

AGENDA

Planning Commission Meeting
November 3, 2025
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

July 9, 2025 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Minor Subdivision Final Plat, Bohannon Rd Parcel G01 2238 003 (8.25 Acres)

The final plat application and supporting documents are attached hereto. The Applicant is requesting a minor subdivision to create 2 lots to allow for residential homes. Information on the property is presented below.

- Property Owner: Martin W. Wijnaldum
- Applicant: Chisel Mill Homes, represented by Brandon Larry
- Proposed Use: Single Family Residential
- Location: 480 Bohannon Rd
- Adjacent building uses: Single Family Residential
- Zoning – RD – Rural development
- Setbacks: Front 40', Side 20', Rear 40'
- Current Land Use – undeveloped
- Legal Description of property: legal description of the property is included with supporting documents.

Review: The lot size and setbacks conform to requirements of the RD zoning district.

Staff Recommendation: Approve

Minor Subdivision Final Plat, Bohannon Rd Parcels 054-2239-002 and 054-2239-018 (8.25 Acres)

The final plat application and supporting documents are attached hereto. The Applicant is requesting a minor subdivision combine the parcels and then create 4 lots to allow for residential homes. Information on the property is presented below.

- Property Owner: Paul Eugene Robinson, Jr.
- Applicant: Hughston Homes, LLC, represented by Tyler Findley
- Proposed Use: Single Family Residential
- Location: Bohannon Rd
- Adjacent building uses: Single Family Residential
- Zoning – RD – Rural development
- Setbacks: Front 40', Side 20', Rear 40'
- Current Land Use – undeveloped
- Legal Description of property: legal description of the property is included with supporting documents.

Review: The lot size and setbacks conform to requirements of the RD zoning district.

Staff Recommendation: Denial. The application and supporting documents have not been received by the city. Approve once all required documents have been submitted by the applicant.

Rezoning and Minor Subdivision Final Plat for Parcel G06-0001-005A 5710 Hwy 29 (6.164 Ac)

The rezoning application and supporting documents are attached hereto. The Applicant is requesting rezoning from R-20 Single Family Residential to R-6 Multi-family Residential. Information on the property is presented below.

- Property Owner and Applicant: William D. Cook
- Proposed Use: Commercial Development - undefined
- Location: 5710 Hwy 29 S
- Adjacent building uses: RD zoned property (residential home to West, Mushroom Farm to East and South)
- Current Zoning – RD Rural development
- Proposed Zoning – GC – General Commercial
- Setbacks: Front 40', Side 15', Rear 15'
- Buffers will be required against the dissimilar land uses.
- Current Land Use – Home and RD rural home occupation use.
- Legal Description of property: legal description of the property is included with supporting documents.

Review: The lot size and setbacks conform to requirements of the GC zoning district. The plat does not show the required building setback lines or required buffer zones. A certification from Coweta county Department of Public Health is required to allow for an onsite wastewater management system at the property. The Final Plat should be revised to conform to Final Plat requirements for a minor subdivision,

and the plat should contain the required certification statements that were previously provided to the applicant. Legal descriptions for the parent parcel and for the subdivided parcels are required to be submitted.

Staff Recommendation: Denial. Require plat corrections to show building setback lines and required buffer zone and type. Recommend approval to proceed with rezoning application contingent upon plat corrections.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: July 9, 2025

Time: 6:00 p.m.

Location: Grantville City Hall, 123 LaGrange Street Grantville, Georgia 30220

Mr. Raptis called the Planning Commission meeting to order at 6:00 p.m.

Attendance

Tyree Raptis, Chairman
Robin Bugg, Vice Chairman
Mark Sprada
Jared Larger
Brennan Jones, Zoning Administrator

Public Attendance

Richard Proctor, Mayor

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from May 13, 2025

Planning Commission meeting minutes for the meeting held on May 13, 2025, were distributed to the members for review and adoption. After review of the minutes, Mr. Larger made a motion to adopt the May 13, 2025, Planning Commission Meeting Minutes. Mrs. Bugg 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 –to add a Definition for Data Centers in Section 3.3 and amend Table 5.3 to add Data Centers (SIC #7374)

Mr. Jones presented the text amendment for data centers and recommended adding a Special Use in the General Commercial district in addition to the Special Use in LM and GI districts. Following the presentation, the planning Commission had a long discussion concerning data centers, the need for the City to improve development inspections, to become an issuing authority, concerns about electricity, water and other utilities needed for data centers, and other matters. Mayor Proctor addressed the Planning Commission and responded to questions and comments from the

Commissioners. Mr. Larger stated that he wants the Planning commission and City Council to have a visioning session to assist the Planning Commission with making zoning decisions related to where in the City it would be appropriate for industrial and commercial development.

Following the discussion, Mr. Larger made a motion to recommend approval of the text amendment for data centers to include a Special Use in the General Commercial district as shown on the attached data center text amendment exhibit. The motion was seconded by Mrs. Bugg.

Mrs. Bugg discussed and confirmed that any proposal for a data center would have to obtain a Special Use permit and be brought before the city Council in a hearing before approval.

Following discussion, Mr. Raptis called for a vote. The motion passed with R. Bugg and J. Larger voting for and M. Sprada voting against the text amendment.

Text Amendment –to amend Table 5.3 to add Event Centers (SIC #6512)

Mr. Jones presented the text amendment to add Event Centers to the Permitted Use Table.

Mr. Sprada discussed that if the use was permitted as a Special use in the GC district, it would allow the City Council to place conditions on the use. Some examples of conditions cited included hours of operation, parking, alcohol, wine and beer sales or use on the premises.

Mr. Sprada made a motion to recommend approval of the text amendment for Event Centers and to include a Special Use in the General Commercial district as shown on the attached Event Center text amendment exhibit. The motion was seconded by Mr. Larger.

Following discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Adjournment

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

**Grantville Zoning Ordinance Proposed Text Amendment
For Data Centers, Section 3.3 and Table 5.3**

July 9, 2025

1. Name and address of applicant.

Mayor and City Council
123 LaGrange Street
Grantville, GA 30220

2. Current provisions of text to be affected by amendment.

Amend Article 3, Section 3.3 – Definitions, to add a definition for Data Centers as shown below:

Data Center (SIC 7374): A facility used primarily for the storage, management, processing, and dissemination of data and information. Data Centers house computer systems and associated components, such as telecommunications and storage systems, backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression), and security devices. This use does not include facilities for direct customer service or retail operations.

Amend Article 5, Section 5.3 – Permitted Use Schedule, Table 5.3 – Permitted Use Schedule, to add Data Centers 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	RS-15	RU-7
Data Center	7374								S	S	S		

3. Reason for amendment request.

The text amendment is needed to allow for Data Centers use in the zoning ordinance.

**Grantville Zoning Ordinance Proposed Text Amendment
For Event Centers, Table 5.3**

July 9, 2025

1. Name and address of applicant.

Mayor and City Council
123 LaGrange Street
Grantville, GA 30220

2. Current provisions of text to be affected by amendment.

Amend Article 5, Section 5.3 – Permitted Use Schedule, Table 5.3 – Permitted Use Schedule, to add Event Centers as shown below:

TABLE 5.3 - PERMITTED USE SCHEDULE

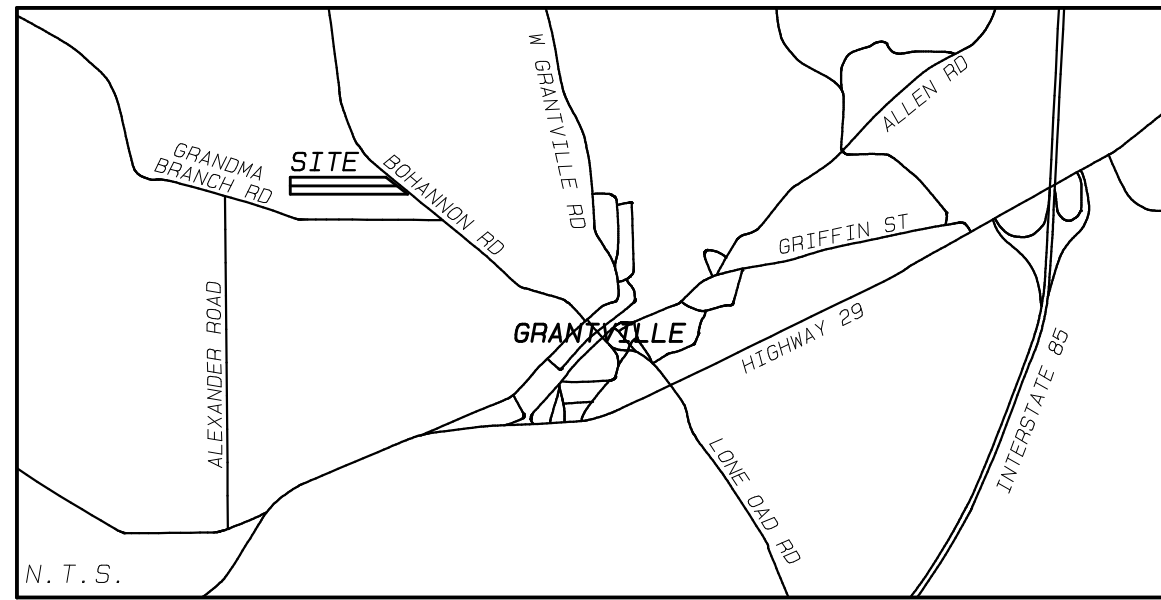
Use Type	SIC	Zoning Districts											
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	RS-15	RU-7
Event Center	6512					S			S				

3. Reason for amendment request.

The text amendment is needed to allow for Event Centers use in the zoning ordinance.

FOR
REVIEW
ONLY

DIVISION SURVEY
OF TAX PARCEL G01 2238 003
(MILLER'S WOODS LOT 14)
RECORDED IN PLAT BOOK 58, PAGE 43
TO CREATE TRACT 14-A AND 14-B
MILLER'S WOODS



VICINITY MAP

NORTH BASED ON
PB 58 PG 43

LEGEND

N/F - NOW OR FORMERLY
R/W - RIGHT-OF-WAY
DB - DEED BOOK
PB - PLAT BOOK
U/P - UTILITY POLE
GW - GUY WIRE
OHUL - OVERHEAD UTILITY LINE

NOTE: THE LAND LOT LINE IS ALSO
USED AS THE MATCHLINE BETWEEN
SHEETS 1 AND 2 FOR THIS SURVEY.

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: _____

FINAL PLAT APPROVED BY THE GRANTVILLE PLANNING COMMISSION

DATE: _____ SIGNED: _____



CURRENT ZONING

RD - RURAL DEVELOPMENT

SETBACKS
FRONT - 40'
SIDE - 20'
REAR - 40'

MINIMUM LOT AREA - 1 ACRE
MINIMUM LOT WIDTH - 100'
MAXIMUM BUILDING HEIGHT - 35'

CURRENT OWNER:
MARTIN W. WIJNALDUM
DEED BOOK 4462 PAGE 739
1545 JONES RD
CATAULA, GA 31804

THIS SURVEY WAS AUTHORIZED
BY CHISEL MILL HOMES
160 WHITNEY ST.
FAYETTEVILLE, GA 30214

ALL DISTANCES ARE HORIZONTAL
GROUND DISTANCES

CLOSURE DATA
FIELD CLOSURE = 1' : 11, 208'
ANGLE POINT ERROR = 4"
EQUIPMENT USED: GEOMAX ZOOM 90
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 1, 193, 231

IN MY OPINION, THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS
SHOWN ON THE FLOOD INSURANCE
RATE MAP, 13077 C 0351 D
DATED: FEBRUARY 6, 2013

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
RULE 180-6-.09 THE TERM CERTIFICATION RELATING TO 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 PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY
NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON,
PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,
PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE
UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES,
REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING
TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK
LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY
EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS
RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH
OF THE PROPERTY.

THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS
OF STATUTES OF LIMITATION.

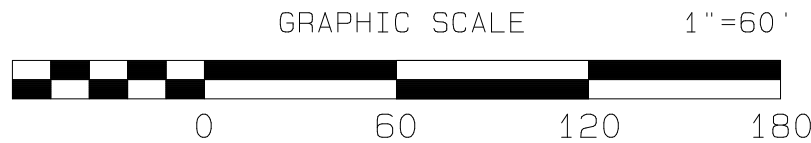
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING
ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN,
RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE
OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND
DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND
LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR
DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES
AND/OR STRUCTURES.

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO
WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES
ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND
ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY
EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

ALL BUILDING RESTRICTIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACKS,
WATERSHED BUFFERS, WATERSHED SETBACKS, UNDISTURBED BUFFERS, ETC. SHOULD BE
INTERPRETED AND VERIFIED BY THE PROPER GOVERNING AUTHORITY BEFORE ANY LAND
PLANNING AND/OR LAND DISTURBANCE ACTIVITY BEGINS.

(i) 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.



SHEET 1 OF 2

**W.D. Gray and
Associates, Inc.**

LSF000701

land surveyors - planners

160 Greencastle Road Suite B
Tyrone, GA 30290

(770) 486-7552 Fax (770) 486-0496

Prepared For:

CHISEL MILL HOMES

LAND LOT: 238 & 239

DATE OF SURVEY: 08-18-2025

DISTRICT: 2ND

DATE OF DRAWING: 09-12-2025

CITY OF GRANTVILLE
COWETA COUNTY, GA

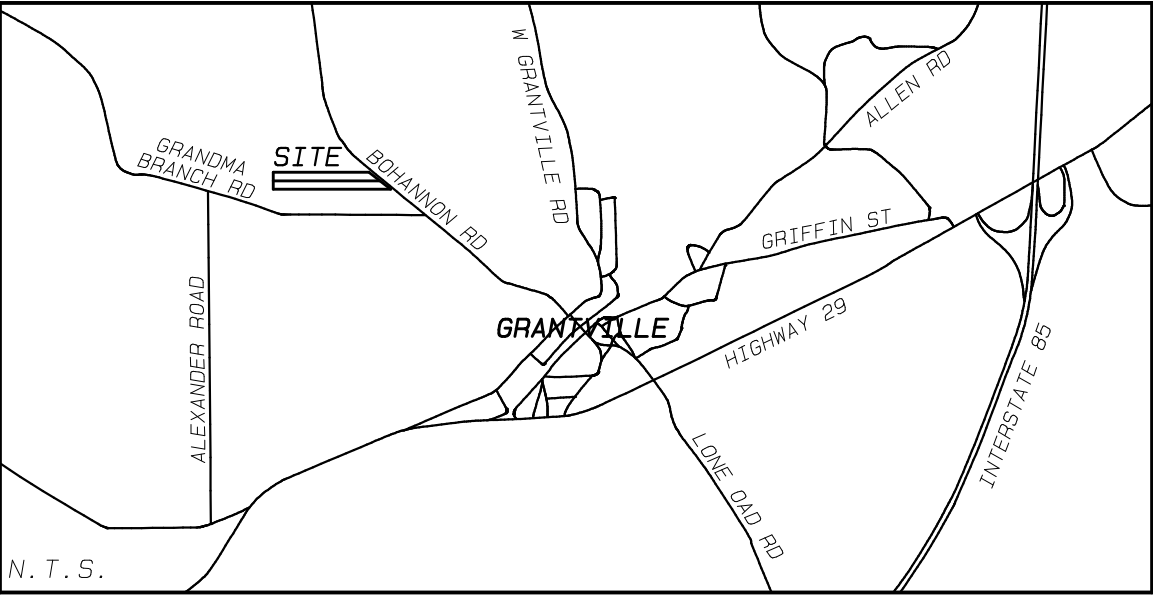
REV.

SCALE: 1" = 60'

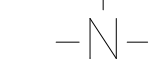
JOB NO: 2508005

FOR
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VICINITY MAP



NORTH BASED ON
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LEGEND
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CURRENT ZONING
RD - RURAL DEVELOPMENT

SETBACKS
FRONT - 40'
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MINIMUM LOT AREA - 1 ACRE
MINIMUM LOT WIDTH - 100'
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DEED BOOK 4462 PAGE 739
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ALL DISTANCES ARE HORIZONTAL
GROUND DISTANCES

CLOSURE DATA
FIELD CLOSURE = 1' : 11,208'
ANGLE POINT ERROR = 4"
EQUIPMENT USED: GEOMAX ZOOM 90
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1' : 1,193,231

IN MY OPINION, THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS
SHOWN ON THE FLOOD INSURANCE
RATE MAP, 13077 C 0351 D
DATED: FEBRUARY 6, 2013

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
RULE 180-6-.09 THE TERM CERTIFICATION RELATING TO LAND SURVEYING
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THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS
OF STATUTES OF LIMITATION.

N/F
DUAH ADEI-MANU
LOTHINE S. ADEI-MANU
DB 5583 PG 501
TRACT 8
PB 59, PG 133

N/F
DOUGLAS W. JEWELL
DB 1129 PG 338
TRACT 1
MILLER'S WOODS
PB 58 PG 43

N/F
REBEKAH D. WIGLEY
MELISSA WIGLEY
DB 5652 PG 1985
TRACT 2
MILLER'S WOODS
PB 58 PG 43

N/F
JAMES O. SELLS
DB 2440 PGS 253-254
TRACT 3
MILLER'S WOODS
PB 58 PG 43

N/F
ALAN RAY MILLER
DB 1581 PG 237
TRACT 4
MILLER'S WOODS
PB 58 PG 43

N/F
RHONDA M. MURPHY
DB 1245 PG 250
TRACT 5
MILLER'S WOODS
PB 58 PG 43

N/F
CORNERSTONE RENTALS, LLC
DB 5603 PGS 2411-2414
TRACT 6
MILLER'S WOODS
PB 58 PG 43

N/F
JAMES HENDRIX
DB 2709 PG 213
TRACT 7
MILLER'S WOODS
PB 51 PG 94
PB 58 PG 43

N/F
STEPHEN BROOKS
ANDREW SCHOTT JORDAN
DB 5404 PGS 557-560
TRACT 8
MILLER'S WOODS
PB 50 PG 7
PB 58 PG 43

N/F
TOMMY R. HAWK, SR.
THOMAS RICHARD HAWK, JR.
DB 1028 PG 296
PB 60, PG 217

1" OPEN
TOP PIPE
FOUND
0.1' +/-
OF LINE

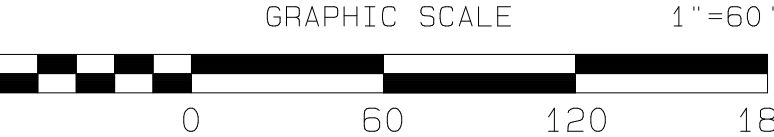
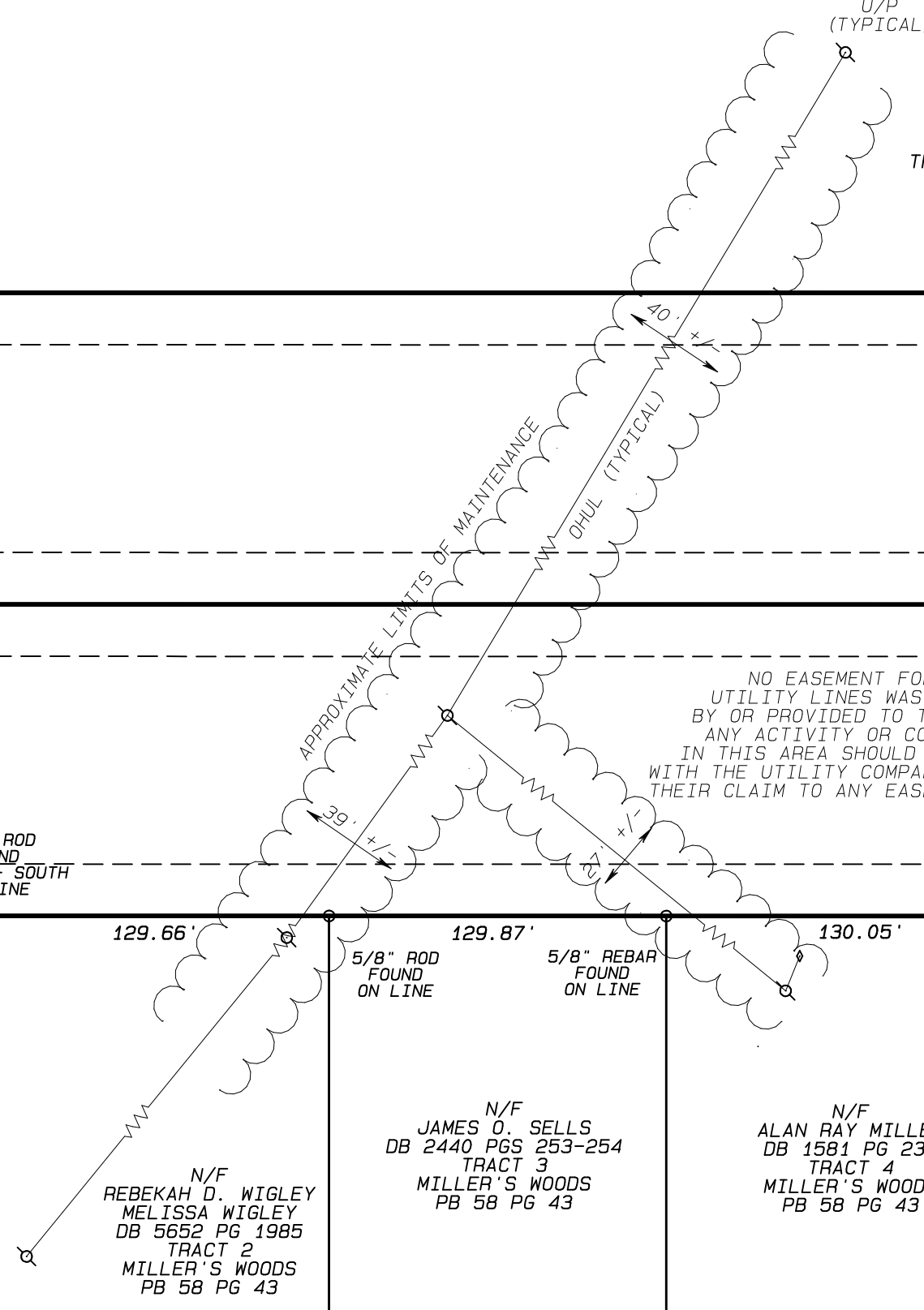
LIMIT OF
STUDY AS
PROVIDED TO
THIS OFFICE

LOT 14-A
3.91 +/- ACRES

LOT 14-B
4.34 +/- ACRES

LAND
LOT
239

LAND
LOT
238



SHEET 2 OF 2

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land surveyors - planners

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CITY OF GRANTVILLE
COWETA COUNTY, GA

REV.

SCALE: 1" = 60'

JOB NO: 2508005

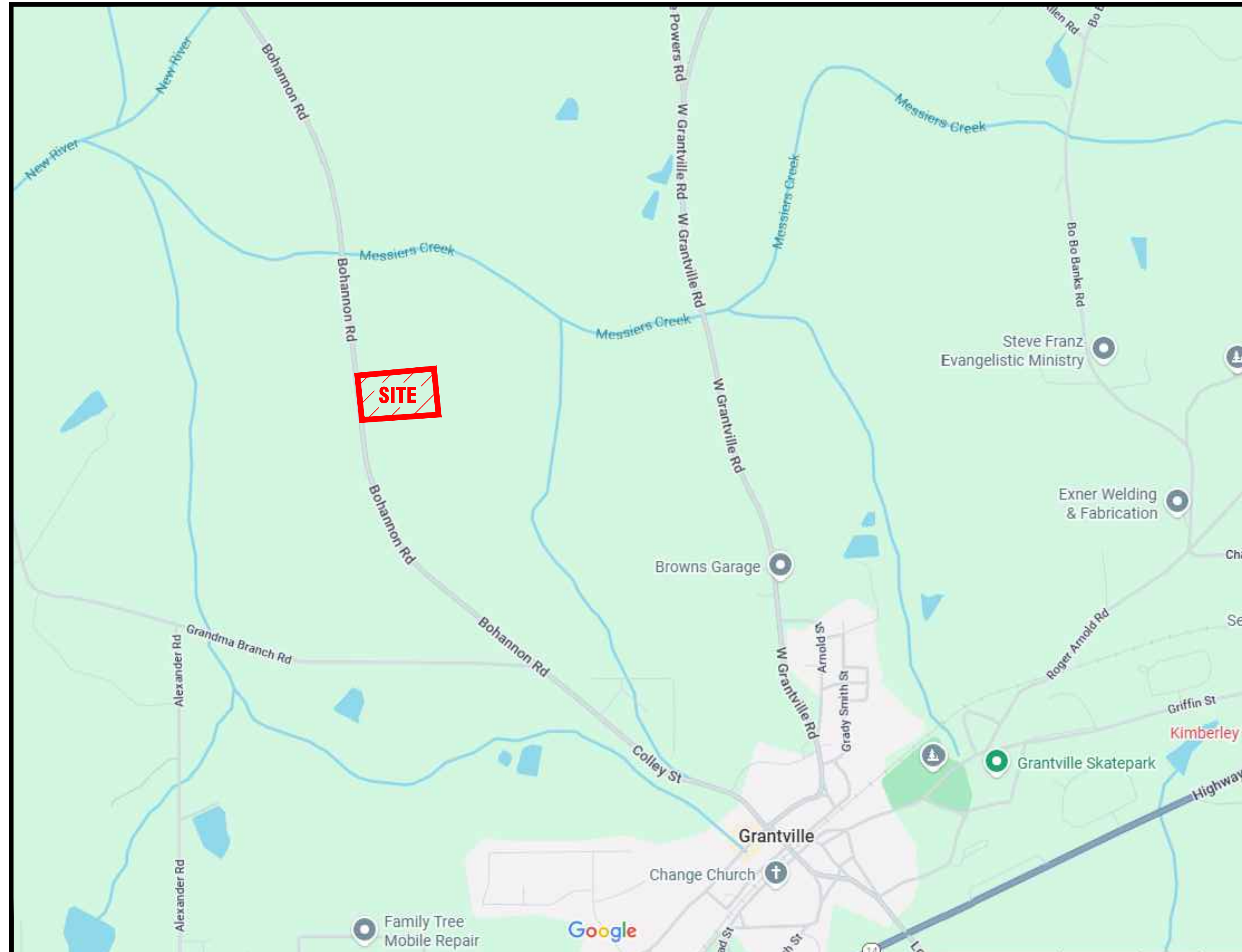
Bohannon Ridge Phase 2

PRELIMINARY PLAT (NOT TO BE RECORDED)

Land Lot 210, District 2 Coweta County
Tax Parcel #054 2239 002
Total Area = 10.58 AC.

PROJECT INFORMATION:

- 1) OWNER OF RECORD: Paul Eugene Robinson, Jr.
308 Aaron Young Rd.
Newnan, GA 30263
- 2) DEVELOPER/SUBDIVIDER: Hughston Homes, LLC
6053 Veterans Pkwy., Suite 300
Columbus, GA 31909
Contact Person: Tyler Findley, 706-315-4343
tfindley@hughstonhomes.com
- 3) PROJECT SURVEYOR: Strozler Services LLC
6009 Business Park Dr.
Columbus, GA 31909
Contact Person: Brian Faulkner, 706-681-8620
brian@strozlersurveying.com
- 4) PROJECT ENGINEER: Capstone Engineering, Inc.
45 Little Rd.
Sharpsburg, GA 30277
Contact Person: Neal Spradlin, 678-859-0514
neal@celplans.com
- 5) Tax Parcel No. 054 2239 002
Total Area = 40,148 ac.
Zoning: RD (Rural Development)
Total number of lots = 5
- 6) DIMENSIONAL REQUIREMENTS:
Min. Lot Area = 1.00 acres
Front Yard = 40'
Side Yard = 20'
Rear Yard = 40'
Lot width at front setback line = 100'
Max. Building Height = 35'
Min. floor area of house = 1,500 sf
- 7) DOWNSTREAM RECEIVING WATER: Messiers Creek
The project is not located in a watershed protection district.
- 8) The property is not located within a federally designated flood hazard zone.
Per FEMA Map Panel #13077C0351D, Effective Feb. 6, 2013
- 9) The site does not include any jurisdictional waters or wetlands.
Refer to wetland delineation & state waters report by Applied Environmental Sciences, Inc. dated 11-13-23
- 10) Water service by City of Grantville.
- 11) Sewer service by on-site septic system.



LOCATION MAP

SHEET INDEX

- | | |
|------|------------------|
| C1.1 | Cover Sheet |
| C2.1 | Preliminary Plat |

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

DEVELOPER:

Hughston Homes LLC
6053 Veterans Pkwy., Suite 300
Columbus, GA 31909

Contact Person: Tyler Findley
(706) 315-4343
tfindley@hughstonhomes.com

CAPSTONE
Engineering Inc.
45 Little Road
Sharpsburg, GA
678-859-0514
neal@celplans.com



REV. DATE: DESCRIPTION:

BOHANNON RIDGE PHASE 2

COVER SHEET

DATE: 9/5/25 DRAWN BY: MWS SCALE: none

SHEET
C1.1
OF

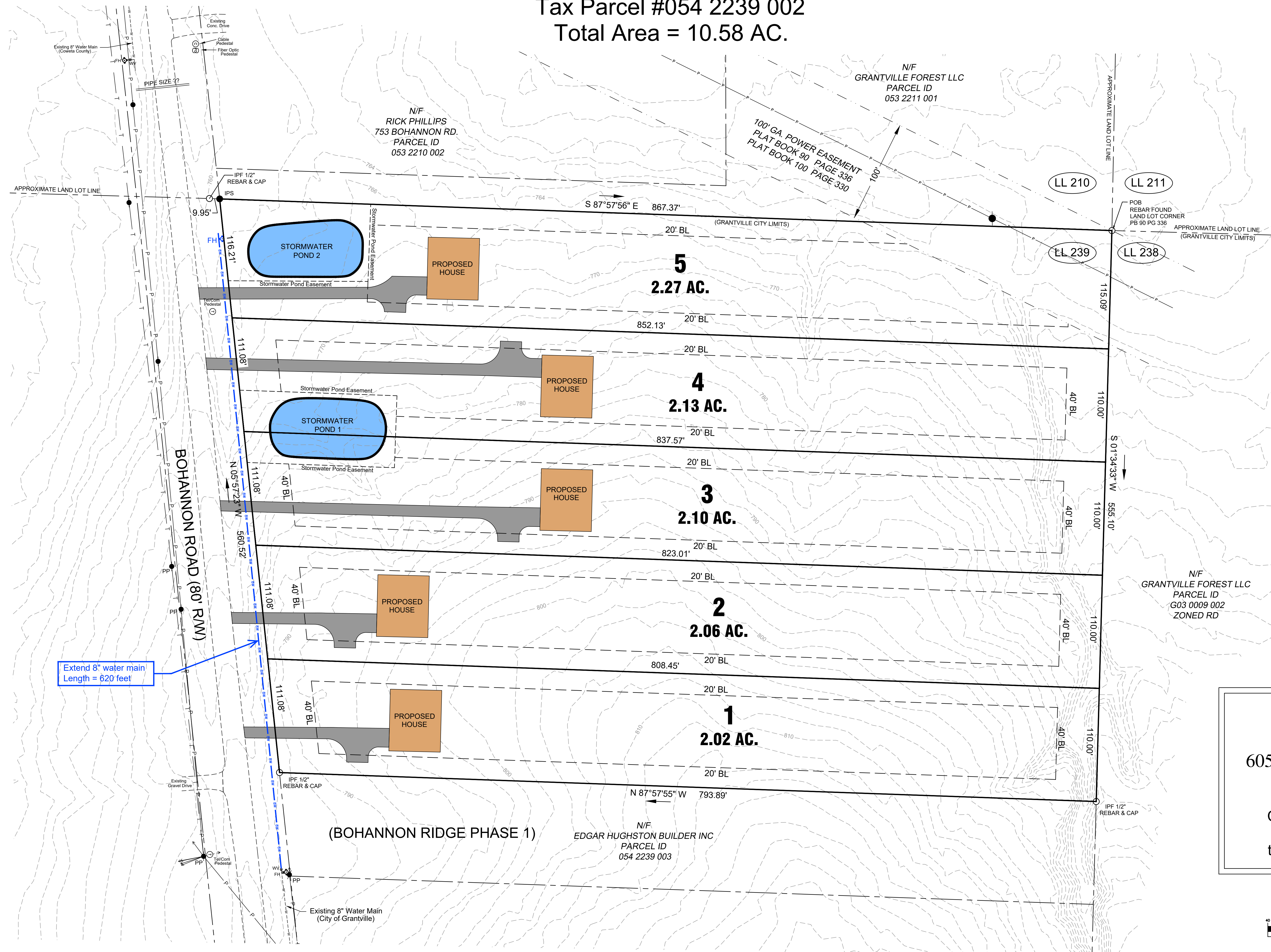
Bohannon Ridge Phase 2

PRELIMINARY PLAT (NOT TO BE RECORDED)

Land Lot 210, District 2 Coweta County

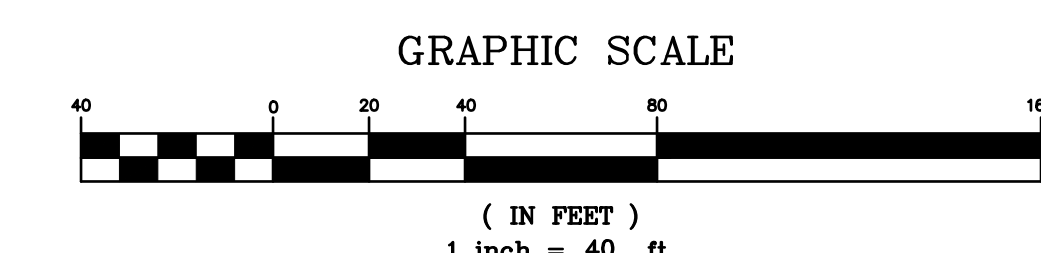
Tax Parcel #054 2239 002

Total Area = 10.58 AC.



DEVELOPER:
Hughston Homes LLC
6053 Veterans Pkwy., Suite 300
Columbus, GA 31909

Contact Person: Tyler Findley
(706) 315-4343
tfindley@hughstonhomes.com



CAPSTONE
Engineering Inc.
45 Little Road
Sharpsburg, GA
678-669-0614
neal@capstons.com



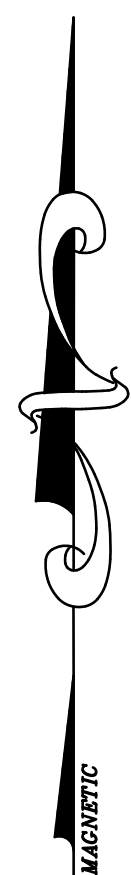
REV.	DATE:	DESCRIPTION:

BOHANNON RIDGE PHASE 2	PRELIMINARY PLAT	SCALE: 1"=40'
DATE: 9/5/25	DRAWN BY: MWS	

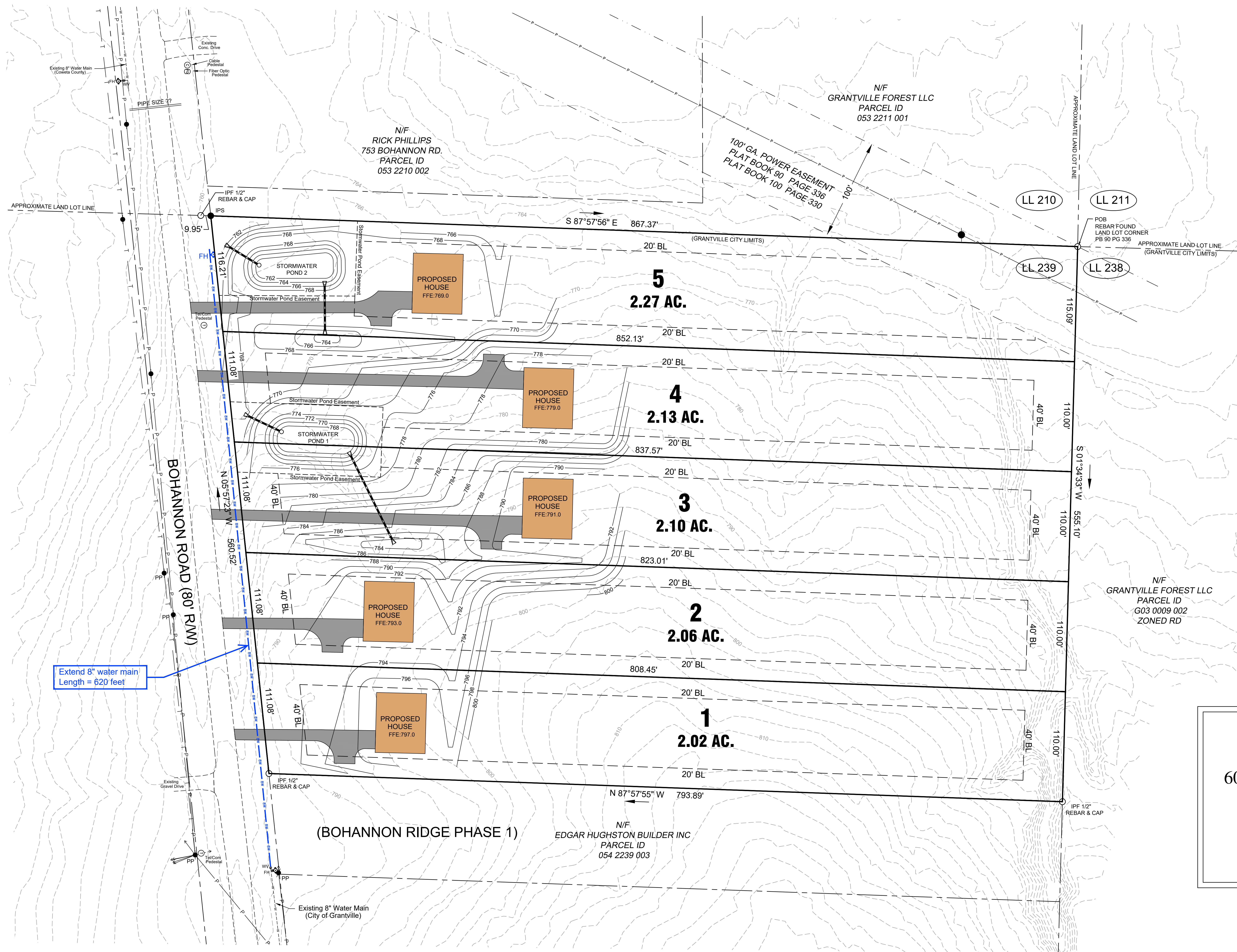
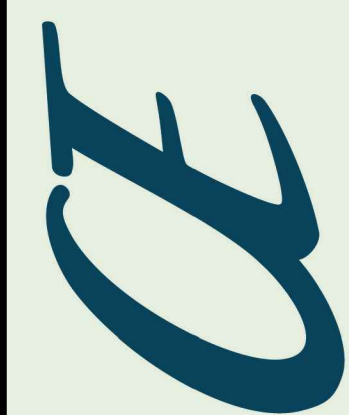
SHEET
C2.1
OF

Bohannon Ridge Phase 2

PRELIMINARY GRADING PLAN



CAPSTONE
Engineering Inc.
45 Little Road
Sharpsburg, GA
678-669-0614
neal@capstons.com

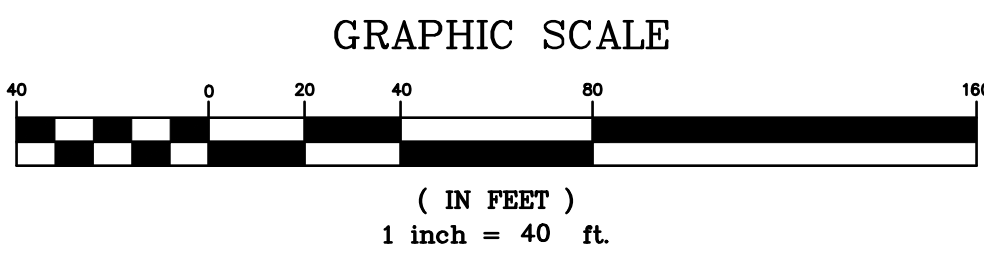


Extend 8" water main
Length = 620 feet

DEVELOPER:

Hughston Homes LLC
6053 Veterans Pkwy., Suite 300
Columbus, GA 31909

Contact Person: Tyler Findley
(706) 315-4343
tfindley@hughstonhomes.com



REV.	DATE	DESCRIPTION

BOHANNON RIDGE PHASE 2	GRADING PLAN	1"=40'
DATE: 9/5/25	DRAWN BY: MWS	SCALE:

SHEET
C3.1
OF

**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: William Dwayne Cook
2. Applicant Address: 5710 Hwy 29
Grantville GA 30220
3. Telephone No. (Day) 404-273-4285 Telephone No. (Evening) _____
4. Email address of Applicant: wcook@grantvilletax.com
5. Address of Property: 5710 Hwy 29
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 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) 6.1

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

Final Plat Filing Fee \$10.00/Page

Total Final Plat Review and Filing Fee \$ _____

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: William D. Cook
Signature

Date 10-30-23

William D. Cook
Printed Name

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND
RBF=REBAR FOUND
RBS=REBAR SET
CTP=CRIMP TOP PIPE
L.L.=LAND LOT
L.L.L.=LAND LOT LINE
P.L.=PROPERTY LINE
CO=CONSTRUCTION ENTRANCE
EP=EDGE OF PAVEMENT
P.O.B.=POINT OF BEGINNING
B/L=BUILDING SETBACK LINE
D.E.=DRAINAGE EASEMENT
N/F=NOW OR FORMERLY
F.W.P.D.=FIELD WORK
PERFORMED DATE
O/F=OUT OF FLOOD PLAIN
DB=DEED BOOK
PG=PAGE
PB=PLAT BOOK
###=HOUSE NUMBER

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE: 10/23/25

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,167 FEET AND AN ANGULAR ERROR OF 00° 00' 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA 403 TCR TOTAL STATION

N/F
QIHE MUSHROOM ATLANTA, INC
DB 5590 PG 450
PB 33 PG 197
Parcel Number: G06 0001 012

U.S. HWY 29
100' R/W

N 64°35'56" E 358.28'

N 64°35'56" E 311.38'

1/2" RBF

S 23°09'05" E 116.83'

1/2" RBF

S 01°04'24" W 146.55'

1/2" RBF

S 35°36'47" W 149.61'

1/2" RBS

S 57°27'35" W 100.63'

1/2" RBS

N 69°58'15" W 37.87'

1/2" RBS

S 01°15'18" W 222.36'

1/2" RBS

N 88°44'42" W 405.25'

N/F
BRENDA G. RAPTIS
DB 2162 PG 431
PB 69 PG 1
Parcel Number: G06 0001 009

N 10°31'57" W 361.96'

N/F
JAMES O. SELLS
DB 5634 PG 364
PB 16 PG 251
Parcel Number: G06 0001 006



GRID NORTH
GA WEST ZONE NAD 83

0 60 120
GRAPHIC SCALE
1" = 60'

L.L.
245

L.L.
246

L.L.
268

L.L.
267

Job No. 5710 HWY 29

Drawn By: R.D.G. Reviewed By: R.M.B.

Issue Date: 10/23/25

F.W.P.D.: 10/12/25

Revisions Date



Prepared For:

WILLIAM D. COOK

5710 Highway 29
Grantville, Ga 30220

Land Lot 245 Of The 2nd Land District
Coweta County, Georgia
City of Grantville

S.A. GASKINS &
ASSOCIATES, LLC

surveyors planners development consultants
981 CAMPGROUND ROAD GRIFFIN, GA 30223
678-571-3054
rdgaskins79@gmail.com

FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0352D, DATED FEBRUARY 6, 2013, THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

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: William Dwayne Cook
2. Applicant Address: 5710 Hwy 29
Grantville GA 30220
3. Telephone No. (Day) 404-273-4785 Telephone No. (Evening) _____
4. Email address of Applicant: wdcook@grantvilletax.com
5. Address of Property: Same
6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville Tax Map Number _____
Parcel Number G06-00001-005A Area of subject property: 6.1 (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? General Commercial
(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.

office space

Office Space

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

See Attached

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

Rezoning Application Fee Determination:

Property Size (Acres) _____

Rezoning Fee / Ac \$200 / Ac

Total Rezoning Fee \$1,200 (Maximum Fee \$10,000)

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

() Yes (X) 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) 6.1

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: William D Cook
Signature

Date 10-20-25

William Dwayne Cook
Printed Name

Attach completed Rezoning Application Disclosure Form.

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:

None

(☒) I have not made any contributions to City Officials.

By: _____

Signature

Date

10-30-25

William D. Cook

Printed Name

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

OFFICE USE ONLY

Date Received: _____

File Number: _____

Attachment for question 12

The intention behind rezoning this property is twofold:

1. **Alignment with the City's Future Use Plan:** The primary goal of this rezoning is to ensure that the property corresponds with the city's designation of Highway 29 as a commercial corridor. With the city having developed infrastructure to support commercial businesses, rezoning is essential to facilitate appropriate development and usage that aligns with these strategic plans.
2. **Improving Market Attractiveness:** By having this property already rezoned for commercial use, it increases its appeal to potential buyers. A property that is aligned with zoning regulations for commercial use is more desirable as it reduces the uncertainty and additional steps buyers must take in the development process.

Coweta County, GA

Summary

Parcel Number	G06 0001 005A
Location Address	5710 S HIGHWAY 29
Legal Description	OFFICE/MH/6.103 AC TR B LL 268 2LD (Note: Not to be used on legal documents)
Tax District	GRANTVILLE 04 (District 04)
Millage Rate	28.442
Acres	6.1
Homestead Exemption	Yes (S1)
Landlot/District	268 / 2

[View Map](#)

Owner

[COOK WILLIAM D](#)
5710 HIGHWAY 29
GRANTVILLE, GA 30220

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Grantville-HWY29-I85	Acres	265,716	0	0	6.1	0

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	1728
Interior Walls	Panel
Exterior Walls	Vinyl Siding
Foundation	Crawl/Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1990
Roof Type	Metal - Galvanized
Heating Type	Central Heat/AC
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Value	\$165,502
House Address	5710 HIGHWAY 29

Commercial Improvement Information

Description	Office-Fair
Value	\$76,646
Actual Year Built	1990
Effective Year Built	2006
Square Feet	1728
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Carport, pre-fab (no slab)	2018	42x30 / 0	0	\$6,584
PAVING, ASPHALT (C)	2018	1x9196 / 0	0	\$10,920
Homesite Imp: 3 Avg	2017	0x0 / 1	1	\$5,000
Garage (detached,pre-fab metal	2015	30x30 / 0	0	\$19,044

Permits

Permit Date	Permit Number	Type	Description
	6585	RENOVATIONS	ALTER INSTALL FOUNDATION & WOOD FRAME ROOF
	6585	RENOVATIONS	ALTER INSTALL FOUNDATION & WOOD FRAME ROOF

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/2/2011	3653 318	33 197	\$165,000	B/S - IMPROVED (AFTER FORECLOSURE)	SYNOVOUS BANK FKA COLUMBUS BAN	COOK WILLIAM D
7/6/2010	3583 553	33 197	\$466,202	F/C - MULTIPLE	RAPTIS ROBERT C	SYNOVOUS BANK FKA COLUMBUS BANK &
4/14/1999	13765 23	69 1	\$530,000	QUALIFIED IMPROVED	JETER LEWIS STEPHEN	RAPTIS ROBERT C
6/20/1989	522 120		\$0	UNKNOWN STATUS	RIDGEWAY MELISSA J &	JETER LEWIS STEPHEN
5/8/1989	522 117		\$0	UNKNOWN STATUS	JETER L E	RIDGEWAY MELISSA J &
	00		\$0	UNKNOWN STATUS		JETER L E

Valuation

	2023	2022	2021	2020	2019	2018
Previous Value	\$368,667	\$249,360	\$249,360	\$281,920	\$281,920	\$281,920
Land Value	\$197,600	\$154,787	\$109,194	\$109,194	\$149,034	\$149,034
+ Improvement Value	\$242,148	\$176,306	\$109,366	\$109,366	\$109,366	\$109,366
+ Accessory Value	\$41,548	\$37,574	\$30,800	\$30,800	\$23,520	\$23,520
= Current Value	\$481,296	\$368,667	\$249,360	\$249,360	\$281,920	\$281,920

Assessment Notices 2019

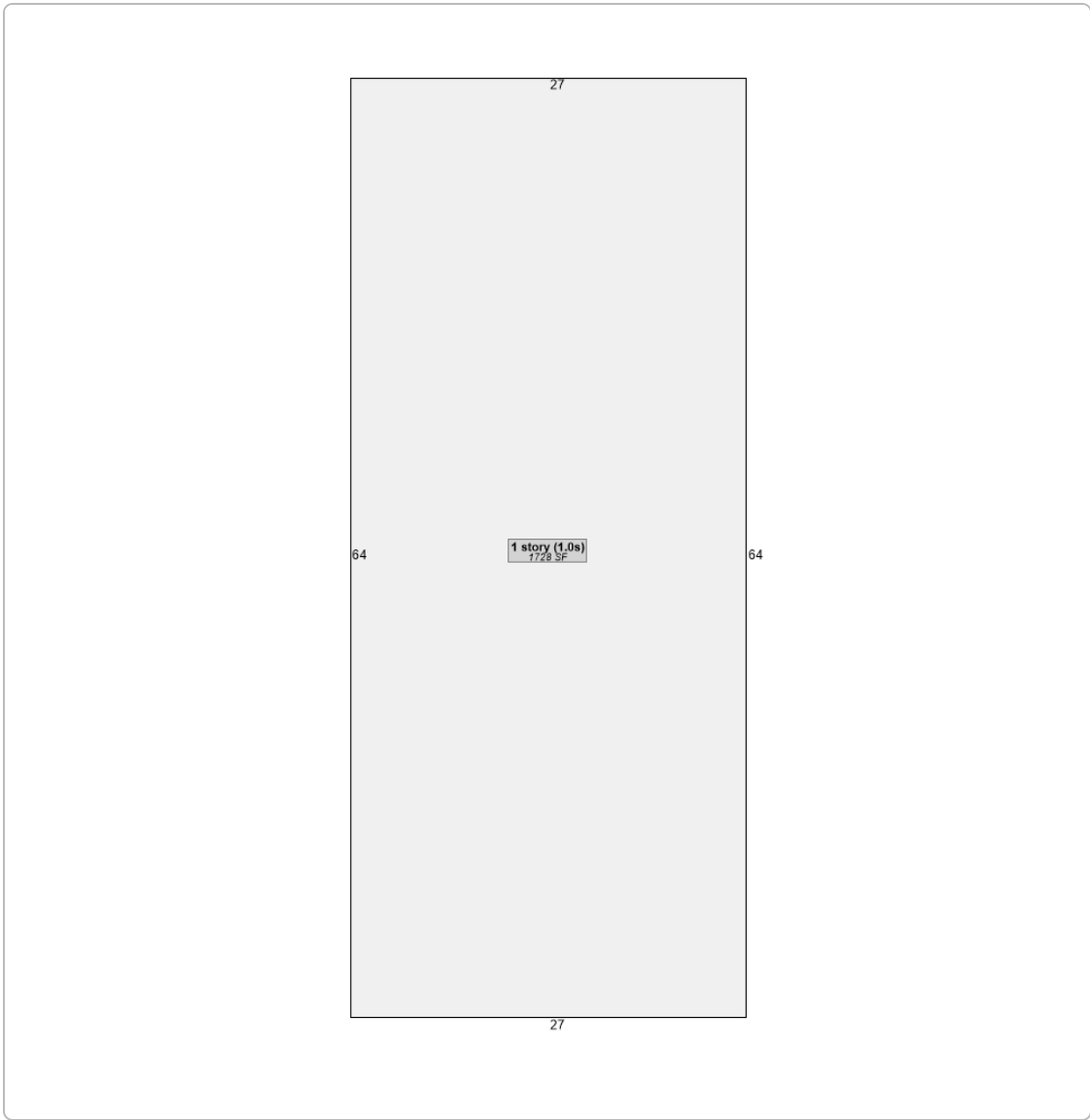
[31401 \(PDF\)](#)

Assessment Notices

[2020 \(PDF\)](#)[2021 Assessment Notice \(PDF\)](#)[2022 Assessment Notice \(PDF\)](#)[2023 Assessment Notice \(PDF\)](#)

Sketches



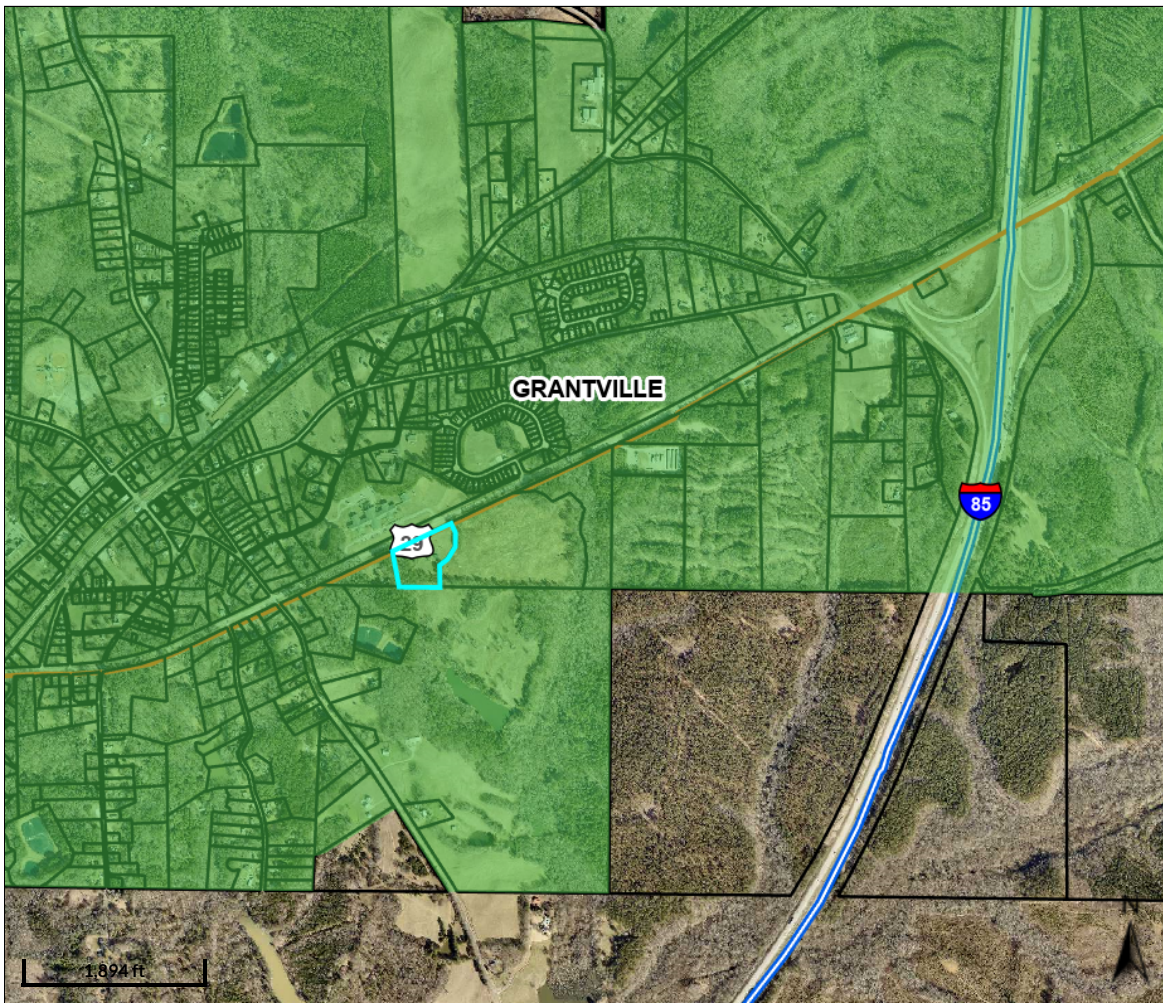


No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Mobile Homes, Prebill Mobile Homes, Septic Drawings, Photos.

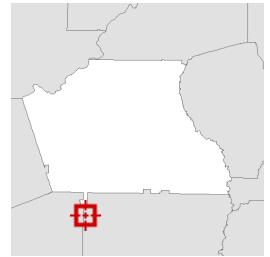
The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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[Contact Us](#)





Overview



Legend

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

Parcel ID	G06 0001 005A	Owner	COOK WILLIAM D	Last 2 Sales			
Class Code	Commercial		5710 HIGHWAY 29	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04		GRANTVILLE, GA 30220	3/2/2011	\$165000	12	U
Acres	6.1	Physical Address	5710 S HIGHWAY 29	7/6/2010	\$466202	16	U
		Assessed Value	Value \$481296				

(Note: Not to be used on legal documents)

Date created: 1/29/2024

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Developed by  **Schneider**
GEOSPATIAL