

AGENDA

Planning Commission Meeting
January 6, 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

December 2, 2021 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

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

HEARING OF CASES

NEW BUSINESS

Election of Planning Commission Chairman and Vice Chairman for 2022

Adopt 2022 Planning Commission Meeting Schedule

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: December 2, 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 6:05 p.m.

Attendance

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

Public Attendance

Kyle Cunningham
Jeff Mansour
Patrick Laughlin

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from November 4, 2021

Planning Commission meeting minutes for the meeting held on November 4, 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 November 4, 2021, Planning Commission Meeting Minutes. The motion was seconded by Mr. Ward. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Report of Committees

None

Unfinished Business

None

Hearing of Cases

None

New Business

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

Mr. 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 is pending
- Conceptual site exhibit prepared by Georgia Civil was provided as part of the application for review by the planning commission.

Following the presentation by Mr. Jones, Mr. Raptis recognized Mr. Cunningham to make a presentation to the planning commission regarding the rezoning application. Mr. Cunningham provided information on his development company, Robinson Weeks Partners, and he discussed the plans for the industrial building site development. Mr. Cunningham stated that the final DRI application addressing comments received, was submitted earlier in the day to the review agencies. Mr. Cunningham stated that Wetland permitting for the site is in progress, however the Wetland Permit has yet to be approved by the US Army Corps of Engineers. Mr. Jones and the Planning Commissioners asked and discussed with the applicant questions concerning traffic studies, road improvements, traffic signals, noise, and water and sewer utilities.

Following the presentation and after discussion among the planning commission members, Mr. Ward made a motion to table the rezoning recommendation for Parcels G08 2247 001 and G08 2247 011 (125.273 Acres) - 101 Lowery Road: The motion was seconded by Mr. Clay. After discussion, Mr. Raptis called for a vote and the motion passed unanimously. Mr. Raptis announced that the item was tabled.

Adjournment

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:00 p.m.

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

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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

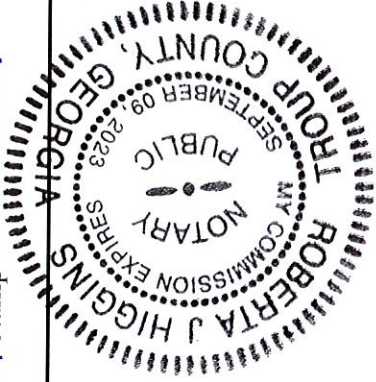
File Number: _____ Posting Notice Issue Date: _____

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:

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.

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

Jeffrey G. Mansour

Printed Name

Date 9/20/2021

Attach completed Rezoning Application Disclosure Form.

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

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FOR PLANNING & ZONING DEPARTMENT USE ONLY

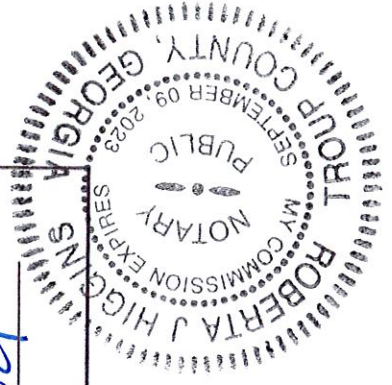
File Number: _____ Posting Notice Issue Date: _____

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: Jeffrey G. Mansour
Signature

Date 9/20/2021

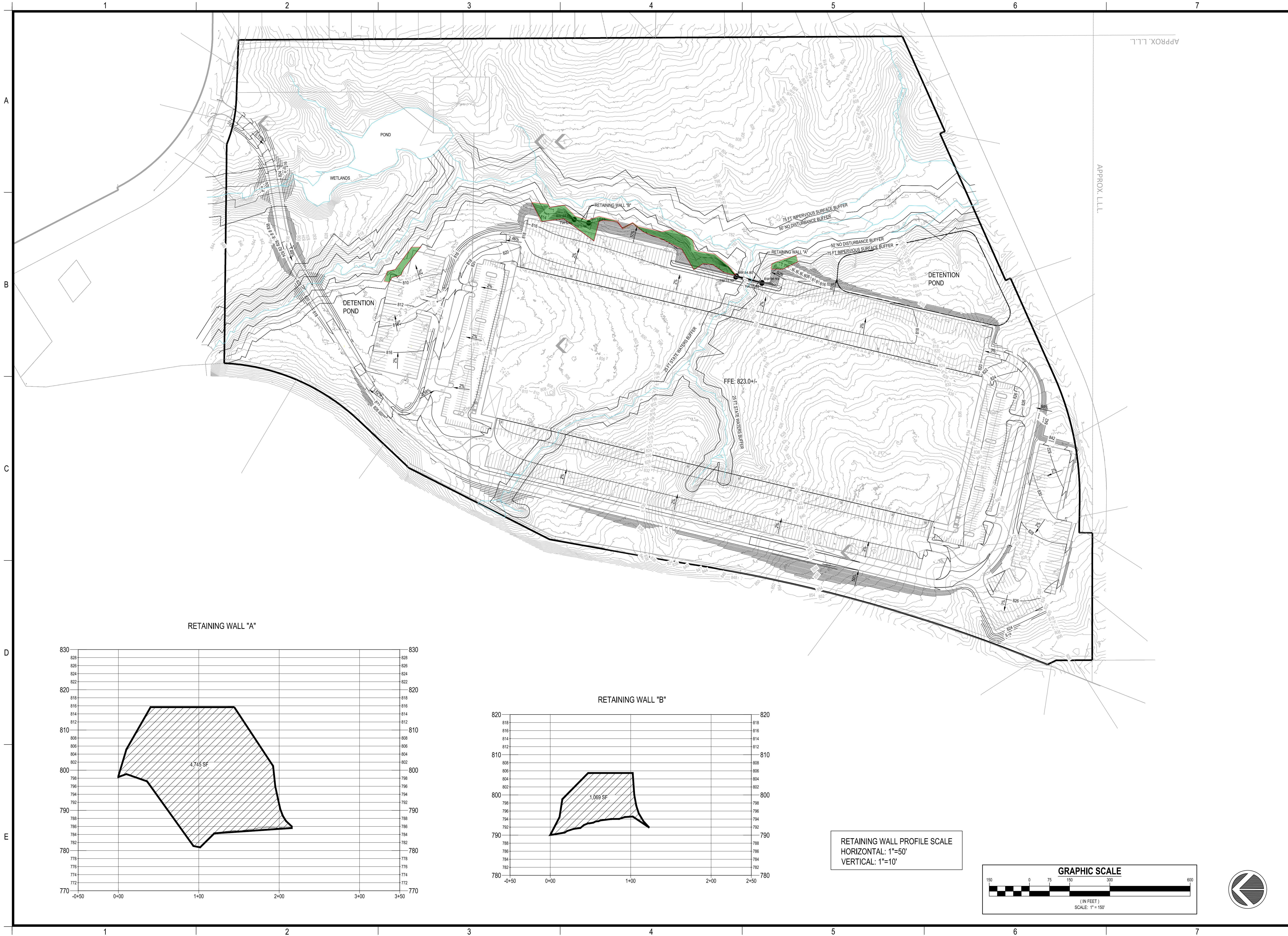
Jeffrey G. Mansour
Printed Name

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

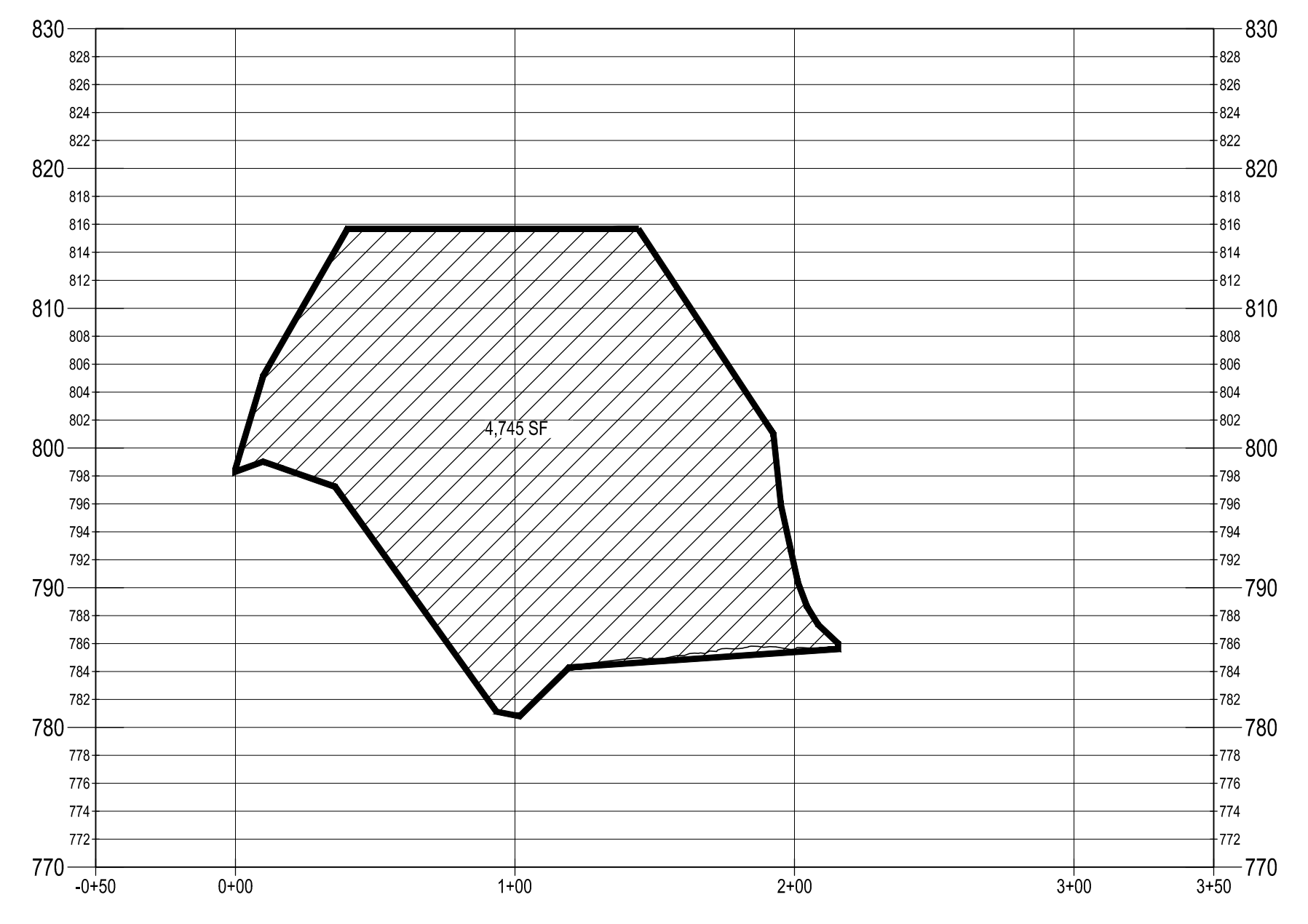
OFFICE USE ONLY

Date Received: _____

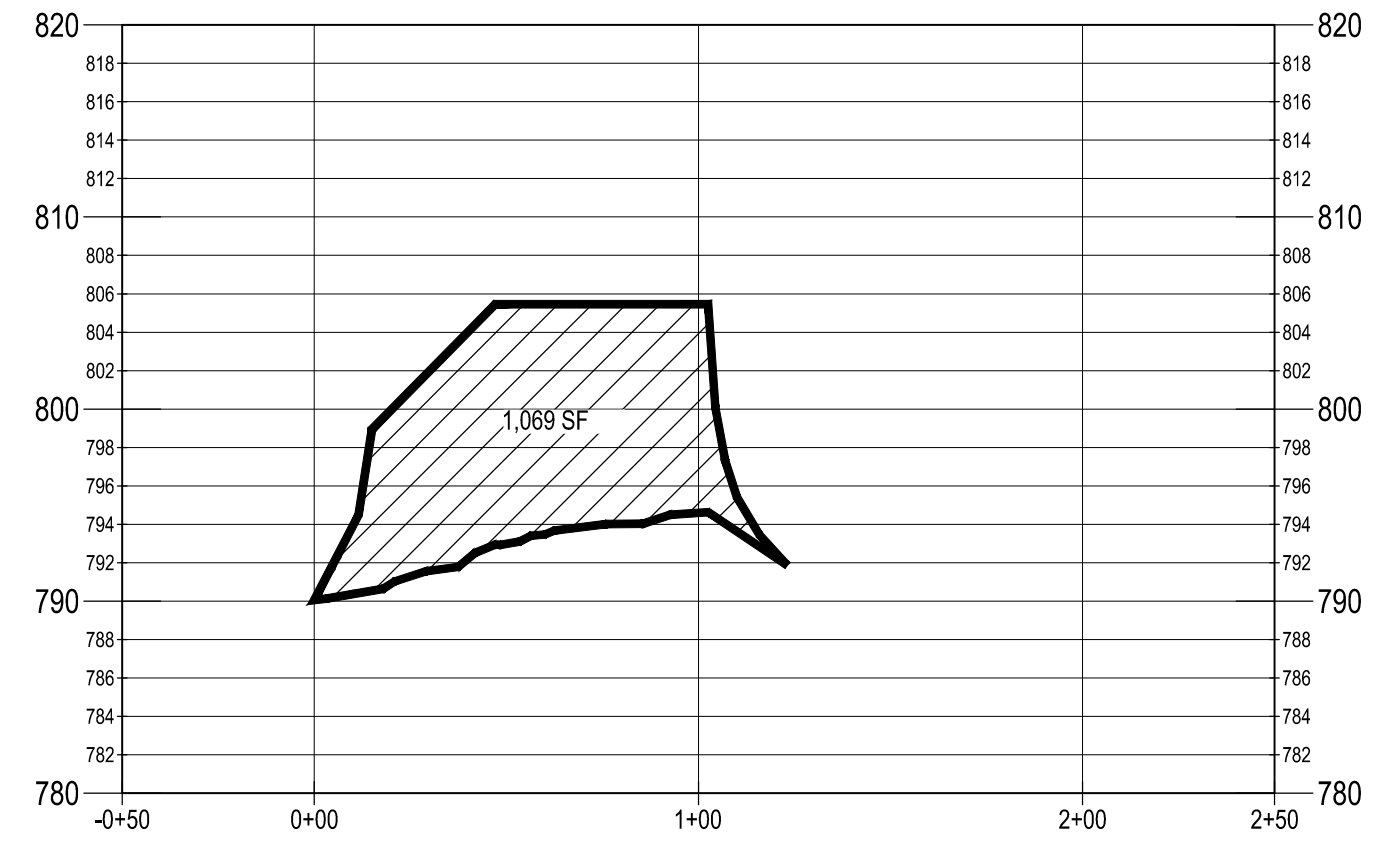
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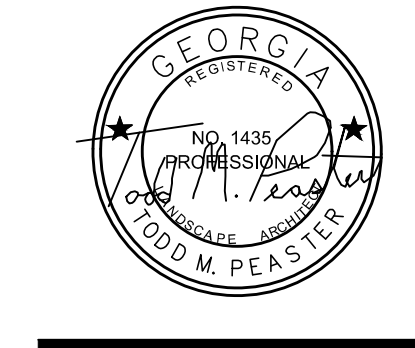
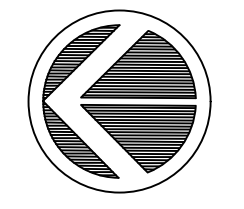
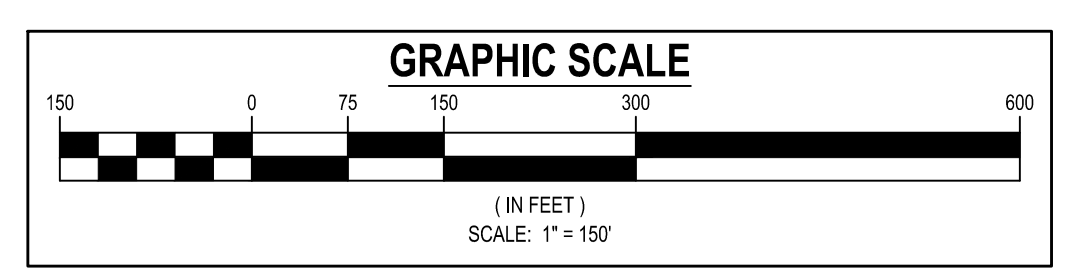
RETAINING WALL "A"



RETAINING WALL "B"



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

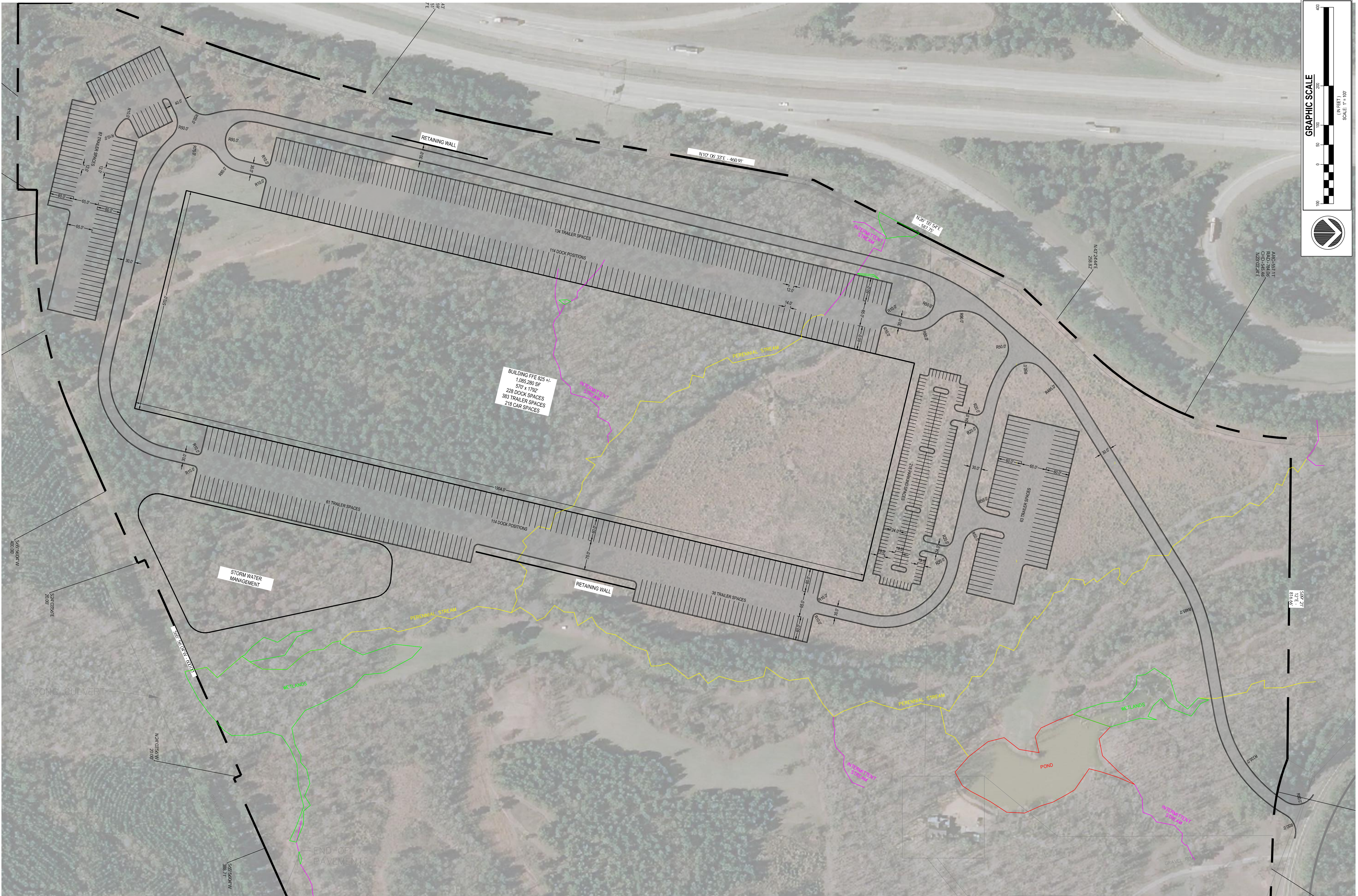


GRANTVILLE PRELIMINARY
 LOWRY RD.
 GRANTVILLE, GA
 ZONING: XXXXXX

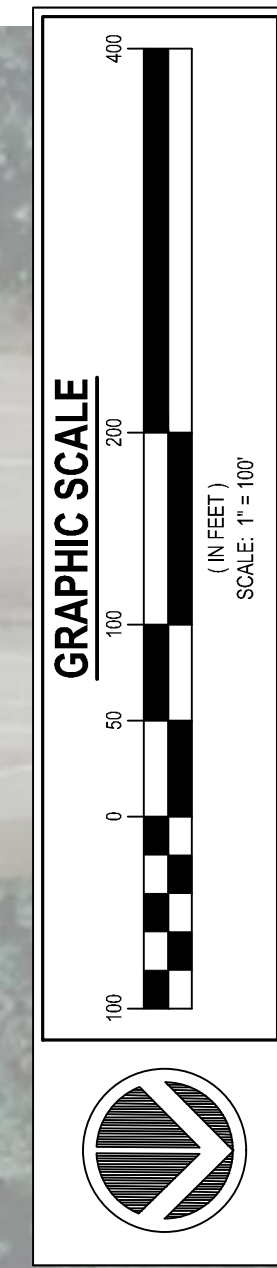
DRAWING DATE:	11.10.2021
DRAWN BY:	JES
CHECKED BY:	TMP
REVISIONS	
DATE:	DESCRIPTION:

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PRELIMINARY GRADING AND WALL PROFILES



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



STORM WATER
MANAGEMENT

RETAINING WALL

WETLANDS

POND

END OF
PAVEMENT

GRAVEL ROAD

PERENNIAL STREAM

PERENNIAL STREAM

PERENNIAL STREAM

56° 53' 00" W - 473.0'

N10° 06' 33"E - 466.91'

N26° 55' 54"E - 567.75'

N42° 02' 41"E - 288.85'

ARC: 55.71°
CH: 545.46'
N23° 02' 27"E

59° 21' 51" E
81.4'

56° 53' 00" W
386.1'

R100.0'

R100.0'

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1026.5'

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Grantville Planning Commission Meeting Schedule January 2022 – January 2023

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

2022 MEETING DATES

January 6, 2022

February 3, 2022

March 3, 2022

April 7, 2022

May 5, 2022

June 2, 2022

July 7, 2022

August 4, 2022

September 1, 2022

October 6, 2022

November 3, 2022

December 1, 2022

January 5, 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.