

**Rezoning Application**  
To Amend the Zoning Map of Coweta County

A PRE-SUBMITTAL MEETING SHALL BE SCHEDULED NO LATER THAN ONE (1) WEEK PRIOR TO THE APPLICATION DEADLINE

Name of Application: Patten Seed Company

Address: 158 Sod Farm Road Fort Valley, GA 31030

E-mail Address: treddick@supersod.com Phone #: 478-397-0722

Applicant's Representative: Tate Reddick Phone # 478-397-0722

Name of Property Owner(s): SeminPro Investor LLC Phone # 770-231-9535

Address: 14 Jackson Street Newnan, GA 30263

Address of Property: 97 Gordon Road Newnan, GA 30263

Parcel Identification #: 088-2070-003

Present Zoning Classification: LM-C storage Requested Classification LM-C Landscape supply sod/mulch

Present Use of Property and Structures Any There-On: Current property is vacant. Was used as a construction staging site.

Stated Use of Property: We will use the site for the retail sales of Landscape supplies such as sod, mulch, stone, and pine straw.

If requested zone change is to extend an existing adjacent zoning district over this property, explain why the proposed zoning change be made:

Wish to retain the existing LM-Conditional zoning!...changing only the conditions, to allow for access to quality landscape services, materials, and supplies; proposed land use to improve and enhance the current landscape treatment and stark appearance of the property, for the enjoyment and safety of neighboring property owners and the traveling public."


If this application is not for extension of an existing district, explain 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 following documents shall be submitted to the Coweta County Community Development Department with each rezoning application. Pre-submittal meeting with zoning staff shall be scheduled prior to the application deadline:

- (1) Completed applications signed and dated by all owners of subject property.
- (2) If the applicant is not owner of property, a notarized statement must be submitted from property owner(s) giving the applicant the right to file rezoning application. Notarized Statement must identify proposed district by acreage, land district, tax reference number and street location. In addition, the statement must also mention what zoning classification the applicant is requesting and stated use.
- (3) Disclosure Form signed and dated from the applicant(s) and all property owners(s).
- (4) Written legal description providing the metes and bounds for the proposed district.
- (5) Copy of Warranty Deed for subject property.
- (6) Application Fee (see attached fee schedule).
- (7) Conceptual Site Plan meeting the requirements under *Article 29 of the Coweta County Zoning and Development Ordinance*. One (1) copy and an electronic file of plan in PDF or JPEG format shall be submitted to the Community Development.
- (8) One (1) hard copy and an electronic version of a professional type rendering of structures to be placed on the site. The rendering shall depict the project in detail, sufficient for the public and the Commission to understand dimensions, location, nature and scope of the proposed development. There is no requirement that the rendering be in color or be drawn to exact scale.
- (9) Corporate applicants shall submit the names and addresses of all members having ten percent or greater interest in the corporation.

I certify that I own the property described in this application or authorized by the owner or owners to file this application on their behalf:

Date: 2/15/21 Signed By:   
Print Name: Tate Resnick

Date: \_\_\_\_\_ Signed By: \_\_\_\_\_  
Print Name: \_\_\_\_\_



**12 MILLION OAK CANOPY TREES  
(3' CALIPER, 80FT+ SPAN)**  
• (2) TIME BURIED HOLLY TREES BETWEEN TREES; BLACK HORSE FENCE W/ TRAIL BLW

**SUPER STD FACILITY (LIGHT AREA)**  
• ATTACHMENT TO SUPER STD FACILITY  
• CURRENTLY ZONED "INDUSTRIAL GENERAL"  
• TO BE REZONED BY COUNTY, CITY, AND STATE PLANNING  
• SPECIFIC REZONING TO BE DETERMINED BY LOCAL GOVERNMENT  
• PLANNING DEPARTMENT

**2ND ENTRANCE**  
• PLANNED END OF CURRENT GARDEN ROAD  
• 2ND ENTRANCE  
• (WITH RAISED AREA BEHIND)  
• (FUTURE DEVELOPMENT)

**FRANK PARKSON - ZONING REQUEST**  
• ZONING REQUEST FOR SUPER STD FACILITY  
• ZONING REQUEST FOR SUPER STD FACILITY  
• ZONING REQUEST FOR SUPER STD FACILITY

**land plans**  
15 WOODBRIDGE PLACE, FARMVILLE, VA 22434  
757-255-1111 | INFO@FRANKPARKSON.COM

**FRANK PARKSON ARCHITECTS, P.C.**  
15 WOODBRIDGE PLACE, FARMVILLE, VA 22434  
757-255-1111 | INFO@FRANKPARKSON.COM

**FRANK PARKSON ARCHITECTS, P.C.**  
15 WOODBRIDGE PLACE, FARMVILLE, VA 22434  
757-255-1111 | INFO@FRANKPARKSON.COM







