

# **AGENDA**

Planning Commission Meeting  
March 2, 2026  
6:00 p.m.

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

## **CALL TO ORDER**

## **ATTENDANCE**

## **REVIEW & APPROVAL OF MINUTES**

January 5, 2026 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Property Combination and Minor Subdivision Final Plat, Parcels 054-2239-002\_054-2239-018 Bohannon Rd (10.58 Acres)

The final plat application and supporting documents are attached hereto. The Applicant is requesting to combine two parcels and then subdivide the combined parcel into 4 residential lots. Information on the property is presented below.

- Property Owner: Hughston Homes LLC.
- Applicant: Tyler Findley
- Proposed Use: Single Family Residential
- Location: Bohannon Rd
- Adjacent building uses: Single Family Residential
- Zoning – RD Rural Development
- Setbacks: Front 40’, Side 20’, Rear 40’
- Current Land Use – undeveloped
- Legal Description of property: Boundary information is provided on the survey plat

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

Staff Recommendation: Approve

Minor Subdivision Final Plat, Parcel G06 0001 005A 5710 Hwy 29 (6.1 Acres)

The final plat application and supporting documents are attached hereto. The Applicant is requesting to subdivide the parcel into 2 lots. Information on the property is presented below.

- Property Owner: William D. Cook
- Applicant: William D. Cook
- Proposed Use: Commercial
- Location: 5710 Hwy 29
- Adjacent building uses: Agricultural, Residential, Institutional
- Zoning – RD Rural Development (Application for GC zoning is pending)
- Setbacks: Front 40’, Side 15’, Rear 15’
- Current Land Use – Residential
- Legal Description of property: Boundary information is provided on the survey plat and a legal description was provided.

Review: The lot size and setbacks conform to requirements for zoning district requested.

Staff Recommendation: Approve

Text Amendment –to add a Mixed Use Development (MUD) in Section 3.3, Section 4.1, Section 4.1-14, and Table 5.3

**ADJOURNMENT**

## **Grantville Planning Commission Meeting Minutes**

**Date:** January 5, 2026

**Time:** 6:07 p.m.

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

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

### **Attendance**

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

### **Public Attendance**

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

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

#### Adoption of Planning Commission Meeting Minutes from December 1, 2025

Planning Commission meeting minutes for the meeting held on December 1, 2025, were distributed to the members for review and adoption. After review of the minutes, Mr. Larger made a motion to adopt the December 1, 2025, Planning Commission Meeting Minutes. Mrs. Bugg seconded the motion. After discussion, Mr. Raptis called for a vote and the motion passed unanimously.

### **Report of Committees**

None

### **Unfinished Business**

None

### **Hearing of Cases**

None

### **New Business**

### Election of Planning Commission Chairman and Vice Chairman for 2026

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

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

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

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

### Adopt 2026 Planning Commission Meeting Schedule

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Adjournment**

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

**SURVEY REFERENCE**

PLAT BOOK 90 PAGE 336  
 PLAT BOOK 100 PAGE 330  
 PLAT BOOK 100 PAGE 340  
 DEED BOOK 4487 PAGE 560



VICINITY MAP N.T.S.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**SURVEY NOTES**

1. THE FIELD DATA DATED 8/13/2025 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 (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), 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 \_\_\_\_\_

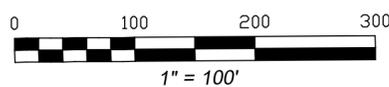
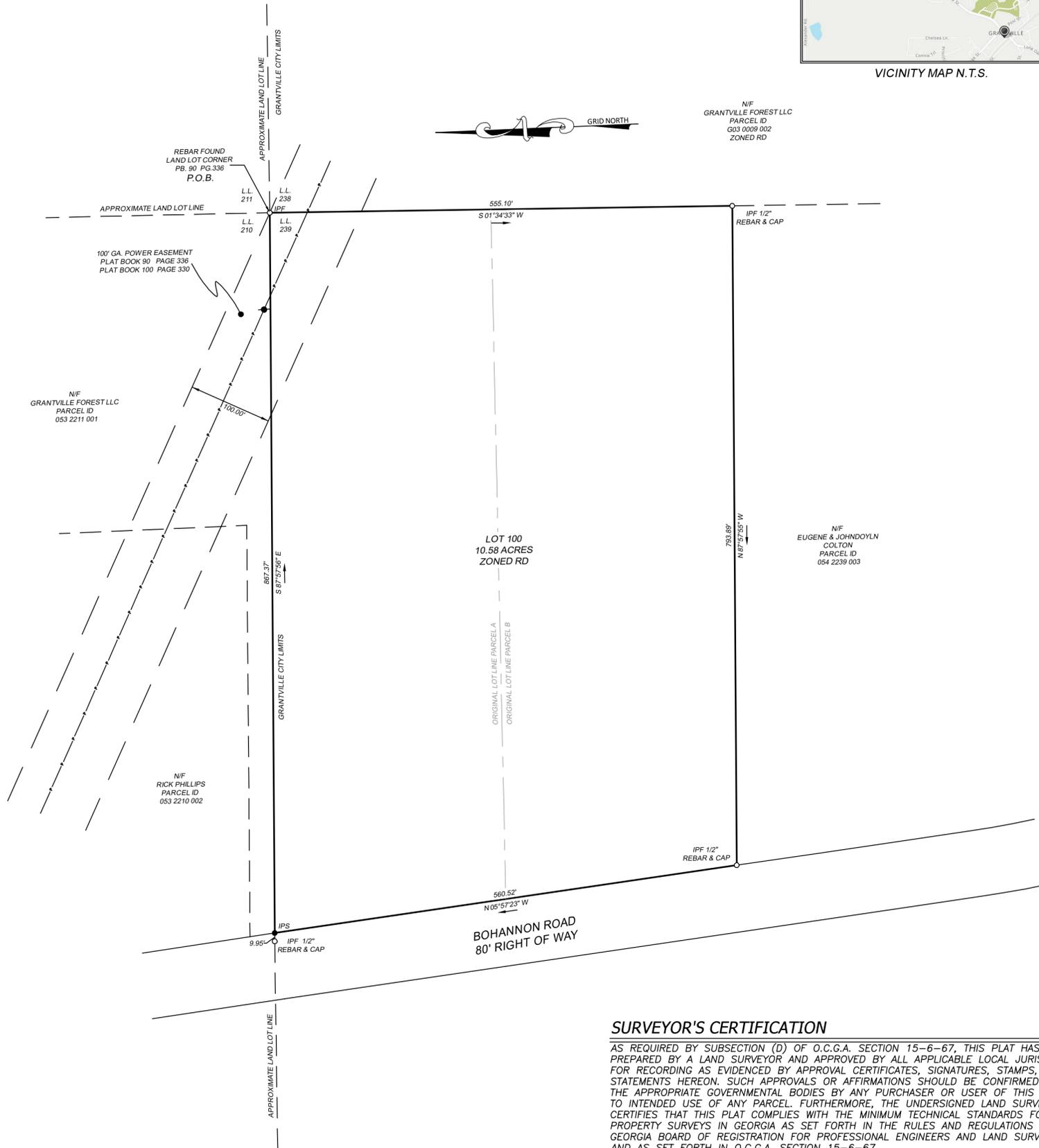
**OWNER CERTIFICATION**

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 APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

*Mark D. Strozier*

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

01/07/2026  
 DATE

**STROZIER'S SERVICES, LLC**  
 6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)573-1525

COMBINATION SURVEY OF  
 PARCEL A 054 2239 002 &  
 PARCEL B 054 2239 018  
**EDGAR HUGHSTON BUILDER INC**  
 PART OF LAND LOT 210  
 2ND DISTRICT  
 COWETA COUNTY  
 GRANTVILLE GEORGIA

**RE-PLAT SURVEY**  
 FILE NO.: 25-170  
 DATE: 01/07/2026  
 SCALE: 1"=100'  
 DRAWN BY: BF  
 CHECKED BY: MDS



SHEET: 1	OF: 1
----------	-------

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**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 (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), 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 \_\_\_\_\_ DATE \_\_\_\_\_

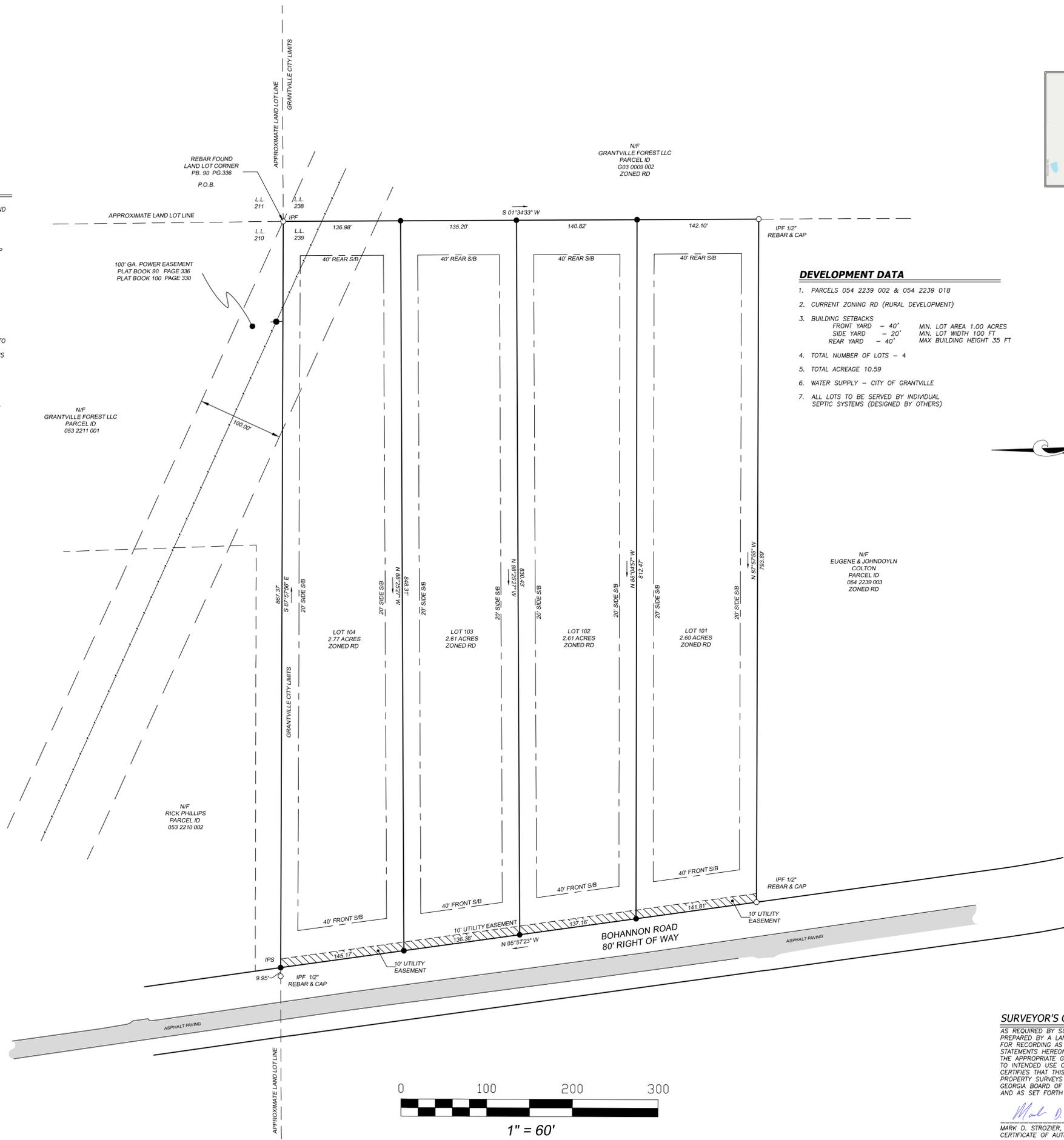
**OWNER CERTIFICATION**

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



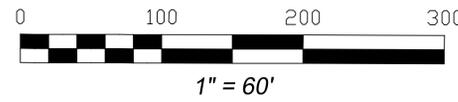
**DEVELOPMENT DATA**

1. PARCELS 054 2239 002 & 054 2239 018
2. CURRENT ZONING RD (RURAL DEVELOPMENT)
3. BUILDING SETBACKS  
FRONT YARD - 40' MIN. LOT AREA 1.00 ACRES  
SIDE YARD - 20' MIN. LOT WIDTH 100 FT  
REAR YARD - 40' MAX BUILDING HEIGHT 35 FT
4. TOTAL NUMBER OF LOTS - 4
5. TOTAL ACREAGE 10.59
6. WATER SUPPLY - CITY OF GRANTVILLE
7. ALL LOTS TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS (DESIGNED BY OTHERS)



**SURVEY REFERENCE**

PLAT BOOK 90 PAGE 336  
PLAT BOOK 100 PAGE 330  
PLAT BOOK 100 PAGE 340  
DEED BOOK 4487 PAGE 560



**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 APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Mark D. Strozier  
MARK D. STROZIER, GEORGIA RLS #2782  
CERTIFICATE OF AUTHORIZATION NO. LSF-001269  
DATE 01/07/2026

**STROZIER'S SERVICES, LLC**  
6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)579-1659

FINAL PLAT  
**BOHANNON RIDGE PHASE TWO**  
COWETA COUNTY, GEORGIA  
PART OF LAND LOT 239 2ND DISTRICT

REV	DATE	DESCRIPTION

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



SHEET: 1 OF 1

**CITY OF GRANTVILLE  
FINAL PLAT APPLICATION**

The undersigned hereby respectfully requests the review of a Final Plat for referenced property and the City of Grantville, Georgia as described below:

1. Name of Property Owner / Applicant: William Dwayne Cook
2. Applicant Address: 5710 Hwy 29  
Grantville GA 30220
3. Telephone No. (Day) 404-273-4285 Telephone No. (Evening) \_\_\_\_\_
4. Email address of Applicant: wcook@grantvilletax.com
5. Address of Property: 5710 Hwy 29  
Grantville GA 30220

6. Provide exact information to locate the property for which you propose a change:

Tax District \_\_\_\_\_, Tax Map Number \_\_\_\_\_  
Parcel Number \_\_\_\_\_, Area of subject property: \_\_\_\_\_ (Acres)

7. Current zoning district of the property: (Check One)

- Rural Development (RD)
- Single Family Residential (R2)
- ~~Neighborhood Residential (NR)~~ **General Commercial (GC)**
- Parks & Recreation (PR)
- Commercial Residential (CR)
- Office and Institutional (OI)
- General Commercial (GC)
- Light Industry (LM)
- General Industry (GI)

8. Fee for Final Plat Review to be paid in advance.

**Plat Review Application Fee Determination:**

Property Size (Acres) 6.1

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

Final Plat Filing Fee \$10.00/Page

**Total Final Plat Review and Filing Fee \$ \_\_\_\_\_**

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

By: William D. Cook  
Signature

Date [REDACTED]  
02/12/2026

William D. Cook  
Printed Name

TRACT 1 U S HWY 29

ALL THAT TRACT OR PARCEL OF LAND IN LAND LOT 245 OF THE 2 TH DISTRICT OF COWETA COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING START AT THE COMMON CORNERS OF LAND LOTS 245,246,267 AND 268 AND RUN ALONG THE SOUTHERLY LINE OF LAND LOT 245 N 88 44 42 W A DISTANCE OF 1741.91' TO A 1/2" RBS AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LAND LOT LINE N 88 44 42 W A DISTANCE OF 405.25' TO A 1/2" RBF; THENCE RUNNING N 10 31 57 W A DISTANCE OF 361.96' TO A 1/2" RBF ON THE SOUTHERLY R/W OF U.S. HIGHWAY 29 (100' R/W); THENCE RUNNING N 64 35 56 E A DISTANCE OF 358.28' ALONG SAID R/W TO A 1/2" RBS; THENCE LEAVING SAID R/W AND RUNNING S 22 26 43 E A DISTANCE OF 306.36' TO A 1/2" RBS; THENCE RUNNING S 69 58 15 E A DISTANCE OF 37.87' TO A 1/2" RBS; THENCE RUNNING S 01 15 18 W A DISTANCE OF 222.36' TO A 1/2" RBS ON THE SOUTHERLY LINE OF LAND LOT 245 AND THE TRUE POINT OF BEGINNING.

AREA 4.142 ACRES

TRACT 2 U S HWY 29

ALL THAT TRACT OR PARCEL OF LAND IN LAND LOT 245 OF THE 2 TH DISTRICT OF COWETA COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING START AT THE COMMON CORNERS OF LAND LOTS 245,246,267 AND 268 AND RUN ALONG THE SOUTHERLY LINE OF LAND LOT 245 N 88 44 42 W A DISTANCE OF 1741.91' TO A 1/2" RBS; THENCE LEAVING SAID LAND LOT LINE AND RUNNING N 01 15 18 E A DISTANCE OF 222.36' TO A 1/2" RBS AND THE TRUE POINT OF BEGINNING; THENCE RUNNING N 69 58 15 W A DISTANCE OF 37.87' TO A 1/2" RBS; THENCE RUNNING N 22 26 43 W A DISTANCE OF 306.36' TO A 1/2" RBS ON THE SOUTHERLY R/W OF U.S. HIGHWAY 29 (100' R/W); THENCE RUNNING N 64 35 56 E A DISTANCE OF 311.38' ALONG SAID R/W TO A 1/2" RBF; THENCE LEAVING SAID R/W AND RUNNING S 23 09 55 E A DISTANCE OF 116.83' TO A 1/2" RBF; THENCE RUNNING S 01 04 24 W A DISTANCE OF 146.55' TO A 1/2" RBF; THENCE RUNNING S 35 36 47 W A DISTANCE OF 149.61' TO A 1/2" RBS; THENCE RUNNING S 57 27 35 W A DISTANCE OF 100.63' TO A 1/2" RBS AND THE TRUE POINT OF BEGINNING.

AREA 2.022 ACRES

# Coweta County, GA

## Summary

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

[View Map](#)

## Owner

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

## Land

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

## Residential Improvement Information

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

## Commercial Improvement Information

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

## Accessory Information

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

## Permits

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

## Sales

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

## Valuation

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

## Assessment Notices 2019

[31401 \(PDF\)](#)

## Assessment Notices

[2020 \(PDF\)](#)

[2021 Assessment Notice \(PDF\)](#)

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

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

## Sketches



**Final Plat**

for  
Parcel Number: G06 0001 005A

Final Plat Approval Certification:

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

\_\_\_\_\_  
Date  
Chairman, Planning Commission

Coweta County Department of Public Health:

The proposed lots shown on the Final Plat are suitable for an onsite wastewater management system.  
*J. Brian Helms* 2/10/26 Date  
Representative of Coweta County Department of Public Health

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

CURRENT ZONING:

R-D(RURAL DEVELOPMENT SETBACKS:  
FRONT-40'  
SIDE-20'  
REAR-40'  
MINIMUM LOT AREA-1 ACRE  
MINIMUM LOT WIDTH-100'  
MAXIMUM BUILDING HEIGHT-35'

CURRENT OWNER -  
WILLIAM D. COOK  
5710 HIGHWAY 29  
GRANTVILLE, GA 30220

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

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

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

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

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

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

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

**SURVEYORS CERTIFICATION**

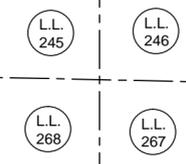
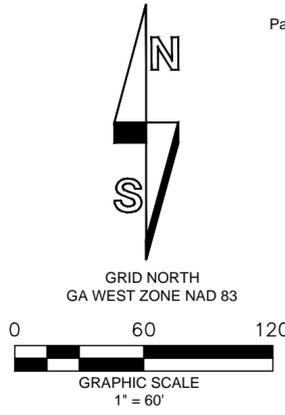
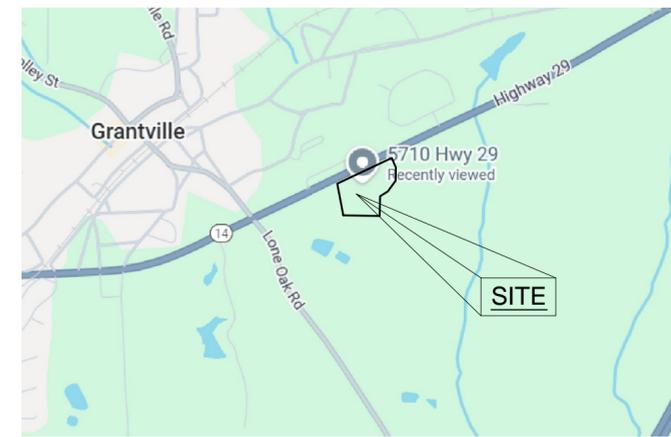
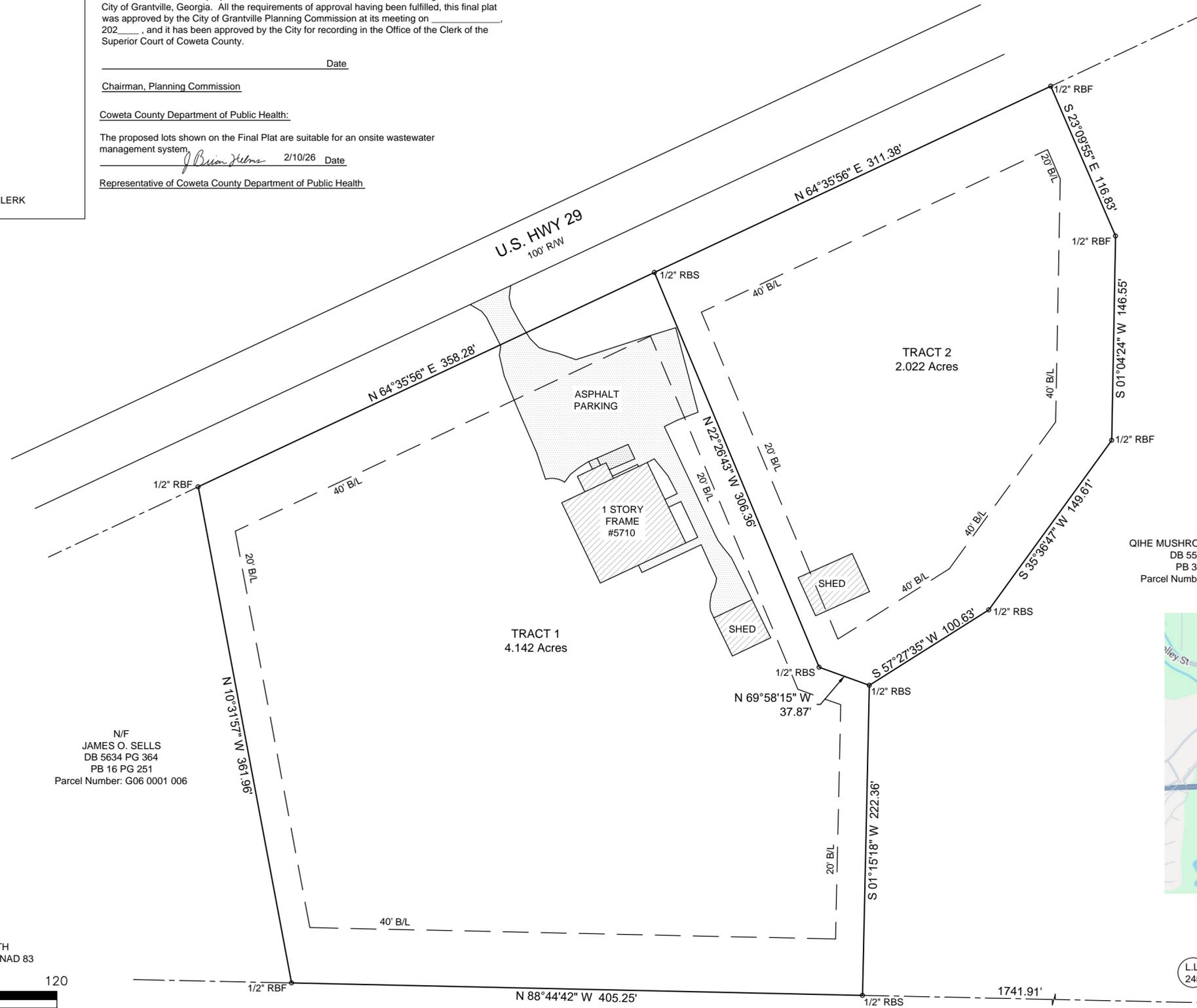
AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THE REGISTERED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP, PLAT, OR PLAN HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE MUNICIPAL, COUNTY, OR MUNICIPAL-COUNTY PLANNING COMMISSIONS OR MUNICIPAL OR COUNTY GOVERNING AUTHORITIES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

**FINAL SURVEYOR'S CERTIFICATE**

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

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

DATE: 11/20/25



Job No. 5710 HWY 29	
Drawn By: R.D.G.	Reviewed By: R.M.B.
Issue Date: 11/20/25	
F.W.P.D.: 10/12/25	
Revisions	Date



Prepared For:  
  
**WILLIAM D. COOK**

**5710 Highway 29  
Grantville, Ga 30220**  
Land Lot 245 Of The 2nd Land District  
Coweta County, Georgia  
City of Grantville

**S.A. GASKINS &  
ASSOCIATES, LLC**  
surveyors planners development consultants  
981 CAMPGROUND ROAD GRIFFIN, GA 30223  
678-571-3054  
rdgaskins79@gmail.com

**Grantville Zoning Ordinance Proposed Text Amendment  
Section 3.3, Section 4.1, Section 4.1-14, and Table 5.3  
For Mixed Use Developments**

February 25, 2026

**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 definitions to Section 3.3:

**Mixed-Use Development (MUD):** An integrated development that features a combination of residential, commercial, office, and civic uses on a single site or coordinated multiple sites.

**Live-Work Unit:** A dwelling unit which includes space designed for office, studio, or business use by the occupant.

**Plaza/Open Space:** A publicly accessible space designed for passive or active recreation.

Add the following to the zoning district table Section 4.1:

<b>MUD</b>	<b>Mixed Use Development</b>
------------	------------------------------

Add the following text to Section 4.1:

4.1-14 Mixed Use Development District (MUD). The purpose of the MUD zoning district is to:

1. Encourage a compatible mix of residential, commercial, office, and civic uses within the same development.
2. Promote pedestrian-oriented, human-scaled site design and internal connectivity.
3. Provide flexibility in land use and site design standards while ensuring quality and compatibility.
4. Support economic development, housing choice, and efficient infrastructure use.

Minimum Zoning District Size	5 Acres
Maximum Density	8 Units/Acre
Maximum Principal Building Height	40 Feet

4.1-14.1 Permitted uses in the MUD zoning district include:

**A. Residential Uses**

- Multi-family dwellings (apartments, condominiums)
- Townhomes or rowhouses
- Live-work units
- Accessory dwelling units (subject to applicable standards)
- Residential units within the MUD zoning district is required to conform to Residential Development and Appearance Standards.

**B. Commercial & Office Uses**

- Retail shops and personal services
- Restaurants and cafes

- Professional offices

C. Civic & Institutional Uses

- Parks, plazas, courtyards
- Community centers or civic facilities

D. Accessory Uses

- Parking, signage, utilities supporting the principal uses

4.1-14.2 Development Standards

A. Site Area and Applicability

- Minimum site area for new MUD developments: 3 acres, unless waived by the Planning Commission.

B. Concept Plan Required

- An application for rezoning to MUD shall include a Concept Plan showing:
- Proposed land uses and mix of uses.
- Internal circulation (streets, sidewalks, bike paths).
- Relationship to adjacent zoning and existing development.
- Location of open spaces and parks.

C. Use Mix

- At least two different use categories (residential, commercial, civic) must be included.

D. Density & Intensity

- Maximum residential density shall be established as part of the rezoning approval based on context.
- Building height: 2 to 4 stories generally permitted; greater heights may be approved with findings of compatibility.
- Floor area ratios, building coverage, and open space requirements shall also be established at rezoning.

E. Design Requirements

- Buildings shall front streets and internal public spaces where feasible.
- Sidewalks and pedestrian pathways are required and shall connect to adjacent neighborhoods where possible.
- Structured parking and shared parking are encouraged to reduce surface lot impacts.

F. Landscaping & Buffers

- Appropriate landscaping and buffers must be provided around project per applicable landscaping standards.

Amend Article 5, Section 5.3 – Permitted Use Schedule, Table 5.3 – Permitted Use Schedule, to add the MUD Zoning District and uses as shown below:

TABLE 5.3 - PERMITTED USE SCHEDULE		
		Zoning Districts
Use Type	SIC	<b>MUD</b>
<b>RESIDENTIAL USES</b>		
Common Recreation and Service Facilities	0	<b>P</b>
Dwelling Multi-Family	0	<b>P</b>

Dwelling Single-Family Type I	0	P
Multifamily Dwelling (including Condominium)	0	P
Single Family Detached Dwelling	0	P
Subdivision, Major—Residential	0	P
Subdivision, Minor—Residential	0	P
Townhouse Dwelling	0	P
Two Family Dwelling (Twin Home or Duplex)	0	P
<b>BUSINESS, PROFESSIONAL and PERSONAL SERVICES</b>		
Accounting, Auditing or Bookkeeping	8721	P
Administrative or Management Services	8740	P
Clothing Alteration or Repair	0	P
Law Office	8111	P
Office Uses Not Otherwise Classified	0	P
Photography Studio	7221	P
Watch or Jewelry Repair Shop	7631	P
<b>RETAIL TRADE</b>		
Antique Store	5932	P
Arts and Crafts	0	P
Bakery	5461	P
Bookstore	5942	P
Candy Store	5441	P
Clothing, Shoe and Accessory Store	5600	P
Department, Variety or General Merchandise	5300	P
Drugstore	5912	P
Florist	5992	P
Gift or Card Shop	5947	P
Jewelry Store	5944	P
Newsstand	5994	P
Record and Tape Store	5735	P
Restaurant (without drive-thru)	5812	P
Stationery Store	5943	P
<b>OTHER USES</b>		
Automotive Parking (subject to Set. 13-Off-Street Parking and Loading)	0	P
Billboards	0	
Mixed Development	0	P
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0	P

### 3. Reason for amendment request.

The text amendment is needed to allow for Mixed Use Developments.