

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: Robert K. Matteri, Kathryn J. Lannin, & Carole L. Matteri, c/o Steven L. Jones

Address: 1441 Dunwoody Village Parkway, Suite 100, Atlanta, Georgia 30338

E-mail address: SLJ@MJLawFirm.com **Phone #:** 404-218-2756

Applicant's Representative: Steven L. Jones, McKagen Jones **Phone #:** 404-218-2756

Robert K. Matteri, Kathryn J. Lannin,

Name of Property Owner(s): Carole L. Matteri, c/o Steven L. Jones **Phone #:** 404-218-2756

Address: 1441 Dunwoody Village Parkway, Suite 100, Atlanta, Georgia 30338

Address of property: 296 Fischer Spur Road

Parcel Identification #: 130 6082 001

Present Zoning Classification: RC - LDGS < 6 pts. **Requested Classification:** RC - LDGS 6 pts.

Present Use of Property and Any Structures There-On: Undeveloped except for one 1,600 sq./ft. barn

Stated Use of Property: (proposed) RC - Single-Family Residential Development

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

Yes, as noted in the Letter of Intent enclosed with this application, this Application seeks to extend to the subject property the RC Zoning District with 6 or more total points under the Land Development Guidance System. As detailed further in the Letter of Intent, there are at least 10 properties adjacent to the Property with 6 or more total points under the LDGS and other properties developed as if they had such points.

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?).

This question is not applicable to this Application.

(continued on back)

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.

N/A (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 from 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.

N/A (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.

N/A (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: 02/03/2026

Signed By: 

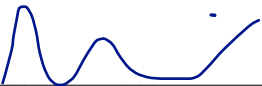
Print Name: Robert K. Matteri

Date: 02/03/2026

Signed By: 

Print Name: Kathryn J. Lannin

Date: 02/03/2026

Signed By:  _____

Print Name: Carole L. Matteri