

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: Heritage Baptist Church

Address: 3613 Hwy 34 East Sharpsburg Ga 30277

E-mail Address: _____ Phone #: _____

Applicant's Representative: Dennis Drewyer Phone # 770 328 3222

Name of Property Owner(s) Heritage Baptist Church Phone # _____

Address: 3613 Hwy 34 East Sharpsburg GA 30277

Address of Property: Hwy 34 East approx 7.07 as, LL92, 6th LD

Parcel Identification #: 133 6092 013

Present Zoning Classification: RC Requested Classification RRCC

Present Use of Property and Structures Any There-On: natural wooded

Stated Use of Property: senior housing

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

the current zoning classification is basically a place holder while the proposed classification reflects the intended use

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 subject property is adjacent to a major 4 lane highway corridor which serves a multitude of residential, commercial, office and institutional uses.

RECORDING INFORMATION

2154565389
PARTICIPANT ID
BK:99 PG:36-36
P202000179

FILED IN OFFICE
CLERK OF COURT
07/03/2020 10:44 AM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

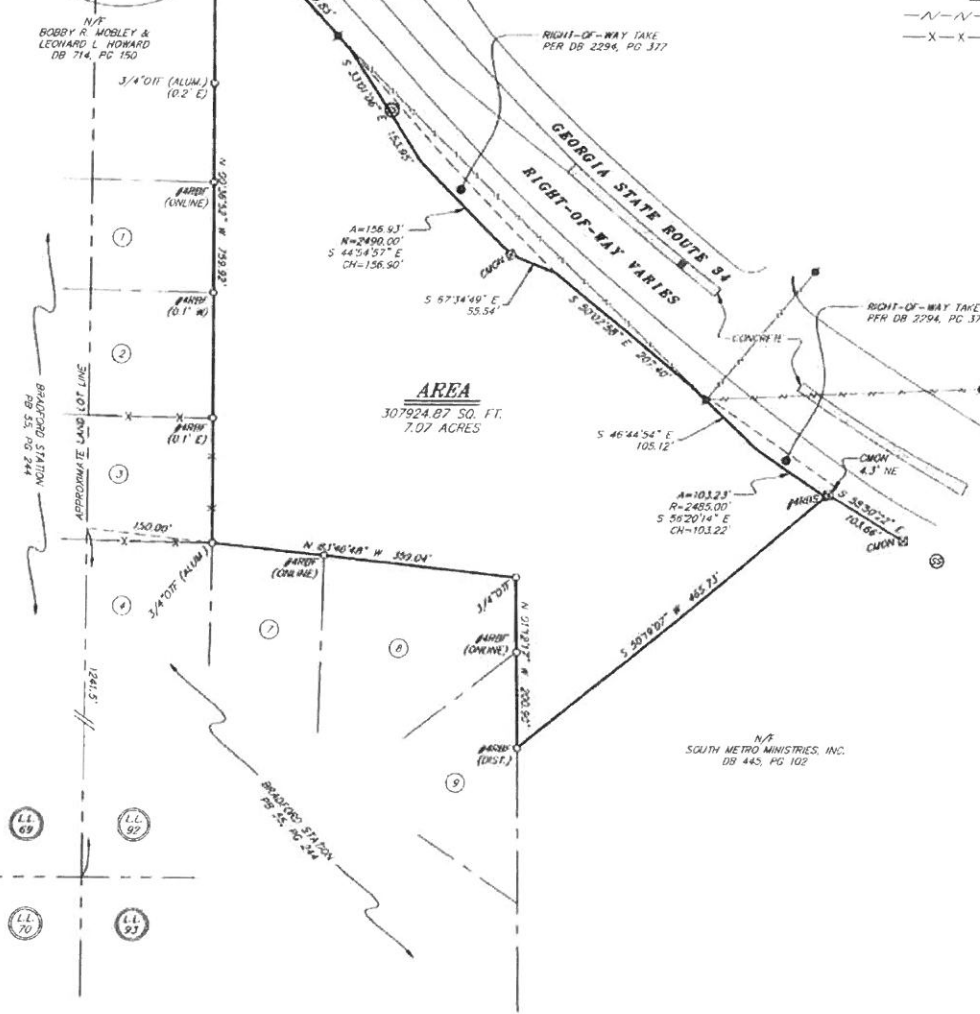
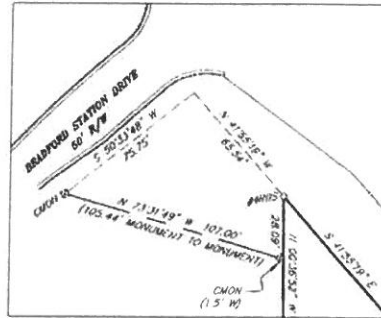
Cindy D. Brown

NORTH (DB 4874, PG 176)

LEGEND

- #ARB 1/2" REBAR FOUND
- #ARBS 1/2" REBAR SET
- 3/4" OTF 3/4" CRIMP TOP PIPE FOUND
- 3/4" OTF 1" OPEN TOP PIPE FOUND
- ⊕ FIRE HYDRANT
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ LIGHT POLE
- ⊕ GUY WIRE
- ⊕ WATER METER
- ⊕ POWER BOX
- ⊕ POWER METER
- ⊕ CABLE TV PEDESTAL
- ⊕ TELEPHONE PEDESTAL
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ FIBER OPTIC MARKER
- ⊕ AIR CONDITIONING UNIT
- — — OVERHEAD POWER
- X - X - FENCE

DETAIL A



AREA
307924.87 SQ. FT.
7.07 ACRES

N/A
SOUTH METRO INDUSTRIES, INC.
DB 445, PG 102

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 34,328 FEET, AN ANGULAR ERROR OF 0.1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 202,801 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

FLOOD NOTE

I HAVE EXAMINED THE "FORM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 13077001700 REVISED DATE: 02/06/13

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT, EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST, BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
2. ONLY VISIBLE UTILITIES SHOWN.



REFERENCES

1. DB 4874, PG 176
2. DB 2294, PG 377
3. FB 55, PG 244
4. PU 43, PG 88

THIS PLAT IS A REPRICING OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE IJARED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR ORDINANCES, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.

[Signature]
DATE: 7/2/2020
INITIALLY SIGNED ON 7/2/2020



 WIDE OPEN LAND SURVEYING LLC	52 GURETOWN LANE MORELAND, GA 30259 978-633-5685	FIELD DATE: 7/2/2020 PLAT DATE: 7/3/2020 SCALE: 1"=100' COUNTY: COWETA DISTRICT: RM-4 LAND LOT: 92
	WWW.WIDEOPENLANDSURVEYING.COM	
	JOB #2291	

Irby Senior Village (Florence, SC)

