

Memo

To: Planning Commission  
From: Dina Rimi, Community Development Director  
Date: September 15, 2022  
Re: Preliminary Annexation  
141 South  
GA Hwy 16

---

## **FACTS**

Annexation is governed by O.C.G.A. Title 36, Chapter 36 (§ 36-36-1 et seq.) That chapter describes three main types of annexation: the 100 percent method, the 60 percent method, and annexation by resolution and referendum. O.C.G.A. § 36-36-20 permits municipal corporations to annex unincorporated areas contiguous to the existing corporate limits-- "contiguous" means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

141 South, the applicant, is requesting an annexation of approximately 152 acres of land contiguous to the existing city limits of Senoia as defined by O.C.G.A. § 36-36-20. Said annexation of land is comprised of four separate parcels 163 1261 002 (25.85 acres), 163 1261 012 (9.00 acres), 163 1261 013 (38.15 acres) and 163 1262 003D (15.32 acres). The parcel has frontage that is adjacent to the Senoia city limits on Ga. Hwy 16. Currently this property is adjacent to Parcel tax id number 163 1261 011, on the north side and parcel tax id number 163 1261 005 on the north east side both of these parcels are zoned R-40. The, south and west are properties located within the county. The parcels to the west, east and south of the subject property are in unincorporated Coweta County and are zoned Rural Conservation (RC) and a small portion to the west is manufacturing

The subject property is not improved and is not connected to any city services, such as sewer or water, the developer would be responsible for the extension of all city services.

## **Proposal**

141 South is proposing to develop this project as three different zonings categories

POD A will consist of 22.1 acres with the proposed use of Commercial/Office  
( Proposal shows 1 large commercial parcel and 8 smaller parcels)

POD B will consist of 11.1 acres with the proposed use for Multi Family.  
(Proposal shows 114 Units)

Pod C will consist of 91.0 acres with the proposed use for Single Family Residential R-25 C.

(Proposal shows 227 Lots)

Pod D Open Space 27.9 acres

### **Annexation Policy**

In 2016, the city created an annexation policy to assist with evaluating annexations in the city. The following are items in support of this proposed annexation:

1. *Property being considered for annexation shall be located within the planned developed areas on the Future Development Map. Annexation of the “Rural/Open” areas should be avoided.* This boundary shall be reviewed and revised accordingly on a regular basis. The future development map indicates the extent of future annexations by the city. This map shows the southern extent of annexation is adjacent to the current city limits along Highway 16. The proposed annexation would extend the city’s southern boundaries.
2. *Annexed land should be served by City services. The City should only annex land where it has the ability, or can commit, to provide services.* Many of the services that the city provides can be easily extended to cover the parcels proposed for annexation. The Police already patrol areas on the north and east side of the subject property. This annexation would not extend their service area further than they currently patrol. Water and sewer is currently not provided to this location, the developer would be responsible to extend water and sewer lines to this project and make all necessary connections to existing city lines. The cost of the sewer expansion falls on the developer.
3. *Annexed land should have a positive financial impact on the City. Areas of the County that are considered a liability should be avoided, unless they are of strategic priority or they benefit the City in some way that mitigates the financial impact.* This proposal would provide an advantage to the City through water, sewer and additional retail and office properties. The staff’s only concern is to have a study done to determine if the city has the water and sewer capacity for this development. Staff requests a study be completed by the applicant prior to the final annexation request.
4. *All annexations should prove that they will contribute to services that are needed for development.* The staff does believe that this project will contribute to the services needed by the city.

The following items are contrary to the annexation policy:

1. *All annexations should provide connectivity to other areas of the city.* There is connectivity to this property.
2. *Annexation should be considered where, without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City.* I don’t see any adverse affects of not annexing the property.

3. *Annexations of areas larger than 5 acres are strongly encouraged to avoid the smaller, piecemeal annexations of individual lots.* The requested annexation complies with this requirement.
4. *Annexed land should promote a compact and contiguous City. Unincorporated islands, enclaves, and peninsulas should be annexed.* This annexation connects to property that is currently in the city limits to the north and north- eastern boundary of the subject property.

### **Comprehensive Plan**

According to the City of Senoia Comprehensive Plan the vision for the future of the city is to honor Senoia’s history and unique sense of place, new development must complement Senoia’s historic past.

Who we want to be

- Hone and preserve our identity, architecture, heritage and sense of place
- Build upon our grid and remain a walkable, connected, and healthy community.
- Promote our people through the support of their work, their craft and entrepreneurship

To achieve this collective vision for the future the stakeholders and citizen of Senoia have chosen the following list of themes as top priorities to address.

- Keep in check the rate of growth in both commercial and housing sectors
- Safety, including roadways, intersections and traffic in key areas of the city
- Connectivity within Senoia, such as extended sidewalk, multi-use paths, parking and connected network of roadways
- Preservation of the historic charm and sense of place that makes Senoia such a special place to call home.

### **ECONOMIC TRENDS AND OPPORTUNITIES**

The City of Senoia lacks sufficient jobs or economic opportunities for local residents. However, given the proximity to Atlanta and the potential in Coweta County to be a growing and diverse county along with possible growth that is expected in the area, the City has an opportunity to plan for the type of jobs that it would like to attract. The importance of developing an economic development plan is critical and would help the City focus its efforts on particular industries and job types and lay the groundwork for continued redevelopment and revitalization. The City recognized that and as part of its pro-active approach the Development Authority (DA) is currently developing a “Strategic Plan” with technical assistance from CVIOG (Carl Vinson Institute of Government) and that plan is expected to be complete in the fall of 2016. The City has access to many economic development agencies and tools. The primary resource for economic development should be the Economic Development Authorities (i.e.: County, Region and State). The City staff can also seek assistance directly from the Georgia Department of Community Affairs with the Three Rivers Regional Commission, Atlanta Regional Commission as a starting point.

## **ECONOMIC BASE**

The economic base of any community is referred to as those industry sectors that provide employment and generate taxes where the goods and services that community produces are exported to external markets. Generally, retail industries generate tax revenues, but they tend to circulate economic wealth internal to a market area because of the geographic location of their consumers. Industries such as manufacturing or even film generate wealth external to the local market area. Therefore, these industries form the “economic base” and are known as “basic industries”. This plan helps to identify industry sectors that employ large numbers of people on high-wage positions, looking at existing industries that would need to be retained, and new industries that can be drawn to the City through the necessary appropriate policies, incentives, with sound and decisive planning decisions. Senoia does not have many large tracts of land for such development without annexation, in accordance to its existing annexation policy. However, Senoia does have the opportunity to build on several unique opportunities and industries. The Southern Mills Kevlar plant is one of just two in the United States. The City should consider aggressively working and collaborating with Coweta County, the Newnan/Coweta Chamber of Commerce, DDA, DA and other stakeholders in targeting industries that create products out of Kevlar. Winpak has recently made significant expansions to its plant and operation and as a direct result, the City can benefit from their suppliers and customers as well.

### **Character Area and Future Land Use Map:**

The Future Land Use Map is intended to be used as a guide for the decision and policy makers in Senoia to implement the growth and development vision within the community. The community stake holders identified the following character areas with the City of Senoia.

The area that the Mayor and Council is considering for future annexation is shown on the Future Character map as Downtown Corridor and Traditional Residential.

#### **Downtown Corridor**

This area of Senoia contains unique development opportunity and transportation accessibility. This corridor traverses GA Highway 16 east and west of Main Street and Luther Bailey Road and is a major gateway in the heart of the community. The corridor currently contains a mix of small commercial outlets and residential parcels. The City of Senoia intends to implement a special overlay along this route to encourage a higher degree of pedestrian access and mixed use development.

Land Use categories appropriate in the area include commercial, mixed use, and institutional.

Implementation strategies

- Require streetscape plans for new development

- Require underground utilities
- Encourage public street access and rear parking
- Appropriate building design
- Encourage two and three story structures
- Gateway signage
- Encourage development to locate close to roadways
- Encourage multi modal access
- Pedestrian safety and accessibility
- Connectivity and multi-use trails

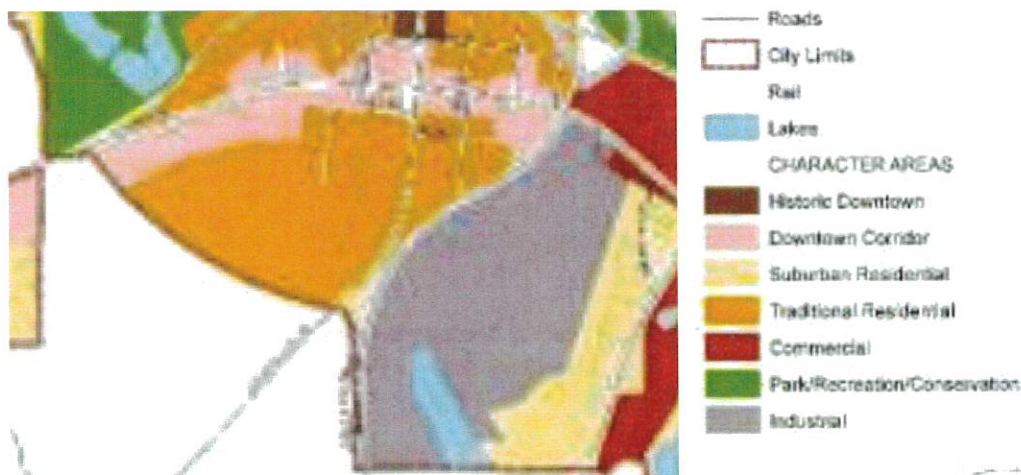
## Traditional Residential

The traditional residential character area surrounds the historic downtown district of Senoia.

The majority of housing in this area was constructed before 1950 and area contributing properties to the Senoia National Register District. This area also falls under the historic overlay district. Homes are highly maintained and overs occupied. Many local vacant lots have been developed with architecturally appropriate housing. This area also falls under the jurisdiction of the Senoia Historic Preservation Commission.

Implementation strategies:

- Encourage the use of historic tax incentives for the rehabilitation of structures.
- Enforcement of the historic overlay guidelines and HPC design review
- Promote infill that is architecturally appropriate and of compatible with the neighborhood
- Educate new and existing residents of HPC design guidelines
- Encourage traditional neighborhood design principles

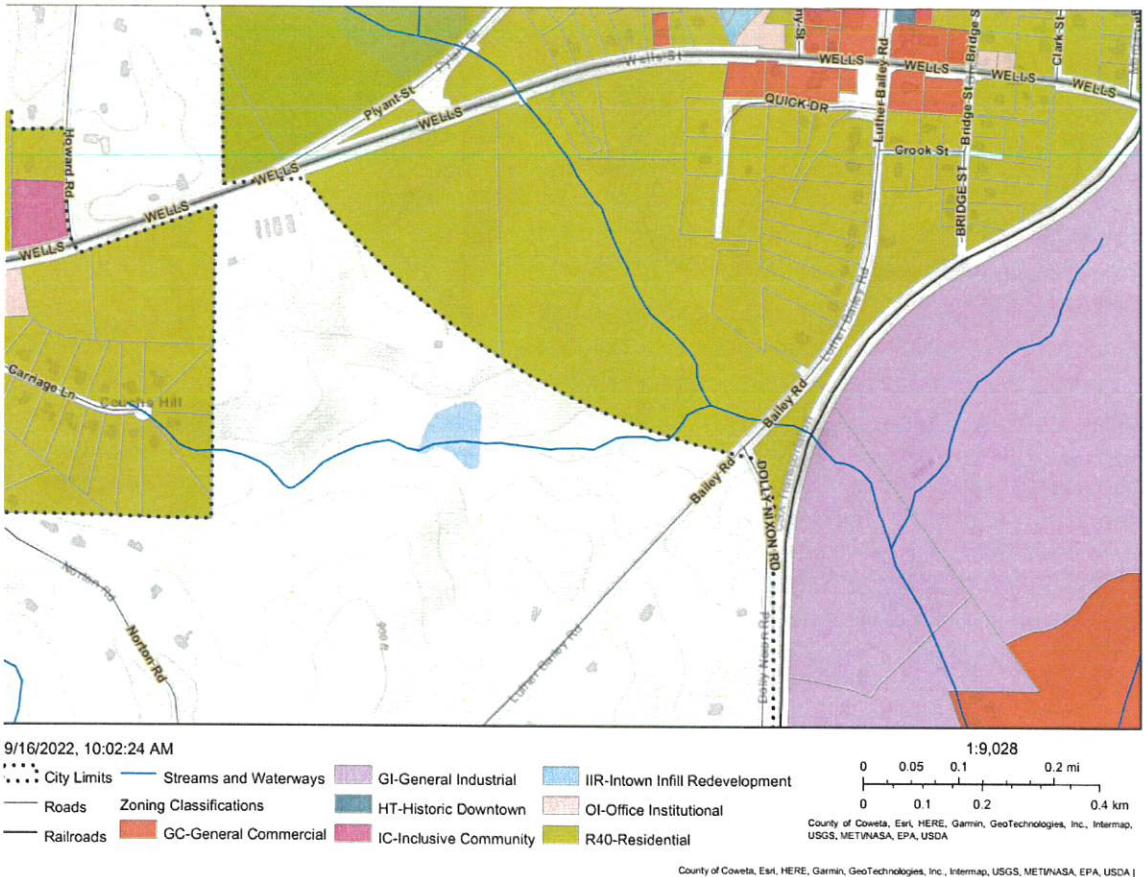




## Zoning

### Current Zoning

The portion of this proposed project that is currently in the City of Senoia limits is zoned R- 40 residential. The portion of this project that faces Highway 16 is contained inside of the Downtown 16 Overlay.



### ARTICLE IX (B) - DOWNTOWN CORRIDOR OVERLAY - Highway 16

#### Sec. 74-202. - Purpose.

The purpose of the overlay is to establish architectural design and site development standards for regulation of development and construction along Highway 16 in the City of Senoia. Population growth in Senoia is expected to advance the need for goods and services along the arterials entering the city.

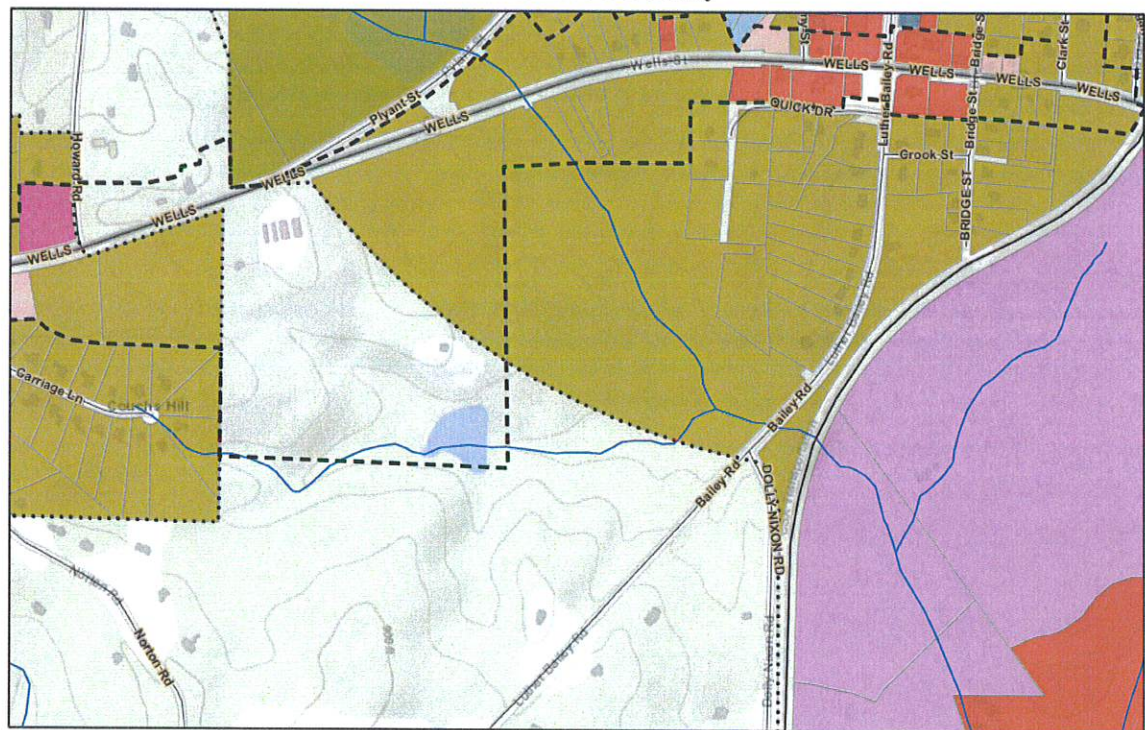
Additionally, the downtown corridor portion of Highway 16 has been identified as a gateway to downtown. The city is therefore establishing standards that will ensure development of architecturally appealing and functional multi-use settings. It is the express legislative intent of this overlay to avoid inefficient strip development that will undermine the objectives sought through adoption and implementation of this overlay.



The general boundary of the DOWNTOWN CORRIDOR OVERLAY shall be defined by those properties having frontage on Highway 16, between the intersection of Morgan Street and Highway 16 and intersection of Rock House Road and Highway 16. The actual overlay zoning boundary shall be as approved by the mayor and city council and as subsequently designated on the official zoning map.

These standards are intended to give direction to both owners and potential developers of property encompassed by the overlay. The further purpose is to ensure quality development and preserve and enhance Senoia's historic character and small town charm. An expansion in uses of various types will be needed along Highway 16 to serve this growing market as well as the commuter market. The overlay is intended to encourage development compatible with the traditional features of the community and consistent with the City of Senoia Comprehensive Plan, which has the core goals, among others, of creating connected, walkable, safe and attractive neighborhoods and districts. Additionally, the desired development patterns will minimize trips of automobiles and encourage walking, biking, golf carts, and other alternative transportation choices. Buildings and frontages are expected to have visual interest including attractive façade design, storefronts and displays, and activity zones that promote multi-stop pedestrian traffic over single-stop vehicular traffic.

Downtown 16 Overlay



9/16/2022, 10:05:06 AM

<ul style="list-style-type: none"> <li>City Limits</li> <li>Highway 16 Overlay</li> <li>Roads</li> </ul>	<ul style="list-style-type: none"> <li>Railroads</li> <li>Streams and Waterways</li> </ul>	<p>Zoning Classifications</p> <ul style="list-style-type: none"> <li>GC-General Commercial</li> <li>GI-General Industrial</li> </ul>	<ul style="list-style-type: none"> <li>HT-Historic Downtown</li> <li>IIR-Intown Infill Redevelopment</li> </ul>
--	--	--	---

0 0.05 0.1 0.2 mi  
 0 0.1 0.2 0.4 km

1:9,028

County of Coweta, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METNUSA, EPA, USDA

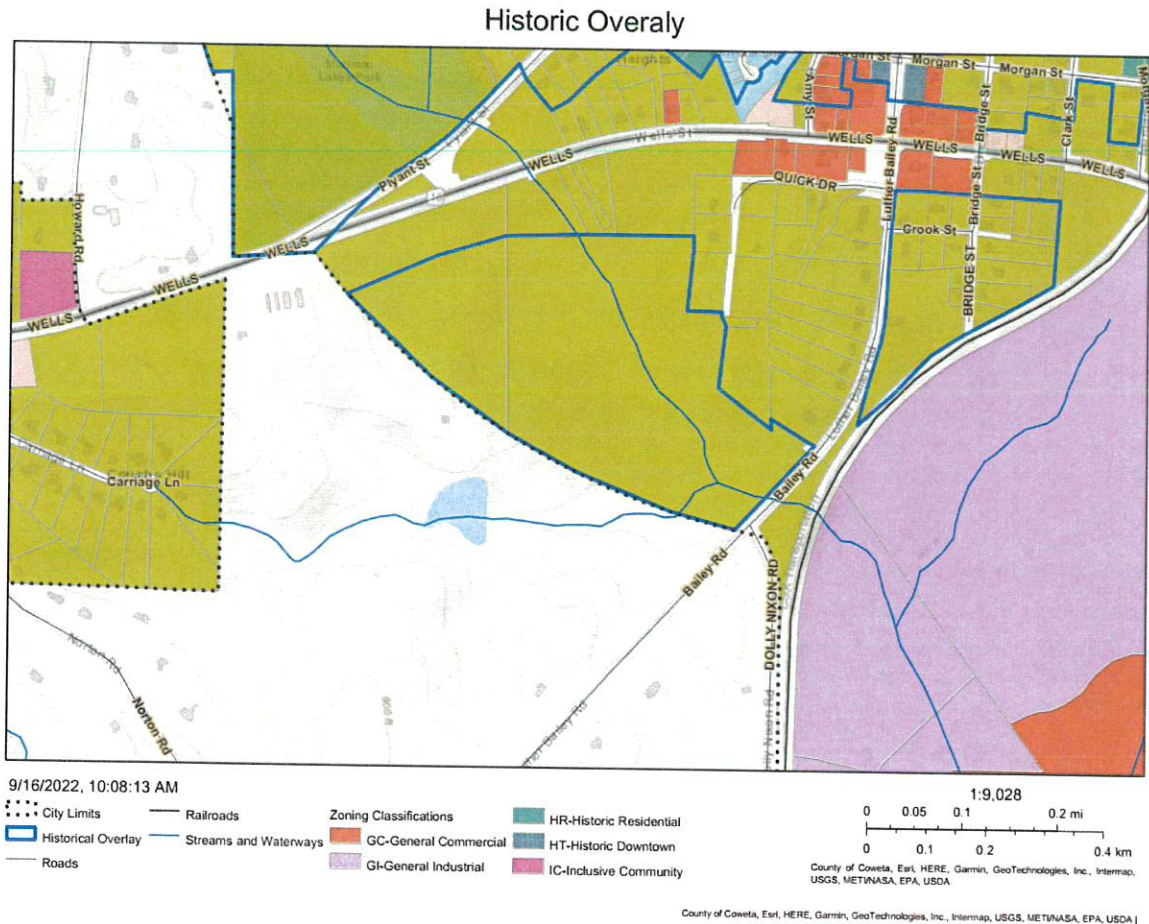
County of Coweta, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METNUSA, EPA, USDA |



Sec. 74-75. - Historic neighborhood overlay.

The rear of this property lies within the Historic Neighborhood Overlay.

This overlay provides protection for the City of Senoia's historic neighborhoods from incompatible development and to advance long term plans for these areas. In the event regulations in the overlay and regulations for the underlying district are in conflict the more stringent shall apply.



## Proposed Zoning

Sec. 74-76. - Office institutional—OI.

This district is for offices, institutions and limited commercial activities not involving the sale, storage or processing of merchandise unless otherwise permitted.

Sec. 74-77. - General commercial.

The purpose of this district shall be to provide for and encourage the proper grouping and development of uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway traffic congestion, traffic hazards and blight along the highways of the city.



Sec. 74-88. - Single family residential—R25C.

The R25C district which allows no more than 2.5 principal dwelling unit per one acre. The purpose of this district is to accommodate medium density development only where water and sewer are provided. This zoning category cannot be utilized in the Historic Overlay.

Sec. 74-74. - Multi-family residential—MR.

Multi-family residential district allowing two units per acre for two family dwellings and no more than four units per acre for all others. Multi-family residential is allowed only where water and sewer are provided. The purpose of this district is to accommodate high-density development.

### **Comments**

The submitted proposal should contain a water and sewer study and a traffic study prior to the application for final annexation.

A portion of this property lies within the Historic Overlay one option could be for this area to be removed from the Historic Overlay or the other option could be for the property to remain in the overlay and the applicant can request to have these properties rezoned to RH which would allow half acre lots.

Application for  
Preliminary  
Annexation Review



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

The purpose of the Annexation Zoning Policy is to provide a mechanism where by land, which is subject to annexation by the City of Senovia, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant 141 SOUTH, LLC

Mailing Address 140 VILLAGE CIRCLE, SENOVIA, GA 30276

Telephone Number (404) 725-2237 Email

Property Owners 141 SOUTH, LLC

Mailing Addresses 140 VILLAGE CIRCLE, SENOVIA, GA 30276

Telephone (404) 725-2237 Email

Address/Parcel Tax ID# of Property

County Zoning RC Requested Zoning R-25C

Present Land Use undeveloped land

Future Land Use SINGLE FAMILY RESIDENTIAL SUBDIVISION

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
7. Letter of Intent
8. Letter stating how the annexation is reflective of the City of Senovia's Comprehensive Plan.
9. All Fees must be paid
10. A list of all property owners with mailing addresses within 250 feet of the property (s) being annexed ( This information must come from the Coweta County Tax Map.

Date 6-8-2022

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 Senoia annex to the existing corporate limits of said City the hereinafter particularly described land and area.

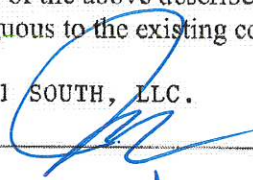
The legal description of the land requested to be annexed herein in the manner aforesaid, is attached.

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 Senoia at the place or places where same adjoins or is contiguous to said property.

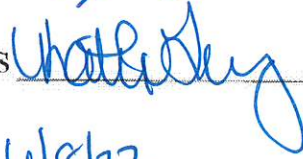
It is certified that the aforesaid legal description and plat are true and correct, and that said plat does correctly show the owner, or owners, of the above described property, and it is further certified that same adjoins and is contiguous to the existing corporate limits of the City of Senoia, Georgia.

141 SOUTH, LLC.

SIGNED



WITNESS



DATE

6/8/22





# **TAB 2**

**Survey  
(see attached)**





# **TAB 3**

## **Legal Description**

**LEGAL DESCRIPTIONS  
ZONING EXHIBIT  
GRIFFIN - SENOIA TRACT  
POD A, B, C-1, C-2, D & E**

**POD A – COMMERCIAL / OFFICE**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 260 & 261 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 22.17 ACRES (965,921 SQ. FT.) PER THAT CERTAIN BOUNDARY SURVEY FOR 141 SOUTH, LLC, PREPARED BY MOORE BASS CONSULTING, INC., ROBERT J. DEBIEN, GEORGIA RLS #2964, DATED 04/13/2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINES 246, 247, 261 & 262; THENCE ALONG SAID LAND LOT LINE 247 & 261 N01°17'14"E, A DISTANCE OF 493.88 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE N38°36'27"E, A DISTANCE OF 674.97 FEET TO A 1/2" REBAR SET; THENCE N38°36'27"E, A DISTANCE OF 65.11 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE N01°14'47"E, A DISTANCE OF 328.81 FEET TO A 1/2" REBAR SET; THENCE N01°14'47"E, A DISTANCE OF 414.87 FEET TO A 1/2" REBAR SET, SAID REBAR THE **TRUE POINT OF BEGINNING**; THENCE N01°14'47"E, A DISTANCE OF 830.60 FEET TO A 1 1/2" BENT OPEN TOP PIPE FOUND ON SOUTHERLY RIGHT-OF-WAY OF GEORGIA STATE HIGHWAY 16 (100 R/W); THENCE ALONG SAID RIGHT-OF-WAY N71°08'37"E, A DISTANCE OF 1,060.52 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY S18°51'23"E, A DISTANCE OF 200.00 FEET TO A POINT; THENCE S36°31'49"E, A DISTANCE OF 182.98 FEET TO A POINT; THENCE S18°51'23"E, A DISTANCE OF 405.66 FEET TO A POINT; THENCE S71°08'37"W, A DISTANCE OF 655.38 FEET TO A 1/2" REBAR SET; THENCE S71°08'37"W, A DISTANCE OF 746.17 FEET TO A 1/2" REBAR SET, SAID REBAR BEING THE **TRUE POINT OF BEGINNING**.

**POD B – TOWNHOMES**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 261 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 11.15 ACRES (485,494 SQ. FT.) PER THAT CERTAIN BOUNDARY SURVEY FOR 141 SOUTH, LLC, PREPARED BY MOORE BASS CONSULTING, INC., ROBERT J. DEBIEN, GEORGIA RLS #2964, DATED 04/13/2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINES 246, 247, 261 & 262; THENCE ALONG SAID LAND LOT LINE 247 & 261 N01°17'14"E, A DISTANCE OF 493.88 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE N38°36'27"E, A DISTANCE OF 674.97 FEET TO A 1/2" REBAR SET; THENCE N38°36'27"E, A DISTANCE OF 65.11 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE N01°14'47"E, A DISTANCE OF 328.81 FEET TO A 1/2" REBAR SET, SAID REBAR THE **TRUE POINT OF BEGINNING**; THENCE N01°14'47"E, A DISTANCE OF 414.87 FEET TO A 1/2" REBAR SET; THENCE N71°08'37"E, A DISTANCE OF 746.17 FEET TO A 1/2" REBAR SET; THENCE S18°51'23"E, A DISTANCE OF 569.94 FEET TO A POINT; THENCE S71°10'12"W, A DISTANCE OF 366.04 FEET TO A POINT; THENCE S20°42'01"W, A DISTANCE OF 101.82 FEET TO A POINT; THENCE S74°06'36"W, A DISTANCE OF 189.76

FEET TO A POINT; THENCE N89°34'56"W, A DISTANCE OF 72.69 FEET TO A POINT;  
THENCE N60°28'26"W, A DISTANCE OF 300.78 FEET TO A 1/2" REBAR SET, SAID REBAR  
BEING THE **TRUE POINT OF BEGINNING**.

**POD C-1 – RESIDENTIAL**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 261 OF THE 1ST  
DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 12.62 ACRES (549,889 SQ. FT.)  
PER THAT CERTAIN BOUNDARY SURVEY FOR 141 SOUTH, LLC, PREPARED BY MOORE  
BASS CONSULTING, INC., ROBERT J. DEBIEN, GEORGIA RLS #2964, DATED 04/13/2022  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON  
LAND LOT LINES 246, 247, 261 & 262; THENCE ALONG SAID LAND LOT LINE 247 & 261  
N01°17'14"E, A DISTANCE OF 493.88 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING  
SAID LAND LOT LINE N38°36'27"E, A DISTANCE OF 674.97 FEET TO A 1/2" REBAR SET;  
THENCE N38°36'27"E, A DISTANCE OF 65.11 FEET TO A 1 1/2" OPEN TOP PIPE FOUND;  
THENCE N01°14'47"E, A DISTANCE OF 328.81 FEET TO A 1/2" REBAR SET; THENCE  
N01°14'47"E, A DISTANCE OF 414.87 FEET TO A 1/2" REBAR SET; THENCE N71°08'37"E, A  
DISTANCE OF 746.17 FEET TO A 1/2" REBAR SET, SAID REBAR THE **TRUE POINT OF  
BEGINNING**; THENCE N71°08'37"E, A DISTANCE OF 655.38 FEET TO A POINT; THENCE  
N71°08'37"E, A DISTANCE OF 144.82 FEET TO A POINT; THENCE S18°51'23"E, A  
DISTANCE OF 735.00 FEET TO A POINT; THENCE S71°08'37"W, A DISTANCE OF 568.35  
FEET TO A POINT; THENCE N18°51'23"W, A DISTANCE OF 164.96 FEET TO A POINT;  
THENCE S71°10'12"W, A DISTANCE OF 231.85 FEET TO A POINT; THENCE N18°51'23"W, A  
DISTANCE OF 569.94 FEET TO A POINT, SAID REBAR BEING THE **TRUE POINT OF  
BEGINNING**.

**POD C-2 – RESIDENTIAL**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 261 OF THE 1ST  
DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 3.32 ACRES (144,709 SQ. FT.)  
PER THAT CERTAIN BOUNDARY SURVEY FOR 141 SOUTH, LLC, PREPARED BY MOORE  
BASS CONSULTING, INC., ROBERT J. DEBIEN, GEORGIA RLS #2964, DATED 04/13/2022  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" OPEN TOP PIPE FOUND AT THE INTESECTION OF COMMON  
LAND LOT LINE 246, 247, 261 & 262; THENCE ALONG LAND LOT LINE 261 & 262  
S86°11'00"E, A DISTANCE OF 920.37 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING  
SAID LAND LOT LINE N20°29'53"E, A DISTANCE OF 725.17 FEET TO A 1/2" REBAR SET;  
THENCE S89°26'15"E, A DISTANCE OF 1,185.76 FEET TO A 1/2" REBAR FOUND ON THE  
WESTERLY RIGHT-OF-WAY OF LUTHER BAILEY ROAD (80' R/W); THENCE ALONG SAID  
RIGHT-OF-WAY N43°08'16"E, A DISTANCE OF 75.55 FEET TO A 1/2" REBAR SET, SAID  
REBAR THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID RIGHT-OF-WAY  
N46°57'52"W, A DISTANCE OF 73.08 FEET TO A POINT; THENCE N59°46'25"W, A  
DISTANCE OF 39.59 FEET TO A POINT; THENCE N81°03'11"W, A DISTANCE OF 39.85  
FEET TO A POINT; THENCE N88°01'55"W, A DISTANCE OF 61.42 FEET TO A POINT;  
THENCE N80°46'28"W, A DISTANCE OF 62.66 FEET TO A POINT; THENCE N73°31'01"W, A  
DISTANCE OF 72.68 FEET TO A POINT; THENCE N20°06'42"E, A DISTANCE OF 120.65



FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 32.04 FEET (SAID ARC HAVING A RADIUS OF 466.82 FEET AND BEING SUBTENDED BY A CHORD BEARING N65°40'31"W WITH A CHORD DISTANCE OF 32.03 FEET) TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 44.03 FEET (SAID ARC HAVING A RADIUS OF 375.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N60°06'08"W WITH A CHORD DISTANCE OF 44.01 FEET) TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 17.72 FEET (SAID ARC HAVING A RADIUS OF 375.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N55°23'05"W WITH A CHORD DISTANCE OF 17.72 FEET) TO A POINT; THENCE N37°53'32"E, A DISTANCE OF 50.03 FEET TO A POINT; THENCE N35°45'42"E, A DISTANCE OF 130.51 FEET TO A POINT; THENCE S66°32'27"E, A DISTANCE OF 82.79 FEET TO A POINT; THENCE S87°13'03"E, A DISTANCE OF 92.81 FEET TO A POINT; THENCE S85°44'30"E, A DISTANCE OF 121.02 FEET TO A POINT; THENCE S68°19'16"E, A DISTANCE OF 135.70 FEET TO A POINT; THENCE S53°30'06"E, A DISTANCE OF 72.17 FEET TO A POINT; THENCE S46°51'44"E, A DISTANCE OF 26.16 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY OF LUTHER BAILEY ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY S43°08'16"W, A DISTANCE OF 349.82 FEET TO A 1/2" REBAR SET, SAID REBAR BEING THE **TRUE POINT OF BEGINNING**.

#### **POD D – RESIDENTIAL**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 261 & 262 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 48.24 ACRES (2,101,310 SQ. FT.) PER THAT CERTAIN BOUNDARY SURVEY FOR 141 SOUTH, LLC, PREPARED BY MOORE BASS CONSULTING, INC., ROBERT J. DEBIEN, GEORGIA RLS #2964, DATED 04/13/2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINE 246, 247, 261 & 262, SAID PIPE BEING THE POINT OF BEGINNING; THENCE ALONG LAND LOT LINE 247 & 261 N01°17'14"E, A DISTANCE OF 493.88 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE N38°36'27"E, A DISTANCE OF 674.97 FEET TO A 1/2" REBAR SET; THENCE S89°26'15"E, A DISTANCE OF 1,334.48 FEET TO A POINT; THENCE N72°46'45"E, A DISTANCE OF 35.22 FEET TO A POINT; THENCE N48°56'38"E, A DISTANCE OF 61.49 FEET TO A POINT; THENCE N81°15'23"E, A DISTANCE OF 137.40 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 149.49 FEET (SAID ARC HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S41°09'00"E WITH A CHORD DISTANCE OF 148.18 FEET) TO A POINT; THENCE S37°53'32"W, A DISTANCE OF 50.03 FEET TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 17.72 FEET (SAID ARC HAVING A RADIUS OF 375.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S55°23'05"E WITH A CHORD DISTANCE OF 17.72 FEET) TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 44.03 FEET (SAID ARC HAVING A RADIUS OF 375.00 FEET AND BEING SUBTENDED BY A CHORD BEARING S60°06'08"E WITH A CHORD DISTANCE OF 44.01 FEET) TO A POINT, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 32.04 FEET (SAID ARC HAVING A RADIUS OF 466.82 FEET AND BEING SUBTENDED BY A CHORD BEARING S65°40'31"E WITH A CHORD DISTANCE OF 32.03 FEET) TO A POINT; THENCE S20°06'42"W, A DISTANCE OF 120.65 FEET TO A POINT; THENCE S73°31'01"E, A DISTANCE OF 72.68

FEET TO A POINT; THENCE S80°46'28"E, A DISTANCE OF 62.66 FEET TO A POINT; THENCE S88°01'55"E, A DISTANCE OF 61.42 FEET TO A POINT; THENCE S81°03'11"E, A DISTANCE OF 39.85 FEET TO A POINT; THENCE S59°46'25"E, A DISTANCE OF 39.59 FEET TO A POINT; THENCE S46°57'52"E, A DISTANCE OF 73.08 FEET TO A 1/2" REBAR SET ON THE WESTERLY RIGHT-OF-WAY OF LUTHER BAILEY ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY S43°08'16"W, A DISTANCE OF 75.55 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY N89°26'15"W, A DISTANCE OF 1,185.76 FEET TO A 1/2" REBAR SET; THENCE S20°29'53"W, A DISTANCE OF 725.17 FEET TO A 1/2" REBAR FOUND; THENCE S86°02'31"E, A DISTANCE OF 134.96 FEET TO A 1/2" REBAR SET; THENCE S21°42'20"W, A DISTANCE OF 406.90 FEET TO A 1/2" REBAR FOUND; THENCE S55°20'45"E, A DISTANCE OF 322.54 FEET TO A 1/2" REBAR SET ON WESTERLY RIGHT-OF-WAY OF LUTHER BAILEY ROAD (80' R/W); THENCE ALONG RIGHT-OF-WAY S47°02'04"W, A DISTANCE OF 220.13 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY N56°08'08"W, A DISTANCE OF 296.59 FEET TO A 1/2" REBAR FOUND; THENCE S54°09'29"W, A DISTANCE OF 56.66 FEET TO A 1/2" REBAR SET; THENCE S01°32'42"E, A DISTANCE OF 18.63 FEET TO A FENCE POST FOUND; THENCE S87°53'27"W, A DISTANCE OF 27.71 FEET TO A 1/2" REBAR SET; THENCE S54°09'29"W, A DISTANCE OF 81.87 FEET TO A 1/2" REBAR SET; THENCE N80°29'34"W, A DISTANCE OF 628.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTON ROAD (60' R/W); THENCE ALONG SAID RIGHT-OF-WAY N13°59'33"W, A DISTANCE OF 54.85 FEET TO A 1/2" REBAR FOUND ON COMMON LAND LOT LINE 246 & 262; THENCE ALONG COMMON LAND LOT LINE N01°12'40"E, A DISTANCE OF 560.70 FEET TO A 1 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINE 246, 247, 261 & 262, SAID PIPE BEING THE **TRUE POINT OF BEGINNING**.

#### **POD E – OPEN SPACE**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 260, 261 & 278 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 54.64 ACRES (2,380,061 SQ. FT.) PER THAT CERTAIN BOUNDARY SURVEY FOR 141 SOUTH, LLC, PREPARED BY MOORE BASS CONSULTING, INC., ROBERT J. DEBIEN, GEORGIA RLS #2964, DATED 04/13/2022 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINES 246, 247, 261 & 262; THENCE ALONG LAND LOT LINE 247 & 261 N01°17'14"E, A DISTANCE OF 493.88 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE N38°36'27"E, A DISTANCE OF 674.97 FEET TO A 1/2" REBAR SET, SAID REBAR THE **TRUE POINT OF BEGINNING**; THENCE N38°36'27"E, A DISTANCE OF 65.11 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE N01°14'47"E, A DISTANCE OF 328.81 FEET TO A 1/2" REBAR SET; THENCE S60°28'26"E, A DISTANCE OF 300.78 FEET TO A 1/2" REBAR SET; THENCE S89°34'56"E, A DISTANCE OF 72.69 FEET TO A 1/2" REBAR SET; THENCE N74°06'36"E, A DISTANCE OF 189.76 FEET TO A 1/2" REBAR SET; THENCE N20°42'01"E, A DISTANCE OF 101.82 FEET TO A 1/2" REBAR SET; THENCE N71°10'12"E, A DISTANCE OF 366.04 FEET TO A 1/2" REBAR SET; THENCE N71°10'12"E, A DISTANCE OF 231.85 FEET TO A 1/2" REBAR SET; THENCE S18°51'23"E, A DISTANCE OF 164.96 FEET TO A 1/2" REBAR SET; THENCE N71°08'37"E, A DISTANCE OF 568.35 FEET TO A 1/2" REBAR SET; THENCE N18°51'23"W, A DISTANCE OF 735.00 FEET TO A 1/2" REBAR SET; THENCE S71°08'37"W, A DISTANCE OF 144.82 FEET TO A 1/2" REBAR SET;

THENCE N18°51'23"W, A DISTANCE OF 405.66 FEET TO A 1/2" REBAR SET; THENCE N36°31'49"W, A DISTANCE OF 182.98 FEET TO A 1/2" REBAR SET; THENCE N18°51'23"W, A DISTANCE OF 200.00 FEET TO A 1/2" REBAR SET ON SOUTHERLY RIGHT-OF-WAY OF GEORGIA STATE HIGHWAY 16 (100' R/W); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES N71°08'37"E, A DISTANCE OF 381.67 FEET TO A RIGHT-OF-WAY MONUMENT FOUND, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, A DISTANCE OF 62.71 FEET (SAID ARC HAVING A RADIUS OF 2,767.66 FEET AND BEING SUBTENDED BY A CHORD BEARING N71°47'34"E WITH A CHORD DISTANCE OF 62.71 FEET) TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY S27°06'06"E, A DISTANCE OF 401.44 FEET TO A 1 1/2" OPEN TOP PIPE FOUND ON COMMON LAND LOT LINE 260 & 261; THENCE ALONG SAID LAND LOT LINE THE FOLLOWING COURSES & DISTANCES S87°23'32"E, A DISTANCE OF 152.76 FEET TO A 1" ROD AXLE FOUND; THENCE S89°33'43"E, A DISTANCE OF 355.16 FEET TO A 1" PIPE FOUND; THENCE LEAVING SAID LAND LOT LINE S00°16'48"W, A DISTANCE OF 480.42 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S88°17'21"E, A DISTANCE OF 228.55 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S05°38'24"W, A DISTANCE OF 365.51 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S55°32'28"E, A DISTANCE OF 293.48 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE S65°59'55"E, A DISTANCE OF 238.49 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S43°02'10"W, A DISTANCE OF 49.92 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S66°18'02"E, A DISTANCE OF 50.07 FEET TO A 1/2" REBAR FOUND ON WESTERLY RIGHT-OF-WAY OF LUTHER BAILEY ROAD (80' R/W); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES S43°09'55"W, A DISTANCE OF 783.71 FEET TO A 1 1/2" OPEN TOP PIPE FOUND; THENCE S43°08'16"W, A DISTANCE OF 144.79 FEET TO A 1/2" REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY N46°51'44"W, A DISTANCE OF 26.16 FEET TO A POINT; THENCE N53°30'06"W, A DISTANCE OF 72.17 FEET TO A POINT; THENCE N68°19'16"W, A DISTANCE OF 135.70 FEET TO A POINT; THENCE N85°44'30"W, A DISTANCE OF 121.02 FEET TO A POINT; THENCE N87°13'03"W, A DISTANCE OF 92.81 FEET TO A POINT; THENCE N66°32'27"W, A DISTANCE OF 82.79 FEET TO A POINT; THENCE S35°45'42"W, A DISTANCE OF 130.51 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 149.49 FEET (SAID ARC HAVING A RADIUS OF 325.00 FEET AND BEING SUBTENDED BY A CHORD BEARING N41°09'00"W WITH A CHORD DISTANCE OF 148.18 FEET) TO A POINT; THENCE S81°15'23"W, A DISTANCE OF 137.40 FEET TO A POINT; THENCE S48°56'38"W, A DISTANCE OF 61.49 FEET TO A POINT; THENCE S72°46'45"W, A DISTANCE OF 35.22 FEET TO A POINT; THENCE N89°26'15"W, A DISTANCE OF 1,334.48 FEET TO A 1/2" REBAR SET, SAID REBAR BEING THE **TRUE POINT OF BEGINNING**.

END DESCRIPTION.



# **TAB 4**

## **Title Opinion from Attorney**



LAWSON, BECK AND SANDLIN LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
770-486-8949 Phone  
770-486-8950 Fax

CERTIFICATE OF TITLE

Prepared for and limited to the use of: City of Senoia, Georgia

Re: Approximately +/- 152.4 acres located in Coweta County, Georgia

This is to certify that on behalf of the firm of LAWSON, BECK AND SANDLIN LLC, the undersigned, in accordance with Title Standards of the State of Georgia (as approved June 2, 1972), has examined the title to the real property described in Exhibit "A" attached hereto and incorporated herein (the "Property"), as officially and correctly indexed in the public records of the county in which the Property lies, and that, as a result of a 50 year search, that merchantable title in Fee Simple is vested in **141 South, LLC**.

LIMITATIONS, LIENS AND OBJECTS

Subject to those objections and exceptions set out as follows:

- 1.) All matters of record subsequent to the date of this certificate;
- 2.) 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;
- 3.) Zoning law, ordinances and regulations concerning the use, occupancy, possession and retention of the Property (including, but not limited to setback regulations);
- 4.) Unrecorded statutory liens for the improvement of the Property;
- 5.) Street and sanitary liens not properly placed on record;
- 6.) Matters respecting personal property situated or affixed to the Property;
- 7.) Bankruptcy proceedings affecting the Property;
- 8.) Such state of facts as would be disclosed from a competent civil engineer's accurate survey of the Property (including, but not limited to any building or other encroachments on the Property or any improvements on the Property which encroach onto an adjacent parcel);
- 9.) Title to that portion of the premises within the bounds of any public road;
- 10.) The riparian rights of abutting land owners in and to the waters of any stream traversing the Property;
- 11.) Rights and adverse claims of tenants in possession;
- 12.) Past due utility bills, which deter the municipal authority or utility company from transferring meters or service until bills have been paid;
- 13.) Filings relation to personal property or fixtures not readily indexed in the deed records;
- 14.) Taxes not yet due and payable and taxes becoming due and payable subsequent to the date of this certificate, as well as, past taxes becoming due in the future, as a result of unapproved tax digests.
- 15.) This is a limited title search.
- 16.) All matters shown on that certain R/W deed, conveyance of access rights and driveway easement in favor of City of Senoia as recorded in Deed Book 4550, Page 262, Office of the Clerk, Coweta County Superior Court.
- 17.) Construction Easement in favor of the City of Senoia as recorded in Deed Book 4616, Page 562, aforesaid records.
- 18.) R/W Easement in favor of Southern Bell Telephone and Telegraph Company as recorded in Deed Book 491, Page 357, aforesaid records.
- 19.) Encroachments, overlaps, boundary line disputes and any matters which a correct survey and inspection of the land would disclose, and which are not shown by the public record.
- 20.) All taxes for the year 2022 and subsequent years not yet due and payable, and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustments, re-appraisals, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
- 21.) Rights of tenants in possession as tenants under unrecorded leases.
- 22.) All matters shown on that certain plat of survey recorded in Deed Book 2449, Page 343, Coweta County, Georgia records
- 23.) R/W Easement in favor of Coweta County as recorded in Deed Book 1580, Page 207, Office of the Clerk, Coweta County Superior Court.
- 24.) R/W Easement in favor of Coweta County as recorded in Deed Book 1580, Page 215, Office of the Clerk, Coweta County Superior Court.

Exhibit "A"

**PARCEL ONE:**

All these tracts or parcels of land situate, lying and being in Land Lot 260, Land Lot 261 and Land Lot 278 of the First Land District of Coweta County, Georgia, designated Tract A, containing 54,384 acres, Tract B, containing 44.352 acres, and Tract D, containing 57.176 acres, on plat of survey entitled Property of Marguerite B. Blakeney, Charles L. Bowden & James H. Bowden, Jr. dated June 23, 1976 prepared by Griffin Engineering Company, Robert S. Mitchell, Registered Land Surveyor and of record in Plat Book 21, Page 31, Office of the Clerk of Superior Court of Coweta County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

**LESS AND EXCEPT:**

All that tract or parcel of land situate, lying and being in Land Lot 261 of the First Land District of Coweta County, Georgia, containing 16.00 acres as shown on plat of survey for Jerome Griffin dated 5/11/17, prepared by Randy McLain, Registered Land Surveyor, and of record in Plat Book 95, Page 63, Office of the Clerk of Superior Court of Coweta County, Georgia, reference to which is hereby made for a more particular description of the 16.00 acre tract excepted from this conveyance.

**PARCEL TWO:**

All that tract or parcel of land lying, situate, and being in Land Lot 261 and 278 of the First Land District of Coweta County, Georgia, and being more particularly described as follows:

BEGIN at a point on the Northerly right of way of Luther Bailey Road at a point on said right of way where the property of the Blakeney-Bowden lands joins the property of Robert C. Shell and from said point of beginning run Southwesterly along the Northerly right of way of the aforementioned road 50 feet; thence run in a Northwesterly direction on a line parallel with the Southerly property line of Robert C. Shell 50 feet, thence run in a Northwesterly direction on a line parallel with the Northerly right of way of Luther Bailey Road 50 feet to the property of Robert C. Shell, thence run in a Southeasterly direction along the Southerly property line of Robert C. Shell 50 feet to the point of beginning. This being the same land deeded to the City of Senoia by Marguerite B. Blakeney, James H. Bowden and Charles L. Bowden at Deed Book 236 Page 799 records of the Clerk of Superior Court Coweta County, State of Georgia

Further less and except:

**ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 261 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA, CONTAINING 3.03 ACRES (131,970 SQ. FT.), AS SHOWN ON EXHIBIT ENTITLED, "BOUNDARY SURVEY FOR 141 SOUTH, LLC", PREPARED BY MOORE BASS CONSULTING INC., DATED 1/14/21 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT A 1/2" OPEN TOP PIPE FOUND AT THE INTERSECTION OF COMMON LAND LOT LINE 246, 247, 261, AND 262; THENCE ALONG SAID COMMON LAND LOT LINE 261 N01°17'14"E, A DISTANCE OF 493.88 FEET TO A 1/2" REBAR FOUND, SAID REBAR BEING THE TRUE POINT OF BEGINNING.; THENCE N01°17'14"E, A DISTANCE OF 465.45 FEET TO A 1/2" REBAR FOUND; THENCE N01°13'34"E, A DISTANCE OF 122.76 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE LEAVING SAID COMMON LAND LOT LINE S88°45'23"E, A DISTANCE OF 448.62 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE S38°36'27"W, A DISTANCE OF 740.08 FEET TO A 1/2" REBAR FOUND ON COMMON LAND LOT LINE 261, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

Further less and except:

All of that lot, tract or parcel of land situate, lying and being in Landlot 278, Land District 1, of Coweta County, Georgia, as more particularly shown and described in that certain plat of survey entitled "Retracement Boundary Survey for City of Senoia", prepared by Chris W. Robertson, Ga RLS #3193, dated February 18, 2021, and recorded on June 18, 2021 in Book 100, page 90 in the Office of the Clerk of Superior Court, Coweta County, Georgia.

From said survey, the property conveyed consists of approximate 0.5 acres, being approximately 50' on each side, fronting on Luther Bailey Road, and being the site of an Native American burial ground.

**PARCEL THREE:**

All that tract or parcel of land lying and being in Land Lot 262 of the 1st District, Coweta County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a point formed by the intersection of Land Lots 246, 262, 247 and 261 and this being the TRUE POINT OF BEGINNING; run thence South 87 degrees 59 minutes 13 seconds East a distance of 1122.81 feet to a point; run thence South 28 degrees 31 minutes 58 seconds West a distance of 432.54 feet to a point; run thence South 57 degrees 09 minutes 13 seconds East a distance of 322.54 feet to a point; run thence South 44 degrees 45 minutes 29 seconds West a distance of 139.89 feet to a point; run thence South 46 degrees 02 minutes 41 seconds West a distance of 80.13 feet to a point; run thence North 82 degrees 19 minutes 22 seconds West a distance of 1019.11 feet to a point; run thence in a Northwesterly direction along the arc of a curve an arc distance of 54.48 feet to a point, said arc having a chord bearing North 15 degrees 53 minutes 42 seconds West a chord distance of 54.48 feet and having a radius of 892.14 feet run thence North 00 degrees 33 minutes 08 seconds West a distance of 560.83 feet to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 15.87 acres and being identified as Parcel "B" as per plat of survey prepared by McLain Surveying, Inc., registered land surveyors, for Metcalf Homes, Inc., dated May 14, 2003.

Less and Except:

Any portion of: All that tract or parcel of land lying and being in Land Lot 262 of the 1st District, Coweta County, Georgia, and being Parcel 6A, said parcel containing 2.14 acres, as per plat of survey prepared by McLain Surveying, Inc. for Metcalf Homes, said plat being recorded at Plat Book 90, Page 205, Coweta County, Georgia records, which plat is here incorporated and made a part hereof by reference.

Total acreage of Parcel "B" after less and except is 15.32 acres more or less.



# **TAB 5**

**Conceptual Plan  
(See attached)**





## **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)**



**TAB 7**

**Filing Fee  
(\$450.00)**



**TAB 8**

**Property Owners Within  
250'**

PARCEL 163 121 002

141 SOUTH LLC  
140 VILLAGE CIR  
SENOIA, GA 30276

AIKEN PAULA WHIPPLE  
155 LUTHER BAILEY RD  
SENOIA, GA 30276

ALFORD KATHY  
85 CARRIAGE LN  
SENOIA, GA 30276

BULLOCH DONALD V  
227 NORTON RD  
SENOIA, GA 30276

CARONNA SALVATORE & SARAH MARIE  
PETRIVELLI I 3536 13TH AVE  
COLUMBUS, GA 31904

CITY OF SENOIA  
80 MAIN ST  
SENOIA, GA 30276

CITY OF SENOIA  
P O BOX310  
SENOIA, GA 30276

COLLARD PATRICIA  
96 LUTHER BAILEY RD  
SENOIA, GA 30276

COPELAND JAMES B & ELIZABETH  
94 DOLLY NIXON RD  
SENOIA, GA 30276

CRAWFORD CARL C JR  
P O BOX 325  
SENOIA, GA 30276

DUNN THOMAS E & DIANNE H DUNN  
20 LEYLOR LN  
SENOIA, GA 30276

EPPERSON RONALD & AMY  
123 LUTHER BAILEY RD  
SENOIA, GA 30276

HALL THOMAS G JR & CARMEN M  
90 CARRIAGE LN  
SENOIA, GA 30276

HARRIS VIRGINIA WHATLEY  
135 LUTHER BAILEY RD  
SENOIA, GA 30276

HATCHETT ROBERT M & SHIRL  
P O BOX 314  
SENOIA, GA 30276

HATCHETT ROBERT  
PO BOX 314  
SENOIA, GA 30276

HENSON SCOTT A & CAROLINE  
375 LUTHER BAILEY ROAD  
SENOIA, GA 30276

KABRICH EDITH L CHANNELL  
730 CLEARWATER RD  
SHARPSBURG, GA 30277

LOGA PHYLLIS L  
P O BOX708  
SENOIA, GA 30276

MANN MILDRED B REVOCABLE TRUST  
MANN & RANDALL CLARK MANN TRUSTS  
ATLANTA, GA 30354

MATULIA MARK  
80 CARRIAGE LN  
SENOIA, GA 30276

MC KNIGHT MATILDA C FAMILY LP, C/O  
890 LUTHER BAILEY RD  
SENOIA, GA 30276

MOORE JACK W JR  
2311 ELDERS MILL RD  
SENOIA, GA 30276

MUCHA JESSICA S  
109 LUTHER BAILEY RD  
SENOIA, GA 30276

PARRISH KAREN S  
141 DOLLY NIXON RD  
SENOIA, GA 30276

REESE JAMES P  
10 STURGESS'S RUN  
SHARPSBURG, GA 30277



REESE JAMES PRITCHARD III  
475 LUTHER BAILEY RD  
SENOIA, GA 30276

ROY NANCY GREENE  
7412 E HWY 16  
SENOIA, GA 30276

SCARBROUGH DAWN D & D BRENT  
569 RISING STAR RD  
BROOKS, GA 30205

UTT CHARLES  
155 LUTHER BAILEY RD  
SENOIA, GA 30276

VERMAELEN JOHN F  
263 NORTON RD  
SENOIA, GA 30276

VINCENT JAMES D SR & SHIR  
111 LUTHER BAILEY RD  
SENOIA, GA 30276

WHITE ROBERT & KRISTA WHITE  
203 NORTON ROAD  
SENOIA, GA 30276

ETH

L, RS

P

REESE JAMES PRITCHARD III  
475 LUTHER BAILEY RD  
SENOIA, GA 30276

ROY NANCY GREENE  
7412 E HVVY 16  
SENOIA, GA 30276

SCARBROUGH DAWN D & D BRENT,  
569 RISING STAR RD  
BROOKS, GA 30205

UTT CHARLES  
155 LUTHER BAILEY RD  
SENOIA, GA 30276

VERMAELEN JOHN F  
263 NORTON RD  
SENOIA, GA 30276

VINCENT JAMES D SR & SHIR  
111 LUTHER BAILEY RD  
SENOIA, GA 30276

WHITE ROBERT & KRISTA  
203 NORTON ROAD  
SENOIA, GA 30276

McKNIGHT CARL C.  
890 LUTHER BAILEY RD  
SENOIA, GA 30276

ALLGOOD LAURIE BETH, TRUSTEE  
LOGA FAMILY REVOCABLE TRUST  
474 LUTHER BAILEY RD  
SENOIA, GA 30276





Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com  
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court  
McDonough, GA 30253  
770.914.9394

PROJECT NAME  
GRIFFIN - SENOIA TRACT  
SENOIA, GEORGIA

CLIENT NAME  
141 SOUTH, LLC

REVISIONS

NO.	DESCRIPTION	DATE

A2431.0021-REZ2

DATE 06-08-2022

CONTRACT # A2431.0021

DRAWN BY SDM

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are engagements of MBC for use solely with respect to the Project and, unless otherwise provided, MBC shall be deemed the author of these documents and all herein. All drawings, specifications and other reserved rights, including copyright.

1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
SF #1139

SEAL

SHEET TITLE

CONCEPTUAL MASTER PLAN

SHEET

1

POD A  
PROPOSED USE: COMMERCIAL / OFFICE  
TOTAL AREA: 22.1 ACRES  
PROPOSED BUILDING AREA: 222,000 SF

POD B  
PROPOSED USE: ATTACHED TOWNHOMES  
TOTAL AREA: 11.1 AC.  
PROPOSED LOT COUNT: 114 UNITS

POD C  
PROPOSED USE: SINGLE-FAMILY DETACHED RESIDENTIAL  
PROPOSED LOT SIZE: 60' X 110'  
TOTAL AREA: 91.0 ACRES  
PROPOSED UNIT COUNT: 227 LOTS

POD D  
PROPOSED USE: OPEN SPACE  
TOTAL AREA: 27.9 AC. (30.7% OF SITE)



© Moore Bass Consulting