

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 Kim Peacock Phone No. 404 202-8332

Mailing Address 96 High Point N Dr Newnan, Ga. 30265

Name of Property Owner Kim Peacock Phone No. 404 202-8332
(Attach additional page if there is more than one owner)

Address of Property OCouch St tax id # E02 0006 013

Zoning Classification: Present R40 Requested RH
Use of Property: Present residential Requested residential

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?)

Attach the following documents:

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 16 day of March, 2021

Kim Peacock
Signature of Applicant

Notary Public [Signature]

**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 Kim Peacock
Address 96 High Point North Dr Newnan, Ga 30245
Telephone No. 404 202-8332

Kim Peacock
Signature of Owner

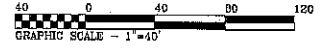
Personally appeared before me

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

[Signature]
Notary Public
Date 3/16/21

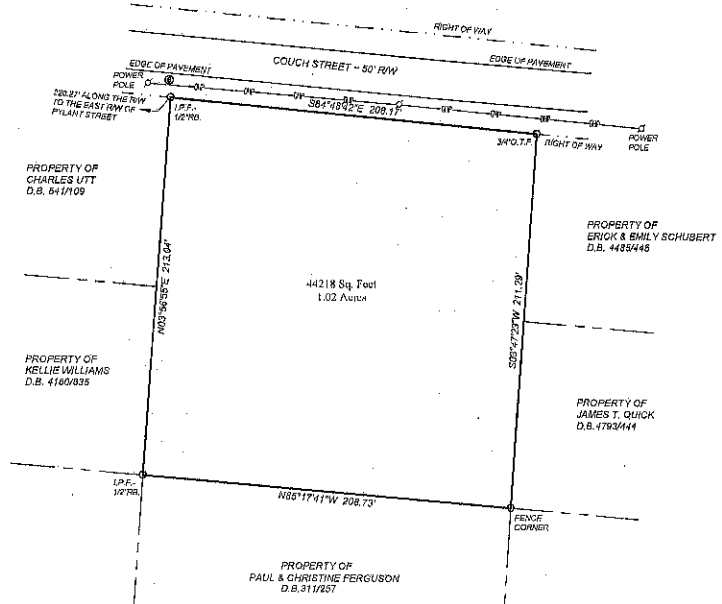


THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.



CLOSURE STATEMENT:
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 46,000 FEET AND AN ANGULAR ERROR OF 40" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1200 TO 1800, 100 TO 150 PER 100 FEET. TYPE OF EQUIPMENT USED: GEONIX ZOOM 40

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 280 of the First District of Coweta County, Georgia and being more particularly described as follows:
 Beginning at intersection of the east right of way of Pylant Street and the south right of way of Couch Street (50' right of way), thence running easterly along the southerly right of way of Couch Street for a distance of 208.27 feet to an iron pin found, said point being the True Point of Beginning;
 Thence South 84 degrees 48 minutes 42 seconds East for a distance of 208.17 feet along the southerly right of way of Couch Street to a 3/4" open top pipe found;
 Thence South 03 degrees 47 minutes 23 seconds West for a distance of 211.29 feet leaving the right of way of Couch Street to a fence corner;
 Thence North 05 degrees 17 minutes 41 seconds West for a distance of 208.73 feet to an iron pin found;
 Thence North 05 degrees 06 minutes 53 seconds East for a distance of 215.04 feet to an iron pin found on the southerly right of way of Couch Street, said point being the True Point of Beginning.
 Together with and subject to covenants, easements, and restrictions of record.
 Said property contains 1.02 acres more or less.

LEGEND

- E.O.P. = EDGE OF PAVEMENT
- R.W. = RIGHT OF WAY
- I.P.F. = IRON PIN FOUND
- I.P.F. = IRON PIN PLACED
- C.L. = CONCRETE TOP FINE
- R.D. = REINFORCING BAR
- O.T. = OPEN TOP
- N.F. = NOW OR FORMERLY
- SL = BUILDING LINE
- P.P. = POWER POLE
- L.L. = LAND LOT LINE
- D.B. = DEED BOOK
- P.D. = PLAT BOOK
- C.M.R. = CONCRETE MONUMENT FOUND
- P.O.B. = POINT OF BEGINNING
- A.K.A. = ALSO KNOWN AS
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.P. = LIGHT POLE
- F.I. = FIRE INSURANT
- W.M. = WATER METER
- M.F.P.E. = MINIMUM FINISHED FLOOR ELEVATION
- L.A.G. = LOWEST ADJACENT GRADE
- H.A.G. = HIGHEST ADJACENT GRADE
- D.I. = DROP WILEY
- J.B. = JUNCTION BOX
- C.B. = CATCH BASIN
- T.B.M. = TEMPORARY BENCHMARK

OWNER/DEVELOPER
KIMBERLY PEACOCK
 11 AUGUSTA COURT
 NEWNAN, GA. 30855
 kimberlypeacock@gmail.com

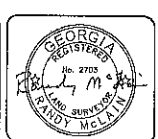
- NOTES:**
1. TAX PARCEL: E02 0006 015.
 2. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 55, PAGE 112 OF COWETA COUNTY RECORDS.
 3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13070020D WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2013.
 4. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON FEBRUARY 20th, 2013.
 5. CURRENT ZONING: R-40 SINGLE FAMILY RESIDENTIAL HISTORIC OVERLAY

DATE:	ISSUE
SCALE: 1"=40'	No. DESCRIPTION DATE
ADORAGE:	
CITY:	
DRAWN: TM	
CHECKED: RM	
PROJECT #: 21-075	

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
 GEORGIA R.L.S. #21023

SURVEY FOR:
KIMBERLY PEACOCK
 LOCATED IN LAND LOT 280 - 1ST. DISTRICT
 CITY OF SEVILLA
 COWETA COUNTY, GEORGIA



MCLAIN SURVEYING, INC.
 LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
 NEWNAN, GEORGIA 30855
 PHONE: 770-451-8323 - EMAIL: mclain@msi350.com

ADJACENT PROPERTIES

489 Pylant St Senoia, GA 30276-1822

Owner(s) : Utt Charles Bryan

487 Pylant St Senoia, GA 30276-1822

Owner(s) : Williams Kellie P

146 Main St Senoia, GA 30276-1870

Owner(s) : Ferguson Paul F III & Christine S

184 Main St Senoia, GA 30276-1973

Owner(s) : Schubert Eric

168 Main St Senoia, GA 30276-1973

Owner(s) : Quick Gary D

BK:5151 PG:483-485

D2020023741

FILED IN OFFICE
CLERK OF COURT
10/16/2020 09:35 AM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Return to:
Edge & Kimbell Law, LLC
503 Commerce Drive
Peachtree City, GA 30269

File No.: PTC-20-1939

Cindy S. Brown

REAL ESTATE
TRANSFER TAX
PAID: \$191.00
PT-61 038-2020-006176

9035938284
7067927936
PARTICIPANT ID

LIMITED WARRANTY DEED

STATE OF GEORGIA, COUNTY OF FAYETTE

THIS INDENTURE, Made the 16th day of October, 2020 between

David E. Byrd and Kimberly A. Byrd,

of the State of Georgia, as parties of the first part, hereinafter called Grantors and

Kimberly Peacock,

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors, for and in consideration of the sum of **ONE HUNDRED NINETY ONE THOUSAND AND 00/100 Dollars (\$191,000.00) AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land:

See Exhibit "A" Attached Hereto and Made a Part Hereof

commonly known as **0 Couch Street, Senoia, GA 30276**

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantors.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF SENOIA, COWETA COUNTY, GEORGIA, CONTAINING 1.015 ACRES AS SAME IS DISPLAYED ON A PLAT BY KENNETH E PRESLEY AND ASSOCIATION DATED AUGUST 29, 1994, WHICH PLAT IS RECORDED IN PLAT BOOK 59, PAGE 112, OF THE RECORDS OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA; REFERENCE TO SAID PLAT IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

Parcel: #E02 0006 013

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

UNOFFICIAL WITNESS

David E. Byrd

(SEAL)

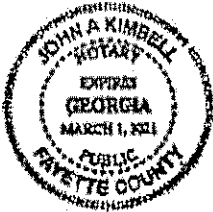
Kimberly A. Byrd

(SEAL)

Notary Public John A. Kimbell

My Commission Expires: March 01, 2021

SEAL:



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Thence South 03 degrees 47 minutes 23 seconds West for a distance of 211.29 feet leaving the right of way of Couch Street to a fence corner;

Thence North 85 degrees 17 minutes 41 seconds West for a distance of 208.73 feet to an iron pin found;

Thence North 03 degrees 56 minutes 55 seconds East for a distance of 213.04 feet to an iron pin found on the southerly right of way of Couch Street, said point being the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.02 acres more or less.