



HORNE & GRIFFIS

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June 24, 2022

VIA HAND DELIVERY

City of Senoia, Georgia

Attn.: Ms. Dina Rimi, Planning & Zoning Director

80 Main Street

Senoia, GA 30276

RE: Application of 141 South, LLC to Annex, Rezone and for a Variance
Approximately 152.4+/- Acres located off State Route 16 and West of
Luther Bailey Road, Coweta County, Georgia

Dear Ms. Rimi:

Please allow this correspondence to serve as the letter of intent as required for the Applications to Annex, Rezone and for a Variance to property from Coweta County, Georgia into the City of Senoia, filed on behalf of 141 South, LLC. 141 South, LLC desires to annex and rezone the current undeveloped property referenced above (the "Property") in Coweta County from RC to GC, MR and R-25C in Senoia, Georgia, to allow for the development of a mixture of uses, including general commercial, multi-family residential with attached townhomes and a single family subdivision. The proposed density calculation for the Project is as follows:

Pod A	Commercial/Office – GC 22.1 acres 222,000 square feet;
Pod B	Attached Townhomes – MR 11.1 acres 114 units;
Pod C	Single-family Detached – R-25C 91.0 acres 227 units; and
Pod D	Open Space 27.9 acres.

The mixture of uses is consistent with and reflective of the City of Senoia's Comprehensive Plan by having an enhanced development that allows for access to all uses within the development. People can live, work, and play without having to get into their vehicles and travel outside of this development. It is another example of smart growth so highly valued by the City of Senoia.

City of Senoia, Georgia

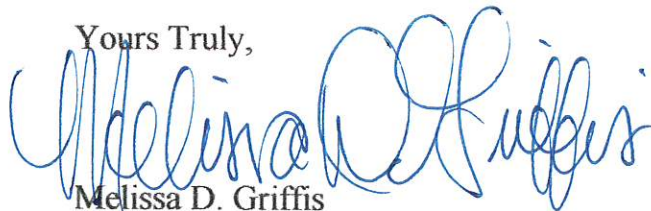
June 24, 2022

Page 2

The Variance Application attached requests a variance from the MR zoning of 4 units per acre to 10.3 units per acre to allow for the development of this Project.

141 South, LLC, 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. 141 South, LLC, as Applicant and property owner and myself, as counsel for 141 South, LLC, look forward to working with you and your staff as you review and analyze the enclosed Applications.

Yours Truly,



Melissa D. Griffis

Attorney for 141 South, LLC

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 141 South, LLC Phone No. (404) 725-2237

Mailing Address 140 Village Circle, Senoia, GA 30276

Name of Property Owner 141 South, LLC Phone No. (404) 725-2237
(Attach additional page if there is more than one owner)

Address of Property located off SR 16 and West of Luther Bailey Road

Zoning Classification: Present RC Requested R -25C
Use of Property: Present undeveloped Requested single family residential subdivision

_____ 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 best location for the R-25C single family residential subdivision to allow home ownership in a lovely community with amenities.

Attach the following documents:

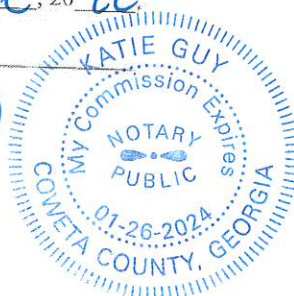
1. Written legal description of the property (copy of deed) - full metes and bounds description rather than plat reference.
2. Plat showing property lines and lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale. Submit seven copies if the plat is 11" x 17" 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

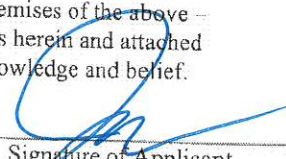
I hereby authorize the staff of City of Senoia to inspect the premises of the above described property. I hereby depose and say that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Sworn to subscribed before me

This 8 day of June, 2022


Notary Public




Signature of Applicant
141 South, LLC

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

**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**.

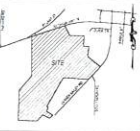
END DESCRIPTION.

TAB 3

Plat

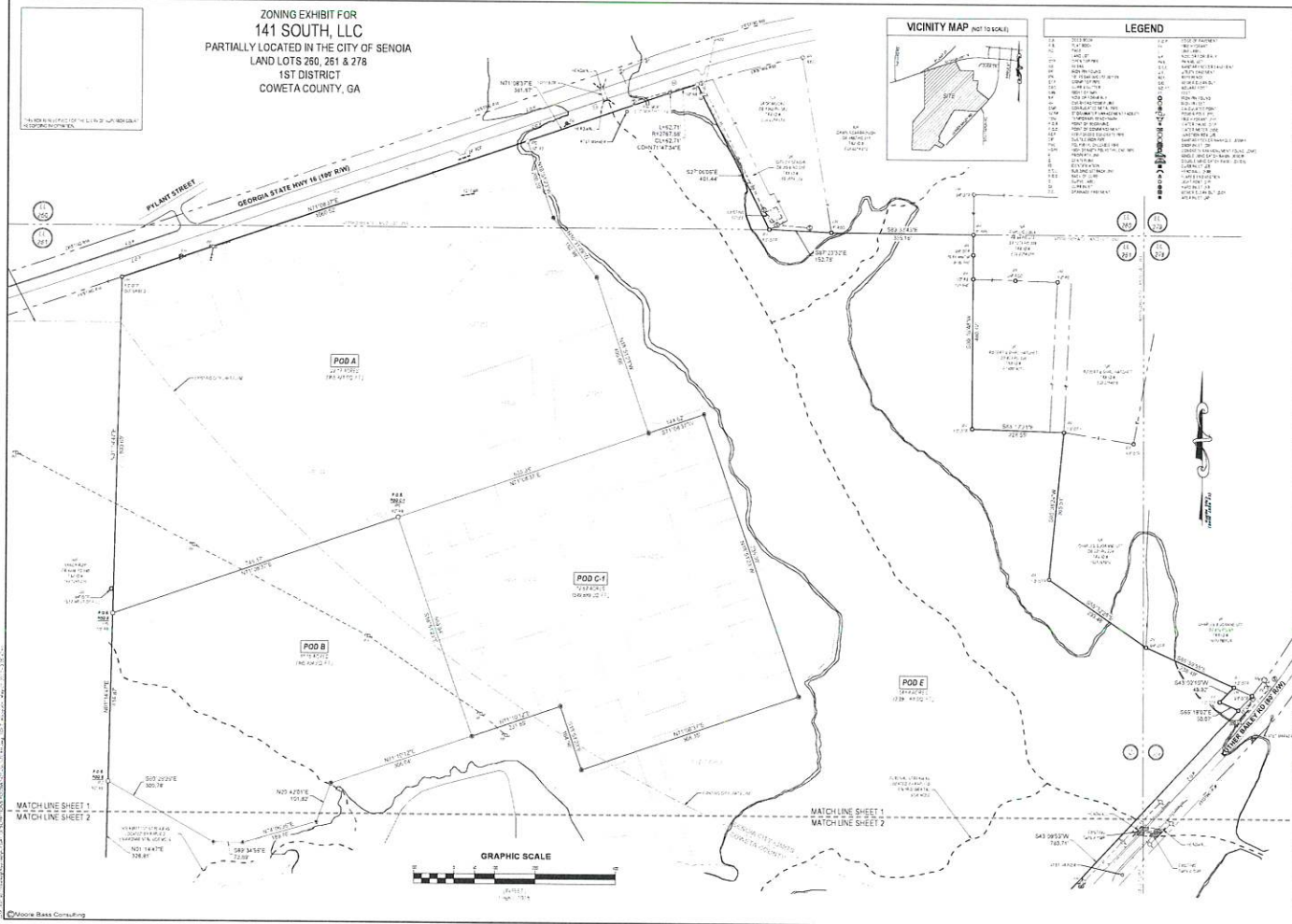
ZONING EXHIBIT FOR
141 SOUTH, LLC
 PARTIALLY LOCATED IN THE CITY OF SENOIA
 LAND LOTS 251 & 278
 1ST DISTRICT
 COWETA COUNTY, GA


VICINITY MAP (NOT TO SCALE)



LEGEND

1.0	EXISTING LOT	1.1	EXISTING LOT
1.2	EXISTING LOT	1.3	EXISTING LOT
1.4	EXISTING LOT	1.5	EXISTING LOT
1.6	EXISTING LOT	1.7	EXISTING LOT
1.8	EXISTING LOT	1.9	EXISTING LOT
1.10	EXISTING LOT	1.11	EXISTING LOT
1.12	EXISTING LOT	1.13	EXISTING LOT
1.14	EXISTING LOT	1.15	EXISTING LOT
1.16	EXISTING LOT	1.17	EXISTING LOT
1.18	EXISTING LOT	1.19	EXISTING LOT
1.20	EXISTING LOT	1.21	EXISTING LOT
1.22	EXISTING LOT	1.23	EXISTING LOT
1.24	EXISTING LOT	1.25	EXISTING LOT
1.26	EXISTING LOT	1.27	EXISTING LOT
1.28	EXISTING LOT	1.29	EXISTING LOT
1.30	EXISTING LOT	1.31	EXISTING LOT
1.32	EXISTING LOT	1.33	EXISTING LOT
1.34	EXISTING LOT	1.35	EXISTING LOT
1.36	EXISTING LOT	1.37	EXISTING LOT
1.38	EXISTING LOT	1.39	EXISTING LOT
1.40	EXISTING LOT	1.41	EXISTING LOT
1.42	EXISTING LOT	1.43	EXISTING LOT
1.44	EXISTING LOT	1.45	EXISTING LOT
1.46	EXISTING LOT	1.47	EXISTING LOT
1.48	EXISTING LOT	1.49	EXISTING LOT
1.50	EXISTING LOT	1.51	EXISTING LOT
1.52	EXISTING LOT	1.53	EXISTING LOT
1.54	EXISTING LOT	1.55	EXISTING LOT
1.56	EXISTING LOT	1.57	EXISTING LOT
1.58	EXISTING LOT	1.59	EXISTING LOT
1.60	EXISTING LOT	1.61	EXISTING LOT
1.62	EXISTING LOT	1.63	EXISTING LOT
1.64	EXISTING LOT	1.65	EXISTING LOT
1.66	EXISTING LOT	1.67	EXISTING LOT
1.68	EXISTING LOT	1.69	EXISTING LOT
1.70	EXISTING LOT	1.71	EXISTING LOT
1.72	EXISTING LOT	1.73	EXISTING LOT
1.74	EXISTING LOT	1.75	EXISTING LOT
1.76	EXISTING LOT	1.77	EXISTING LOT
1.78	EXISTING LOT	1.79	EXISTING LOT
1.80	EXISTING LOT	1.81	EXISTING LOT
1.82	EXISTING LOT	1.83	EXISTING LOT
1.84	EXISTING LOT	1.85	EXISTING LOT
1.86	EXISTING LOT	1.87	EXISTING LOT
1.88	EXISTING LOT	1.89	EXISTING LOT
1.90	EXISTING LOT	1.91	EXISTING LOT
1.92	EXISTING LOT	1.93	EXISTING LOT
1.94	EXISTING LOT	1.95	EXISTING LOT
1.96	EXISTING LOT	1.97	EXISTING LOT
1.98	EXISTING LOT	1.99	EXISTING LOT
1.100	EXISTING LOT	1.101	EXISTING LOT





Moore Bass Consulting, Inc.


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 • Land Surveying
 • Development Consulting
 • Landscape Architecture
 • Environmental Planning

www.moorebass.com
 TALLAHASSEE • ATLANTA
 1550 West Ferry Court
 McDonough, GA 30253
 770.214.8338

PROJECT NAME: **GRIFIN - SENOIA TRACT**
 SENOIA, GEORGIA

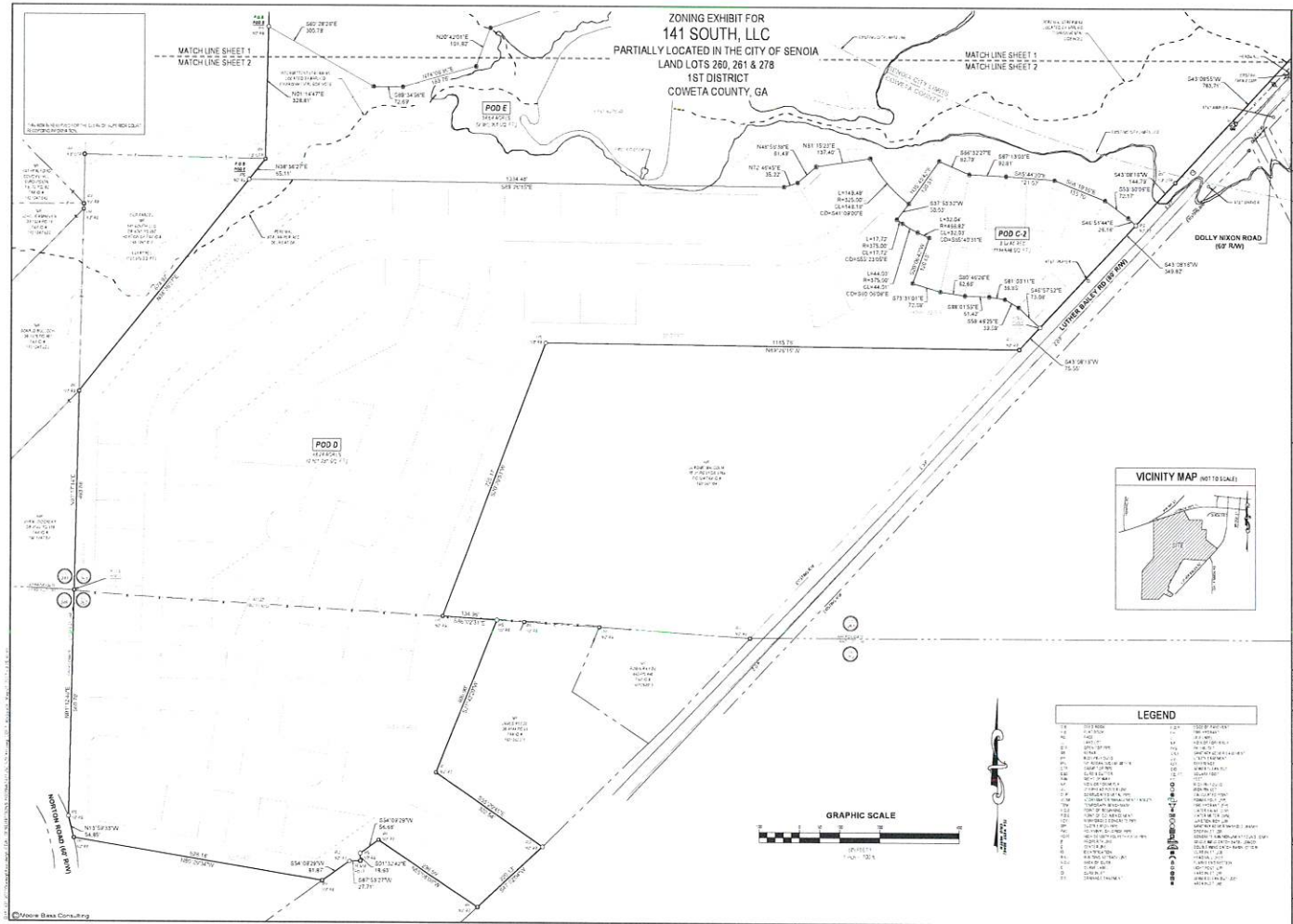
CITY & COUNTY: **JEFF HANSEN COMMUNITIES, INC.**
 SENOIA, GA 30276

DATE: 02/20/21
 CONTRACT: 2020-001
 DRAWN: J.S.P.

SCALE: 

SHEET TITLE: **ZONING EXHIBIT**

SHEET: **1 OF 2**



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 • Environmental Planning
 www.moorebass.com
 TALLAHASSEE • ATLANTA
 1330 Keys Ferry Court
 Tallahassee, FL 32313
 904.875.9594

PROJECT NAME
 OFFICIAL: SENOIA, GEORGIA
 SENOIA, GEORGIA
 PRODUCT NAME
 JEFF LINDSEY COMMUNITIES, INC.
 SENOIA, GA 30276

DATE
 11/11/2014

NO. 1	DATE	DESCRIPTION
1	11/11/2014	ISSUED FOR PERMIT

SCALE
 AS SHOWN



SHEET TITLE
 ZONING EXHIBIT
 SHEET
 2 OF 2

TAB 4

List of Adjacent Property Owners

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 | 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

PARCEL 163 1261 012

141 SOUTH LLC
140 VILLAGE CIR
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HATCHETT ROBERT
PO BOX 314
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375 LUTHER BAILEY ROAD
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730 CLEARWATER RD
SHARPSBURG, GA 30277

LOGA PHYLLIS L
P O BOX 708
SENOIA, GA 30276

MANN MILDRED B REVOCABLE TRUST, MATILDA C MC KNIGHT FAMILY LP
MANN & RANDALL CLARK MANN TRUSTE 890 LUTHER BAILEY RD
ATLANTA, GA 30354 SENOIA, GA 30276

MATULIA MARK
80 CARRIAGE LN
SENOIA, GA 30276

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SENOIA, GA 30276

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141 DOLLY NIXON RD
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SHARPSBURG, GA 30277

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SENOIA, GA 30276

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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

TAB 5

Disclosure of Campaign Contributions and Gifts

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

Reference: Application filed on June 23, 2022, to rezone real property described as follows:

Approximately 152.41 +/- acres located off State Route 16 and West of Luther Bailey Road, Coweta County, Georgia

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.

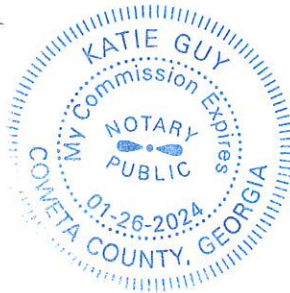
I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant
141 South, LLC

Sworn to and subscribed before me

This 8 day of June, 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 141 South, LLC
Address 140 Village Circle, Senoia, GA 30276
Telephone No. (404) 725-2237



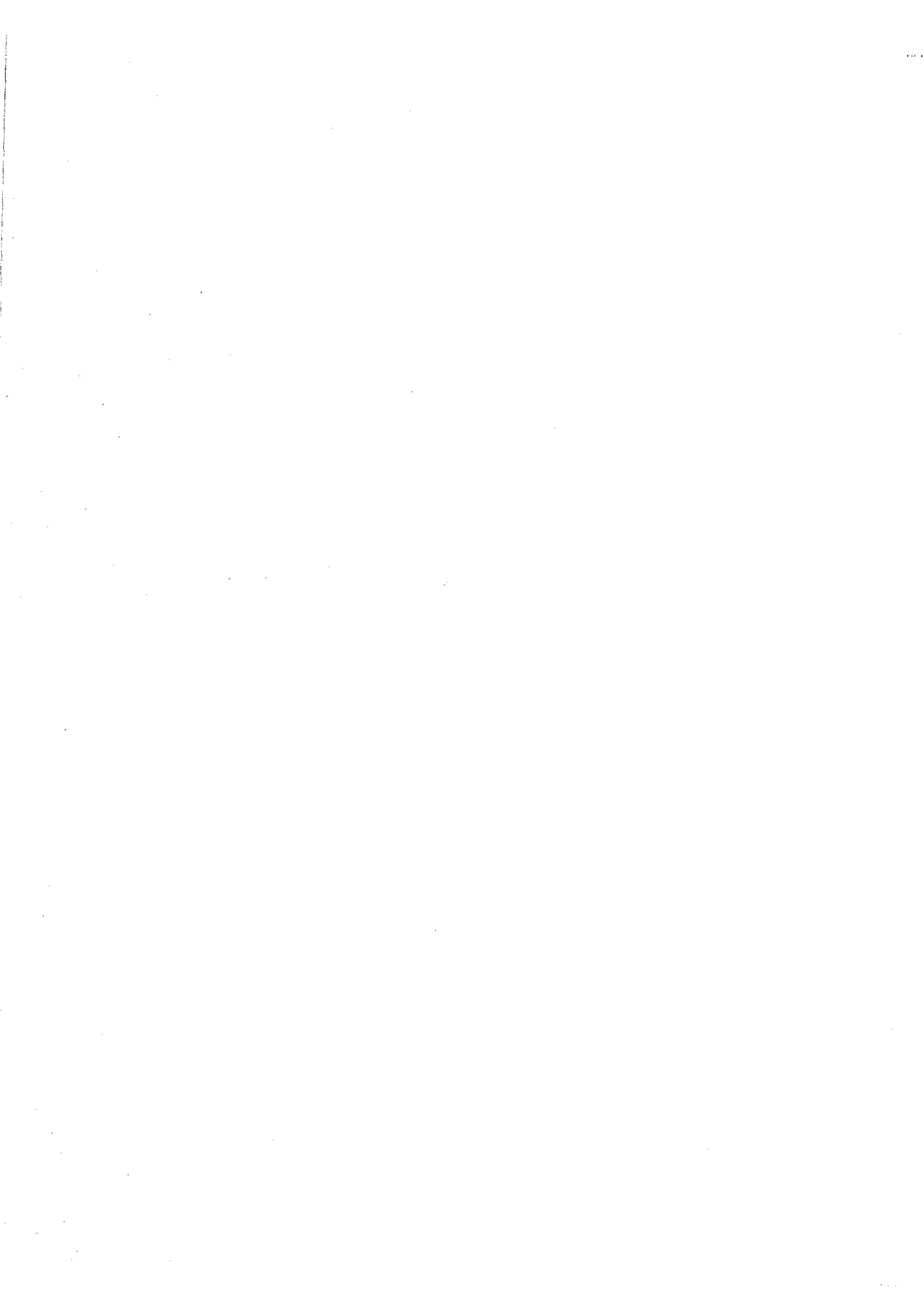
Signature of Owner

Personally appeared before me

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

Katie Guy
Notary Public
Date 1/8/22





TAB 7

Filing Fee

(\$.00)



TAB 8

**Conceptual Plan
(See attached)**



TAB 9

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.



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