

AGENDA

Planning Commission Meeting
March 7, 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

February 3, 2021 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Final Plat for Minor Subdivision for parcel 054 2239 002 (10.59 Acres)

An application for a minor subdivision of the parcel 054 2239 002 was submitted by the property owner.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: February 3, 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 6:00 p.m.

Attendance

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

Public Attendance

Newspaper Reporter
Russell Knight
One other person was present but not identified

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from January 18, 2022

Planning Commission meeting minutes for the meeting held on January 18, 2022, were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Ward to adopt the January 18, 2022, 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

Adopt 2022 Planning Commission Meeting Schedule

Mr. Jones presented a schedule for regular Planning Commission meetings to meet on the first Monday of each month at 6:00 p.m. for 2022 through January 2023 as presented in the attached meeting schedule. Following review and discussion, Mr. Clay made a motion to adopt the planning commission meeting schedule for 2022. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously.

Hearing of Cases

None

New Business

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

Mr. Jones presented the application from Russel Knight for a Special Use Permit for a Tattoo Parlor at 16D Main Street. Mr. Jones discussed that the City Council has not yet adopted the zoning ordinance text amendment that allows the Special Use for a Tattoo Parlor, but the text amendment is on the Council's agenda. Following this presentation, Mr. Knight was asked to address the Planning Commission members. Following questions by the planning commission with the applicant and discussion, Mr. Ward made a motion to recommend the City council to approve the Special Use Permit Application for Tattoo Parlor at 16D Main Street contingent upon the City Council adoption of the Zoning Ordinance Text Amendment which will allow the Tattoo Parlor as a special use. The motion was seconded by Mr. Clay. After discussion, 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 6:15 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
Signature

Date 1-3-2022

Russell Knight
Printed Name

FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: _____

Date Completed Application received: 1/3/2022

**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: Olivia Robinson
2. Applicant Address: 308 Aaron Young Rd
Nennow, GA 30263
3. Telephone No. (Day) 678-850-0492 Telephone No. (Evening) 678-850-0492
4. Email address of Applicant: ofrobinson123@gmail.com
5. Address of Property: Bonannon Rd
Grantville, GA

6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville 04, Tax Map Number 13077003511D
Parcel Number 054 2239 00A Area of subject property: 10.59 (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) 10.59 ac

Final Plat Review Fee / Lot \$ _____ + _____ per lot

Final Plat Filing Fee \$ 10.00/Page

Total Final Plat Review and Filing Fee \$ 110.00

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: Olivia Robinson Date 2/15/2022

Signature

Olivia Robinson

Printed Name

FINAL PLAT CHECKLIST

Date: 2/15/2022

Project: Minor Subdivision of 10.59 ac Behannon Road, Granville GA 30220

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

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

___18. DOT approval of entrance if on State route.

___19. As-built data submitted?

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

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

(c) Compaction tests if applicable.

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

___20. (d) Final Inspection by City staff or designee.

___21. Site built in conformance with Preliminary Plat and approved construction drawings? Tree preservation/buffer areas in tact?

___22. (a) Maintenance bonds received?

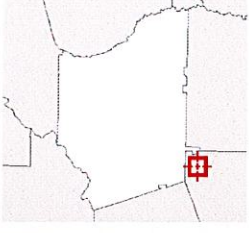
Review Comments:

Approved: _____ Denied _____

Approved: _____ Denied _____



Overview



Legend

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

Parcel ID 054-2239-002
 Class Code Agricultural
 Taxing District GRANTVILLE 04
 Acres 10.59

Owner
 ADCOCK JOANY
 164 AARON YOUNG RD
 NEWNAN, GA 30263

Physical Address n/a
 Assessed Value Value \$60973

Last 2 Sales
 Date Price Reason Qual
 1/4/2011 \$32550 LM Q
 4/24/1997 0 04 U

(Note: Not to be used on legal documents)

Date created: 2/15/2022
 Last Data Uploaded: 2/15/2022 12:37:35 AM

Developed by Schneider
 GEOSPATIAL

Summary

Parcel Number 054 2239 002
 Location Address 10.59 AC (TR 20) LL 239 2LD (CU)
 Legal Description (Notes: Not to be used on legal documents)
 Class V4-Consrv Use
 Tax District (Notes: This is for tax purposes only. Not to be used for zoning.) GRANTVILLE 04 (District 04)
 Millage Rate 31.96
 Acres 10.59
 Neighborhood NEWNAN HS 0912 (0912)
 Homestead Exemption No (ISO)
 Landlot/District 239 / 2

[View Map](#)

Owner

ADCOCK JOAN Y
 164 AARON YOUNG RD
 NEWNAN, GA 30263

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tracts	Rural	1	10.59

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	3	6.59
CUV	Timberland 93	7	4

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/4/2011	3638 63	90 336	\$32,550	QUALIFIED VACANT	SHARP MONTER	ADCOCK JOAN Y
4/24/1997	1119 270		\$0	UNQUALIFIED IMPROVED		SHARP MONTE R
12/22/1992	724 567		\$0	UNQUALIFIED IMPROVED		SHARP JIMMIE C TRUST
2/28/1986	398 408		\$0	UNKNOWN STATUS		SUNPINES PLANTATION

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$60,973	\$66,918	\$66,918	\$66,918	\$66,918
Land Value	\$60,973	\$60,973	\$66,918	\$66,918	\$66,918
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$60,973	\$60,973	\$66,918	\$66,918	\$66,918
10 Year Land Covenant (Agreement Year / Value)	2021 / \$6,761	2011 / \$6,570	2011 / \$6,387	2011 / \$6,203	2011 / \$6,030

Assessment Notices 2019

Assessment Notices

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.

CITY OF GRANTVILLE
P O BOX 160
GRANTVILLE, GA 30220

Transaction #: 90877
Date: Feb 15, 2022
Time: 11:01 AM
Customer #: 5320
Customer Name: MISCELLANEOUS ACCOUNT

Reference Number:.....rjh
Description: final plat application
10.59 ac Bohannon Rd
Total:.....\$111.05
Auth#:.....802766
Comment: OLIVIA ROBINSON
FINAL PLAT APPLICATION
10.59 AC BOHANNON RD

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.

DOC#:2022-001548
FILED IN OFFICE
1/21/2022 1:57:00 PM
BK:5503 PG:597-597
NIKI SEWELL
CLERK, SUPERIOR COURT
COWETA COUNTY, GA

Niki Sewell

REAL ESTATE TRANSFER TAX
PAID: \$125.00 ✓

PT-61 038-2022-000391

Return to:
Walter W. Arnall, LLC
75 Jackson Street
Building 500
Newnan, GA 30263
File #211236

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

THIS INDENTURE, Made this 21st day of January, 2022 between **JOAN Y. ADCOCK**, of the first part, and **OLIVIA FAITH ROBINSON**, of the State of Georgia and of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10,00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following property to-wit:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 239 OF THE 2ND LAND DISTRICT OF COWETA COUNTY, GEORGIA BEING TRACT 20 CONSISTING OF 10.59 ACRES AS SHOWN ON PLAT OF SURVEY FOR MONTE R. SHARP MADE BY STATEWIDE SURVEYING COMPANY, E. KIRBY HOLTON, GEORGIA REGISTERED LAND SURVEYOR AND RECORDED AT PLAT BOOK 90, PAGE 336, COWETA COUNTY, GEORGIA RECORDS. REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part warrants the title to same against the lawful claims of all persons claiming by, through or under grantor, but not otherwise,

Whenever there is a reference to said party of first part and said party of the second part, the singular includes plural and the masculine include the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written.

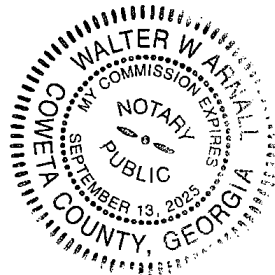
Signed, sealed and delivered in presence of:

Michael S. Jewel
WITNESS

Joan Y. Adcock [SEAL]
JOAN Y. ADCOCK

Sworn to and subscribed
before me this 21st day of January, 2022

[Signature]
NOTARY PUBLIC



1/5/22

This block is reserved for the Clerk of the Superior Court.

GRID NORTH

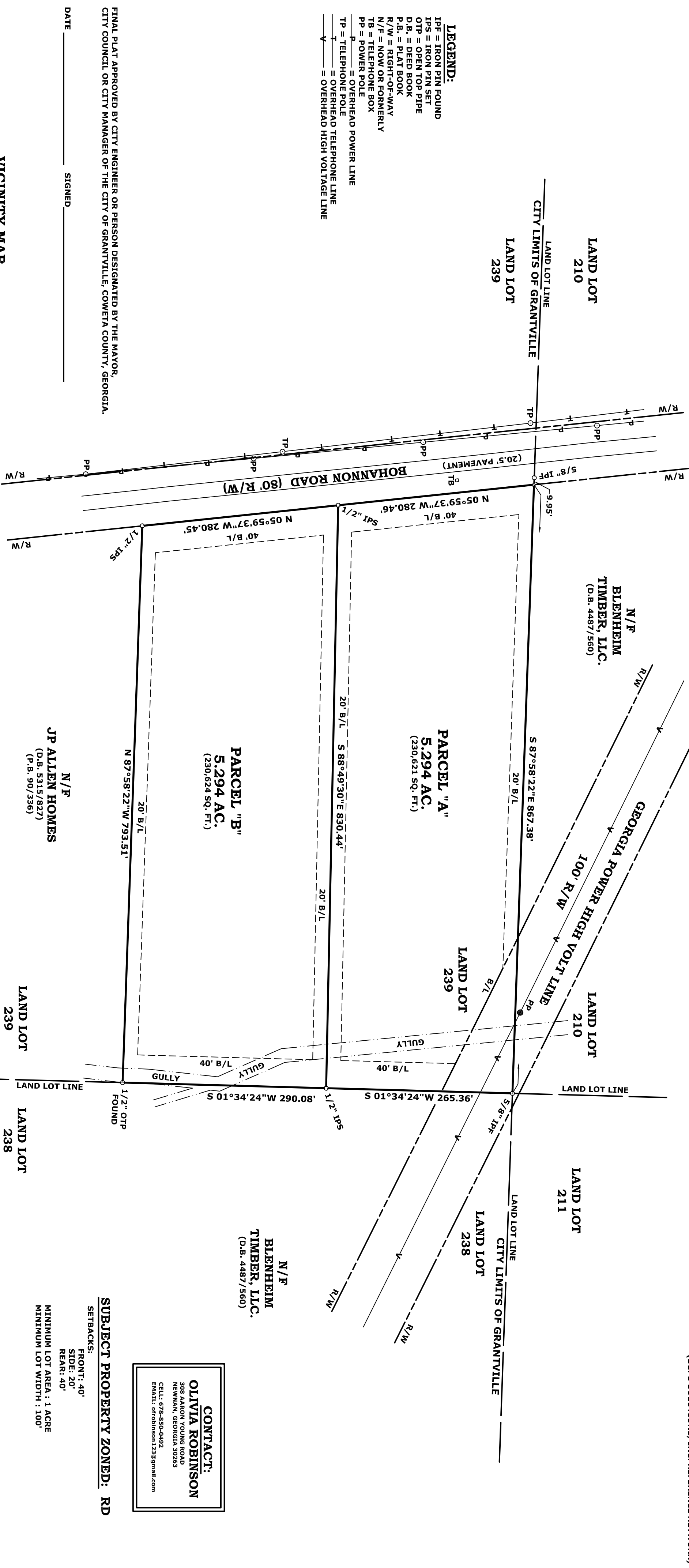
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,912 FEET OR BETTER AN ANGULAR ERROR OF .03" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 195,020 FEET OR BETTER.

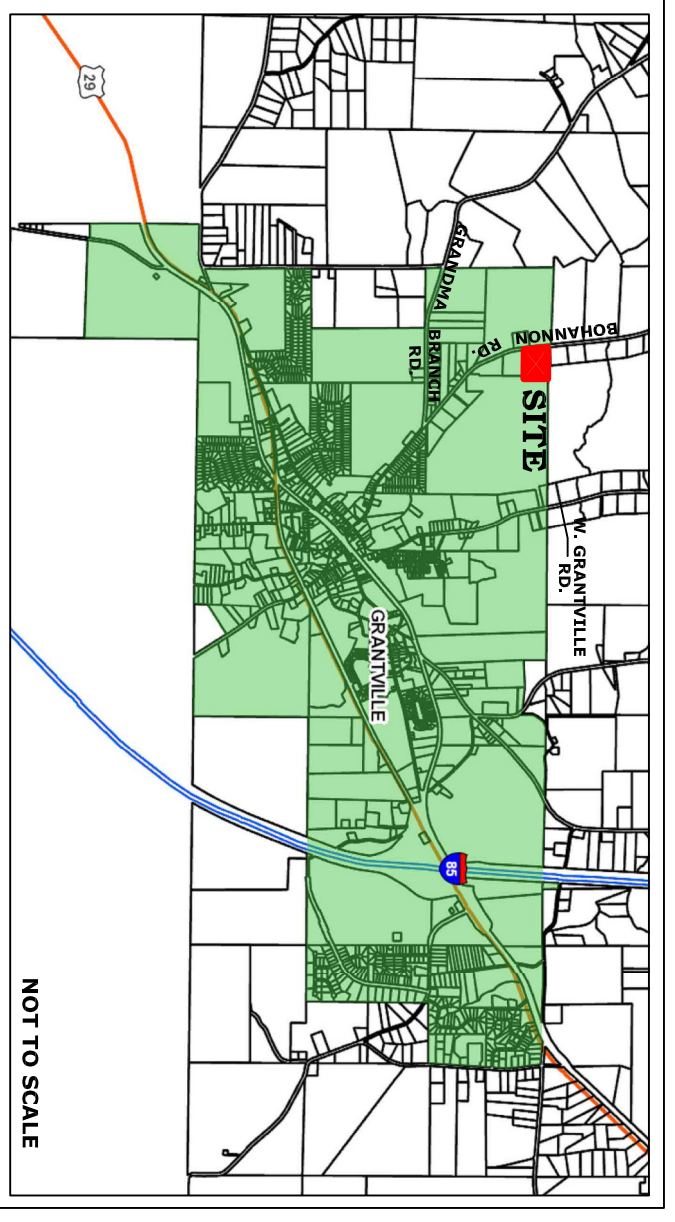
ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 35 PRO TOTAL STATION.

BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A LEICA GS-16 GPS ROVER UTILIZING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK

GEORGIA WEST ZONE
(EGPS SOLUTIONS, INC. REFERENCE NETWORK)



VICINITY MAP



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.

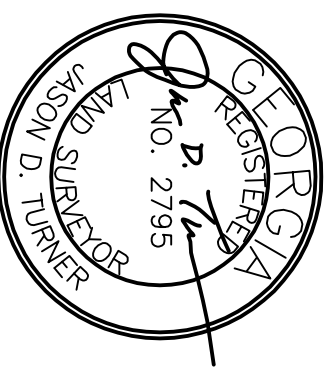
DATE _____ SIGNED _____

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.

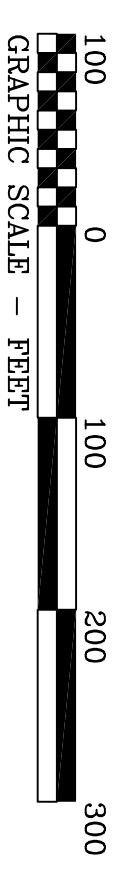
SURVEYORS CERTIFICATION

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 herein. 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
 Jason D. Turner GA, R.L.S. # 2795 Date 02-14-2022



CONTACT:
OLIVIA ROBINSON
 308 AARON YOUNG ROAD
 NEWNAW, GEORGIA 30263
 TEL: 678-850-0492
 EMAIL: olrobinson123@gmail.com



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:	
OLIVIA ROBINSON	
TAX PARCEL ID # 054 2239 002	
TRACT 20 OF PLAT FOR MONTE R. SHARP (P.B. 90/336)	
LOCATED IN LAND LOT 239 2nd LAND DISTRICT COWETA COUNTY, GEORGIA	
CITY OF GRANTVILLE	
SCALE: 1" = 100'	REVISED:
DATES OF FIELD WORK: 02-09-2022; 02-10-2022	DISK #: 2022
	DRAWING #: 2022014