

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) 296 5807 Telephone No. (Evening) same
4. Email address of Applicant: van@cornerstone rentals usa. 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 \$42.00 (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 Mattole

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:

☒ 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.

OFFICE USE ONLY

Date Received: _____

File Number: _____

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



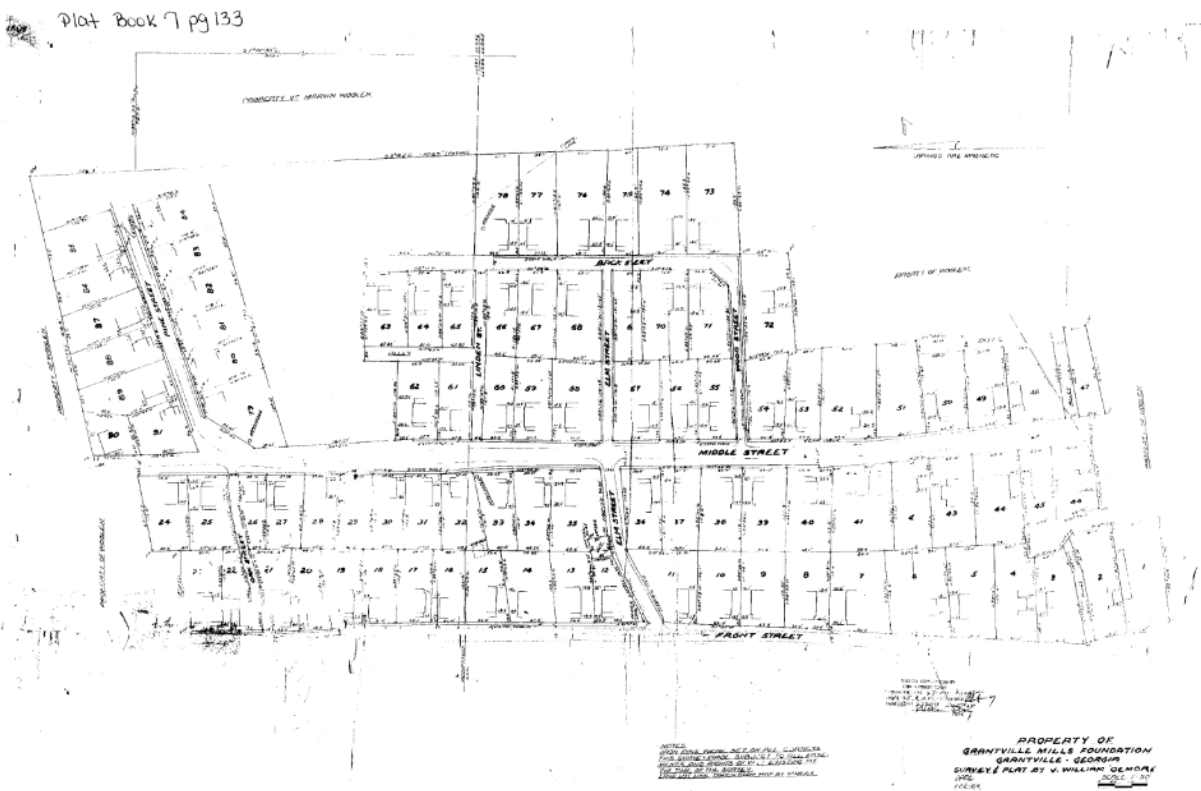
AUTHORIZED SIGNATURE

⑈ 100408 ⑈ ⑆061202672⑆ 131 103 359⑈

Security features. Details on back

Legal Description

All that tract or parcel of land situate, lying and being in the City of Grantville, Coweta County, Georgia, being known as Lot 48 of the subdivision of Grantville Mills Foundation as per plat by J. William Ozmore, dated January 22, 1964, a copy of which is recorded at Plat Book 7, Page 133, Coweta County, Georgia records, reference to which plat is hereby made for a more accurate description of the property herein conveyed. Said property being bounded on the North by Lot 49 of said subdivision; on the East by an alley; and on the West by Middle Street (aka Grady Smith Street).





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
Data Center	7374									S	S		

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
Event Center	6512					S			P				

3. Reason for amendment request.

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