

AGENDA

Planning Commission Meeting
February 2, 2026
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

January 5, 2026 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Combination Final Plat, 55 Holtzclaw Rd, Parcel G06 0002 057 and G06 0002 058 (4.022 Acres)

The final plat application and supporting documents are attached hereto. The Applicant is requesting to combine two parcels into one lot to allow for a residential home with septic system. Information on the property is presented below.

- Property Owner: Kenneth A. Hall, Jr.
- Applicant: Kenneth A. Hall, Jr.
- Proposed Use: Single Family Residential
- Location: 55 Holtzclaw Rd
- Adjacent building uses: Single Family Residential
- Zoning – R-020 Single Family Residential
- Setbacks: Front 25', Side 15', Rear 30'
- Current Land Use – undeveloped
- Legal Description of property: Boundary information is provided on the survey plat

Review: The lot size and setbacks conform to requirements of the R-20 zoning district.

Staff Recommendation: Approve

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: January 5, 2026

Time: 6:07 p.m.

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

Mr. Raptis called the Planning Commission meeting to order at 6:07 p.m.

Attendance

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

Public Attendance

Neal Spradlin, 45 Little Rd, Sharpsburg, GA
Micah Fraizer, 1558 Welcome Rd, Newnan, GA
Gage Bailey, 920 Wares Cross Rd, LaGrange, GA
Scott Kimbrell, 1130 Minnie Sewell Rd, Grantville, GA
Tereasa Kimbrell, 1130 Minnie Sewell Rd, Grantville, GA
Rebecca Cook, 1234 Coweta Herd Rd, Hogansville, GA
Trista Parker, 150 Calico Loop, Grantville, GA
Dawn Montgomery, 107 Manx Dr, Grantville, GA
James Montgomery, 107 Manx Dr, Grantville, GA
Cole Houk, 2056 Bradberry Rd, Grantville, GA
Lacey Houk, 2056 Bradberry Rd, Grantville, GA

Review & Approval of Minutes

Adoption of Planning Commission Meeting Minutes from December 1, 2025

Planning Commission meeting minutes for the meeting held on December 1, 2025, were distributed to the members for review and adoption. After review of the minutes, Mr. Larger made a motion to adopt the December 1, 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

Election of Planning Commission Chairman and Vice Chairman for 2026

Mr. Raptis opened the floor for nominations for Chairman. Mr. Larger nominated Mr. Raptis to serve as the Chairman for 2026. No additional nominations were made, and Mr. Raptis closed the nominations.

Mr. Larger made a motion to elect Mr. Raptis as Chairman for 2026. Mrs. Bugg seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously. Mr. Raptis was elected to serve as Chairman for 2026.

Mr. Raptis opened the floor for nominations for Chairman and Vice Chairman. Mr. Raptis nominated Mrs. Bugg to serve as Vice Chairman for 2026. No additional nominations were made, and Mr. Raptis closed the nominations.

Mr. Larger made a motion to elect Mrs. Bugg as Vice Chairman for 2026. Mr. Raptis seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously. Mrs. Bugg was elected to serve as Vice Chairman for 2026.

Adopt 2026 Planning Commission Meeting Schedule

Mr. Jones presented a schedule for regular Planning Commission meetings to meet on the first Monday of each month at 6:00 p.m. for 2026 through January 2026 except for September 10, 2026. Mr. Larger made a motion to adopt the 2026 planning commission meeting schedule. The motion was seconded by Mrs. Bugg. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Rezoning BAF Enterprises Inc. Parcels G08 2246 007-008-009 Clarence McCambry Rd (14.04 Ac)

The rezoning application and supporting documents are attached hereto. The Applicant is requesting rezoning of approximately 3.91 Acres (per the plat) from General Commercial (GC) to General Industrial (GI) and rezoning of approximately 9.04 Acres (per the plat) from RD Rural Development to General Industrial (GI). Information on the property is presented below.

- Property Owner and Applicant: Craine Oil Company, Inc., Applicant Micha Frazier and Joe Crane
- Proposed Use: Industrial Development with multiple buildings and large gravel lots
- Location: Hwy 29 S and Clarence McCambry Rd
- Adjacent building uses: GI on the western boundary of the property, RD zoned property south and East of the property.
- Current Zoning – Parcel G08 2246 007 is zoned General Commercial (GC) Parcel G08 2246 008 is zoned General Industrial (GI) and Parcel G08 2246 009 is zoned Rural development (RD)
- Proposed Zoning – GI – General Industrial
- Setbacks: Front 25', Side 15', Rear 15'
- Buffer 6.1-4 will be required where GI rezoned property abuts Rural Development (RD) zoned property per Zoning Ordinance Article 6 Buffer Requirements.
- Current Land Use – Undeveloped.
- Legal Description of property: legal description of the property (combined parcels), is included with supporting documents.

Review: The lot size and setbacks conform to requirements of the GI zoning district. The plat shows setbacks and buffers that do not conform to the zoning ordinance requirements. The applicant is requesting a Variance from Buffer requirements. Public utilities that will serve the proposed development have not been presented or requested. A parcel combination Final Plat will be needed to combine the parcels into one parcel. The legal description provided is for the overall exterior boundary of all combined parcels.

The applicant, BAF Enterprises Inc. was represented by Neal Spradlin. Mr. Spradlin addressed the Planning Commission and discussed the rezoning application. The Planning Commissioners asked several questions concerning the development and utilities to serve the planned development. A Planning study analysis was provided by the applicant and included in the application documents for review and use by the commission.

Following the presentation, Mr. Larger made a motion to recommend that the City Council rezone the property Parcel G08 2246 007 zoned General Commercial (GC) and Parcel G08 2246 009 zoned Rural development (RD) to General Industrial (GI). The motion was seconded by Mrs. Bugg. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Variance Application to reduce setbacks and buffer zones BAF Enterprises Inc. Parcel G08 2246 007-and Parcel G08 2246 009 Clarence McCambry Rd

The Variance Application and supporting documents are attached hereto. The Applicant is requesting to reduce buffers to allow for more property to be used for the development as shown on the rezoning plat.

Review: The specific parcels for which a variance from buffer requirements is not correct. The variance request does not involve all parcels included in the application. Per Zoning Ordinance Article 17.20, a variance will be authorized upon appeal, in specific cases such variances from the terms of this Zoning Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon finding by the zoning administrator and/or the Planning Commission that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
2. The application of the zoning ordinance to this particular piece of property would create unnecessary hardship;
3. Such conditions are peculiar to the particular piece of property involved;
4. Such conditions are not a result of any action of the property owner;
5. Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of this Zoning Ordinance.

The hardship case made by the applicant is that they want to use more of the property than would be allowed if strict adherence to buffer requirements were required.

The applicant, BAF Enterprises Inc. was represented by Neal Spradlin. Mr. Spradlin addressed the Planning Commission and discussed the variance application. The Planning Commissioners asked several questions concerning the adjoining properties that would be affected by reducing the buffer requirements.

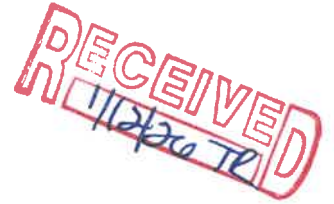
Following the presentation and discussion, Mr. Larger made a motion to recommend that the City Council approve the variance application for Parcel G08 2246 007 and Parcel G08 2246 009 as shown on the rezoning application plat. The motion was seconded by Mrs. Bugg. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Adjournment

Mr. Larger made a motion to adjourn the meeting. Mrs. Bugg seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:25 p.m.

emailed to Brennan 1/12/24 (BR) \$ 306.00

**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: Kenneth Hall Jr.
2. Applicant Address: 55 Holtzclaw Rd 2625 Sharpshury McCollum Rd
Grantville GA Newnan GA 30265
3. Telephone No. (Day) 770-235-1210 Telephone No. (Evening) _____
4. Email address of Applicant: HMPAndy@yahoo.com
5. Address of Property: 55 Holtzclaw Rd
Grantville GA
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: 4 (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) _____

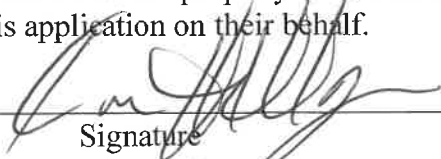
Final Plat Review Fee / Lot \$ _____ + _____ per lot

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: _____



Signature

Date _____

1-17-24

Ken Hall Jr

Printed Name

FINAL PLAT CHECKLIST

Date:

1-12-26

Project:

55 Holtzclaw Rd

- ____ 1. Signature and Seal of Registered Land Surveyor
- ____ 2. Owners Acknowledgement with signature
- ____ 3. Right-of-way width, lot numbers, and house numbers.
- ____ 4. Project name/Title, street names, date, scale north arrow, landlot/district and vicinity map.
- ____ 5. Bearings, distances, dimensions and acreage on each lot measured to nearest 100th of a foot and 100th of an acre.
- ____ 6. Show total acreage of each lot, if any that lie within and outside of the 100-year floodplain.
- ____ 7. Compliance with Zoning Ordinance
- ____ 8. Show approved usage delineated wetland boundaries including correspondence from the U.S. Army Corps of Engineers.
- ____ 9. Indicate and label existing structures to remain or be removed, if applicable.
- ____ 10. Street centerlines showing horizontal curve data: angles of deflection, tangent lengths, radii, arc lengths, and point of curves and tangents.
- ____ 11. Locations, dimensions, invert elevations of piped segments and control weirs, maximum water surface elevations of retention ponds.
- ____ 12. Location of any easements, public service utility right-of-way lines, and any areas to be reserved, donated, or dedicated to public use; location of sites to be used for purposes other than residential with notes stating their purpose and limitations, and any areas to be reserved by deed covenant for the common use of all property owners shall be shown. More specifically but not limited to:
 - (a) FEMA map panel and number with note stating site is in or out of floodplain. Also natural and artificial floodplain must be shown with elevations and minimum finished floor elevations (MFFE's).
 - (1) MFFE's must be based off as-built elevations for ponds and low areas.
 - (2) MFFE's must be 3 ft above the 100-year elevation or 1 ft above top of dam elevations, whichever is greater
 - (b) Protected buffer areas and wetland areas delineated with notes.
 - (c) Greenbelt areas delineated.
 - (d) Drainage, access, and maintenance easements delineated. To a pond for example.
- ____ 13. Delineate water, sewer, and stormwater pipes with inverts, lengths, and diameters.
- ____ 14. Accurate location, material and description of monuments and markers shall be shown. Monuments to be placed after final street improvements shall be designated as "future."
- ____ 15. Final Plat Certificates
- ____ 16. All information required for the recording of maps, plats, etc., by the Clerk of Superior Court Act (Ga. Laws, 1978 Session) [O.C.G.A. § 15-6-67 et seq.] must be shown. All requirements specified by Georgia Plat Act (No. 1291) shall apply. (Accuracy statement and equipment used.)
- ____ 17. If a subdivision includes an approved private street, the plat of that subdivision must the

contain a certification that the owner or owners of property within that subdivision will be responsible for the maintenance of all private streets in that subdivision; and furthermore, subdivider must demonstrate to the City that all deeds and deed covenants for property within that subdivision shall contain full and complete notice to all future property owners that they will be responsible for the maintenance of the private streets.

_____ 18. DOT approval of entrance if on State route.

_____ 19. As-built data submitted?

(a) As-built road profile, horizontal and vertical.

(b) Core-samples and laboratory test results for roadways.

(c) Compaction tests if applicable.

Digital version of the Final Plat in a format acceptable to the City delineating all improvements to the site including water, sewer and stormwater lines. As-built topography of the entire site is not required.

_____ 20. (d) Final Inspection by City staff or designee.

_____ 21. Site built in conformance with Preliminary Plat and approved construction drawings?
Tree preservation/buffer areas in tact?

_____ 22. (a) Maintenance bonds received?

Review Comments:

Approved: _____

Denied _____

Approved: _____

Denied _____

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 GOVERNING AUTHORITIES OR THAT SUCH GOVERNMENTAL BODIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

GREGORY SCOTT HAJEK

01/05/2026

GREGORY S. HAJEK GA. PLS # 3214

DATE:

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

NOTES:

- The term "Certification" as used in Rule "180-6-.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.
- Suitability of the site to support an onsite wastewater management system for a residential home has not been investigated and is unknown.
- Property is zoned: R-20

Minimum lot area= 20,000 SF.- 1.0 AC.
Minimum lot width @ setback= 80 FT.
Front yard Arterial & Collector= 40/25 FT.
Side yard= 15 FT.
Rear yard= 30 FT.
Maximum Bld. height= 35 FT.

FINAL PLAT APPROVAL CERTIFICATION

This Final Plat has been prepared in accordance with the Land Subdivision Regulations of the City of Grantville, Georgia. All the requirements of approval having been fulfilled, this plat was approved by the City of Grantville Planning Commission at its meeting on _____, 202____, and it has been approved by the City for recording in the Office of the Clerk of the Superior Court of Coweta County.

Chairman, Planning Commission

DATE:

* THE PREVIOUS SUBDIVISION AND COMBINING OF TRACTS WAS APPROVED AND RECORDED IN PLAT BOOK 101, PAGE 616. THE PURPOSE OF THIS SURVEY IS TO COMBINE TRACT 1C AND TRACT 1D.

CALLS ALONG PROPERTY LINES

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 63°29'34" E | 79.95' |
| L2 | S 28°04'26" E | 20.00' |
| L3 | N 28°28'26" W | 20.00' |
| L4 | N 61°31'34" E | 48.24' |
| L5 | S 17°44'35" E | 134.74' |
| L6 | S 01°24'14" W | 17.00' |
| L7 | S 07°35'17" E | 31.51' |
| L8 | N 11°23'56" W | 17.87' |
| L9 | N 05°37'45" W | 78.39' |

● IRON PIN FOUND
○ CONCRETE MONUMENT FOUND
□ 1/2" REBAR W/CAP SET
CONCRETE MONUMENT SET
PP POWER POLE
LP LAMP POST
TP TELEPHONE POLE
TB TELEPHONE BOX
P OVERHEAD POWER
T OVERHEAD TELEPHONE
HW HEADWALL
RCP REINFORCED CONCRETE PIPE
RB REBAR

PM POWER METER
NOT TO SCALE
C/L CENTERLINE
POB POINT OF BEGINNING
DB DEED BOOK
PB PLAT BOOK
PG PAGE
B/L MINIMUM BUILDING LINE
R/W RIGHT OF WAY
OT OPEN TOP PIPE
X FENCE LINE

HDPE HIGH DENSITY POLYETHYLENE
G NATURAL GAS PIPELINE
S SANITARY SEWER LINE
MANHOLE
WV WATER VALVE
WM WATER METER
R RECORD
LL LAND LOT
GV GAS VALVE
CALCULATED POINT
FH FIRE HYDRANT
SB SOLID BAR

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN _____ > 5,000.
FEET AND AN ANGULAR ERROR OF _____ < 2"
PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN _____ > 10,000
FEET. ANGLES AND DISTANCES WERE MEASURED WITH NIKON DM2A20 TOTAL STATION. MIN. DIRECT ANGLE READING 5.0"
FIELD WORK WAS COMPLETED ON 12/17/2025.

STATE OF GEORGIA, COWETA COUNTY, CITY OF GRANTVILLE.
I, Gregory Scott Hajek, 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 4684, PG 91; PB 16,
PG 247; PB 101, PG 413;
PB 101, PG 616; DB 5644,
PG 2079; DB 5644, PG 2062

BEARING BASIS:
PLAT BOOK 89, PAGE 64

FIELDWORK
DG&GH

CALC/DWG
DG

CHECK
HD

Stothard Surveying, Inc.

1008 Colquitt St. LaGrange, Georgia 30241
Ph: (706) 884-5279

www.stothardlandsurveying.com email: stothardsurveying@gmail.com

GRAPHIC SCALE

0 100 200 300

(IN FEET)

1 inch= 100 ft.

REVISION:

NO: BY: DATE: DESCRIPTION:



COMBINATION SURVEY FOR:

KENNETH A. HALL JR.

A COMBINATION OF TRACT 1C & TRACT 1D, PER PLAT BOOK 101,
PAGE 413 COWETA COUNTY RECORDS.

COUNTY: COWETA LAND LOT: 269 LAND DISTRICT: 2ND
GRANTVILLE

DATE: 01/05/26 DWG. NO. COG 25-08 C SCALE (ORIGINAL): 1"= 100'

CAD FILE: G:\SURVEY\GEORGIA\COWETA\55HOLTZCLAW-SDC