



**HORNE & GRIFFIS**

32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnanlaw.com](http://www.newnanlaw.com)

MELISSA D. GRIFFIS (GA, AL)

Telephone: (770) 253-3282  
Fax (770) 251-7262  
Email: [melissa@newnanlaw.com](mailto:melissa@newnanlaw.com)

May 2, 2022

**VIA HAND DELIVERY**

City of Senoia, Georgia  
Attn.: Ms. Dina Rimi, Planning & Zoning Director  
80 Main Street  
Senoia, GA 30276

RE: Rezoning Request of Century Communities  
Approximately 108.13+/- Acres located on Old Hwy. 85 and Rockhouse  
Road, City of Senoia Georgia  
Land Lots 212 and 213, 1<sup>st</sup> Land District

Dear Ms. Rimi:

Please allow this correspondence to serve as the letter of intent as required for the Application for Annexation and to amend the Official Zoning Map of the City of Senoia, Georgia filed on behalf of Century Communities. Century Communities desires to annex and rezone the current residential land from RC to R-25C single family residences to allow for development of a single family subdivision.

Century Communities has included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Century Communities, as Applicant and myself, as counsel for Century Communities, look forward to working with you and your staff as you review and analyze the enclosed Application.

Yours Truly,

A handwritten signature in blue ink that reads 'Melissa D. Griffis'. The signature is fluid and cursive.

Melissa D. Griffis

MDG/kr  
Enclosure(s)



# **TAB 1**

## **Application to Amend the Zoning Map**

APPLICATION TO AMEND THE  
OFFICIAL ZONING MAP OF  
THE CITY OF SENOIA



City of Senoia  
P.O. Box 310  
Senoia, GA 30276  
770.599.3679

Name of Applicant Century Communities Phone No. (678) 353-4417

Mailing Address 3091 Governors Lake Drive, Suite 200, Norcross, GA 30071

Name of Property Owner Rebecca P. Bell Phone No. \_\_\_\_\_  
(Attach additional page if there is more than one owner)

Address of Property Old Highway 85 and Rockhouse Road

Zoning Classification: Present RC Requested R-25C  
Use of Property: Present \_\_\_\_\_ Requested R-25C single family residences

\_\_\_\_\_ If the requested change is to extend an existing adjacent zoning district to include this property, explain below why the proposed change should be made.

If the requested change is not to extend an adjacent zoning district, explain below why this property should be placed in a different zoning district than all adjoining property. (How does it differ from adjoining property, and why should it be subject to different restrictions than those applying to adjoining property?)

The Subject Property is the perfect location for a single-family

residential subdivision in the newly created R-25C zoning district.

With approximately 30% open space provided, 9.8 acres of passive/active recreation areas, 2.10 acre pond and an additional 8.5 acres of additional

Attach the following documents: green space, this Property will allow for the smart growth and development so highly valued in the City of Senoia

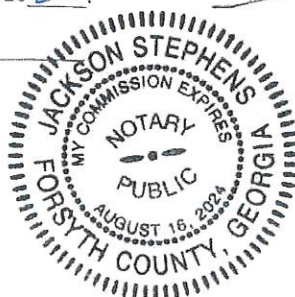
1. Written legal description of the property (copy of deed) – full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit seven copies if the plat is 11" x 17" or smaller. For larger plats, submit twenty (20) copies. Submit on PDF of the plat.
3. List of adjacent property owners
4. Disclosure of Campaign Contributions and Gifts Form.
5. If Property Owner and Applicant are not the same, Authorization by Property Owner Form or Authorization of Attorney Form.
6. Filing fee (\$450) payable to the City of Senoia.
7. Letter of Intent, conceptual plan

I hereby authorize the staff of City of Senoia to inspect the premises of the above - described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribed before me  
This 28<sup>th</sup> day of April, 2022.

[Signature]  
Signature of Applicant

[Signature]  
Notary Public





**Planning Commission Action:**

Date of Hearing: \_\_\_\_\_

Commission's Recommendation: \_\_\_\_\_

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mayor and Council of the City of Senoia:**

Date of Hearing: \_\_\_\_\_

Council's Decision \_\_\_\_\_

Conditions required: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# **TAB 2**

## **Legal Description**

## Senoia Tracts

All that tract or parcel of land lying and being in Land Lot 212 & 213 of the 1st District, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at a scraper blade at the corner of Land Lot 196, 197, 212 & 213; said point being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and continuing north along the westerly land lot line of Land Lot 213 and the common property line with William Davis Carswell & Gloria De Lung Carswell Revocable Living Trust on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 438.00 feet to a point;

THENCE, continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 1129.94 feet to a point on the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr.;

THENCE, leaving the common property line of William Davis Carswell & Gloria De Lung Carswell Revocable Living Trust and continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 321.83 feet to a point;

THENCE, continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 366.92 feet to a point on the common property line with James C Morgan Sr. & James C Morgan Jr.;

THENCE, leaving the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr. and continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 65.14 feet to a point on the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr.;

THENCE, leaving the common property line with James C Morgan Sr. & James C Morgan Jr. and continuing along said common property line on a bearing of South 89 degrees 12 minutes 32 seconds East, for a distance of 1370.47 feet to a point on the existing right-of-way of Old Highway 85 (80' R/W);

THENCE, leaving the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr. and continuing said existing right-of-way on a bearing of South 04 degrees 42 minutes 54 seconds East, for a distance of 165.09 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 219.52 feet, a radius of 5,228.66 feet and being subtended by a chord with a bearing of South 06 degrees 40 minutes 18 seconds East, for a distance of 219.50 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 286.26 feet, a radius of 8,781.57 feet and being subtended by a chord with a bearing of South 08 degrees 48 minutes 29 seconds East, for a distance of 286.24 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 286.51 feet, a radius of 1,906.51 feet and being subtended by a chord with a bearing of South 14 degrees 02 minutes 50 seconds East, for a distance of 286.24 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 108.59 feet, a radius of 806.89 feet and being subtended by a chord with a bearing of South 20 degrees 45 minutes 55 seconds East, for a distance of 108.50 feet to a point;

THENCE, continuing along said existing right-of-way on a bearing of South 23 degrees 06 minutes 14 seconds East, for a distance of 318.56 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 385.13 feet, a radius of 1,333.35 feet and being subtended by a chord with a bearing of South 15 degrees 28 minutes 06 seconds East, for a distance of 383.79 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 158.29 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 04 degrees 19 minutes 57 seconds East, for a distance of 158.26 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 39.70 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 01 degrees 40 minutes 41 seconds East, for a distance of 39.70 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 57.44 feet, a radius of 10,187.79 feet and being subtended by a chord with a bearing of South 00 degrees 22 minutes 32 seconds East, for a distance of 57.44 feet to a point;

THENCE, continuing along said existing right-of-way on a bearing of South 00 degrees 32 minutes 13 seconds East, for a distance of 28.85 feet to a point on the common property line with Donna R Addison;

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said common property line on a bearing of North 88 degrees 41 minutes 24 seconds West, for a distance of 440.00 feet to a #4 RB;

THENCE, continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 130.00 feet to a point on the common property line with Lisa M Green;

THENCE, leaving the common property line with Donna R Addison and continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 111.41 feet to a point on the common property line with Paul J Koenig;

THENCE, leaving the common property line with Lisa M Green and continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 110.00 feet to a #4 RB on the land lot line between Land lots 212 & 213;

THENCE, continuing along said common property line and along said land lot line on a bearing of South 88 degrees 41 minutes 24 seconds East, for a distance of 440.00 to a point on the existing right-of-way of Old Highway 85;

THENCE, leaving the common property line with Paul J Koenig and continuing along said existing right-of-way on a bearing of South 00 degrees 13 minutes 14 seconds East, for a distance of 1341.11 feet to a point on the existing right-of-way of Rockhouse Road (80' R/W)

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said existing right-of-way on a bearing of South 65 degrees 51 minutes 45 seconds West, for a distance of 504.41 feet to a point on the common property line with Chad A Hand;

THENCE, leaving the existing right-of-way of Rockhouse Road and continuing along said common property line on a bearing of North 16 degrees 53 minutes 14 seconds West, for a distance of 22.42 feet to a point on the common property line with Robert Carlson & Lorelei Jones;

THENCE, leaving the common property line with Chad A Hand and continuing along said common property line on a bearing of North 18 degrees 05 minutes 26 seconds West, for a distance 440.27 feet to a #4 RB on the common property line with William & Ivy Wilson;

THENCE, leaving the common property line with Robert Carlson & Lorelei Jones; and continuing along said common property line on a bearing of North 18 degrees 06 minutes 06 seconds West, for a distance of 195.68 to a #4 RB on the common property line with William T JR & Jacqueline A Kelley;

THENCE, leaving the common property line with William & Ivy Wilson and continuing along said common property line on a bearing of North 17 degrees 52 minutes 55 seconds West, for a distance of 247.35 feet to a point on the common property line Brandon & Carrie Gibby;



THENCE, leaving the common property line with William T JR & Jacqueline A Kelley and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 219.16 feet to a point on the common property line with Ronald & Sarina M Naehring;

THENCE, leaving the common property line with Brandon & Carrie Gibby and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 123.29 feet to a point on the common property line with Gabriela E Orr Living Trust;

THENCE, leaving the common property line with Ronald & Sarina M Naehring and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 32.35 feet to a point on the common property line with Robert W & Virginia E Scruton;

THENCE, leaving the common property line with Gabriela E Orr Living Trust and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 215.02 feet to a point on the common property line with Jennifer L & Richard C Swords;

THENCE, leaving the common property line with Roberth W & Virginia E Scruton and continuing along said common property line on a bearing of North 17 degrees 55 minutes 39 seconds West, for a distance of 155.85 feet to a #4 RB on the land lot line of Land Lots 212 & 213;

THENCE, continuing along said common property line and land lot line on a bearing of North 88 degrees 49 minutes 45 seconds West, for a distance of 295.51 feet to a #4 RB on the common property line with Paul & Lauren Harp

THENCE, leaving the common property line with Jennifer L & Richard C Swords and continuing along said common property line and common land lot line on a bearing of North 88 degrees 51 minutes 13 seconds West, for a distance of 572.08 feet to the POINT OF BEGINNING.

The herein described property contains 4,710,321 Square Feet or 108.13 Acre of land more or less. The above-described property is subject to any and all Easements, Encumbrances and or Restrictions of record.



**TAB 3**

**Plat**











**TAB 4**

**Adjoining Property Owners Within  
250'**

Addison, Donna R.  
678 Old Hwy 85  
Senoia, GA 30276

Bell, Rebecca P  
258 Brown Rd  
Senoia, GA 30276

Bright, Carol Ann  
123 Fieldstone Farms Dr  
Senoia, GA 30276

Bure, John Henry & Laura  
111 Fieldstone Farms Dr  
Senoia, GA 30276

Butcher, Bud G  
1207 Rockhouse Rd  
Senoia, GA 30276

Carlson, Robert & Lorelei  
105 Rockhouse Rd  
Senoia, GA 30276

Carpenter, Phillip & Cindy  
188 Rockhouse Rd  
Senoia, GA 30276

Carswell, William & Gloria  
376 Lawshe Rd  
Senoia, GA 30276

Clayton, Gary Wayne Estate  
20 Wagon Wheel Trail  
Senoia, GA 30276

Clough, Kristi & David  
137 Fieldstone Farms Dr  
Senoia, GA 30276

Aldrich, Christopher & Kristina  
111 Rock House Ridge  
Senoia, GA 30276

Gibby, Brandon & Carrie  
131 Rock House Rdg  
Senoia, GA 30276

Grant, Shawn Cleveland  
800 Rock House Rd  
Senoia, GA 30276

Green, Lisa M  
1664 Old Hwy 85  
Senoia, GA 30276

Hand, Chad  
103 Rock House Rdg  
Senoia, GA 30276

Harp, Paul & Lauren  
192 Rockhouse Rdg  
Senoia, GA 30276

Holbrook-Corbitt, Sharyn  
1571 Old Hwy 85  
Senoia, GA 30276

Hudson, Jay & Sherrie  
15 Wagon Wheel Trl  
Senoia, GA 30276

Kelley, William & Jacqueline  
117 Rockhouse Rdg  
Senoia, GA 30276

Kellym, Albert & Jennifer  
15 Fieldstone Farms Dr  
Senoia, GA 30276

Koenig, Paul J  
1650 Old Hwy. 85  
Senoia, GA 30276

McCloud, Paul & Jessica  
25 Wagon Wheel Trl  
Senoia, GA 30276

Morgan Farms HOA  
PO Box 1253  
Senoia, GA 30276

Morgan, James C Sr.  
Morgan, James C. Jr.  
276 Lawshe Rd  
Senoia, GA 30276

Morgan, Ronald R  
310 Lawshe Rd  
Senoia, GA 30276

Murray, Gene  
Murray, Curtis  
12 Fieldstone Farms Dr  
Senoia, GA 30276

Naehring, Ronald & Sarina  
151 Rockhouse Rdg  
Senoia, GA 30276

Ognio, Melody  
1583 Old Hwy 85  
Senoia, GA 30276

Orr Gabriela E Living Trust  
175 Rock House Rdg  
Senoia, GA 30276

Pickford, Donald Eugene  
1605 Old Hwy 85  
Senoia, GA 30276

Pollard, Andrew Williams  
1216 Standing Rock Rd  
Senoia, GA 30276

Pollard, Henderson & Rebecca  
258 Brown Rd  
Senoia, GA 30276

Pollard, Henderson & Vickie  
1112 Standing Rock Rd  
Senoia, GA 30276

Reed, Kristen John & Teresa  
26 Fieldstone Farms Dr  
Senoia, GA 30276

Rhine, Randy & Gwendolyn  
147 Fieldstone Farms Drive  
Senoia, GA 30276

Scruton, Robert & Virginia  
187 Rock House Rdg  
Senoia, GA 30276

Smith, Kenneth R  
1511 Old Hwy 85  
Senoia, GA 30276

Swords, Jennifer & Richard  
191 Rock House Rdg  
Senoia, GA 30276

Thomason, Sessily & Justin  
1593 Old Hwy 85  
Senoia, GA 30276

Thuman, Anthony & Terrie  
10 Wagon Wheel Trl  
Senoia, GA 30276

Tinsley, Christopher Scott  
PO Box 1116  
Senoia, GA 30276



Tinsley, Kimberly & Christopher  
PO Box 1116  
Senoia, GA 30276

Vaccariello, Eric & Julie  
159 Fieldstone Farms Dr  
Senoia, GA 30276

Vanoosterhout, Noah  
5 Colonial Ct  
Senoia, GA 30276

Wilson, William & Ivy  
107 Rock House Rdg  
Senoia, GA 30276



## **TAB 5**

# **Disclosure of Campaign Contributions**

# DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

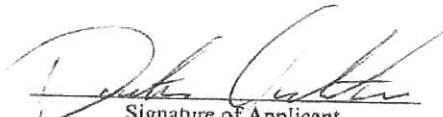
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on May 2, 2022, to rezone real property described as follows:

Approximately 108.13+/- acres located on Old Hwy. 85 and Rockhouse Road

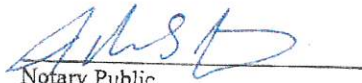
Within two years preceding the above filing date, the Applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Senoia who will consider the Application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign contribution.

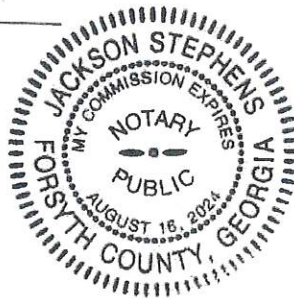
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

  
Signature of Applicant  
CENTURY COMMUNITIES

Sworn to and subscribed before me

This 28 day of April, 2022.

  
Notary Public



**DISCLOSURE OF FINANCIAL INTERESTS**  
(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on May 2, 2022, to rezone real property described as follows:

Approximately 108.13+/- acres located on Old Hwy. 85 and Rockhouse Road

\_\_\_\_\_ The undersigned official of the City of Senoia has a property interest (Note 1) in said property as follows:

\_\_\_\_\_ The undersigned official of the City of Senoia has a financial interest (Note 2) in a business entity (Note 3) which has a property interest in said property, which financial interest is as follows:

\_\_\_\_\_ The undersigned official of the City of Senoia has a member of the family (Note 4) having a property interest in said property of a financial interest in a business entity in said property, which family member and property interest or financial interest are as follows:

\_\_\_\_\_  
Note 1: Property interests – Direct ownership of real property, including and percentage of ownership less than total ownership.

Note 2: Financial interest – All direct ownership interests of the total assets or capital stock of a business entity where such ownership interest is 10 percent (10%) or more.

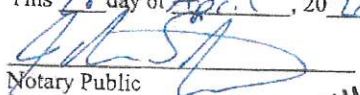
Note 3: Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust.

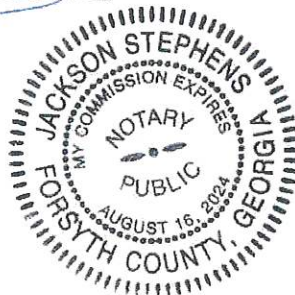
Note 4: Member of family – Spouse, mother, father, brother, sister, son or daughter.

\_\_\_\_\_  
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

  
Signature of Applicant  
CENTURY COMMUNITIES

Sworn to and subscribed before me  
This 28 day of April, 2022.

  
Notary Public







# **TAB 6**

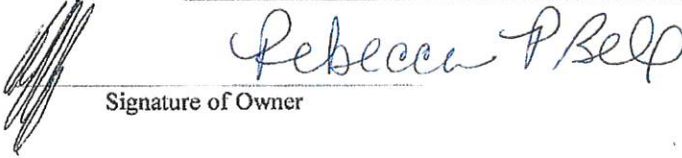
## **Authorization of Property Owner**

**AUTHORIZATION OF PROPERTY OWNER**  
**Application for Rezoning or Variance**

I swear that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Coweta County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of rezoning or a variance of this property.

Name of Applicant Century Communities  
Address 3091 Governors Lake Drive, Suite 200, Norcross, GA 30071  
Telephone No. (678) 353-4417

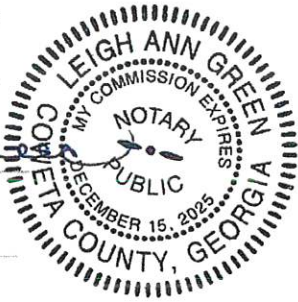
  
Signature of Owner

Personally appeared before me  
Henderson Pollard  
Rebecca Bell

Who swears that the information  
Contained in this authorization is  
True and correct to the best of  
His or her knowledge and belief.

  
Notary Public

4-28-22  
Date





# **TAB 7**

## **Authorization of Attorney**

**AUTHORIZATION OF ATTORNEY**  
**Application of Rezoning or Variance**

I swear that as an attorney at law, I have been authorized by the owner to file the attached application.

A handwritten signature in blue ink, appearing to read "Melissa D. Griffis", is written over a horizontal line.

Signature of Attorney

Melissa D. Griffis, Esq.

Name

32 South Court Square

Address

Newnan, GA 30263

City

State

Zip Code

(770) 253-3282

Telephone Number



# **Tab 8**

**Filing Fee**  
**(\$450.00)**



**HORNE & GRIFFIS, P.C.**

GENERAL ACCOUNT  
32 S. COURT SQ., P. O. BOX 220  
NEWNAM, GA 30264  
(770) 253-3282



64-751/611

4/28/2022

25659

PAY TO THE  
ORDER OF City of Senoia

Four Hundred Fifty and 00/100\*\*\*\*\*

City of Senoia

\$ \*\*450.00

DOLLARS

HORNE & GRIFFIS, P.C.

*Rachel Reese*

AUTHORIZED SIGNATURE



Security features. Details on back.

MEMO

2421066.001

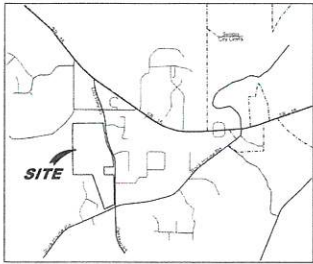
⑆025659⑆ ⑆061107515⑆

788 845⑆



# **TAB 9**

## **Conceptual Plan**



MAP N.T.S.



**REZONING PLAN**

**ZONING**  
 EXISTING ZONING RC COMMERCIAL  
 PROPOSED ZONING R-25C (CITY OF SANDHURST)

**SITE DATA**  
 GROSS SITE AREA 308.13 AC  
 TOTAL LOTS 220  
 PROPOSED DENSITY 2.50 UNITS/ACRE

**GREEN SPACE**  
 TOTAL AREA 328.13 AC  
 GREEN SPACE PROVIDED 12.97 AC (3.9%)

**PROPOSED DEVELOPMENT STANDARDS**  
 TYPICAL LOT DIMENSIONS 60' x 110'  
 FRONT YARD SETBACK 20'  
 SIDE YARD SETBACK 5.5'  
 REAR YARD SETBACK 20'

24 HR CONTACT  
 BRANDON RICHARDSON  
 470-850-5529



OWNER / DEVELOPER:



3091 GOVERNORS  
 LAKE DR. STE 200  
 NORCROSS, GA 30071

NEWBERRY  
 BLUFF



AMERICAN ENGINEERS, INC.  
 DESIGNING YOUR FUTURE  
 5740 ADRIAN LANDING DRIVE  
 FORTNEY, GA 30754  
 (706) 421-4400  
 PAUL A. HARRIS, P.E. (706) 428-1737  
 JOHN W. DAVIS, P.E. (706) 428-1737  
 KYLE R. HARRIS, P.E. (706) 428-1737  
 WWW.AEI.CC



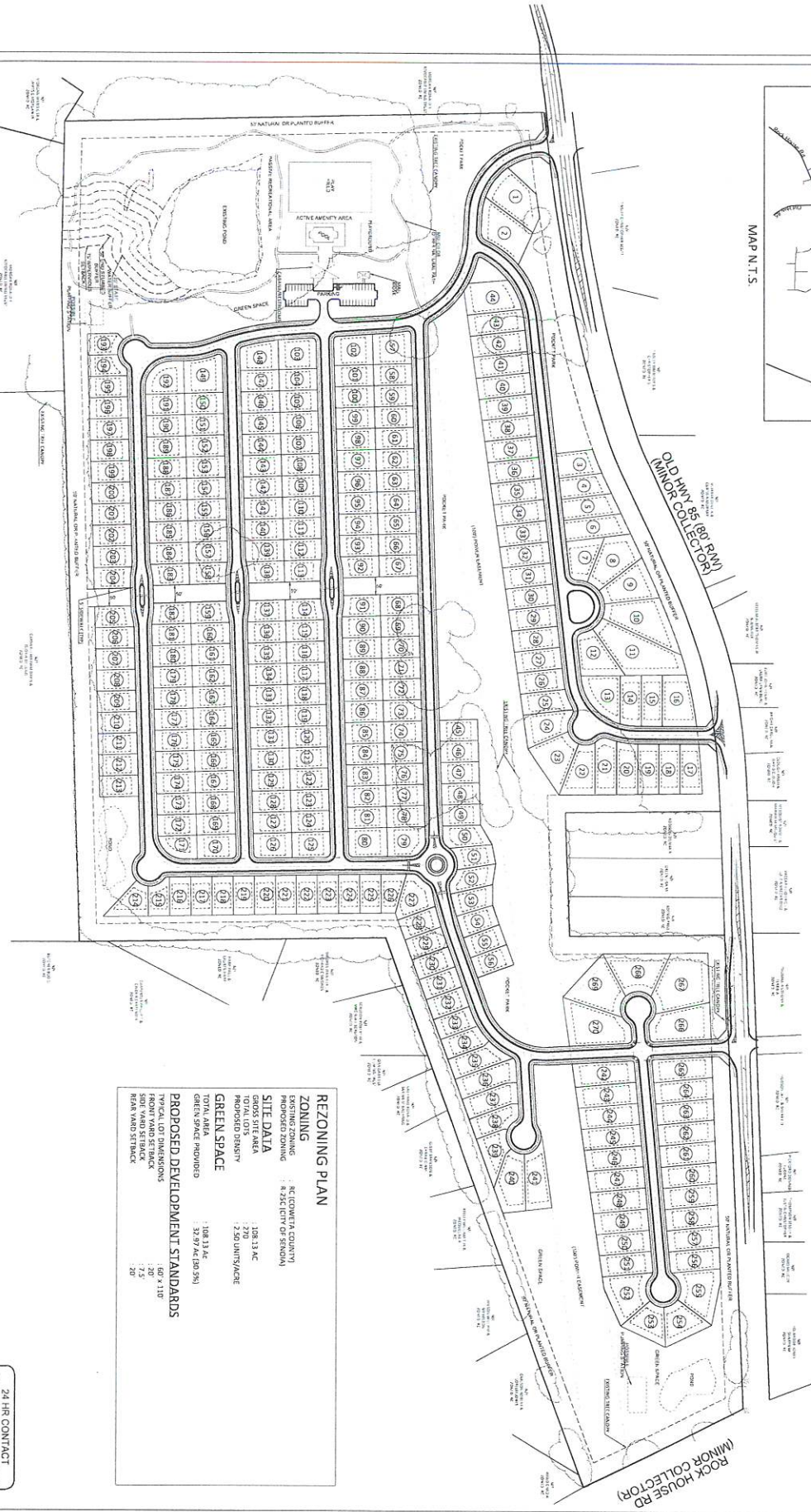
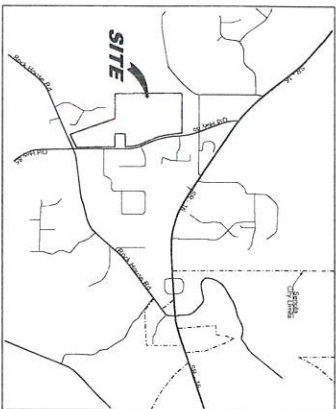
Project Name: NEWBERRY  
 Project Number:  
 Drawn By: BR/MB Ckd By: PHK  
 Date:

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		

REZONING  
 PLAN

C-01





**REZONING PLAN**

**ZONING**  
 EXISTING ZONING: R-2 (COWETA COUNTY)  
 PROPOSED ZONING: R-25C (CITY OF SENOIA)

**SITE DATA**  
 GROSS SITE AREA: 128.13 AC  
 PROPOSED DENSITY: 270 UNITS/AC  
 GREEN SPACE: 2.50 UNITS/ACRE

**GREEN SPACE**  
 TOTAL AREA: 168.13 AC  
 TYPICAL SPACES PROVIDED: 3(27) AC (2.00 SPA)

**PROPOSED DEVELOPMENT STANDARDS**  
 TYPICAL LOT DIMENSIONS: 60' x 110'  
 FRONT YARD SETBACK: 20'  
 REAR YARD SETBACK: 20'

24 HR CONTACT  
 BRANDON RICHARDSON  
 470-880-5829



Scale: 1" = 200'  
 Call before you dig.



OWNER / DEVELOPER:

**CENTURY**  
 COMMUNITIES

3091 GOVERNORS  
 LAKE DR. STE 200  
 NORCROSS, GA 30071

**NEWBERRY**  
 BLUFF



**AMERICAN ENGINEERS, INC.**  
 DESIGNING YOUR FUTURE

5195 ACADIAN WAY  
 ALPHARETTA, GA 30201  
 (770) 424-8800  
 FAX: (770) 424-7187  
 2200 Peachtree Dunwoody Rd., Suite 200  
 Atlanta, GA 30328  
 (404) 487-2200  
 WWW.AEICC



Project Name: SENOA  
 Project Number: C-01 BR 2561  
 Drawn By: B.V.M.B. Scale: As Shown  
 Date: \_\_\_\_\_

Rev.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		

REZONING  
 PLAN

**C-01**



# **TAB 10**

## **Renderings**















# AMBROSE

APPROX. 1,704 SQ. FT. | ONE-STORY  
2 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE



ELEVATION A



ELEVATION B



ELEVATION C

[CenturyCommunities.com](http://CenturyCommunities.com)



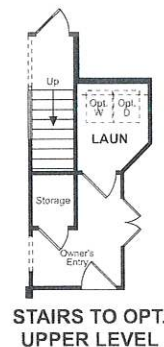
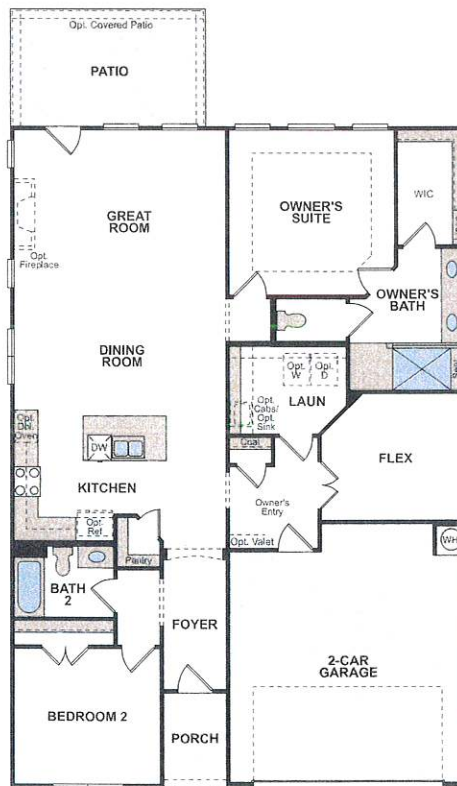
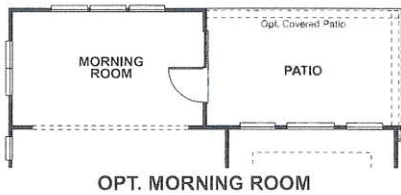
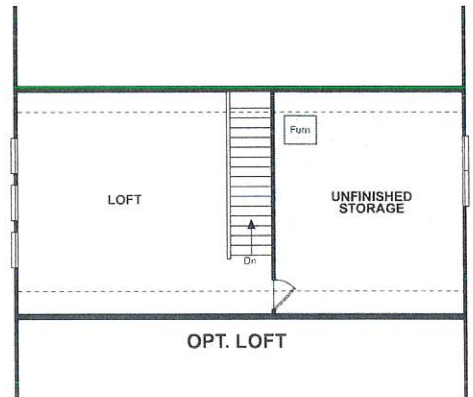
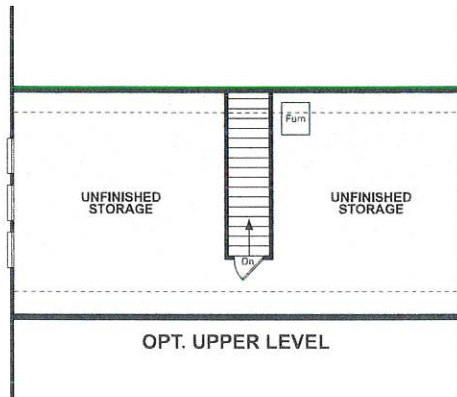
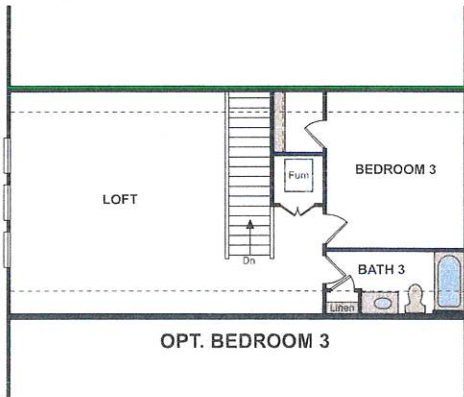
In a continuous effort by Century Communities to improve the quality of your home, we reserve the right to change features, options, plans and specifications without notice. Floorplans and elevation renderings are conceptual artists' renderings for marketing purposes only. Elevations and floorplans may vary based on actual homesite and Century Communities may be required to build the home in a mirror image to the floorplans shown, including the garage, due to construction and building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Century Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information. Brick/Stone returns are not standard on the elevations, please see your onsite agent for details. Century Communities. Revised 1/29/19





# AMBROSE

APPROX. 1,704 SQ. FT. | ONE-STORY  
 2 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE



CenturyCommunities.com



In a continuous effort by Century Communities to improve the quality of your home, we reserve the right to change features, options, plans and specifications without notice. Floorplans and elevation renderings are conceptual artists' renderings for marketing purposes only. Elevations and floorplans may vary based on actual homesite and Century Communities may be required to build the home in a mirror image to the floorplans shown, including the garage, due to construction and building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Century Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information. Brick Stone returns are not standard on the elevations, please see your onsite agent for details. Century Communities. Revised 1/29/19

















# CRESTWOOD

APPROX. 1,869 SQ. FT. | ONE-STORY  
2 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE



ELEVATION A



ELEVATION B



ELEVATION C

[CenturyCommunities.com](http://CenturyCommunities.com)



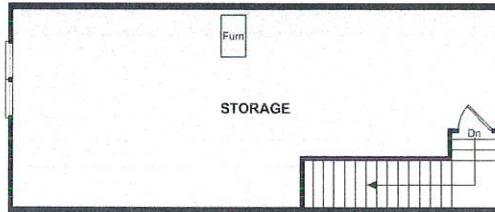
In a continuous effort by Century Communities to improve the quality of your home, we reserve the right to change features, options, plans and specifications without notice. Floorplans and elevation renderings are conceptual artists' renderings for marketing purposes only. Elevations and floorplans may vary based on actual homesite and Century Communities may be required to build the home in a mirror image to the floorplans shown, including the garage, due to construction and building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Century Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information. Brick/Stone returns are not standard on the elevations, please see your onsite agent for details. Century Communities. Revised 1/4/19



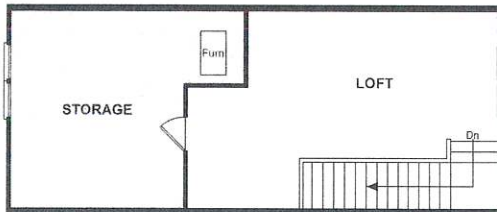


# CRESTWOOD

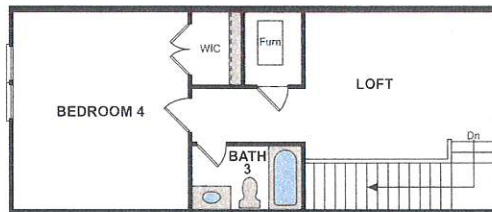
APPROX. 1,869 SQ. FT. | ONE-STORY  
 2 BEDROOMS | 2 BATHROOMS | 2-CAR GARAGE



OPT. UPPER LEVEL



OPT. LOFT



OPT. BEDROOM 4



MAIN LEVEL

STAIRS TO OPT. UPPER LEVEL

CenturyCommunities.com



In a continuous effort by Century Communities to improve the quality of your home, we reserve the right to change features, options, plans and specifications without notice. Floorplans and elevation renderings are conceptual artists' renderings for marketing purposes only. Elevations and floorplans may vary based on actual homesite and Century Communities may be required to build the home in a mirror image to the floorplans shown, including the garage, due to construction and building design requirements of the homesite. Significant changes may be made during or after the construction of the model homes. Century Communities reserves the right to modify, relocate or eliminate any or all of the features, specifications, plan utilities, design or shape thereof without notice or obligations to the purchaser. Please see your onsite sales associate for additional information. Brick/Stone returns are not standard on the elevations, please see your onsite agent for details. Century Communities. Revised 1/4/19















CENTURY COMMUNITIES

Agent on Duty

CENTURY COMMUNITIES  
A Division of Century Group  
CenturyCommunities.com

The Grey Birch

200



## GREY BIRCH

APPROX. 3,021 SQ. FT. | TWO-STORY HOME | 4-6 BEDROOMS | 2.5-4.5 BATHROOMS | 2 BAY GARAGE



ELEVATION A1



ELEVATION A2



ELEVATION A4



ELEVATION A5



ELEVATION B2



ELEVATION B2



ELEVATION B4



ELEVATION C1



ELEVATION C2



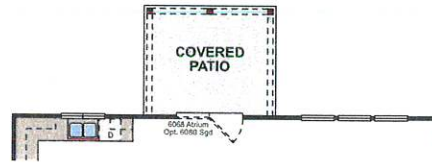
ELEVATION C4



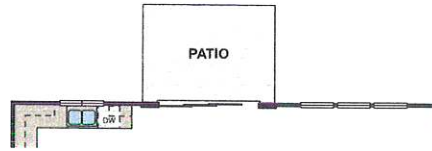
Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.



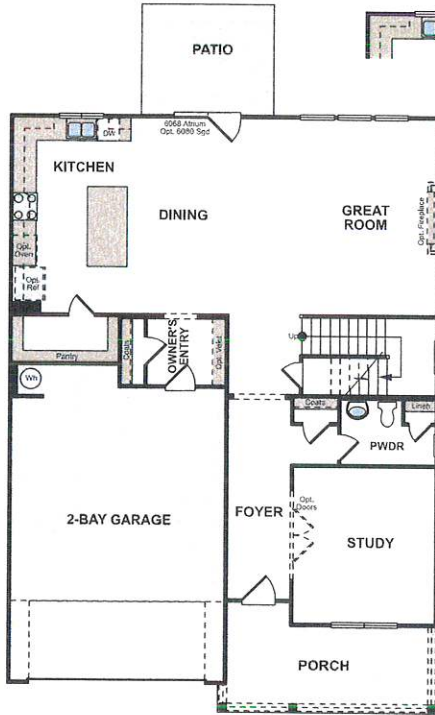
# Floor Plans



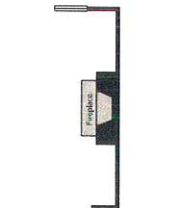
OPT. COVERED PATIO



OPT. SLIDING GLASS DOOR



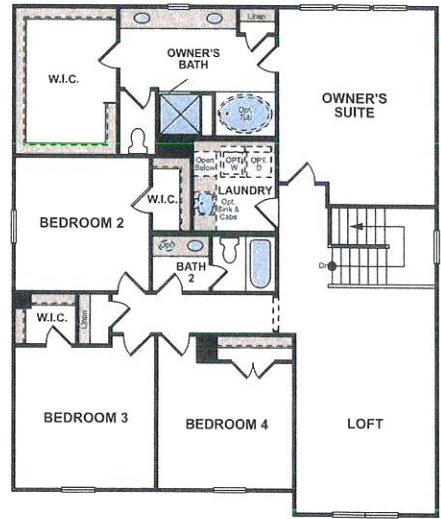
FIRST FLOOR



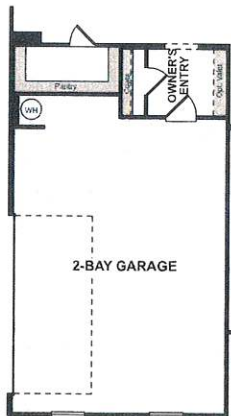
OPT. FIREPLACE



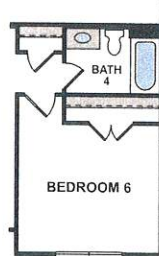
OPT. BASEMENT STAIRS



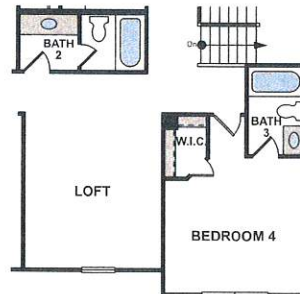
SECOND FLOOR



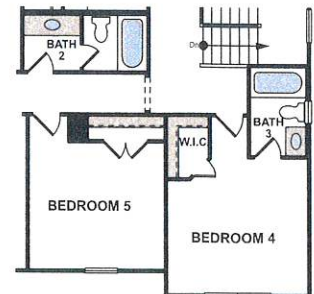
OPT. SIDE ENTRY GARAGE



OPT. BEDROOM 6/BATH 4



OPT. BEDROOM 4/BATH 3 ILO LOFT



OPT. BEDROOM 5/BATH 3 ILO LOFT



Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.













CENTURY COMMUNITIES  
A World For Every Place  
CenturyCommunities.com

CENTURY COMMUNITIES

CENTURY  
The Amelia



# Elevations



## SIENNA

APPROX. 2,109 SQ. FT. | ONE-STORY HOME | 3 BEDROOMS | 2-3 BATHROOMS | 2 BAY GARAGE



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D



ELEVATION E



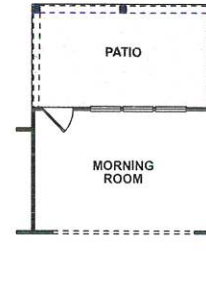
Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.



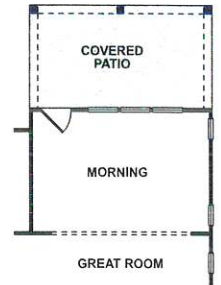
# Floor Plans



OPT. LAUNDRY CABINET ILO LINEN



OPT. MORNING ROOM



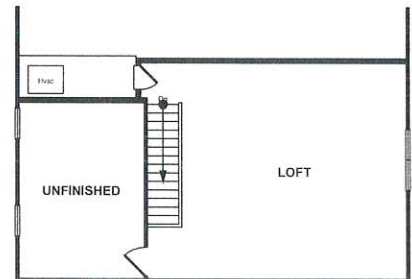
OPT. MORNING ROOM  
W/ COVERED PATIO



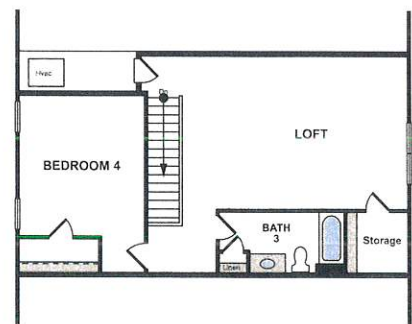
OPT. ZERO ENTRY SHOWER



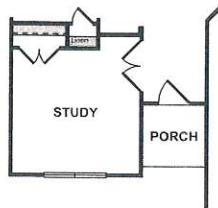
FLOOR PLAN



OPT. LOFT / STORAGE



OPT. LOFT / BEDROOM / BATH 3



OPT. STUDY ILO BEDROOM 2



OPT. FLEX ILO BEDROOM 2



STAIRS W/ OPT. 2ND FLOOR



Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.















# Elevations



## SILVER MAPLE

APPROX. 3,152-3,163 SQ. FT. | TWO-STORY HOME | 5 BEDROOMS | 3.5 BATHROOMS | 2 BAY GARAGE



ELEVATION A1



ELEVATION A2



ELEVATION A4



ELEVATION B1



ELEVATION B2



ELEVATION C1



ELEVATION C2



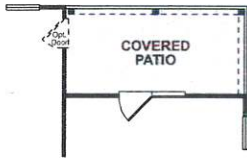
ELEVATION C3



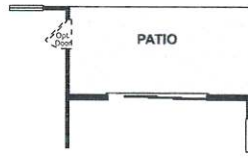
Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.



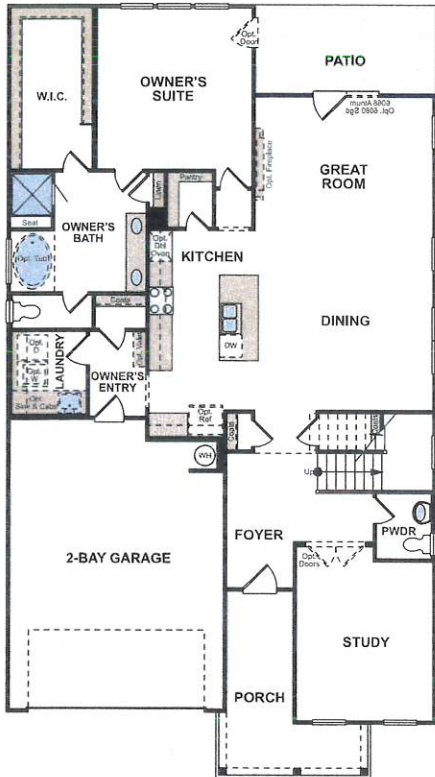
# Floor Plans



OPT. COVERED PATIO



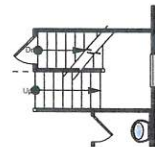
OPT. 9' SLIDING GLASS DOOR



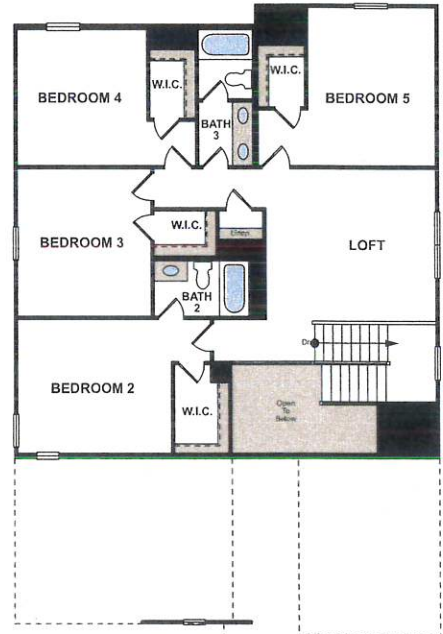
FIRST FLOOR



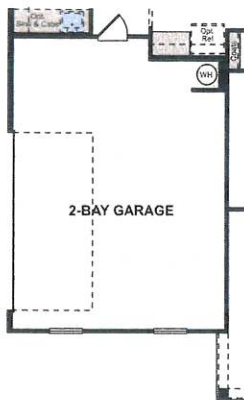
OPT. FIREPLACE



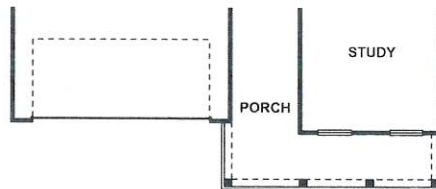
OPT. FIRST FLOOR WITH BASEMENT



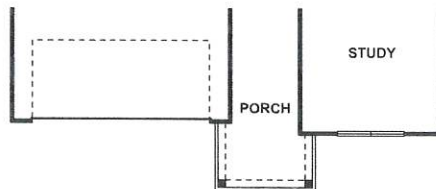
SECOND FLOOR



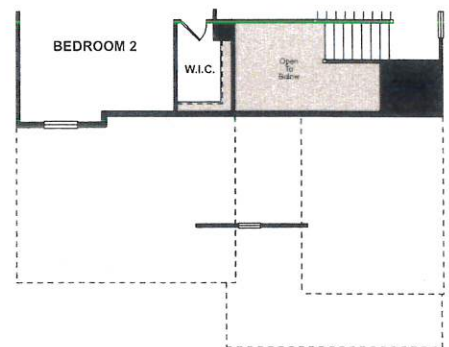
OPT. 2 BAY GARAGE SIDE LOAD



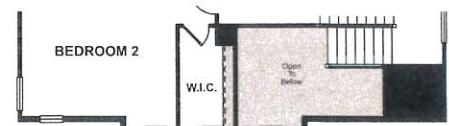
FIRST FLOOR B ELEVATION



FIRST FLOOR C ELEVATION



SECOND FLOOR B ELEVATION



SECOND FLOOR C ELEVATION



Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.















# Floor Plans



## SYCAMORE

APPROX. 2,791 SQ. FT. | TWO-STORY HOME | 4 BEDROOMS | 2.5 BATHROOMS | 2-BAY GARAGE



ELEVATION A1



ELEVATION A2



ELEVATION A4



ELEVATION A5



ELEVATION B1



ELEVATION B2



ELEVATION B4



ELEVATION B5



ELEVATION C1



ELEVATION C2



ELEVATION C4



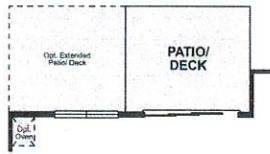
ELEVATION C5



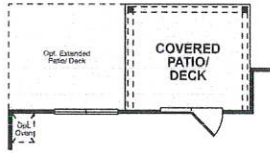
Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.



# Floor Plans



OPT. SLIDING GLASS DOOR



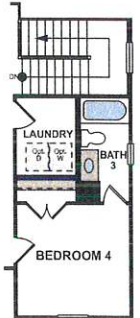
OPT. COVERED PATIO



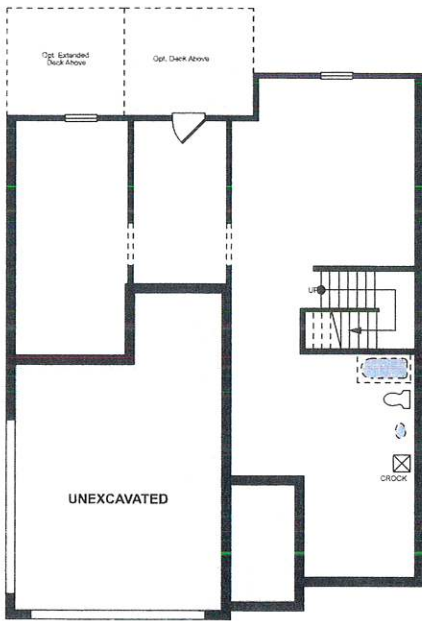
OPT. OWNER'S SPA



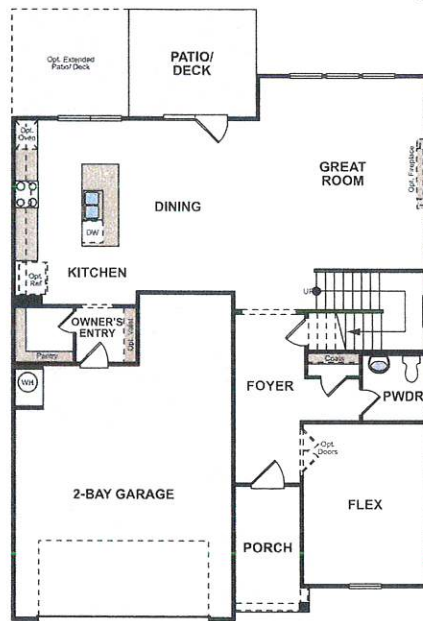
OPT. BEDROOM 5/ BATH 4 ILO FLEX/ POWDER



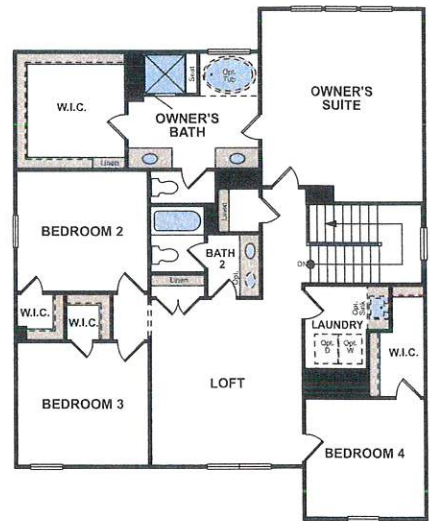
OPT. BATH 3



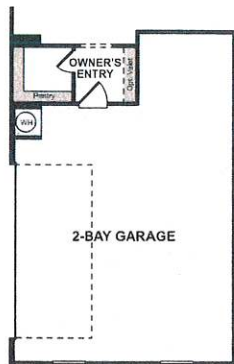
**BASEMENT**



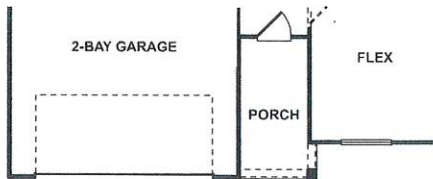
**FIRST FLOOR**



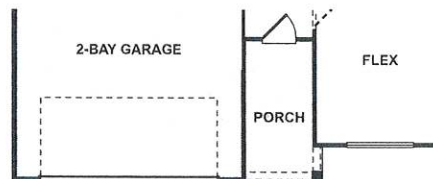
**SECOND FLOOR**



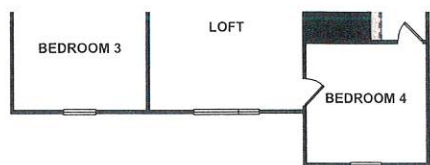
OPT. SIDE ENTRY GARAGE



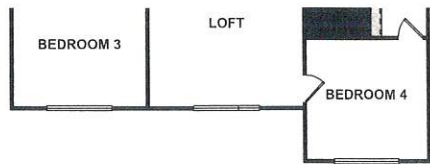
**FIRST FLOOR ELEVATION B**



**FIRST FLOOR ELEVATION C**



**SECOND FLOOR ELEVATION B**



**SECOND FLOOR ELEVATION C**



Price, plans and terms are effective on the date of publication and subject to change without notice. Depictions of homes or other features are conceptual. Decorative items and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. Persons in photos do not reflect racial preference and housing is open to all without regard to race, color, religion, sex, handicap, familial status, or national origin. ©2020 Century Communities.



# **TAB 1**

## **Application for Preliminary Annexation Review**

Application for  
Preliminary  
Annexation Review



City of Senovia  
P.O. Box 310  
Senovia, GA 30276  
(770) 599-3679

Date 4-28-22

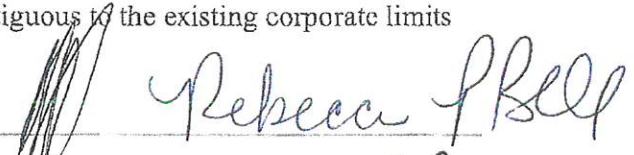

I, or we, the undersigned owner, or owners, of the hereinafter described property, do hereby submit this written and signed application, requesting that, the City of Senovia annex to the existing corporate limits of said City the hereinafter particularly described land and area.

The legal description of the land requested to be annexed herein in the manner aforesaid, is attached.

There is attached hereto a survey and plat in triplicate of said land and area (8 ½ inches by 14 inches or less), made and prepared by a competent surveyor, particularly delineating the aforesaid land and area and showing on same the legal owner, or owners, of all the property so included and also the existing corporate limits of the City of Senovia at the place or places where same adjoins or is contiguous to said property.

It is certified that the aforesaid legal description and plat are true and correct, and that said plat does correctly show the owner, or owners, of the above described property, and it is further certified that same adjoins and is contiguous to the existing corporate limits of the City of Senovia, Georgia.

SIGNED

WITNESS

DATE

4-28-22

**Required**

1. Above letter signed by owner(s)
2. 3 certified surveys of the property (dated not more than three month prior to this application)
3. Legal description of property
4. Title opinion from attorney
5. Proposed use and conceptual plan (3 paper and 1 pdf) for the property
6. Contact information





# **TAB 2**

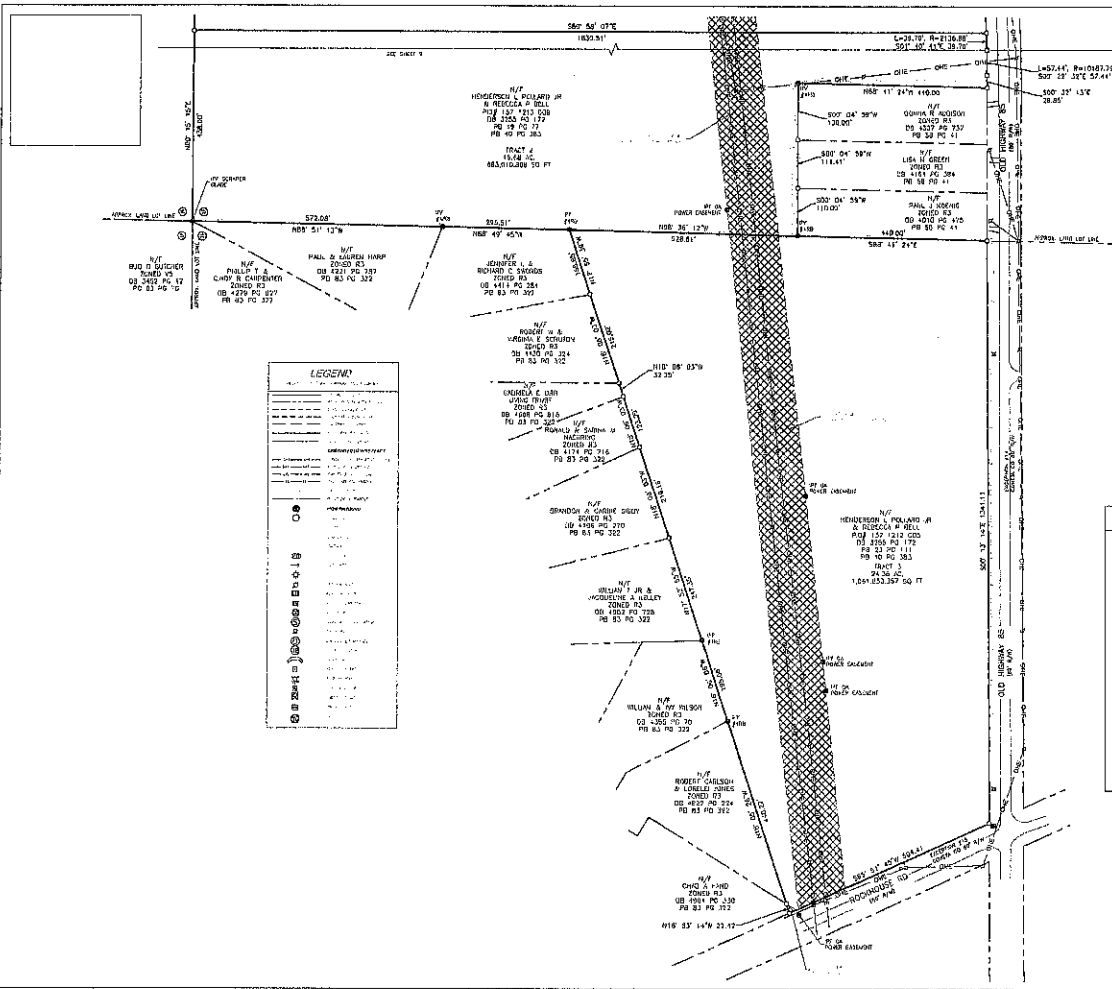
## **Surveys**











GLYNN COUNTY, GA  
VICINITY MAP (UNIT IN MILES)

PROFESSIONAL SURVEYOR  
STATE OF GEORGIA  
JAMES HARRISON

SITE AREA  
TOTAL AREA:  
4,710,320.743 SQ. FT.  
108.13 ACRES

**NOTES**

- THIS PROPERTY HAS BEEN SURVEYED AND THE BOUNDARIES, DISTANCES, BEARINGS, CURVES, SIZES, AND SHAPES OF THE SAME, AND THE AREA THEREOF, HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.
- THE BOUNDARIES AND THE AREA OF THE PROPERTY HAVE BEEN DETERMINED BY ME, THE SURVEYOR, ON THE BASIS OF THE FIELD NOTES, AND THE RECORDS OF THE SURVEY.

**CERTIFICATION**

I, the undersigned, being duly qualified and sworn to, do hereby certify that the foregoing is a true and correct copy of the original field notes and records of the survey, and that the same have been examined and found to conform with the original notes and records.

DATED: 04/26/2022

BY: JAMES HARRISON

STATE OF GEORGIA

REVISION	
NO.	DATE

CLIENT:  
HARRISON TRANSPORTATION  
LAND PLANNING & ENGINEERING  
CENTURY COMMUNITIES  
3091 GOVERNORS LAKE DRIVE  
MARIETTA, GA 30067

PROJECT:  
RETRACTMENT/BOUNDARY SURVEY FOR:  
CENTURY COMMUNITIES OF GEORGIA, LLC.  
LAND LOTS 232 & 233 - 357 DISTRICT  
COWETA CO. GEORGIA

DATE: 04/26/2022

BY: JAMES HARRISON

SCALE: 1"=100'

3 of 3





# **TAB 3**

## **Legal Description**

## Senoia Tracts

All that tract or parcel of land lying and being in Land Lot 212 & 213 of the 1st District, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at a scraper blade at the corner of Land Lot 196, 197, 212 & 213; said point being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and continuing north along the westerly land lot line of Land Lot 213 and the common property line with William Davis Carswell & Gloria De Lung Carswell Revocable Living Trust on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 438.00 feet to a point;

THENCE, continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 1129.94 feet to a point on the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr.;

THENCE, leaving the common property line of William Davis Carswell & Gloria De Lung Carswell Revocable Living Trust and continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 321.83 feet to a point;

THENCE, continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 366.92 feet to a point on the common property line with James C Morgan Sr. & James C Morgan Jr.;

THENCE, leaving the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr. and continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 65.14 feet to a point on the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr.;

THENCE, leaving the common property line with James C Morgan Sr. & James C Morgan Jr. and continuing along said common property line on a bearing of South 89 degrees 12 minutes 32 seconds East, for a distance of 1370.47 feet to a point on the existing right-of-way of Old Highway 85 (80' R/W);

THENCE, leaving the common property line with Ronald R Morgan Revocable Living Trust & James C Morgan Sr. and continuing said existing right-of-way on a bearing of South 04 degrees 42 minutes 54 seconds East, for a distance of 165.09 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 219.52 feet, a radius of 5,228.66 feet and being subtended by a chord with a bearing of South 06 degrees 40 minutes 18 seconds East, for a distance of 219.50 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 286.26 feet, a radius of 8,781.57 feet and being subtended by a chord with a bearing of South 08 degrees 48 minutes 29 seconds East, for a distance of 286.24 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 286.51 feet, a radius of 1,906.51 feet and being subtended by a chord with a bearing of South 14 degrees 02 minutes 50 seconds East, for a distance of 286.24 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to left having an arc length of 108.59 feet, a radius of 806.89 feet and being subtended by a chord with a bearing of South 20 degrees 45 minutes 55 seconds East, for a distance of 108.50 feet to a point;

THENCE, continuing along said existing right-of-way on a bearing of South 23 degrees 06 minutes 14 seconds East, for a distance of 318.56 feet to a point;



THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 385.13 feet, a radius of 1,333.35 feet and being subtended by a chord with a bearing of South 15 degrees 28 minutes 06 seconds East, for a distance of 383.79 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 158.29 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 04 degrees 19 minutes 57 seconds East, for a distance of 158.26 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 39.70 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 01 degrees 40 minutes 41 seconds East, for a distance of 39.70 feet to a point;

THENCE, continuing along said existing right-of-way along a curve to right having an arc length of 57.44 feet, a radius of 10,187.79 feet and being subtended by a chord with a bearing of South 00 degrees 22 minutes 32 seconds East, for a distance of 57.44 feet to a point;

THENCE, continuing along said existing right-of-way on a bearing of South 00 degrees 32 minutes 13 seconds East, for a distance of 28.85 feet to a point on the common property line with Donna R Addison;

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said common property line on a bearing of North 88 degrees 41 minutes 24 seconds West, for a distance of 440.00 feet to a #4 RB;

THENCE, continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 130.00 feet to a point on the common property line with Lisa M Green;

THENCE, leaving the common property line with Donna R Addison and continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 111.41 feet to a point on the common property line with Paul J Koenig;

THENCE, leaving the common property line with Lisa M Green and continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 110.00 feet to a #4 RB on the land lot line between Land lots 212 & 213;

THENCE, continuing along said common property line and along said land lot line on a bearing of South 88 degrees 41 minutes 24 seconds East, for a distance of 440.00 to a point on the existing right-of-way of Old Highway 85;

THENCE, leaving the common property line with Paul J Koenig and continuing along said existing right-of-way on a bearing of South 00 degrees 13 minutes 14 seconds East, for a distance of 1341.11 feet to a point on the existing right-of-way of Rockhouse Road (80' R/W)

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said existing right-of-way on a bearing of South 65 degrees 51 minutes 45 seconds West, for a distance of 504.41 feet to a point on the common property line with Chad A Hand;

THENCE, leaving the existing right-of-way of Rockhouse Road and continuing along said common property line on a bearing of North 16 degrees 53 minutes 14 seconds West, for a distance of 22.42 feet to a point on the common property line with Robert Carlson & Lorelei Jones;

THENCE, leaving the common property line with Chad A Hand and continuing along said common property line on a bearing of North 18 degrees 05 minutes 26 seconds West, for a distance 440.27 feet to a #4 RB on the common property line with William & Ivy Wilson;

THENCE, leaving the common property line with Robert Carlson & Lorelei Jones; and continuing along said common property line on a bearing of North 18 degrees 06 minutes 06 seconds West, for a distance of 195.68 to a #4 RB on the common property line with William T JR & Jacqueline A Kelley;

THENCE, leaving the common property line with William & Ivy Wilson and continuing along said common property line on a bearing of North 17 degrees 52 minutes 55 seconds West, for a distance of 247.35 feet to a point on the common property line Brandon & Carrie Gibby;

THENCE, leaving the common property line with William T JR & Jacqueline A Kelley and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 219.16 feet to a point on the common property line with Ronald & Sarina M Naehring;  
THENCE, leaving the common property line with Brandon & Carrie Gibby and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 123.29 feet to a point on the common property line with Gabriela E Orr Living Trust;  
THENCE, leaving the common property line with Ronald & Sarina M Naehring and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 32.35 feet to a point on the common property line with Robert W & Virginia E Scruton;  
THENCE, leaving the common property line with Gabriela E Orr Living Trust and continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 215.02 feet to a point on the common property line with Jennifer L & Richard C Swords;  
THENCE, leaving the common property line with Roberth W & Virginia E Scruton and continuing along said common property line on a bearing of North 17 degrees 55 minutes 39 seconds West, for a distance of 155.85 feet to a #4 RB on the land lot line of Land Lots 212 & 213;  
THENCE, continuing along said common property line and land lot line on a bearing of North 88 degrees 49 minutes 45 seconds West, for a distance of 295.51 feet to a #4 RB on the common property line with Paul & Lauren Harp  
THENCE, leaving the common property line with Jennifer L & Richard C Swords and continuing along said common property line and common land lot line on a bearing of North 88 degrees 51 minutes 13 seconds West, for a distance of 572.08 feet to the POINT OF BEGINNING.

The herein described property contains 4,710,321 Square Feet or 108.13 Acre of land more or less. The above-described property is subject to any and all Easements, Encumbrances and or Restrictions of record.





**TAB 4**

**Title Opinion from Attorney**



**McMichael & Gray, PC**  
ATTORNEYS AT LAW

**Atlanta Office**

3490 Piedmont Road,  
Suite 1000  
Atlanta, GA 30305

**PHONE**

404.492.5645

**SIDNEY JOHNSON**

**SIJOHNSON@MCMICHAELANDGRAY.COM**

**REPLY TO  
GWINNETT OFFICE**

**Gwinnett Office**

2055 North Brown  
Road, Suite 250  
Lawrenceville, GA  
30043

**PHONE**

678.962.5008

April 22, 2022

**VIA U.S. MAIL**

City of Senoia  
P.O. Box 310  
Senoia, Georgia 30276

RE: City of Senoia Annexation, Coweta County, Georgia

To Whom It May Concern:

We are counsel to Century Communities of Georgia, LLC (“Century”) in regard to property located in Land Lot 212 and 213 of the 1<sup>st</sup> District of Coweta County, Georgia which property is depicted on that certain ALTA/NSPS survey (the “Survey”) prepared by American Engineers, Inc. dated May 21, 2021 (the “Property”). Century is submitting an application for the Property to be annexed to the City of Senoia.

This letter shall confirm that based solely upon that certain Action by Written Consent in Lieu of Meetings of the Sole Manager and Sole Member of Century Communities of Georgia, LLC (the “Written Consent”), Brandon Richardson, as authorized signatory of Century, has full power and authority to execute and delivery on behalf of Century the City of Senoia annexation application and related documents. A copy of the Written Consent is also enclosed herewith.

In addition, I have enclosed a Certificate of Title – Final Certificate and Attorney Opinion Letter confirming that good, marketable fee simple title to the property shown on the Survey is vested in Rebecca P. Bell and Henderson L. Pollard, Jr., individual residents of the State of Georgia. Century is under contract to acquire the Property from Rebecca P. Bell and Henderson L. Pollard, Jr.

Sincerely,

  
Sidney Johnson  
Direct: 678.962.5008  
Email: [sijohnson@mcmichaelandgray.com](mailto:sijohnson@mcmichaelandgray.com)

Enclosures  
Written Consent  
Certificate of Title

**ACTION BY WRITTEN CONSENT IN LIEU OF MEETINGS OF THE SOLE MANAGER AND SOLE MEMBER OF**

**CENTURY COMMUNITIES OF GEORGIA, LLC,  
a Colorado limited liability company**

Consent Date -- April 9, 2020

The undersigned, being the sole Manager ("Manager") and sole Member ("Member") of CENTURY COMMUNITIES OF GEORGIA, LLC, a limited liability company organized and existing under the laws of the State of Colorado and authorized to do business in the State of Georgia (the "Company"), take the following action by written consent in lieu of a meeting, effective as of April 9, 2020 (the "Consent Date"):

**Appointment of Brandon Richardson as an Authorized Signatory.** The Company proposes to designate Brandon Richardson as an Authorized Signatory to sign agreements and other documents related to (1) the development of land, including without limitation plats, deeds, easements, development agreements, performance and maintenance bonds and indemnification agreements, and other documents as may be required in connection with the recordation of plats, pursuit of entitlements, zoning and variance applications; and (2) homeowner's associations, including without limitation, declarations, amendments to declarations, articles of incorporation, common area deeds and settlement agreements (each, a "Land Document" and collectively, the "Land-Documents") on behalf of the Company. The Manager and Member accordingly have:

**RESOLVED:** Brandon Richardson is hereby appointed as an authorized signatory for the Company (an "Authorized Signatory") to execute and deliver, on behalf of the Company, Land-Documents to which the Company is a party;

**RESOLVED:** The execution of a Land-Documents by such Authorized Signatory shall conclusively establish the approval by the Company, Manager and Member of the terms, conditions, execution, delivery and performance of such executed Land-Documents;

**RESOLVED:** The authority of Brandon Richardson as an Authorized Signatory is limited solely to Land-Documents and Brandon Richardson is not authorized to sign any other agreements or documents on behalf of the Company;


**RESOLVED:** The Manager, the Company's officers and all other Company agents are authorized, empowered and directed to take all necessary and reasonable actions on behalf of the Company to implement these resolutions; and

**RESOLVED:** Execution of this Consent constitutes full ratification hereof, and further, that the foregoing Resolutions shall be effective as of the Consent Date, regardless of the actual date of execution.

The sole Manager and sole Member have signed below to evidence unanimous consent to this Consent effective as of the Consent Date.


**SOLE MANAGER:**

**CENTURY COMMUNITIES, INC.,**  
a Delaware corporation

By:   
Name: Dave Messenger  
Title: CFO

**SOLE MEMBER:**

**CENTURY COMMUNITIES, INC.,**  
a Delaware corporation

By:   
Name: Dave Messenger  
Title: CFO



**CERTIFICATE OF TITLE**

Prepared for  
**Century Communities of Georgia, LLC**  
and  
**City of Senoia, Mayor and City Council**

Re: Application for Preliminary Annexation Review for real property on Old Hwy 85, consisting of 108.13 acres in Land Lots 212 and 213 of the 1st District of Coweta County, Georgia  
Tax Parcels 157 1213 001, 157 1212 005, 157 1213 007, and 157 1213 009

**FINAL CERTIFICATE AND ATTORNEY OPINION LETTER**

THIS CERTIFICATE OF TITLE AND ATTORNEY OPINION LETTER (this "Certificate") is to certify that based on an examination of the record of title to the real property (the "Property") as described on Exhibit A, attached to and made a part of this Certificate by this reference, and according to the general indices on file in the Office of the Clerk of the Superior Court, in the County of Coweta, State of Georgia (the "Official Records"), as of March 7, 2022 at 8:00 AM (the "Effective Date"), that good, marketable fee simple title is vested in the following subject to the liens, objections, and exemptions as set forth below:

**Rebecca P. Bell and Henderson L. Pollard, Jr.,**  
individual residents of the State of Georgia

**LIENS, OBJECTIONS AND EXCEPTIONS**

1. All questions with reference to the following are hereby expressly excepted from this Certificate:
  - (a) All matters of record subsequent to the Effective Date of this Certificate.
  - (b) Matters affecting the title, which are not of record, or which, if they are of record, are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner.
  - (c) Such statement of facts as would be disclosed by an accurate survey and inspection of the Property.
  - (d) Taxes not due and payable at the Effective Date of this Certificate, and those being due at all future times.

As a Matter of Information: Taxes for 2021 are paid in full as follows:  
Tax Parcel 157 1213 001 paid April 11, 2022 in the amount of \$5,890.13;  
Tax Parcel 157 1212 005 paid February 15, 2022 in the amount of \$3,132.28.  
Tax Parcel 157 1213 007 paid February 15, 2022 in the amount of \$548.70.  
Tax Parcel 157 1213 009 paid February 15, 2022 in the amount of \$2,371.68;

- (e) Adverse claims of tenants in possession.
  - (f) Unrecorded claims of liens for labor or materials furnished for the improvement of the Property.
  - (g) Items of personalty used in connection with, or attached to the Property, if not indexed in the Official Records.
  - (h) All easements, rights-of-way, street improvement liens, *etc.* not shown in the Official Records.
  - (i) Title to any portion of the Property that lies within the bounds of any public right-of-way.
  - (j) Riparian rights of others in and to any stream or creek running over or through the Property.
  - (k) Zoning laws, ordinance or regulations, municipal or county, and governmental regulations of the use and occupancy of the Property, including the regulations or condemnation of land or building or structure on land.
  - (l) Past due water or sewer bills and pay-as-you-enter water lines, that may constitute liens deterring transfer of billing until the bills are paid and brought current.
  - (m) Personal property taxes assessed to predecessors-in-title and the current record title holder that are due and payable but not reduced to judgment in the Official Records.
2. Easement for Right-of-Way from Walter F. Harris to Georgia Power Company dated July 31, 1953 and recorded in Deed Book 66, Page 272, Official Records.
  3. Easement for Right-of-Way from Grace L. Row to Georgia Power Company dated August 20, 1953 and recorded in Deed Book 66, Page 274, Official Records.
  4. Right of Way Deed from J. C. Morgan, *et al.* to Coweta County dated September 11, 1956 and recorded in Deed Book 79, Page 43, Official Records.
  5. Right of Way Grant from Edith A. Row to Plantation Pipe Line Company dated November 18, 1969 and recorded in Deed Book 170, Page 177, Official Records.
  6. Right of Way Deed in favor of Coweta County dated April 13, 1965, and recorded in Deed Book 111, Page 589, Official Records.
  7. Those rights of way and easements referenced in that certain Warranty Deed from Mrs. Edith A. Row to Howard P. Norton and H.L. Pollard dated September 11, 1976 in Deed Book 268, Page 557, Official Records.
  8. All matters as shown on Plat of Property for Henderson Pollard and Howard Norton recorded in Plat Book 23, Page 111, Official Records.
  9. All matters as shown on Plat of M. S. Morgan Estate recorded in Plat Book 40, Page 383, Official Records.



10. All matters reflected on that certain ALTA/NSPS Survey of 108.13 +/- acres lying and being in Land Lots 212 & 213, 1st District, Coweta County, Georgia for First American Title Insurance Company & Century Communities of Georgia, LLC dated May 21, 2021 by Andrew Morgan, Georgia Registered Land Surveyor No. 3284, American Engineers, Inc.

Date of Issuance: April 22, 2022

By: *Sidney Johnson*  
Sidney C. Johnson  
**MCMICHAEL & GRAY, P.C.**  
Georgia Bar No. 989914

## EXHIBIT A

### **Description of the Property**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 212 and 213 of the 1st District, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at a scraper blade at the corner of Land Lots 196, 197, 212 and 213; said point being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING and continuing north along the westerly land lot line of Land Lot 213 and the common property line with William Davis Carswell and Gloria DeLung Carswell Revocable Living Trust on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 438.00 feet to a point;

THENCE, continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 1129.94 feet to a point on the common property line with Ronald R. Morgan Revocable Living Trust and James C. Morgan Sr.;

THENCE, continuing along said property line on a bearing of North 00 degrees 15 minutes 15 seconds East, for a distance of 321.83 feet to a point;

THENCE, continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 366.92 feet to a point on the common property line with James C. Morgan Sr. and James C. Morgan Jr.;

THENCE, continuing along said common property line on a bearing of North 03 degrees 07 minutes 36 seconds East, for a distance of 65.14 feet to a point on the common property line with Ronald R. Morgan Revocable Living Trust and James C. Morgan Sr.;

THENCE, continuing along said common property line on a bearing of South 89 degrees 12 minutes 32 seconds East, for a distance of 1370.47 feet to a point on the existing right-of-way of Old Highway 85 (80' R/W);

THENCE, continuing along said existing right-of-way of Old Highway 85 the following courses and distances:

South 04 degrees 42 minutes 54 seconds East, for a distance of 165.09 feet to a point;

Along a curve to left having an arc length of 219.52 feet, a radius of 5,228.66 feet and being subtended by a chord with a bearing of South 06 degrees 40 minutes 18 seconds East, for a distance of 219.50 feet to a point;

Along said existing right-of-way along a curve to left having an arc length of 286.26 feet, a radius of 8,781.57 feet and being subtended by a chord with a bearing of South 08 degrees 48 minutes 29 seconds East, for a distance of 286.24 feet to a point;

Along a curve to left having an arc length of 286.51 feet, a radius of 1,906.51 feet and being subtended by a chord with a bearing of South 14 degrees 02 minutes 50 seconds East, for a distance of 286.24 feet to a point;

Along a curve to left having an arc length of 108.59 feet, a radius of 806.89 feet and being subtended by a chord with a bearing of South 20 degrees 45 minutes 55 seconds East, for a distance of 108.50 feet to a point;

South 23 degrees 06 minutes 14 seconds East, for a distance of 318.56 feet to a point;

Along a curve to right having an arc length of 385.13 feet, a radius of 1,333.35 feet and being subtended by a chord with a bearing of South 15 degrees 28 minutes 06 seconds East, for a distance of 383.79 feet to a point;



Along a curve to right having an arc length of 158.29 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 04 degrees 19 minutes 57 seconds East, for a distance of 158.26 feet to a point;

Along a curve to right having an arc length of 39.70 feet, a radius of 2,136.68 feet and being subtended by a chord with a bearing of South 01 degrees 40 minutes 41 seconds East, for a distance of 39.70 feet to a point;

Along said existing right-of-way along a curve to right having an arc length of 57.44 feet, a radius of 10,187.79 feet and being subtended by a chord with a bearing of South 00 degrees 22 minutes 32 seconds East, for a distance of 57.44 feet to a point;

Along said existing right-of-way on a bearing of South 00 degrees 32 minutes 13 seconds East, for a distance of 28.85 feet to a point on the common property line with Donna R. Addison;

THENCE, leaving the existing right-of-way of Old Highway 85 and continuing along said common property line on a bearing of North 88 degrees 41 minutes 24 seconds West, for a distance of 440.00 feet to a #4 RB;

THENCE, continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 130.00 feet to a point on the common property line with Lisa M. Green;

THENCE, continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 111.41 feet to a point on the common property line with Paul J. Koenig;

THENCE, continuing along said common property line on a bearing of South 00 degrees 04 minutes 59 seconds West, for a distance of 110.00 feet to a #4 RB on the land lot line between Land lots 212 and 213;

THENCE, continuing along said common property line and along said land lot line on a bearing of South 88 degrees 41 minutes 24 seconds East, for a distance of 440.00 feet to a point on the existing right-of-way of Old Highway 85;

THENCE, continuing along said existing right-of-way on a bearing of South 00 degrees 13 minutes 14 seconds East, for a distance of 1341.11 feet to a point on the existing right-of-way of Rockhouse Road (80' R/W)

THENCE, continuing along said existing right-of-way of Rockhouse Road on a bearing of South 65 degrees 51 minutes 45 seconds West, for a distance of 504.41 feet to a point on the common property line with Chad A. Hand;

THENCE, leaving the existing right-of-way of Rockhouse Road and continuing along said common property line on a bearing of North 16 degrees 53 minutes 14 seconds West, for a distance of 22.42 feet to a point on the common property line with Robert Carlson and Lorelei Jones;

THENCE, continuing along said common property line on a bearing of North 18 degrees 05 minutes 26 seconds West, for a distance 440.27 feet to a #4 RB on the common property line with William and Ivy Wilson;

THENCE, continuing along said common property line on a bearing of North 18 degrees 06 minutes 06 seconds West, for a distance of 195.68 to a #4 RB on the common property line with William T. Kelley, Jr. and Jacqueline A. Kelley;

THENCE, continuing along said common property line on a bearing of North 17 degrees 52 minutes 55 seconds West, for a distance of 247.35 feet to a point on the common property line Brandon and Carrie Gibby;

THENCE, continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 219.16 feet to a point on the common property line with Ronald and Sarina M. Naehring;

THENCE, continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 123.29 feet to a point on the common property line with Gabriela E. Orr Living Trust;

THENCE, continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 32.35 feet to a point on the common property line with Robert W. and Virginia E. Scruton;

THENCE, continuing along said common property line on a bearing of North 18 degrees 06 minutes 03 seconds West, for a distance of 215.02 feet to a point on the common property line with Jennifer L. and Richard C. Swords;

THENCE, continuing along said common property line on a bearing of North 17 degrees 55 minutes 39 seconds West, for a distance of 155.85 feet to a #4 RB on the land lot line of Land Lots 212 and 213;

THENCE, continuing along said common property line and land lot line on a bearing of North 88 degrees 49 minutes 45 seconds West, for a distance of 295.51 feet to a #4 RB on the common property line with Paul and Lauren Harp;

THENCE, continuing along said common property line and common land lot line on a bearing of North 88 degrees 51 minutes 13 seconds West, for a distance of 572.08 feet to the POINT OF BEGINNING.

The herein described property contains 4,710,321 Square Feet or 108.13 Acre of land more or less, as shown on ALTA/NSPS Survey for First American Title Insurance Company and Century Communities of Georgia, LLC by American Engineers, Inc., Andrew Morgan., GRLS #3284, dated May 21, 2021.

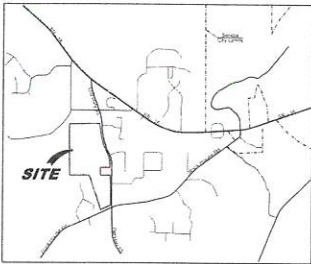




# **TAB 5**

## **Conceptual Plan**





MAP N.T.S.



**REZONING PLAN**

**ZONING**  
 EXISTING ZONING RC (COWETA COUNTY)  
 PROPOSED ZONING R-25C (CITY OF SENSAH)

**SITE DATA**  
 GROSS SITE AREA 108.13 AC  
 TOTAL LOTS 270  
 PROPOSED DENSITY 2.50 UNITS/ACRE

**GREEN SPACE**  
 TOTAL AREA 139.13 AC  
 GREEN SPACE PROVIDED 32.97 AC (23.95%)

**PROPOSED DEVELOPMENT STANDARDS**  
 TYPICAL LOT DIMENSIONS 80 x 110  
 FRONT YARD SETBACK 20'  
 REAR YARD SETBACK 7.5'  
 REAR YARD SETBACK 20'

24 HR CONTACT  
 BRANDON RICHARDSON  
 470-880-5829



OWNER / DEVELOPER:



3091 GOVERNORS  
 LAKE DR, STE 200  
 NORCROSS, GA 30071

NEWBERRY  
 BLUFF



AMERICAN ENGINEERS, INC.  
 DESIGNING YOUR FUTURE  
 1945 ACHERON LAKING DRIVE  
 AUGUSTA, GA 30907  
 (770) 621-8022

AEI CORP.  
 2000 N. GARDNER ST. STE. 100-701  
 ATLANTA, GA 30328  
 (404) 525-1000  
 WWW.AEI.CC



Project Name: SENSAH  
 Project Number:  
 Drawn By: BR/MS Cvt By: POK  
 Date: Scale: As shown

Rev	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		

REZONING  
 PLAN

C-01

OWNER / DEVELOPER:



3881 GOVERNORS  
LAKE DR, STE 200  
NORCROSS, GA 30071

NEWBERRY  
BLUFF



AMERICAN ENGINEERS, INC.

DESIGNING YOUR FUTURE  
518 HAWORTH LAKING DRIVE  
NORCROSS, GA 30071  
(770) 434-8222

Paul K. Hamner P.E. (770) 633-7373  
3000 Lakeview Dr. Suite 200  
Norcross, GA 30071  
(770) 434-8222  
www.aei.com  
WWW.AEICC

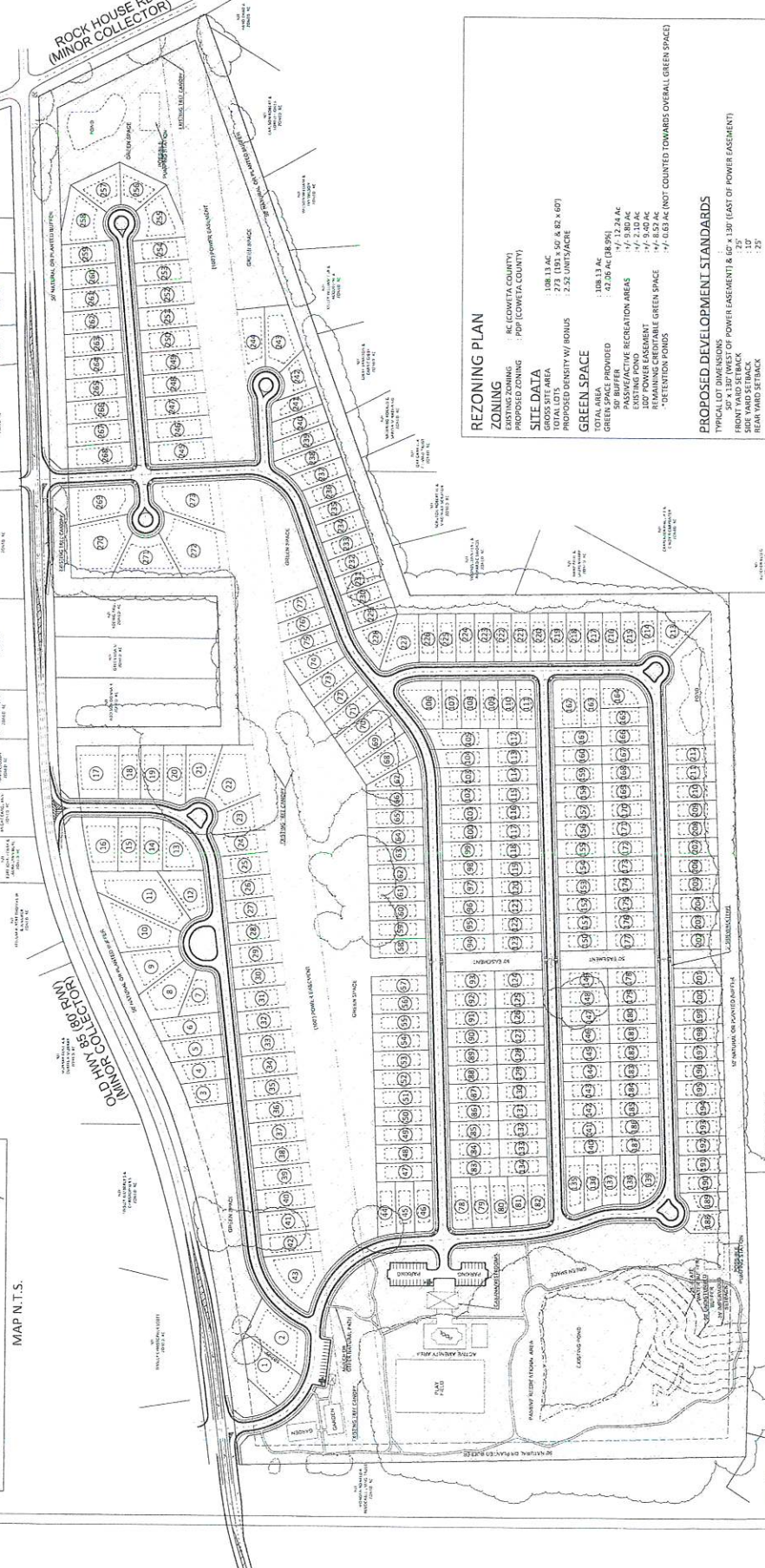
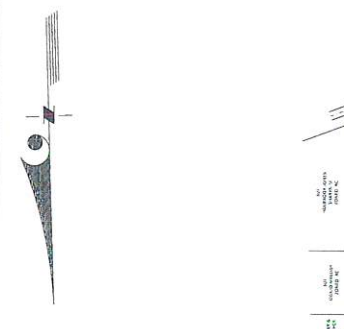


Project Name: NEWBERRY  
Project Number: 10000000000000000000  
Drawn By: BVT/MB Ck'd By: PKH  
Date: 11/11/2011 Scale: As shown

Rev.	Description:	Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

REZONING  
PLAN

C-01



**REZONING PLAN**  
 ZONING: R-1 (DEVELOPMENTAL RESIDENTIAL)  
 PROPOSED ZONING: R-1 (DEVELOPMENTAL RESIDENTIAL)  
 SITE DATA:  
 TOTAL LOTS: 108  
 PROPOSED DENSITY W/ BONUS: 27.3 (191.5, 502 & 82.4, 607)  
 GREEN SPACE: 2.52 UNITS/ACRE  
 TOTAL AREA: 1,108.13 AC  
 GREEN SPACE PROVIDED: 42.36 AC (3.8%)  
 PASSIVE/ACTIVE RECREATION AREAS: 17.930 AC  
 EXISTING POND: 17.210 AC  
 REMAINING CREDITABLE GREEN SPACE: 17.823 AC  
 \*DETENTION PONDS: 17.033 AC (NOT COUNTED TOWARDS OVERALL GREEN SPACE)

**PROPOSED DEVELOPMENT STANDARDS**  
 TYPICAL LOT DIMENSIONS: 120' x 120' (MINIMUM)  
 FRONT YARD SETBACK: 15' (EAST OF POWER EASEMENT)  
 SIDE YARD SETBACK: 10'  
 REAR YARD SETBACK: 25'

24 HR CONTACT  
BRANDON RICHARDSON  
470-880-5829

0 100 200 300  
Feet  
Call before you dig!





## TAB 6

### Contact Information:

**Melissa D. Griffis, Esq.**  
**Horne & Griffis, P.C.**  
**32 South Court Square**  
**Newnan, GA 30263**  
**(770) 253-3282**  
**[melissa@newnanlaw.com](mailto:melissa@newnanlaw.com)**