

# **AGENDA**

Planning Commission Meeting  
August 7, 2023  
6:00 p.m.

Meeting Location:  
Grantville City Hall – Council Chambers  
123 LaGrange Street  
Grantville, GA 30220

## **CALL TO ORDER**

## **ATTENDANCE**

## **REVIEW & APPROVAL OF MINUTES**

May 1, 2023 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

Zoning for Coweta Parcels G08 2247 001 and G08 2247 011 (125.526 Acres) – 101 Lowery Road

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville - Light Industrial (LM) for 86 acres, the remainder of the property (i.e., 39.526 acres) to remain in the R-20 Single Family Residential zoning district. – A property subdivision should be required to separate industrial zoned property from residential zoned property and a buffer should be provided between the industrial and residential zoned properties.
- State Waters and Waters of the US exist on the property and State Water Buffer Variance and Wetland Permit issued by USACE will be required. In addition, a variance from Grantville Code of Ordinances, Chapter 17 – Environment, Article IV – Stream Buffer Protection requires a 50-foot undisturbed buffer measured from the top of stream bank and an additional 25-foot impervious buffer beyond the undisturbed buffer. The proposed development will impact the stream buffers and therefore, a variance from the City will be required.
- DRI application has been previously submitted.
- Rezoning application documents are attached

## **NEW BUSINESS**

## **ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** May 1, 2023  
**Time:** 6:00 p.m.  
**Location:** Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220

Mr. Clay called the Planning Commission meeting to order at 6:03 p.m.

### **Attendance**

Danny Clay  
Robin Bugg  
Brenda Maddox (by conference call)  
Brennan Jones, Zoning Administrator

### **Public Attendance**

Richard Proctor, Mayor  
Dee Latimore Berry, City Council Member  
Selma Coty  
Brandon McDowell  
Barham Lundy

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

#### Adoption of Planning Commission Meeting Minutes from April 3, 2023

Planning Commission meeting minutes for the meeting held on April 3, 2023, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the March 6, 2023, Planning Commission Meeting Minutes. Mrs. Maddox seconded the motion. After discussion, Mr. Clay called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

Text Amendment Article 4 Zoning Districts and Boundaries, Section 4.1 Section 4.1-12 – Historic Mill Village (HMV) Zoning District, Table 5.1, Table 5.2 and Table 5.3 This item was tabled during the April 3, 2023, meeting. This item was not taken off the table during the meeting.

### **Hearing of Cases**

None

### **New Business**

Property line modification and rezoning for Coweta Parcels G04 0009 001 and G04 0009 001A (9.694 Acres) – US Hwy 29 / SR 14.

- Replatting for Parcels G04 0009 001 (5.000 Acres) and G04 0009 001A (4.694 Acres). Note an access easement across parcel G04 0009 001 is provided to allow access to parcel G04 0009 001A.
- Current Zoning – GC and R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville - Light Industrial (LM) for Parcel G04 0009 001 (5 Acres), Parcel G04 0009 001A (4.694 Acres) will remain in the R-20 Single Family Residential Zoning District.
- A buffer zone per zoning ordinance section is required between LM zoned property and residential-zoned property.
- Proposed Use for LM zoning is a tree service including storage and use of tree service equipment including chipping of trees.
- Site exhibit prepared by Stothard Surveying, Inc.

Mr. Jones discussed the rezoning application described above. Mr. Jones stated that the application did not address buffers that are required between Light Industrial zoned property and residential zoned properties. Mr. Jones stated further that the size of the property may not allow for buffers and a buffer variance may be necessary if the property is allowed to rezone into the light industrial zoning district. Mr. Jones stated that buffer requirements were discussed with the applicant and their survey professional at a pre application meeting and after the rezoning application was received.

Following a discussion, Mrs. Bugg made a motion to recommend denial of the rezoning application for Parcels G04 0009 001 and G04 0009 001A. The motion was seconded by Mrs. Maddox. Mrs. Bugg expressed concerns that the applicant did not provide required buffers and the proposed use at the property would adversely impact nearby residents because of loud noises associated with grinding tree debris. After discussion, Mr. Clay called for a vote and the motion passed unanimously.

### **Adjournment**

Mrs. Bugg made a motion to adjourn the meeting. Mrs. Maddox seconded the motion. Mr. Clay adjourned the Planning Commission Meeting at 6:20 p.m.

# AGENDA

Planning Commission Meeting  
May 1, 2023  
6:00 p.m.

Meeting Location:  
Grantville City Hall – Council Chambers  
123 LaGrange Street  
Grantville, GA 30220

## CALL TO ORDER

## ATTENDANCE

## REVIEW & APPROVAL OF MINUTES

April 3, 2023 Planning Commission Meeting

## REPORT OF COMMITTEES

## UNFINISHED BUSINESS

Text Amendment Article 4 Zoning Districts and Boundaries, Section 4.1 Section 4.1-12 – Historic Mill Village (HMV) Zoning District, Table 5.1, Table 5.2 and Table 5.3 This item was tabled during the April 3, 2023 meeting. The text amendment language is attached to the agenda.

## HEARING OF CASES

## NEW BUSINESS

Property line modification and rezoning for Coweta Parcels G04 0009 001 and G04 0009 001A (9.694 Acres) – US Hwy 29 / SR 14.

- Replatting for Parcels G04 0009 001 (5.000 Acres) and G04 0009 001A (4.694 Acres). Note an access easement across parcel G04 0009 001 is provided to allow access to parcel G04 0009 001A.
- Current Zoning – GC and R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville - Light Industrial (LM) for Parcel G04 0009 001 (5 Acres), Parcel G04 0009 001A (4.694 Acres) will remain in the R-20 Single Family Residential Zoning District.

- A buffer zone per zoning ordinance section is required between LM zoned property and residential-zoned property.
- Proposed Use for LM zoning is a tree service including storage and use of tree service equipment including chipping of trees.
- Site exhibit prepared by Stothard Surveying, Inc.

## **ADJOURNMENT**

**Grantville Planning Commission  
Meeting Minutes**

**Date:** April 3, 2023  
**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  
Robin Bugg  
Brenda Maddox (by conference call)  
Brennan Jones, Zoning Administrator

**Public Attendance**

Richard Proctor, Mayor  
Dee Latimore Berry, City Council Member  
Selma Coty  
Annette Larkins  
Barham Lundy

**Review & Approval of Minutes**

Adoption of Planning Commission Meeting Minutes from March 6, 2023

Planning Commission meeting minutes for the meeting held on March 6, 2023, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the March 6, 2023, Planning Commission Meeting Minutes. Mr. Ward seconded the motion. 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**

Text Amendment Article 14.6-2 – Non-Business Signs, Table 14.2 Maximum Number of Non-Business Signs.

Mr. Jones presented a text amendment to increase the allowed maximum size of a directional sign from 4 square feet to a maximum sign size of 16 square feet. The text amendment would change

the directional sign size shown in Table 14.2 Maximum Number of Non-Business Signs as shown below:

**Table 14.2 Maximum Number of Non-Business Signs**

Sign Purposes	Maximum Number of Signs	Max Size	Required Setback From R-O-W Line
Announcing Sign	1 per lot	10 sq. ft.	10'
Commemorative Sign	1 per lot	10 sq. ft.	10'
Directional Sign	2 per a single location: each location is 100' from other location	4 sq. ft. <b>16 sq. ft</b>	—
Identification Sign	Residential Subdivision & Manufactured Home Park	64 sq. ft.	10'
	Residential Dwelling: 1 per family	2 sq. ft.	3'
	Non-Residential Unit: 1 per road frontage	64 sq. ft.	10'
Instructional Sign	Varies according to need	4 sq. ft.	—

Mr. Jones discussed that RESA had requested a directional sign of the size indicated and that was the basis for the request for the size indicated. It was also discussed that the Variance process for Non-Business signs are for hardship conditions such as sign location and do not allow for a change of sign size.

Following a discussion, Mrs. Bugg made a motion to recommend denial of the text amendment that would change to the maximum sign size for directional signs. The motion was seconded by Mr. Ward. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Text Amendment Article 4 Zoning Districts and Boundaries, Section 4.1 Section 4.1-12 – Historic Mill Village (HMV) Zoning District, Table 5.1, Table 5.2 and Table 5.3 The text amendment language is attached to the agenda.

Mr. Jones stated that the City Council directed the Planning Commission to develop a new zoning district for the Historic Mill Village Area that will allow for a smaller lot size and a smaller minimum house square footage size. Mr. Jones presented the zoning ordinance text amendment that include the following:

Add the following to the zoning district table Section 4.1:

<b>HMV</b>	<b>Historic Mill Village District</b>
------------	---------------------------------------

Add the following text for Section 4.1-12 below Section 4.1-11.5:

4.1-12 Historic Mill Village (HMV) The purpose of this district is to recognize the distinctive nature of the City's historic Mill Village area and to encourage residential development that is consistent with the area, including accommodating higher density single family residences of approximately eight (8) units per acre.

Add the following text to Table 5.1:

Table 5.1: Zoning District Area Yard and Height Requirements

Zoning District	Minimum Lot Area	Min. Lot Width at Setback Line (feet)	Front Yard from Arterial & Collector/Local Street (feet)*	Side Yard (feet)	Rear Yard (feet)	Max. Building Height (feet)
<b>HMV</b>	<b>1/8 acre</b>	<b>50</b>	<b>20</b>	<b>7.5</b>	<b>20</b>	<b>35</b>

Add the following text for Type 4 Appearance Standards to Table 5.2:

Table 5.2: Appearance Standards for Single-Family Detached Dwellings	
	<b>Type 4</b>
Min. Dwelling Width	<b>24'</b>
Min. Roof Pitch	<b>4/12</b>
Minimum Floor Area	<b>750 sq.ft.</b>
Roof Materials	<b>(1)</b>
External Siding Materials	<b>(2)</b>
Permanent Foundation	<b>Req'd (3)</b>
Utility Meter	<b>Mounted on Structure</b>
Landing Area	<b>(4)</b>
Towing Devices	<b>(5)</b>

Add HMV Zoning District column to Table 5.3 – Permitted Use Schedule as shown below:

TABLE 5.3 - PERMITTED USE SCHEDULE

Use Type	SIC	Zoning Districts											
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	<b>HMV</b>	
Dwelling Single-Family Type 4	0000												<b>P</b>

The planning commissioners had a discussion concerning the proposed new zoning district.

Following discussion by the Planning Commissioners, Mr. Raptis recognized Mrs. Coty and she stated opposition to the proposed new zoning district with concerning about the following items: Opposed to high density residential development but recognized that the proposed lot size is similar to the existing lot sizes in the Mill Village. Mrs. Coty expressed the following:

- Concerns about wastewater treatment capacity to serve the Mill Village area.
- Concerns about increased traffic caused by higher density residential development in the Mill Village area.
- Concerns about why the City Council is the applicant for the zoning ordinance amendment instead of a property owner or developer.
- Mrs. Coty asked for a definition of the Historic Mill Village parcels that may be affected by this new zoning district.

Mr. Raptis recognized Mayor Proctor and he addressed and discussed with the Planning Commission with the following:

- Proposed parcel sizes are roughly the same size as what currently exists in the Mill Village subdivision.
- Sanitary sewer service is available in the Mill Village and new development would connect to the existing sewer system.
- The new zoning district would allow for development that matches the current lot sizes and house sizes that exist in the Mill Village.
- The proposed zoning district would encompass the entire Mill Village subdivision and would extend from the southern end of Arnold Street at West Grantville Road to the northern end of Arnold Street at West Grantville Road to the trailer park and the road frontage along West Grantville Road.
- Mayor Proctor discussed that establishment of a new zoning district would not rezone any property, but rather establish a district that would allow for rezoning and development at a higher density that is similar to the existing Mill Village lot size.

The Planning Commissioners discussed that the proposed new zoning district boundary would have to be clearly defined and they requested that Mr. Jones prepare a map showing the proposed new zoning district boundary. The Planning Commissioners discussed concerns about the minimum house size and concerns about new development at this density becoming rental property rather than houses owned by the occupants.

Following discussion, Mr. Ward made a motion to table the item until the next Planning Commission meeting. Mrs. Bugg seconded the motion. Mr. Raptis tabled the item.

### **Adjournment**

Mr. Ward made a motion to adjourn the meeting. Mrs. Bugg seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:07 p.m.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GRANTVILLE, GEORGIA AMENDING THE ZONING ORDINANCE OF THE CITY OF GRANTVILLE TO MAKE THE FOLLOWING TEXT AMENDMENTS TO THE ORDINANCE AMEND ARTICLE 4 ZONING DISTRICTS BY ADDING HISTORIC MILL VILLAGE (HMV); AND FOR OTHER PURPOSES**

**WHEREAS**, the Mayor and Council of the City of Grantville have determined that it is in the best interest of the City to amend the Zoning Ordinance of the City of Grantville;

The Mayor and Council of the City of Grantville, Georgia hereby ordain as follows:

**Section 1.**

Article 4. Zoning Districts and Boundaries is amended as follows:

A. Section 4.1 is amended by adding the following district:

HMV      Historic Mill Village

B. Section 4.1 is amended by adding the following subsections:

4.1-12 *Historic Mill Village (HMV)* The purpose of this district is to recognize the distinctive nature of the City’s historic Mill Village area and to encourage residential development that is consistent with the area, including accommodating higher density single family residences of approximately eight (8) units per acre.

**Section 2.**

All ordinances or parts of ordinances in conflict with this ordinance are repealed.

**First Reading:** \_\_\_\_\_

SO ORDAINED in lawfully assembled open session this \_\_\_\_ day of \_\_\_\_\_, 2012.

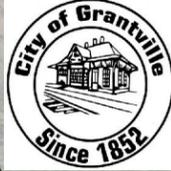
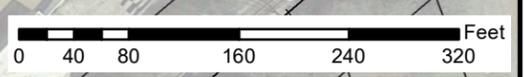
\_\_\_\_\_  
MAYOR

Attest: \_\_\_\_\_  
Clerk



**MILL VILLAGE AREA MAP**  
City of Grantville  
Coweta County, Georgia

Mill Village Boundary



CITY OF GRANTVILLE  
REZONING APPLICATION

RECEIVED  
4/18/23 1:43  
TR

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: Adriana De Valencia Quezada
2. Applicant Address: 168 Lakewood Dr  
Grantville, GA 30220
3. Telephone No. (Day) (678) 530-7061 Telephone No. (Evening) \_\_\_\_\_
4. Email address of Applicant: adrianna jr 79@gmail.com
5. Address of Property: HWY 29 Parcel # G04 0009 001,  
G04 0009 001A
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 (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.

Existing General Commercial use at Hwy 29, Undeveloped in Bear

12. Intent of Rezoning: (Detailed Description of Proposed Development)  
(Attach separate sheets as necessary. Indicate if additional pages are attached.)

TREE TRIMMING SERVICES / Specialty Construction

13. Fee for Rezoning Application based on property acreage to be paid in advance.

**Rezoning Application Fee Determination:**

Property Size (Acres) \$ 5  
Rezoning Fee / Ac \$200 / Ac  
**Total Rezoning Fee** 600.00 (Maximum Fee \$10,000) <sup>1,000</sup>

14. Does the proposed property use require Development of Regional Impact (DRI) Approval?

( ) Yes (  ) No

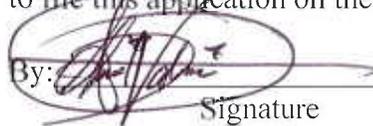
N/A

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) \_\_\_\_\_  
DRI Application Fee / Ac \$20.00 / Ac  
**Total DRI Fee** \_\_\_\_\_ (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

Date 04/05/2023

Adriana De Valencia Querada  
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: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Date Completed Application and Fees were received: \_\_\_\_\_  
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: \_\_\_\_\_ Date \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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

---

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

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

**BRENNAN JONES ENGINEERING  
ASSOCIATES, LLC.**

7513 Mason Falls Dr. • Winston, GA 30187  
Office 770.688.5148 • Fax 770.577.0300

Project 6070 Hwy 29 S. Date 3/6/23  
Misals Tree Services. Drawn By \_\_\_\_\_  
Sheet \_\_\_\_\_ of \_\_\_\_\_

- ① Subdivided. (Mined)
- ② Rezoning. GC/R-20 to LM
- ③ Access Easement to Rear Property (R-20)
- ④ Building Code Inspections for Accessory Bldg.
- ⑤ Plat needs to show Buffers of Building Loose Setbacks (Foundation)
- ⑥ Business License App (Occupational Tax Cert.)

for Building & Zoning  
(Meeting in May)

**SURVEYORS CERTIFICATION**

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot 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.

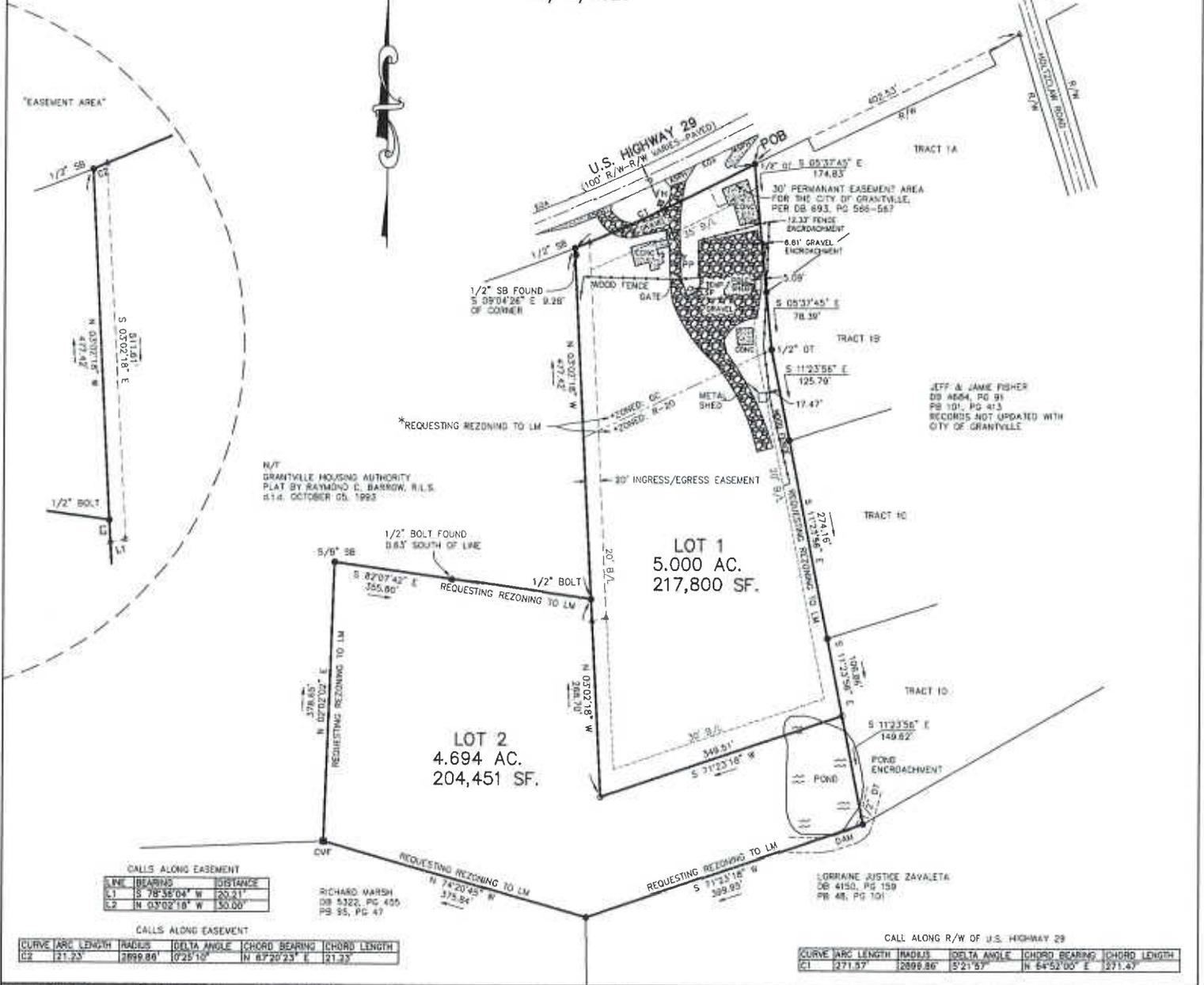
GREGORY SCOTT HOJEK 04/12/2023  
 GREGORY SCOTT HOJEK GA. REG. LIC. NO. 3214 DATE:

**NOTES:**

- The term "Certification" as used in Rule 1180-6-.09(2) and (3)\* and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- This Survey complies with both the rules of Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- All iron pins found or set are 1/2" rebar unless otherwise noted.
- This property may be subject to Easements, Rights of Way or Restrictions that are not of record or that would have been discovered by a current Title Search.
- Property is currently Zoned CC & R-20, requesting Re-Zoning Lot 1 & 2 to LM.

Zoning LM= Minimum lot area = 1ac.  
 Minimum lot width @ setback = 100'  
 Front yard = 35'  
 Side yard = 20'  
 Rear yard = 30' or 50' when adjacent to residential  
 Max. building height = 35'

**PRELIMINARY FOR REVIEW**  
 04/12/2023



**CALLS ALONG EASEMENT**

LINE	BEARING	DISTANCE
C1	S 78°35'04" W	20.31'
C2	N 03°02'18" E	130.00'

**CALLS ALONG EASEMENT**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	121.23'	2899.80'	0°25'10"	N 67°20'23" E	21.33'

**CALL ALONG R/W OF U.S. HIGHWAY 29**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	271.57'	2898.86'	5°21'57"	N 64°52'00" E	271.47'

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

Stothard Surveying, Inc.  
 1036 Cahoon St. Marietta, Georgia 30067  
 POC: (770) 884-3279  
 www.stothardsurveying.com

REVISIONS: NO. BY DATE DESCRIPTION

STATE OF GEORGIA, COWETA COUNTY, CITY OF GRANTVILLE  
 I, Gregory Scott Hojek, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, except as shown hereon; that there are no easements, joint driveways, or rights of way, on, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, as delineated on Coweta Co. FIRM: 13077C 0352D. Dated February 6, 2013.

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR

REFERENCES: DB 5336, PG 530; PG 83, PG 84.

BEARING BASIS: PLAT BOOK 89, PAGE 84

FIELDWORK: CALC/DWG: CHECK: CORRECT: PG: HS

GRAPHIC SCALE: 1 inch = 100 ft.

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR GREGORY SCOTT HOJEK

SUBDIVISION/RE-ZONING SURVEY FOR: MISAEEL G. VALENCIA ADRIANA VALENCIA QUEZADA

A SUBDIVISION OF PARCEL # 024 00 09 001, PER PLAT BOOK 89, PAGE 84 COWETA COUNTY RECORDS.

COWETA COUNTY LAND LOT: 269 LAND DISTRICT: 2ND

DATE: 04/12/23 DWG. NO.: CCG 23-04 C SCALE (ORIGINAL): 1" = 100'

CAD FILE: D:\SURVEY\GEORGIA\CONTRACTS\N2023-002



**HORNE & GRIFFIS, P.C.**  
 32 South Court Square, P.O. Box 220  
 Newnan, Georgia 30264  
[www.newnanlaw.com](http://www.newnanlaw.com)

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282  
 FACSIMILE (770) 251-7262  
 EMAIL:melissa@newnanlaw.com

July 18, 2023

**VIA HAND DELIVERY**

*Rec'd 07.18.2023*  
*Fee Paid*

Mr. Al Grieshaber  
 City Manager  
 City of Grantville  
 123 LaGrange Street  
 Grantville, Georgia 30230

**RE:** Rezoning Request of RWIOF Acquisition, III, LLC  
 Approximately 125.526 +/- Acres located at 101 Lowery Road, Grantville,  
 Georgia 30230, Coweta County, Georgia  
 Land Lot 247, Land District 2nd

Dear Mr. Grieshaber:

RWIOF Acquisition, III, LLC (“RWIOF”) the Applicant in the above-described property (“the Property”) in Grantville County, Georgia, hereby makes this application to rezone the current residential land from R20 (Single Family Residential) to LM (Light Industrial) to allow for the development of an industrial warehouse and a future recreational area.

As noted on the Application to Amend Zoning Map of City of Grantville Form enclosed herewith, the Property is the most appropriate site for the zoning designation requested. The site plan consists of 125.526 acres with 19.96 acres of Open Space and a residential parcel. The current site plan also includes 19.16 acres of future recreation area. The project will have to go through the DRI process, so we have already completed DRI Forms 1 and 2.

For the reasons stated above, RWIOF believes that this application is not only consistent with but advances the intent of the City of Grantville Zoning Ordinance. Additionally, the proposed rezoning will facilitate provision of the LM zoning consistent with principles of smart development so highly valued by the City of Grantville.

RWIOF has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance enacted in November of 2002. **As always, should you have any questions about**

Mr. Al Grieshaber  
July 18, 2023  
Page 2

**the material submitted, or should you require additional information, please do not hesitate to contact me.** RWIOF, as Applicant and myself, as counsel for RWIOF, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Report in the near future.

Yours Truly,



Melissa D. Griffiths

Attorney for RWIOF Acquisition, III, LLC

MDG/bs  
Enclosures

cc: Mr. Tyler Jones

# **TAB 1**

## **Application to Amend the Zoning Map**

**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: 1 Glenlake Parkway, Suite 900  
Atlanta, Georgia 30328
3. Telephone No. (Day) (404) 815-2005 Telephone No. (Evening) (404) 987-2445
4. Email address of Applicant: tyler@robinsonweeks.com
5. Address of Property: 101 Lowery Road  
Grantville, Georgia 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, Area of subject property: 125.526 (Acres)  
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.

One single family home.

12. Intent of Rezoning: (Detailed Description of Proposed Development)  
(Attach separate sheets as necessary. Indicate if additional pages are attached.)

The proposed project is to allow for an industrial development with clearing of additional land to be donated to the Town of Grantville for its future proposed recreational area of a football field and track to be completed by the Town.

13. Fee for Rezoning Application based on property acreage to be paid in advance.

**Rezoning Application Fee Determination:**

Property Size (Acres)	<u>125.526</u>	
Rezoning Fee / Ac	\$200 / Ac	
<b>Total Rezoning Fee</b>	<u>\$10,000.00</u>	(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)	<u>125.526</u>	
DRI Application Fee / Ac	\$20.00 / Ac	
<b>Total DRI Fee</b>	<u>\$5,510.52</u>	(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

Date

7/17/23

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: \_\_\_\_\_

Receipt Number: \_\_\_\_\_

Date Completed Application and Fees were received: \_\_\_\_\_  
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:  Date 7/17/23  
Signature

TYLER JONES  
Printed Name

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

---

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

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

**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:  Date 1/18/23  
Signature

JEFF MANSOUR  
Printed Name

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

---

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

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

## **TAB 2**

### **Names and Addresses of All Property Owners Within 250' Feet**

ASHMORE JERRY & AMBER ASHMORE  
134 NORTH MEADOWS RIDGE DRIVE  
GRANTVILLE, GA 30220

BARNETT CARA  
117 GREENFIELD LANE  
GRANTVILLE, GA 30220

BLACK KEITH  
166 LOWRY ROAD  
GRANTVILLE, GA 30220

BROWN CHEVOSKY  
138 N MEADOWS RIDGE DR  
GRANTVILLE, GA 30220

BURNHAM KELLY W  
134 JENNY RD  
GRANTVILLE, GA 30220

CEDANO MIGUEL & NANNY JULIET VER  
107 GREENFIELD LANE  
GRANTVILLE, GA 30220

FARR CHELSIE L & JOHNATHAN A FARR  
111 GREENFIELD LANE  
GRANTVILLE, GA 30220

FELIZ MANUEL & SANDRA PEREZ  
147 JENNY ROAD  
GRANTVILLE, GA 30220

GARRETSON JAMES W & SHANNON GA  
115 GREENFIELD LANE  
GRANTVILLE, GA 30220

GRAHAM MICHAEL W SR  
25 PALLADIAN DR  
SENOIA, GA 30276

HARKER DIRK & MARY BETH HARKER  
129 GREENFIELD LN  
GRANTVILLE, GA 30220

HARRIS FALLON NAKEYA  
142 NORTH MEADOWS RIDGE DRIVE  
GRANTVILLE, GA 30220

JEWKES TENNESSEE INVESTMENTS LI  
C/O RODGER PURDY | 1449 DOLLY NIX  
SENOIA, GA 30276

KELLER MATTHEW BRANDON  
121 GREENFIELD LANE  
GRANTVILLE, GA 30220

KISKA CHELSEA R  
136 JENNY RD  
GRANTVILLE, GA 30220

KNEUER DEREK & TIFFANY EVERS  
101 GREENFIELD LN  
GRANTVILLE, GA 30220

LOVINGOOD MELISSA S & ALLEN JAME  
143 JENNY RD  
GRANTVILLE, GA 30220

MANSOUR JEFFREY G  
101 LOWERY RD  
GRANTVILLE, GA 30220

MANSOUR JEFFREY  
101 LOWERY RD  
GRANTVILLE, GA 30220

MAPSON VALERIE ANN  
138 JENNY RD  
GRANTVILLE, GA 30220

MC ELROY KURTIS M  
125 GREENFIELD LN  
GRANTVILLE, GA 30220

MERRITT HENRY EDWARD JR & DAVIN  
133 GREENFIELD LANE  
GRANTVILLE, GA 30220

MITCHELL NICHOLAS  
156 LOWRY ROAD  
GRANTVILLE, GA 30220

MONROE HANNAH & REBECCA CHADW  
135 GREENFIELD LANE  
GRANTVILLE, GA 30220

OLSEN DANIEL A & MALLORY C OLSEN  
109 GREENFIELD LN  
GRANTVILLE, GA 30220

PARKS ROOSEVELT ESTATE & OLLIE P  
113 GREENFIELD LN  
GRANTVILLE, GA 30220

PHAM TIEN M  
70 MCCOLLUM DR  
GRANTVILLE, GA 30220

RODGERS JOSHUA & JESSICA RODGEI  
127 GREENFIELD LN  
GRANTVILLE, GA 30220

SHIVER JAKOB  
136 N MEADOWS RIDGE DRIVE  
GRANTVILLE, GA 30220

SHOAF RYAN A & CHERIE SHOAF  
103 GREENFIELD LN  
GRANTVILLE, GA 30220

SINGH VIRGINIA & JUJHAR SINGH & RU  
329 LINMAN DRIVE  
LAGRANGE, GA 30241

SOSBY KENNETH W & MARY DELINDA :  
145 JENNY RD  
GRANTVILLE, GA 30220

WALKER DAVID J JR & MARINA WALKER  
105 GREENFIELD LN  
GRANTVILLE, GA 30220

WARREN DIXIE JR  
275 ZELKOVA DR  
FAYETTEVILLE, GA 30215

WEBB LYNDA J  
149 JENNY RD  
GRANTVILLE, GA 30220

WILLIAMSON RYAN F & KAITLYN D WILL  
119 GREENFIELD LANE  
GRANTVILLE, GA 30220

WILSON W HAYES  
63 HUNTINGTON RD  
ATLANTA, GA 30309

WILSON W HAYES  
63 HUNTINGTON ROAD NE  
ATLANTA, GA 30309

## **TAB 3**

# **Legal Description of the Property**

## LEGAL DESCRIPTION

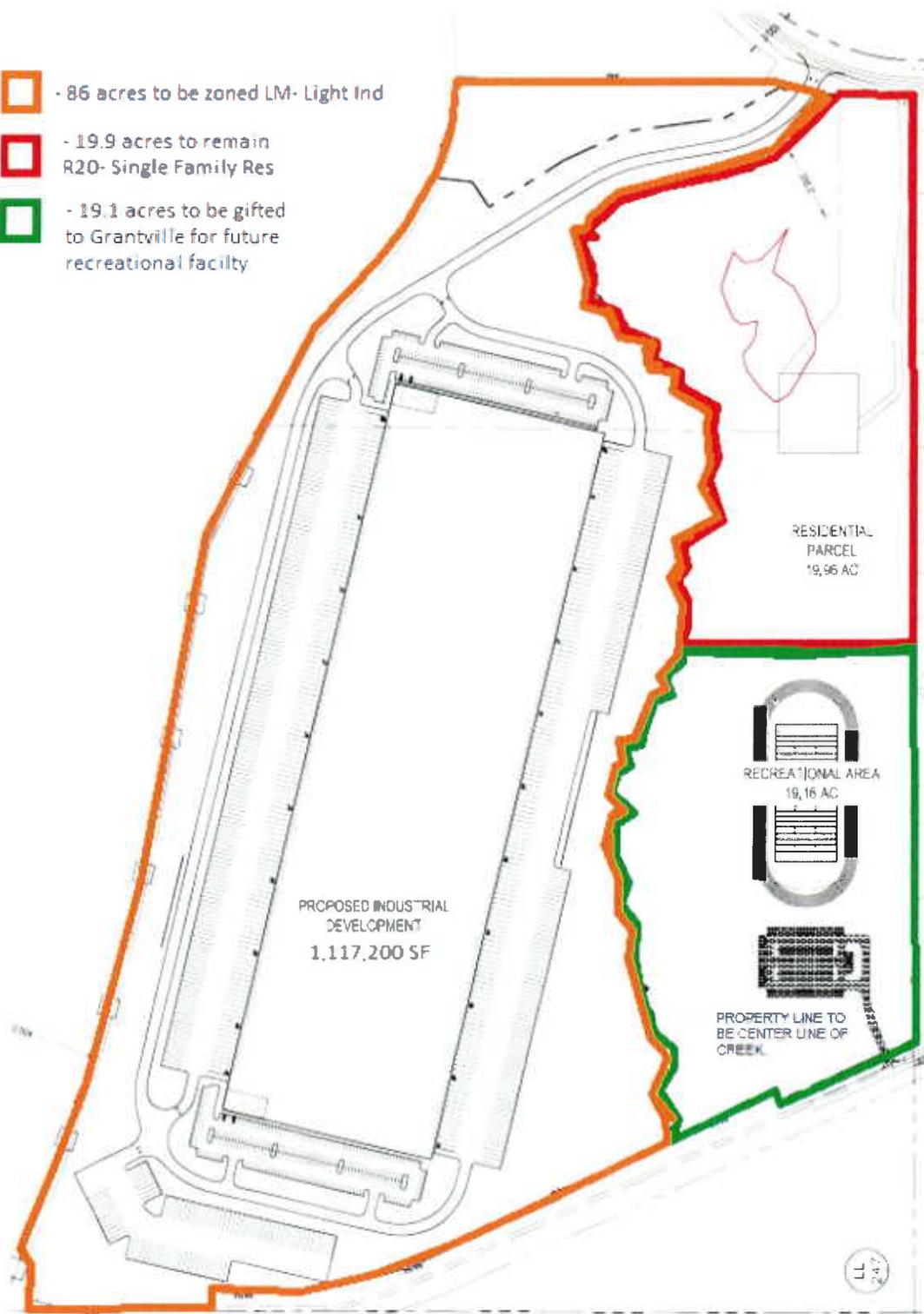
All that tract or parcel of land containing 126.526 acres in Land Lot 247 of the Second Land District of Coweta County, Georgia, and being Parcel 1 as shown on survey and plat made by Hugh Riley & Associates on 09/17/1973, which plat is recorded in Plat Book 40, Page 33, Coweta County, Georgia Records, and reference to which plat is hereby had for a more particular description of the metes and bounds of said property. Said property is more particularly described in accordance with said plat as follows: BEGIN at a point of intersection of the northerly side of a county road which crosses the southeastern part of Land Lot 247 which point is 713.69 feet north 1 degree 26 minutes east from the southeast corner of Land Lot 247 as measured along the easterly land lot line of Land Lot 247; run thence along the northerly side of said county road south 67 degrees 36 minutes west 393.20 feet; thence north 22 degrees 24 minutes west 20 feet; thence south 67 degrees 36 minutes west 600 feet to a point; thence south 22 degrees 24 minutes east 20 feet to a point; thence south 67 degrees 36 minutes west 400; thence along the curvature of the northern side of said county road 478.10 feet to a point (the chord of said curve having a bearing of south 80 degrees 6 minutes west and a chord of 474.31 feet); thence continuing along the northerly side of said county road north 87 degrees 24 minutes west 120 feet; thence south 2 degrees 36 minutes west 49.28 feet to the south line of Land Lot 247; thence north 88 degrees 14 minutes east 14 feet along the south line of Land Lot 247 474.89 feet; said point being the center of an old road; thence along the center line of said old road north 1 degree 24 minutes east 134.51 feet; thence north 24 degrees 45 minutes west 35.37 feet to the easterly side of the right of way of Interstate-85; thence north 22 degrees 45 minutes east along the easterly side of the right of way of Interstate-85 105.78 feet; thence continue in a northerly direction along the easterly right of way of said Interstate-85 1800.70 feet to a point; thence continuing along the easterly side of said right of way an arc distance of 615.18 feet; thence continuing along the easterly side of said right of way of Interstate-85 north 44 degrees 45 minutes east 258.82 feet; thence continuing along the arc of the easterly side of said right of way of Interstate-85 543 feet to a point; said point marking the southwest corner of property formerly of Fannie Smith; thence south 87 degrees 55 minutes east 828.39 feet to a county road; thence south 82 degrees 2 minutes east along the south side of the right of way of said county road 404.73 feet to the east line of Land Lot 247; thence south 1 degree 24 minutes west along the east line of Land Lot 247 1580.84 feet; thence continuing along the east line of Land Lot 247 south 1 degree 26 minutes west 892.74 feet to the BEGINNING POINT.

LESS AND EXCEPT that 1 acre tract of land which was conveyed from James Mansour to Jeffrey Mansour by virtue of a Warranty Deed dated June 17, 1994 as recorded on June 17, 1994 in Deed Book 860, Page 578, Coweta County, Georgia Records.

# **TAB 4**

## **Conceptual Plan**

-  - 86 acres to be zoned LM- Light Ind
-  - 19.9 acres to remain R20- Single Family Res
-  - 19.1 acres to be gifted to Grantville for future recreational facility



OVERALL MAP  
SCALE: 1" = 250'

# **TAB 5**

## **Property Owner's Authorization**

**STATEMENT OF PROPERTY OWNER**  
**AUTHORIZING APPLICANT TO FILE APPLICATION**  
**TO AMEND THE ZONING MAP OF THE CITY OF GRANTVILLE**  
**AND FOR ANY VARIANCES**

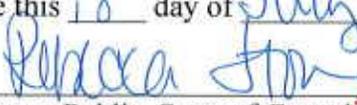
As the owner of property located in Grantville, Georgia, said property being depicted as being in Land Lot 247 of the 2<sup>nd</sup> Land District of Coweta County, Georgia, upon which the proposed 125.526+/- acres LM zoned property will be located, I hereby give right and permission to RWIOF Acquisition, III, LLC to request rezoning and a variance(s) on the above-described property.

This 18<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
JEFFREY G. MANSOUR

STATE OF GEORGIA  
COUNTY OF COWETA

Sworn to and subscribed before  
me this 18 day of July

  
\_\_\_\_\_  
Notary Public, State of Georgia  
My Commission Expires: \_\_\_\_\_



# **TAB 6**

## **Authorization of Attorney**

**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:

---

---

---

---

---

---

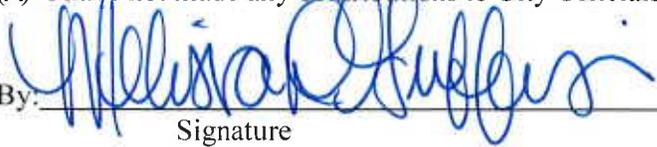
---

---

---

---

I have not made any contributions to City Officials.

By:   
Signature

Date 7-18-2023

MELISSA GRIFFIS, ESQ.  
Printed Name

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

---

**OFFICE USE ONLY**

Date Received: \_\_\_\_\_

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

## **TAB 7**

**\$10,000.00 to the City of Grantville  
for Rezoning Fee**

**\$5,510.52 to the City of Grantville  
for DRI fee**

CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220

Transaction #: 110129  
Date: Jul 18, 2023  
Time: 11:45 AM  
Customer #: 5320  
Customer Name: MISCELLANEOUS ACCOUNT

Check Number: .....525  
Check Date: .....07/18/2023  
Reference Number: .....jeff mansours  
Description: rezoning fees 101 lowery rd  
Total: .....\$15510.52  
Check Amount: .....\$15510.52  
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.