

# **AGENDA**

Planning Commission Meeting  
September 8, 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**

July 7, 2022 Planning Commission Meeting

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

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Preliminary Plat – Bohannon Ridge Subdivision. Current Zoning is Rural Development (RD) and 13 single family residential lots are proposed. All lots will front along Bohannon Road. Applicant is JP Allen Homes represented by Tyree Raptis.

## **ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** July 7, 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 6:01 p.m.

### **Attendance**

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

### **Public Attendance**

Jim Sells  
Sam Albrea, Contineo Group

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

#### Adoption of Planning Commission Meeting Minutes from June 16 2022

Planning Commission meeting minutes for the meeting held on June 16, 2022, were distributed to the members for review and adoption. After review of the minutes, a motion was made by Mr. Clay to adopt the June 16, 2022, 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**

### Rezoning Application for Parcel G06-0002-008 – Holtzclaw Road at US Hwy 29, (0.73 Acres)

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville – General Commercial (GC)
- Conceptual Site Plan exhibit prepared by Contineo Group

Mr. Jones presented the application for a rezoning application for Parcel G06-0002-008. Planning commission members discussed the proposed development with Mr. Albrey and the applicant. Following discussion, Mr. Clay made a motion to recommend the City Council approve the approve the rezoning application for Parcel G06-0002-008. The motion was seconded by Mr. Ward. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

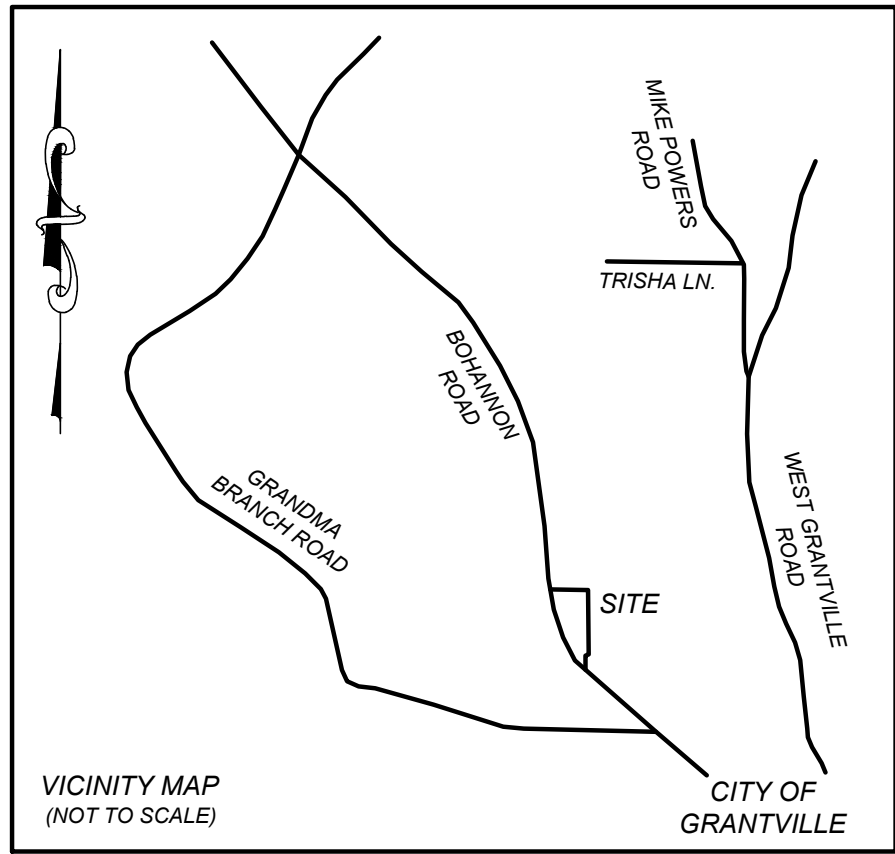
## **Adjournment**

Mr. Clay made a motion to adjourn the meeting. Mr. Ward seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:17 p.m.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0351D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1035.10'	291.98'	291.02'	N38°39'24"W
C2	1035.10'	111.39'	111.34'	N27°29'33"W
C3	1192.24'	42.41'	42.41'	N23°23'26"W
C4	1192.24'	100.33'	100.30'	N19°57'38"W
C5	1192.24'	101.36'	101.33'	N15°06'51"W
C6	1192.24'	17.42'	17.42'	N06°23'24"W
C7	1192.24'	122.15'	122.09'	N09°44'37"W

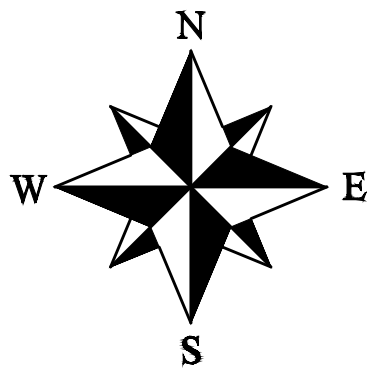
NOTES:

- TAX PARCELS 054 2239 003 & 054 2239 004
- DATE OF FIELDWORK: NO FIELDWORK DONE AS OF THIS DATE.
- REFERENCES: PLAT BOOK 90, PAGE 336.
- BASIS OF BEARINGS: GRID NORTH, GA. WEST ZONE.
- TOTAL AREA = 19.12 ACRES.
- IRON PINS PLACED AT ALL LOT CORNERS

CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARE RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. TYPE OF EQUIPMENT USED: TOPCON GTS 313



GRID NORTH  
GA. WEST ZONE

LINE	BEARING	DISTANCE
L1	N65°35'25"E	19.92'
L2	S24°24'35"E	41.50'
L3	N65°35'25"E	94.85'
L4	N24°24'35"W	41.50'
L5	N65°35'25"E	28.00'
L6	S24°24'35"E	60.00'
L7	N65°35'25"E	82.22'
L8	N24°24'35"W	60.00'

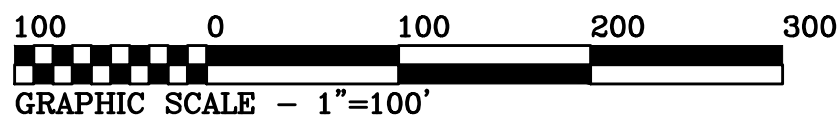
Pursuant to the Land Subdivision Regulations of the City of Grantville, Georgia, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Planning Commission at its meeting on \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_  
Secretary, Planning Commission

Surveyor's 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

*Randy McLain*  
Surveyor's Signature Date: JULY 19, 2022



LEGEND	
E.O.P.	= EDGE OF PAVEMENT
R/W	= RIGHT OF WAY
I.P.F.	= IRON PIN FOUND
I.P.P.	= IRON PIN PLACED
C.T.	= CRIMPED TOP PIPE
R.B.	= REINFORCING BAR
O.T.	= OPEN TOP
N/F	= NOW OR FORMERLY
B/L	= BUILDING LINE
P.P.	= POWER POLE
L.L.L.	= LAND LOT LINE
D.B.	= DEED BOOK
P.B.	= PLAT BOOK
C.M.F.	= CONCRETE MONUMENT FOUND
P.O.B.	= POINT OF BEGINNING
A.K.A.	= ALSO KNOWN AS
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
L.P.	= LIGHT POLE
F.H.	= FIRE HYDRANT
W.M.	= WATER METER
M.F.F.E.	= MINIMUM FINISHED FLOOR ELEVATION
L.A.G.	= LOWEST ADJACENT GRADE
H.A.G.	= HIGHEST ADJACENT GRADE
D.I.	= DROP INLET
J.B.	= JUNCTION BOX
C.B.	= CATCH BASIN
T.B.M.	= TEMPORARY BENCHMARK

DATE: JULY 19, 2022	ISSUE		
SCALE: 1"=100'	No.	DESCRIPTION	DATE
ACREAGE:			
CITY: GRANTVILLE			
DRAWN: TM			
CHECKED: RM			
<b>PROJECT #: 21-178</b>			

PRELIMINARY PLAT FOR:  
**BOHANNON RIDGE**  
TAX PARCELS 054 2239 003 & 054 2239 004  
REFERENCE PLAT BOOK 90, PAGE 336  
LAND LOT 239 - 2ND. DISTRICT  
COWETA COUNTY, GEORGIA

**McLAIN SURVEYING, INC.**  
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT  
6 MADISON STREET  
NEWNAN, GEORGIA 30263  
PHONE: 770-251-8523 - EMAIL: [tmclain339@numail.org](mailto:tmclain339@numail.org)

OWNER/CONTACT  
J.P. ALLEN HOMES  
308 LONE OAK ROAD  
GRANTVILLE, GA. 30220  
CONTACT: TYREE RAPTIS  
PHONE: 770-328-4684  
EMAIL: [jpallenhomes@gmail.com](mailto:jpallenhomes@gmail.com)

