

# AGENDA

Planning Commission Meeting  
November 6, 2023  
6:00 p.m.

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

## CALL TO ORDER

## ATTENDANCE

## REVIEW & APPROVAL OF MINUTES

Minutes from October 2, 2023 Planning Commission Meeting

## REPORT OF COMMITTEES

## UNFINISHED BUSINESS

Text Amendment to add new Zoning Districts RS-15 Suburban Residential Single-Family Dwelling District - Medium Density and RU-7 Urban Residential Single-Family Dwelling District - High Density.  
The text amendment language is attached to the agenda.

Property line modification and rezoning for Coweta Parcels G05 0008 016 (5 Acres) and G05 0008 016A (1 Acre) – 192/194 Roger Arnold Rd.

- Current Zoning – R20 Single Family Residential
- Current Land Use - Undeveloped
- Requested zoning district in Grantville – General Commercial (GC) for Parcel G05 0008 016 and G05 0008 016A (6 Acres)
- A buffer zone per zoning ordinance section is required between GC zoned property and residential-zoned property.
- Proposed Use for GC zoning is an office, workshop and storage for real estate management and repair business.
- A preliminary site development plan was not provided with the application.

## HEARING OF CASES

## NEW BUSINESS

Rezoning Application for Parcel G05 0008 015 (1.24 Acres) 216 Roger Arnold Rd.

- Current Zoning – R20 Single Family Residential
- Current Land Use – Single Family Residential Home

- Requested zoning district in Grantville – General Commercial (GC) for Parcel G05 0008 015 (1.24 Acres)
- A buffer zone per zoning ordinance section is required between GC zoned property and residential-zoned property.
- Proposed Use for GC zoning is an office, workshop and storage for real estate management and repair business.
- A preliminary site development plan was not provided.

Rezoning Application for Parcel G08 2247 015 (9.35 Acres) Clarence McCambry Rd.

- Current Zoning – RD Rural Development
- Current Land Use – Undeveloped
- Requested zoning district in Grantville – General Commercial (GC) for Parcel G08 2247 015 (9.35 Acres)
- A buffer zone per zoning ordinance section is required between GC zoned property and residential-zoned property.
- Proposed Use for GC zoning is for an undefined future use for an established business adjacent to the subject parcel.
- A property survey plat was provided. A preliminary site development plan was not provided.

Special Use Permit Application Coweta County Plat Book 47, Page 47 (493.84 Acres) Minnie Sewell Rd.

- Current Zoning – R20 Single Family Residential Parcel 055 2027 004 (198.56 Acres) and Meriwether County Parcel 001 013 (103.7 Ac) and General Industrial (GI ) for parcels 055 2006 004 (113.44 Ac), 055 2006 004A ( 20.56 Ac)and G02 0003 001 (69.0 Ac)
- Current Land Use - Undeveloped
- Requested Special Use: Wastewater Treatment Facility Site
- Surrounding property zonings have not been provided by the applicant; however, the zonings in Coweta County and Meriwether County appear to be Agricultural or Rural Residential.
- A preliminary site plan showing the proposed wastewater treatment facility location was provided with the application.

**ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** October 2, 2023

**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 6:10 p.m.

### **Attendance**

Tyree Raptis, Chairman  
Joe Ward, Vice Chairman  
Robin Bugg  
Brenda Maddox (by conference call)  
Danny Clay  
Brennan Jones, Zoning Administrator

### **Public Attendance**

Richard Proctor, Mayor  
Dee Latimore Berry, City Council Member  
Another unidentified citizen

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

#### Adoption of Planning Commission Meeting Minutes from August 7, 2023

Planning Commission meeting minutes for the meeting held on August 7, 2023, were distributed to the members for review and adoption. After review of the minutes, Mrs. Bugg made a motion to adopt the August 7, 2023, Planning Commission Meeting Minutes. Mr. Ward seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

None

### **Hearing of Cases**

### **New Business**

Text Amendment to add new Zoning Districts RS-15 Suburban Residential Single-Family Dwelling District - Medium Density and RU-7 Urban Residential Single-Family Dwelling District - High Density.

Brennan Jones presented the text amendment for proposed new zoning districts RS-15 and RU-7 to the Planning Commission. The commissioners discussed the need for architectural standards for these proposed zoning districts as well as other zoning districts. It was discussed that architectural

standards need to be adopted for existing zoning districts and any new proposed zoning district. Mr. Jones was asked to provide an example of architectural standards, which could be used as a model. Following discussion, Mrs. Bugg made a motion to table the zoning ordinance text amendment application until the next meeting. Mr. Clay seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously. The item was tabled.

Property line modification and rezoning for Coweta Parcels G05 0008 016 (5 Acres) and G05 0008 016A (1 Acre) – 192/194 Roger Arnold Rd.

Brennan Jones presented the rezoning application to the Planning Commission. The applicant was not present to answer questions. Mr. Jones noted that the proposed rezoning would not conform to the Comprehensive Plan Future Land Use Map and that a site plan had not been provided for review. In addition, it was discussed that buffers would be required on the rezoned parcel along property lines that adjoin residential and rural development dissimilar zoned parcels. The Commissioners discussed the rezoning application. Following discussion, Mr. Clay made a motion to table the rezoning application until the next meeting. Mr. Ward seconded the motion. Mr. Raptis called for a vote and the motion passed unanimously. The item was tabled.

**Adjournment**

Mr. Ward made a motion to adjourn the meeting. Mr. Clay seconded the motion. Mr. Raptis adjourned the Planning Commission Meeting at 7:51 p.m.

**Grantville Zoning Ordinance Proposed Text Amendment**  
**Section 4.1, Section 4.1-12 & 4.1-13, Table 5.1, Table 5.2, and Table 5.3**

October 2, 2023

**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.**

Add the following to the zoning district table Section 4.1:

<b>RS-15</b>	<b>Suburban Residential Single-Family Dwelling District - Medium Density</b>
<b>RU-7</b>	<b>Urban Residential Single-Family Dwelling District - High Density</b>

Add the following text following Section 4.1-11.5:

4.1-12 Suburban Residential Single-Family Dwelling District - Medium Density (RS-15) The district allows for medium density single-family detached residential development. Sanitary sewer service is required for this zoning district. The following additional requirements apply to this zoning district:

Minimum Zoning District Size	1 Acre
Maximum Density	2.5 Units/Acre
Minimum Lot Depth	100 Feet
Minimum Principal Living Space	1,200 SF
Maximum Principal Building Height	35 Feet
Accessory Building Height	15 Feet
Maximum Building Lot Coverage	30%
Minimum Distance Between Buildings	20 Feet
Open Space (Per Dwelling Unit)	1,000 SF (Applies to developments with 25 Lots / units or greater.

4.1-13 Urban Residential Single-Family Dwelling District - High Density (RU-7) The district allows for high density single-family detached residential and townhouse residential development with a maximum density of 4 residential units per acre. Sanitary sewer service is required for this zoning district.

Minimum Zoning District Size	0.5 Acre
Maximum Density	4 Units/Acre
Minimum Lot Depth	90 Feet
Minimum Principal Living Space	950 SF, Urban Neighborhood = 950 SF
Maximum Principal Building Height	35 Feet
Accessory Building Height	15 Feet
Maximum Building Lot Coverage	Detached = 50%, Others = 70%
Minimum Distance Between Buildings	15 Feet
Open Space (Per Dwelling Unit)	1,000 SF (Applies to developments with 25 Lots / units or greater.

Add the following text to Table 5.1:

Table 5.1: Zoning District Area Yard and Height Requirements

Zoning District	Minimum Lot Area	Min. Lot Width at Setback Line (feet)	Front Yard from Arterial & Collector/Local Street (feet)*	Side Yard (feet)	Rear Yard (feet)	Max. Building Height (feet)
<b>RS-15</b>	<b>15,000 SF</b>	<b>85</b>	<b>40 / 25</b>	<b>10</b>	<b>35</b>	<b>35</b>
<b>RU-7</b>	<b>Detached = 7,000 SF, Townhouse = 3,000 SF, Urban Neighborhood = 4,500 SF</b>	<b>Detached = 75, Townhouse = 30 Urban Neighborhood = 45</b>	<b>40 / 25</b>	<b>7.5</b>	<b>30</b>	<b>35</b>

Add RS-15 and RU-7 Zoning District columns to Table 5.3 – Permitted Use Schedule, and amend Table 5.3 as shown in red text below:

TABLE 5.3 - PERMITTED USE SCHEDULE

Use Type	SIC	Zoning Districts												
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	<b>RS-15</b>	<b>RU-7</b>	
Dwelling Single-Family Type IV	0000												<b>P</b>	<b>P</b>
Single Family Detached Dwelling	0000	<b>P</b>	<b>P</b>	<b>S</b>	<b>P</b>	<b>P</b>							<b>P</b>	<b>P</b>
Subdivision, Major—Residential	0000												<b>P</b>	<b>P</b>
Subdivision, Minor—Residential	0000												<b>P</b>	<b>P</b>
Townhouse Dwelling	0000			<b>S</b>	<b>P</b>									<b>P</b>

**3. Reason for amendment request.**

The text amendment is requested by the Mayor and City Council to allow for higher density housing options throughout the City.

RECEIVED  
09.18.23

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: Jim Sells
2. Applicant Address: 83 Smokehouse Point  
Peachtree City, GA 30269
3. Telephone No. (Day) 770-301-8786 Telephone No. (Evening) 770-301-8786
4. Email address of Applicant: jimsells5@gmail.com
5. Address of Property: 192/194 Roger Arnold Rd  
Grantville, GA 30220
6. Provide exact information to locate the property for which you propose a change:  
Tax District Q4 Tax Map Number \_\_\_\_\_  
Parcel Number G05 0008 016, Area of subject property: 5 Acres (Acres)  
G05 0008 016A 1 Acre
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? GC  
(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.

VACANT - No Structures

12. Intent of Rezoning: (Detailed Description of Proposed Development)

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

Build An office and workshop/storage  
for Real Estate management and repair  
business

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

**Rezoning Application Fee Determination:**

Property Size (Acres)

6

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  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**

\_\_\_\_\_

(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: \_\_\_\_\_

Jim Sells  
Signature

Printed Name

Date

9-20-2023

*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: RZ2023-03 Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \$1200.00

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

Date Completed Application and Fees were received: 09/20/2023  
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:

None

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I have not made any contributions to City Officials.

By: Jim Sells  
Signature

Date 9-20-2023

Jim Sells  
Printed Name

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

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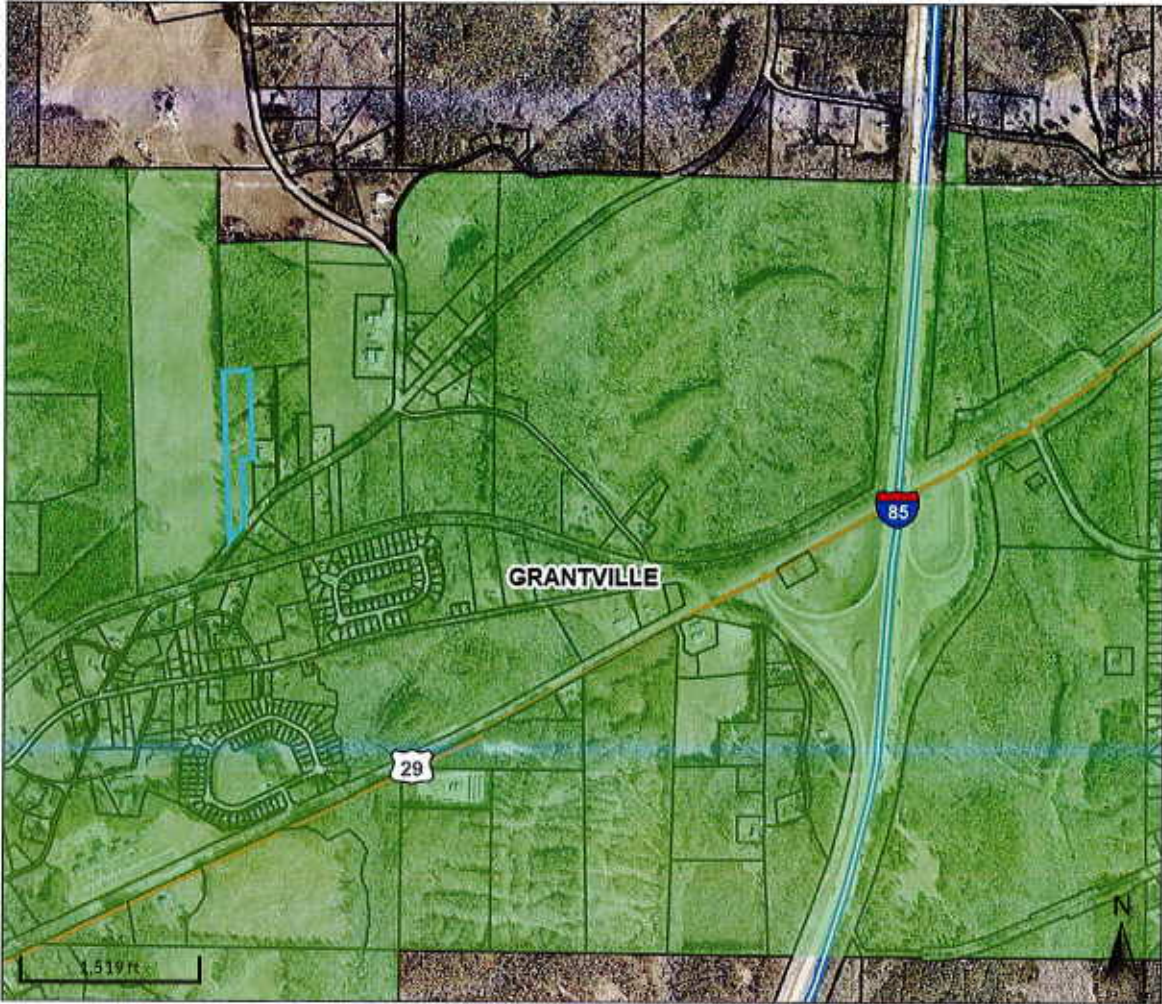
**OFFICE USE ONLY**

Date Received:

09/20/2023

File Number:

RZ 2023-03



Overview



Legend

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

Parcel ID	G05 0008 016	Owner	SELLS JIM	Last 2 Sales			
Class Code	Residential		83 SMOKERISE PT	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04		PEACHTREE CITY, GA 302696642	1/15/2004	\$58500	04	U
Acres	5.0	Physical Address	192 ROGER ARNOLD RD	7/1/2003	0	04	U
		Assessed Value	Value \$77718				

(Note: Not to be used on legal documents)

Date created: 9/20/2023  
 Last Data Uploaded: 9/20/2023 12:26:35 AM

Developed by Schneider  
 GEOSPATIAL

2838

1-60/611

Hope Property Management, Operating

PO BOX 222  
Grantville, GA 30220  
770-583-8864

Synovus Bank  
1148 Brouduway  
Columbus, GA 31901

09/20/2023

PAY  
TO THE  
ORDER OF

CITY OF GRANTVILLE

\$ 1,200.00

\*\*\*\* ONE THOUSAND, TWO HUNDRED AND 00/100 DOLLARS

DOLLARS

City of Grantville  
PO Box 160  
123 Lagrange Street  
Grantville, GA 30220

MEMO

*[Handwritten Signature]*  
AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈002838⑈ ⑆061100606⑆ 1013751597⑈

# RZ 2023-05



## 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: Jim Sells
2. Applicant Address: 83 Smokeice Point  
Peachtree City, GA 30269
3. Telephone No. (Day) 770 301 8786 Telephone No. (Evening) \_\_\_\_\_
4. Email address of Applicant: jimsells5@gmail.com
5. Address of Property: 216 Roger Arnold Rd.  
Grantville, GA ~~30226~~ 30220
6. Provide exact information to locate the property for which you propose a change:  
Tax District 2 Tax Map Number \_\_\_\_\_  
Parcel Number G050008015 Area of subject property: 1.24 (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? GC  
*(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.

single family home

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

Storage and office

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

**Rezoning Application Fee Determination:**

Property Size (Acres)

1.24

Rezoning Fee / Ac

\$200 / Ac

Total Rezoning Fee

**\$ 248.00**

(Maximum Fee \$10,000)

**pd 10.16.23**

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

( ) Yes  No

15. Fee for DRI Application based on property acreage to be paid in advance. This fee is in addition to Rezoning Application Fees.

**N/A**

**Development of Regional Impact (DRI) Fee Determination:**

Base Charge

\$3,000.00

Property Size (Acres)

\_\_\_\_\_

DRI Application Fee / Ac

\$20.00 / Ac

Total DRI Fee

\_\_\_\_\_

(Base Charge plus Fee per Acre)

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By: \_\_\_\_\_

Signature

Jim Sells

Printed Name

Date

9-16-23

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: RZ 2023-05 Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \$248.00 PAID

Receipt Number: 113467

Date Completed Application and Fees were received: 10.16.23  
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:

NONE

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I have not made any contributions to City Officials.

By:  Date: 9-16-23  
Signature  
Jim Sells  
Printed Name

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

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**OFFICE USE ONLY**

Date Received: 10-16-2023  
File Number: RZ 2023-05



CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220

Transaction #: 113467  
Date: Oct 16, 2023  
Time: 9:28 AM  
Customer #: 5320  
Customer Name: MISCELLANEOUS ACCOUNT

Check Number: .....13097  
Check Date: .....10/16/2023  
Reference Number: .....TR  
Description: REZONING 216 ROGER ARNOLD  
RD  
Total: .....\$248.00  
Check Amount: .....\$248.00  
Change: .....\$0.00

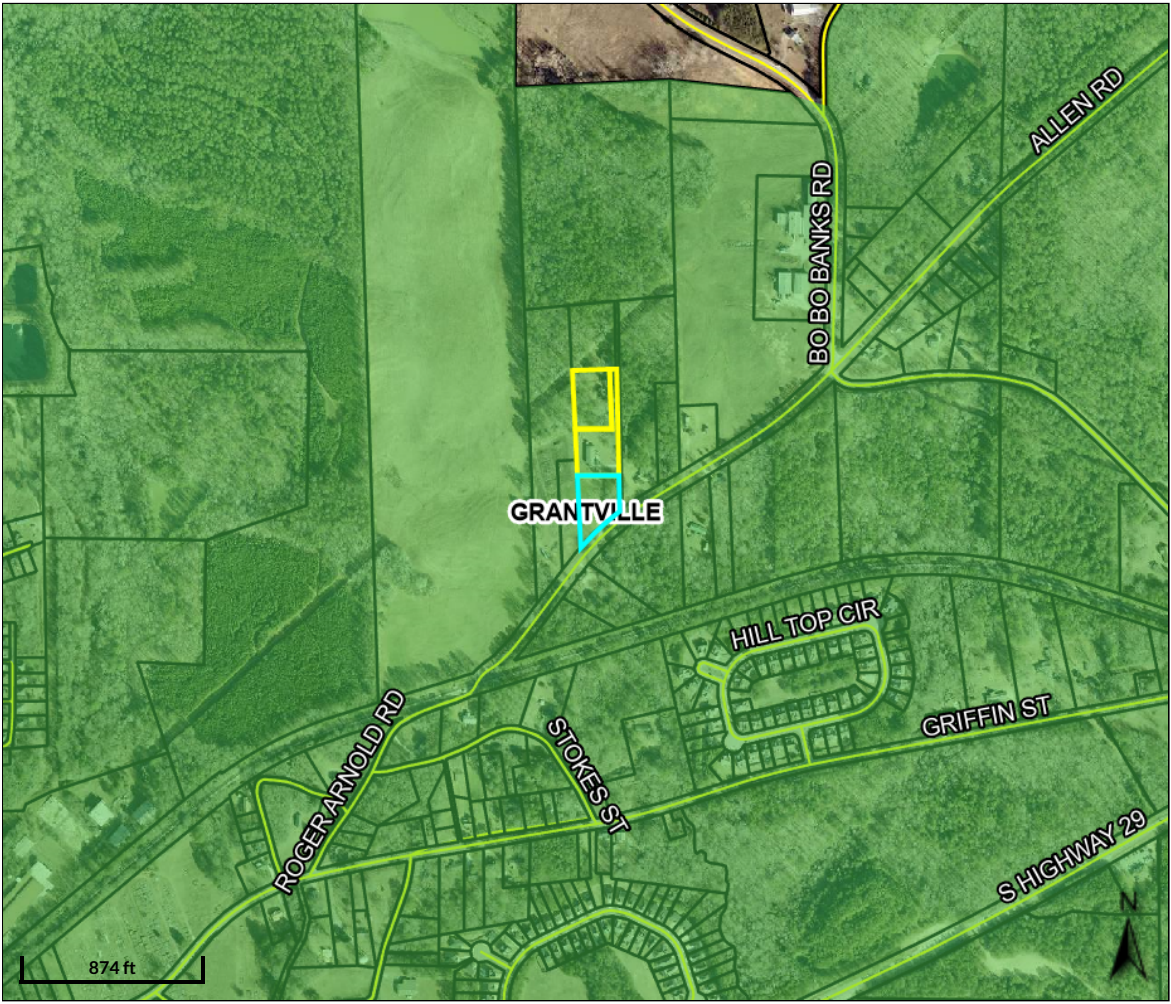
\*\*\*\*\*  
Thank you for doing business with  
CITY OF GRANTVILLE














CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220  
fax

\*UTILITY BILLS ARE DUE BY THE 15TH OF THE MONTH. AFTER THE 15TH, THERE WILL BE A 25.00 LATE FEE APPLIED TO YOUR ACCOUNT.

\*\*ALL ACCOUNTS NOT PAID IN FULL BY 5:00 P.M. ON THE 24TH DAY OF THE MONTH WILL BE ASSESSED A \$25.00 RE-CONNECTION FEE AND WILL BE SUBJECT TO DISCONNECTION.



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

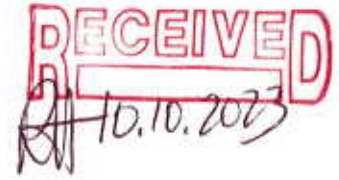
<b>Parcel ID</b>	G05 0008 015	<b>Owner</b>	SELLS JAMES O	<b>Last 2 Sales</b>					
<b>Class Code</b>	Residential		83 SMOKERISE PT	<b>Date</b>	11/28/2005	<b>Price</b>	\$41000	<b>Reason</b>	FM
<b>Taxing District</b>	GRANTVILLE 04		PEACHTREE CITY, GA 30269		n/a		0	<b>Qual</b>	Q
<b>Acres</b>	1.24	<b>Physical Address</b>	216 ROGER ARNOLD RD	<b>Assessed Value</b>	Value \$53873				n/a

(Note: Not to be used on legal documents)

Date created: 10/17/2023  
 Last Data Uploaded: 10/6/2023 12:31:28 AM



RZ 2023-04



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: James + Yolanda Hand
- 2. Applicant Address: 1228 JD Walton Rd  
Newnan GA 30263
- 3. Telephone No. (Day) 404-290-7076 Telephone No. (Evening) 678-883-4877
- 4. Email address of Applicant: yhand1129@gmail.com
- 5. Address of Property: Clarence McCamby Rd.  
Grantville, GA. 30220

- 6. Provide exact information to locate the property for which you propose a change:  
Tax District \_\_\_\_\_ Tax Map Number \_\_\_\_\_  
Parcel Number G082247015 Area of subject property: 9.35 (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? GC  
(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.

Nothing, None known of.

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

future use for established business.  
such as parking for storage, Detailing, sales and  
mechanical work, bodywork.

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

**Rezoning Application Fee Determination:**

Property Size (Acres) 9.35

Rezoning Fee / Ac \$200 / Ac

**Total Rezoning Fee** 1870.<sup>00</sup> (Maximum Fee \$10,000)

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

( ) Yes  No

15. Fee for DRI Application based on property acreage to be paid in advance. This fee is in addition to Rezoning Application Fees.

N/A

**Development of Regional Impact (DRI) Fee Determination:**

Base Charge \$3,000.00

Property Size (Acres) \_\_\_\_\_

DRI Application Fee / Ac \$20.00 / Ac

**Total DRI Fee** \_\_\_\_\_ (Base Charge plus Fee per Acre)

I certify that I own the property described in this application or I am authorized by the owner(s) to file this application on their behalf.

By: Yolanda C. Hand  
Signature

Date 10/9/2023

Yolanda C. Hand  
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: RZ 2023-04 Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \$1870.00

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

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

RH **RECEIVED**  
Official Date Stamp 10.10.2023

**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:

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I have not made any contributions to City Officials.

By: Yolanda C. Hand Date 10/9/2023  
Signature  
Yolanda C. Hand  
Printed Name

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

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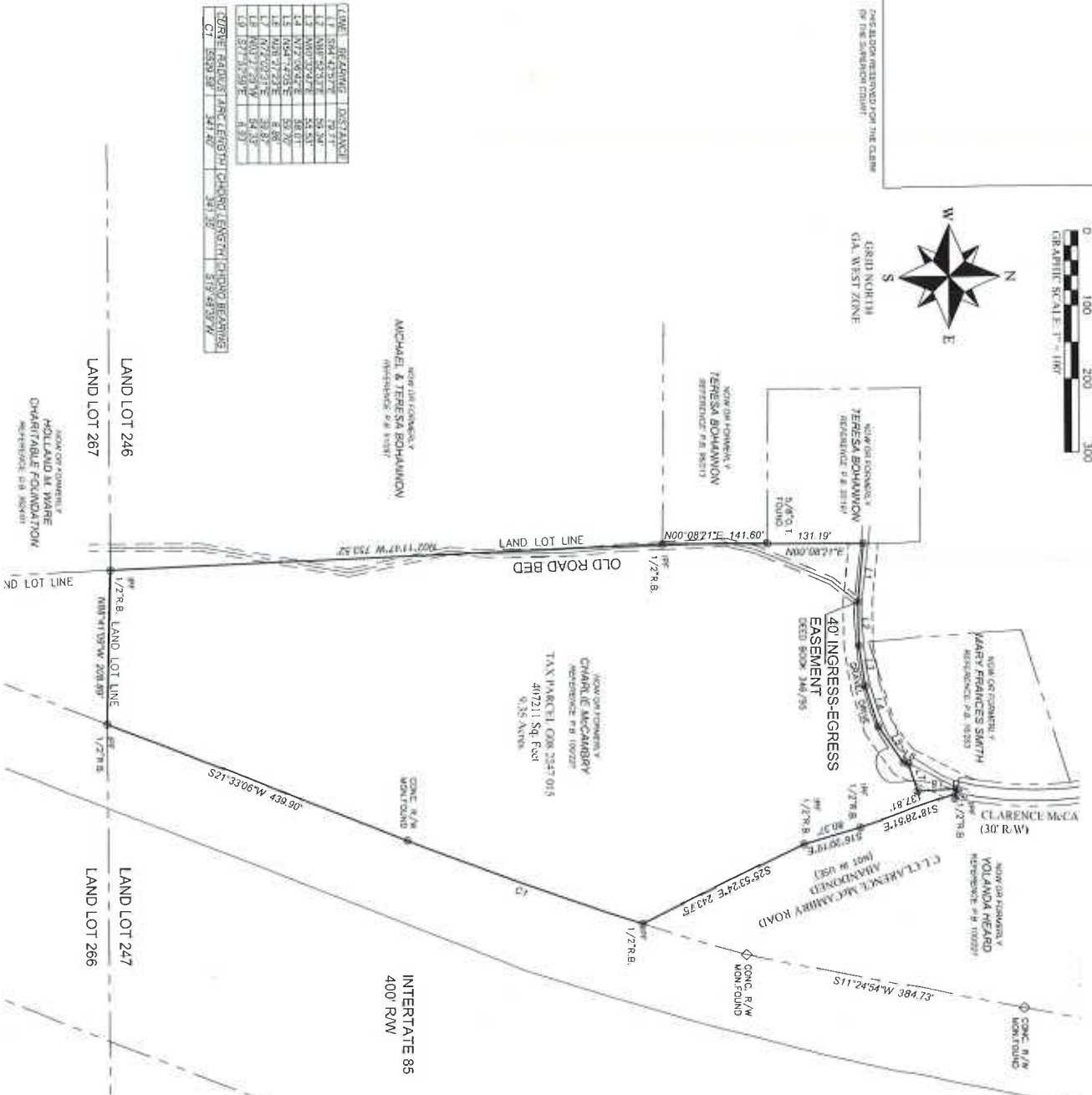
**OFFICE USE ONLY**

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

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



THIS BOOK RESERVED FOR THE CLAIM OF THE SURVEYOR COUNTY



DATE:	AUGUST 4, 2023
SCALE:	1" = 100'
PROJECT:	ISSUE
CLIENT:	REVISION
DATE:	
BY:	
CHECKED:	
APPROVED:	
PROJECT NO.:	231

NOTICE: THIS IS A PRELIMINARY SURVEY. THE PLAT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREIN.

**SURVEY FOR:**  
**YOLANDA HEARD**  
G08 2347 0015  
LAND LOT 247, 2ND DISTRICT  
COUNTY, GEORGIA



**McLAIN SURVEYING, INC.**  
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MAINSINK STREET  
NATAMON, GEORGIA 30261  
PHONE: 770-581-8521 - EMAIL: info@mcclainsurveying.com

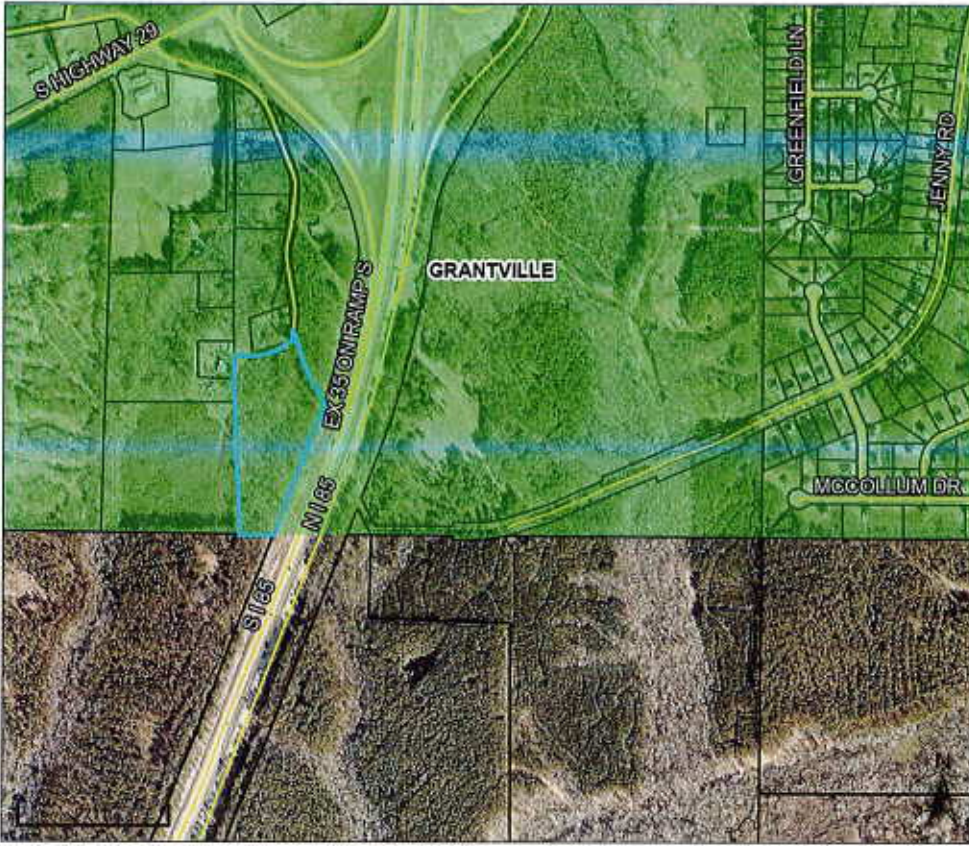
- NOTES:**
1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 180, PAGE 221; PLAT BOOK 40, PAGE 31; PLAT BOOK 31, PAGE 287; PLAT BOOK 208, PAGE 212 OF COMETA COUNTY RECORDS.
  2. DATE OF FIELDWORK: AUGUST 2023.
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ASSESSMENT TITLE. THEREFORE, NO UNDERGROUND OR EGRESS EASEMENTS, ENCUMBRANCES, EASEMENTS, RIGHTS OR INTERESTS PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
  4. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13072C0403 WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.
  5. NAME OF REFERENCE: GRID NORTH, GEORGIA WEST ZONE.

THE DATUM/BASE FOR THE BEARINGS FOR THIS SITE WAS ESTABLISHED USING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE ANTIPODAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD 83). THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THIS PLAT IS A RETRACTION OF AN EXISTING SURVEY, OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE REVISIONS TO ANY EXISTING SURVEY OR PARCELS OF LAND ARE LIMITED TO THE CORRECTION OF MISTAKES, AND ARE NOT TO BE CONSIDERED AS A NEW SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY STATED HEREIN.

**CLOSURE STATEMENT:**  
THE FIELD DATA WERE TAKEN WITH THIS FIELD SURVEYING SYSTEM. THE SURVEYOR HAS REVIEWED THE DATA AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE SURVEYOR HAS REVIEWED THE DATA AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE SURVEYOR HAS REVIEWED THE DATA AND HAS FOUND IT TO BE ACCURATE AND COMPLETE.

SYMBOL	DESCRIPTION
1	BOUNDARY
2	ADJACENT PROPERTY
3	ADJACENT ROAD
4	ADJACENT RAILROAD
5	ADJACENT WATER
6	ADJACENT POWER LINE
7	ADJACENT TELEPHONE LINE
8	ADJACENT FENCE
9	ADJACENT EASEMENT
10	ADJACENT RIGHT-OF-WAY
11	ADJACENT SETBACK LINE
12	ADJACENT PROPERTY LINE
13	ADJACENT ROAD RIGHT-OF-WAY
14	ADJACENT RAILROAD RIGHT-OF-WAY
15	ADJACENT WATER RIGHT-OF-WAY
16	ADJACENT POWER LINE RIGHT-OF-WAY
17	ADJACENT TELEPHONE LINE RIGHT-OF-WAY
18	ADJACENT FENCE RIGHT-OF-WAY
19	ADJACENT EASEMENT RIGHT-OF-WAY
20	ADJACENT RIGHT-OF-WAY RIGHT-OF-WAY
21	ADJACENT SETBACK LINE RIGHT-OF-WAY
22	ADJACENT PROPERTY LINE RIGHT-OF-WAY
23	ADJACENT ROAD RIGHT-OF-WAY RIGHT-OF-WAY
24	ADJACENT RAILROAD RIGHT-OF-WAY RIGHT-OF-WAY
25	ADJACENT WATER RIGHT-OF-WAY RIGHT-OF-WAY
26	ADJACENT POWER LINE RIGHT-OF-WAY RIGHT-OF-WAY
27	ADJACENT TELEPHONE LINE RIGHT-OF-WAY RIGHT-OF-WAY
28	ADJACENT FENCE RIGHT-OF-WAY RIGHT-OF-WAY
29	ADJACENT EASEMENT RIGHT-OF-WAY RIGHT-OF-WAY
30	ADJACENT RIGHT-OF-WAY RIGHT-OF-WAY RIGHT-OF-WAY



Overview



Legend

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

Parcel ID	G08 2247 015	Owner	HAND JAMES T & YOLANDA C HAND	Last 2 Sales			
Class Code	Residential		1228 J D WALTON ROAD	Date	Price	Reason	Qual
Taxing District	GRANTVILLE 04		NEWNAN, GA 30263	8/16/2023	\$69900	LM	Q
Acres	9.35	Physical Address	CLARENCE MCCAMBRY RD	12/21/2021	\$10000	03	U
		Assessed Value	Value \$282100				

(Note: Not to be used on legal documents)

Date created: 10/10/2023  
Last Data Uploaded: 10/6/2023 12:31:28 AM



# Coweta County, GA

## Summary

**Parcel Number** G08 2247 015  
**Location Address** CLARENCE MCCAMBRY RD  
**Legal Description** 9.348 AC5 TR B4 LL 247 2LD GRANTVI  
(Note: Not to be used on legal documents)  
**Tax District** GRANTVILLE 04 (District 04)  
**Millage Rate** 28.442  
**Acres** 9.35  
**Homestead Exemption** No (\$0)  
**Landlot/District** 247 / 2

[View Map](#)

## Owner

[HAND JAMES T & YOLANDA C HAND](#)  
 1228 J D WALTON ROAD  
 NEWNAN, GA 30263

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Comm-Grantville-HWY29-185	Acres	407,286	0	0	9.35	0

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/16/2023	5642 1921	100 227	\$69,900	QUALIFIED VACANT	MCCAMBRY CHARLIE E	HAND JAMES T & YOLANDA C HAND
12/21/2021	5493 505	100 227	\$10,000	UNQUALIFIED VACANT	MC CAMBRY DAIZELL ESTATE	MCCAMBRY CHARLIE E
3/7/2017			\$0	UNQUALIFIED IMPROVED	MC CAMBRY DAIZELL	MC CAMBRY DAIZELL ESTATE
	00		\$0	UNKNOWN STATUS		MC CAMBRY DAIZELL

## Valuation

	2023	2022
Previous Value	\$79,435	\$0
Land Value	\$282,100	\$79,435
+ Improvement Value	\$0	\$0
+ Accessory Value	\$0	\$0
= Current Value	\$282,100	\$79,435

## Assessment Notices

- [2022 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Assessment Notices 2018, Assessment Notices 2019, Septic Drawings, Photos, Sketches.

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. As user or interpretation, the assessment information is from the best available source. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 10/6/2023, 12:31:28 AM

Contact Us



CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220

Transaction #: 113144  
Date: Oct 10, 2023  
Time: 11:13 AM  
Customer #: 5320  
Customer Name: MISCELLANEOUS ACCOUNT

Check Number:.....3096  
Check Date:.....10/10/2023  
Reference Number:.....RJH  
Description: R22023-04 JAMES & YOLANDA  
HAND  
Total:.....\$1870.00  
Check Amount:.....\$1870.00  
Change:.....\$0.00

\*\*\*\*\*  
Thank you for doing business with  
CITY OF GRANTVILLE



CITY OF GRANTVILLE  
P O BOX 160  
GRANTVILLE, GA 30220  
fax

\*UTILITY BILLS ARE DUE BY THE 15TH OF THE MONTH. AFTER THE 15TH, THERE WILL BE A 25.00 LATE FEE APPLIED TO YOUR ACCOUNT.

\*\*ALL ACCOUNTS NOT PAID IN FULL BY 5:00 P.M. ON THE 24TH DAY OF THE MONTH WILL BE ASSESSED A \$25.00 RE-CONNECTION FEE AND WILL BE SUBJECT TO DISCONNECTION.

**CITY OF GRANTVILLE  
SPECIAL USE APPLICATION**

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: Minnie Sewell Land, LLC / LDO Coweta, LLC
2. Applicant Address: 270 North Jeff Davis Drive, Fayetteville, GA 30214
3. Telephone No. (Day) 770.461.0487 Telephone No. (Evening) 678.251.5046
4. Email address of Applicant: rferry@brentholdings.net
5. Address of Property: Minnie Sewell Road, Grantville GA  
\_\_\_\_\_
6. Provide exact information to locate the property for which you propose a change:  
Tax District 11th Land District, LL 26, Tax Map Number 001 013  
Parcel Number \_\_\_\_\_, Area of subject property: 488.462 (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.  
vacant

11. Intent of Special Use: (Detailed Description)

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

Construct a sanitary sewer waste facility

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: \_\_\_\_\_

*Richard W. Ferry*

Date 10/30/2023

Signature

*By: Minnie Sewell Land LLC  
Frank Barron*

Frank Barron - Owner

Richard Ferry - Applicant

Printed Name

*By: Thana W. Barron  
Co-Member*

**FOR PLANNING & ZONING DEPARTMENT USE ONLY**

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

Date Completed Application received: \_\_\_\_\_

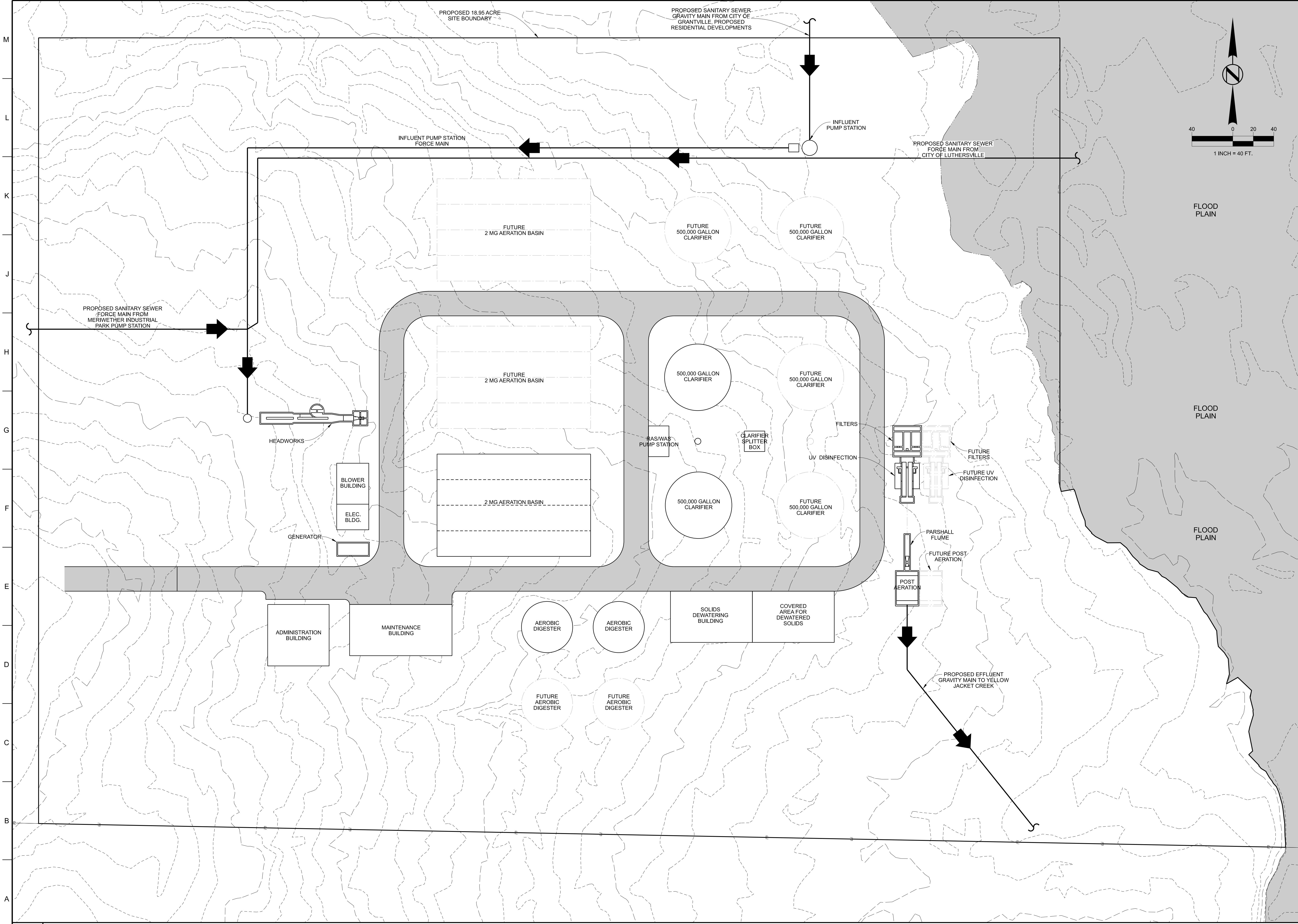
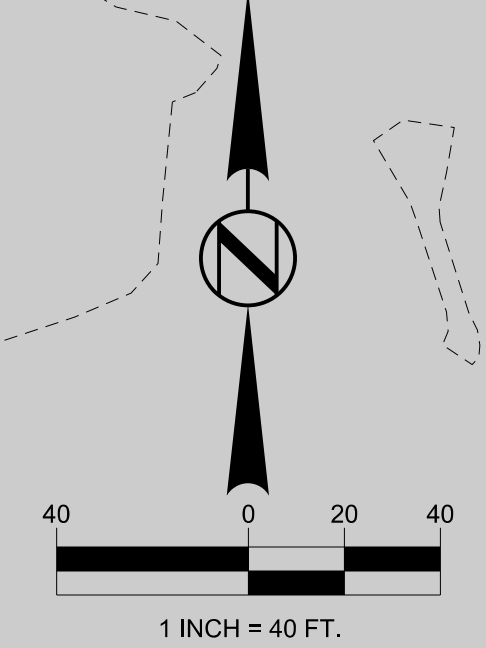
## EXHIBIT "A" (1 of 2)

All that tract or parcel of land lying and being in Land Lots 6 and 27 of the Eleventh Land District of Coweta County, Georgia, Land Lots 271 and 272 of the Second Land District of Coweta County, Georgia, and Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia, and being more particularly shown and described as Tract "A" on that certain plat of survey prepared for SAJI Properties, Incorporated, by G. Tim Conkle, Georgia Registered Land Surveyor No. 2001, dated June 29, 1989, and revised July 10, 1989, and recorded in [Plat Book 47, Page 37](#), Coweta County, Georgia Records, being shown thereon as 493.84 acres, more or less, and being more particularly described according to said plat as follows:

BEGIN at the point which marks the southwest corner of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia, and from said point run thence South 88 degrees 41 minutes 48 seconds East a distance of 367 .38 feet to a point on the westerly right-of-way line of Minnie Sewell Road (60 foot right-of-way); run thence South 86 degrees 59 minutes 27 seconds East a distance of 75.34 feet to a point on the easterly right-of-way line of Minnie Sewell Road; run thence along said easterly right-of-way line of Minnie Sewell Road South 11 degrees 32 minutes 05 seconds West a distance of 183.42 feet to a point; continuing thence along said easterly right-of-way line of Minnie Sewell Road South 11 degrees 32 minutes 05 seconds West a distance of 275.64 feet to a point, thence South 11 degrees 39 minutes 37 seconds West a distance of 248.36 feet to a point; thence South 11 degrees 55 minutes 35 seconds West a distance of 310.26 feet to a point; thence South 12 degrees 14 minutes 21 seconds West a distance of 204.99 feet to a point; thence South 12 degrees 03 minutes 15 seconds West a distance of 242.8 feet to a point; thence South 12 degrees 24 minutes 34 seconds West a distance of 310.71 feet to a point, thence South 13 degrees 27 minutes 21 seconds West a distance of 236.05 feet to a point, thence South 08 degrees 20 minutes 15 seconds East a distance of 90.55 feet to a point; run thence away from said right-of-way line South 78 degrees 46 minutes 26 seconds East a distance of 246.14 feet to a point; run thence South 80 degrees 54 minutes 11 seconds East a distance of 53.66 feet to a point; run thence South 18 degrees 56 minutes 51 seconds West a distance of 306.02 feet to a point; run thence North 85 degrees 35 minutes 05 seconds West a distance of 268.44 feet to a point on the easterly right-of-way line of Minnie Sewell Road; run thence along said right-of-way line of Minnie Sewell Road South 12 degrees 09 minutes 49 seconds West a distance of 49.34 feet to a point; run thence away from said right-of-way line South 85 degrees 33 minutes 50 seconds East a distance of 778.63 feet to a point; run thence South 04 degrees 27 minutes 24 seconds West a distance of 522.61 feet to a point on the southern boundary line of Land Lot 27 of the Eleventh Land District of Coweta County, Georgia; run thence along said southern boundary line of said Land Lot 27 South 84 degrees 42 minutes 47 seconds East a distance of 2,240.09 feet to the point which marks the southeast corner of Land Lot 27 of the Eleventh Land District of Coweta County, Georgia and the southwest corner of Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia; run thence along the southern boundary line of Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia, South 87 degrees 08 minutes 03 seconds East a distance of 1,524.6 feet to a point; run thence North 03 degrees 27 minutes 40 seconds East a distance of 2,970.00 feet to a point on the northern boundary line of said Land Lot 26 of the Eleventh Land District of Meriwether County, Georgia; run thence North 86 degrees 07 minutes 07 seconds West a distance of 1,520.18 feet to the point which marks the southwest corner of Land Lot 7 of the Eleventh Land District of Meriwether County, Georgia, and the southeast corner of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia; run thence along the easterly boundary line of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia, North 00 degrees 45 minutes 21 seconds East a distance of 3,008.61 feet to the point which marks the northeast corner of Land Lot 6 of the Eleventh Land District of Coweta

**EXHIBIT "A" (2 of 2)**

County, Georgia, and the northwest corner of Land Lot 7 of the Eleventh Land District of Meriwether County, Georgia; run thence along the northern boundary line of said Land Lot 7 of the Eleventh Land District of Meriwether County, Georgia, North 89 degrees 33 minutes 35 seconds East a distance of 1,155.26 feet to a point; run thence North 00 degrees 13 minutes 01 seconds East a distance of 727.59 feet to a point; run thence North 00 degrees 26 minutes 35 seconds East a distance of 400.83 feet to a point on the southerly right-of-way line of the C. S. X. Railroad; run thence in a generally westerly and southwesterly direction along said southern right-of-way line of C. S. X. Railroad to the point which marks the intersection of said right-of-way line with the western boundary of Land Lot 6 of the Eleventh Land District of Coweta County, Georgia; run thence along said westerly boundary line of Land Lot 6 South 01 degrees 12 minutes 10 seconds West a distance of 815.91 feet to a point; thence continue along said westerly boundary line of Land Lot 6 South 01 degree 20 minutes 56 seconds West a distance of 442.24 feet to a point which marks the southwest corner of said Land Lot 6 of the Eleventh Land District of Coweta County, Georgia, said point being the POINT OF BEGINNING as established above.



Designed ADM	Project No. 23500
Drawn JAR	
Checked JMJ	

Revisions	No.	Date	Description

Sheet Title  
**SITE PLAN**

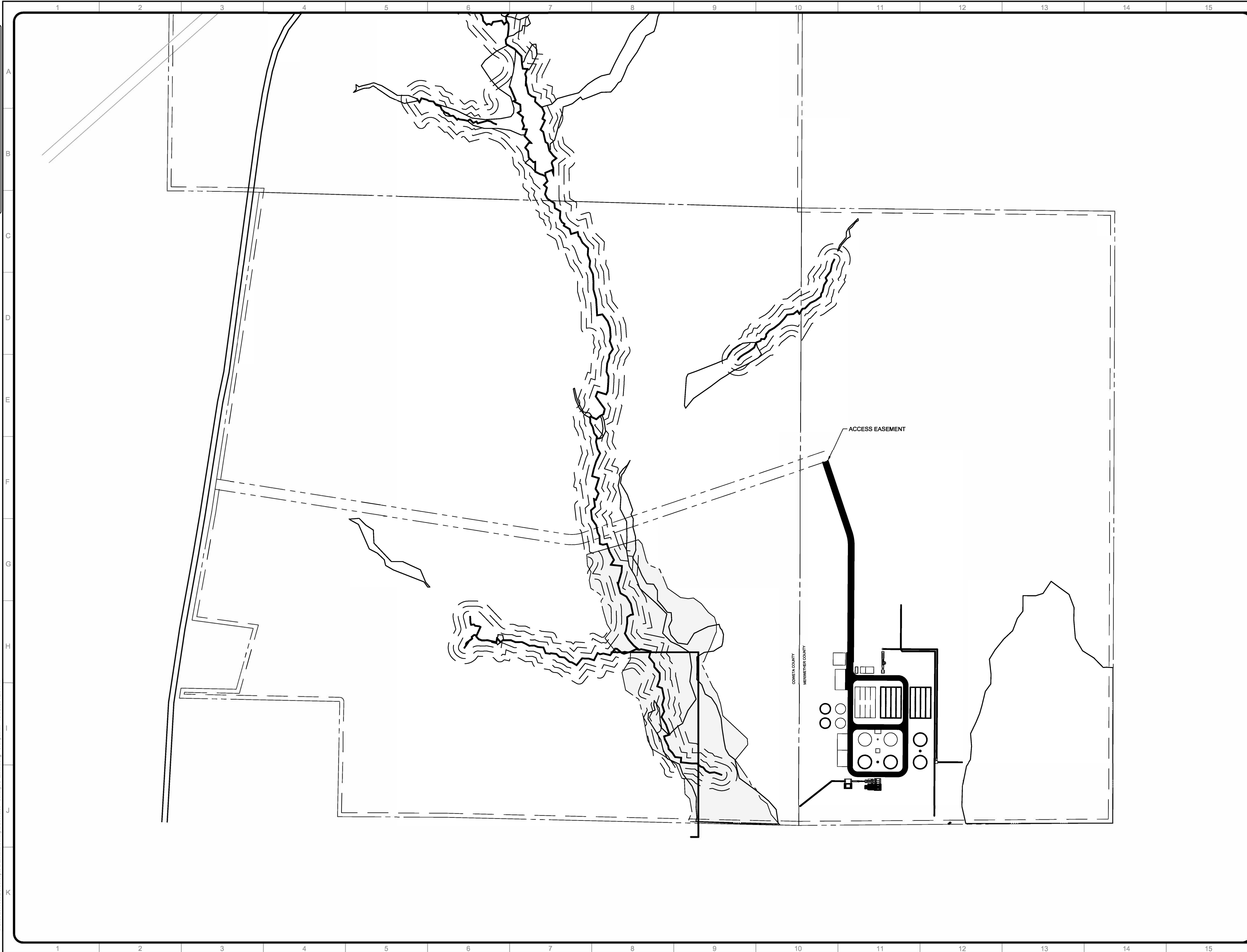
Issue Date  
**JUN. 2023**

Sheet No.  
**C1-01**

Sequence  
2 of 2

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This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative



J:\2023\23176\00\Concepts & Exhibits\Concepts\23176.00 - Concept 3 - Exhibit.dwg - C:\gpatrick - 10/6/2023 12:54 PM

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

PROJECT

**MINNIE SEWELL RD.**

MINNIE SEWELL RD.  
GRANTVILLE, COWETA COUNTY AND  
MERIWETHER COUNTY  
30220

CITY OF GRANTVILLE, GA

FOR

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

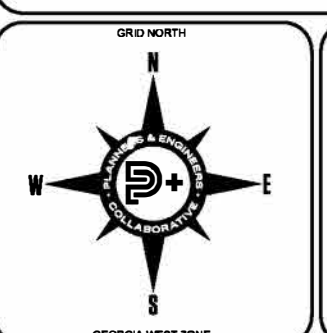
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

**PRELIMINARY**  
NOT TO BE RELEASED FOR CONSTRUCTION

**SEWER TREATMENT EXHIBIT**

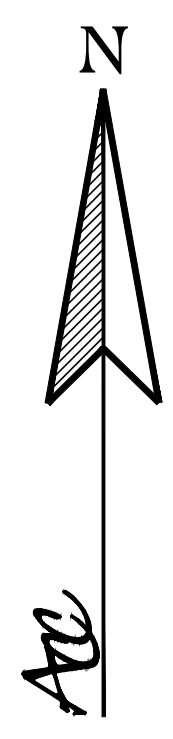
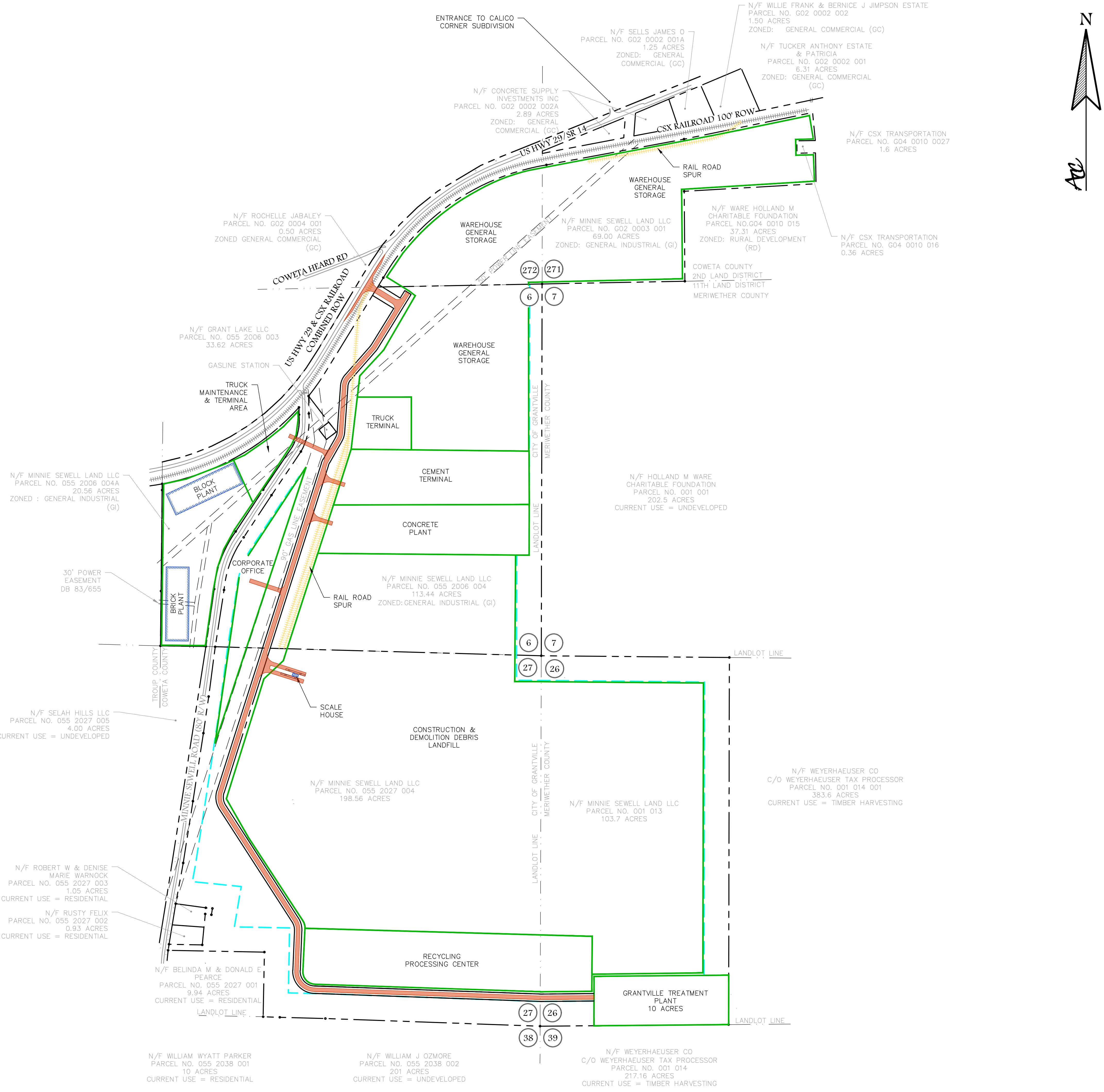


SCALE: 1" = 200'  
DATE: 10/06/2023  
PROJECT: 6.00



**C1**  
SHEET





**LEGAL DESCRIPTIONS:**

**MERIWETHER COUNTY ANNEXATION**

THE TRACT LYING AND BEING IN COWETA COUNTY, GA AND MERIWETHER COUNTY, GA AND BEING KNOWN AND DESIGNATED UPON THAT CERTAIN PROPERTY SURVEY FOR JOHN HARDY JONES, ET. AL LOCATED IN LAND LOTS 6 & 27 OF THE 11<sup>TH</sup> LAND DISTRICT ALSO LOCATED IN LAND LOTS 271 & 272 OF THE 2<sup>ND</sup> LAND DISTRICT COWETA COUNTY, GEORGIA ALSO LOCATED IN LAND LOT 26 OF THE 11<sup>TH</sup> LAND DISTRICT MERIWETHER COUNTY, GEORGIA PREPARED BY CONKLE-LANE & ASSOCIATES, DATED OCTOBER 11, 2007, AS TRACT A, CONTAINING 476.97 ACRES.

PORTION TO BE ANNEXED: A PORTION OF TRACT A, LOCATED IN LAND LOT 26 OF THE 11<sup>TH</sup> LAND DISTRICT IN MERIWETHER COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE POINT IFF AT THE INTERSECTION OF LANDLOTS 6, 7, 26, AND 27 AND FROM SAID POINT OF BEGINNING;

PROCEED THENCE, S 89° 26' 38" E FOR A DISTANCE OF 1521.06 FEET TO A POINT IFF;

THENCE, S 00° 08' 41" W FOR A DISTANCE OF 2970.00 FEET TO A POINT ISF;

THENCE, N 87° 08' 18" W FOR A DISTANCE OF 1524.60 FEET TO A POINT IFF AT THE INTERSECTION OF LANDLOTS 26, 27, 38, AND 39;

THENCE, N 00° 12' 41" E FOR A DISTANCE OF 2996.89 FEET TO THE POINT OF BEGINNING.

**COWETA COUNTY ANNEXATION**

THE TRACT LYING AND BEING IN COWETA COUNTY, GA AND MERIWETHER COUNTY, GA AND BEING KNOWN AND DESIGNATED UPON THAT CERTAIN PROPERTY SURVEY FOR JOHN HARDY JONES, ET. AL LOCATED IN LAND LOTS 6 & 27 OF THE 11<sup>TH</sup> LAND DISTRICT ALSO LOCATED IN LAND LOTS 271 & 272 OF THE 2<sup>ND</sup> LAND DISTRICT COWETA COUNTY, GEORGIA ALSO LOCATED IN LAND LOT 26 OF THE 11<sup>TH</sup> LAND DISTRICT MERIWETHER COUNTY, GEORGIA PREPARED BY CONKLE-LANE & ASSOCIATES, DATED OCTOBER 11, 2007, AS TRACT A, CONTAINING 476.97 ACRES.

A PORTION OF TRACT A, LOCATED IN LAND LOT 27 OF THE 11<sup>TH</sup> LAND DISTRICT IN COWETA COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE POINT IFF AT THE INTERSECTION OF LAND LOTS 6, 7, 26, AND 27 AND FROM SAID POINT OF BEGINNING;

PROCEED THENCE; S 00° 12' 41" W FOR A DISTANCE OF 2996.89 FEET TO A POINT IFF;

THENCE, N 87° 55' 33" W FOR A DISTANCE OF 1737.21 FEET TO A POINT IFF;

THENCE, N 88° 29' 32" W FOR A DISTANCE OF 368.79 FEET TO A POINT IFF;

THENCE, N 87° 57' 15" W FOR A DISTANCE OF 135.17 FEET TO A POINT IFF;

THENCE, N 01° 08' 22" E FOR A DISTANCE OF 522.63 FEET TO A POINT IFF;

THENCE, N 88° 52' 52" W FOR A DISTANCE OF 778.63 FEET TO A POINT LOCATED ON THE EASTERNLY RIGHT OF WAY OF MINNIE SEWELL ROAD;

THENCE, N 08° 50' 47" E FOR A DISTANCE OF 49.34 FEET TO A POINT ISF;

THENCE, S 88° 54' 07" E FOR A DISTANCE OF 268.44 FEET TO A POINT ISP;

THENCE, N 05° 31' 53" E FOR A DISTANCE OF 251.51 FEET TO A POINT ISP;

THENCE, S 82° 28' 20" E FOR A DISTANCE OF 50.00 FEET TO A POINT ISP;

THENCE, N 09° 37' 44" E FOR A DISTANCE OF 51.64 FEET TO A POINT ISF;

THENCE, N 84° 13' 13" W FOR A DISTANCE OF 53.66 FEET TO A POINT ISF;

THENCE, N 82° 05' 28" W FOR A DISTANCE OF 246.14 FEET TO A POINT ISF;

THENCE, N 10° 31' 26" E FOR A DISTANCE OF 334.65 FEET TO A POINT LOCATED ON THE EASTERNLY RIGHT OF WAY OF MINNIE SEWELL ROAD;

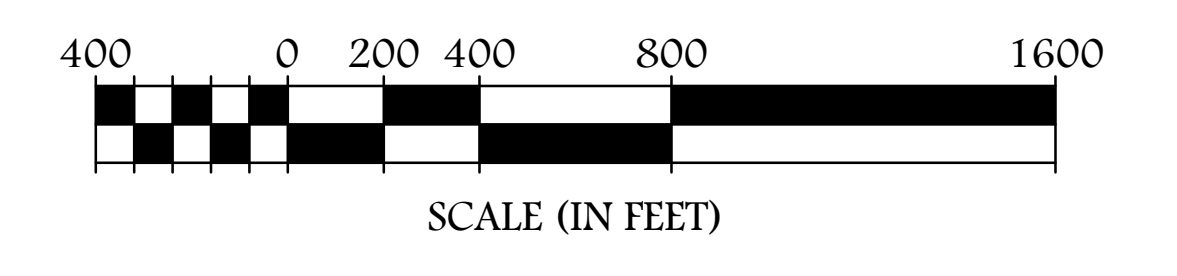
THENCE, N 08° 57' 19" E FOR A DISTANCE OF 506.23 FEET TO A POINT LOCATED ON THE EASTERNLY RIGHT OF WAY OF MINNIE SEWELL ROAD;

THENCE, N 08° 45' 08" E FOR A DISTANCE OF 555.97 FEET TO A POINT LOCATED ON THE EASTERNLY RIGHT OF WAY OF MINNIE SEWELL ROAD;

THENCE, N 08° 16' 46" E FOR A DISTANCE OF 300.24 FEET TO A POINT LOCATED ON THE EASTERNLY RIGHT OF WAY OF MINNIE SEWELL ROAD;

THENCE, N 07° 29' 25" E FOR A DISTANCE OF 405.23 FEET TO A POINT IFF;

THENCE, RUN IN A SOUTHEASTERLY DIRECTION ALONG THE LAND LOT LINE BETWEEN LAND LOT 6 AND LAND LOT 27 TO THE POINT OF BEGINNING.



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	PROPERTY LINE
- - - - -	- - - - -	EASEMENT
○	○	LANDLOT NUMBER
- - - - -	- - - - -	LANDLOT LINE
- - - - -	▨	PROPOSED BUILDING
- - - - -	▬	PAVED ACCESS ROAD
		RAIL ROAD
- - - - -	▬	PROPOSED USE

- NOTES:**
1. THE TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM AERIAL SURVEYS PREPARED BY JACK BERRY & ASSOCIATES, DATED: FEBRUARY 25, 2005.
  2. THE BOUNDARY INFORMATION ON THESE PLANS IS TAKEN FROM PROPERTY SURVEY PREPARED BY CONKLE LANE & ASSOCIATES, DATED: OCTOBER 11, 2007.
  3. ZONING AS SHOWN TAKEN FROM CITY OF GRANTVILLE OFFICIAL ZONING DISTRICT MAP ADOPTED BY CITY COUNCIL FEBRUARY 26, 2018.
  4. THE WETLANDS AND STREAM INFORMATION ON THESE PLANS IS DERIVED FROM SURVEY BY ECOLOGICAL SOLUTIONS DATED NOVEMBER 2007.
  5. RAILROAD, UTILITIES AND EASEMENTS NOT FIELD SURVEYED.
  6. SETBACKS SHOW BELOW ARE FOR GENERAL COMMERCIAL (GC) FROM TABLE 5.1 ZONING DISTRICT ARE YARD HEIGHT REQUIREMENTS OF THE LATEST GRANTVILLE ZONING ORDINANCE  
FRONT YARD = 40 FT  
SIDE YARD = 15 FT  
REAR YARD = 15 FT

**ATLANTIC COAST CONSULTING, INC.**  
7 East Congress Street  
Suite 801  
Savannah, GA 31401  
912-236-3471  
www.atlcc.net

**PROJECT:**

**GRANTVILLE INDUSTRIAL PARK**

PARCEL NO 055 2006 004  
12th DISTRICT  
COWETA COUNTY, GEORGIA

**BUCCERI CONSTRUCTION GROUP**

4922 BILL GARDEN PARKWAY,  
LOCUST GROVE, GA 30248

**REVISIONS**

0. Initial Issue	7/14 /2021

**PROJECT NUMBER:**

D042-101  
JULY 2021

**ZONING EXHIBIT**

**LDO Coweta**  
**270 north Jeff Davis Drive**  
**Fayetteville, GA 30214**

**October 31, 2023**

Ms. Robi Higgins  
City Clerk  
City of Grantville, GA  
123 LaGrange Street  
Grantville, GA 30220

Dear Ms. Higgins,

As requested by your email, the following is the information required in Section 17.9-3. Please see below:

- a. General Location of existing structures and property lines: See Site Plan.
- b. Present zoning of adjacent property: R20 and General Industrial.
- c. Existing use of adjacent property: Vacant.
- d. Location of proposed buildings and land use: See Site Plan.
- e. A legal description of the property: See attached.
- f. Setbacks:
  - Front - 40/25
  - Rear – 30
  - Side – 15
- g. Parking spaces if applicable – Unknown – none shown on the plan

Please let me know if you need anything further.

Thank you,

Richard Ferry  
Manager

## **PUBLIC HEARING**

The City of Grantville will hold a public hearing on Monday, November 20, 2023, at 6:30 p.m. at the Grantville Municipal Complex. The purpose of the public hearing will be to receive public comment regarding a recommendation of the Planning Commission concerning the application for a Special Use Permit by Minnie Sewell Land, LLC / LDO Coweta, LLC for construction and operation of a sanitary sewer waste facility to be located on Minnie Sewell Road in the City of Grantville and further identified as parcel number 001 013. The parcel is zoned Single Family Residential (R20). A copy of the Special Use application and the Planning Commission recommendation will be on file for public review in the office of the City Clerk.