

AGENDA

Planning Commission Meeting
July 6, 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

June 1, 2026 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Rezoning Application, Parcels G05 0008 008 -G03 0001 034, 41 Industrial Way (13.59 Acres)

The rezoning application and supporting documents are attached hereto. The Applicant is requesting to rezone Parcels G05 0008 008 -G03 0001 034 to allow for a mixed-use development, which will include residential apartments, single family detached homes and commercial uses. Information on the property is presented below.

- Property Owner: Grantville Yarn Mill, LLC
- Applicant: Nathan Dockery
- Proposed Use: Mixed Use Development (residential and commercial uses)
- Location: 41 Industrial Way
- Adjacent building uses: Residential
- Current Zoning – GI – General Industrial
- Proposed Zoning – MUD – Mixed-Use Development
- Setbacks: Front 40', Side 20', Rear 40'
- Current Land Use – Industrial buildings and parking lot
- Legal Description of property: Not Provided

Staff Recommendation: Approve

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: June 1, 2026

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
Jared Larger
Brennan Jones, Zoning Administrator

Public Attendance

Tim Staub, Robinson Weeks
Erick Arnold, Echols Metal / A&E Metal Supply

Review & Approval of Minutes

Adoption of April 6, 2026 Planning Commission Meeting Minutes

Planning Commission meeting minutes for the meeting held on April 6, 2026, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the April 6, 2026, Planning Commission Meeting Minutes. Mr. Larger 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

Minor Subdivision Final Plat for property split Tract B, Parcel G06-0001-012, 5660 US Hwy 29 S (2.019 Acres)

The final plat application and supporting documents are attached hereto. The Applicant is requesting to subdivide the parent parcel to split the parcel for future combination with the adjoining parcel to the north. Information on the property is presented below.

- Property Owner: Qihe Mushroom Farm
- Applicant: Jing Juan
- Proposed Use: Future commercial development
- Location: 5660 US Hwy 29 S

- Adjacent building uses: Rural Development and Commercial
- Zoning – RD - Rural Development
- Setbacks: Front 40’, Side 20’, Rear 40’
- Current Land Use – undeveloped
- Legal Description of property: Boundary information is provided on the survey plat

Mr. Jones provided an overview of the minor subdivision application. Mr. Arnold was recognized and addressed the Planning Commission and answered several questions about his company’s plans to purchase the property and combine the property with the adjacent parcel for a commercial development.. Following the presentation, Mr. Larger made a motion to approve the property combination and minor subdivision for G06-0001-012 5660 US Hwy 29 S (2.019 Acres). The motion was seconded by Mrs. Bugg. After discussion, Mr. Raptis called for a vote and the motion passed unanimously. Mr. Raptis signed the final plat for filing at Coweta County Superior Court.

Rezoning Application for property split Tract B, Parcel G06-0001-012, 5660 US Hwy 29 S (2.019 Acres)

The rezoning application and supporting documents are attached hereto. The Applicant is requesting to rezone Tract B to allow for a future combination with the adjoining parcel to the north. Information on the property is presented below.

- Property Owner: Qihe Mushroom Farm
- Applicant: Jing Juan
- Proposed Use: Future commercial development
- Location: 5660 US Hwy 29 S
- Adjacent building uses: Rural Development and Commercial
- Current Zoning – RD - Rural Development
- Proposed Zoning – GC - General Commercial
- Setbacks: Front 40’, Side 20’, Rear 40’
- Current Land Use – undeveloped
- Legal Description of property: Boundary information is provided on the survey plat

Mr. Jones provided an overview of the rezoning application. Following the presentation, Mrs. Bugg made a motion to recommend approval of the rezoning application to change the zoning of parcel G06-0001-012, Tract B (2.019 Acres), from Rural Development (RD) to General Commercial (GC). The motion was seconded by Mr. Larger. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

Combination Final Plat for Parcels G08 2246 045 G08 2246 012 G08 224B 011 (84.604 Acres)

The combination final plat application and supporting documents are attached hereto. The Applicant is requesting to combine the parcels into one tract. Information on the property is presented below.

- Property Owner: Robinson Weeks Partners
- Applicant: Danielle Tebbano
- Proposed Use: Industrial
- Location: 5400 US Hwy 29 S
- Adjacent building uses: Industrial and Rural Development
- Zoning – GI General Industrial

- Setbacks: Front 40', Side 15', Rear 15'
- Current Land Use – Industrial Development
- Legal Description of property: Boundary information is provided on the survey plat

Mr. Jones provided an overview of the combination final plat application. Mr. Staub was recognized and he addressed the Planning Commission and answered several questions. Following the presentation, Mrs. Bugg made a motion to approve the combination Final Plat for Parcels G08 2246 045 G08 2246 012 G08 224B 011 (84.604 Acres). The motion was seconded by Mr. Larger. After discussion, Mr. Raptis called for a vote and the motion passed unanimously. Mr. Raptis signed the final plat for filing at Coweta County Superior Court.

Adjournment

Mr. Larger made a motion to adjourn the meeting. Mrs. Bugg seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 6:28 p.m.

**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: Grantville Yarn Mill, LLC

2. Applicant Address: 90F Glenda Trace, Suite 238
Newnan, GA 30265

3. Telephone No. (Day) 770-789-7456 Telephone No. (Evening) 770-789-7456

4. Email address of Applicant: nathan@dockergroup.com

5. Address of Property: 41 Industrial Way
Grantville, GA 30220

6. Provide exact information to locate the property for which you propose a change:
Tax District 2nd, Tax Map Number Plat Book 88, Page 155
Parcel Number G05 0008 008, Area of subject property: 13.59 (Acres)
G03 0001 034

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? MUD
(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.

12. Intent of Rezoning: (Detailed Description of Proposed Development)
(Attach separate sheets as necessary. Indicate if additional pages are attached.)
To redevelopment the existing textile mill into a mixed use project consisting of residential,
commercial and restaurant uses creating a vibrant community center for activities and
living spaces.

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

Rezoning Application Fee Determination:

Property Size (Acres)	13.59	
Rezoning Fee / Ac	\$200 / Ac	
Total Rezoning Fee	\$2,800	(Maximum Fee \$10,000)

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

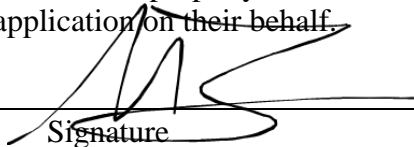
() Yes (X) No

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)		
DRI Application Fee / Ac	\$20.00 / Ac	
Total DRI Fee	0	(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:  _____ Date June 18, 2026

Nathan Dockery, as Manager of Grantville Yarn Mill, LLC

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

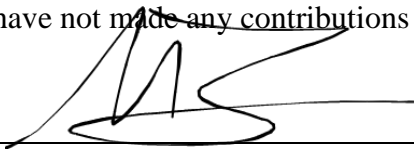
REZONING APPLICATION DISCLOSURE FORM

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:

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

By: 
Signature

Date June 18, 2026

Nathan Dockery

Printed Name

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

OFFICE USE ONLY

Date Received: _____

File Number: _____

- LOFT APARTMENTS - 36 UNITS TOTAL
- STACKED FLATS - 10 (4) UNIT BUILDINGS, 1 (8) UNIT BUILDING - 48
- TOWNHOMES - 3 (3) UNIT BUILDINGS - 9 TOTAL
- COMMERCIAL
 - 2 (10,000 SF) BUILDINGS
 - 1 (10,000 SF) RESTURANT/ROOFTOP
 - 1 (7,280 SF) COMMERCIAL SPACE
- 37,280 SF COMMERCIAL SPACE TOTAL
- PLUS CONTAINERS & GATE HOUSE

