

# **AGENDA**

Planning Commission Meeting  
February 3, 2022  
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**

January 18, 2021 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

Adopt 2022 Planning Commission Meeting Schedule

## **HEARING OF CASES**

## **NEW BUSINESS**

Special Use Permit Application for Tattoo Parlor at 16D Main Street, Zoning District Commercial Residential (CR)

## **ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** January 18, 2022  
**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 6:05 p.m.

### **Attendance**

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

### **Public Attendance**

Tyler Jones, Robinson Weeks Partners  
Kyle Cunningham, Robinson Weeks Partners  
John Walker, Traffic Engineer, Kimely-Horn Associates, Inc.  
Jeff Mansour  
Patrick Laughlin  
Josh Faircloth  
Jeanie Faircloth  
Andrew Williams  
Megan Williams  
Brandon McDowell  
Scott Pierce  
Ruby Hines  
Newspaper Reporter  
Others persons that were not identified

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

#### Adoption of Planning Commission Meeting Minutes from December 2, 2021

Planning Commission meeting minutes for the meeting held on December 2, 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 December 2, 2021, Planning Commission Meeting Minutes. The motion was seconded by Mrs. Maddox. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

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

Brennan Jones presented the Rezoning application for Coweta Parcels G08 2247 001 and G08 2247 011 (125.273 Acres) - 101 Lowery Road providing the following information concerning the property:

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville - Light Industrial (LM)
- DRI Application review/approval was completed and the recommendation was to provide a right hand turn lane off SR14/US29 at Lowery Road and some other minor recommendations related to pedestrian connectivity.
- Conceptual site exhibit prepared by Georgia Civil was provided as part of the application for review by the planning commission.

Following the presentation by Brennan Jones, Mr. Raptis recognized Mr. Tyler Jones to make a presentation to the planning commission regarding the rezoning application. Mr. Jones provided an overview of the proposed project and discussed the plans for the industrial building site development. Mr. Jones stated that the building is speculative and does not currently have a tenant and he discussed the types of businesses that might occupy the building indicating that most likely the building would be used as a warehouse. Mr. Jones stated that the number of jobs created by the building would depend heavily upon the final use of the building.

Mr. Jones discussed the traffic study and peak traffic counts associated with the proposed development based on questions received at the previous Planning Commission Meeting. The Traffic Engineer, John Walker of Kimley Horn, discussed traffic estimates associated with the proposed development including peak traffic counts and estimated times and directions of traffic flow when peak traffic occurs. Mr. Walker responded to several questions for planning commissioners.

Mr. Raptis asked if there were any plans to develop the property beyond the initial industrial building. Tyler Jones stated that there were no plans to expand beyond the current plan.

Utilities to serve the building were discussed. Water and Natural gas are available at the site and the current plan is for sewer service to be provided by an on-site wastewater treatment and disposal system. Mr. Tyler Jones stated that their preference would be for sewer line to be extended to the site and connection to Grantville public sewer system.

Mr. Tyler Jones stated that the property would produce \$1.9 million of tax to the City of Grantville annually. This estimate was based on a recent study and included property tax and person property tax. Mr. Jones stated that the development value is approximately \$42 million.

Following this presentation Mr. Raptis allowed audience members to address the planning commission as follows:

Josh Faircloth, Grantville resident of 30 years and resident in Calico Corners subdivision. Mr. Faircloth stated that he opposed the development because of concerns about increased truck traffic.

Andrew Williams stated that he is a resident of Grantville and lives on Griffin Street. Mr. William stated that he opposed the development because of concerns about increased truck traffic and he raised concerns about the sewer.

Brandon McDowell stated that he is a resident of Grantville in Greenfield Subdivision. Mr. McDowell stated that he opposed the development because of concerns about peak truck traffic and he raised concerns about the cost of the sewer service extension and on-going maintenance for the sewer to serve the building. Mr. McDowell also asked if zoning signs had been placed on the property.

Scott Pierce, stated that he does not live in the City limits but his property touched the City of Grantville on Alexander Road. Mr. Pierce stated that he is opposed to the development because of increased traffic, traffic safety, and recommended better housing standards for the City.

Jeanie Faircloth of Grantville Calico Corners subdivision stated that she is opposed to the industrial development because of its impact to nearby residential development. She stated that industrial developments should be close to the interstate and farther away from existing residential areas.

Megan Williams stated that she is a new Grantville resident and she spoke in opposition to the industrial development. She stated concerns about trucks missing the Lowery Road turn and then turning around elsewhere.

Mr. Clay expressed his concerns about the location of the industrial warehouse and traffic impacts to the residential area on Lowery Road.

Mr. Clay made a motion to recommend the City Council deny the rezoning application for Parcels G08 2247 001 and G08 2247 011 (125.273 Acres) - 101 Lowery Road: The motion was seconded by Mrs. Maddox. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Hearing of Cases**

None

### **New Business**

#### Adopt 2022 Planning Commission Meeting Schedule

Mr. Jones presented a schedule for regular Planning Commission meetings to meet on the first Thursday of each month at 6:00 p.m. for 2022 through January 2023. Mr. Clay asked to change the meeting schedule to occur on the first Monday of each month. Brennan Jones was asked to confirm that this day of the month is acceptable with all members and the City.

#### Election of Planning Commission Chairman and Vice Chairman for 2022

Mr. Raptis opened the floor for nominations for Chairman and Vice Chairman. Mr. Clay nominated Mr. Raptis to serve as the Chairman and Mr. Ward to serve as Vice Chairman for 2022. No additional nominations were made, and Mr. Raptis closed the nominations.

Mr. Clay made a motion to elect Mr. Raptis as Chairman for 2022. Mrs. Maddox seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Mr. Clay made a motion to elect Mr. Ward as Vice Chairman for 2022. Mrs. Maddox seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

### **Adjournment**

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:54 p.m.

## **Grantville Planning Commission Meeting Schedule January 2022 – January 2023**

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

### **2022 MEETING DATES**

January 6, 2022

February 3, 2022

March 7, 2022

April 4, 2022

May 2, 2022

June 6, 2022

July 7, 2022 \*

August 1, 2022

September 5, 2022

October 3, 2022

November 7, 2022

December 5, 2022

January 2, 2023

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

# Russell Knight - Ink Drip Tattoo

## CITY OF GRANTVILLE SPECIAL USE APPLICATION

The undersigned hereby respectfully requests that the City of Grantville grant a special use permit for the property described below:

1. Name of Property Owner / Applicant: Russell Knight
2. Applicant Address: 160 D main st Grantville GA 30220
3. Telephone No. (Day) 470-277-5592 Telephone No. (Evening) same
4. Email address of Applicant: russell1994knight@gmail.com
5. Address of Property: 160 D main st Grantville GA 30220

6. Provide exact information to locate the property for which you propose a change:  
Tax District \_\_\_\_\_, Tax Map Number \_\_\_\_\_  
Parcel Number \_\_\_\_\_, Area of subject property: \_\_\_\_\_ (Acres)

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

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

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

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

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

Intended to be tattoo parlor. I only lease the building

11. Intent of Special Use: (Detailed Description)

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

Proposed property is intended to be a walk-in/by appointment  
tattoo parlor. Serving property, professionally and in  
full accordance to all state and county rules & regulations.

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: Russell Knight Date 1-3-2022  
Signature

Russell Knight  
Printed Name

**FOR PLANNING & ZONING DEPARTMENT USE ONLY**

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

Date Completed Application received: 1/3/2022