

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 Applicant: FAMUJI, LLC BY K.A. OLDHAM DESIGN

Address: 16 BRYCE CREEK NEWNAN, GA 30265

E-mail address: DATSINNDUGLASVILLE@YAHOO.COM Phone #: _____
+ KOLDHAM@KAD.COM

Applicant's Representative: KIP OLDHAM Phone #: 770.683.9770
MANISH BHAGIA

Name of Property Owner(s): TATINEKUMAR PATEL Phone #: 678.582.4412

Address: 75 JACKSON ST STE 401 NEWNAN, GA 30263

Address of property: 869 POPLAR RD

Parcel Identification #: 099 2004 094

Present Zoning Classification: RC Requested Classification: C-4

Present Use of Property and Any Structures There-On: NONE

Stated Use of Property: FUTURE HOTEL

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


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?).

MOST ADJACENT PROPERTIES ARE SOME FORM OF COMMERCIAL CLASSIFICATION. AREA IS QUICKLY EVOLVING INTO AN IMPORTANT COMMERCIAL ZONE. OWNER WOULD LIKE TO PARTICIPATE IN THAT EVOLUTION

The following documents shall be submitted to the Coweta County Planning Department with each rezoning application:

- (1) Completed application signed and dated by all owners of subject property.
- (2) If 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 lot, 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 form the applicant(s) and all property owner(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 Planning Department.
- (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: 04/14/2021 Signed By: 
Print Name: KIP OLDHAM

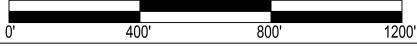
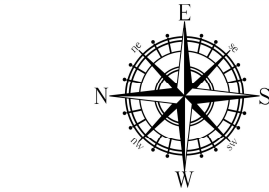
Date: _____ Signed By: _____
Print Name: _____

PRINTED	
DATE	COMMENTS
	CONCEPTUAL SITE PLAN

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GOLF CART
ACCESS TO
HOSPITAL



1 869 POPLAR ROAD
SCALE: 1"=600'-0"

SYMBOL LEGEND

- PROPERTY LINE
- SETBACK
- BUFFER
- DRAINFIELD

COMMISSION NO: _____

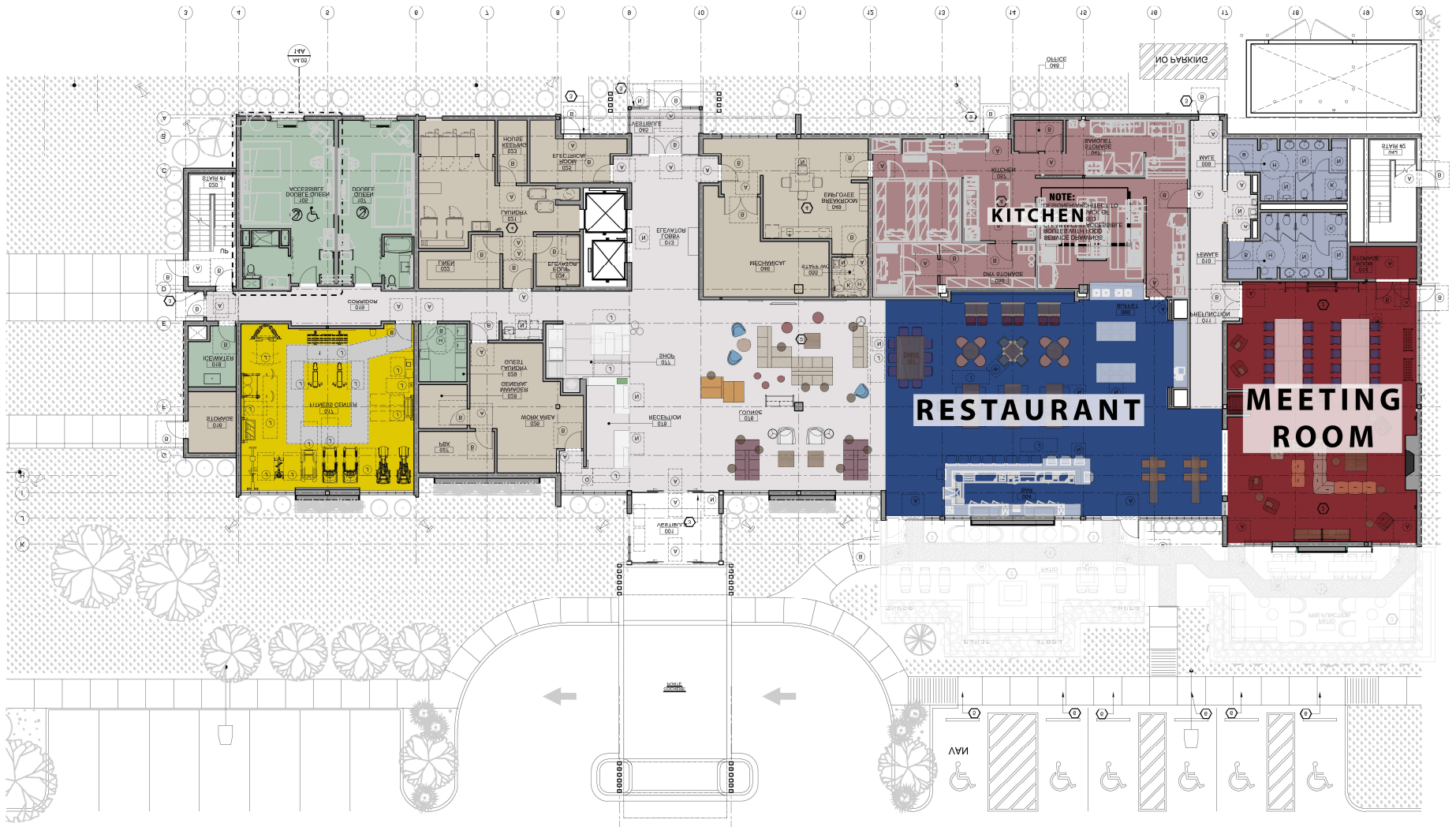
SHEET TITLE:
SITE PLAN

SHEET NO:

A0.10

NOT ISSUED FOR CONSTRUCTION





- DRAWING INDEX**
- LOBBY
 - DINING ROOM
 - MEETING/MULTI-PURPOSE ROOM
 - GUEST ROOM/GUEST AREA
 - FITNESS CENTER
 - RESTROOMS
 - KITCHEN
 - BOH

869 POPLAR ROAD
 PROPOSED CONCEPT PLAN

architecture
 interiors
 town planning

KAOD

MARCH 2021

KA OLDHAM DESIGN, INC.