

# APPLICATION FOR VARIANCE



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

Fees: (due upon submission)

Administrative \$150  
Residential \$300  
Commercial \$500 + \$50 per each add'l request

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Project Name: Forza Group, Inc. Headquarters & Shop Unit/ Phase: Phase 1

Zoning District: Industrial Acreage: 103.8+/- Historic District? Yes / No No

Owner(s) Name: Forza Senoia Partners, LLC

Applicant(s) Name: Nicholas S. Fouts

**Property Location:**

Address: 3363 Highway 85 Land Lot, Parcel LL 309,310,317 1<sup>st</sup> district: Parcel 167 1309 002

Mailing Address: 665 Highway 74 South, Ste. 100, Peachtree City, GA 30269

Phone Number: 404-597-8665 Email: nfouts@forzagroup.us


Explanation of Variance Request: Two variance requests are being sought: (1) removal of requirement that property development be in accordance with the Highway 85 and Highway 16 Commercial Overlay and (2) request that only the Georgia EPD mandated state waters buffer apply around the perimeter of the on-site lake.

1. The ordinance (No. 2022-04) approved on March 7, 2022 to rezone the parcel to Industrial included three conditions. The first was a 100' undisturbed buffer along Highway 85. The second condition was that "All development occurring [be] in accordance with the architectural and features of the Highway 85 and Highway 16 Commercial Overlay". The third is to grant an access easement to the City. Conditions 1 and 3 are in place and the access easement was memorialized with an Easement Agreement in March 2023. As we have developed plans for our office headquarters and steel fabrication shop, our plans are more in line with contemporary, eclectic style similar to the decorative metals we manufacture with our MetalTech Global division that will occupy our shop space. We want to use this style to emphasize our products and act as a showpiece for the products we produce. In working with Senoia staff in trying to assimilate the Commercial Overlay with our Forza vision, we detailed over a dozen variances which would be required for Forza to achieve our vision. In further discussion, it did not seem appropriate to use the Commercial Overlay at this parcel because it is the last parcel within the city limits on the north end of Highway 85, our neighbor immediately adjacent to the south is the new Wastewater Treatment facility and there is substantial buffer between this parcel and the Whatley property to the north and

neighborhoods to the east and across Highway 85 to the west. Effectively this parcel is “on an island” and it does not seem as if the Overlay should apply. Attached to this Variance application are views of what the proposed Forza buildings will look like to ensure that the buildings indeed are attractive and aesthetically pleasing. Also included are photos of the MetalTech Global flat-lock panels being proposed as installed at the Camp Southern Ground dining hall and a Navy Federal Credit Union. See more examples here:

<https://metaltechglobal.com/projects/flat-lock-panel/>

2. Around the perimeter of the onsite lake, there exists a 25’ state waters buffer mandated by the Georgia EPD. Our current plans also show another 25’ undisturbed buffer and another 25’ of impervious buffer. We are requesting that only the 25’ state waters buffer remain. There is an existing building (known by previous owners as the “Fish Camp”) that extends over the water and is in a relatively unstable condition. Forza has already begun discussions with the Georgia EPD to obtain a buffer variance to remove this unsafe structure and replace it with a covered pavilion and fishing pier as an employee amenity. By removing the addition city buffers and setbacks (which are in addition to the state waters buffer), this lakefront area will become a gathering place and break area for Forza employees and their invited guests to enjoy the lakeside. With a state mandated buffer already being enforced, the additional city buffers are requested to be removed to allow more and better access. In exchange for removal of the additional city buffer, Forza is willing to mitigate any canopy tree removal in the proposed removed buffer by replanting canopy trees at a rate of 30% canopy coverage throughout other areas of the development site including areas adjacent to the lake while still maintaining an open area adjacent the lake for the old Fish Camp area amenity improvement that is being permitted through the GA EPD.

Signature 

2-8-2024  
Date

**For office use only**

Date:

Received by:

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1. Application - completed and signed
2. List of abutting property owners
3. 1 Copy of Justification
4. 1 Copy of Conceptual Plan