

# **AGENDA**

Planning Commission Meeting  
Thursday, June 16, 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**

March 7, 2022 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

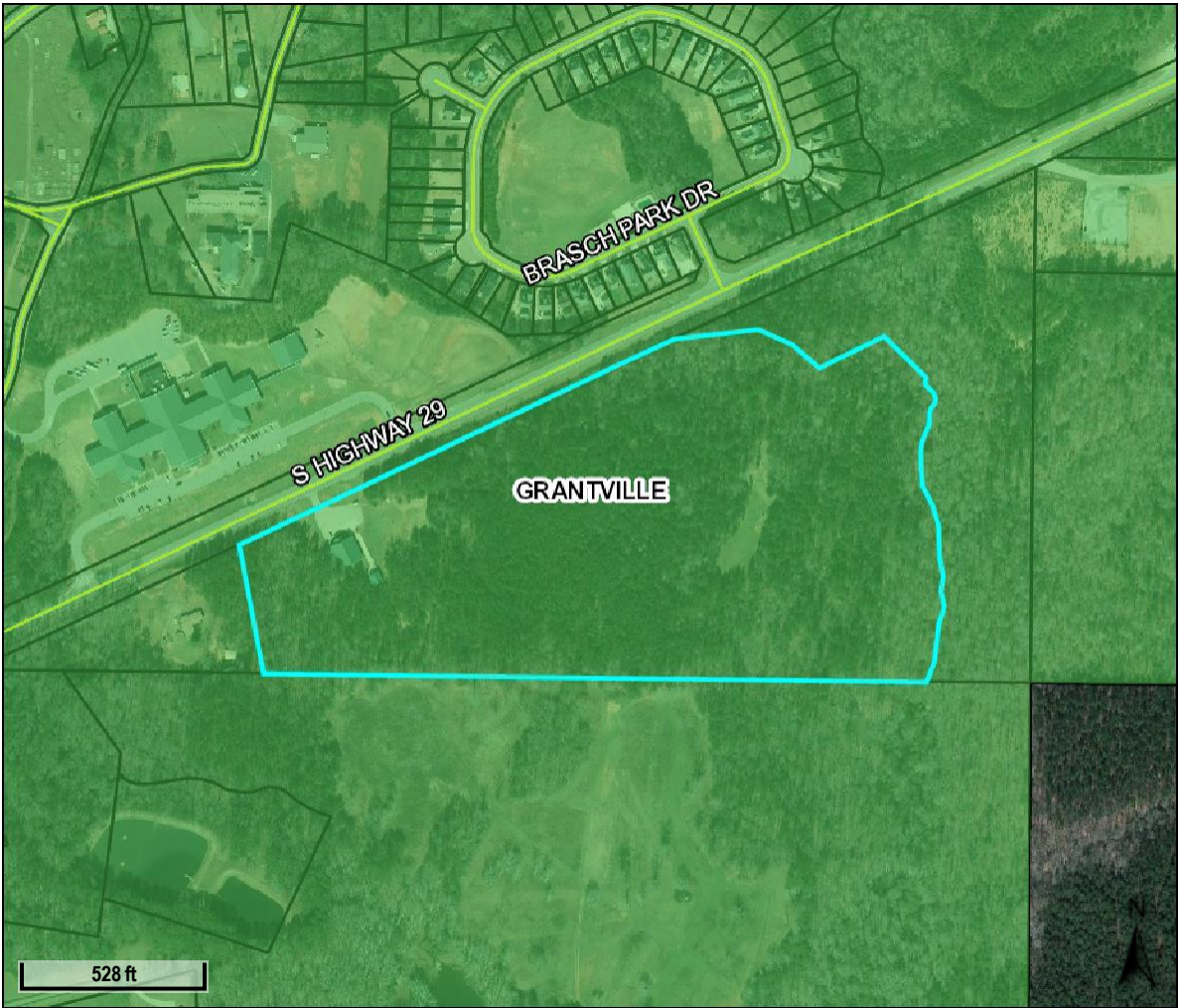
## **HEARING OF CASES**












## **NEW BUSINESS**

### Final Plat for Minor Subdivision for Parcel G06 0001 005A (33.27 Acres)

An application for a minor subdivision of the Parcel G06 0001 005A was submitted by the property owner. The property will be subdivided into two tracts Tract 1 (6.16 Acres) and Tract 2 (27.11 Acres). A mushroom farm is being proposed on the Tract 2 portion of the property.

## **ADJOURNMENT**



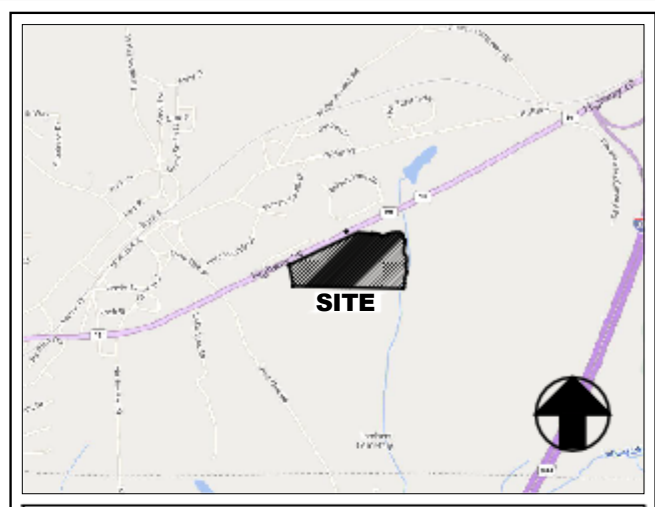
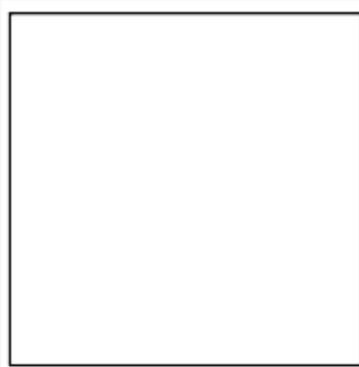
- Legend**
-  Parcels
  -  Roads
  - Municipalities**
  -  CHATTAHOOCHE HILLS
  -  GRANTVILLE
  -  HARALSON
  -  MORELAND
  -  NEWNAN
  -  PALMETTO
  -  SENOIA
  -  SHARPSBURG
  -  TURIN

|                        |               |                         |                      |                     |              |               |             |
|------------------------|---------------|-------------------------|----------------------|---------------------|--------------|---------------|-------------|
| <b>Parcel ID</b>       | G06 0001 005A | <b>Owner</b>            | COOK WILLIAM D       | <b>Last 2 Sales</b> |              |               |             |
| <b>Class Code</b>      | Residential   |                         | 5710 HIGHWAY 29      | <b>Date</b>         | <b>Price</b> | <b>Reason</b> | <b>Qual</b> |
| <b>Taxing District</b> | GRANTVILLE 04 |                         | GRANTVILLE, GA 30220 | 3/2/2011            | \$165000     | 12            | U           |
| <b>Acres</b>           | 33.21         | <b>Physical Address</b> | 5710 S HIGHWAY 29    | 7/6/2010            | \$466202     | 16            | U           |
|                        |               | <b>Assessed Value</b>   | Value \$249360       |                     |              |               |             |

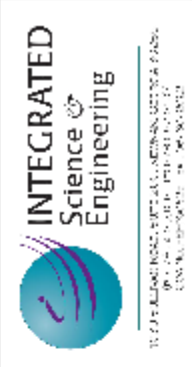
(Note: Not to be used on legal documents)

Date created: 6/6/2022  
 Last Data Uploaded: 6/6/2022 12:40:21 AM

Developed by  Schneider GEOSPATIAL



**VICINITY MAP**  
NOT TO SCALE



INTEGRATED  
Science &  
Engineering  
11715 KENNEDY BLVD., SUITE 100, ATLANTA, GA 30339  
TEL: 404.251.1100 FAX: 404.251.1101

**PROPERTY ADDRESS**

5710 S. HIGHWAY 29  
GRANTVILLE, GA

**NOTES**

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE TITLE BLOCK. SAID USE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT EXPRESS PERMISSION BY THE SURVEYOR NAMING SAID PERSON.
2. THE PROJECT HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT. PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. THE VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING THE NATIONAL GEODETIC SURVEY (NGS) GEOID 2012A.
3. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER), UNLESS NOTED OTHERWISE.
4. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURE IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURE NOT SHOWN MAY BE ENCOUNTERED. THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE BY THE F.E.M.A FLOOD INSURANCE RATE MAP OF COWETA COUNTY, GEORGIA AND INCORPORATED AREAS MAP NUMBER 13077C0352D, EFFECTIVE DATE 2/6/2013.

**DEED/PLAT REFERENCES**

1. RECORD TITLE DB 3653 PG 318; PB 33 PG 197
2. DB 3583 PG 553; PB 33 PG 197
3. DB 13765 PG 23; PB 69, PG 1
4. DB 552 PG 120
5. DB 522 PG 117

**ZONING**

RD (RURAL DEVELOPMENT)

SETBACKS: FRONT: 40' SIDE: 20' REAR: 40'  
MINIMUM LOT AREA: 1 ACRE  
MINIMUM LOT WIDTH: 100'

**SURVEYOR 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 APPLICABLE 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.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 87,839 FEET, AND AN ANGULAR ERROR OF 3" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,545,534 FEET. EQUIPMENT UTILIZED: LEICA TS12 P 3".

*Larry J. Seabolt* 6/3/22  
LARRY J. SEABOLT, P.L.S. GA 2135  
INTEGRATED SCIENCE & ENGINEERING LSF000136

**OWNER CERTIFICATION**

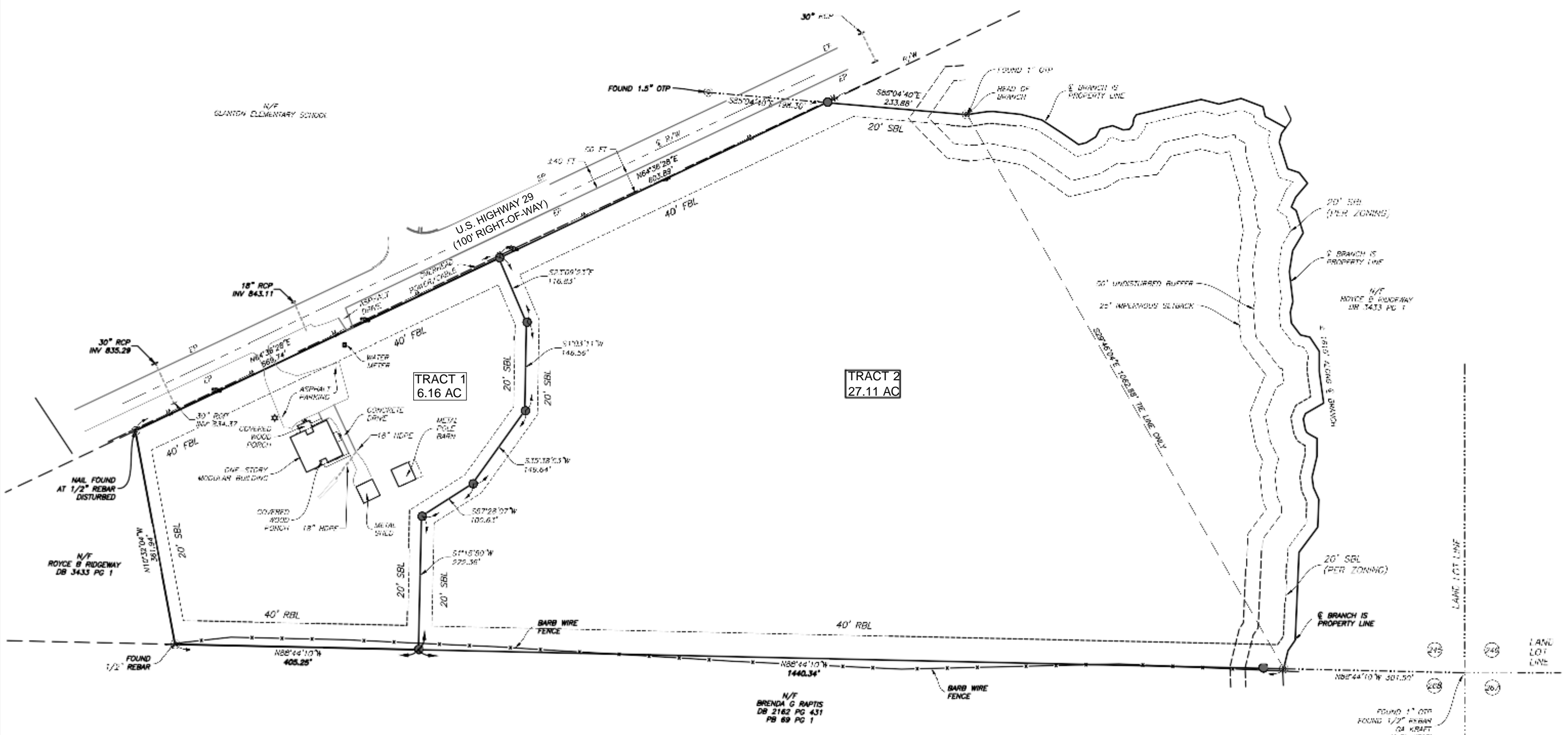
WE, THE OWNER(S) OF SAID PROPERTY SURVEYED, DO HEREBY JOIN IN THE FOREGOING STATEMENT AND DO HEREBY CERTIFY THAT IT WAS AND IS OUR INTENTION TO DIVIDE SAID LAND INTO LOTS AS SHOWN BY SAID PLAT AND DO WARRANT THAT TITLE WAS VESTED IN US AS OF THE DATE OF THE CERTIFICATION.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

| Rev. | Descriptor        | Date    |
|------|-------------------|---------|
| 1.   | ISSUED FOR RATING | 6/3/22  |
| 2.   | ISSUED FOR REVIEW | 5/26/22 |



SUBDIVISION PLAT FOR  
QIHE MUSHROOM ATLANTA  
TAX PARCEL G06 0001 005A  
5710 S HIGHWAY 29  
GRANTVILLE, GA  
LAND LOT 245, 2<sup>ND</sup> DISTRICT, CITY OF GRANTVILLE, COWETA COUNTY, GEORGIA



**SITE AREAS**

- PARCEL 1  
268,511.79 SQ FT  
6.16 ACRES
- PARCEL 2  
1,180,860.39 SQ FT  
27.11 ACRES
- TOTAL AREA  
1,449,372.18 SQ FT  
33.27 ACRES

**LEGEND**

- PROPERTY LINE
- CENTER LINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- STORM LINE
- SANITARY SEWER LINE
- POWER LINE
- IRON PIN FOUND AS NOTED
- PROPERTY CORNER (HALF INCH REBAR & CAP SET)
- RBR HALF INCH REBAR
- IPS IRON PIN SET
- OTP OPEN TOP PIPE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N/F NOW OR FORMERLY
- RBC HALF INCH REBAR WITH CAP
- FBL FRONT BUILDING LINE
- SBL SIDE BUILDING LINE
- RBL REAR BUILDING LINE
- CENTER LINE
- WATER VALVE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT STANDARD
- EP EDGE OF PAVEMENT
- R/W RIGHT-OF-WAY
- TITLE EXCEPTION ITEM

**CITY OF GRANTVILLE**

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

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE  
TAX PARCEL G06 0001 005A  
INTO TWO TRACTS