

**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 John E. Cottrell Phone No. (520) 444-2199

Mailing Address 202 Johnson Street, Senoia, GA 30276

Name of Property Owner John & Vicky Cottrell Phone No. (520) 444-2199
(Attach additional page if there is more than one owner)

Address of Property 202 Johnson Street, Senoia, GA 30276

Zoning Classification: Present R40-Residential Requested Historic Residential
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?)

To take advantage of reduced front setback that will allow for
the addition of a historically appropriate front porch during
remodeling.

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 3 copies if the plat and a 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 _____ day of _____, 20_____.

Signature of Applicant

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: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on 18 July, 2022, to rezone real property described as follows:

202 Johnson Street, Senoia, GA 30276

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.

None.

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

Sworn to and subscribed before me

This ____ day of _____, 20____.

Notary Public

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

Reference: Application filed on 18 July, 2022, to rezone real property described as follows:

202 Johnson Street, Senoia, GA 30276

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

N/A 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:

N/A 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:

None.

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

Sworn to and subscribed before me
This ___ day of _____, 20__.

Notary Public

DOC#:2022-009276
FILED IN OFFICE
4/27/2022 12:13:00 PM
BK:5558 PG:55-56
NIKI SEWELL
CLERK, SUPERIOR COURT
COWETA COUNTY, GA

Niki Sewell

REAL ESTATE TRANSFER TAX
PAID: \$195.00

PT-61 028-2022-002519

After Recording Return To:
SLEPIAN, SCHWARTZ & LANDGAARD
42 Eastbrook Bend
Peachtree City, GA 30269
(770)486-1220

TAX PARCEL ID: E02 0020 006

Order.No.: 22-0520-JEN

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made this 22nd day of April, 2022, between **MICHAEL B. COUCH and MAURE COUCH**, as party or parties of the first part, hereinafter called Grantor, and **JOHN EDWARD COTTRELL and VICKY LYNN COTTRELL**, as party or parties of the second part, as **joint tenants with right of survivorship and not as tenants in common**, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LOT 1 AND 4 SECTION 23 IN THE PLAN OF THE CITY OF SENOIA, COWETA COUNTY, GEORGIA, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH SIDE OF JOHNSON STREET IN THE CITY OF SENOIA, GEORGIA WHICH SAID POINT IS 127 FEET WEST OF THE R/W OF THE ATLANTIC COASTLINE RAILROAD AND IS THE SOUTHWEST CORNER OF THE PROPERTY OF JAMES GILBERT JOHNSON AND RUN THENCE WEST ALONG THE NORTH SIDE OF JOHNSON STREET 92 FEET; THENCE NORTH IN A LINE PARALLEL WITH THE WEST LINE OF THE JOHNSON PROPERTY TO THE RIGHT OF WAY OF THE ATLANTIC COASTLINE RAILROAD; THENCE SOUTHEAST ALONG SAID RIGHT OF WAY TO THE NORTHWEST CORNER OF SAID JOHNSON PROPERTY; THENCE SOUTH ALONG THE JOHNSON LINE TO THE POINT OF BEGINNING.

SAID LOT IS BOUND ON THE NORTHEAST BY THE ATLANTIC COASTLINE RAILROAD; ON THE EAST BY PROPERTY OF JAMES GILBERT JOHNSON; ON THE SOUTH BY JOHNSON STREET AND ON THE WEST BY PROPERTY OF GRADY WASHINGTON. IT IS A PART OF THE PROPERTY CONVEYED BY MARILEE HUTCHINSON WORTH TO GRADY WASHINGTON BY DEED DATED JUNE 17, 1955 AND OF RECORD IN DEED BOOK 71, PAGE 201, OFFICE OF THE CLERK COWETA SUPERIOR COURT.

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 behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor 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 Grantor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

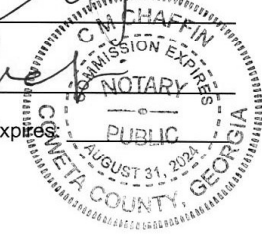
2/25
JT

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 22nd day of April, 2022.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires



Michael B. Couch (SEAL)
MICHAEL B. COUCH

Maure Couch (SEAL)
MAURE COUCH

S.A. GASKINS & ASSOCIATES, LLC.

SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
981 Camp Ground Road Griffin Ga. 30223

sagaskins55@gmail.com

678-618-5067

JOHN 3:16

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

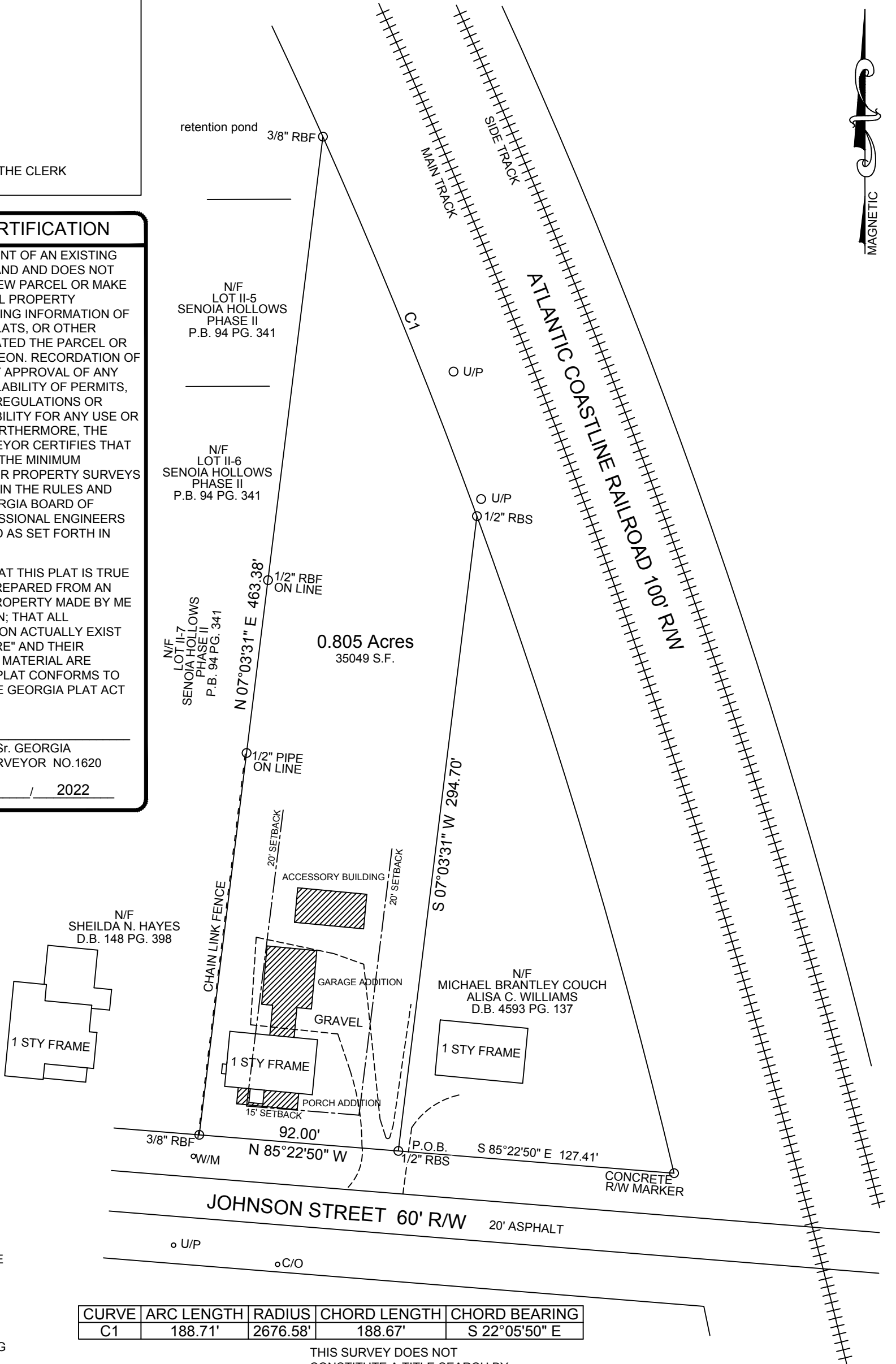
SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620

DATE 04 / 19 / 2022



LEGEND

- B/L=BUILDING LINE
- C/L=CENTERLINE
- CTP=CRIMP TOP PIPE
- D.B.=DEED BOOK
- D.E.=DRAINAGE EASEMENT
- ESMT.=EASEMENT
- EP=EDGE OF PAVEMENT
- F.W.P.D.=FIELD WORK PERFORMED DATE
- L.L.=LAND LOT
- L.L.L.=LAND LOT LINE
- N/F=NOW OR FORMERLY
- P.B.=PLAT BOOK
- PG.=PAGE
- P.O.B.=POINT OF BEGINNING
- P/P=POWER POLE
- RBF=REBAR FOUND
- RBS=REBAR SET
- R/W=RIGHT OF WAY
- U/P=UTILITY POLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	188.71'	2676.58'	188.67'	S 22°05'50" E

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 30,200 FEET AND AN ANGULAR ERROR OF 00° 00' 01" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LIECA TS02 TOTAL STATION & GEOMAX CHAMPION PRO GPS ON THE TRIMBLE NETWORK.



Prepared For:
JOHN COTTRELL

Date: 04/19/22

Scale: 1" = 50'

F.W.P.D.: 04/15/22

Job No: SA22-042A

County: COWETA, GA.

Land Lot: 279

District: 1ST

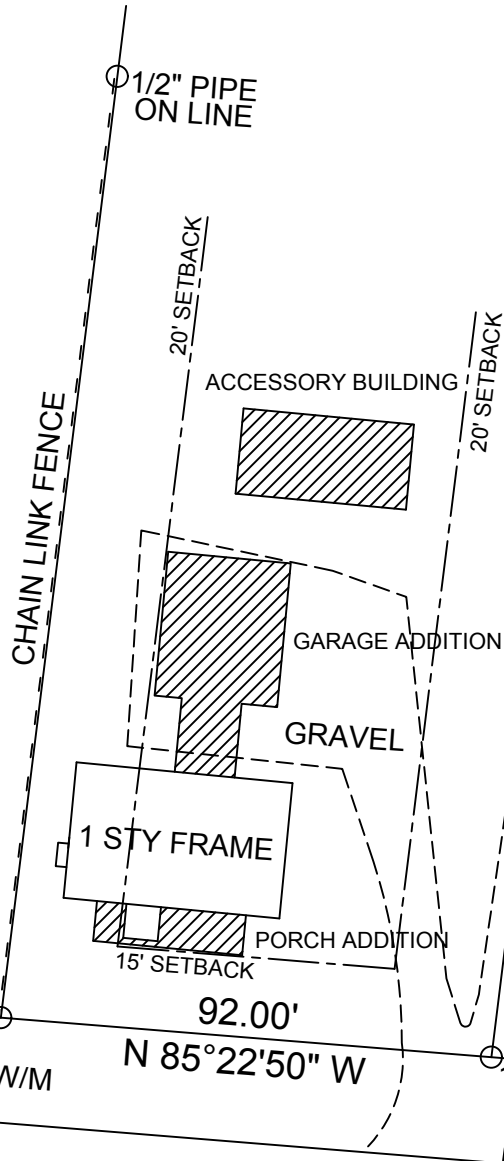
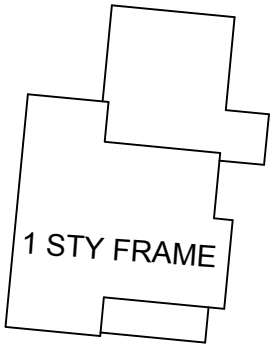
FLOOD STATEMENT

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP DATED FEB. 06, 2013 MAP NUMBER 13077C0270D, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

GASKINS, Sr. GEORGIA
LAND SURVEYOR NO.1620

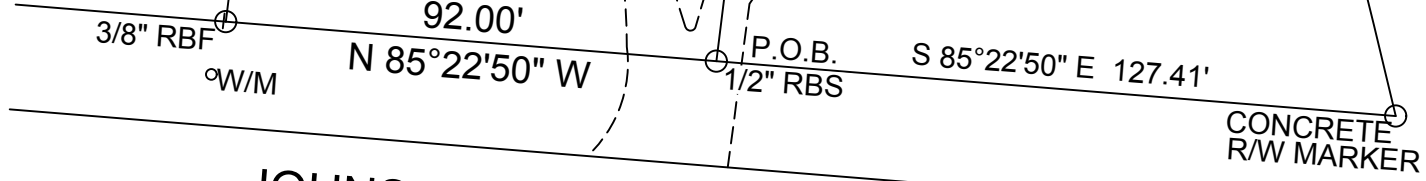
19 / 2022

N/F
SHEILDA N. HAYES
D.B. 148 PG. 398



S 07°03'31" W 294.70'

N/F
MICHAEL BRANTLEY COUCH
ALISA C. WILLIAMS
D.B. 4593 PG. 137



JOHNSON STREET 60' R/W 20' ASPHALT

o U/P
o C/O