

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 Nicholas Fouts Phone No. 404-597-8665

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

Name of Property Owner Samuel Sibley Fleming Phone No. _____
(Attach additional page if there is more than one owner)

Address of Property 3363 Highway 85, Senoia, GA 30276

Zoning Classification: Present R-40 Requested Industrial
Use of Property: Present Non-developed Requested Office & light industrial

_____ 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.

X 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?)

This property is adjacent to the new wastewater treatment plant currently being constructed for the City of Senoia. This property also falls within the extent of commercial development on this section of Georgia Highway 85 that is existing, under construction or being planned. Adding office and light industrial manufacturing at this location for approximately 150 employees should fit within the growth plans for this part of the City.

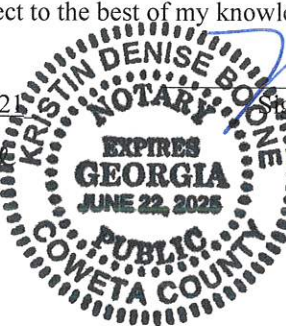
Attach the following documents:

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 and subscribed before me
This 17th day of December, 20 21

Kristin Denise Boone
Notary Public exp 6/22/25



Nicholas Fouts
Signature of Applicant

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: _____

DOCH 002057
FILED IN OFFICE
2/6/2018 10:26 AM
BK:4659 PG:676-677
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

AFTER RECORDING RETURN TO:
Jin H. Kim, Esq.
The Kim Firm, LLC
5755 North Point Parkway, Suite 50
Alpharetta, GA 30022
File No: 2017029410

Cindy G. Brown

STATE OF
COUNTY OF

EXECUTOR'S DEED

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

THIS INDENTURE, made this 10th day of January, 2018, by and between
PT-61 038-2018-000523

VIVIAN LEE MARTIN a/k/a VIVIAN PETTY MARTIN AND VIVIAN P. MARTIN, AS
EXECUTRIX OF THE ESTATE OF HENRY RAYMAKER, JR., DECEASED

as party or parties of the first part, hereinafter called Grantor, and

SAMUEL SIBLEY FLEMING

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

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars and other
good and valuable considerations (\$10.00) Dollars 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,

See Exhibit A attached hereto and by this reference incorporated herein and made a
part hereof.

This conveyance is made pursuant to the Last Will and Testament of Henry Raymaker, Jr.,
said will having been duly probated in Coweta County, Georgia on January 17, 2017.

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 persons holding by, through, or
under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year
above written.

The Estate of Henry Raymaker, Jr.,
Deceased

By: *Vivian Lee Martin, exec*
Vivian Lee Martin a/k/a Vivian Petty
Martin and Vivian P. Martin,
Executrix



SIGNED, SEALED AND DELIVERED

in the presence of:

[Signature]
(Unofficial Witness)

[Signature] (SEAL)
(Notary Public)

My Commission Expires: 3-16-2019

2/12/18

EXHIBIT "A"

✓ All that tract or parcel of land lying and being in Land Lot 309, 310 and 317 of the First Land District, Coweta County, Georgia, containing 97.5 acres, more or less, and being bounded as follows: on the North and East by Keg Creek; on the South by property of Miss Margaret McKnight and Grady Huddleston; and on the West by property of J. A. Nations, Sr. and State Highway No. 85.

Subject Property Address: 3363 Highway 85, Senoia, GA 30276

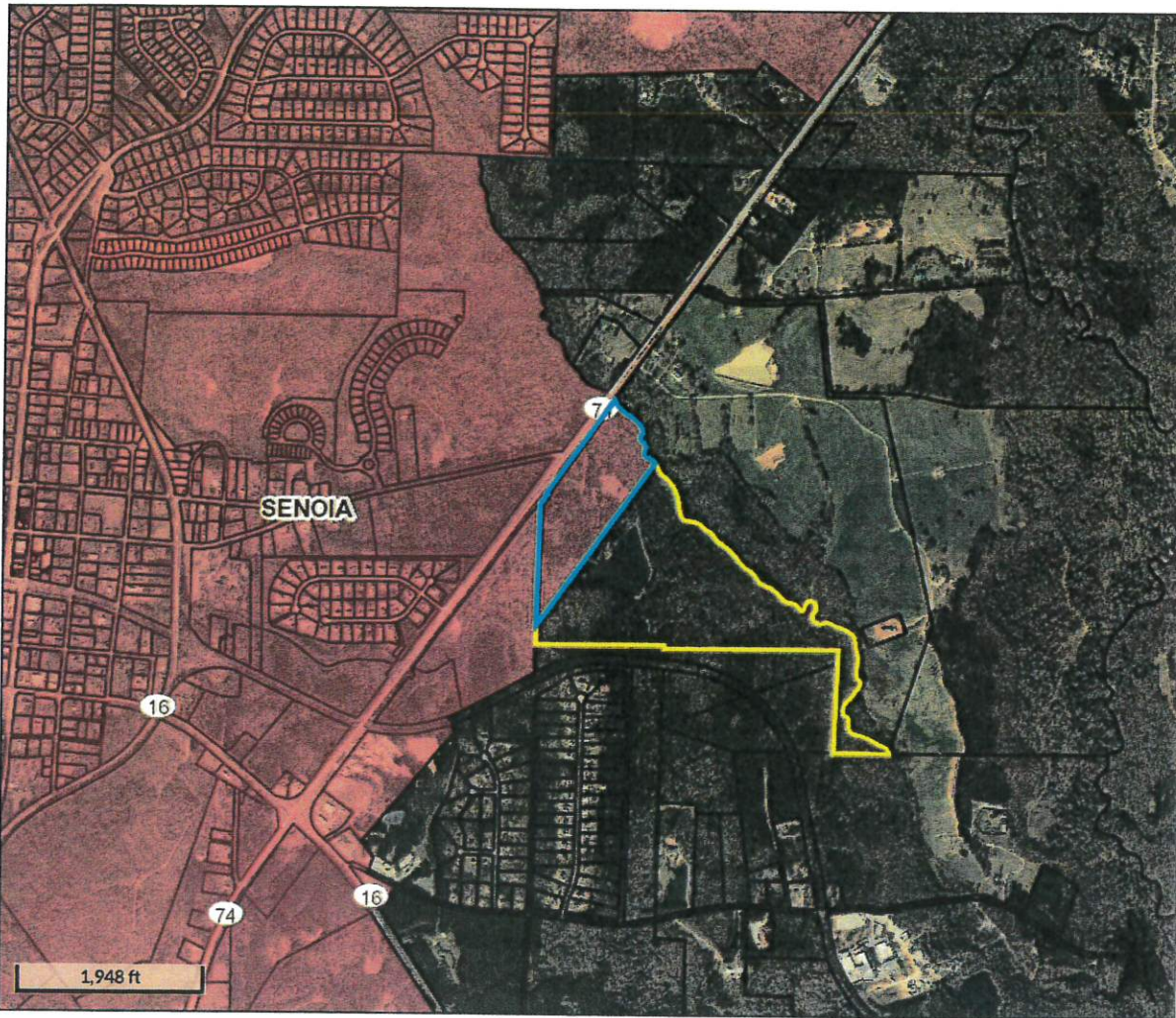
Parcel ID's: 167 1309 001 and 167 1309 002

PLAT OF PROPERTY

There is currently no certified copy of property plat on record at Coweta County as researched by W.D. Gray, a licensed land surveyor in the state of Georgia.

During the course of rezoning and property acquisition by Forza Group, Inc., a new plat will be created and submitted to Coweta County and City of Senoia.

In lieu of plat, a copy of the Tax Assessor's map is attached hereto in three (3) copies.



Overview



Legend

- Parcels
- Roads
- Municipalities**
- CHATTAHOOCHE HILLS
- GRANTVILLE
- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID 167 1309 002
 Class Code Residential
 Taxing District SENOIA 09 ANNEX
 Acres 22.77

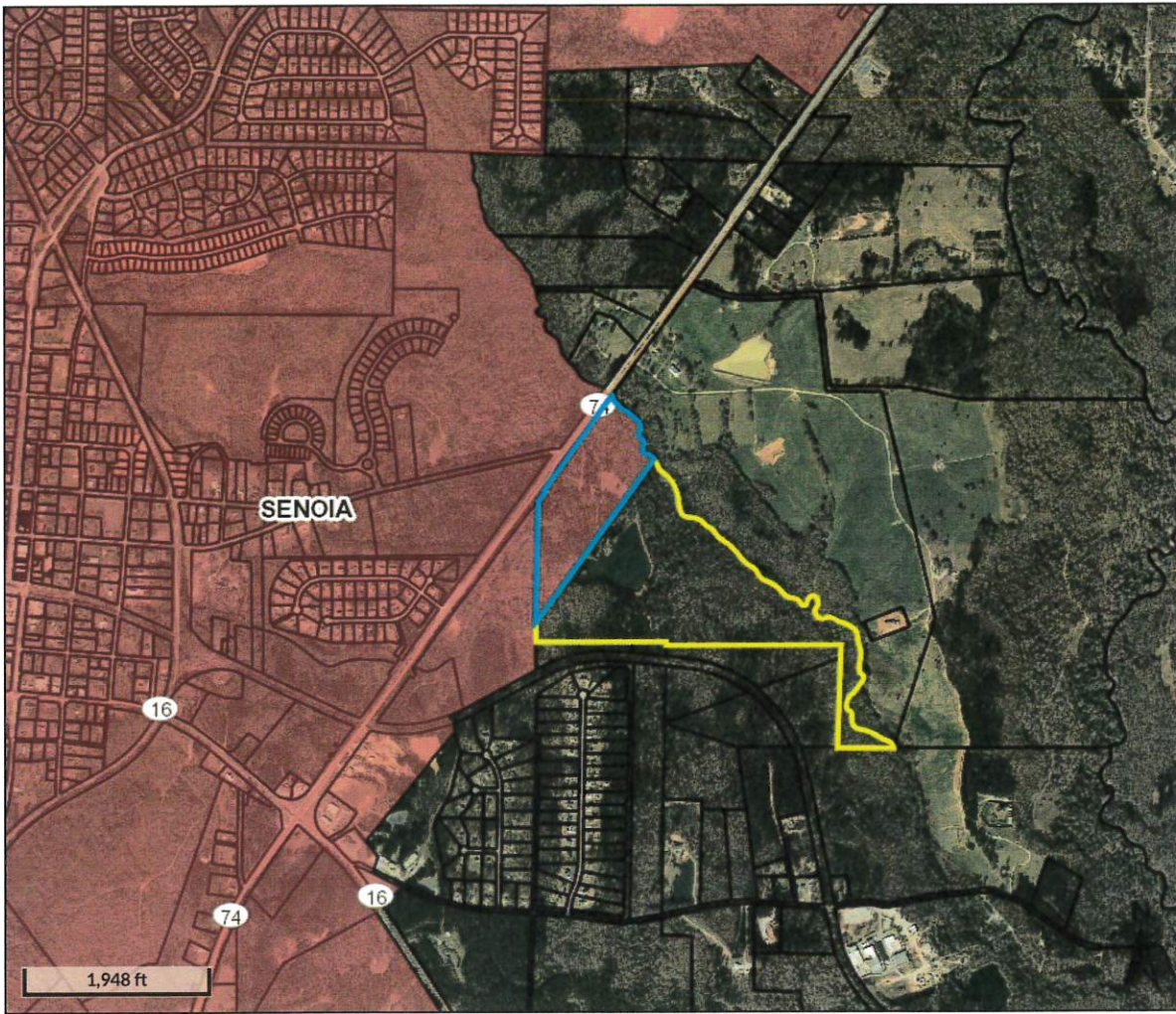
Owner FLEMING SAMUEL SIBLEY
 7 LEIGHTON CT
 ATLANTA, GA 30327
 Physical Address 3363 HIGHWAY 85
 Assessed Value Value \$286553

Last 2 Sales			
Date	Price	Reason	Qual
1/10/2018	0	04	U
1/10/2018	\$247998	LR	U

(Note: Not to be used on legal documents)

Date created: 12/16/2021
 Last Data Uploaded: 12/16/2021 12:47:52 AM

Developed by  Schneider
 GEOSPATIAL



Overview



Legend

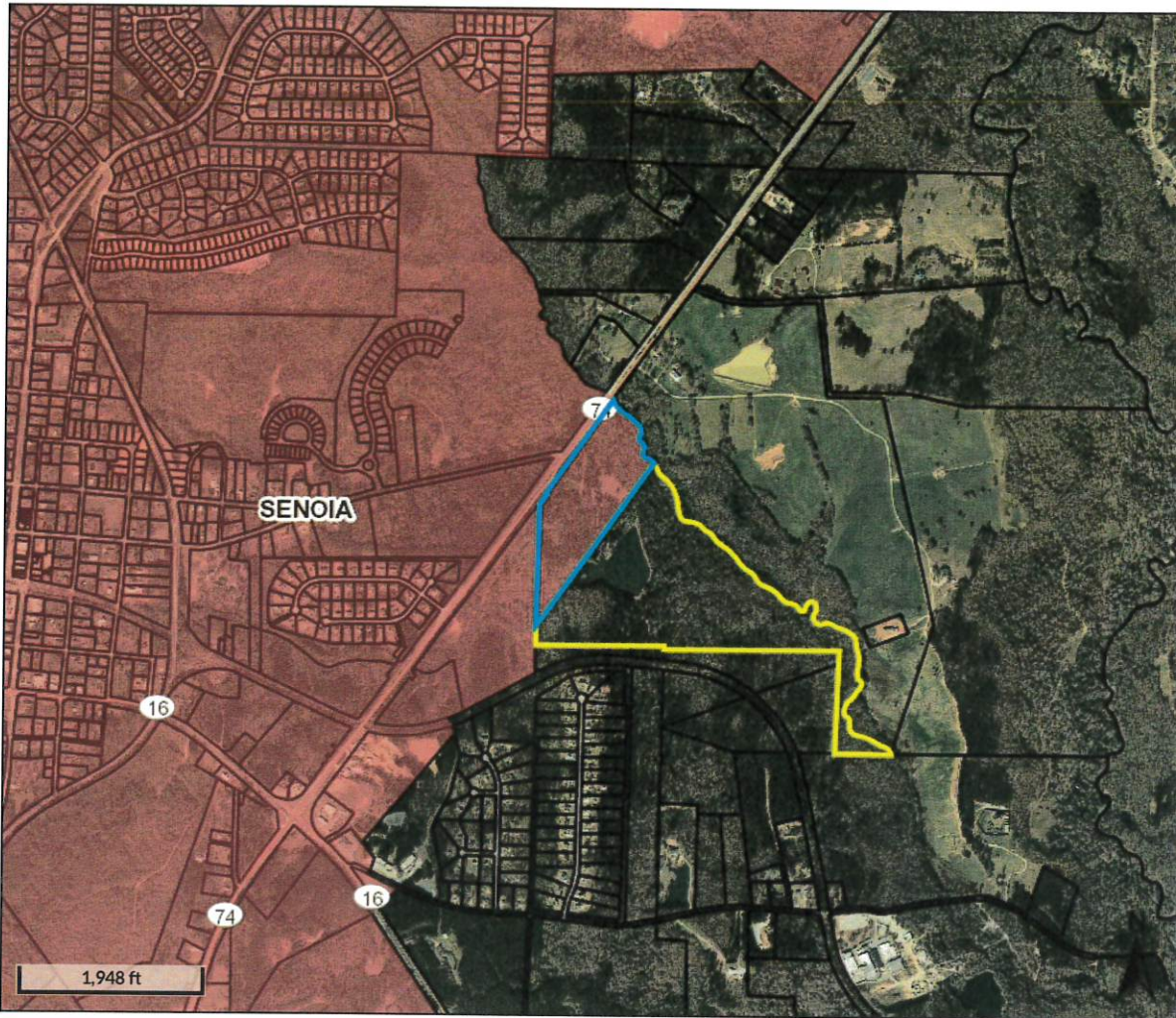
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- HARALSON
- MORELAND
- NEWNAN
- PALMETTO
- SENOIA
- SHARPSBURG
- TURIN

Parcel ID	167 1309 002	Owner	FLEMING SAMUEL SIBLEY	Last 2 Sales			
Class Code	Residential		7 LEIGHTON CT	Date	Price	Reason	Qual
Taxing District	SENOIA 09 ANNEX		ATLANTA, GA 30327	1/10/2018	0	04	U
Acres	22.77	Physical Address	3363 HIGHWAY 85	1/10/2018	\$247998	LR	U
		Assessed Value	Value \$286553				

(Note: Not to be used on legal documents)

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 Taxing District SENOIA 09 ANNEX
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Owner FLEMING SAMUEL SIBLEY
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(Note: Not to be used on legal documents)

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Developed by  **Schneider**
 GEOSPATIAL

List of Adjacent Property Owners

1. Immediately south:
 - City of Senoia Wastewater Treatment Facility
2. Immediately north:
 - Ronald H. & Susan Whatley
3481 Highway 85

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

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

Reference: Application filed on December 17, 20 21, to rezone real property described as follows:

3363 Highway 85
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.

No contributions made to any person considering this Application in any amount within the two years preceding this filing date.

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 17th day of December, 20 21.

Kristin Denise Boone
Notary Public exp. 6/22/25



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

Reference: Application filed on December 17, 2021, to rezone real property described as follows:

3363 Highway 85
Senoia, GA 30276

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

_____ 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:

_____ 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:

No City of Senoia officials are party to this venture in any way whatsoever.

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 17th day of December, 2021.

Kristin Denise Boone
Notary Public exp 6/22/25



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 Nicholas S. Fouts
Address 665 Highway 74 South, Ste. 100, Peachtree City, GA 30269
Telephone No. (404) 597-8665

Samuel S. Foy
Signature of Owner

Personally appeared before me

Samuel S. Fleming

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

Kristin Denise Boone
Notary Public exp 6/22/25
12/16/2021
Date



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.

NOT APPLICABLE

Signature of Attorney

Name

Address

City State Zip Code

Telephone Number

Letter of Intent & Conceptual Plan

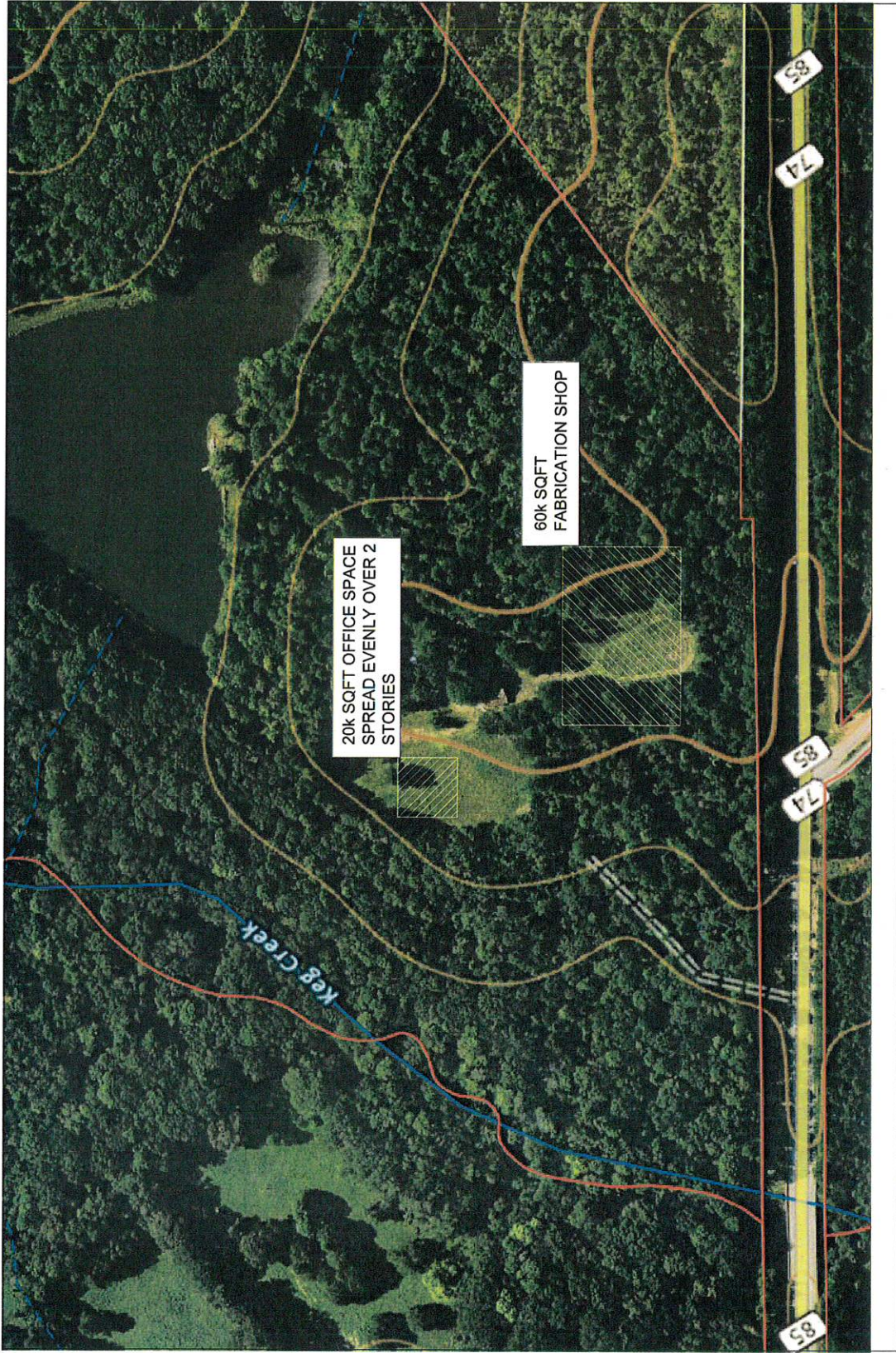
The intent for purchase, rezoning and development of the 97 acre parcel of land at 3363 Highway 85 is to develop a corporate campus for the Forza Group, Inc. and its operating entities. Its operating entities consist of Patrylo, Inc., MetalTech Global, LLC, Forza Design, Forza Electric and Forza Façade. Of the 97 acres, approximately 22 acres are currently located within the Senoia city limits and the remaining 75 acres are in unincorporated Coweta County.

By rezoning the initial 22 acres from Residential R-4 to Industrial use, Forza will construct its main office building (approximately 20,000 sf as a two-story structure with 10,000 sf per level) and a fabrication shop for light industrial manufacturing (approximately 60,000 sf). Our manufacturing will consist of structural and miscellaneous steel fabrication, architectural metal forming, electrical panel fabrication and other light industrial manufacturing processes.

The remaining 75 acres will then be annexed into the city limits and then also re-zoned to Industrial.

Our immediate land use plans would include the office and manufacturing facilities described above, a truck route for deliveries and shipments via tractor trailer to the shop, employee parking, connecting walkways between buildings and from buildings to the lake, an employee gathering structure (pavilion) at the lake and a walking/exercise path around the lake.

Our initial concept will utilize approximately 10 acres and allow the remaining land to be incorporated into a Master Plan after the initial construction phase is completed.



FORZA GROUP PROPOSED ZONING CHANGE

number	description	reference drawings	

no.	date	description	CHK'd	APP'D

checked by	project no.	scale	date

issues & resolutions	issue	date

This drawing is property of FORZA Design Group, Inc. and is not to be reproduced in whole or in part without the written consent of FORZA Design Group, Inc.

A | B | C | D | E | F