a business, firm or corporation.

Contributions have been made to the following officials:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

By:  Date 9/20/2021  
Signature

Jeffrey G. Mansour  
Printed Name

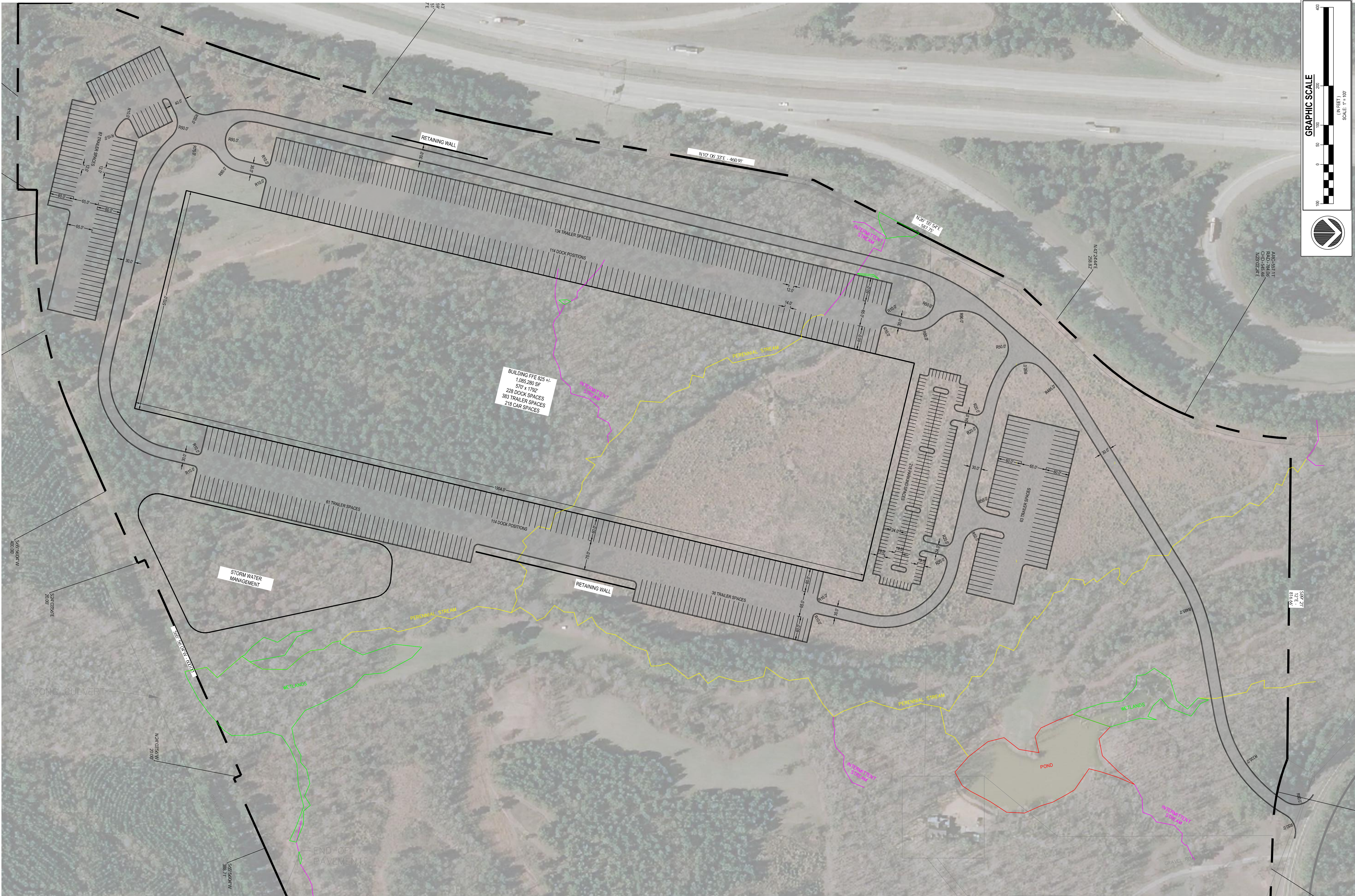
\* Attach additional sheets if necessary to disclose or describe all contributions.

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**OFFICE USE ONLY**

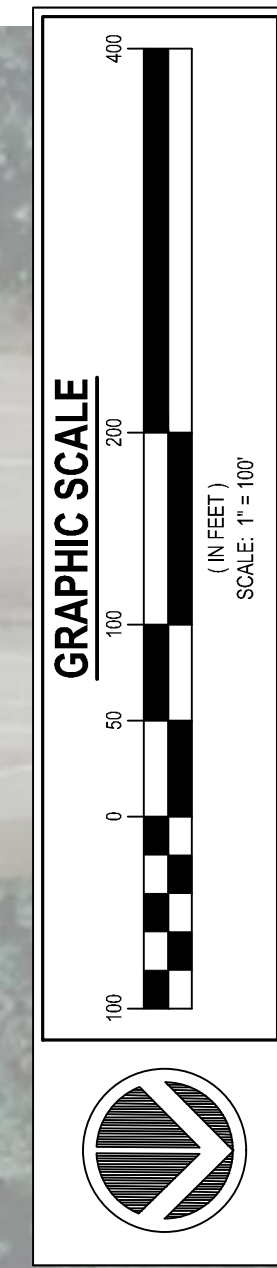
Date Received: \_\_\_\_\_

File Number: \_\_\_\_\_





BUILDING FFE 025 +/-  
1,085,280 SF  
570' x 1792'  
228 DOCK SPACES  
383 TRAILER SPACES  
218 CAR SPACES



STORM WATER  
MANAGEMENT

RETAINING WALL

PERENNIAL STREAM

PERENNIAL STREAM

WETLANDS

POND

GRAVEL ROAD

END OF  
PAVEMENT

S56.5300' W  
123.00'

N10° 06' 33"E - 466.91'

N26° 59' 54"E  
- 567.75'

N43° 04' 41"E  
288.83'

N65° 53' 11"E  
C.D. - 545.46'  
N23° 02' 27"E

S87° 21'  
81.4'

N43° 04' 41"E  
288.83'

S66.5300' W  
386.17'

R50.0'

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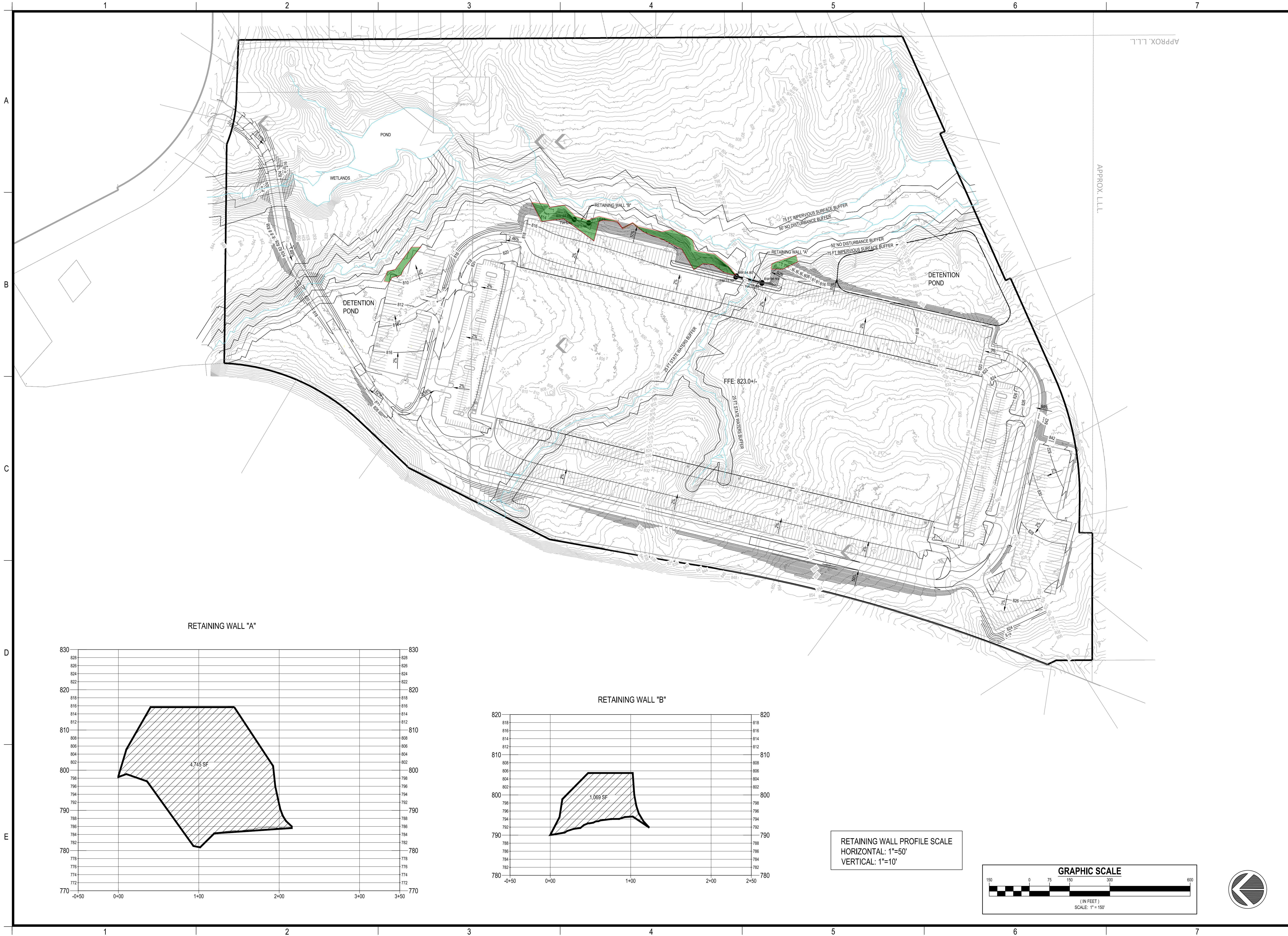
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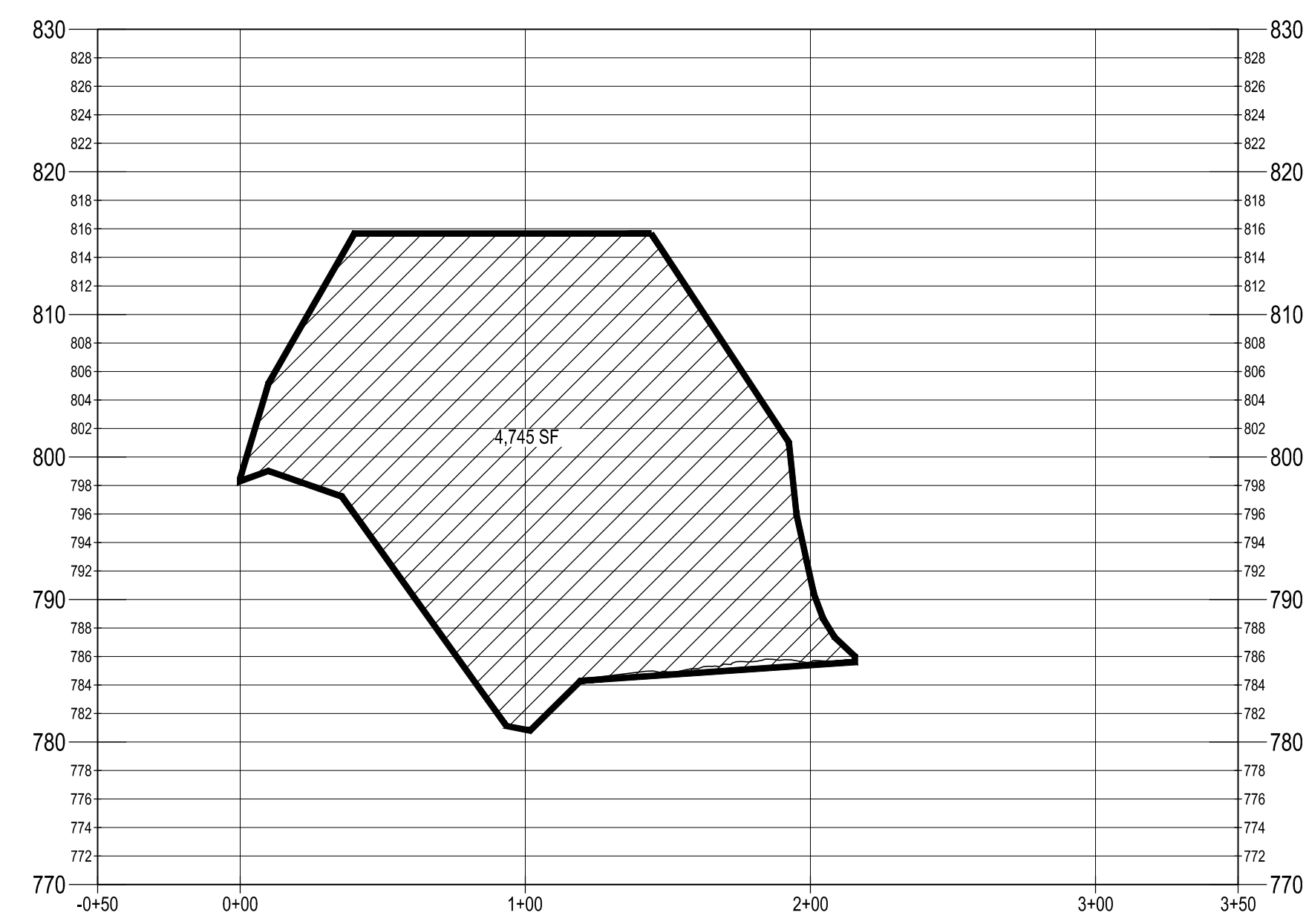
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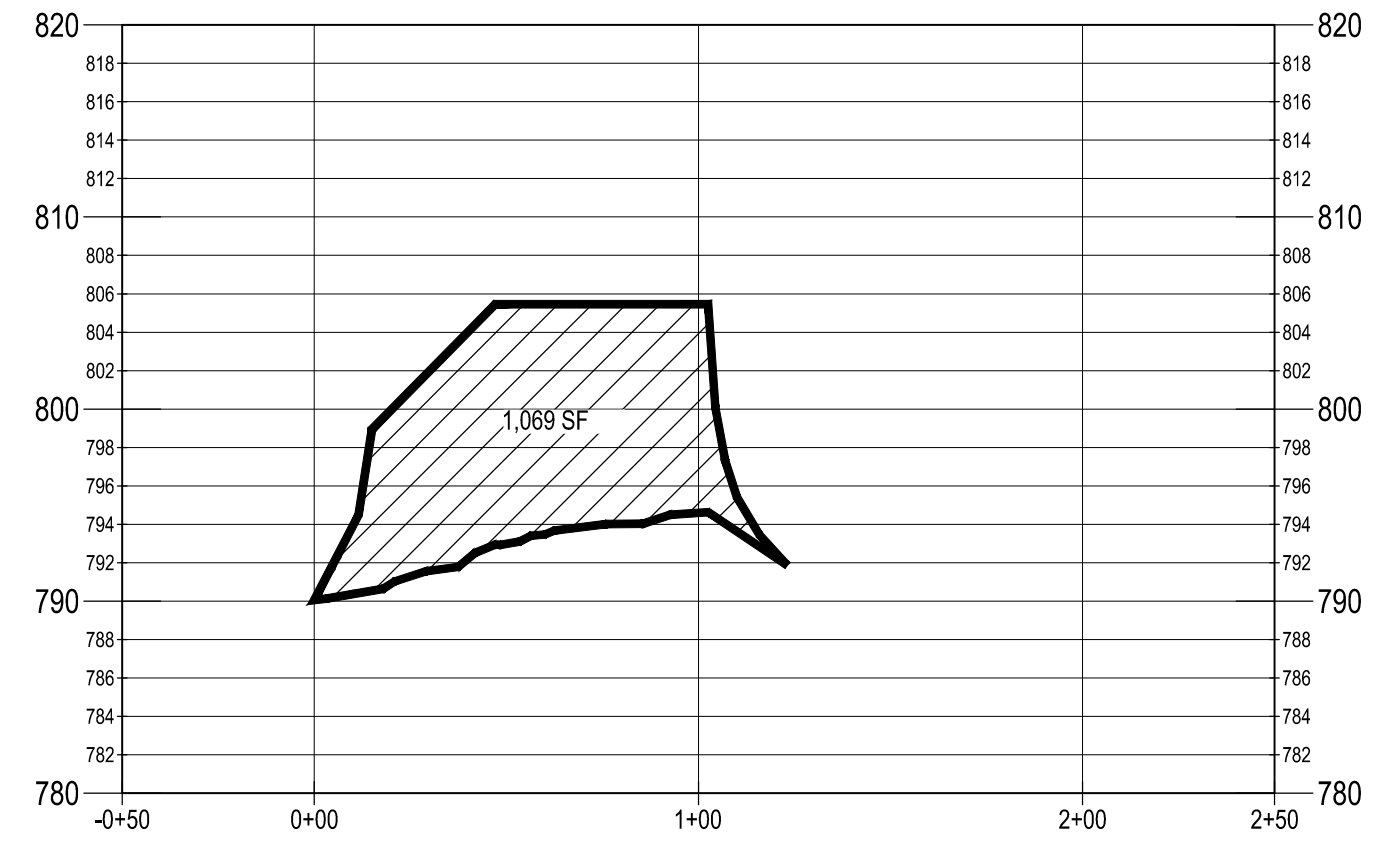




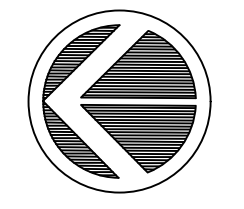
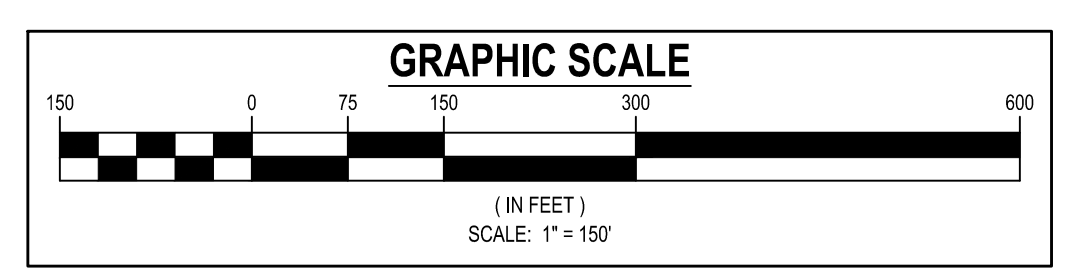
RETAINING WALL "A"



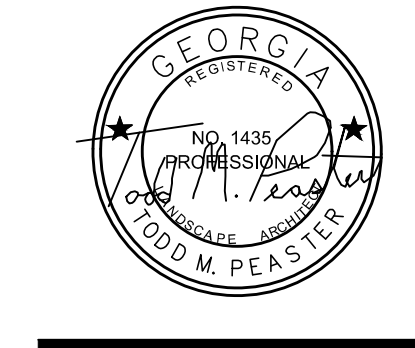
RETAINING WALL "B"



RETAINING WALL PROFILE SCALE  
 HORIZONTAL: 1"=50'  
 VERTICAL: 1"=10'



**gc**  
**georgia civil**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 311 N. Main St. Ste. 101, Unit C  
 P.O. Box 896 | Madison, GA 30650  
 P: 706.342.1104 | F: 706.342.1105  
 www.georgiacivil.com



**GRANTVILLE PRELIMINARY**  
 LOWRY RD.  
 GRANTVILLE, GA  
 ZONING: XXXXXX

DRAWING DATE:	11.10.2021
DRAWN BY:	JES
CHECKED BY:	TMP
REVISIONS	
DATE:	DESCRIPTION:

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PRELIMINARY GRADING AND WALL PROFILES



## 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.