

AGENDA

Planning Commission Meeting
August 11, 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

July 6, 2026 Planning Commission Meeting

REPORT OF COMMITTEES

UNFINISHED BUSINESS

HEARING OF CASES

NEW BUSINESS

Minor Subdivision Final Plat for Bohannon Ridge Phase Two, Parcel 054 2239 002 (previously combined with parcel 054 2239 018, Bohannon Rd (10.59 Acres))

The final plat application and supporting documents are attached hereto. Information on the property is presented below.

- Property Owner: Edgar Hughston Builder
- Applicant: Edgar Hughston Builder represented by Mark Strozier
- Proposed Use: Single Family Residential
- Location: Bohannon Road
- Adjacent building uses: Rural Residential
- 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

Special Use Permit Application for an Outdoor Shooting Range at parcel G01 2239 016A (514 Bohannon Rd) 5.12 Acres.

The special use application and supporting documents are attached hereto. Information on the property is presented below.

- Applicant: Richard Hawk and Jeremy Phillips
- Proposed Use: Outdoor Shooting Range

- Location: 514 Bohannon Rd (Lock Stock and Barrel Shooting Range)
- Adjacent building uses: Single Family Residential and undeveloped property.
- Current Zoning – General Commercial (GC)
- Current Land Use – Existing developed site with building and shooting range – currently not in use.
- Legal Description of property: per Coweta County Tax Accessor data - parcel G01 2239 016A (514 Bohannon Rd) 5.12 Acres
- Setbacks: Front 40', Side 20', Rear 40'
- Parking Spaces: Existing parking is adequate for the proposed use.

ADJOURNMENT

Grantville Planning Commission Meeting Minutes

Date: July 6, 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

Richard Proctor, Mayor
Tamika Freeman
Kip Oldham
Nathan Dockery

Review & Approval of Minutes

Adoption of June 1, 2026 Planning Commission Meeting Minutes

Planning Commission meeting minutes for the meeting held on June 1, 2026, were distributed to the members for review and adoption. After review of the minutes, Mr. Larger made a motion to adopt the June 1, 2026, 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

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, multi-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

Mr. Jones provided an overview of the rezoning subdivision application. Mr. Oldham was recognized and he addressed the Planning Commission and answered several questions about the proposed mixed-use development. Mr. Dockery arrived and answered additional questions from the Planning Commission members concerning the type of residential units and quality of architectural finished that will be used for the new buildings. Following the presentation, Mr. Larger made a motion to recommend the City Council approve the Rezoning Application for Parcels G05 0008 008 -G03 0001 034, 41 Industrial Way (13.59 Acres) change the zoning from General Industrial (GI) to Mixed-Use Development (MUD). The motion was seconded by Mrs. Bugg. After 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 6:27 p.m.

**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: Mark Strozier on behalf of Edgar Hughston Builder
2. Applicant Address: 6009 Business Park Drive Columbus, Ga 31909
3. Telephone No. (Day) 706-573-1525 Telephone No. (Evening) 706-681-8620
4. Email address of Applicant: markd@stroziersurveying.com
5. Address of Property: Bohannon Road at city limits
6. Provide exact information to locate the property for which you propose a change:

Tax District Grantville 04(District 04) , Tax Map Number 054
Parcel Number 2239 002 , Area of subject property: 10.59 (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:**

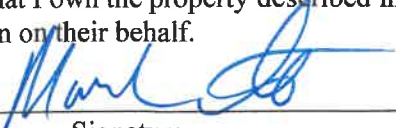
Property Size (Acres) 10.59 acres

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

Final Plat Filing Fee \$10.00/Page

Total Final Plat Review and Filing Fee \$ 312.00 + 140.00 = 452.00

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 03-03-26

Mark D Strozier
Printed Name

FINAL PLAT CHECKLIST

Date: 03-03-2026

Project: Bohannon Ridge 2

- ____ 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 _____

CITY OF GRANTVILLE
CASH RECEIPT

RECEIPT NO: 57056
DATE: 3/4/2026 TIME: 10:55:17AM

211 ZONING / DEVELOPMENT FEE 452.00

FINAL PLAT APPLICATION
BOHANNON RD

PAYMENT DETAIL 452.00

CHECK: 452.00
3321

RECEIVED BY: TROWSELL

SURVEY NOTES

1. THE FIELD DATA DATED 01/08/2025 UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL POSITIONAL ACCURACY OF 0.04 AND A 95% CONFIDENCE LEVEL USING A CARLSON BRx7 GPS AND CARLSON RT4 DATA COLLECTOR.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN GREATER THAN 100,000 FEET.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR COWETA COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13077C0351D EFFECTIVE DATE FEBRUARY 6, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A FLOOD ZONE.
4. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) AMENDED BY HOUSE BILL 2016-16, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY); ZONING OR OTHER LAND USE REGULATIONS; WETLANDS OR OTHER ENVIRONMENTAL ISSUES; BUILDING, SETBACK REQUIREMENTS; PROTECTIVE COVENANTS; UNDERGROUND TANKS, UTILITIES OR STRUCTURES; OR ANY OTHER MATTERS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
7. UNDERGROUND FEATURES ON SURVEYED PROPERTY SUCH AS SEPTIC TANK SYSTEMS, PROPANE TANKS, WELLS, PIPING, CISTERNS ETC. MAY BE PRESENT BUT ARE NOT SHOWN ON THIS SURVEY.

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 HAVE BEEN FULFILLED, THIS FINAL PLAT WAS APPROVED BY THE CITY OF GRANTVILLE PLANNING COMMISSION AT ITS MEETING ON _____, 2026, AND IT HAS BEEN APPROVED BY THE CITY FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY.

PLANNING COMMISSION CHAIRMAN _____ DATE _____

COWETA COUNTY ENV. HEALTH DEPT. CERTIFICATE

PURSUANT TO THE STATE HEALTH REQUIREMENTS, A COMPREHENSIVE SOIL ANALYSIS AT A MINIMUM DHR LEVEL THREE(3) SOIL SURVEY WAS GIVEN APPROVAL BY THE COWETA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED.

DIRECTOR, COWETA COUNTY DEPARTMENT OF PUBLIC HEALTH

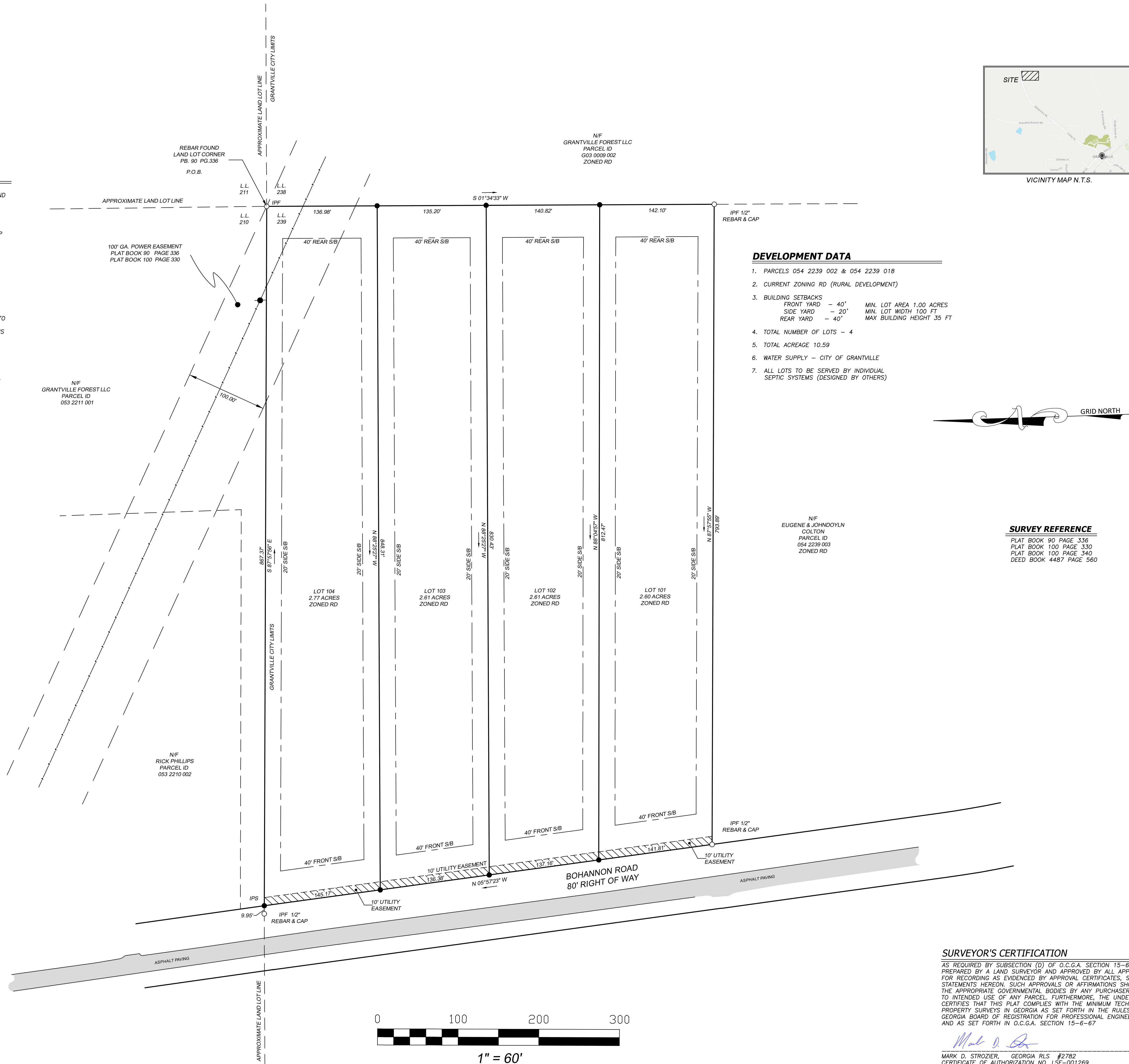
OWNER CERTIFICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID, THAT ALL STREETS, WATER SYSTEMS, DRAINS AND DRAINAGE EASEMENTS, AND PUBLIC PLACES ARE DEDICATED TO THE USE OF THE PUBLIC FOREVER.

OWNER: _____ DATE _____

LEGEND

-  IRON PIN FOUND (AS NOTED)
 IRON PIN SET (1/2" REBAR AND CAP)
 CALCULATED POINT
 CONCRETE MONUMENT FOUND
 POWER LINE
 PP POWER POLE



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE LOCAL JURISDICTIONS IN WHICH THIS PLAT IS TO BE RECORDED, AS WELL 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 BOARD OF SURVEYING AND MAPPING, THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.


01/07/2026

MARK D. STROZIER, GEORGIA RLS #2782 DATE
 CERTIFICATE OF AUTHORIZATION NO. LSF-001269

STRO°ZI'ER"
SERVICES, LLC

6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)573-1525

FINAL PLAT
BOHANNON RIDGE
PHASE TWO

PART OF LAND LOT 239
2ND DISTRICT

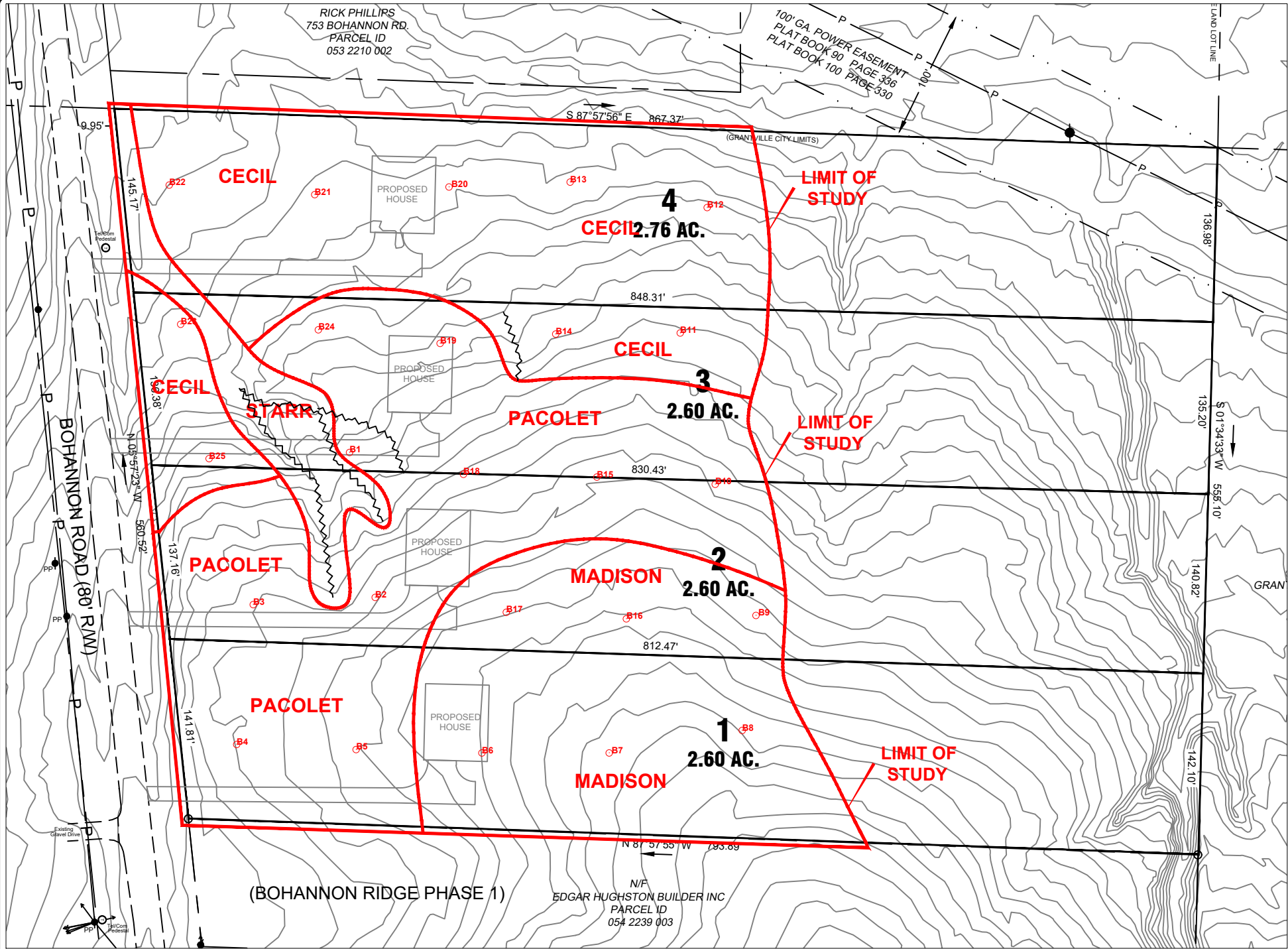
[illegible]

BOUNDARY SURVEY

DRAWN BY: BF
CHECKED BY: MDS
FILE NO.: 25-170
DATE: 01/07/2026
SCALE: 1"=60'



<i>SHEET:</i>	<i>OF:</i>
1	1



NOTES:

- Topographic information should be considered approximate.
- Terraces in the vicinity of absorption field construction should be graded out to improve surface water drainage.
- Soil boundary lines should be considered transitional zones between different soil conditions or series rather than an exact boundary.
- System installation should not occur under saturated or wet soil conditions
- Absorption fields should not be installed on concave slopes.
- Surface drainage should be diverted away from absorption field lines.
- Gutter downspouts should be discharged away from the vicinity of the on site wastewater system.
- Estimated percolation rates are based on full-sized system performance. However, no guarantee is given or implied as to the performance of any particular system installed.

SOIL INTERPRETIVE DATA

Soil Units	Depth to Bedrock (in)	Depth to Seasonal High Water Table Indicators (in)	Slope Gradient (percent)	Recommended Trench Depth (in)	Estimated Perc Rate (min/in)	Recommended Hydraulic Loading Rate (gal/day/sq.ft.)	Soil Suit. Code
Cecil	>72	>72	2-8	30-48	60	----	A1
Madison	>72	>72	2-14	30-48	45	----	A1
Pacolet	>72	>72	2-14	24-48	45	----	A1
Starr	>72	>72	2-10	----	----	----	F4

SOIL SUITABILITY CODE LEGEND

- A1 Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- F4 Soils are located in a landscape position that renders them unsuitable for on-site wastewater disposal due to flooding and/ or storm water drainage patterns.



MAP LEGEND

	Soil Boundary
	Soil Boring
	Gully

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Applied Environmental Sciences, Inc.
8080 Wells Street, Suite 2C #45 Senoia, Georgia 30276
(678) 262-4020 (678) 262-4024 (fax) www.soilmapping.com

LEVEL 3 SOIL MAP
BOHANNON RIDGE S/D
PHASE II
LAND LOT 239, 2nd DISTRICT
COWETA COUNTY, GEORGIA

DATE: 1-22-26

SCALE: 1" = 100'

CLIENT: HUGHSTON HOMES

BORING LOCATION METHOD: TRIMBLE GEO 7X GPS

FIELD WORK BY: JNM, SCIT

CHECKED BY: ERIC A. HAMILTON, DPH CSC, #224

**CITY OF GRANTVILLE
SPECIAL USE APPLICATION**

RECEIVED
7/6/20

The undersigned hereby respectfully requests that the City of Grantville grant a special use permit for the property described below:

1. Name of Property Owner / Applicant: J&J Trail & Target / Lock, Stock, & Barrel Outdoors
2. Applicant Address: 2381 Allie Rd Greenville, GA 30222
3. Telephone No. (Day) (706) 927-4966 Telephone No. (Evening) _____
4. Email address of Applicant: jeremyphillips1122@gmail.com
5. Address of Property: 514 Behannon Rd
Grantville, GA
6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville 04, Tax Map Number _____
Parcel Number 6 012239016A Area of subject property: 5.12 (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. Do you own all of the subject property proposed for this special use permit?
☐ Yes ☒ No (If no, then each property owner must sign an individual application.)
9. Is the property subject to the Historic Preservation Overlay District?
☐ Yes ☒ No
10. List the present use of property and any structures existing on the property.
shooting range

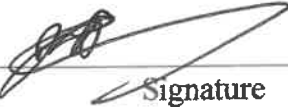
11. Intent of Special Use: (Detailed Description)

(Attach separate sheets as necessary. Indicate if additional pages are attached.)

shooting range

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 07/06/2026

Jeremy Phillips

Printed Name

FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: _____

Date Completed Application received: _____

**CITY OF GRANTVILLE
SPECIAL USE APPLICATION**

RECEIVED
7/6/20

The undersigned hereby respectfully requests that the City of Grantville grant a special use permit for the property described below:

1. Name of Property Owner / Applicant: Richard Hawk / Leck Stock and Barrel Shooting Range
2. Applicant Address: 1251 Tope Rd Sharpsburg, GA 30277
3. Telephone No. (Day) (678) 416-5891 Telephone No. (Evening) _____
4. Email address of Applicant: _____
5. Address of Property: 514 Behannon Rd
Grantville, GA
6. Provide exact information to locate the property for which you propose a change:
Tax District Grantville 04, Tax Map Number _____
Parcel Number 6012239016A, Area of subject property: 5.12 (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. Do you own all of the subject property proposed for this special use permit?
☒ Yes ☐ No (If no, then each property owner must sign an individual application.)
9. Is the property subject to the Historic Preservation Overlay District?
☐ Yes ☒ No
10. List the present use of property and any structures existing on the property.
shooting range

11. Intent of Special Use: (Detailed Description)

(Attach separate sheets as necessary. Indicate if additional pages are attached.)

shooting range

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: *RD*

Signature

Date 07/06/2026

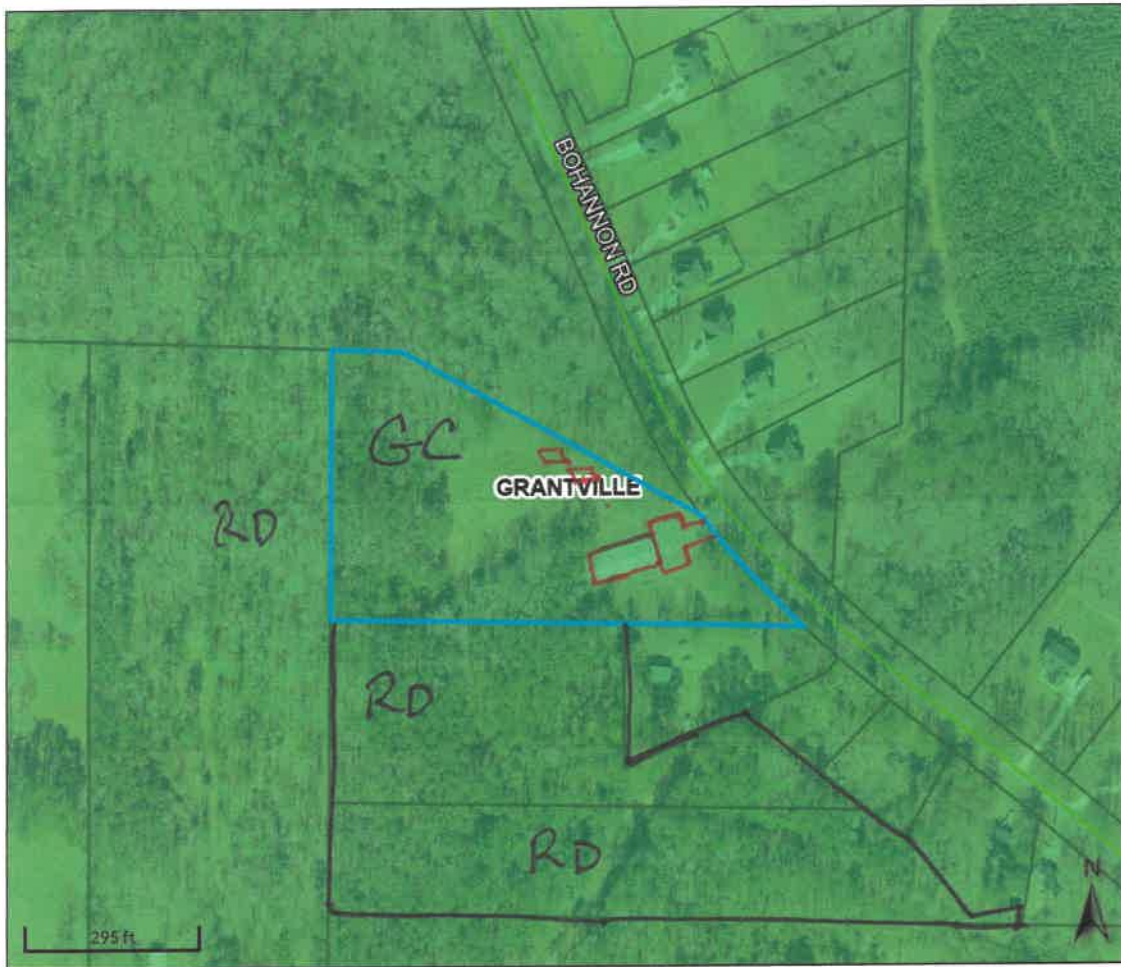
Richard Hawk

Printed Name

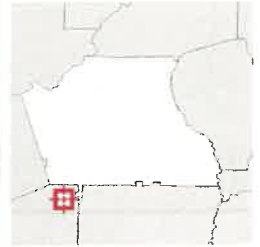
FOR PLANNING & ZONING DEPARTMENT USE ONLY

File Number: _____

Date Completed Application received: _____



Overview



Legend

-  Parcels
-  Roads

Parcel ID G012239016A
Class Code Commercial
Taxing District GRANTVILLE 04
Acres 5.12

Owner HAWK TOMMY R SR ESTATE & THOMAS
 RICHARD JR
 1251 TOPE ROAD
 SHARPSBURG, GA 30277
Physical Address 514 BOHANNON RD
Assessed Value Value \$133972

Last 2 Sales

Date	Price	Reason	Qual
8/25/1996	0	07	U
1/29/1990	\$9500	LM	Q

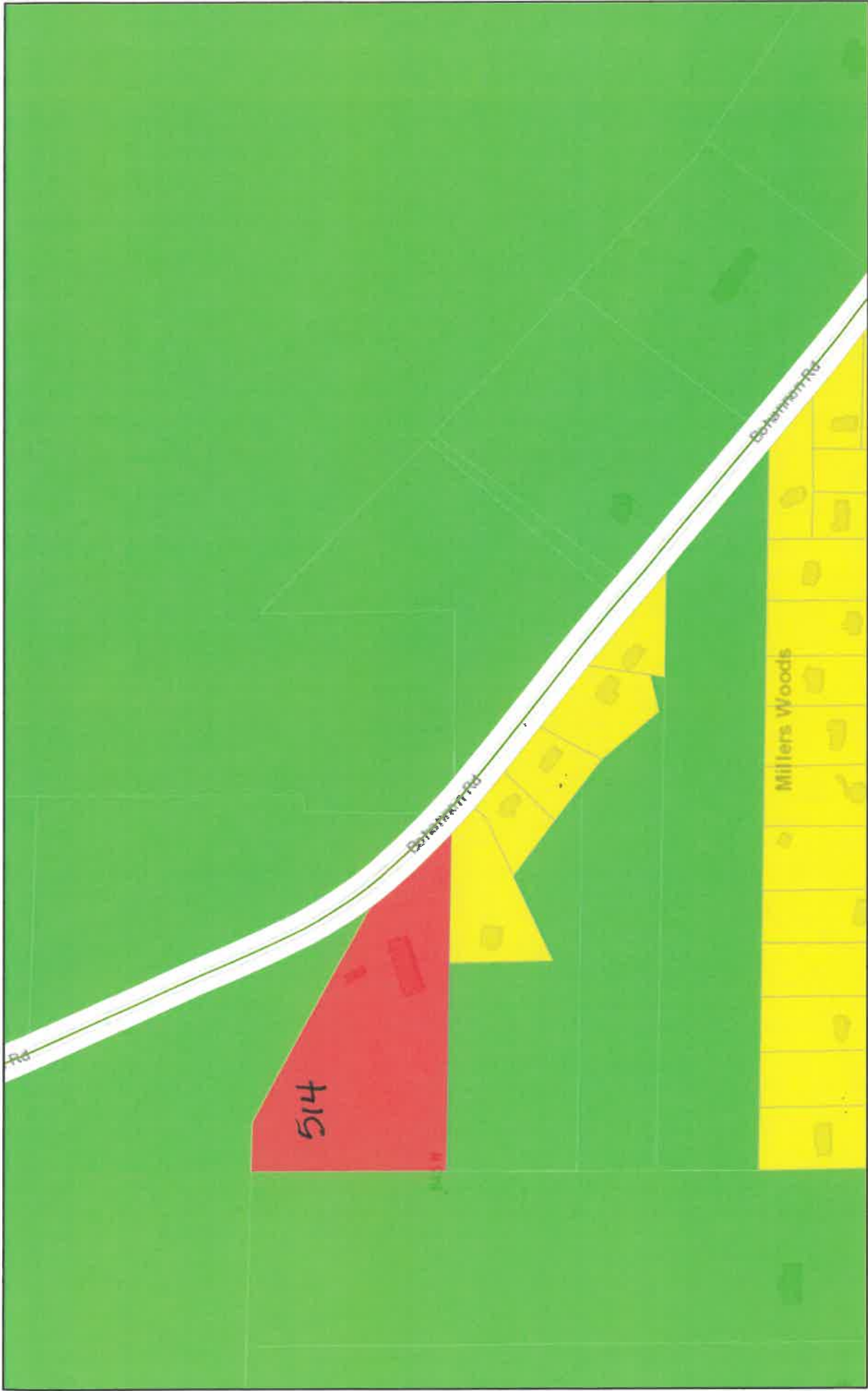
(Note: Not to be used on legal documents)

Date created: 7/22/2026
 Last Data Uploaded: 7/22/2026 12:48:00 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Zoned GC
 Adjacent Property: SF Res.

City of Grantville



7/22/2026, 9:29:18 AM

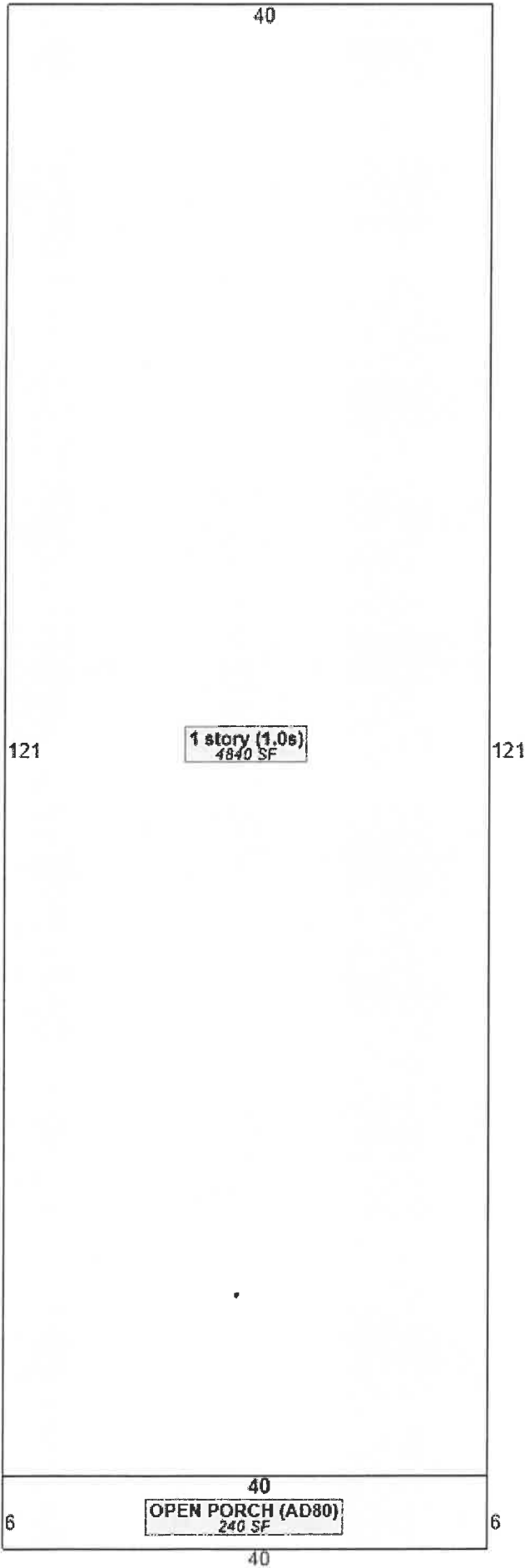
- Grantville Zoning
- RD
- R20
- GC
- City Limits
- Roads

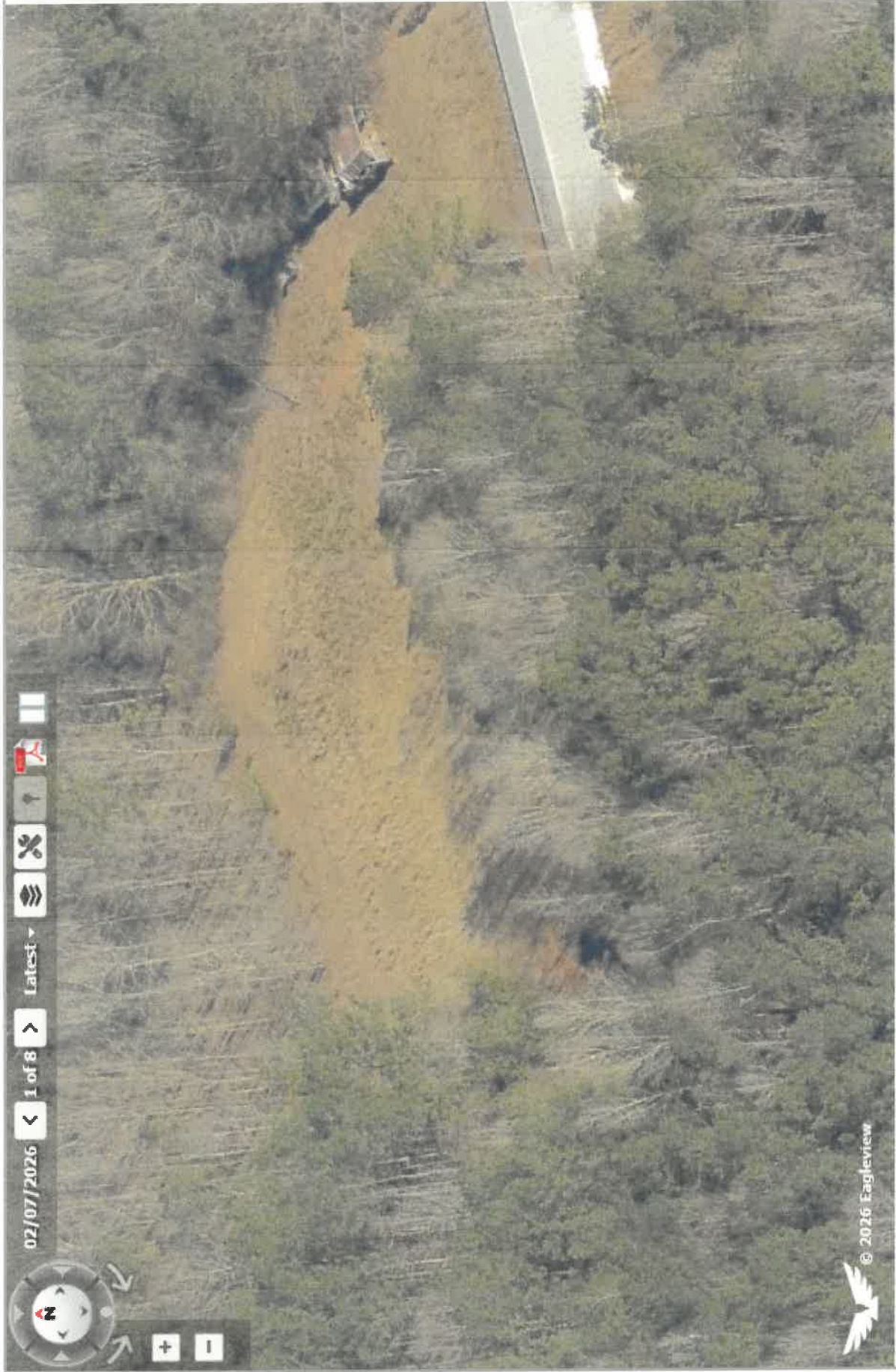
1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

County of Coweta, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





02/07/2026 < 1 of 8 > Latest ▾

⏮ ⏪ ⏩ ⏭ 🔍 📄 📱

40																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
----	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

[Sec.] 17.19. - Special Uses.

- 17.19-1 The Planning Commission shall review and the Grantville City Council shall approve or deny special uses which are specifically authorized by this Ordinance. Public Hearing are required. (See hearing requirements)
- 17.19-2 Conditions and Limitations. The Planning Commission shall include any condition, requirement, or limitation which may be necessary to protect adjacent properties and carry out the provisions of this Ordinance in its review and the Grantville City Council may impose conditions, requirements or limitations it deems necessary. If at any time after a special use permit has been issued, the Zoning Administrator or Building Official finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of a special use permit, the permit shall be terminated. The applicant shall file an Acceptance of Conditions form, provided by the City of Grantville, and the certificate shall be notarized.
- 17.19-3 Procedure. Application for a special use shall be filed with the Office of the Zoning Administrator, and the Planning Commission shall have thirty (30) days within which to consider each request and make written recommendations to the Grantville City Council. A public hearing is required by the Grantville City Council. (see Public Hearing Requirements). Upon receiving recommendations from the Planning Commission or after the thirty day period has expired, the Grantville City Council shall schedule the proposed special use to be voted on at the next regularly scheduled Council meeting. Each application shall be accompanied by a simple sketch of the site, showing the following:
- a. General Location of existing structures and property lines.
 - b. Present zoning of adjacent property.
 - c. Existing use of adjacent property.
 - d. Location of proposed buildings and land use. **EXISTING**
 - e. A legal description of the property.
 - f. Setbacks; **EXISTING**
 - g. Parking spaces if applicable **EXISTING**
- 17.19-4 Specifically, in order to grant approval of a special use, the County Commission must find the following standards have been met:
- a. The available existing street system is adequate to efficiently and safely accommodate the traffic which will be generated by the proposed use or development.
 - b. The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.
 - c.

The use or development will not generate or cause conditions such as noise, light, glare, odor or similar objectionable features which would reduce the value, use or enjoyment of surrounding properties.

- d. The use would not have a detrimental environmental impact on the surrounding area.
- e. The use would not adversely affect the health, safety, morals, and general welfare of the community.
- f. Fee. Each application for a special use shall be assessed a fee according to fee schedule posted in Grantville City Hall and approved by the City Council to partially defray administrative and notification costs.