

# **AGENDA**

Planning Commission Meeting  
July 9, 2025  
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**

May 13, 2025 Planning Commission Meeting

## **REPORT OF COMMITTEES**

## **UNFINISHED BUSINESS**

## **HEARING OF CASES**

## **NEW BUSINESS**

Text Amendment –to add a Definition for Data Centers in Section 3.3 and amend Table 5.3 to add Data Centers (SIC #7374)

Staff Recommendation: Approval

Text Amendment –to amend Table 5.3 to add Event Centers (SIC #6512)

Staff Recommendation: Approval

## **ADJOURNMENT**

**Grantville Planning Commission  
Meeting Minutes**

**Date:** May 13, 2025

**Time:** 6:00 p.m.

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

Mrs. Bugg called the Planning Commission meeting to order at 6:00 p.m.

**Attendance**

Robin Bugg, Vice Chairman  
Mark Sprada  
Jared Larger  
Brennan Jones, Zoning Administrator

**Public Attendance**

Richard Proctor, Mayor  
Van Mottola

**Review & Approval of Minutes**

Adoption of Planning Commission Meeting Minutes from February 3, 2025

Mr. Larger made a motion to table approval of the meeting minutes from the February 3, 2025 meeting. Mr. Sprada seconded the motion. Mrs. Bugg tabled the item.

**Report of Committees**

None

**Unfinished Business**

None

**Hearing of Cases**

None

**New Business**

Rezoning Application - 45 Grady Smith St, Parcel G03 0001 037 (0.21 Acres)

Mr. Jones presented the rezoning application submitted by Cornerstone Rentals. LLC, represented by Mr. Van Mottola. It was discussed that the applicant is requesting rezoning from R-20 Single Family Residential to R-6 Multi-family Residential. Information on the property is presented below.

- Applicant: Cornerstone Rentals. LLC, represented by Mr. Van Mottola
- Proposed Use: Conversion of a Single-Family home to a Duplex
- Location: 45 Grady Smith St
- Adjacent building uses: Single Family Residential to the North and West, undeveloped and GI to the South and East

- Current Zoning – R-20 Single-Family Residential
- Proposed Zoning – R-6 Multi-Family Residential
- Setbacks: Front 20', Side 15', Rear 20'
- Current Land Use – single-family house
- Legal Description of property: legal description of the property is included with supporting documents.

Mr. Mottola addressed the Planning Commission and answered questions concerning the application.

Following discussion, Mr. Larger made a motion to recommend the City Council to approve the rezoning application for 45 Grady Smith Street (Parcel G03 0001 037)(0.21 Acres) to change the zoning from R-20 Single Family Residential to R-6 Multi-Family Residential with conditions including:

- 1) Require off street (on site) parking at the subject parcel.
- 2) Separate utility service connections for each City utility are required for the duplex units.
- 3) Separate addresses are required to be assigned for each of the duplex units.
- 4) The exterior siding will use masonry siding materials and conform to the adopted architectural standards for residential homes.

The motion was seconded by Mr. Sprada. Following discussion, Mrs. Bugg called for a vote and the motion passed unanimously.

### **Adjournment**

Mr. Larger made a motion to adjourn the meeting. Mr. Sprada seconded the motion. Mrs. Bugg adjourned the Planning Commission Meeting at 6:48 p.m.

**CITY OF GRANTVILLE  
REZONING APPLICATION**

The undersigned hereby respectfully requests that the zoning district for referenced property and the City of Grantville Zoning Map be amended as described below:

1. Name of Property Owner / Applicant: Cornerstone Rentals LLC

2. Applicant Address: 10 Jackson St  
Norcross GA 30263

3. Telephone No. (Day) (770) 292 5807 Telephone No. (Evening) same

4. Email address of Applicant: van@cornerstonerentalsusa.com

5. Address of Property: 45 Grady Smith St  
Grantville, GA 30220

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

Tax District 4, Tax Map Number \_\_\_\_\_

Parcel Number G03 0001 037 Area of subject property: 0.21 (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? R-6  
*(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 - 2 BR

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

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

seeking to rezone to R-C to convert  
2 BR home to a duplex containing two  
1 BR units. No change to front elevation  
dimensions.

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

**Rezoning Application Fee Determination:**

Property Size (Acres) 0.21

Rezoning Fee / Ac \$200 / Ac

**Total Rezoning Fee** \$ 42<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.

**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

Date 4/1/25

Van Mottola  
Printed Name

*Attach completed Rezoning Application Disclosure Form.*

**NOTE: The City will be responsible for posting the notice on the affected property in accordance with the CITY OF GRANTVILLE POSTING NOTICE REQUIREMENTS FOR ZONING MAP AMENDMENT APPLICATIONS.**

All rezoning and or DRI fees must be paid in advance and are not refundable regardless of the final disposition of the application.

The Completed application will be reviewed first by the Planning & Zoning Commission at a regularly scheduled voting meeting. After the application has been voted on and a recommended to Council, the property will be posted for public notice and to solicit comments from the public. Following public notice, the application must undergo two readings of Council.

Current Rezoning Fees and DRI fees are maintained by the City of Grantville. Information can be obtained by telephone at (770) 583-2289.

**FOR PLANNING & ZONING DEPARTMENT USE ONLY**

File Number: \_\_\_\_\_ Posting Notice Issue Date: \_\_\_\_\_

Fees Paid by Applicant: \_\_\_\_\_

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

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

**REZONING APPLICATION DISCLOSURE FORM**

Conflict of Interest in Zoning Actions Act Disclosure of Financial Interests

Under the guidelines of State Law, an application for Rezoning must disclose campaign contributions totaling \$250.00 or more over the past two years to any City Council Member. This is inclusive of immediate family members and you / they holding office positions in a business, firm or corporation.

Contributions have been made to the following officials:

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I have not made any contributions to City Officials.

By:   
Signature

Date 2-4-1/25

Van Mottola  
Printed Name

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

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**OFFICE USE ONLY**

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

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

WORLD-TOUGH TO VIEW THROUGH COPY/FAKING IN PAPER - HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED

**CORNERSTONE RENTALS LLC**

PH. 858-775-3758  
2038 CLAIRMONT TER NE  
ATLANTA, GA 30345-2312



100408

**COLONY BANK**  
64-267/612

4/3/25

PAY TO THE  
ORDER OF

City of Grantville

\$

**42.00**

Forty Two and 00/100

DOLLARS

MEMO

45 Grady Smith Rezoning Application



\_\_\_\_\_  
AUTHORIZED SIGNATURE

Security features. Details on back

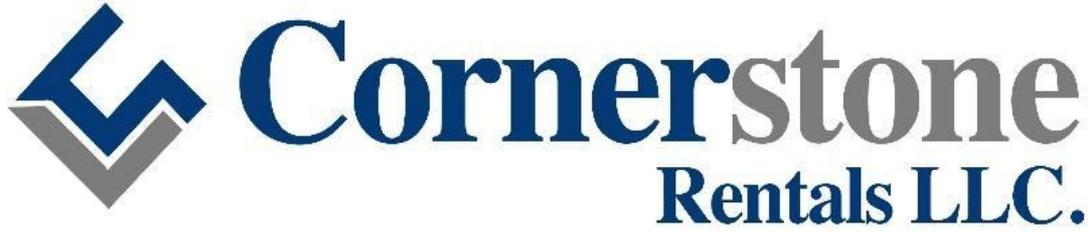
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Cornerstone Rentals LLC respectfully requests the rezoning of the property located at 45 Grady Smith Street from R-20 (single-family residential) to R-6 to allow for its conversion into a two-unit residence. The existing structure—a two-bedroom home—suffers from significant functional obsolescence under its current floor plan. The proposed renovation would reconfigure the home into two separate one-bedroom units, each occupying a full floor with independent entrances. The lower unit would be accessed from the rear of the property, while the upper unit would retain use of the existing front entry. Importantly, the front elevation of the home would remain structurally unchanged. On-site parking would be improved to accommodate both units.

Cornerstone Rentals LLC recognizes the importance of thoughtful, responsible planning and zoning decisions in both the Grantville Mill area and the broader city of Grantville. We have made substantial investments in the revitalization of Grantville Mill and remain committed to contributing positively to the city's growth. We hope that our demonstrated track record as stewards of local real estate provides confidence to the Planning Commission and City Council that this project reflects our ongoing model of tasteful, appropriate improvements and community-minded development.



Grantville Mill Rejuvenation

# 83 Grady Smith St

**BEFORE**



**AFTER**



# 87 Grady Smith St

**BEFORE**



**AFTER**



# 100 Grady Smith St

**BEFORE**



**AFTER**



# 128 Grady Smith St

**BEFORE**



**AFTER**



# 156 Grady Smith St

**BEFORE**



**AFTER**



# 71 Pine St

**BEFORE**



**AFTER**





**Grantville Zoning Ordinance Proposed Text Amendment  
For Data Centers, Section 3.3 and Table 5.3**

July 7, 2025

**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.**

Amend Article 3, Section 3.3 – Definitions, to add a definition for Data Centers as shown below:

*Data Center (SIC 7374):* A facility used primarily for the storage, management, processing, and dissemination of data and information. Data Centers house computer systems and associated components, such as telecommunications and storage systems, backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression), and security devices. This use does not include facilities for direct customer service or retail operations.

Amend Article 5, Section 5.3 – Permitted Use Schedule, Table 5.3 – Permitted Use Schedule, to add Data Centers as shown below:

TABLE 5.3 - PERMITTED USE SCHEDULE

Use Type	SIC	Zoning Districts											
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	RS-15	RU-7
<b>Data Center</b>	<b>7374</b>									<b>S</b>	<b>S</b>		

**3. Reason for amendment request.**

The text amendment is needed to allow for Data Centers use in the zoning ordinance.

**Grantville Zoning Ordinance Proposed Text Amendment  
For Event Centers, Table 5.3**

July 7, 2025

**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.**

Amend Article 5, Section 5.3 – Permitted Use Schedule, Table 5.3 – Permitted Use Schedule, to add Event Centers as shown below:

TABLE 5.3 - PERMITTED USE SCHEDULE

Use Type	SIC	Zoning Districts											
		RD	R 20	NUP	R 6	CR	PR	OI	GC	LM	GI	RS-15	RU-7
<b>Event Center</b>	<b>6512</b>					<b>S</b>			<b>P</b>				

**3. Reason for amendment request.**

The text amendment is needed to allow for Event Centers use in the zoning ordinance.