



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on January 7, 2025
- B. Minutes from Special Called Work Session on January 7, 2025

REPORTS OF BOARDS AND COMMISSIONS

- C. 1 Appointment - Christmas Commission, 3-year term
- D. 1 Appointment - Planning Commission, 3-year term
- E. 1 Appointment - Three Rivers Regional Commission
- F. 1 Appointment - Tree & Parks Commission, 3-year term
- G. Request to Dissolve the Farmer Street Cemetery Commission

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- H. Consideration of Supplemental Agreement #1 for the Project Framework Agreement between the Georgia Department of Transportation and the City of Newnan for Transportation Facilities Improvements- Sprayberry Road at Jefferson Street and Jefferson Street at Greison Trail
- I. Request for various closures for 2025 Main Street Newnan Events
- J. Consideration to Exercise Open Container Amendment to Chapter 3, Alcoholic Beverages during 2025 Main Street Summer NewnaNights concert series
- K. Consideration of Option for NURA Loan at 100 East Washington Street
- L. Consideration of Proposals from On-Call Engineering Firms related to the Potential Design and Construction of Public Improvements along Woodlane Drive
- M. Consideration of a Resolution Supporting the Introduction of local legislation to create a Base Year (Freeze) Homestead Exemption in the City of Newnan

UNFINISHED BUSINESS

- N. Public Hearing-Rezoning Request-RZ2024-04-7.06 +- acres - 147 Temple Avenue (Tax Parcel #n21-0001-001) from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential District)
- O. Public Hearing - Rezoning Request - RZ2024-03; 0.186± acres - 51 Robinson Street (Tax Parcel # N12 004 003A); From IHV (Heavy Industrial District) to RU-I (Urban Residential Dwelling District - Historical and Infill) for the purpose of constructing a duplex

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- P. Consideration of Petition from Turnstone Group for Consent to Property Owner's Authorization as part of an Application for Rezoning
- Q. Request from Foundation Church to Close South Court Sq from 12pm - 10pm on Friday, April 18, 2025 for Good Friday Event

MOTION TO ENTER INTO EXECUTIVE SESSION

- R. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

JANUARY 7, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 7, 2025 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Jim Thomasson, Rhodes Shell, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

READING OF MINUTES

A. Minutes from the Special Called Meeting on December 10, 2024

Motion by Councilman Shell, seconded by Councilman Koritko to dispense with the reading of the minutes of the Special Called Meeting on December 10, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from Regular Meeting on December 10, 2024

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on December 10, 2024 and adopt them as presented.

MOTION CARRIED. (7-0)

ELECTION OF MAYOR PRO TEM

Motion by Councilman Guillaume, seconded by Councilman Shell to elect Councilman Jim Thomasson as Mayor Pro Tem for 2025.

MOTION CARRIED. (7-0)

APPOINTMENT OF CITY OFFICIALS

City Manager recommended all current department heads be re-appointed for 2025.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to approve the recommendation and re-appoint all current Department Heads.

MOTION CARRIED. (7-0)

City Attorney

Motion by Councilman Koritko, seconded by Councilman Guillaume to re-appoint Brad Sears as City Attorney.

MOTION CARRIED. (7-0)

Municipal Court Judge

Mayor Brady noted that this appointment is now for 2 years, due to a change in State law.

Motion by Councilman Shell, seconded by Councilman DuBose to re-appoint Clay Collins as Municipal Court Judge for a 2-year term.

MOTION CARRIED. (7-0)

Municipal Court Judge Pro Tem

This appointment is also for 2 years due to State law.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to re-appoint Rufus Smith Jr. as Municipal Court Judge Pro Tem for a 2-year term.

MOTION CARRIED. (7-0)

Municipal Court Solicitor

Motion by Councilman Koritko, seconded by Councilman Guillaume to re-appoint Danielle Sewell as Municipal Court Solicitor.

MOTION CARRIED. (7-0)

Municipal Public Defender

Motion by Councilman Koritko, seconded by Councilman Guillaume to re-appoint Jim Strickland as Municipal Public Defender.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

D. 1 Appointment – Housing Authority, 5-year term

Mayor Brady explained that the Housing Authority appointments are just his appointments so a motion is not needed. To replace Otis Jones, he appointed Anthony Galioto. Then the resident housing representative to the authority, required under HUD rules, Kassie Hooks has moved. He appointed Shaquita Gates to replace her.

E. 2 Appointments – Planning Commission, 3-year terms

Motion by Councilman Guillaume, seconded by Councilman Koritko to re-appoint John Pulicare to the Planning Commission.

MOTION CARRIED. (7—0)

Continue other appointment to next agenda.

F. 1 Appointment – Tree/Parks Commission, 2-year terms

Continue to next agenda.

G. 1 Appointment – Water & Light Commission, 3-year term

Motion by Mayor Brady, seconded by Councilman DuBose to re-appoint Bobby Lee.

MOTION CARRIED. (7-0)

Councilwoman Jenkins mentioned that there had been discussions in the past about looking at the qualifications for the Water & Light Commission. Mayor Brady suggested that they discuss this at the upcoming retreat.

H. 1 Appointment – Urban Redevelopment Agency, interim term

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Chris Hunt to the Planning Commission.

MOTION CARRIED. (7-0)

Councilman Koritko stated that last meeting he erroneously appointed two people, one to Bicentennial Committee and one to Keep Newnan Beautiful but he had the appointments backward. He wanted to switch the names, to clarify.

Motion by Councilman Koritko, seconded by Councilman Thomasson to switch the two previous appointees.

MOTION CARRIED. (7-0)

REPORTS ON OPERATIONS BY CITY MANAGER

I. Schedule City Floating Holiday for 2025

Mr. Phillips proposed the floating holiday for the day after Christmas, December 26th in order to give employees the 24th, 25th and 26th off that week.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to accept the recommendation and set the floating holiday for December 26, 2025.

MOTION CARRIED. (7-0)

NEW BUSINESS

J. Consideration of an Ordinance to Provide for the Adoption of a Budget, Its Execution and Effect for the Fiscal Year Beginning January 1, 2025 and Ending December 31, 2025

Motion by Councilman DuBose, seconded by Mayor Pro Tem Thomasson to adopt the budget ordinance for 2025 as presented.

MOTION CARRIED. (7-0)

K. Consideration of a Resolution to Amend the 2025 Pay Plan

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adopt the resolution as presented.

MOTION CARRIED. (7-0)

L. Consideration of a Resolution to Amend Personnel Policy Manual

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adopt the resolution as presented.

MOTION CARRIED. (7-0)

M. Consideration of an Amendment to Chapter 13, Municipal Court Ordinance

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to adopt the ordinance amendment as presented.

MOTION CARRIED. (7-0)

N. Consideration of a Resolution Setting the Qualifying Fees for the November 4, 2025 General Election

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adopt the resolution as presented.

MOTION CARRIED. (7-0)

O. Consideration of Contract Award for Custodial Care and Cleaning Services for Various City Facilities

Mark Johnston, Facilities Manager, stated that the recommendation is to enter into contract with Southern Cleaning Services.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the contract award as presented.

MOTION CARRIED. (7-0)

P. Consideration of a 180-day Postponement of the Arbitration Proceedings in the Annexation Request of Sidney Pope Farms

Mayor Brady stated that there is a necessary process going on with Three Rivers on this annexation. The County has this on their agenda for Thursday.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to approve the 180-day postponement.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

Q. Consideration of Application for Alcohol Beverage License – Tequilas Taqueria Bar and Grill, LLC – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 11 Spence Ave. – Reason: New Owner

Mayor Brady opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Tequilas Taquerias Bar and Grill at 11 Spence Ave.

A representative of the applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received, and everything was in order.

Motion by Councilman Shell, seconded by Councilman DuBose to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

R. Consideration of a Joint Resolution to Dissolve the Hospital Authority of the City of Newnan

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to adopt the resolution as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the Council meeting at 2:44pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, January 7, 2025 at 3:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey, City Clerk, Megan Shea and City Attorney, Brad Sears.

Call to Order

Mayor Brady called the meeting to order and delivered the invocation.

A.Rezoning Request – RZ2024-03- 0.186 + acres located at 51 Robinson St. (Tax Parcel #N12 004 003A)- From IHV to RU-I for the purpose of constructing a duplex

Mayor Brady stated that these are not public hearings, there is no opportunity for the public to speak. The public hearings will be held on January 28th.

Tracy Dunnavant, Planning Director, explained that this property is located near Savannah St. and Robinson St. intersection, next to Newell Grocery. There is a mixture of zoning designations in this area, such as RU-I, CUN and Heavy Industrial. The site is currently vacant. The applicant would like to construct a duplex on the site. She showed a rendering of what the proposed duplex would look like. It would be 2 bedrooms, 2 bathrooms, each side 1,250 sq ft of living space, with cost around \$321,000 each. With setbacks and landscape buffers, the site is small, and it would be almost impossible to fit something industrial on the site, as it's currently zoned.

The Planning Commission held a public hearing on this and voted unanimously to recommend approval with the condition that the duplex adhere to the renderings provided by the applicant. Mayor Brady asked if they would need to ask for any variances from BZA? Ms. Dunnavant said that to avoid going to BZA, Planning Commission recommended making the duplex consistent with what was submitted as a condition of zoning.

Ms. Gail Bickham, representative for the applicant, addressed Council questions and confirmed that the duplexes would be for sale, as would the land with them. She said the goal of the company, as a builder, is to provide elevated affordable housing. They do not sell their properties to investors to rent. They will be part of a master association so lawns are maintained, and they would like to do this in other areas of Newnan, if this is a good fit. Ms. Bickham further clarified for Council that since Newnan is not the only area they are building in and to prevent having multiple HOA's, they assess a fee to the owners at closing that covers maintenance for the first year and then ongoing year after year.

Ms. Bickham confirmed that the duplex would be single story on slab. She said that their goal is to make communities and affordable HOA's. They have opportunities in other areas as well to do this

same model. Mayor Pro Tem Thomasson asked how this will work in 100 years since the residents would not be in control of the property? Ms. Bickham said certain components could be put in a trust, but they have not finalized the whole process. The next 10-15 years they will still be around. She said it will be a master HOA even though the owners will be spread across multiple counties. Mayor Brady asked if the covenants and restrictions will be recorded in each county that they build in and Ms. Bickham said yes. This is the first project, and they are going through the same process currently in two other counties. She stated that the HOA would remain under corporate ownership the entire time.

Ms. Bickham stated that this is her brainchild and she is helping to educate real estate professionals and potential owners about the benefits of this model. Councilwoman Jenkins asked about the price and what the mortgage payment would be estimated. Ms. Bickham said there is a model with Renaissance Bank that they would use with money toward closing costs, interest would play a factor and down payments, but mortgage would be \$2,400-2,800 per month. Mayor Pro Tem Thomasson asked if they could make this work building a single house and not a duplex? Ms. Bickham said it's more beneficial to build the duplex, and building an elevated home there would cost more. She said despite it being next to a convenience store and backing up to the railroad, people are interested.

Councilwoman Jenkins asked about off street parking? Ms. Dunnavant said it had to be modified since they weren't showing the usual 19ft.

B. Rezoning Request – RZ2024-04 – 7.06+ acres at 147 Temple Avenue (Tax Parcel N21-0001-001) from CUN to PDR

Mayor Brady had to recuse himself due to a business conflict. Mayor Pro Tem Thomasson took over the meeting.

Dean Smith, Senior Planner, showed an aerial view of the subject property. It is predominately surrounded by residential and commercial. Templar Development is the same developer that came to Council about a year ago on the Bullsboro Drive development which is currently under plan review. This development would be 29 total attached dwelling units, with three different styles, townhomes, triplexes and duplexes. There is an environmental issue with the lot, a stream buffer to the North but the plan shows no disturbance in that area. Units would range in size from 1,127 to 1,329 sq ft. Planning Commission decided only 3 units could be available for rental. Mike Furbush, Landscape Architect for the City looked at the tree management plan and said it would be approved.

Councilman Koritko asked about traffic impacts. Mr. Smith said that due to the size and scope of the project a traffic study was not required. The City Engineer did look at it and he did not anticipate any major additional traffic. There is an emergency access only point that will be built and connected to Widener St.

Councilman Guillaume asked about materials being used. Mr. Steven Jones, on behalf of Templar Development stated that they would use hardy plank and no vinyl and that will last longer. He said average price would be \$300,000 per unit. The road would be public and there would be about 2.8

parking spaces per unit, which would also be public. Mr. Smith stated that the City would be responsible for that parking and road. Property owners would be responsible for the stormwater maintenance area.

Councilwoman Jenkins asked about the second entrance due to the condition of Widener Street. Mr. Smith said it should be fully paved and the applicant has agreed to make improvements to Widener as needed up to Temple Avenue. Mayor Pro Tem Thomasson asked about the on street parking and if that is common. Michael Klahr, City Engineer said there are subdivisions all over Newnan that have public on street parking. He said that Widener will be maintained to fire standards in case a fire truck needs to get down it.

ADJOURNMENT

Motion by Councilman DuBose, seconded by Councilman Shell to adjourn the meeting at 3:55PM.

MOTION CARRIED. (6-0)

Mr. Jones said that when this went to Planning Commission they proposed 29 units but the engineers looked at it again and they would now like to add 5 more units. He thinks there are options to amend the application and if Council would agree, they would want Planning Commission to also review the revised plan. Mr. Sears said that as this was advertised before it went to Planning Commission then they would need to do that again with an amended application or withdraw but then wait 6 months to refile. Council agreed to discuss this at the January 28th meeting.

Megan Shea, City Clerk

Keith Brady, Mayor

January 15, 2025

Keith Brady, Mayor
City of Newnan
25 Lagrange Street
Newnan, Georgia 30263

BY EMAIL

Dear Mr. Mayor,

Following the charge of the City Council of Newnan the Farmer Street Cemetery Commission (FSCC) has worked cooperatively over the last four years to construct a plan for the future of the Farmer Street Cemetery.

The FSCC started with a careful review and analysis of the work of the previous Commission and available local historical documentation. New technologies were available to better define the scope of the site and future activities. The FSCC recommended to the City an updated property survey and the use of ground penetrating radar over the site along with geolocation mapping of remains. The specialized firm PaleoWest was engaged for this purpose.

Using ground penetrating radar PaleoWest conducted a study and completed a report of the site. They identified and geo located 455 sets of remains on the site. An updated survey to define the legal boundaries of the site was completed. City Staff has successfully worked to resolve a number of encroachments on the site. Three public meetings have been held and on line surveying soliciting public input were conducted and analyzed.

The FSCC worked cooperatively with the African-American Alliance and the Museum to address any needs that they currently may have while addressing potential future needs with sensitivity to their mission. At our request, the Alliance conducted a survey touching on a potential renaming of the site and provided us with the results.

Pond and Co. was selected to assist the FSCC with the planning process for the future of this sensitive archeological site. With their expert assistance we have completed Phases I and II of this process. With the adoption of the 2025 City of Newnan Budget, Phase III for the completion of the final construction documents has been funded. They estimate their work to be completed in a six month period.

The FSCC has worked very hard in cooperation with Pond and Co. to provide a physical plan and basic design selections that address the future uses and needs of the site. We believe that this final plan successfully addresses our charge to Protect, Preserve and Promote the Farmer Street Cemetery for future generations.

The FSCC has provided periodic updates of our activities to the City Council and requested the input of the Council about a number of issues as we progressed. Most recently, we recommended to the Council that they consider a name change to more appropriately describe the persons resting at the site. The FSCC fully understands that any name change is the exclusive privilege of the City Council. Currently, our recommendation is an open item and will need to be resolved by the Council prior to the completion of the Phase III construction documents.

After having completed all of this work and with the funding of the Phase III final construction documents, it is the judgment of the FSCC that we have no further role. Any additional activity will be the responsibility of either the City Council or City Staff. Accordingly, the Farmer Street Cemetery Commission respectfully recommends that the Commission be dissolved.

It has been our unique privilege to serve as the representatives of the members of the City Council of Newnan, the citizens of Newnan and to be the voice of those that eternally rest at the Farmer Street Cemetery.

Sincerely,

Jocelyn B. Palmer

Chairman, Farmer Street Cemetery Commission



To: Mayor and Council

Date: January 28, 2025

Agenda Item: Consideration of Supplemental Agreement #1 for the Project Framework Agreement between the Georgia Department of Transportation and the City of Newnan for Transportation Facilities Improvements- Sprayberry Road at Jefferson Street and Jefferson Street at Greison Trail

Prepared By: Michael Klahr, City Engineer

Purpose:

Council may consider the execution of **Supplemental Agreement #1** for the *Project Framework Agreement* (PFA) between the Georgia Department of Transportation (GDOT) and the City of Newnan for PI 0019783, Transportation Facility Improvements for Sprayberry Road at Jefferson Street and Jefferson Street at Greison Trail.

Background:

The City of Newnan has represented to the Georgia Department of Transportation a desire to make improvements to the intersection of Jefferson Street at Greison Trail, realigning Sprayberry Road, to include a roundabout, and to participate in certain activities including funding of certain portions of the project.

The Georgia Department of Transportation had agreed to fund Preliminary Engineering (PE) for the project at **\$1,252,728.75**. The required match local match (80/20) was **\$250,545.75**.

Following negotiations with the selected Engineering Consultant, Heath and Lineback, the funding provided by GDOT was not sufficient with a funding gap of **\$421,988.27**. The City Council agreed to provide the additional funding as a local match at **\$672,534.02**. The Scope and Fees, under Task Order #1 with Heath and Lineback is **\$1,674,717.02**. Subsequent opportunities with the Atlanta Regional Commission have identified additional funds and a **Supplemental Agreement #1** will fund the PE Phase at **\$1,674,716.25**. The required local match (80/20) is **\$334,943.25**.

Summary: With the additional funding support, the local match for the project was reduced from **\$672,531.02** to **\$334,943.25**, a reduction of **\$337,587.77**. The City of Newnan is the local sponsor for the project.

Funding:

SPLOST

Recommendation:

Execute **Supplemental Agreement #1**

Attachments:

1. 0019783 Coweta 2024.12.18 SA1 to Sponsor

Previous Discussion with Council:



Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

December 18, 2024

PI No. 0019783, Coweta County
Sprayberry Rd @ Jefferson Street @ Greison Trail

Honorable Mayor Keith Brady
The City of Newnan
25 LaGrange Street
Newnan, GA 30263
Attn: Michael Klahr

Subject: **Supplemental Project Framework Agreement No. 1**

Dear Mayor Brady:

Attached is a Supplemental Agreement #1 to the original Project Framework Agreement (PFA) detailing Preliminary Engineering commitments for the above-referenced project.

Please review the attached agreement and if satisfactory, execute the agreement within the Contract Authorization Tracking System (CATS) using the DocuSign® electronic signature system. The City of Newnan will be sent an electronic copy of the fully executed agreement for your project file. As mentioned in the original PFA, additional Specific Activity Agreements for Right of Way, Utility Relocation, and Construction will be sent at the appropriate time, if required.

If you have any questions about items contained in this agreement, please contact the Department's Project Manager, April McKown, at (404) 775-0775.

Sincerely,

Kimberly W. Nesbitt
State Program Delivery Administrator

KWN:CCV:MSL:ARM
Attachment

cc: Honorable Dennis McEntire, State Transportation Board Member, Congressional District 3
Albert V. Shelby III, Director of Program Delivery
Tyler Peek, District 3 Engineer
Adam Smith, District 3 Preconstruction Manager
Harland Smith, District 3 Planning & Programming Liaison

SUPPLEMENTAL AGREEMENT NO. 1
To the PROJECT FRAMEWORK AGREEMENT
By And Between
GEORGIA DEPARTMENT OF
TRANSPORTATION
And
THE CITY OF NEWNAN

Please indicate which Catalog of Federal Domestic Assistance Number (CFDA) applies to this agreement (Check only one):

- ☒ CFDA # 20.205 - Highway Planning and Construction
- ☐ CFDA # 20.219 - Recreational Trails Program
- ☐ Not Applicable – 100% State Programmed Funds

This Supplemental Agreement No. 1 to the Project Framework Agreement, (“Supplemental Agreement No. 1”), is made and entered into on this _____ (“Effective Date”), by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the "DEPARTMENT", and THE CITY OF NEWNAN, GEORGIA, hereinafter called the "SPONSOR.”

WHEREAS, the DEPARTMENT and the SPONSOR entered into a Project Framework Agreement dated, November 1, 2023 for Contract ID: 48400-425-PFAOPD2400659 hereinafter called the “ORIGINAL AGREEMENT”, for the purpose of having the SPONSOR reimbursed federal funds for PI # 0019783, Sprayberry Rd @ Jefferson Street @ Greison Trail, the project intends to construct a realignment at the intersection of Sprayberry Road and Jefferson Street and incorporate a roundabout at the intersection of Greison Trail and Jefferson Street, such work hereinafter called the “PROJECT”, and

WHEREAS, the DEPARTMENT and the SPONSOR agree that additional funds are needed to complete preconstruction engineering (design) activities, hereinafter referred to as “PE”.

NOW, THEREFORE, THE PARTIES mutually agree that for and in consideration of the mutual benefits to flow from each to the other the ORIGINAL AGREEMENT shall be modified as follows:

1. The current Exhibit A, TIP/STIP Insert, shall be deleted in its entirety and replaced with the revised Exhibit A, attached hereto.

2. The following attachments appended to this Supplemental Agreement No. 1 are hereby incorporated by reference into and made part of the ORIGINAL AGREEMENT, and shall have the same force and effect as if set forth in full therein:

Attachment 1 - Budget Estimate

Attachment 2 - Certificate of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation

3. Except as modified, changed or amended, all terms and conditions of the ORIGINAL AGREEMENT shall remain in full force and effect.

4. The ORIGINAL AGREEMENT, as amended, constitutes the full, complete and entire understanding between the parties.

IN WITNESS WHEREOF, said parties have hereunto set their hands and affixed their seals the day and year above first written.

**GEORGIA DEPARTMENT OF
TRANSPORTATION**

THE CITY OF NEWNAN, GEORGIA

By: _____
Commissioner

By: _____ (Seal)

Name: Mayor Keith Brady

Attest:

Signed, sealed and delivered this

Treasurer

_____,
in the presence of:

Notary Public (Notary Seal)
Name: _____
Title: _____

This Agreement, approved by
THE CITY OF NEWNAN, on
_____(date)

Attest:

Name and Title

58-6000631
Federal Employer Identification
Number:

EXHIBIT A

FY 2024-2027 Transportation Improvement Program - Sorted by ARC Project Number

CW-350	JEFFERSON STREET INTERSECTION IMPROVEMENTS	Jurisdiction Coweta County	Existing	Planned	Length (mi.)	Network Year
0019783	AT SPRAYBERRY ROAD, JEFFERSON STREET, AND GREISON TRAIL	Sponsor City of Newnan	N/A	N/A	0.06	TBD
Programmed		Service Type Roadway / Operations & Safety	Analysis Exempt from Air Quality Analysis (40 CFR 93)		LCI ☐	Flex ☐

	Status	Year	Fund Type	Federal	State	Local	Bonds	Total
PE	AUTH	2023	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$208,000	\$0,000	\$52,000	\$0,000	\$260,000
PE	AUTH	2024	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$794,183	\$0,000	\$198,546	\$0,000	\$992,729
PE		2025	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	\$337,590	\$0,000	\$84,398	\$0,000	\$421,988
ROW		2027	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$320,000	\$0,000	\$320,000
UTL		2028	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$70,000	\$0,000	\$70,000
CST		2028	Local Jurisdiction/Municipality Funds	\$0,000	\$0,000	\$1,690,000	\$0,000	\$1,690,000
				\$1,339,773	\$0,000	\$2,414,944	\$0,000	\$3,754,717

Attachment 1 **BUDGET ESTIMATE**

Original Project Framework Agreement (PFA) Amount

Original PFA Federal Share:	\$1,002,183.00
Original PFA Local Share:	\$250,545.75
Total Original PFA Amount:	\$1,252,728.75
Total Original PFA Eligible for Reimbursement:	\$1,002,183.00

Supplemental Agreement (SA) No. 1 Amount

SA Federal Share:	\$337,590.00
SA Local Share:	\$84,397.50
Total SA Amount:	\$421,987.50
Total SA Eligible for Reimbursement:	\$397,590.00

Composite Contract Totals **(Original Contract + Supplemental Agreement No. 1)**

Composite Contract Federal Share:	\$1,339,773.00
Composite Contract Local Share:	\$334,943.25
Composite Total Contract Amount:	\$1,674,716.25
Composite Total Eligible for Reimbursement:	\$1,339,773.00

Attachment 2
CERTIFICATION OF COMPLIANCE WITH
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION

By executing this document, the undersigned duly authorized representative of the SPONSOR, certifies that the SPONSOR:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts (“GDA&A”) for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a “Sanctuary Policy” in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the SPONSOR shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

Signature of Authorized Officer or Agent

Printed Name of Authorized Officer or Agent

Title of Authorized Officer or Agent

Date



To: Mayor and Council
Date: January 28, 2025
Agenda Item: Request for various closures for 2025 Main Street Newnan Events
Prepared By: Jesse Branch, Special Events Coordinator

Purpose:

To consider a request to close downtown streets, to utilize downtown sidewalks, and to utilize downtown parking spaces or lots for certain Main Street Newnan events.

Background:

The proposed closures/utilization reflects the 2025 Main Street Newnan event calendar.

Funding:

N/A

Recommendation:

Approve as submitted.

Attachments:

1. 2025 Main Street Newnan Event Closures

Previous Discussion with Council:

N/A



To: Mayor and Council
Date: January 17, 2025
Agenda Item: 2025 Main Street Newnan Event Closures
Prepared By: Jesse Branch, Special Events Coordinator

January 17, 2025

Mr. Cleatus Phillips
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: 2025 Main Street Newnan Event Closures

Mr. Phillips,

Please accept this letter as a formal request to place the following agenda items on the Newnan City Council's January 28, 2025 Meeting Agenda:

I. Permission to close streets for the following Main Street Newnan events:

• Market Day

Permission to close North and South Court Square between Jackson St/E Court Square and Jefferson St/W Court Square from 8:00am-3:00pm. Dates for the Market Day are:

- March 1, 2025
- April 5, 2025
- May 3, 2025
- June 7, 2025
- July 5, 2025
- August 2, 2025
- September 6, 2025
- October 4, 2025
- November 1, 2025
- December 6, 2025

• Fourth of July Parade – Friday, July 4, 2025

The Parade will begin at Veteran's Memorial Park along Temple Avenue at 9:00 am, travel south along Jackson/LaGrange Street, and will end at the intersection of LaGrange Street and Long Pl/Salbide Avenue. The event will conclude by 10:00 am.

• Sunrise on the Square 5K – Saturday, August 30, 2025

The 5K Road Race will begin on W Washington St, and turn at Wesley to College, College to Hwy 34, to Carmichael Street where the route will loop through several quick turns: Atkinson St, Velma Drive, Lundy Drive, Sherwood Drive, Edgewood Drive and end on Roscoe Road. From Roscoe Road the route will travel south through Downtown Newnan on Jackson Street, toward the finish line on W Washington Street.

- **Spirits & Spice Festival – Saturday, October 25, 2025**

Permission to close North and South Court Square, West Court Square, and West Washington Streets between 11:00am and 8:00pm.

- **Holiday Sip & See –Friday, November 21, 2025**

Permission to close South Court Square between 3:00pm and the close of the event.

- **Santa on the Square – Friday, November 28, 2025**

Permission to close North Court Square between 3:00pm and the close of the event.

II. Permission to use downtown sidewalks for the following Main Street Newnan events:

- **Market Day**

1st Saturday of each month between March and December. The event takes place between 10:00am and 2:00pm. Sidewalks located on the interior portion of the Courthouse Square.

- **Spring Art Walk – Friday, March 21, 2025**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Downtown Newnan Restaurant Week—Sunday, April 13th-Saturday, April 19th, 2025**

Use of downtown sidewalks at various participating locations between 9:00am and 9:00pm.

- **Summer Wined Up – Friday, June 20, 2025**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Labor Day Sidewalk Sale—Friday, August 29th-Monday, September 1st, 2025**

Use of downtown sidewalks at various participating locations between 9:00am and 6:00pm.

- **Fall Art Walk – Friday, September 19, 2025**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Oktoberfest Craft Beer Tasting – Friday, October 3, 2025**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

- **Spirits & Spice Festival—Saturday, October 25, 2025**

Use of downtown sidewalks at various participating locations and around the Courthouse square between 2:00pm and 7:00pm.

- **Munchkin Masquerade (Downtown Trick or Treat) – Friday, October 31, 2025**
Use of downtown sidewalks during the event between 10:00am and 12:00pm.
- **Holiday Sip-and-See – Friday, November 21, 2025**
Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm
- **Plaid Friday—Friday, November 28, 2025**
Use of downtown sidewalks at various participating locations between 9:00am and 6:00pm.
- **Santa on the Square—Friday, November 28, 2025**
Use of downtown sidewalks at various participating locations between 6:00pm and 8:00pm
- **Small Business Saturday—Saturday, November 29, 2025**
Use of downtown sidewalks at various participating locations between 9:00am and 6:00pm.

III. Permission to utilize parking spaces or lots for the following Main Street Newnan events:

- **Spirits & Spice Festival – Friday, October 24, 2025**
Use of parking spaces located on West Court Square.
- **Spirits & Spice Festival – Saturday, October 25, 2025**
Use of parking spaces located on the interior and exterior of the Courthouse Square.

Please contact me if you require additional information. Thank you for your continued support of the Main Street Newnan program.

Best Regards,

Jesse Branch
Special Events Coordinator
City of Newnan
770-253-8283 (x1)
706-333-1433 (cell)
jbranch@cityofnewnan.org

Main Street Newnan
Business Development Department
6 First Avenue
Newnan, Georgia 30263
www.mainstreetnewnan.com



To: Mayor and Council

Date: January 28, 2025

Agenda Item: Consideration to Exercise Open Container Amendment to Chapter 3, Alcoholic Beverages during 2025 Main Street Summer NewnaNights concert series

Prepared By: Jesse Branch, Special Events Coordinator

Purpose:

Newnan City Council may consider allowing for the possession and consumption of alcoholic beverages on public streets and sidewalks located within a defined location with the Downtown Development Authority District during the following events and in accordance with the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages:

- **Summer NewnaNights- Thursday, June 12, 2025, & Thursday, July 10, 2025 -- First Ave Park**

Background:

Due to the planned construction of Greenville Street Park in 2025, please note the request for use of First Avenue Park.

In accordance with the amended Code of Ordinances, Chapter 3, Alcoholic Beverages, Section 3-27 (b), City Staff is providing a map of a defined location for the possession and consumption of alcoholic beverages beginning 30 minutes prior to the beginning of the event, during the event, and up to 30 minutes after the end of the event.

Funding:

N/A

Recommendation:

City Staff, on behalf of the Newnan Downtown Development Authority, recommends approval of the request to exercise the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages, as amended, to allow for the possession and consumption of alcoholic beverages on public streets and sidewalks during city-sponsored events in a defined location within the Downtown Development Authority District.

- A request to allow for possession and open consumption for city sponsored event series Summer NewnaNIGHTS on:
 1. Thursday, June 12, 2025, &
 2. Thursday, July 10, 2025

in First Avenue Park. (Please see Attachment A).

Attachments:

1. Open Container 2025 (MS Special Events)

Previous Discussion with Council:

Newnan City Council adopted an Ordinance to Amend Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan, Georgia at the March 28, 2017 meeting.



City of Newnan, Georgia - Mayor and Council

Date: January 17, 2025

Agenda Item: Consideration of Certain City-Sponsored Events to Exercise Ordinance Amendment to Chapter 3, Alcoholic Beverages

Prepared By: Jesse Branch, Special Events Coordinator

Purpose: Newnan City Council may consider allowing for the possession and consumption of alcoholic beverages on public streets and sidewalks located within a defined location with the Downtown Development Authority District during the following events and in accordance with the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages:

- **Summer NewnaNights- Thursday, June 12, 2025, & Thursday, July 10, 2025**

Background: In accordance with the amended Code of Ordinances, Chapter 3, Alcoholic Beverages, Section 3-27 (b), City Staff is providing a map of a defined location for the possession and consumption of alcoholic beverages beginning 30 minutes prior to the beginning of the event, during the event, and up to 30 minutes after the end of the event.

Funding: N/A

Recommendation: City Staff, on behalf of the Newnan Downtown Development Authority, recommends approval of the request to exercise the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages, as amended, to allow for the possession and consumption of alcoholic beverages on public streets and sidewalks during city-sponsored events in a defined location within the Downtown Development Authority District.

- A request to allow for possession and open consumption for city sponsored event series Summer NewnaNIGHTS on:
 - Thursday, June 12, 2025, &
 - Thursday, July 10, 2025in First Avenue Park. (Please see Attachment A).

Attachments: Proposed map for SummerNewnanights (Attachment A)

Previous Discussion with Council: Newnan City Council adopted an Ordinance to Amend Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan, Georgia at the March 28, 2017 meeting.

Attachment A:





To: Mayor and Council

Date: January 28, 2025

Agenda Item: Consideration of Option for NURA Loan at 100 East Washington Street

Prepared By: Gerald Walton, NURA Chairman, Andrew Moody, Special Projects Manager, Tracy Dunnavant, Planning & Zoning Director, Hasco Craver, Assistant City Manager, Cleatus Phillips, City Manager

Purpose:

To consider options for the NURA loan for the property at 100 East Washington Street

Background:

In 2015 the City of Newnan acquired the lot at 100 East Washington as part of the McIntosh Parkway project. In 2016 the property was professionally inspected and determined to be salvageable. In 2020 the Council deeded ownership of the property to the Newnan Urban Redevelopment Agency (NURA) and provided a loan of \$150,000 for the purpose of renovating the structure and selling it at market rate. Once sold, NURA would be able to retain the proceeds for future operations and housing programs. In February 2022 it was determined that severe structural issues were present and that the cost to renovate would likely exceed the cost of constructing a new home. In June of 2022, the Council authorized the demolition of the structure. NURA elected to turn its attention to the ARPA Murray Street project due to the federal government time constraints, and to return to 100 East Washington at a later date. In a called meeting on August 21st, 2024, the NURA considered options for the loan on the property located at 100 East Washington Street. Upon due consideration, the agency elected to request the cancelation of the Promissory Note and Deed to Secure Debt.

Funding:

N/A

Recommendation:

Council may consider selecting one of the following options:

1. Cancelation of Promissory Note and Deed to Secure Debt and Complete Forgiveness of Loan Balance.
2. Call the Full Loan Balance.

Attachments:

1. Consideration of Loan Options 01.28.25
2. 100 E Washington Timeline

Previous Discussion with Council:

Council requested additional information and time to consider options at the meeting on December 10th, 2024, and requested staff return on January 28th, 2025. Staff has returned with more information and refined options.



To: Newnan City Council

From: Gerald Walton, Tracy Dunnivant, Andrew Moody, Cleatus Phillips, Hasco Craver

January 28th, 2025

RE: Consideration of Options for the NURA Loan for the Property at 100 East Washington Street

Mayor Brady and Councilmembers,

In 2015 the City of Newnan acquired the lot at 100 East Washington as part of the McIntosh Parkway project. In 2016 the property was professionally inspected and determined to be salvageable. In 2020 the Council deeded ownership of the property to the Newnan Urban Redevelopment Agency (NURA) and provided a loan of \$150,000 for the purpose of renovating the structure and selling it at market rate. Once sold, NURA would be able to retain the proceeds for future operations and housing programs. In February 2022 it was determined that severe structural issues were present and that the cost to renovate would likely exceed the cost of constructing a new home. In June of 2022, the Council authorized the demolition of the structure. NURA elected to turn its attention to the ARPA Murray Street project due to the federal government time constraints, and to return to 100 East Washington at a later date.

In a called meeting on August 21st, 2024, the NURA considered options for the loan on the property located at 100 East Washington Street. Upon due consideration, the agency elected to request the cancelation of the Promissory Note and Deed to Secure Debt, and for the blessing of the council to sell the lot with a remittance of the proceeds upon the sale to the City.

Key Takeaways

- Not enough funding remains available from the original loan and the loan amendment to construct a home.
- Grant funding and program income generated from the use of grant funds cannot be used for debt services payments.

On November 26th, 2024, the Council requested staff bring additional options and information about the lot, the Promissory Note and Deed to Secure Debt. Through research of property history and records staff has developed the following options for Council to consider regarding the Promissory Note and Deed to Secure Debt:

1. Cancelation of Promissory Note and Deed to Secure Debt and Complete Forgiveness of Loan Balance

- a. This option would include a complete cancelation of the Promissory Note and Deed to Secure Debt with the forgiveness of the entire loan balance. Thereafter, NURA will determine the best course of action for the lot.



2. Call of Full Loan Balance

- a. This option would call the full balance of the loan issued to NURA. This option will require the sale of the lot. NURA is unable to pay any balances of debt with grant funding.

Included with this item is a detailed timeline expressing all activities associated with the property located at 100 East Washington Street.

Sincerely,

Andrew Moody

Andrew Moody
Special Projects Manager

100 E Washington Timeline (2015-2024)

- In 2015, the City of Newnan acquired the property at 100 East Washington Street as part of the land acquisition necessary for the completion of McIntosh Parkway
- On March 15th, 2016, the property was thoroughly inspected by Peterson Professional Inspections, Inc., it was determined that there existed numerous defects, yet it was thought that the property was potentially able to be rehabilitated.
- In 2020, the City Council deemed the state of the structure was continuing to deteriorate and determined that NURA should be the body that undertakes the project. This resulted in an intergovernmental agreement with NURA. The intended purpose of the IGA and transfer of property rights was to rehabilitate the property for the purpose of placing the property back on the tax digest.
- On May 21st, 2020, the City Council through the IGA issued a loan of \$100,000 to NURA.
- On June 8th, 2020, NURA contracted with Locus Design & Consulting for the architectural designs.
- On August 25th, 2020, NURA had the property surveyed by Christopher Brothers Land Surveying.
- In November of 2020, NURA released the first RFP seeking firms to rehabilitate the structure for no more than \$100,000.
- On December 17th, 2020, NURA was informed that the RFP was unsuccessful and returned no responses. The board unanimously voted to rebid the project.
- On February 18th, 2021, after an unsuccessful RFP in November 2020, NURA in its regular meeting, considered making a request to the City Council for an increase in the loan amount by \$50,000 (total of \$150,000), the board unanimously approved the request.
- On February 23rd, 2021, the City Council approved an increase in the loan amount to \$150,000.
- On September 14th, 2021, NURA released an RFP for Professional Construction Services.
- On October 19th, 2021, one sealed bid was submitted to NURA by Energy Construction Solutions for a price of \$155,779.00. The difference in available funds was to be paid from proceeds NURA received from the sale of other City owned properties.
- On November 10th, 2021, the contract between NURA and Energy Construction Solutions was signed.
- On December 14th, 2021, a Limited Warranty Deed, Promissory Note, and Deed to Secure Debt were filed with the Clerk of the Court.
- On December 28th, 2021, a notice to proceed with the rehabilitation work was sent to Energy Construction Solutions.
- On February 17th, 2022, NURA was informed that several structural issues were identified once rehabilitation work initiated. The board was informed that Chairman Walton would be requesting Council consideration on the renovation or demolition of the structure. There was no quorum and no vote taken.
- On February 22nd, 2022, the Council instructed NURA to proceed with an application to demolish the structure.
- On March 3rd, 2022, NURA was informed of Council's decision to instruct NURA to apply for the demolition of the structure, and that the board would need to authorize the Chairman to terminate the contract with Energy Construction Solutions. The board voted unanimously to authorize termination of the contract.
- On June 14th, 2022, Council approved the request to demolish the structure.

- On August 25th, 2022, NURA joined by the City Manager, discussed options for the property after the council decision. NURA considered requesting loan forgiveness at this time but decided to wait until the Murray Street Project began. A motion was made to tear down the house and revisit the project later.
- In September of 2022, the structure was demolished.
- On August 21st, 2024, NURA approved a request to the council for the sale of the lot at 100 East Washington and a remittance of the proceeds to the city and a request to forgive the loan.



To: Mayor and Council

Date: January 28, 2025

Agenda Item: Consideration of Proposals from On-Call Engineering Firms related to the Potential Design and Construction of Public Improvements along Woodlane Drive

Prepared By: Hasco Craver, Assistant City Manager, Michael Klahr, City Engineer

Purpose:

Newnan City Council may consider proposals from on-call engineering firms to design future public improvements along Woodlane Drive.

Background:

At the November 26, 2024 Newnan City Council meeting, City staff was instructed to further investigate potential public improvements along Woodlane Drive to alleviate reported storm water challenges for five (5) residents. Very specifically, the project may occur at/along 5 Woodlane Drive (location map attached herein).

The City of Newnan currently employs two engineering firms in an "on-call contract", which provides for the provision of certain engineering services in a timely manner.

The City of Newnan provided a scope of work for the proposed improvements along Woodlane Drive to each firm and requested a cost to design. The proposed improvements include, but are not limited to, the installation of storm pipe, curb and gutter and the replacement and addition of asphalt paving. Please find a copy of each proposal attached herein.

The following represents the cost proposals received:

1. Integrated Science and Engineering - \$58,337.50
2. Columbia Engineering - \$55,200.00

In addition to design, it is important to note that the current estimated cost of construction is \$172,000.00 (property acquisition not included).

Funding:

SPLOST 2025

Recommendation:

City staff is prepared to proceed at the discretion of the Newnan City Council.

Attachments:

1. 5949.16 - Proposal for Woodlane Drive Roadway Improvements
2. TOF 5 Woodlane Drive Design
3. 5 Woodlane Drive

Previous Discussion with Council:

Newnan City Council discussed the potential project at the November 26, 2024 Meeting.

December 11, 2024

Michael Klahr
Director of Engineering
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Proposal Letter for Woodlane Drive Roadway Improvements
CES# 5949.16

Dear Mr. Klahr:

Columbia Engineering is pleased to submit our proposal to provide professional design services for the Woodlane Drive Roadway Improvement project. The scope of work, associated schedule, and proposed fee can be found below.

SCOPE OF WORK

The scope of work will be phased as follows:

- Phase 1: Survey and Utility Location
- Phase 2: Plan Development

Phase 1 Survey and Utility Location:

After receiving NTP, Columbia will hold a kickoff meeting with the client to discuss the project details, schedule, and approach. Columbia will mobilize the survey team for collection of the survey data and the utility locate survey crews for collection of horizontal utility data within the project corridor.

The project will begin with utility designation services within the existing right of way for the project limits. This information will include the following:

- Records research, contact known utility owners within the project limits and obtain utility record drawings and plans.
- Designation using electromagnetic utility locating equipment and ground penetrating radar, which will designate the approximate horizontal location of facilities. These will be shown on the ground using paint and/or pin flags along the length of the utility.
- Utilities that are presumed to be designated are: buried natural gas, potable & non-potable water, electric, communication, and sanitary sewer force main.

The field survey for the project area will include 2-foot contour topographic survey, existing features, and right-of-way resolution. Existing features include edge of pavement, curb and gutter, signage, roadway striping, sidewalk, fencing, and utilities marked. The survey will be on NAD 83 Georgia State Plane East Zone US Foot and NAVD 88 vertical datum. This survey data will supplement the GIS data provided by the City.

Phase 2 Plan Development:

Once the database portion of the project has progressed significantly, Columbia will begin the preparation of the roadway design and construction drawings. The design will include incorporating 11' lanes, adding curb and gutter, and adding drainage infrastructure as needed. Columbia will generally design the corridor to avoid right-of-way impacts and project costs. The drawings are expected to include a cover sheet, general notes sheet, typical sections, existing conditions sheet, construction plans, roadway cross sections, drainage profiles, utility plans (as necessary), signing and marking plans (as necessary), construction details, and erosion, sedimentation, and pollution control plans.

Columbia will incorporate comments from the city to update the plans. Columbia will submit final plans along with a final construction cost estimate. The cost estimate will provide quantities along with pay line items.

ASSUMPTIONS:

The following is assumed:

- € The limits will be approximately 800' along Woodlane Road in the areas that do not currently have curb and gutter. The design will tie to the existing curb and gutter.
- € Roadway section will be 11' lanes with curb and gutter. No sidewalk will be necessary.
- € It is anticipated that ROW will be avoided and no ROW plans will be required.
- € No traffic counts or traffic reports will be required.
- € Permitting will be limited to submission for an LDP to the City.
- € No pavement coring will be required.
- € No public involvement or acquisition services will be required.
- € Ms4 structures and detention will be deemed unnecessary based on city standards
- € It is assumed GDOT plan formatting is not required.
- € The city will provide all existing data, studies, calculations, and design plans associated with the project already available.
- € Standard retaining walls will be utilized (if necessary).
- € As disturbance is expected to be under 1 acre, 3 phase erosion control adhering to NPDES GAR 100002 permitting standards is not included.

SCHEDULE

Once authorized, the CES team will begin immediately upon receiving a signed contract and notice to proceed. For planning purposes, we anticipate the following schedule:

- Phase 1: Survey and Utility Location (2.5 months)
- Phase 2: Plan Development (3.5 months)

BUDGET

The total estimated cost, including sub-consultants and expenses, for providing the services outlined by the scope above is broken down by phase as follows:

Phase		
No.	Task Description	Proposed Fee
1	Survey/Field Investigation	\$ 28,600.00
2	Plan Development	\$ 26,600.00
TOTAL:		\$ 55,200.00

These phases are not to exceed amounts and the work will be billed lump sum per phase.

Thank you for the opportunity to propose on this project. Feel free to contact me anytime if you have any questions or need additional information:

Randy Strunk, PE: Cell: 502-418-6565 | rstrunk@columbia-engineering.com

Sincerely,

Randy Strunk, P.E.
Principal in Charge

To: Hasco Craver
Company: City of Newnan
Address: 55 Boone Drive
Newnan, GA 30263

Date: December 19, 2024
From: Jason Ray
Copy to:

Project: Woodlane Drive Design

TOF #: 5

BACKGROUND

The City of Newnan (City) has decided to install curb/gutter along a section of Woodland Drive. Approximately 500-ft of Woodlane drive is without curb/gutter and stormwater infrastructure. The City has requested that Integrated Science & Engineering (ISE) complete of design that incorporates curb/gutter and stormwater infrastructure in missing sections starting at Alpine Drive. The design will also include gutter spread calculations as well as mitigating any downstream impacts.

ISE offers this Task Order Form (TOF) outlines the Scope, Schedule, and Fee associated with performing the work outlined herein.

SCOPE OF SERVICES

Task 1 – Project Management

As with any project with multiple tasks, sufficient project management and coordination is required to provide the client with efficient services. ISE will provide a Project Manager for the project to coordinate the internal work associated with providing these services, as well as communication with the City as to the progress of the project, schedule updates, and budget updates. As part of this scope, ISE will provide the City with periodic emails updating the schedule of the project as well as attend any project meetings that may be required at the request of the City.

Task 2 – Topographic Survey

ISE will provide a detailed topographic survey along the proposed alignment sufficient for design of the proposed improvements, preparation of construction plans, and development of easement documents. Elements included in the survey will consist of topographic features of the route, roads, landscaping, aboveground utilities, marked underground utilities, structures, pipes, and other pertinent features. Additionally, the topographic survey will include documented rights-of-way, easements, and property boundaries in and immediately adjacent to the proposed drainage system alignment.

Task 3 – Schematic Design (50%)

As part of this task, ISE will prepare a Schematic Design of Woodlane Drive. The schematic design phase will concentrate on coordinating with the design team, positioning and modifying the site features and utilities, and providing grading and drainage concepts. Also, as part of this early design phase, stormwater drainage and stormwater management layout will be considered and shown. Preliminary calculations to size the stormwater pipes and the stormwater management measures will be performed and incorporated into the schematic design plans. The purpose of this phase is to develop a set of 50% design plans for City review, value engineering and discussion of design intent. This allows the design phase to stay on track (i.e. significant earthwork quantities and identifying utility concerns/conflicts). The schematic design plans will include: title sheet, demolition plans, entrance road plan and profiles, site plans, grading and drainage plan, utility plan, storm drainage profiles, 3-phase erosion and sediment control plan, and associated construction details and notes. ISE will prepare and provide an interim submittal showing the schematic design as stated herein to the City in PDF format. Upon request hard copies may be provided as well.

Task 4 – Design Development Plans (95%)

ISE will initiate completion of the Design Development task (Civil Design Plans to 95% completion) in accordance with the approved Schematic Design. The purpose of this task is to create civil design progress drawings for Woodlane Drive. The design development plans will include: title sheet project general notes, demolition plan, site plan, grading and drainage plan, utility plan, storm drainage profiles, 3-phase erosion and sediment control plan, and associated construction details.

Task 5 –Final Construction Documents (100%)

Upon receiving final design review comments and any necessary revisions to the civil design plans, ISE will complete the construction plans. It is assumed technical civil specifications are not necessary for the civil portion of this project and that general notes about material on the civil plans will be acceptable. At the conclusion of this task, final Construction Plans will be complete for construction purposes.

SCHEDULE

- Task 1 – Project Management – Will continue throughout the design and construction phase of the project.
- Task 2 – Topographic Survey – To be completed within 1 week of TOF acceptance.
- Task 3 – Schematic Design (50%) – To be completed within 4 weeks of Task 2 completion.
- Task 4 – Design Development Plans (95%) – Will be completed within 6 weeks of Task 3.
- Task 5 – Final Construction Documents (100%) – Will be completed within 2 weeks of Task 3.

FEE ESTIMATE

Task No.	Task Name	Contract Amount	Billing Type
1	Project Management	\$8,065.00	Hourly
2	Topographic Survey	\$13,750.00	Lump Sum
3	Schematic Design (50%)	\$18,930.00	Hourly
4	Design Development Plans (95%)	\$11,252.50	Hourly
5	Final Construction Documents (100%)	\$6,340.00	Hourly
TOTAL		\$58,337.50	

The fees listed contain ISE labor, subconsultants, and direct project expenses previously noted in the Scope of Work section. Additional efforts, including fees and services outside the Scope of Work detailed herein will be coordinated directly with the Client prior to proceeding. Additional fees will be billed hourly and in accordance with the Master Services Agreement rate schedule.

AUTHORIZATION

The Scope of Services outlined herein will be performed in accordance with ISE's Master Services Agreement with City of Newnan dated July 20, 2023. As our authorization, please sign in the space provided below.

City of Newnan

Integrated Science & Engineering, Inc.

Signature: _____

Name: _____

Title: _____

Date: _____

Signature:  _____

Name: Jason Ray, GISP

Title: Principal

Date: December 19, 2024



5 Woodlane Drive

Proposed Project Target Area Shown in RED



To: Mayor and Council

Date: January 28, 2025

Agenda Item: Consideration of a Resolution Supporting the Introduction of local legislation to create a Base Year (Freeze) Homestead Exemption in the City of Newnan

Prepared By: Cleatus Phillips, City Manager

Purpose:

Resolution supporting the introduction of local legislation to create a Base Year (Freeze) Homestead Exemption in the City of Newnan

Background:

During the October 2024 retreat, Council discussed the potential of creating a Base Year (known as a Freeze) Homestead Exemption for ad valorem purposes within the City of Newnan. The homestead exemption would freeze the taxable value of homesteaded properties at the value from the previous year prior to implementation of the homestead. The taxable value would remain at that value until the property is sold or improvements are made. This particular homestead exemption is of greater value to property owners when compared to the homestead exemption in HB581. In HB581, the taxable value of homesteaded properties can increase annually up to a specific 'inflation' number as established by the State of Georgia.

If Council supports this resolution, an advertisement will be placed in the Times-Herald, and our local delegation will submit the legislation for consideration. Upon passage of the legislation, the homestead exemption would be considered by public referendum in November of 2025. If passed by referendum, the homestead exemption would become effective in January 2026.

The base year homestead exemption would reduce ad valorem taxes for homesteaded properties ONLY. Non-homesteaded properties would still be subject to annual taxable assessment changes.

Funding:

N/A

Recommendation:

Staff would like to present three options:

- 1) Adopt the resolution as presented and continue forward.
- 2) Wait until next year to see if HB581 is amended or if any other tax measures are considered in the current legislative session.
- 3) Wait to see the outcome of the additional local option sales tax (FLOST), which is authorized by HB581.

Staff is supportive of a homestead exemption to provide property tax relief, however, creating such a homestead exemption would place pressure to maintain the current millage rate in future years. If FLOST were to be successful, the City of Newnan would be able to set our millage rate to ZERO, thus providing property tax relief to all forms of property.

Attachments:

1. Base Year Homestead Resolution 1.14.25
2. LC 44 2913 Draft
3. Homestead Overview 1.25

Previous Discussion with Council:

October 2024 Retreat

RESOLUTION

WHEREAS, after review and study, it appears to be in the best interest of the City of Newnan, Coweta County, Georgia, to provide a homestead exemption from City of Newnan ad valorem taxes for municipal purposes in an amount equal to the amount by which the current year assessed value of a homestead exceeds the base year assessed value of such homestead; to provide for definitions; to specify the terms and conditions of the exemption and the procedures relating thereto; to provide for applicability; to provide for compliance with constitutional requirements; to provide for a referendum, effective dates, automatic repeal, mandatory execution of election, and judicial remedies regarding failure to comply; to provide for related matters; to repeal conflicting laws; and for other purposes.

BE IT RESOLVED THEREFORE, that the Honorable Lynn Smith, Representative House District 70, Honorable Matt Brass, Senator District 6, and other duly elected representatives to the General Assembly for the City of Newnan, be presented with the proposed legislation in the proper forms as drafted, and attached hereto and made a part hereof; and

FURTHER RESOLVED, that said Representative Smith, Senator Brass and the other representatives be and are hereby authorized to introduce legislation in the General Assembly of the State of Georgia to provide for revisions to the legislation, in accordance with applicable State law.

BE IT FURTHER RESOLVED, that the Mayor shall be authorized to execute any and all documents necessary to accomplish this purpose; and

BE IT FURTHER RESOLVED, that said Representative Smith and the other representatives shall be authorized to advertise said intention to introduce legislation to provide a base year homestead exemption for the City of Newnan; and

BE IT FURTHER RESOLVED that the City Manager and the City Attorney shall be authorized to work with the duly elected representatives to accomplish this purpose.

IT IS SO RESOLVED, this _____ day of _____, 2025.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

James J. Thomasson, III, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. Dubose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

CERTIFICATION

Re: Resolution adopted January ____, 2025 to authorize the introduction of legislation for the City of Newnan to provide a base year homestead exemption for the City of Newnan, Georgia.

I, _____, City Clerk of the City of Newnan, do hereby certify that I am the keeper of the seal, minutes, and records of said City; that the attached is a true, correct and exact copy of the original Resolution as the same appears on record in the office of the City Clerk of the City of Newnan, Georgia; adopted January ____, 2025, authorizing the introduction of legislation for the City of Newnan to provide a base year homestead exemption for the City of Newnan, Georgia.

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the corporate seal of the City, this the ____ day of _____, 2025.

MEGAN SHEA, City Clerk

A BILL TO BE ENTITLED
AN ACT

1 To provide a homestead exemption from City of Newnan ad valorem taxes for municipal
2 purposes in an amount equal to the amount by which the current year assessed value of a
3 homestead exceeds the base year assessed value of such homestead; to provide for
4 definitions; to specify the terms and conditions of the exemption and the procedures relating
5 thereto; to provide for applicability; to provide for compliance with constitutional
6 requirements; to provide for a referendum, effective dates, automatic repeal, mandatory
7 execution of election, and judicial remedies regarding failure to comply; to provide for
8 related matters; to repeal conflicting laws; and for other purposes.

9 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

10 **SECTION 1.**

11 (a) As used in this Act, the term:

12 (1) "Ad valorem taxes for municipal purposes" means all ad valorem taxes for municipal
13 purposes levied by, for, or on behalf of the City of Newnan, except for any ad valorem
14 taxes to pay interest on and to retire municipal bonded indebtedness.

15 (2) "Base year" means the taxable year immediately preceding the taxable year in which
16 the exemption under subsection (b) of this section is first granted to the most recent
17 owner of such homestead.

18 (3) "Homestead" means homestead as defined and qualified in Code Section 48-5-40 of
19 the O.C.G.A., as amended, with the additional qualification that it shall include not more
20 than five contiguous acres of homestead property.

21 (b) Each resident of the City of Newnan is granted an exemption on such person's homestead
22 from City of Newnan ad valorem taxes for municipal purposes in an amount equal to the
23 amount by which the current year assessed value of such homestead exceeds the base year
24 assessed value of such homestead. This exemption shall not apply to taxes assessed on
25 improvements to such homestead or additional land that is added to such homestead after
26 January 1 of the base year. If any real property is removed from such homestead, the base
27 year assessed value shall be adjusted to reflect such removal, and the exemption shall be
28 recalculated accordingly. The value of that property in excess of such exempted amount
29 shall remain subject to taxation.

30 (c) A person shall not receive the homestead exemption granted by subsection (b) of this
31 section unless such person or person's agent files an application with the governing authority
32 of the City of Newnan, or the designee thereof, providing such information relative to
33 receiving such exemption as will enable the governing authority of the City of Newnan, or
34 the designee thereof, to make a determination regarding the initial and continuing eligibility
35 of such person for such exemption. The governing authority of the City of Newnan, or the
36 designee thereof, shall provide application forms for this purpose.

37 (d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1 of
38 the O.C.G.A., as amended. The exemption shall be automatically renewed from year to year
39 so long as the person granted the homestead exemption under subsection (b) of this section
40 occupies the residence as a homestead. After such person has filed the proper application as
41 provided in subsection (c) of this section, it shall not be necessary to make application

thereafter for any year, and such exemption shall continue to be allowed to such person. It shall be the duty of any such person granted the homestead exemption under subsection (b) of this section to notify the governing authority of the City of Newnan, or the designee thereof, in the event that such person for any reason becomes ineligible for such exemption.

(e)(1) The exemption granted by subsection (b) of this section shall not apply to or affect any state ad valorem taxes, county ad valorem taxes for county purposes, or county or independent school district ad valorem taxes for educational purposes.

(2) Except as otherwise provided in paragraph (3) of this subsection, the homestead exemption granted by subsection (b) of this Code section shall be in addition to and not in lieu of any other homestead exemption applicable to ad valorem taxes.

(3) The homestead exemption granted by subsection (b) of this section shall not be applied in addition to any other base year value homestead exemption provided by law with respect to the given taxing jurisdiction to which the such law applies. In any such event, the tax receiver or tax commissioner of the taxpayer's respective local government or governments charged with the duty of receiving returns of property taxation shall apply only the base year value homestead exemption that is larger or more beneficial for the taxpayer with respect to the particular taxing jurisdictions to which more than one base year value homestead exemption applies.

(f) The exemption granted by subsection (b) of this section shall apply to all taxable years beginning on or after January 1, 2026.

SECTION 2.

In accordance with the requirements of Article VII, Section II of the Constitution of the State of Georgia, this Act shall not become law unless it receives the requisite two-thirds' majority vote in both the Senate and the House of Representatives.

SECTION 3.

The municipal election superintendent of the City of Newnan shall call and conduct an election as provided in this section for the purpose of submitting this Act to the electors of the City of Newnan for approval or rejection. The municipal election superintendent shall conduct that election on the Tuesday after the first Monday in November and shall issue the call and conduct that election as provided by general law. The municipal election superintendent shall cause the date and purpose of the election to be published once a week for two weeks immediately preceding the date thereof in the official organ of Coweta County. The ballot shall have written or printed thereon the words:

"() YES Shall the Act be approved which provides a homestead exemption from City of Newnan ad valorem taxes for municipal purposes in an amount equal to () NO the amount by which the current year assessed value of a homestead exceeds the base year assessed value of such homestead?"

All persons desiring to vote for approval of the Act shall vote "Yes," and all persons desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on such question are for approval of the Act, Section 1 of this Act shall become of full force and effect on January 1, 2026. If the Act is not so approved or if the election is not conducted as provided in this section, Section 1 of this Act shall not become effective, and this Act shall be automatically repealed on the 365th calendar day following the election date provided for in this section. The expense of such election shall be borne by the City of Newnan. It shall be the municipal election superintendent's duty to certify the result thereof to the Secretary of State. The provisions of this section shall be mandatory upon the municipal election superintendent and are not intended as directory. If the municipal election superintendent fails or refuses to comply with this section, any elector of the City of Newnan may apply for a writ of mandamus to compel the municipal election superintendent to perform his or her duties under this section. If the court finds that the municipal election superintendent has not complied with this section, the court shall fashion appropriate relief requiring the municipal

election superintendent to call and conduct such election on the date required by this section or on the next date authorized for special elections provided for in Code Section 21-2-540 of the O.C.G.A.

SECTION 4.

Except as otherwise provided in Section 3 of this Act, this Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

SECTION 5.

All laws and parts of laws in conflict with this Act are repealed.

Homestead Exemptions

January 14, 2025



NEWNAN
GEORGIA

Homestead Exemption FAQs

Q. What is a Homestead Exemption?

A. It is a reduction of the assessed value of a home with the purpose of providing tax relief.

Q. Who qualifies for a Homestead Exemption?

A. A homeowner that occupies their home and the home is considered their legal residence.

Q. Are rental properties eligible for a Homestead Exemption?

A. No, rental properties are not eligible.

Q. What type of Homestead Exemptions are offered in Newnan?

A. Until the passage of House Bill 581, the City of Newnan did not offer a Homestead Exemption.

Q. Is the City of Newnan considering any other Homestead Exemptions?

A. There has been discussion of establishing a 'Base Year Freeze' Homestead Exemption.

Q. What is the difference between the Homestead Exemption established by House Bill 581 and a Base Year Freeze?

A. Please see the following slides for an explanation.

Understanding Base Year Homestead Exemptions

Both HB581 and the Base Year Freeze being discussed by Newnan are often called 'Floating' Homestead Exemptions. Floating means that the amount of the homestead exemption 'floats' each year and is not a 'fixed' number.

To best understand what a floating homestead exemption is, you need to know the meaning of 'Base Year Value'. The Base Year Value is the assessed value of the home the year BEFORE the homestead exemption was established.

What does it mean for the homestead exemption to float each year? The 'float' is the difference in value between the 'Base Year Value' and the 'Assessed Value' of your home each tax year. Homes are assessed annually regardless of what homesteads are applied.

For example, if the Base Year Value of your home was \$400,000 in 2024 and the Assessed Value is \$425,000 in 2025, then your Floating Homestead Exemption is \$25,000. In tax year 2026, if the Assessed Value of your home increases to \$450,000, then the homestead exemption floats to \$50,000.

What is the difference between HB581 and the Base Year Freeze being discussed for Newnan?

There is only 1 major difference!

- In HB581, the Base Year Value can only increase each year by an [Inflation %](#) as established by the State of Georgia.

-VS-

- In the Base Year Freeze being discussed in Newnan, the Base Year Value would be [Frozen](#) at that value until the home is sold.

(Note: In both homestead versions, the Base Year Value does change when improvements are made to the home)

Comparison between HB581 and the Base Year Freeze - Example shows a \$400,000 home over a 5-year period

HB581 Homestead					
	<i>Assessed Value @ 6% Annual</i>	<i>Base Year Value @ 2.25% Annual</i>	<i>Floating Homestead Exemption</i>	<i>Taxable Value @ 40%</i>	<i>Tax Due @ 3.12 Mils</i>
Year 1	\$400,000	\$400,000	\$0	\$160,000	\$499
Year 2	\$424,000	\$409,000	\$15,000	\$163,600	\$510
Year 3	\$449,440	\$418,203	\$31,238	\$167,281	\$522
Year 4	\$476,406	\$427,612	\$48,794	\$171,045	\$534
Year 5	\$504,991	\$437,233	\$67,757	\$174,893	\$546
Base Year Freeze Homestead					
	<i>Assessed Value @ 6% Annual</i>	<i>Base Year Value @ FROZEN</i>	<i>Floating Homestead Exemption</i>	<i>Taxable Value @ 40%</i>	<i>Tax Due @ 3.12 Mils</i>
Year 1	\$400,000	\$400,000	\$0	\$160,000	\$499
Year 2	\$424,000	\$400,000	\$24,000	\$160,000	\$499
Year 3	\$449,440	\$400,000	\$49,440	\$160,000	\$499
Year 4	\$476,406	\$400,000	\$76,406	\$160,000	\$499
Year 5	\$504,991	\$400,000	\$104,991	\$160,000	\$499

Option for a New Local Sales Tax

HB581 authorizes the county and city to call for a referendum asking voters to approve an additional 1 cent local sales tax.

The referendum can only be called if the county and all cities (school system is not included) elect to not opt of HB581 or have another base year homestead exemption in place.

Passage of new sales tax, based upon using population as the local distribution rate, would allow the City of Newnan to [set our Millage Rate to ZERO](#).

The sales tax must be renewed by legislation and referendum every five years.



Questions?



City of Newnan, Georgia – Planning Commission

Date: December 17, 2024

Agenda Item: Rezoning Request – RZ2024-04
7.06± acres located at 147 Temple Avenue (Tax Parcel #N21-0001-001)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

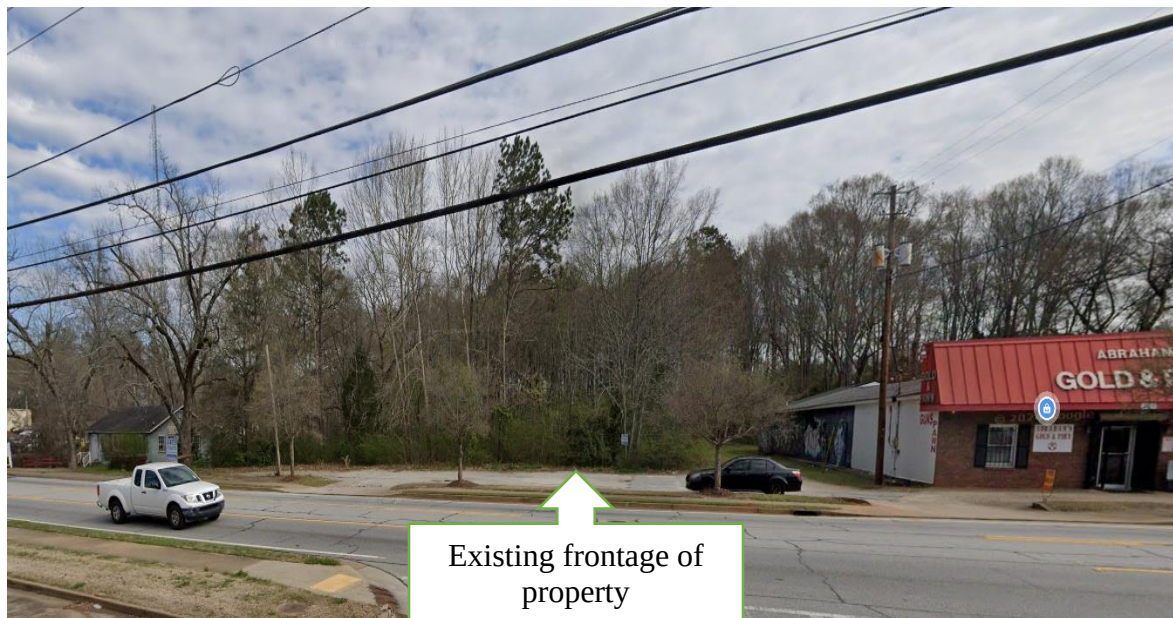
Steven L. Jones, Attorney
On behalf of Templar Development Group, LLC
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339

Templar Development Group, LLC is seeking to rezone 7.06± acres identified as Tax Parcel N21-0001-001, for the purpose of developing a residential community comprised of 3 different types of attached dwellings, townhouses, triplexes and duplexes. In order to accomplish this, the applicant is seeking an PDR (Planned Development Residential) zoning assignment.

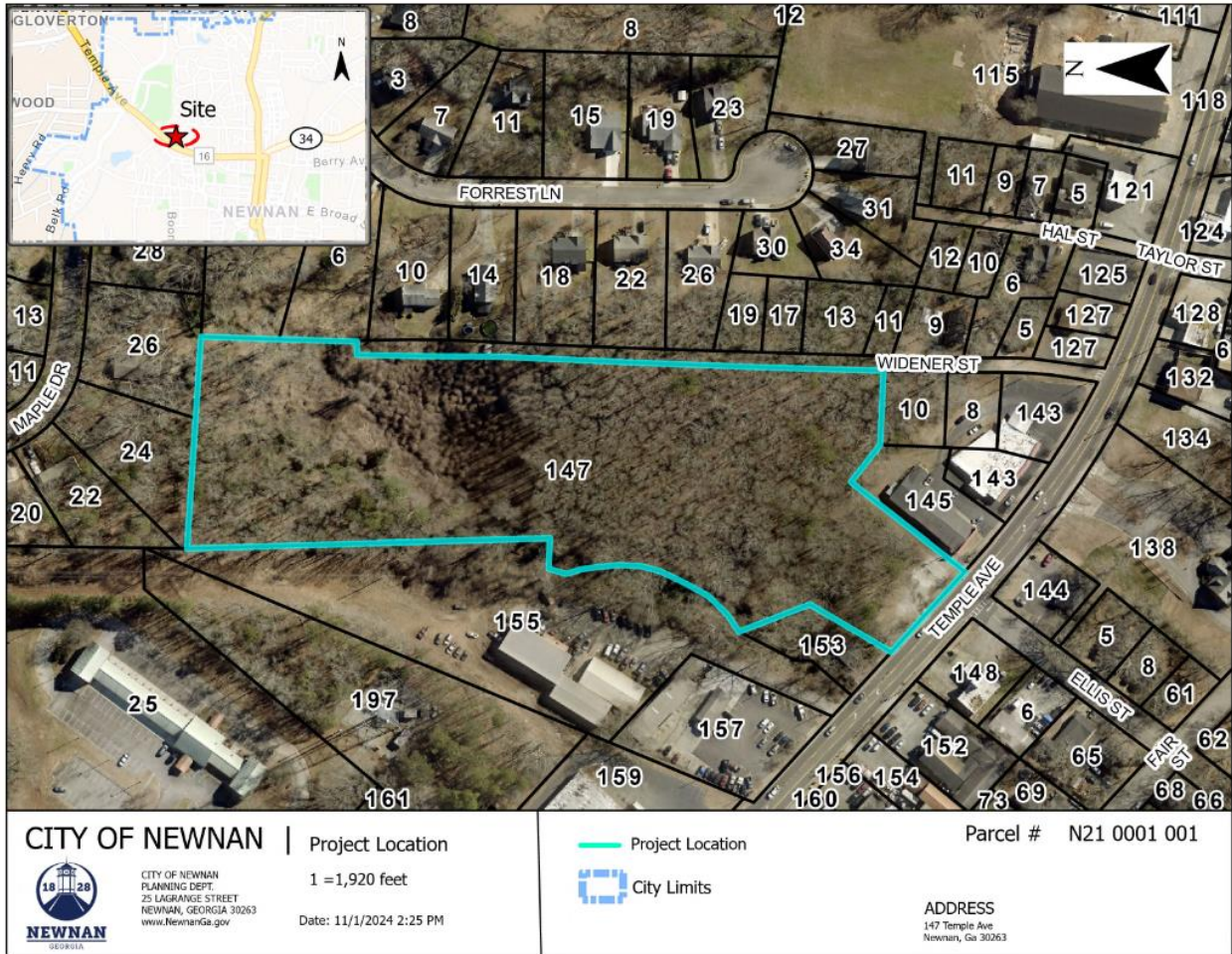
SITE INFORMATION:

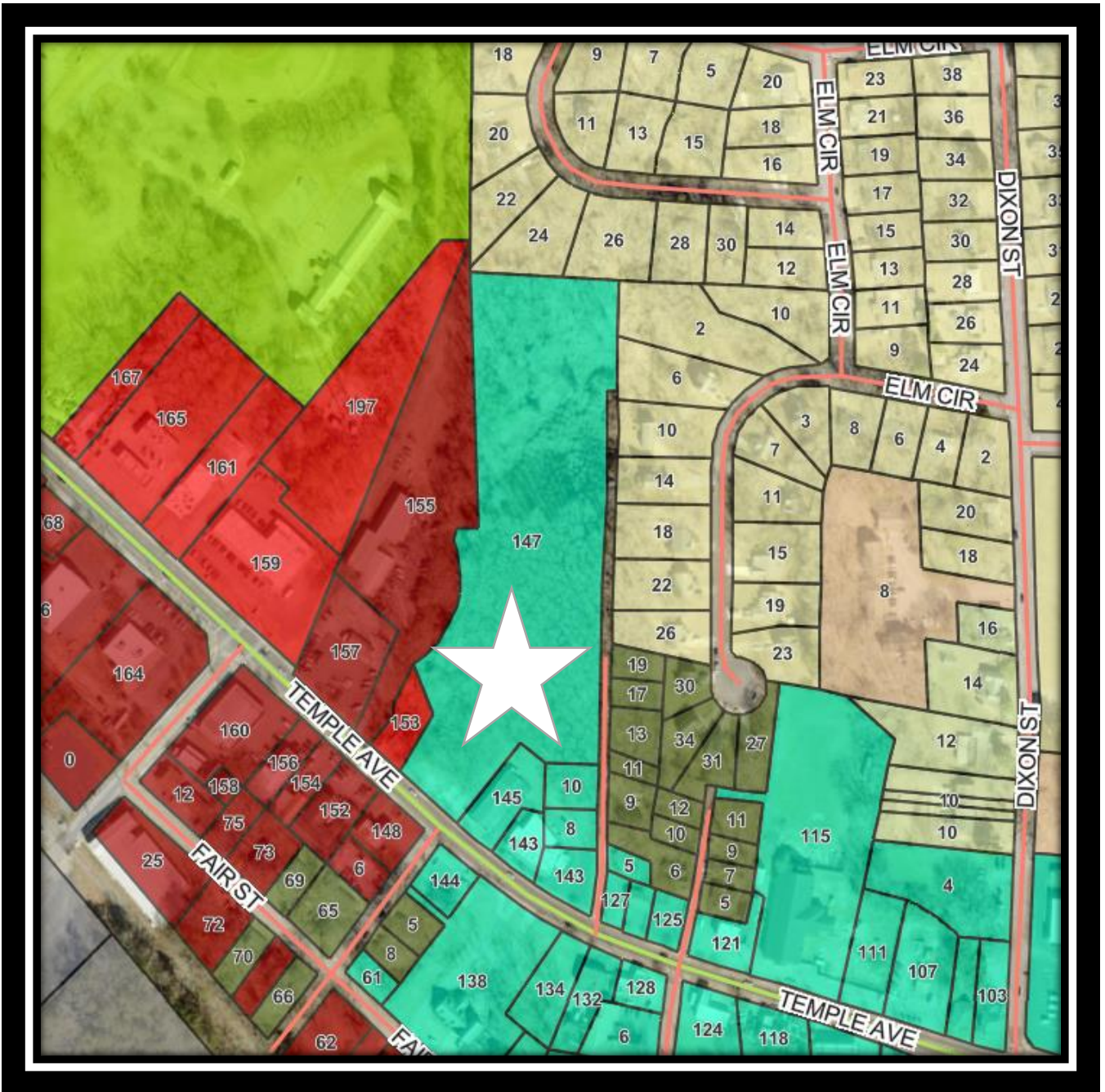
The total site consists of 7.06± acres located along Temple Avenue/Hwy. 16., addressed as 147 Temple Avenue

The site is currently undeveloped and zoned CUN (Urban Neighborhood Commercial District).



Existing frontage of property





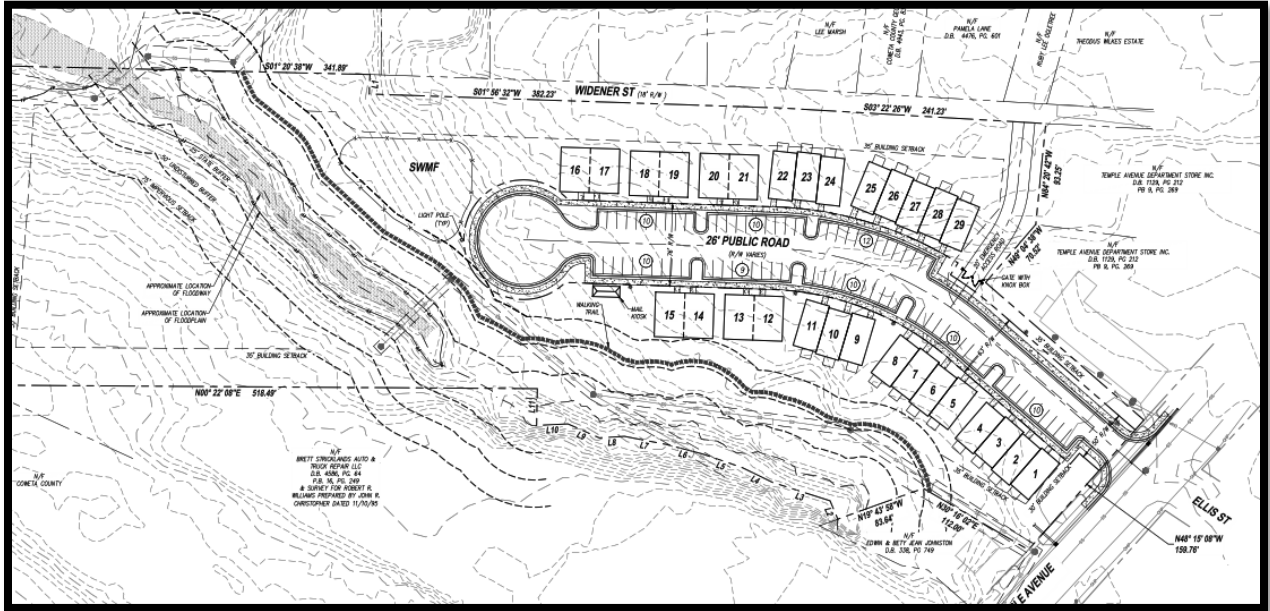


OVERVIEW OF REQUEST:

The applicant is requesting to rezone 7.06 ± acres located at 147 Temple Avenue. This property is currently zoned CUN (Urban Neighborhood Commercial District). The applicant is requesting a change to PDR (Planned Development Residential) zoning district for the development of 29 attached dwelling units of varying types, i.e. townhouses, duplexes and triplexes. Proposed dwellings will range in size from 1,127 to 1,329 square feet. The homes will be developed for sale at market rate conditions.

PDR is concept-based zoning, with not pre-set dimensional requirements. The proposed development shows a gross site density of approximately 4 units per acre. Part of the property will remain undeveloped because of a stream traversing the property, associated stream buffers and floodplain.

Proposed amenities include a walking trail and passive open space areas.



Applicant's Proffered Conditions:

- The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers and dwelling types) shall reasonably comply with the concept plan that has been submitted.
- The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted.
- The development shall include a walking trail as shown on the concept plan submitted.

STANDARDS:

In formulating a decision, the Zoning Ordinance requires the Planning Commission and the City Council to consider the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red "X" ✗ as standards not being met.

1. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The subject tract is bordered equally by non-residential and residential zoning designations. On the eastern and northern border of the subject site, adjacent zoning is residential, a single-family, a combination of urban residential dwelling district (RU-1) and suburban residential single family-medium density (RS-15). On the western border, the zoning is a combination of heavy commercial (CHV) and general commercial (CGN) zoning districts. Along the southeast corner, along Temple Avenue, are other pieces that are zoned urban neighborhood commercial (CUN) zoning. This site is classified on

the City's future land use map as Business/Office; thus, it was not anticipated to be developed for residential purposes. In other parts of the city, along major commercial corridors there have recently been two rezonings that repurposed those lands for residential development. In 2019, 22.456 ± acres were rezoned by the City from CGN to RMH at the intersection of Bullsboro Drive and Ashley Park that now serves as the site for an apartment complex. In 2023, the applicant, Templar Development Company, LLC, rezoned a portion of land on Bullsboro Drive from CGN to RMH for a future townhouse development, which is currently in the plan review stages. The need for housing opportunities near this vicinity has been identified by the city. The rezoning petition provides housing to assist in fulfilling this need. Additionally, CUN was intended as a transitional zoning between residential and other commercial uses. This proposed zoning and development is also a suitable transition between single-family detached developments and the commercial uses.

Staff Assessment – PROPOSED USE IS SUITABLE. ✓

2. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The anticipated impact resulting from this rezoning would be an increase in traffic. The applicant's concept plan illustrates one ingress/egress point on Temple Avenue and an emergency egress point connecting to existing Widener Street, a portion of which is unimproved right-of-way. In the petition, the applicant states that the existing paved Widener Street will be extended and improved up to a point for use as emergency egress. The development should be confined to the limits of the property; however, potentially, the increase in traffic will impact the surrounding area.

Staff Assessment – IT IS ANTICIPATED THAT ANY ADVERSE EFFECT WILL BE MINIMAL ✓

3. Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property is currently zoned for non-residential development. The future land use map shows it as Business/Office. The property has sat vacant with the current CUN-zoning designation for over twenty years. There are environmental constraints on the property that limit the available area that can be developed, as illustrated on the survey and concept plans provided as an attachment to this report.

To date, the city has not been asked to review any proposed development for a commercial development, as allowed by the current zoning category. The property's shape is long and narrow with streams and floodplain that limit the available area for commercial development.

Staff Assessment – IT IS POSSIBLE THAT THE PROPERTY CAN BE DEVELOPED AS CURRENTLY ZONED. HOWEVER, NO DEVELOPMENTS UNDER CURRENT ZONING HAVE BEEN PRESENTED TO THE CITY AND ANY COMMERCIAL DEVELOPMENT WOULD FACE SOME LIMITATIONS AND CHALLENGES ✓

4. Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed rezoning petition does not require a community impact study, but staff did reach out to the community service providers to get their assessment on the potential impact of the proposed development.

- Police: Police Chief Blankenship has indicated that the proposed development would be a slight increase in people and traffic to the area and have a slight impact on motor vehicle accidents and calls of service. Chief Blankenship stated that the anticipated increase in service from this proposal could be managed at the current staff level.
- Fire: Chief Stephen Brown has indicated that NFD anticipates that it will have adequate resources at its current level to provide responses to any needs for service.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service have been included in the applicant's packet.
- Engineering: The City of Newnan's Director of Engineering, Michael Klahr, has provided the following response below to the proposed rezoning concept plan.

December 3, 2024

City Engineer Review

REZONING REQUEST

Proposed Townhome Development
Parcel N21 0001 001
7.06 Acres
147 Temple Ave

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.

4. This development shall be in compliance with the City of Newnan, Georgia Stream Buffer Protection Ordinance. For intermittent and perennial streams, the undisturbed buffers applied shall be 50 feet with an additional 25-foot impervious setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

Transportation:

1. Existing sidewalk adjacent to the parcel proposed for development along Temple Ave shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. A minimum width of 5-foot sidewalks, ADA compliant within the public Right of Way, shall be provided throughout the proposed development, along both sides of all streets, and shall connect to the sidewalks in the Right of Way for Temple Ave.
2. Temple Ave is a State Route (SR 16) and any driveway or public street connection to Temple Ave shall be reviewed and approved by the Georgia Department of Transportation prior to any issuance of any permit for land disturbing activities. GDOT may require a Traffic Impact Study or Traffic Impact Statement as part of an access permit.
3. Local street, Widener St, to be used as an emergency access, shall be improved to City standards and meet the requirements for emergence access as determined by the Fire Marshall for the City of Newnan.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering

- Coweta County Schools: Coweta County Schools has responded stating that developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area for the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. The school system has requested that, if approved, the developer provide them with advance notice of the project's construction schedule, buildout timeline and the target market for the housing. The link embedded herein refers to a Coweta County School System Enrollment Analysis and Projection, dated January 2023, for your information and reference:

<https://www.dropbox.com/s/v4m45555zbpma7n/Enrollment%20Update%20-%202023%20%281%29-15019003c3pcg2ferbu0gem33f5zxbi.pdf?dl=0>

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, most of the service providers that have responded have

indicated that they can service the proposed development with existing resources

Staff Assessment – PROJECT WILL HAVE A SLIGHT IMPACT, ESPECIALLY FOR TRAFFIC AND SCHOOLS, BUT NOT A BURDENSOME IMPACT ✓

5. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as Business/Office. The Comprehensive Plan describes this category as land dedicated to non-industrial employment generators, including retail sales, office, service and entertainment facilities. Uses are primarily located along major highways, thoroughfares or interstate corridors. .

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS BUSINESS/OFFICE; HOWEVER, WITH RECENT RESIDENTIAL DEVELOPMENTS THAT WERE APPROVED ALONG MAJOR COMMERCIAL CORRIDORS, AN ARGUMENT CAN BE MADE THAT THE PROPOSED PROJECT WOULD FIT INTO THE FABRIC OF THE AREA. ✓

6. Is the proposed use consistent with the purpose and intent of the proposed zoning district?

The PDR (Planned Residential Development) zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, community, and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities and by consideration of arrangement of the different uses permitted in this district. The proposed development offers varying types of attached residential housing products, preserves open space and provides some workforce housing at market rate conditions. The proposed density for this project is approximately 4 units an acre, which is also the same density allowed by the RU-7, which is a high-density residential zoning used for attached and detached housing developments. However, as stated earlier, the Future Land Use Map forecasts this property being developed for business/office uses.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH A TRANSITION FROM COMMERCIAL TO RESIDENTIAL PROPOSED ZONING DISTRICT. ✓

7. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

The Future Land Use map also shows the property as Business/Office, which was a new category created by the City during the most recent comprehensive plan update adopted by City Council in the Fall of 2021.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN SHOW THE PROPOSED DEVELOPMENT AS A USE INCONSISTENT WITH BUSINESS/OFFICE; HOWEVER, AS STATED PREVIOUSLY, THE NEED FOR MORE HOUSING OPTIONS IS EVIDENT AND THIS PROPOSAL ACCOMMODATES THAT NEED. ✓

8. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Within the past five years, the city has approved several new attached residential developments, which have primarily been townhome developments and in which the majority have been categorized as market rate offerings. The proposed development would similarly fall into the market rate category. The city routinely discusses high density multifamily developments, in various forms, with prospective developers.

This site is limited by natural features, i.e. streams and floodplain that restrict development. Although the Future Land Use Map didn't anticipate this property being developed for residential purposes, the questions are should the property's future use be reconsidered at this point to allow for more housing for residents and if this is an appropriate location for a multifamily townhouse development?

Staff Assessment – THE PROPOSED PROJECT PRESENTS TWO QUESTIONS: IS THIS AN AREA THAT SHOULD BE CONSIDERED FOR RESIDENTIAL DEVELOPMENT AND IS THIS AN APPROPRIATE LOCATION FOR PROPOSED RESIDENTIAL COMMUNITY? AN ARGUMENT CAN BE MADE THAT THIS STANDARD IS BEING MET WITH THE PROPOSED DEVELOPMENT. ✓

SUMMARY OF STANDARD ASSEMENT:

After assessing the project based on the standards to be considered for rezoning requests, staff found that the development meets 8 of the 8 standards.

REGULATORY CRITERIA TO CONSIDER:

In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance. Section 10-84 of that ordinance requires that any application for annexation, rezoning or preliminary subdivision plats, must include a Preliminary Tree Management Plan. This plan shall show the existing location and general tree canopy and shall also specify which areas are proposed to be conserved and/or replanted. The City Landscape Architect conducts a preliminary review and recommends conditions to consider during the approval of any of the aforementioned processes. The applicant has submitted a Preliminary Tree Management Plan, which is contained in the attachments.

On November 18, 2024, Mr. Mike Furbush, City Landscape Architect and Arborist, approved the preliminary tree management plan contained herein.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Should the Commission elect to recommend approval of the request, staff would recommend the following condition be considered:

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 29 units maximum.

OPTIONS:

- A. Recommend approval of the rezoning request as submitted
- B. Recommend approval of the rezoning request with conditions
- C. Recommend denial of the rezoning request

ATTACHMENTS: Application for Rezoning



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax(770)254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline *will not be accepted*.

Name of Applicant Templar Development Group, LLC c/o Steven L. Jones, Taylor English Duma LLP

Mailing Address 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

Telephone 404-218-2756

Email: sjones@taylorenghish.com

Property Owner (Use back if multiple names) _____

Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston
Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis

Mailing Address 100 Golfview Club Drive, Newnan, Georgia 30263

Telephone 678-378-0223

Address/Location of Property 147 Temple Avenue

Tax Parcel No.: N21 0001 001

Land Lot 38 & 39

District/Section 5th

Size of Property (Square Feet or Acres) 7.06

Present Zoning Classification: CUN

Proposed Zoning Classification: PDR

Present Land Use: Undeveloped/Vacant

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

See attached letter of intent

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

See attached letter of intent

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____

See attached letter of intent

Please attach all the following items to the completed application and must also be furnished in digital, pdf format:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee
based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee
based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

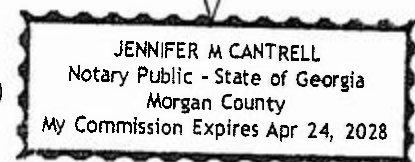
29th day of October, 2024

Signature of Applicant




Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

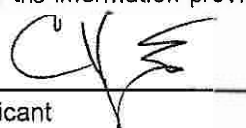
Please list any written proffered conditions below:

- (1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the concept plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.
- (2) The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted with the Application, as determined by the Planning and Zoning Director.
- (3) The development shall include a walking trail as shown on the concept plan submitted with the Application, as determined by the Planning and Zoning Director.

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

- (1) That certain "Zoning [Concept] Plan— Citadel Cottages at Newnan", prepared by Ridge Planning and Engineering for Templar Development and dated October 18, 2024.
- (2) Those renderings/elevations of Citadel Cottages at Newnan submitted with the Application.

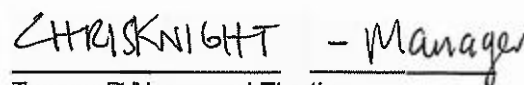
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative



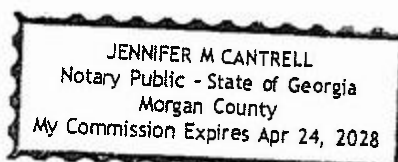
Type or Print Name and Title
Steven L. Jones,
Partner, Taylor English Duma LLP

Type or Print Name and Title



Signature of Notary Public
Date 10-29-2024

(Affix Raised Seal Here)





NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on November 1, 2024 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
147 Temple Avenue; TPN N21 0001 001

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston; Robert Edwin Johnston, Jr.;

Robert Higdon Johnston; Allison Johnston Davis

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

Signature of Applicant's Representative

CHRIS KNIGHT - Manager

Type or Print Name and Title

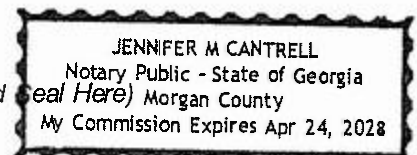
Steven L. Jones, Partner,
Taylor English Duma LLP

Type or Print Name and Title

Signature of Notary Public

Date 10-29-2024

(Affix Raised Seal Here)



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the **property** which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Estate of Betty Jean Johnston

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

By: Robert Edwin Johnston, Jr.

Title: Executor of the Estate of Betty Jean Johnston

Personally appeared before me

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

Notary Public

10/21/24
Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

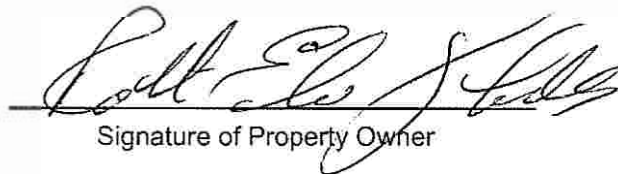
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Robert Edwin Johnston, Jr.

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

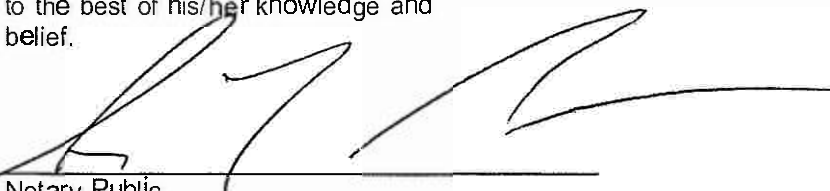
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Sam L. Bowers

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.


Notary Public

Date 10/21/24





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Estate of Robert Edwin Johnston

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

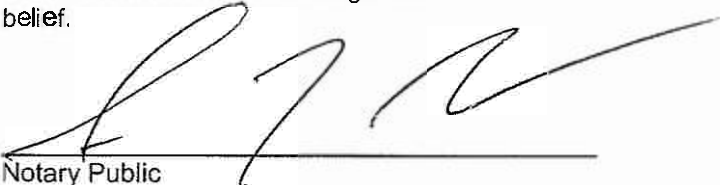
Signature of Property Owner

By: Allison Glenn Johnston Davis

Title: Executrix of the Estate of Robert Edwin Johnston

Personally appeared before me

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.


Notary Public

Date 10/21/24





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Allison Johnston Davis

Telephone Number _____

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Allison Johnston Davis
Signature of Property Owner

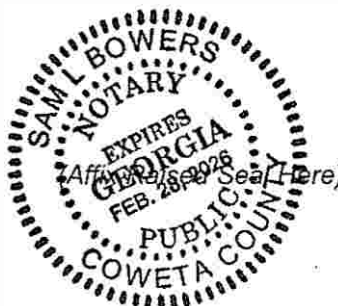
Personally appeared before me

Sam L. Bowers

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

[Signature]
Notary Public

10/21/24
Date





City of Newnan, Georgia

Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Robert Higdon Johnston

Telephone Number 404-329-8899

Address of Subject Property 147 Temple Avenue; TPN N21 0001 001

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Sam L. Bowers

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

10/21/24
Date





City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.

(Signature of Attorney)

Name of Attorney Steven L. Jones, Partner, Taylor English Duma LLP

Address 1600 Parkwood Circle, Suite 200

Atlanta, Georgia 30339

Telephone 404-218-2756

Date 11/1/2024

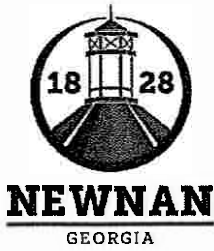


City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan
- ☒ Preliminary Tree Management Plan (see attachment F for minimum plan elements)
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner's Authorization (if applicable)
- ☒ Completed Attachment D – Attorney's Authorization (if applicable)
- ☒ Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

A Preliminary Tree Management Plan must include, at a minimum, the following:

- ✓ Graphic representation of existing tree canopy
- ✓ Descriptive written or labelling information about existing tree canopy
- ✓ Total number of acres
- ✓ Number of disturbed acres
- ✓ Number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.
- ✓ Graphic display and label any required or proffered zoning buffers.
Provide acreage.
- ✓ Number of actual tree save acreage not including any of the categories listed above.
- ✓ Provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.com

November 1, 2024

VIA EMAIL: tdunnavant@newnanga.gov

Mayor and City Council of the City of Newnan, Georgia (the "City Council")
c/o Tracy Dunnavant, Planning and Zoning Director
City of Newnan City Hall
25 LaGrange Street
Newnan, GA 30263

**Re: Coweta County Parcel Identification Number ("TPN") N21 0001 001
(the "Property");
Application to Amend Zoning Map (the "Application").**

Dear Ms. Dunnavant:

Our law firm represents Templar Development Company, LLC (the "Templar") the proponent of the Application. As required by Section 10-10(b) of the Zoning Ordinance of the City of Newnan, Georgia (the "Zoning Ordinance") this letter serves as a letter of intent for the Application and provides the information required by that section and an analysis of the factors to be considered by the City of Newnan, Georgia (the "City") Planning Commission (the "Planning Commission") and the Mayor and Councilmen (the "Council") of the City when considering a request to amend the Official Zoning Map (as that term is defined in the Zoning Ordinance).

The Property consists of 7.06 +/- acres fronting on Temple Avenue/State Route 16 (between the Temple Avenue Recreation Complex and the intersection of Temple Avenue and Dixon Street) and Widener Street. The Property is presently zoned CUN, Urban Neighborhood Commercial District ("CUN").

The Application proposes a planned residential development of 29 residential, attached dwellings of varying types—known as the Citadel Cottages at Newnan (the "Citadel"). Specifically, as shown by the "Zoning [Concept] Plan – Citadel Cottages at Newnan", prepared by Ridge Planning and Engineering for Templar Development and dated October 18, 2024 (the "Concept Plan") and the renderings submitted with the Application, the development will include townhomes, triplexes, and duplexes, all of which have different design elements, facades, and character. These homes will range in size from 1,127 square feet to 1,329 square feet and be less than 35 feet in height. The proposed homes are also intended to be of a size and density that once constructed will have prices attainable for first-time home buyers that may presently be excluded from the for-sale housing market in the residential areas in proximity to downtown Newnan.

To accomplish this innovated and needed development, the Application requests that the City rezone the Property to the PDR, Planned Development Residential ("PDR") zoning district.

The development will contain 81 parking spaces, which is 23 more spaces than the required

2 parking spaces per dwelling under the Zoning Ordinance.

As shown on the Concept Plan, the Citadel will include the 35-foot setback along all sides (required by Section 6-11 (12)(a)(2) of the Zoning Ordinance). Additionally, Widener Street will remain unimproved, except for the small portion thereof required to provide a second, emergency-only access to the development. As a result, Widener will provide an additional buffer between properties fronting on Forrest Lane to the East of the Property. Likewise, as shown on the Concept Plan, the northern portion of the property will remain undeveloped providing a buffer between the development and properties fronting on Maple Drive. Additionally, a floodway—in which there are existing trees—forms part of the western boundary of the property and the required setbacks from that floodway and the existing tree therein provide another buffer. Collectively, these features of the development will cause the Citadel to be a community surrounded by a buffer larger than the setbacks and buffers required by the Zoning Ordinance.

Newnan Utilities will provide electric, water, and sanitary sewer service to the development and has adequate capacity to do so, as shown by the letter attached to this application. Water and sanitary sewer facilities are available on, or in the right of way adjacent to the Property.

A completed Application to Amend Zoning Map is enclosed with this letter. Also enclosed with this letter are the following attachments to the Application:

- (a) Proffered conditions (Attachment “A”);
- (b) Signed Campaign Disclosures (Attachment “B”);
- (c) Signed Property Owners Authorization Forms (Attachment “C”);
- (d) Signed Attorney’s Authorization Forms (Attachment “D”);
- (e) A completed Rezoning Checklist (Attachment “E”);
- (f) A completed Preliminary Tree Management Minimum Elements checklist (Attachment “F”);
- (g) Area maps showing the location of the Property (Attachment “G”);
- (h) A survey of the Property (Attachment “H”);
- (i) A legal description of the Property (Attachment “I”);
- (j) A concept plan of the development proposed by the Application (Attachment “J”);
- (k) A preliminary tree management plan (Attachment “K”);
- (l) Renderings of examples of the types of homes that would be constructed within the development, showing that there will be more than three types of dwellings within the development (Attachment “L”).
- (m) A letter from Newnan Utilities regarding availability of water and sewer (Attachment “M”); and
- (n) A list of the names and mailing addresses of all property owners within 250 feet of the Property (Attachment “N”).

Section 10-10(b) of the Zoning Ordinance asks the following questions, analysis to which the Applicant provides below:

(a) If different than that needed for this application, please explain how conditions have changed that renders the future land use map designation invalid and no longer applicable?

The Future Land Use Map for the City designates this property as being within the Business/Office area. (City of Newnan Comprehensive Plan 2021-2024 ("Comp. Plan"), App. FLUM). "This category is for land dedicated to non-industrial employment generators, including retail sales, office, service, and entertainment facilities. Uses are primarily located along major highways, thoroughfares, or interstate corridors." (Comp. Plan, p. 75). However, since the Comprehensive Plan was adopted, the price and the need for housing have continued to increase. To that end, the Comprehensive Plan notes that the "[t]here is an overall lack of available land for development purposes." (Comp. Plan, p 22). Additionally, the Comprehensive Plan notes that there is an opportunity for the City to "[e]ncourage a mixture of housing while protecting residential historic districts." (Comp. Plan, p. 24). And, the Comprehensive Plan states that (1) "[i]nvestments should be made in diversifying affordable housing solutions, while maintaining community standards," and (2) "[a]ffordable housing opportunities should be identified and promoted." (Comp. Plan, p. 24). Supporting the Application further, the Comprehensive Plan declares that a land use goal and policy is "[e]ncouraging higher densities in appropriate locations as a means for continued growth and development." (Comp. Plan p. 29). Thus, conditions have changed that render the future land use map designation invalid and no longer applicable.

(b) If the proposed Zoning Map change is an extension to an existing adjacent zoning district to include this property, please provide an explanation below why the proposed extension should be made?

The Application does not propose a zoning map change that is an extension to an existing, adjacent zoning district. Therefore, this question is not applicable to the Application.

(c) If the requested change is not designed to extend an adjacent zoning district, please explain below why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions and use than those applying to adjoining property?

The Property should be placed within the PDR zoning district because as noted above and below, the Comprehensive Plan and the PDR zoning district recognize the need for the type of development proposed by the Application. Additionally, as also noted above and below, the proposed development fulfills many of the purposes and intentions of the Comprehensive Plan and the PDR zoning district.

Section 10-25(b) of the Zoning Ordinance requires the Planning Commission and the Council give reasonable consideration to the following factors, analysis to which the Applicant

provides below:

(a) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes, the proposed use is suitable in view of the zoning and development of adjacent and nearby property. Properties adjacent and in proximity to the north and east of the Property are zoned (RU-I and RS-15) and utilized for single-family, detached residential. Properties to the south and west of the Property are zoned (CUN and CHV) for commercial uses—such as retail, automobile repair, office, and financial institutions. Additionally, the Temple Avenue Recreation Complex is to the northwest of the Property (zoned OCR) is within walking distance of the Property. The proposed development offers an opportunity for a transition between detached, single-family neighborhoods and commercial uses. Thus, the proposed use is a suitable transition between adjacent commercial uses and adjacent single-family detached uses.

(b) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

No, the proposed use of the Property will not adversely affect the existing use or usability of adjacent or nearby property. As noted above, the proposed use will be a transition between adjacent residential uses and adjacent commercial uses.

(c) Are there substantial reasons why the property cannot or should not be used as currently zoned?

Yes, Section 2-13(c)(1) of the Zoning Ordinance provides that: “The CUN, Urban Neighborhood Commercial District, is intended for unified grouping, in one or more buildings, of several, typically between 2 and 10, retail and service shops or stores that provide for the regular needs and are for the convenience of the people residing in adjacent urban residential neighborhoods.” The Property is narrow and deep. Specifically, the Property has approximately 160 feet of road frontage along Temple Avenue, but is over 1,000 feet deep. And, the Property is bordered on all sides by existing development. Generally, commercial uses such as those contemplated in the CUN zoning district—i.e., those “from 4,000 to 30,000 square feet” (Zoning Ordinance § 2-13(c)(1)—to be successful require much more road frontage so that the development and the businesses therein can have visibility to the passing public. Accordingly, the property cannot be and should not be used as presently zoned. The Zoning Ordinance recognizes this by stating that the CUN “district is [supposed to be] located next to several residential neighborhoods, ideally at the intersection of 2 or more arterial or major streets ... [with] buildings close to and oriented towards the sidewalk especially at corners.” Additionally, the Zoning Ordinance recognizes that development under the existing CUN district should be “pedestrian-oriented” and that “buildings with a storefront character are required.” Such a development and use cannot be and should not be made of the Property. Accordingly, there are substantial reasons why the Property cannot and should not be used as currently zoned.

(d) Will the proposed use cause an excessive or burdensome use of public facilities

or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposed use will not cause an excessive or burdensome use of public facilities or services, including, streets, schools, water or sewer utilities, and police or fire protection. Water and sewer utilities are located on or adjacent to the Property, and Newnan Utilities has the capacity to service the development, as shown by the availability letter submitted with the Application. Temple Avenue is also known as State Route 16 and a major collector road. According to the Georgia Department of Transportation's Traffic Analysis & Data Application ("TADA"),¹ average daily traffic (i.e., the average number of cars per day) on Temple Avenue is between 15,600 and 15,900, based on 2 collection points—one near the intersection of Taylor Street and Temple Avenue and another adjacent to the O'Reilly Auto Parts on Temple Avenue. The Concept Plan proposes 29 dwellings that will enter the public road system on Temple Avenue. With such high traffic volumes existing on Temple Avenue, the addition of the traffic from the development will not have an excessive or burdensome use on streets. Similar conclusions can be drawn for police and fire protection—especially considering that the development will have a dedicated, second emergency access via Widner Street.

(e) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

Although the future land use map designation assigned to the Property is not consistent with the Application, the Comprehensive Plan, viewed in totality, the purposes and intentions of the Comprehensive Plan support the Application. As noted above, the Comprehensive Plan notes that housing is needed, "investments should be made in diversifying affordable housing solutions, while maintaining community standards," and "[a]ffordable housing opportunities should be identified and promoted." (Comp. Plan, p. 22, 24). Therefore, the proposed use is compatible with the purpose and intent of the Comprehensive Plan.

(f) Will the use be consistent with the purpose and intent of the proposed zoning district?

The proposed use is consistent with the purpose and intent of the PDR zoning district. Specifically, the PDR district is intended "[t]o provide for the planned, orderly, and efficient improvement of large, unique[,] or strategically situated land holdings while protecting the natural open space, ecological, topographical, geological, and/or historic features which may exist." Zoning Ordinance § 6-3(a). Among other things, the district is also intended "protect open space", "encourage ingenuity and resourcefulness", and "provide for a mixture of housing types ... in order to be responsive to changing market demands and conditions and to the introduction of innovative designs." (Zoning Ordinance § 6-3(b), (h), (i)). The proposed development accomplishes all of these purposes and intentions of the PDR zoning district: it preserves substantial open space; it provides a mixture of housing types; and it provides attainable housing in response to changing market demands and conditions.

¹ <https://gdottrafficdata.drakewell.com/publicmultinodemap.asp>

(g) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

As noted above, the proposed use is supported by the rising cost and demand for housing. The Comprehensive Plan, in fact, notes the need for housing. But, the Comprehensive Plan did not anticipate that the Property would or could be developed to fulfil the need for housing.

(h) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed use reflects a reasonable balance between the promotion of the public health, safety, morality, and general welfare and the right to the unrestricted use of property. For the reasons noted above, the proposed use will not have a negative on the public health, safety, morality, or general welfare. Instead, the proposed use will provide a needed housing option within the City.

Based on the foregoing, the Applicant respectfully request that the Council approve the Application with only conditions consented to by the Applicant.

As you may know, decisions of Georgia's appellate courts require our client, the Applicant to submit to the Council the Objections, attached as Exhibit "A" and Exhibit "B" to this letter, prior to the Council's decision and/or official action on the Application. The Objections are intended solely to preserve all constitutional, statutory, and common law rights of the Applicant regarding the Application.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven L. Jones", written in a cursive style.

Steven L. Jones

Enclosures

EXHIBIT "A"

CONSTITUTIONAL OBJECTION

As applied to the real property of the Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston, Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis (collectively, the "Owner"), which property is identified as Coweta County Tax Parcel Identification Number ("TPN") TPN N21 0001 001 (the "Property") and is the subject of the Application to Amend Zoning Map (the "Application") to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the proponent of the application, Templar Development Company, LLC (the "Applicant"), the Zoning Ordinance of the City of Newnan, Georgia, first adopted September 13, 2017 and subsequently amended, (the "Zoning Ordinance") will be unconstitutional in that the Owner's and the Applicant's property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application as well as the Zoning Ordinance will deprive the Owner and the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Subject Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner and/or the Applicant an economically viable use of the Subject Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Owner and/or the Applicant to use the Subject Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will constitute arbitrary, capricious, and unreasonable acts by the City of Newnan, Georgia (the "City"), by and through the Mayor and Councilmen (the "Council") of said city, without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject

EXHIBIT "A"

Property will be unconstitutional and discriminate against the Owner and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner and/or the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

WHEREFORE, the Applicant requests that the City of Newnan, Georgia, by and through the Council, approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 1st day of November 2024.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorenghish.com

EXHIBIT "B"

OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Application to Amend Zoning Map (the "Application") to which this objection is attached for the real property of the Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston, Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis (collectively, the "Owner"), which property is identified as Coweta County Tax Parcel Identification Number ("TPN") TPN N21 0001 001 (the "Property"), and filed by Templar Development Company, LLC (the "Applicant"), any and every public hearing regarding, and any Mayor and Councilmen of the City (the "Council") action (including, but not limited, any final action) on, the Application and the Zoning Ordinance of the City of Newnan, Georgia, first adopted September 13, 2017 and subsequently amended, (the "Ordinance") facially and as applied to the Subject Property, the Applicant, the Owner, and the Application, are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the "York Objection" and each an "Objection"), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this York Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every public and other hearing(s) regarding the Application, including, but not limited to, those before the Council, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant (and Owner) a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and all public hearing(s) and other meetings, including, but not limited to, before the Council to the extent that (but not limited to) said individuals (a) do not have standing to appeal the Council's decision on the Application (i.e., do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Zoning Ordinance; (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the Council; and/of (h) are not residents of the City.

Additionally, the Applicant and Owner object to any Council action that does not approve the Application or approves the Application with conditions not consented to by the Applicant and any other action of the City to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of

EXHIBIT "B"

any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the Council (1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant a right to respond to or otherwise confront all evidence considered by the Council in its evaluation of the Application; (f) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; and/or (g) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any hearing, and/or prior to the Council's final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the Council.

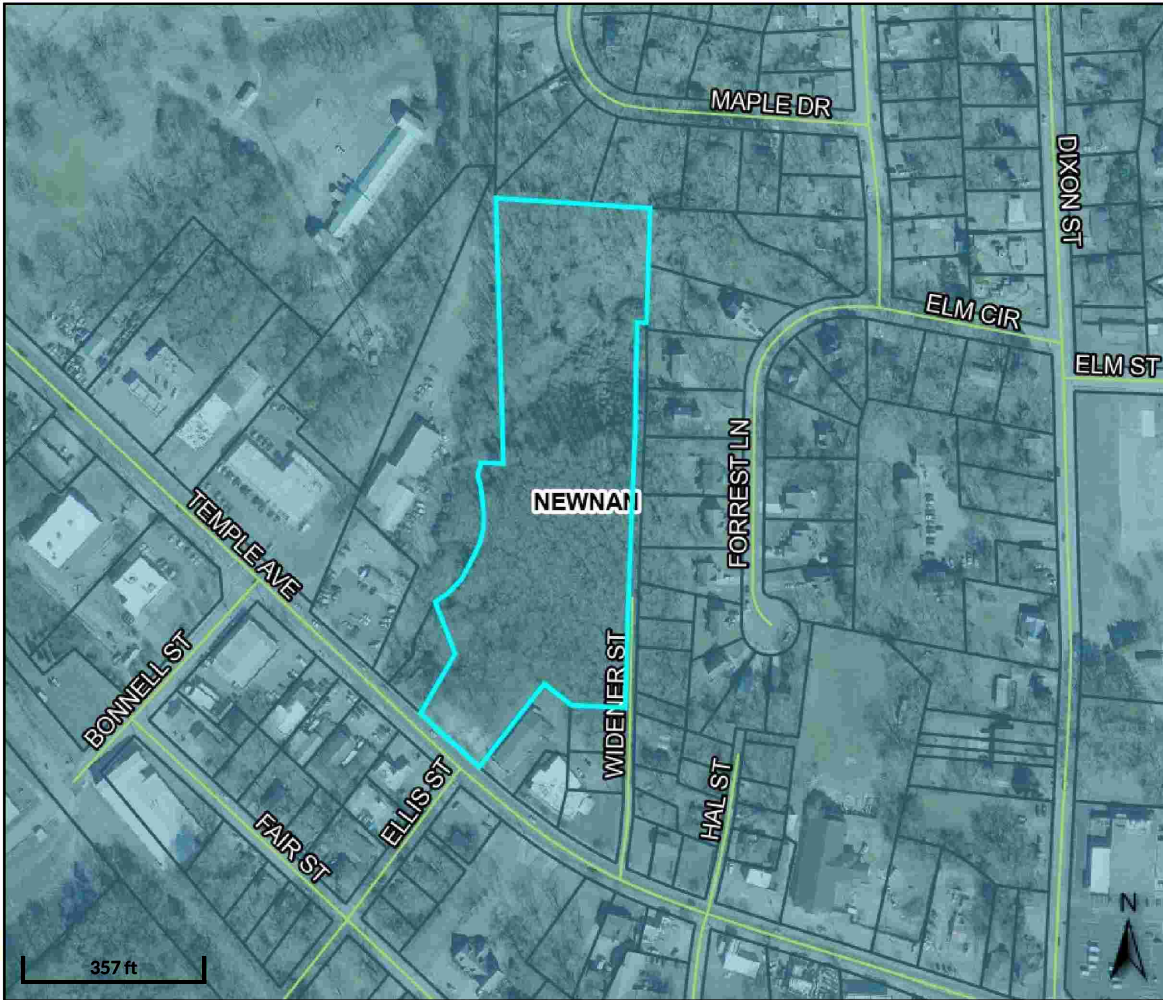
WHEREFORE, the Applicant requests that the City of Newnan, Georgia (by and through the Council) approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 1st day of November 2024.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorenchlish.com



Overview



Legend

-  Parcels
-  Roads

Parcel ID N210001001
Class Code Commercial
Taxing District NEWNAN 02
Acres 6.85

Owner JOHNSTON ROBERT EDWIN JR & ROBERT
 HIGDON
 JOHNSTON & ALLISON JOHNSTON DAVIS
 100 GOLFOVIEW CLUB DR
 NEWNAN, GA 30263

Last 2 Sales

Date	Price	Reason	Qual
10/20/1998	0	03	U
3/31/1982	0	09	U

Physical Address 147 TEMPLE AVE
Assessed Value Value \$274000

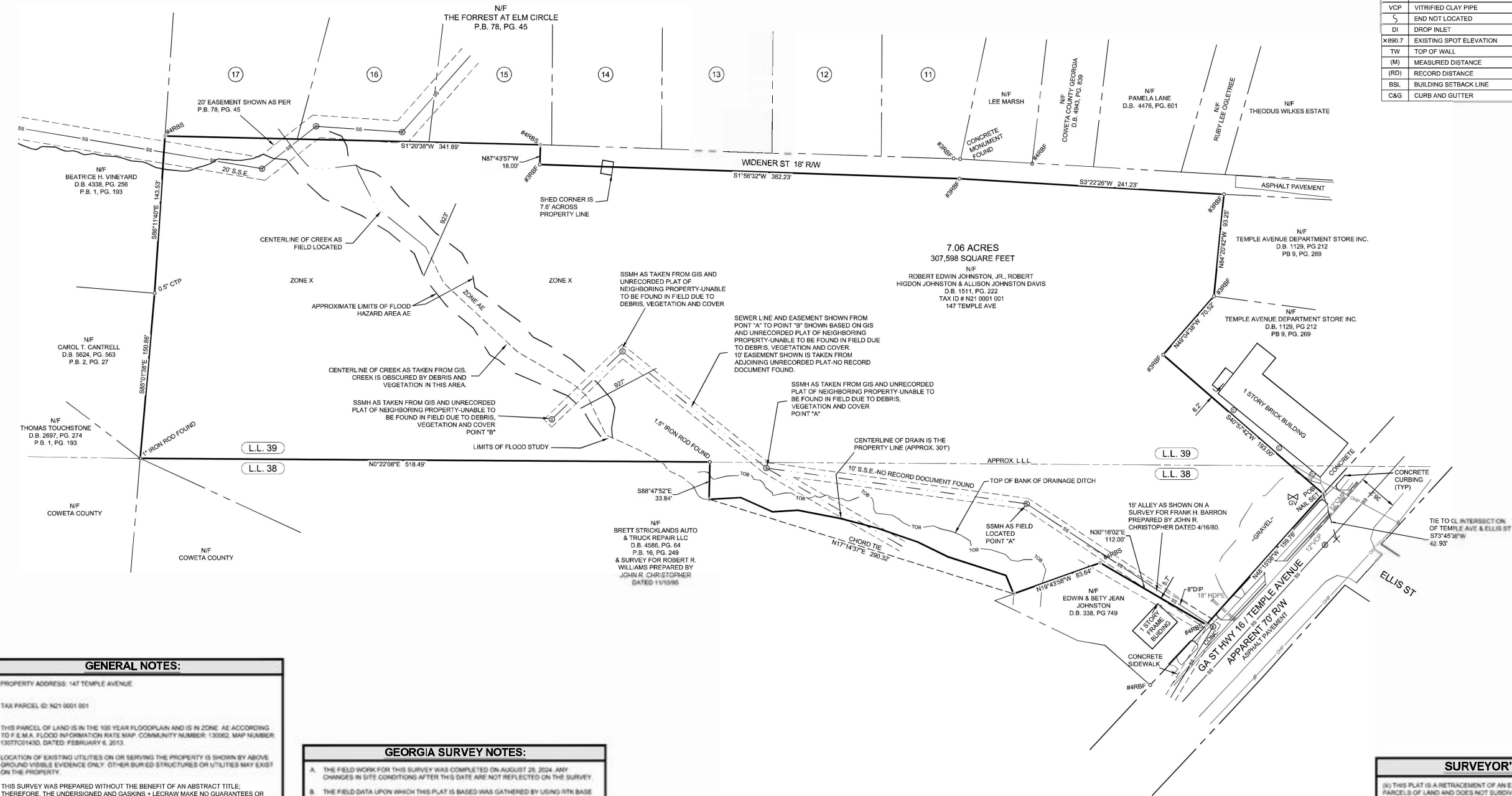
(Note: Not to be used on legal documents)

Date created: 10/30/2024
 Last Data Uploaded: 10/30/2024 1:46:35 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

C:\Users\jhopkins\OneDrive\Documents\Gaskins+LeCraw\Drawings\Boundary\Templar\Templar Development\Boundary\G147 Temple Ave E.DWG 24X36 Sep 16, 2024 12:17pm by Jay Hopkins

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION



GENERAL NOTES:

- PROPERTY ADDRESS: 147 TEMPLE AVENUE
- TAX PARCEL ID: N21 0001 001
- THIS PARCEL OF LAND IS IN THE 100 YEAR FLOODPLAIN AND IS IN ZONE AE ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP. COMMUNITY NUMBER: 130902, MAP NUMBER: 13077021430, DATED: FEBRUARY 6, 2013.
- LOCATION OF EXISTING UTILITIES ON OR SERVING THE PROPERTY IS SHOWN BY ABOVE GROUND VISIBLE EVIDENCE ONLY. OTHER BURIED STRUCTURES OR UTILITIES MAY EXIST ON THE PROPERTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THE UNDERSIGNED AND GASKINS + LECRAW MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
- IT IS THE RECOMMENDATION OF GASKINS + LECRAW TO HAVE EASEMENTS AND RIGHTS-OF-WAY MARKED AND VERIFIED BY THE APPROPRIATE UTILITY OWNER, ROAD JURISDICTION OR RAILROAD PRIOR TO ANY CONSTRUCTION NEAR SAID EASEMENT OR RIGHT-OF-WAY. SOURCE OF INFORMATION USED TO ESTABLISH EASEMENTS AND RIGHTS-OF-WAY REFERENCED HEREON, IF PROVIDED BY CLIENT. SURVEYED PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD THAT MAY NOT BE SHOWN HEREON.
- NO STREAM OR WETLAND FLAGGING AS DELINEATED BY OTHERS WERE FOUND AT THE TIME OF SURVEY. OTHER BUFFERS MAY EXIST AS REQUIRED BY STATE OR OTHER LOCAL ISSUING AUTHORITIES.
- NO CEMETERIES OR INDIVIDUAL BURIAL PLOTS WERE OBSERVED ALONG THE BOUNDARY OF THE PROPERTY. NO DOCUMENTATION OF THE EXISTENCE OF CEMETERIES OR PLOTS HAS BEEN FOUND OR PROVIDED TO THE SURVEYOR.

GEORGIA SURVEY NOTES:

- THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON AUGUST 28, 2024. ANY CHANGES IN SITE CONDITIONS AFTER THIS DATE ARE NOT REFLECTED ON THE SURVEY.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 3.57 FEET. THE SCALE FACTOR USED TO CALCULATE GRID COORDINATES TO GRID COORDINATES IS 1.000117724983.
- HORIZONTAL DATUM IS BASED ON NAD 83, GEORGIA STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING GPS ONSS REAL TIME NETWORK USING A CARLSON BRV7 GPS BASE AND ROVER.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 363,043.
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- EQUIPMENT USED: GEOMAX ZOOM 90 & CARLSON BRV7 GPS BASE AND ROVER.
- PROPERTY CORNERS SET (HARB) ARE 12 INCH REBAR WITH PLASTIC CAP STAMPED "G-L LSF 1371", UNLESS OTHERWISE NOTED.

LINE LEGEND

—FO—	STORM SEWER
—CHP—	FIBER OPTIC
—X—X—	OVERHEAD POWER
—SS—	SANITARY SEWER EASEMENT
—W—W—	MAJOR CONTOUR
—GAS—	FENCE
—UGP—	PROPERTY LINE
—GAS—	CREEK CENTERLINE
—CLF—	ADJOINING LOT LINE
—CH1—	SANITARY SEWER
—TB—	WATER MAIN
	UNDERGROUND POWER
	MINOR CONTOUR
	ROAD CENTERLINE
	LAND LOT LINE
	CRITICAL ROOT ZONE
	RIGHT OF WAY
	OVERHEAD UTILITY
	EASEMENT
	TELECOMMUNICATIONS

ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
RBF	REBAR FOUND
CTPF	CRIMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
RCF	REINFORCED CONCRETE PIPE
CI	BROKEN LINE (NOT TO SCALE)
IE	CURB INLET
BW	INLET ELEVATION
FFE	FINISHED FLOOR ELEVATION
(R)	RECORD ANGLE
NF	NOW OR FORMERLY
TE#	TITLE EXCEPTION NUMBER
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
RW	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FOUND
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
END NOT LOCATED	
DI	DROP INLET
X890.7	EXISTING SPOT ELEVATION
TW	TOP OF WALL
(M)	MEASURED DISTANCE
(RD)	RECORD DISTANCE
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER

SYMBOL LEGEND

□	AIR CONDITIONER UNIT
□	BORE HOLE
□	BENCHMARK
□	BOLLARD
□	CABLE BOX
□	JUNCTION BOX
□	HOOD AND GRATE INLET
□	SANITARY SEWER CLEANOUT
□	CROSS WALK SIGNAL POLE
□	GRATE INLET
□	CONCRETE MONUMENT FOUND
□	ELECTRICAL BOX
□	ELECTRIC METER
□	ELECTRIC MANHOLE
□	FIRE DEPARTMENT CONNECTION
□	FLARED END SECTION
□	FIRE HYDRANT
□	WATER REUSE HYDRANT
□	FIBER OPTIC MARKER
□	SINGLE WING CATCH BASIN
□	FENCE POST
□	GUY WIRE
□	GAS METER
□	EXISTING GUY POLE
□	EXISTING GREASE TRAP
□	GAS VALVE
□	ADA PARKING
□	HEADWALL
□	IRRIGATION CONTROL VALVE
□	IRON PIN FOUND (TYPE NOTED)
□	IRON PIN SET
□	LIGHT POLE
□	LANDSCAPE LIGHT
□	MAILBOX
□	MONITORING WELL
□	OUTLET CONTROL STRUCTURE
□	UG POWER TRANSFORMER
□	POST INDICATOR VALVE
□	POWER METER
□	SANITARY SEWER MANHOLE
□	SINGLE WING CATCH BASIN
□	STREET SIGN
□	PAINTED TRAFFIC MARKING
□	TELEPHONE BOX
□	TELEPHONE HANDHOLE
□	TELEPHONE MANHOLE
□	TELEPHONE PEDESTAL
□	EVERGREEN TREE
□	HARDWOOD TREE
□	UNDERSTORY TREE
□	TRAFFIC SIGNAL BOX
□	TRAFFIC SIGNAL HANDHOLE
□	TRAFFIC SIGNAL POLE
□	CABLE PEDESTAL
□	GAS MARKER
□	UTILITY POLE
□	PEDESTAL INLET
□	WATER METER
□	REUSE WATER METER
□	VALVE
□	REUSE WATER VALVE
□	YARD INLET
□	DOUBLE WING CATCH BASIN
□	PARKING COUNT
□	LOT NUMBER
□	FIRE DEPARTMENT CONNECTION
□	POWER MANHOLE
□	GENERATOR
□	WATER MANHOLE



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1396 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770 424 7168
www.gaskinslecraw.com

PE5008127

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

BOUNDARY RETRACEMENT SURVEY FOR
TEMPLAR DEVELOPMENT

PROJECT LOCATION
147 TEMPLE AVENUE
LAND LOTS 38 & 39 OF THE 5TH DISTRICT,
CITY OF NEWNAM, COWETA COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



GRID NORTH, GEORGIA WEST ZONE

SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY: JAH
REVIEWED BY: JAH
JOB #: 6760002 000
DATE: 9/2/24

SHEET NUMBER

1 OF 1

Property Line Description for 147 Temple Avenue

All that tract or parcel of land lying and being in Land Lots 38 & 39 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Ellis Road (50' right-of-way) and Temple Avenue (apparent 70' right-of-way); said point being the POINT OF BEGINNING;
Thence North 73 degrees 45 minutes 36 seconds East 42.93 feet to a nail set on the northerly right-of-way of Temple Avenue;
Thence along said right-of-way North 48 degrees 15 minutes 08 seconds West 159.76 feet to a #4 rebar set;
Thence leaving said right-of-way North 30 degrees 16 minutes 02 seconds East 112.00 feet to a #4 rebar set;
Thence North 19 degrees 43 minutes 58 seconds West 83.64 feet to a point in the centerline of a drainage ditch;
Thence in a northerly direction meandering along the centerline of said drainage ditch approximately 301 feet to a point, said ditch subtended by a chord of North 17 degrees 14 minutes 37 seconds East 290.32 feet east;
Thence South 88 degrees 47 minutes 52 seconds East 33.84 feet to a 1.5" iron rod found on the common line of Land Lots 38 & 39;
Thence along said Land Lot Line North 00 degrees 22 minutes 08 seconds East 518.49 feet to a 1" iron rod found;
Thence leaving said Land Lot Line South 85 degrees 01 minutes 38 seconds East 150.86 feet to a 1/2" crimp top pipe found;
Thence South 86 degrees 11 minutes 40 seconds East 143.53 feet to a #4 rebar set;
Thence South 01 degrees 20 minutes 38 seconds West 341.89 feet to a #4 rebar set;
Thence North 87 degrees 43 minutes 57 seconds West 18.00 feet to a #3 rebar found;
Thence South 01 degrees 56 minutes 32 seconds West 382.23 feet to a #3 rebar found;
Thence South 03 degrees 22 minutes 26 seconds West 241.23 feet to a #3 rebar found;
Thence North 84 degrees 20 minutes 42 seconds West 93.25 feet to a #3 rebar found;
Thence North 49 degrees 04 minutes 38 seconds West 70.52 feet to a #3 rebar found;
Thence South 40 degrees 57 minutes 42 seconds West 193.00 feet to a #4 rebar set on the northerly right-of-way of Temple Avenue, said point being the POINT OF BEGINNING.

Said tract or parcel contains 7.06 Acres (307598 Square Feet), more or less.

Line Table: Boundary

Line #	Length	Direction
L1	18.000	N87° 43' 57.20"W
L2	18.263	N67° 07' 16.44"E
L3	55.087	N17° 42' 59.68"E
L4	31.294	N25° 55' 00.37"E
L5	38.668	N18° 56' 02.19"E
L6	34.743	N14° 42' 02.56"E
L7	39.219	N10° 53' 22.89"E
L8	23.219	N03° 30' 25.84"W
L9	31.591	N24° 05' 53.74"E
L10	28.886	N02° 53' 01.99"W
L11	33.841	S88° 47' 52.45"E

Pursuant to the Planned Development provisions of the Zoning Ordinance of the City of Newnan, Georgia, all the requirements of Project Plan approval having been fulfilled including rezoning of the property to a designation of PD and an acceptable concept plan which shall serve to delineate phases and land use zones of the project, this Project Plan was approved by the City Council at its meeting on _____.

Date _____ City Manager _____

DEVELOPMENT SUMMARY

ZONING	EXISTING ZONING	CUN (URBAN NEIGHBORHOOD COMMERCIAL)
PROPOSED ZONING		PD
AREA		
TOTAL SITE AREA		7.06 ACRES
* UNBUILDABLE AREA (FLOODPLAIN, UNDISTURBED BUFFERS, EASEMENTS)		1.89 ACRES
BUILDABLE AREA		5.19 ACRES
TOTAL AREA - 75% UNBUILDABLE		
OPEN AREA (INCLUDING FLOODPLAIN, UNDISTURBED BUFFERS)		3.08 ACRES (43.62%)
OPEN AREA (NOT INCLUDING FLOODPLAIN, UNDISTURBED BUFFERS)		1.39 ACRES (19.68%)
DENSITY		
TOTAL NUMBER OF UNITS		29 UNITS
TOWNHOMES (22'-44")		5 UNITS
TRIPLEX (22'-44")		6 UNITS
QUADPLEX (22'-44")		8 UNITS
DUPLEX (41'-54")		10 UNITS
PROPOSED DENSITY		4.1 UNITS/ACRE
SETBACKS		
FRONT		0 FEET
SIDE		0 FEET
SIDE MAJOR		0 FEET
REAR		0 FEET
PERMETER		35 FEET
MINIMUM HOUSE SIZE		1,100 SF
MAXIMUM BUILDING HEIGHT		35' (PRIMARY); 15' (ACCESSORY)
MAXIMUM BUILDING COVERAGE		50%
PROVIDED BUILDING COVERAGE		29,462 SF (41.52%)
PARKING		
REQUIRED PARKING (2 SPACES PER UNIT)		58 SPACES
PROPOSED PARKING		81 SPACES

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D9-250 WOODSTOCK, GA 30188
OFFICE 770.936.9000

ZONING PLAN
CITADEL COTTAGES AT NEWNAN
LAND LOTS 38 & 39
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER
TEMPLAR DEVELOPMENT
180 WHITNEY STREET
FAYETTEVILLE, GEORGIA 30224

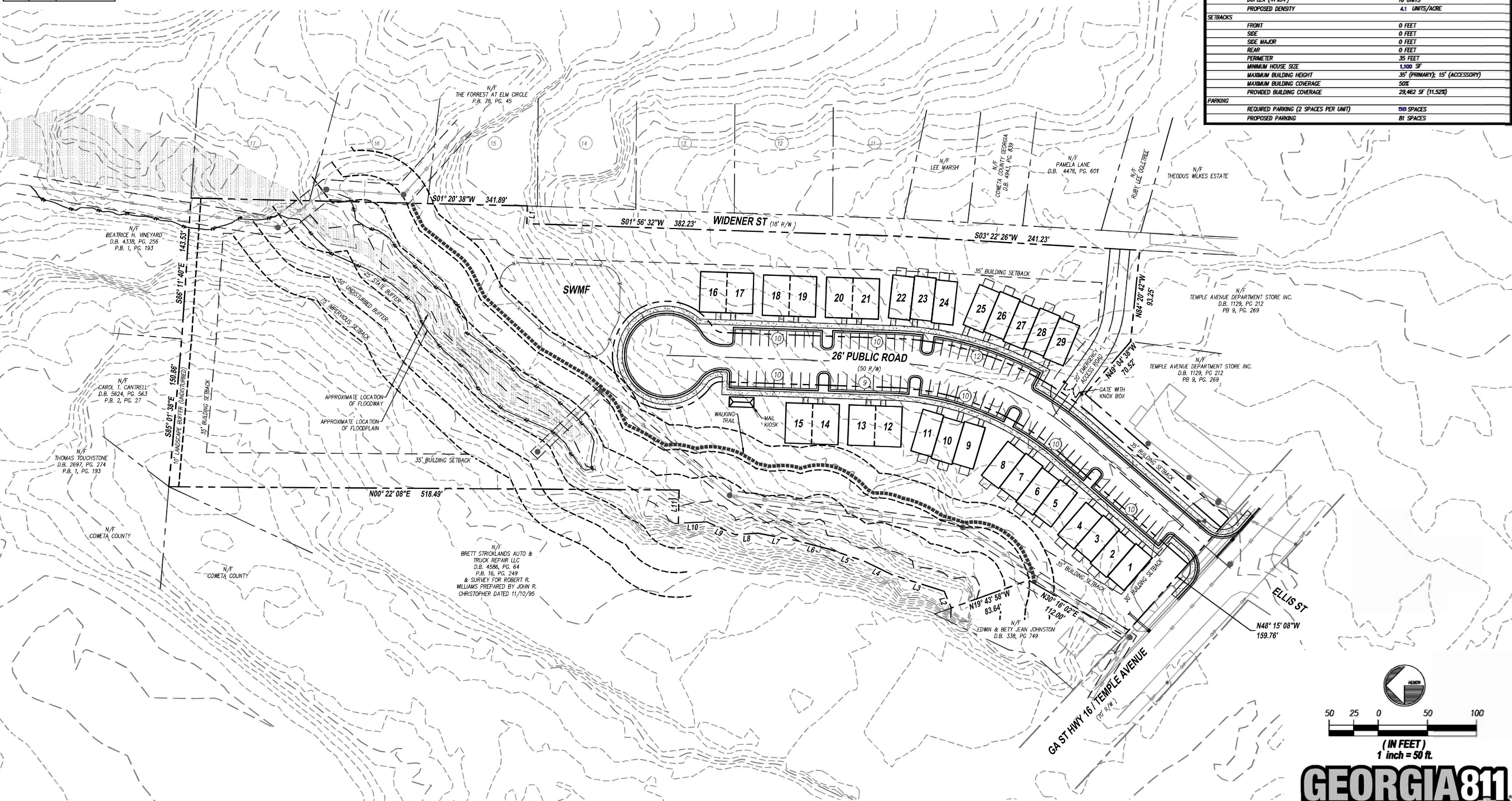
GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 05.19.2016



REVISIONS

NO.	DATE	DESCRIPTION

ZONING PLAN
Z100



NOTES:
NO OPEN SPACE WILL BE DEDICATED.
CONCEPT PLAN ALSO FUNCTIONS AS THE LANDSCAPE PLAN.

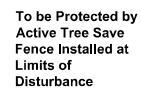
EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

24 HOUR CONTACT:
JAY KNIGHT
770.527.0323



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



— Approximate
Existing Tree Line
(Onsite) , Typ.



A - Typical Wooded Areas = HW / Pine Mix Pockets - Dense Growth Ranging from Approx. 4-20"DBH w/ Scattered Specimen Size Trees. Primarily Native Hardwoods with Small Amount of Pine Intermixed. Native Holly Present.

Light Undergrowth Density Typical Except for Large Pocket of Wisteria Near Frontage with Random Pockets of Privet Undergrowth.



B - Central Area of Site is Open and Contains Scrub Undergrowth Including Invasive Vines.

EXISTING VEGETATION CHARACTERISTICS

SEE MAP NOTES THIS SHEET

The Site is Primarily Wooded.

Existing Parking Area near Temple Road. Existing Street Trees, Sidewalk and Curb / Gutter at Roadway Frontage.

PLAN SUMMARY

Total Site Acreage: 7.06 Acres

Conceptual Proposed Disturbed Acreage = 4.04 Acres

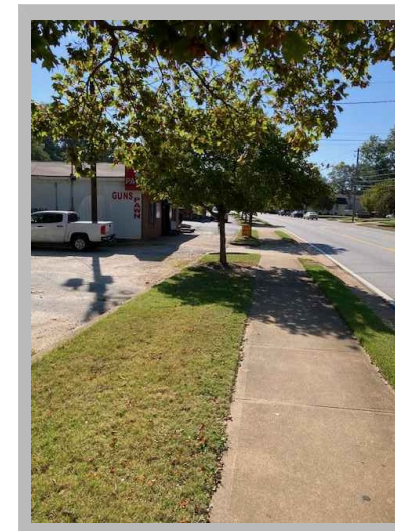
1.58 Acres Undevelopable (Undisturbed Buffers, Creek Buffers, Floodplain)

See Plan for Location of Proposed 10' Landscape Zoning Buffer = 0.068 Acres

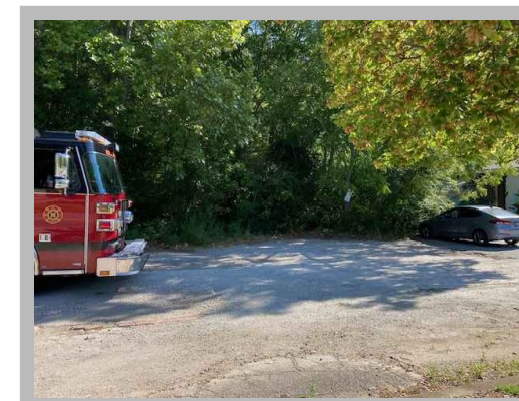
Conceptual Proposed Tree Save Area = 1.18 Acres Outside of Undevelopable Areas

Tree Save Areas to be Protected Via Standard Means - Active Tree Protection Zones / Fence

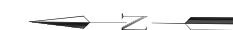
Numbers are Approximate



Temple Avenue Frontage Streetscape.



Existing Gravel and Asphalt Parking Area at Frontage.



Aerial Imagery from City of Newnan GIS Online. Adjusted approximately to survey field data.

[illegible]

CLIENT
TEMPLAR DEVELOPMENT
160 WHITNEY STREET, FAYETTEVILLE, GA 30124
24 HR CONTACT: JAY KNIGHT 770-527-0323

mondo
LAND PLANNING and DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
phone 770.402.3719
fax 1.866.334.0203

PRELIMINARY TREE MANAGEMENT PLAN
FOR
CITADEL COTTAGES AT NEWMAN
Land Lots 38 & 39, 5th District, CITY OF NEWMAN, GA - COWETA COUNTY

DATE	10.25.24
JOB NO.	MOTP2448
DRAWN	ETC
CHECKED	MRC
SCALE	1" = 50
SHEET:	PTM



ELEVATION 1

ELEVATION 2

ELEVATION 1

EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
21'6"X35'6" FOOTPRINT

 **TEMPLAR**
DEVELOPMENT

 **ROUNDTABLE**
REALTY

THE
HOME
BUILDERS
STUDIO



contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
6/26/2024

VERSION 3 -
CONCEPT REVIEW
7/4/2024

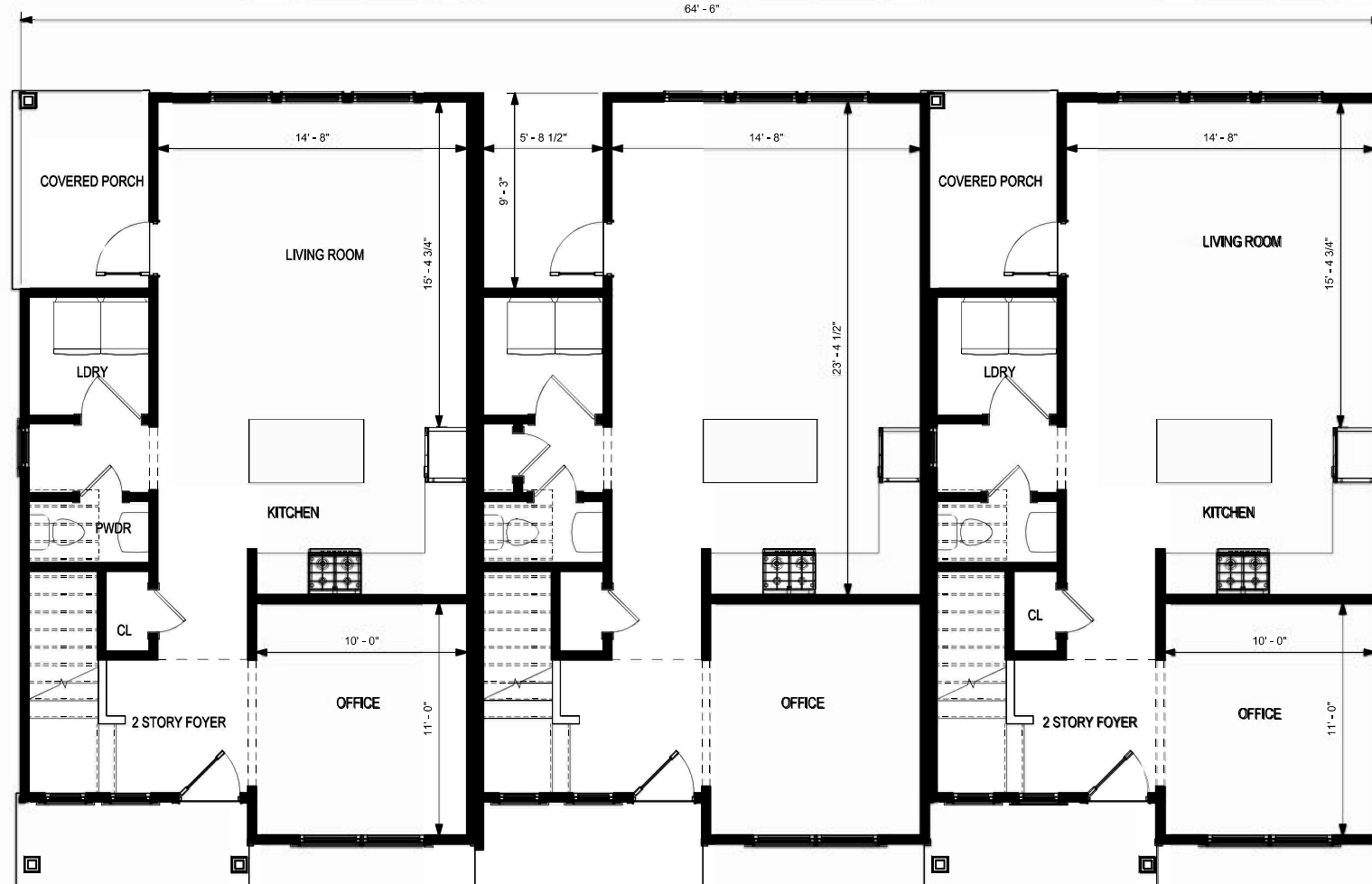
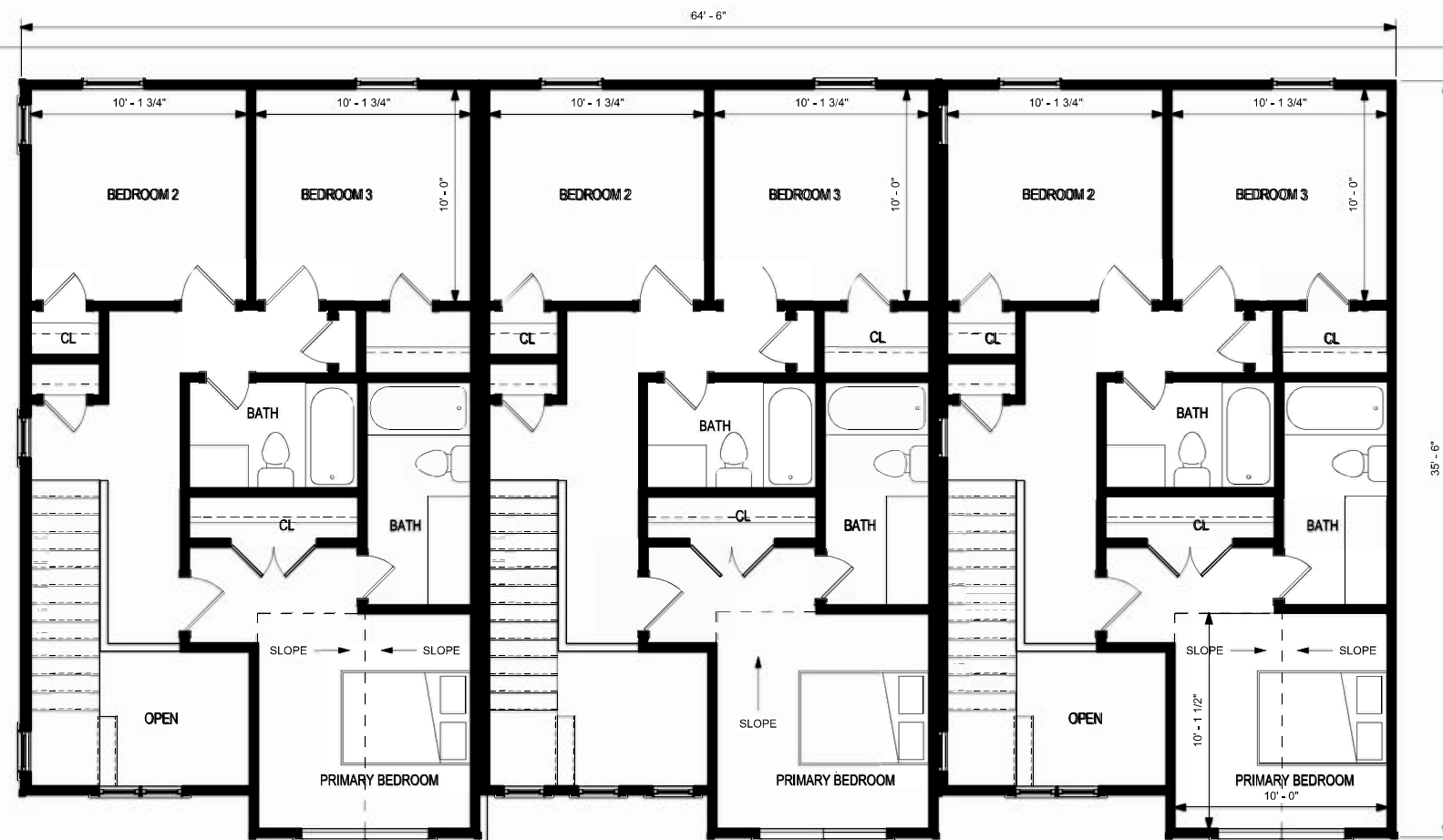
PLAN NAME:
TOWNHOME

DATE:
7/4/2024 5:54:42 PM

SHEET NAME
ELEVATIONS
CONCEPT DESIGN

SHEET

A0



EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
21'6"X35'6" FOOTPRINT



THE
HOME
BUILDERS
STUDIO



contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
6/26/2024

VERSION 3 -
CONCEPT REVIEW
7/4/2024

PLAN NAME:
TOWNHOME

DATE: 7/4/2024 5:54:42 PM

NAME

FLOOR PLANS

CONCEPT DESIGN

SHEET NAME

SHEET

A3



2 SECOND FLOOR PLAN
1/4" = 1'-0"

1 FIRST FLOOR PLAN
1/4" = 1'-0"



EACH UNIT:
1127 SF
2 BED / 2.5 BATH / OFFICE
16X36 FOOTPRINT



THE
HOME
BUILDERS
STUDIO



contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
7/3/2024

PLAN NAME:
TRIPLEX

DATE:
7/3/2024 8:17:59 AM

SHEET NAME
FLOOR PLANS
CONCEPT DESIGN

SHEET

A3



ELEVATION 1



ELEVATION 2

EACH UNIT:
1329 SF
3 BED / 2.5 BATH
18X39 FOOTPRINT



THE
HOME
BUILDERS
STUDIO



contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2-
CONCEPT REVIEW
6/26/2024

VERSION 3-
CONCEPT REVIEW
7/2/2024

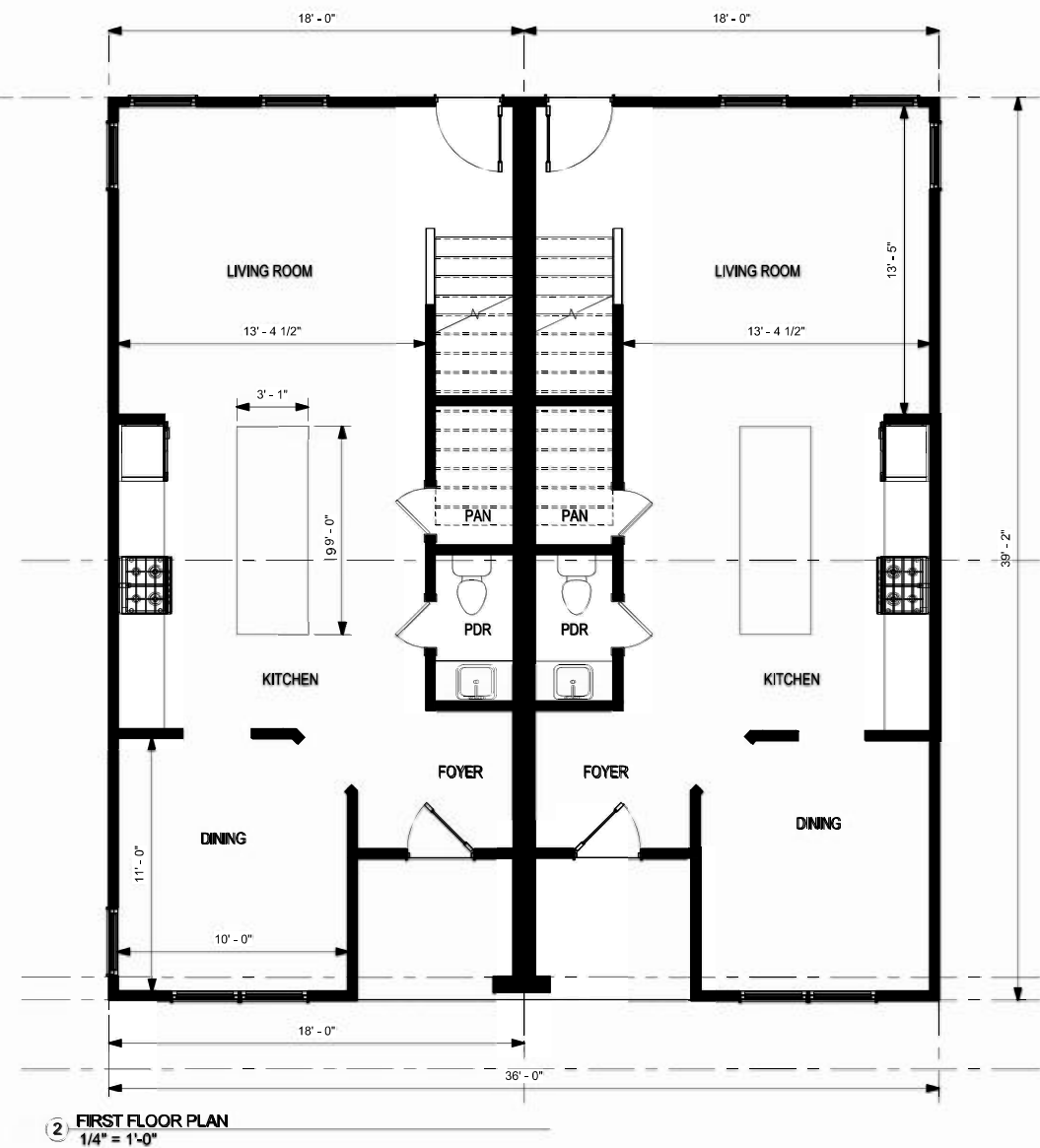
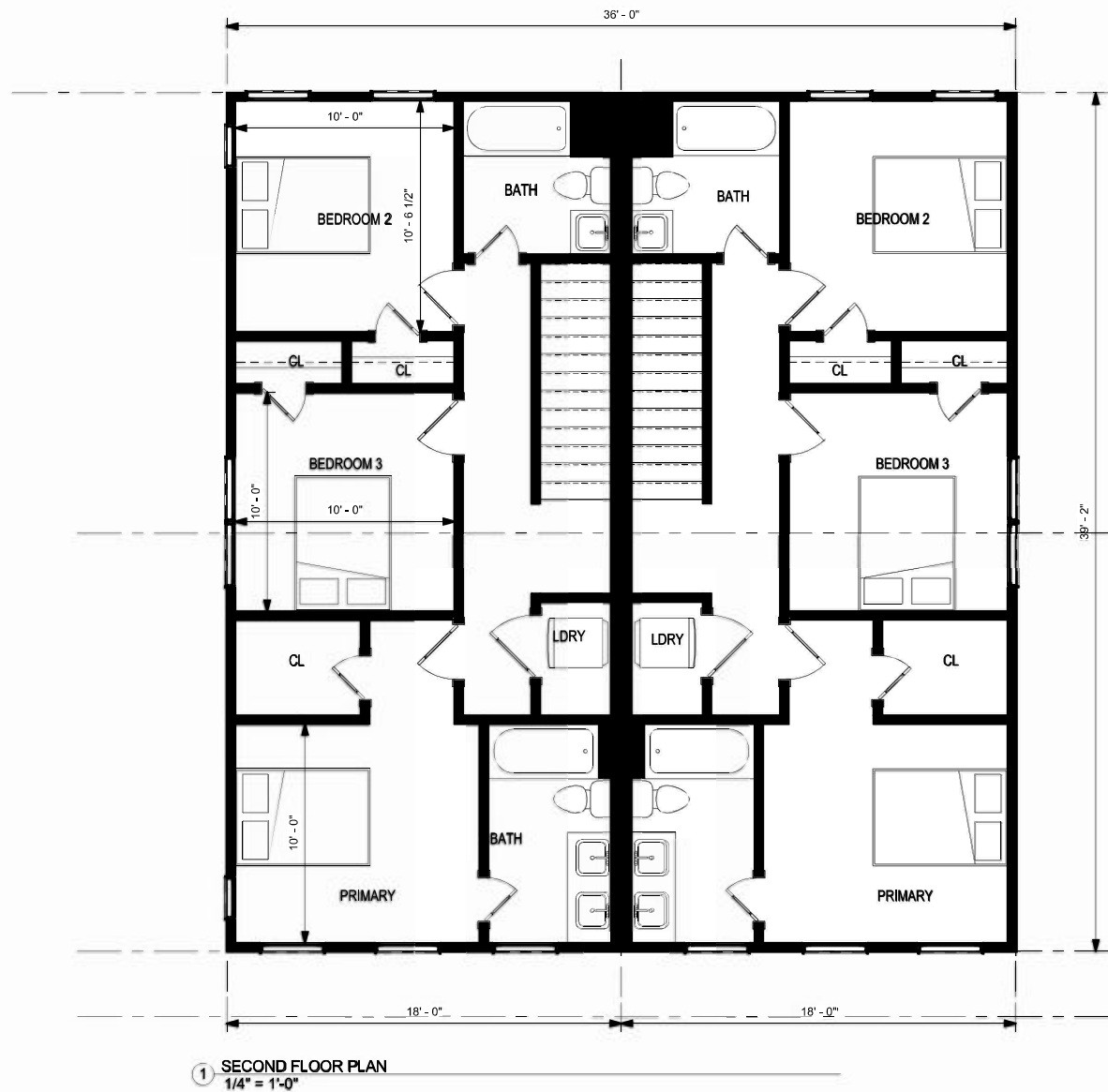
PLAN NAME:
DUPLEX

DATE:
7/2/2024 4:23:46 PM

SHEET NAME
ELEVATIONS
CONCEPT DESIGN

SHEET

A0



EACH UNIT:
1329 SF
3 BED / 2.5 BATH
18X39 FOOTPRINT



THE
HOME
BUILDERS
STUDIO



contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2-
CONCEPT REVIEW
6/26/2024

VERSION 3-
CONCEPT REVIEW
7/2/2024

PLAN NAME:
DUPLEX

DATE:
7/2/2024 4:23:47 PM

FLOOR PLANS
CONCEPT DESIGN

SHEET NAME

SHEET

A3



September 18, 2024

Jennifer Cantrell
Land Project Manager
Templar Development
160 Whitney Street
Fayetteville, Georgia 30214

- Citadel Cottages at Newnan, Parcel Number N21 0001 001

Ms. Cantrell,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number N21 0001 001
- 6.85 Acres
- Attached concept plan

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

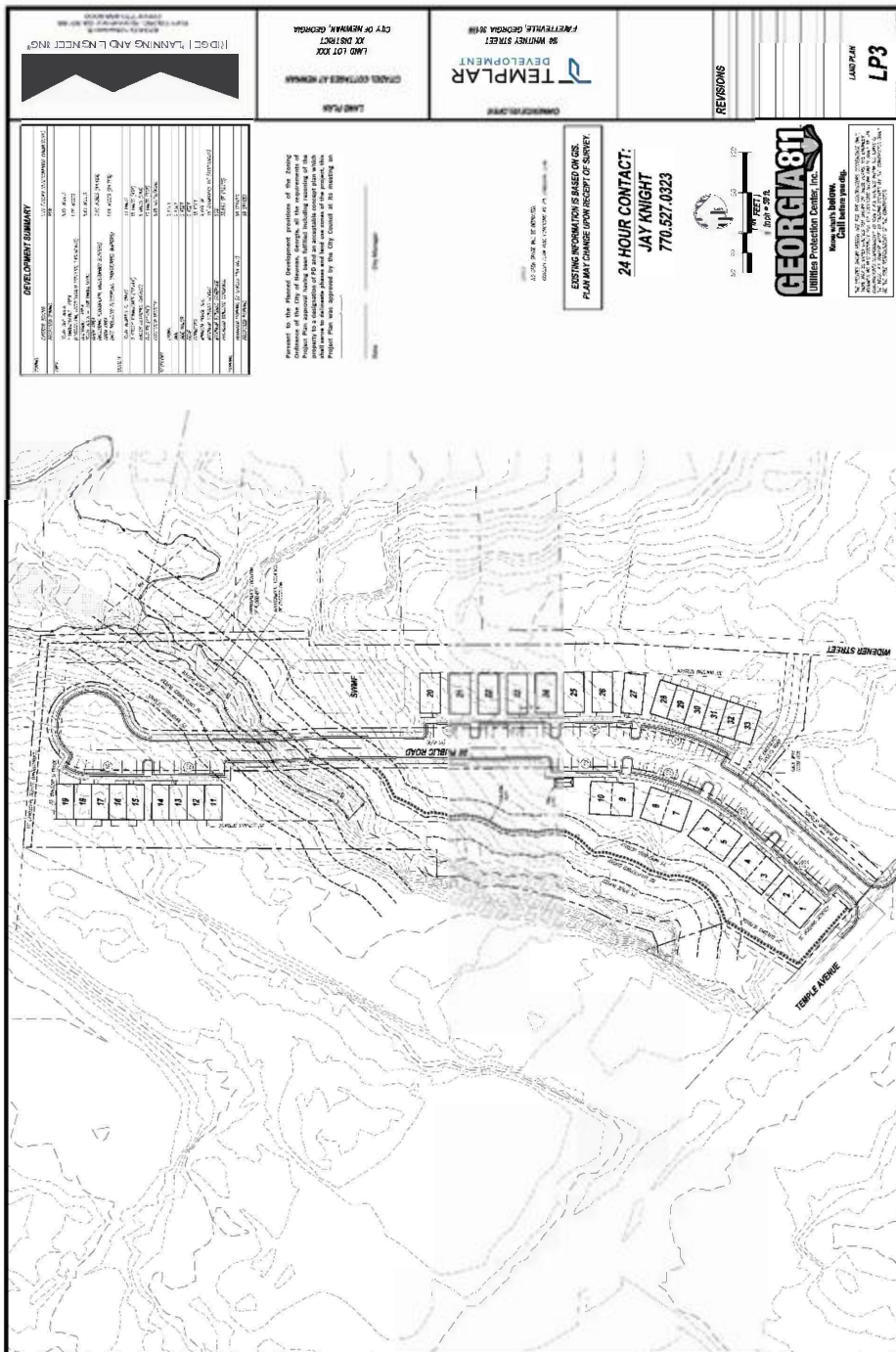
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,



Scott Tolar, P.E.
 Newnan Utilities
 (770) 301-0245
stolar@newnanutilities.org





NEWNAN
POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

11/19/24

Reference: 147 Temple Avenue

Dean Smith,

After reviewing call history that could compare to this one development, there would be a slight increase of people and vehicle traffic to the area. It would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city.

It is believed that a slight strain would be placed on calls for service but can be managed at current *staff* level.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

December 2, 2024

Dear Dean,

The following information is regarding the request for rezoning on Case #1 RZ2024-03 51 Robinson Street and Case #2 RZ2024-04 247 Temple Avenue.

Case #1 51 Robinson Street- This is a request to rezone the tract from Heavy Industrial (IHV) to a residential zoning (RU-I the purpose of building a duplex) for the purpose of building a duplex.

Case #2 – RZ2024-04: 247 Temple Avenue – This a request to rezone this property from commercial (CUN) to a residential zoning (PDR) for the purpose of building 29 various attached residential structures (Townhouses, Tri-Plexes and Duplexes).

The comparisons you gave me for similar existing developments to this proposed development are Christians Walk and City View Drive and the townhouses near 51 McIntosh Parkway. According from our data we responded to 30 incidents to these areas over the last year.

Currently the Newnan Fire Department has the adequate resources to service both Case #1 and Case #2 with minimal impact.

Kind regards,

Stephen Brown



The City of Newnan, Georgia

Office of the City Engineer

December 3, 2024

City Engineer Review

REZONING REQUEST

Proposed Townhome Development

Parcel N21 0001 001

7.06 Acres

147 Temple Ave

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This development shall be in compliance with the City of Newnan, Georgia Stream Buffer Protection Ordinance. For intermittent and perennial streams, the undisturbed buffers applied shall be 50 feet with an additional 25 foot impervious setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

Transportation:

1. Existing sidewalk adjacent to the parcel proposed for development along Temple Ave shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. A minimum width of 5-foot sidewalks, ADA compliant within the public Right of Way, shall be provided throughout the proposed development, along both sides of all streets, and shall connect to the sidewalks in the Right of Way for Temple Ave.
2. Temple Ave is a State Route (SR 16) and any driveway or public street connection to Temple Ave shall be reviewed and approved by the Georgia Department of Transportation prior to any issuance of any permit for land disturbing activities.

GDOT may require a Traffic Impact Study or Traffic Impact Statement as part of an access permit.

3. Local street, Widener St, to be used as an emergency access, shall be improved to City standards and meet the requirements for emergence access as determined by the Fire Marshall for the City of Newnan.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering



September 18, 2024

Jennifer Cantrell
Land Project Manager
Templar Development
160 Whitney Street
Fayetteville, Georgia 30214

- Citadel Cottages at Newnan, Parcel Number N21 0001 001

Ms. Cantrell,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number N21 0001 001
 - 6.85 Acres
 - Attached concept plan
1. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
 - b. Developer is responsible for cost of all electrical upgrades or relocations.
 - c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
 - d. Electrical shall be built out per Newnan Utilities contractor manual.
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 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
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70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

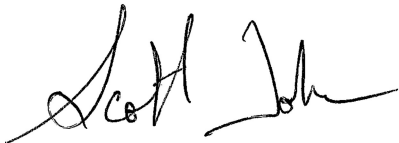
- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

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- a. Developer shall connect to Newnan Utilities Water System.
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 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar". The signature is fluid and cursive, with a large initial "S" and a stylized "T".

Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org

Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

December 04, 2024

Dean Smith
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: Rezoning Request RZ2024-04

Mr. Smith,

In response to your request for input on the above referenced rezoning, we offer the following based on the information available:

The proposed development requesting annexation would potentially contain 29 residential dwellings. The current school district lines would place students in this neighborhood in the Elm Street Elementary School, Evans Middle School, and Newnan High School districts.

Developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area of the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. If approved, we would request that the developer provide us advance notice of a schedule for construction and planning purposes.

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools

Coweta Committed to Student Success

Coweta County School System Enrollment Analysis and Projection

January 2023

System 3-5 Year Projection

- January enrollment 23,200 - Highest to date.
- Expected to grow (+700/+750) over the next 3-5 years

Elementary 3-5 Year Projection

- Current elementary enrollment just getting back to (2013) pre-recession enrollment numbers.
- Elementary enrollment is expected to grow (+300) over the next 3-5 years

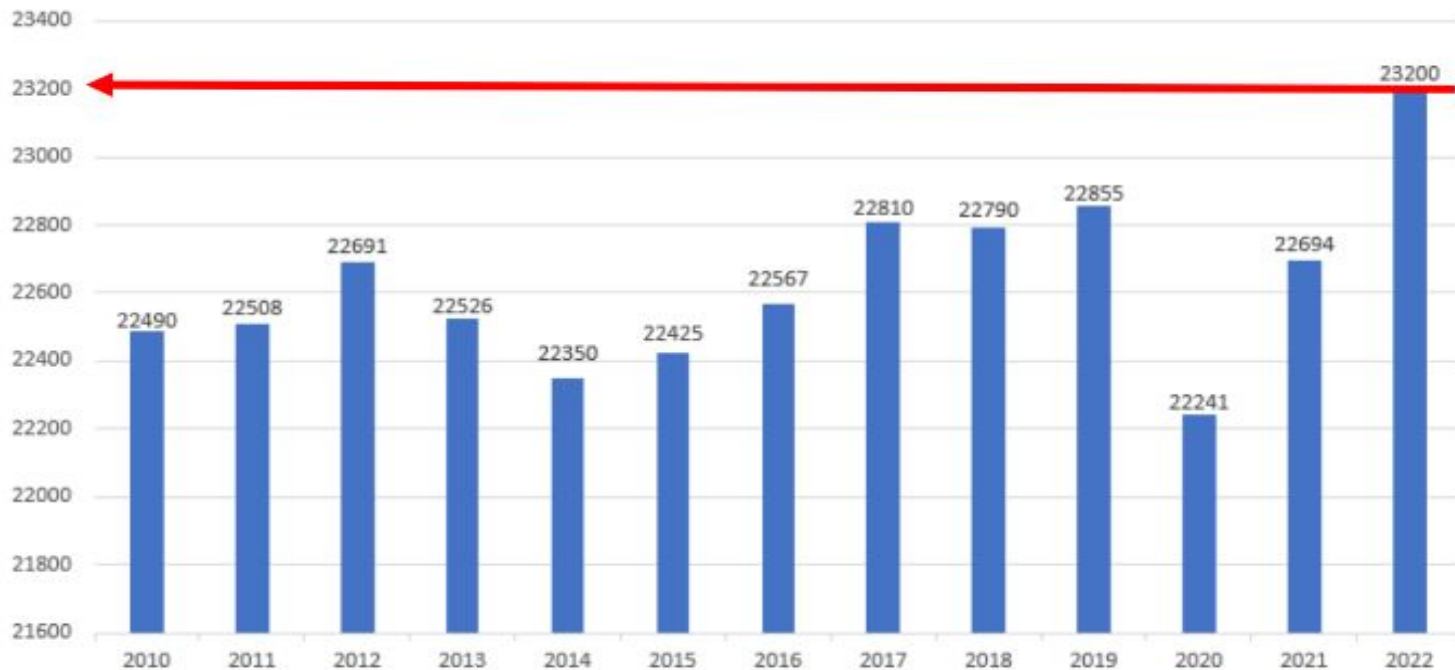
Middle School 3-5 Year Projection

- Current middle school enrollment is consistent to 2017 enrollment - Pre-pandemic enrollment
- 2008-2011 drop in birth rates due to the recession, came through middle school 2018-2021
- Middle School enrollment is expected to grow (+275) over the next 3-5 years

High School 3-5 Year Projection

- Current high school enrollment (Oct-7530) - Highest to date
- High school enrollment should flatten slightly the next 3 to 5 years - 2008-2011 drop in birth rates due to the recession, just now getting to high school age. This should help balance in-migration enrollment.
- High School is expected to grow (+125/+150) next 5 years

System Rebounds from Pandemic *to Highest Recorded Enrollment*



Source: Georgia Department of Education, October FTE

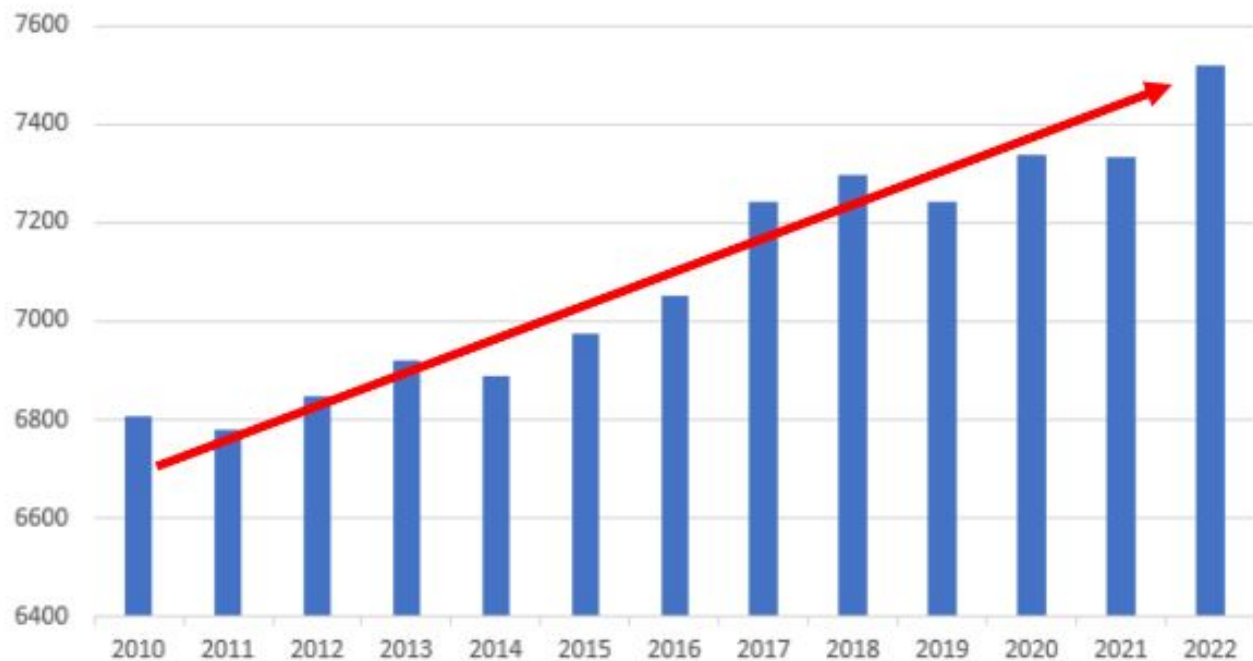
Elementary
Rebounds to
2013
Numbers



Middle
Rebounds to
Highest
Enrollment



High School
Numbers
Continue to
Grow



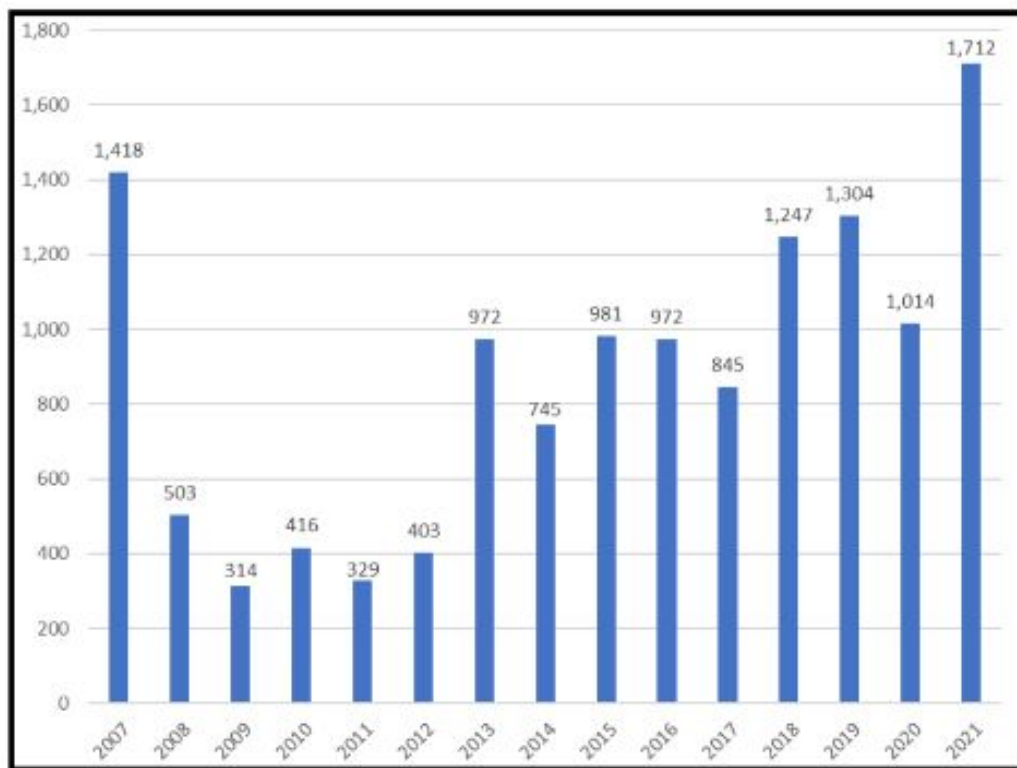
Coweta Reports Major Economic Growth in 2020 Despite Pandemic

By CLAY NEELY | Jan. 22, 2021 - 4:01 PM

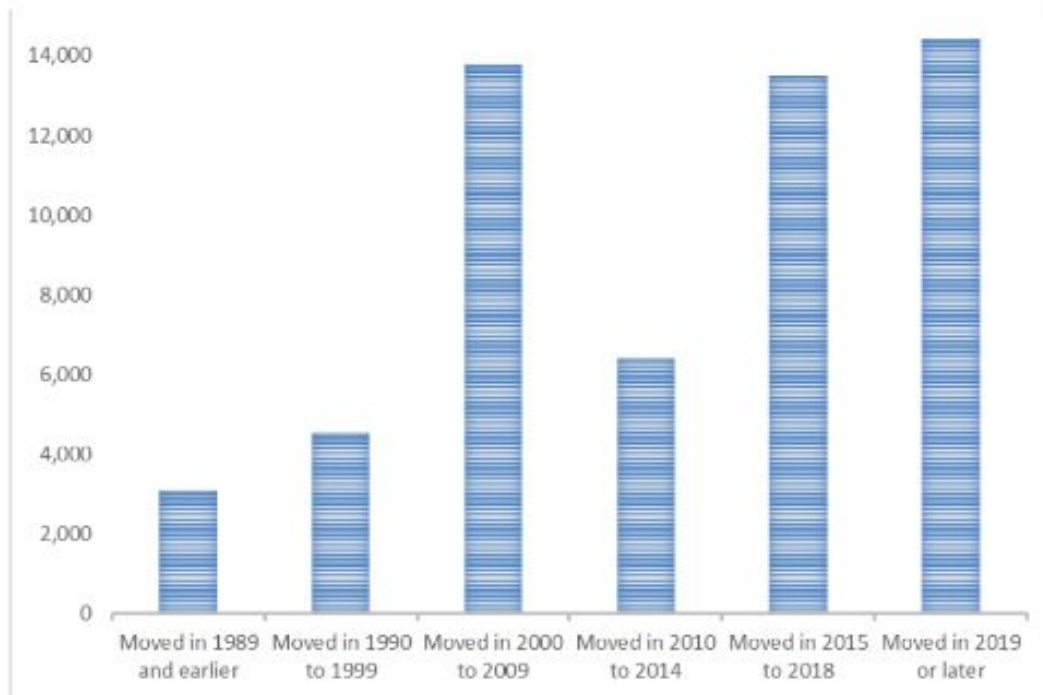
Despite the challenges of a global pandemic, local leaders said 2020 proved to be a successful year of economic growth in Coweta County.

The significant short-term disruption from COVID-19 did not alter the number of new projects and the number of new investments within the community, according to Coweta County Development Authority Chairman, Ronnie Clotfelter.

Residential Building Permits Bounce Back to Pre-Recession Numbers



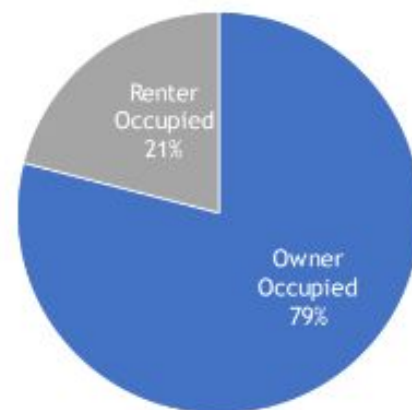
COWETA COUNTY IN-MIGRATION



Source: 2021: ACS 1-Year Estimates Data Profiles

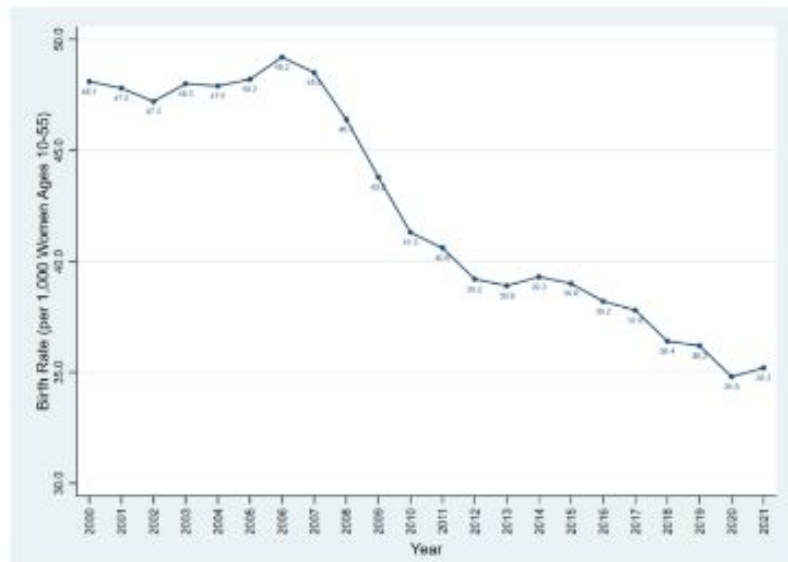
2021 Housing Units

96% OCCUPIED



Birth Rates: The Stork Stalls

By Moshe Haspel | December 6th, 2022 | [Data Diversions, Other Demographics, Population, Public Health](#) | [Comments Off](#)



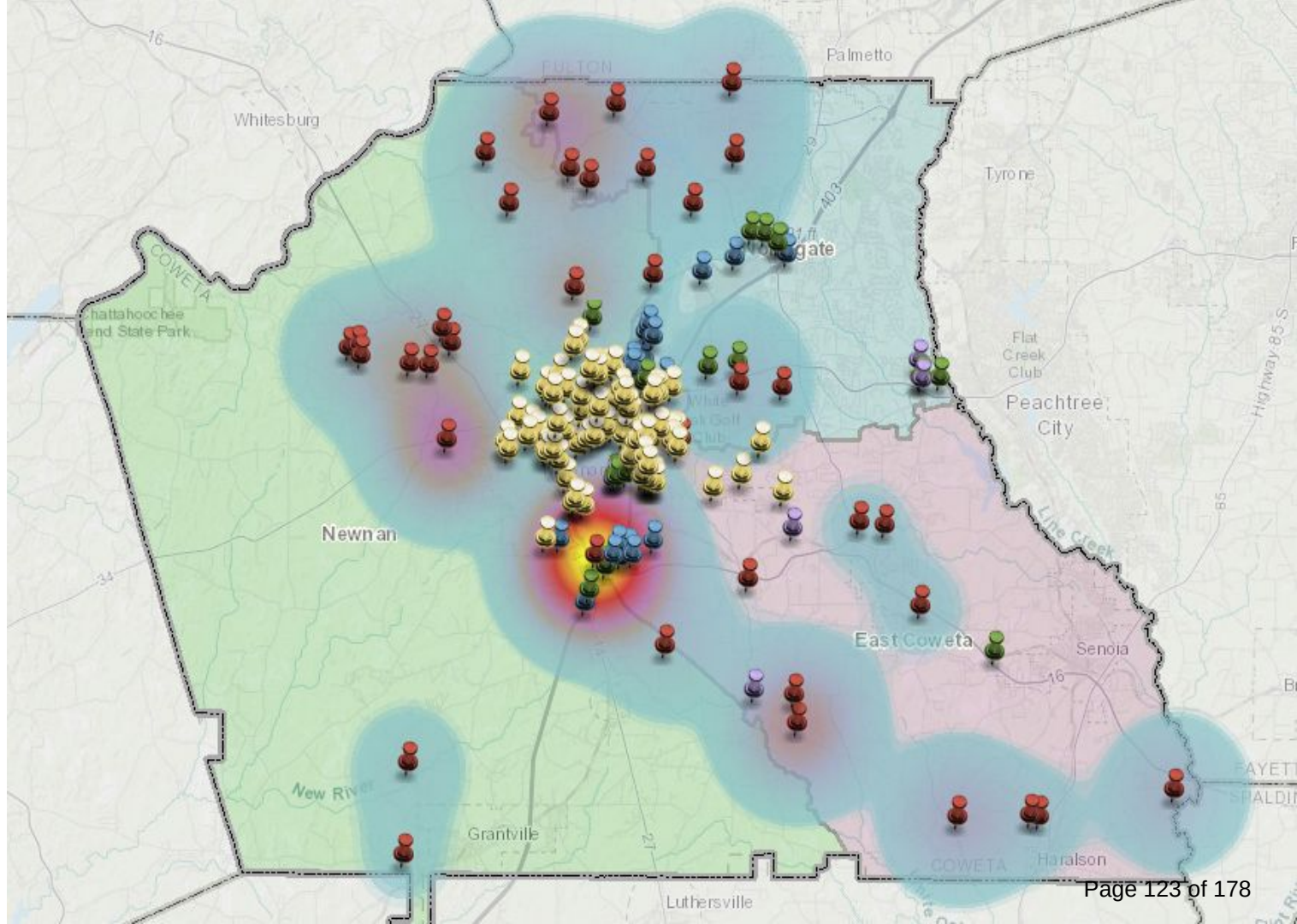
ARC 21-County Region

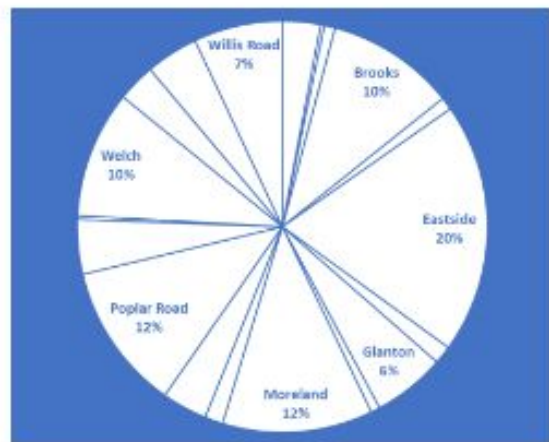


Coweta County

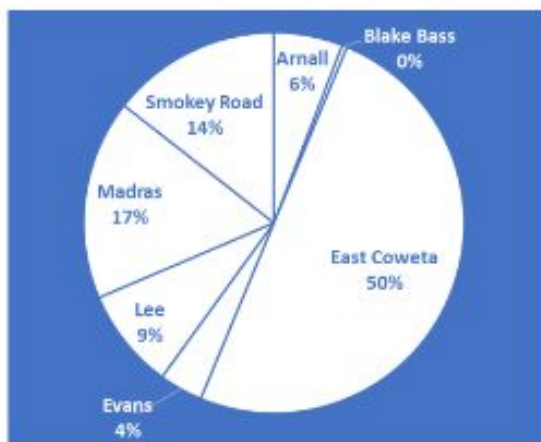
High Schools

Coweta County Current Projects

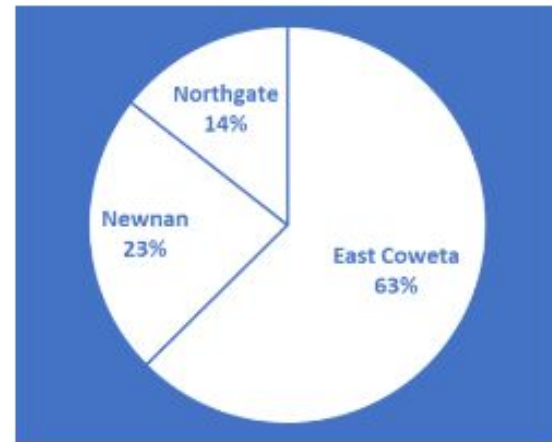




Elementary



Middle

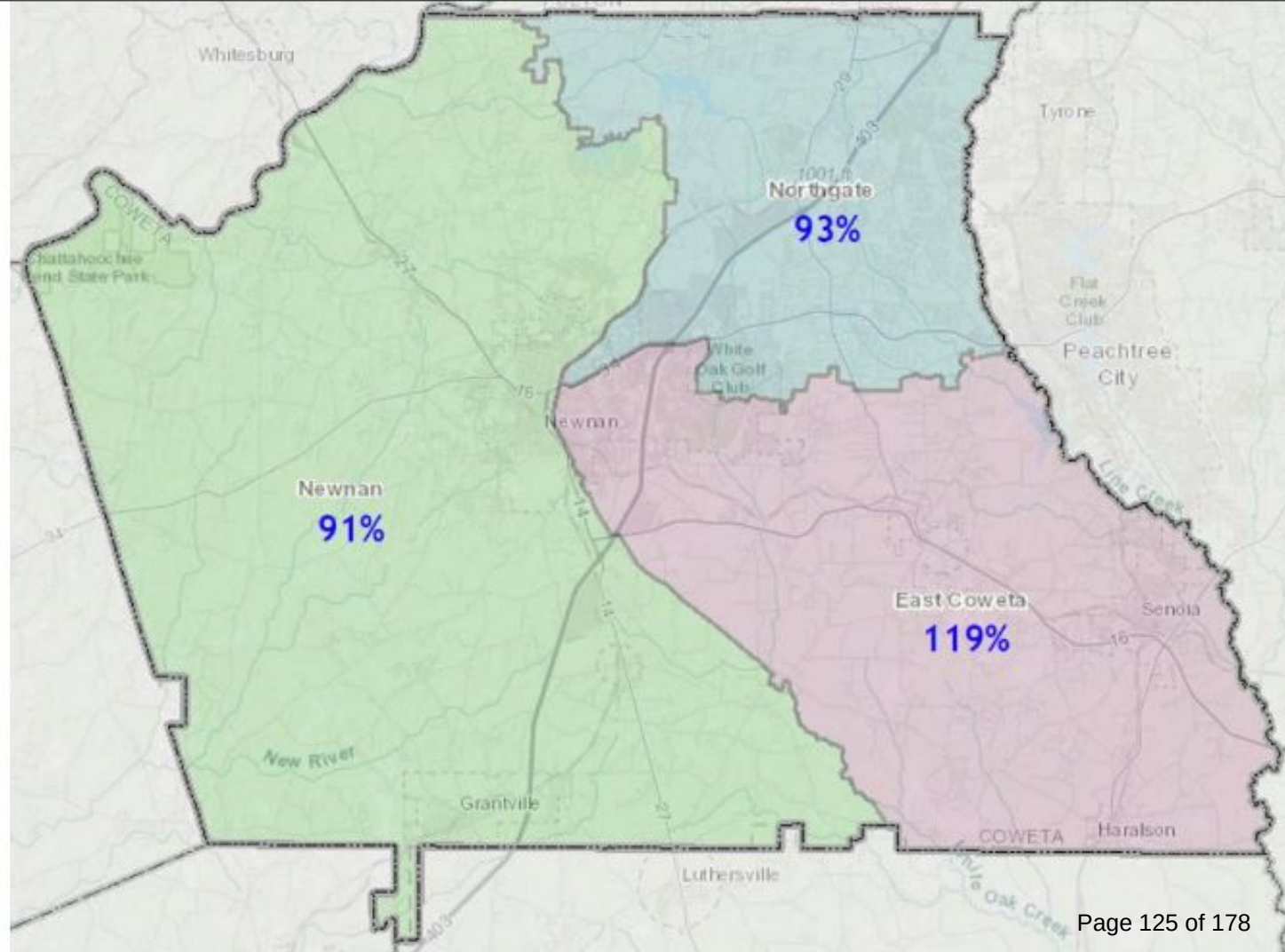


High

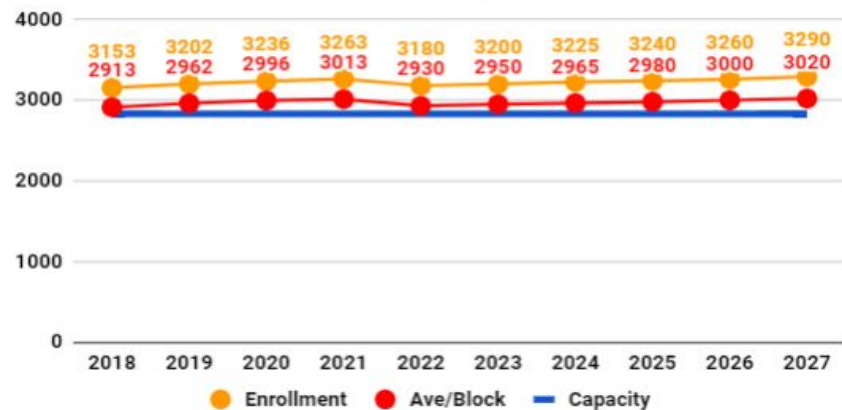
2022 BUILDING PERMITS

by Attendance Zone

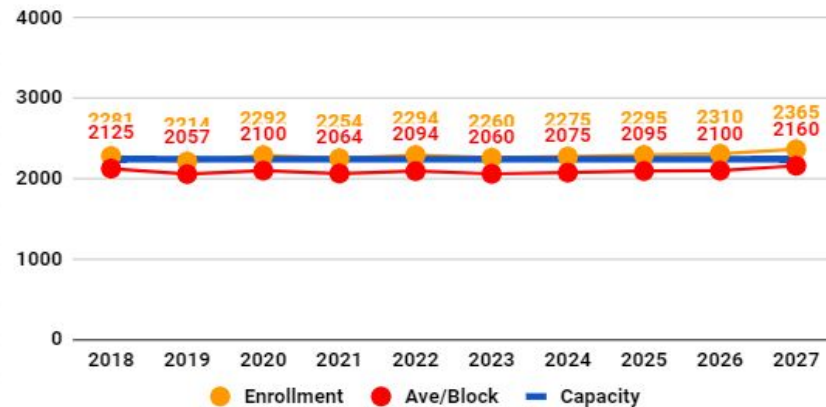
CURRENT
HIGH
SCHOOL
BUILDING
UTILIZATION



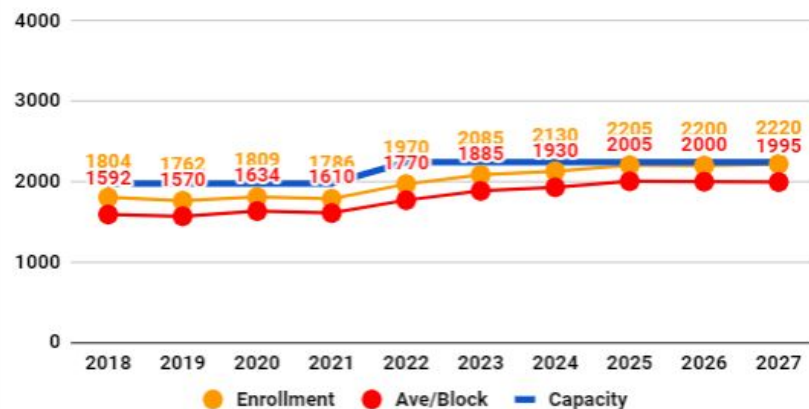
East Coweta High School



Newnan High School

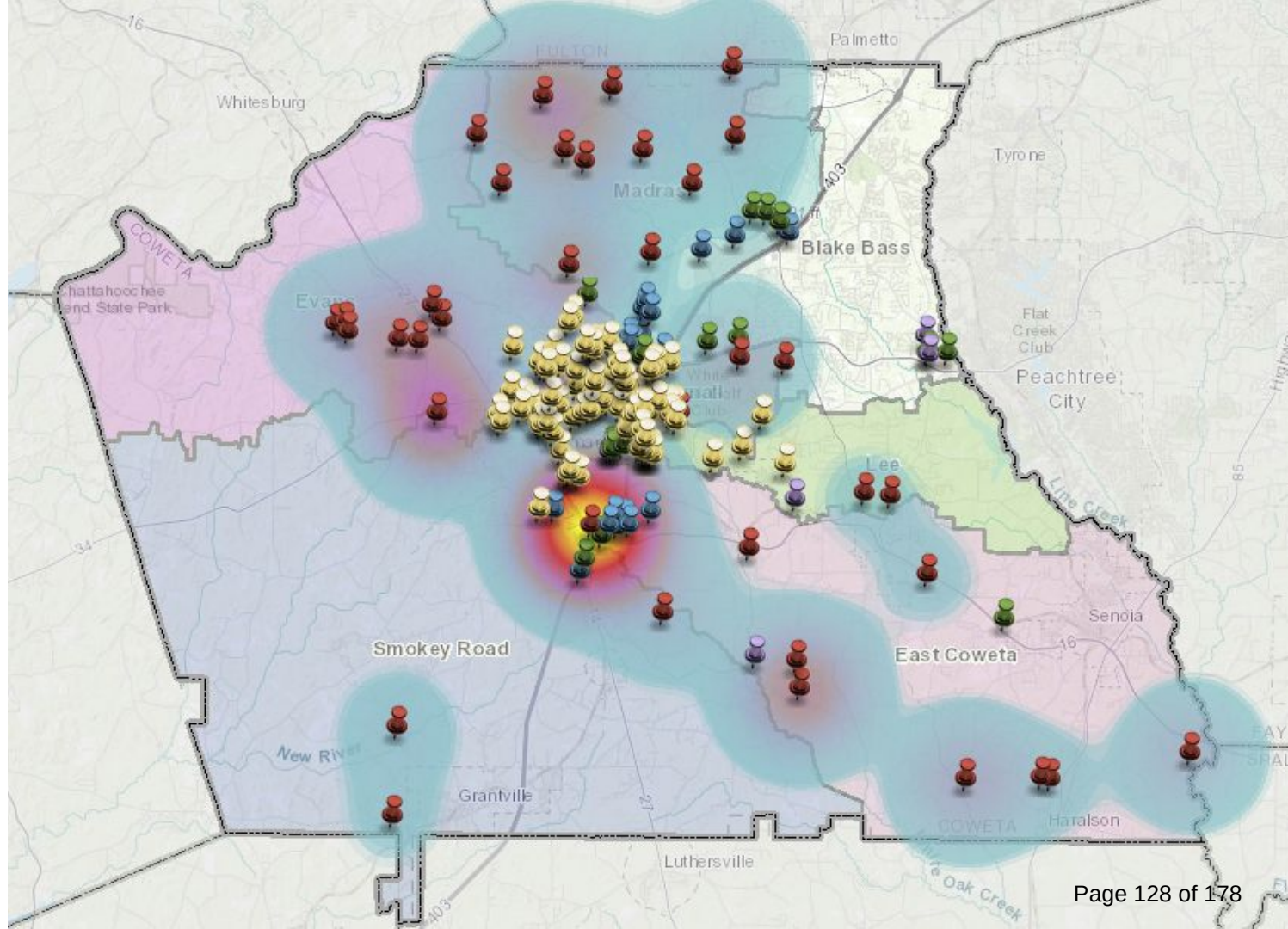


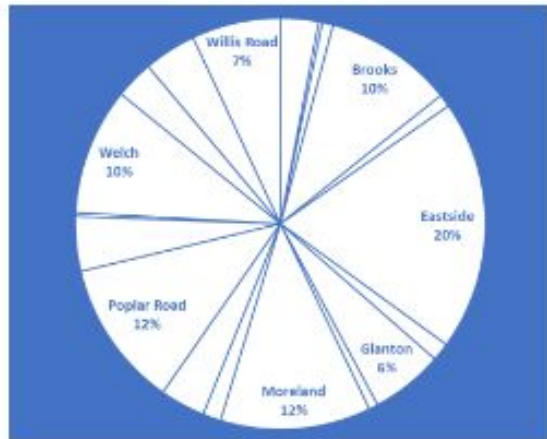
Northgate High School



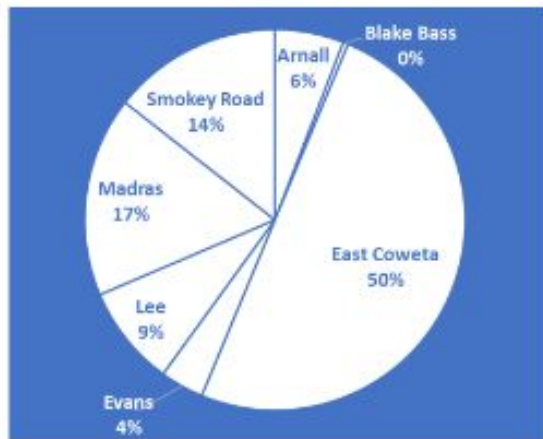
Middle Schools

Coweta County Current Projects

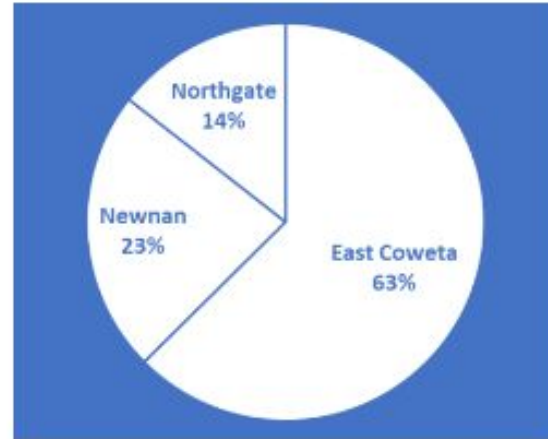




Elementary



Middle

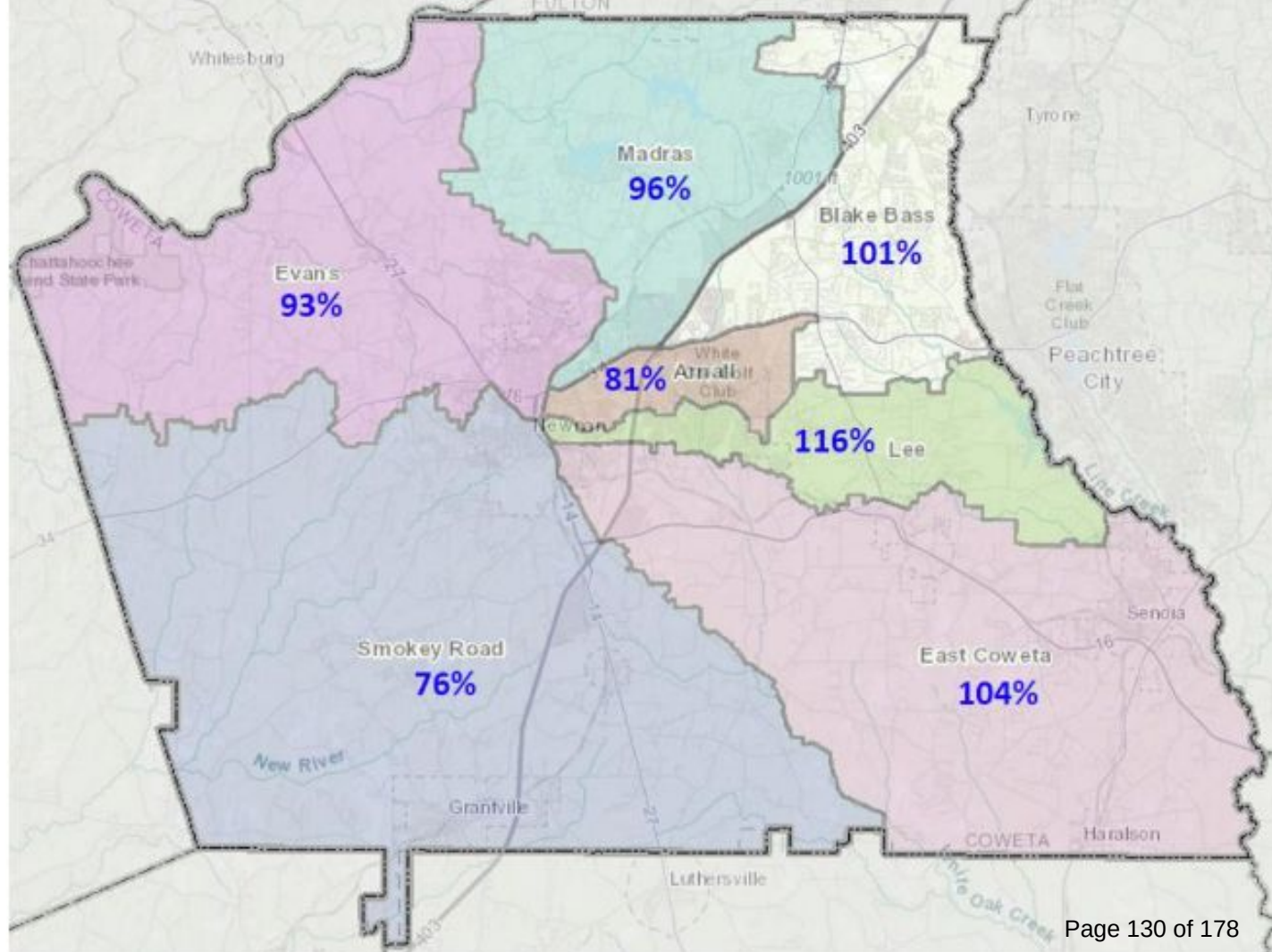


High

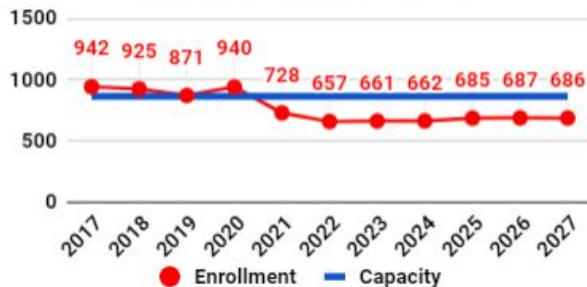
2022 BUILDING PERMITS

by Attendance Zone

CURRENT
MIDDLE
SCHOOL
BUILDING
UTILIZATION



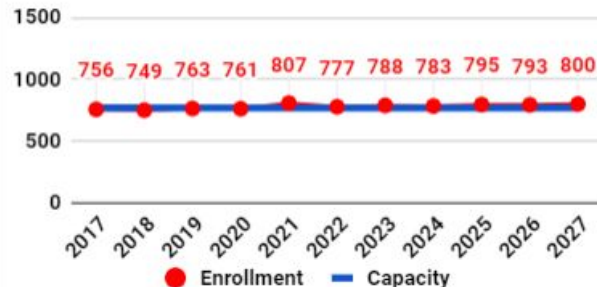
Arnall Middle School



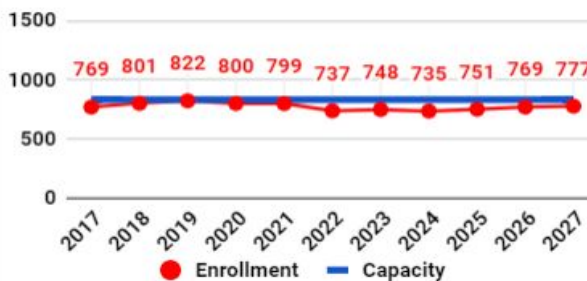
Blake Bass Middle School



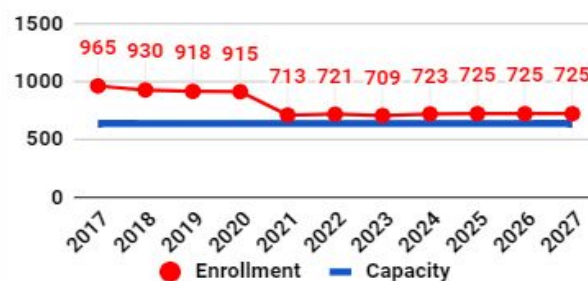
East Coweta Middle School



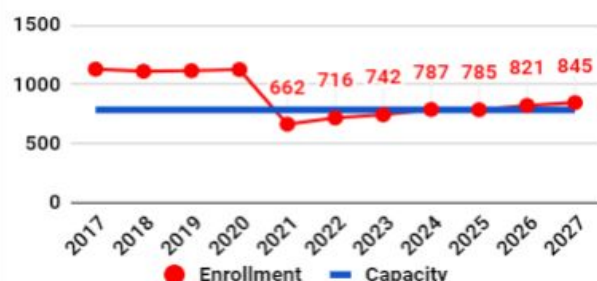
Evans Middle School



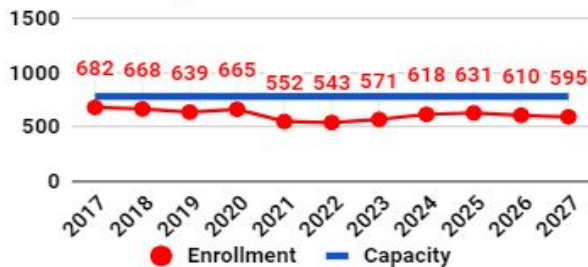
Lee Middle School



Madras Middle School

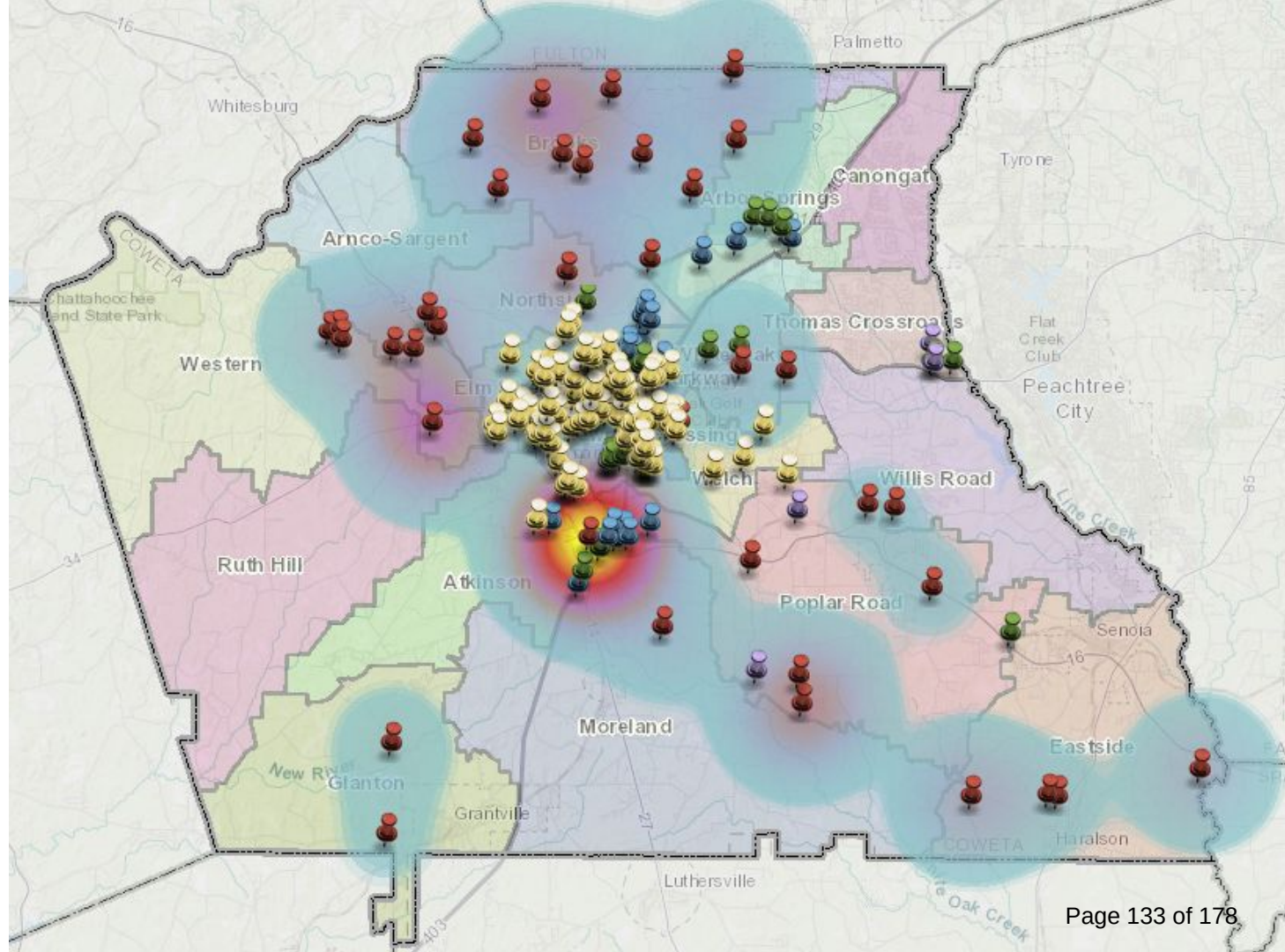


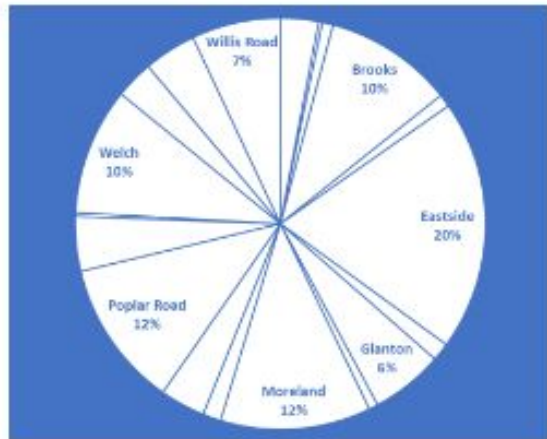
Smokey Road Middle School



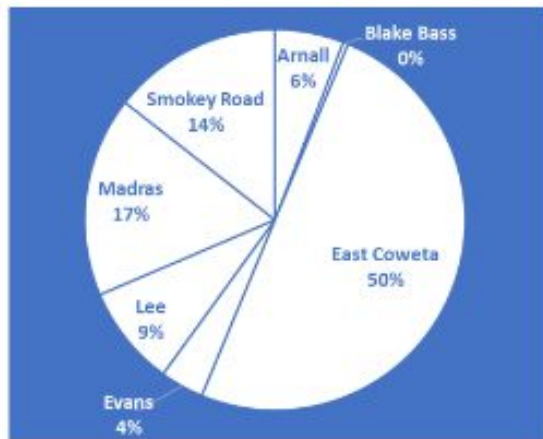
Elementary Schools

Coweta County Current Projects

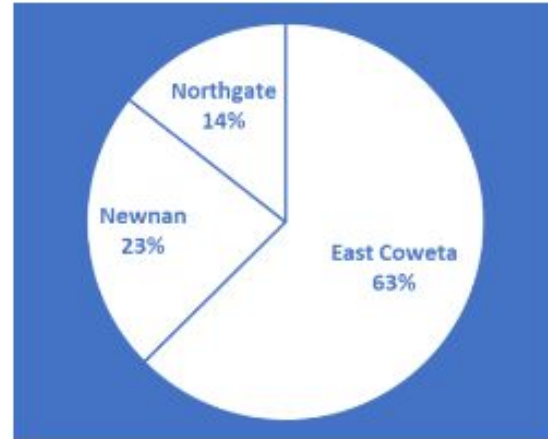




Elementary



Middle

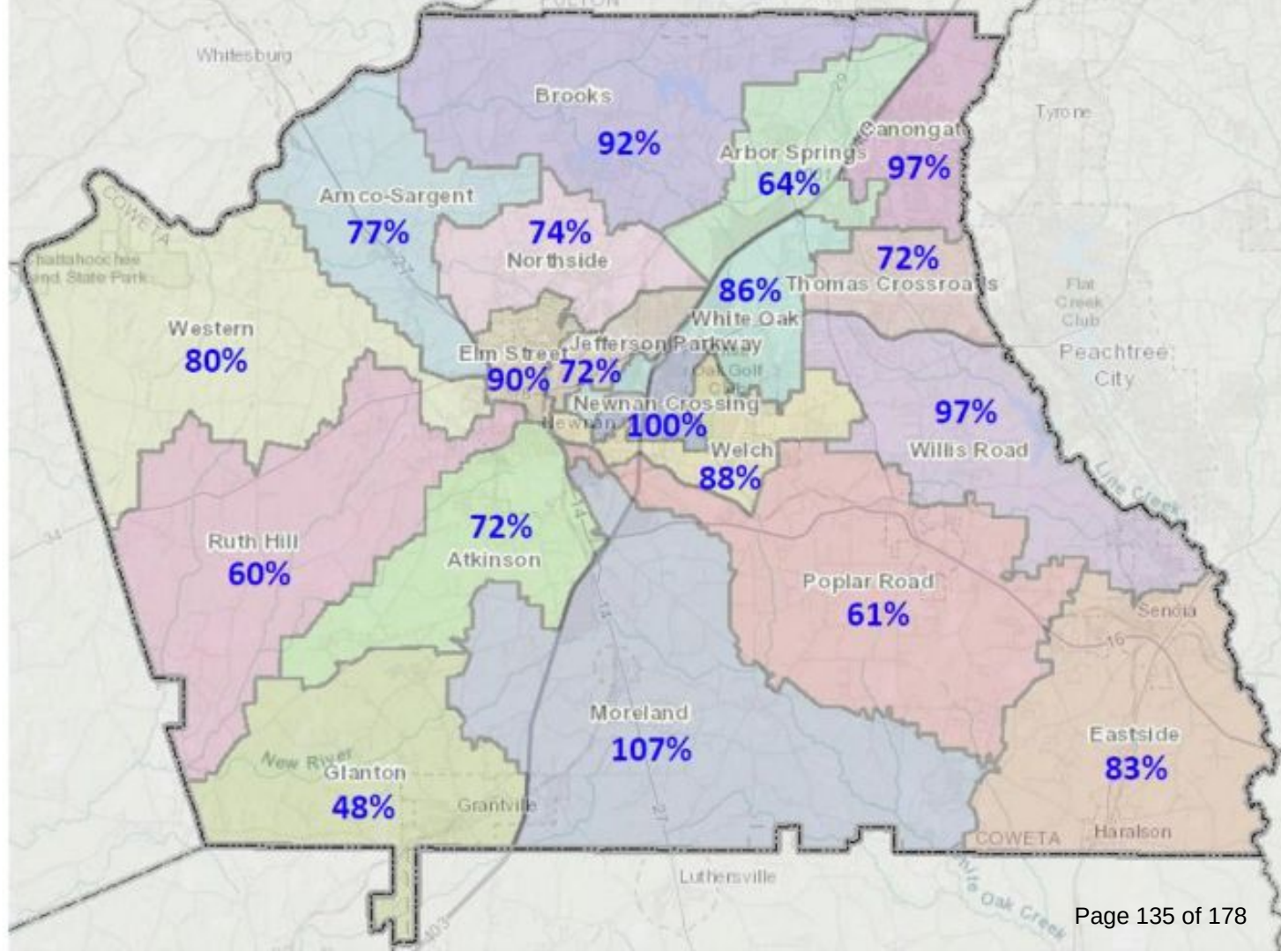


High

2022 BUILDING PERMITS

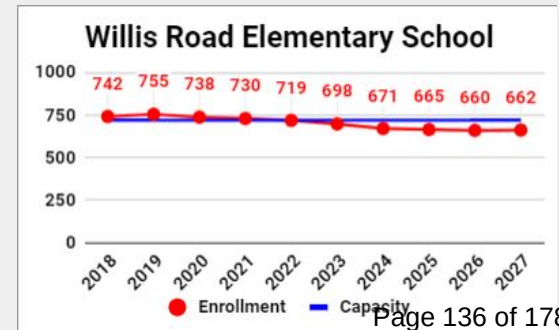
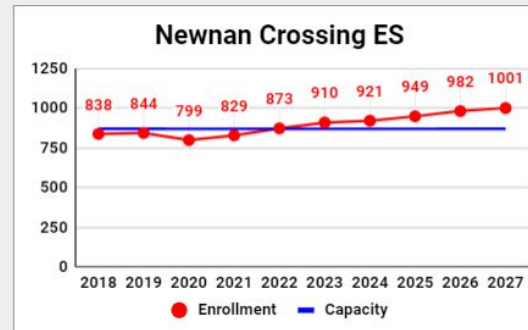
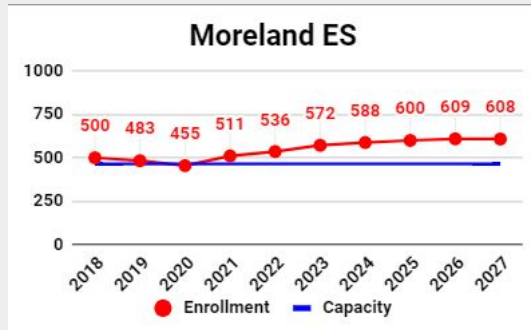
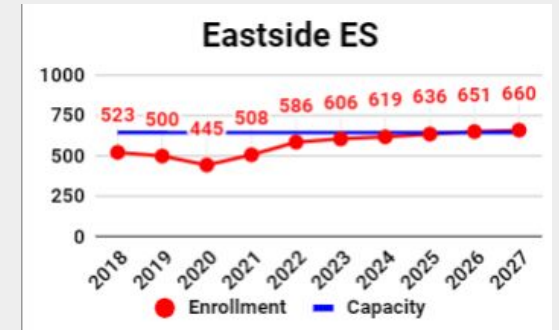
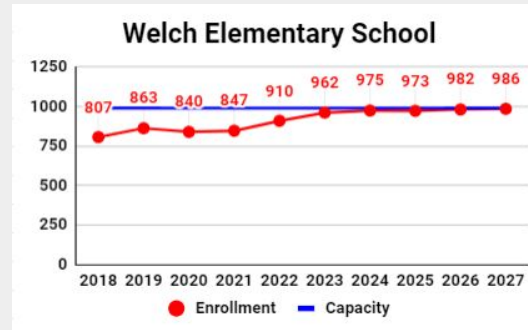
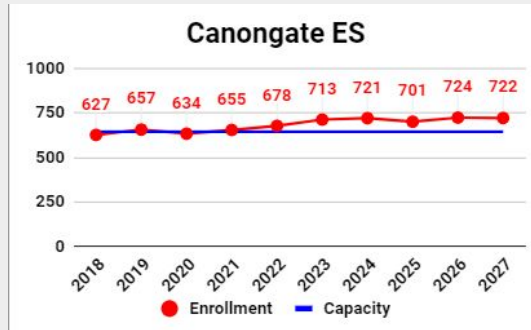
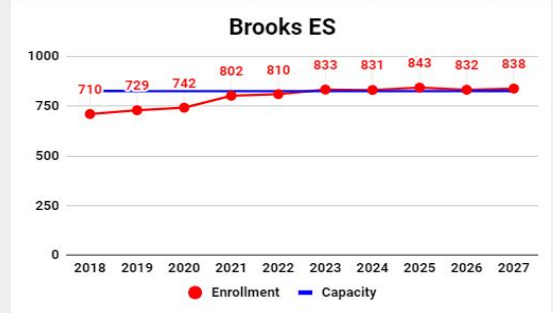
by Attendance Zone

CURRENT
ELEMENTARY
SCHOOL
BUILDING
UTILIZATION



Capacities

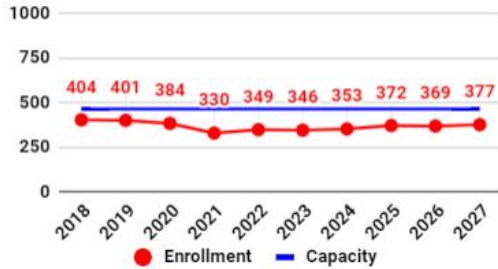
(Above 95%)



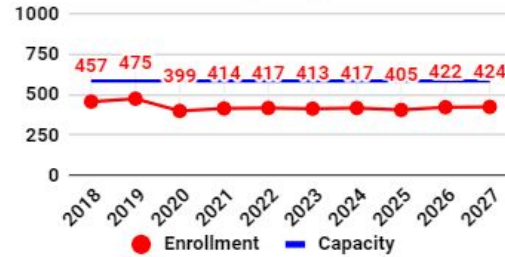
Capacities

(Below 75%)

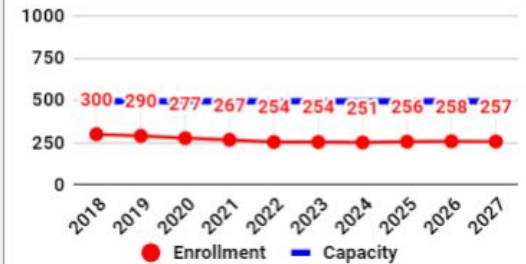
Atkinson ES



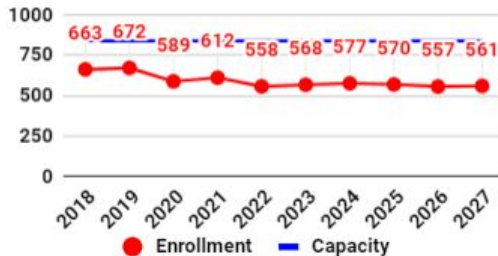
Arbor Springs ES



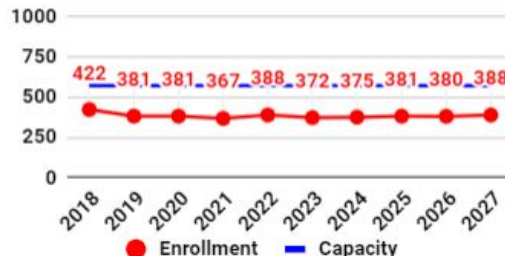
Glanton ES



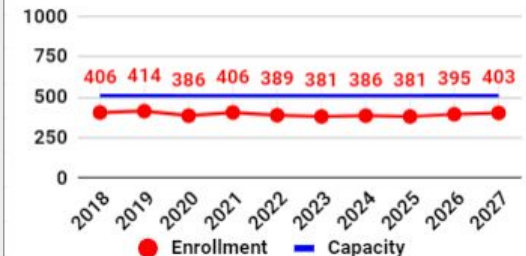
Poplar Road ES



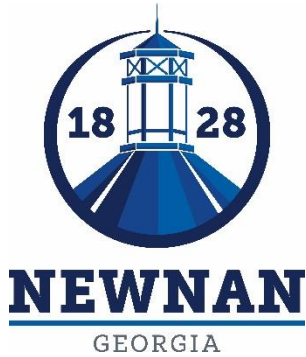
Ruth Hill ES



Thomas Crossroads ES



Questions ?



City of Newnan, Georgia – Mayor and City Council

Date: January 28, 2025

Agenda Item: Rezoning Request – RZ2024-03
0.186± acres located at 51 Robinson Street (Tax Parcel # N12 004 003A) from IHV (Heavy Industrial District) to RU-I (Urban Residential Dwelling District – Historical and Infill)

Prepared and Presented by: Tracy Dunnivant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

Terrence Forbes Taylor
1576 Flintwood Drive
Atlanta, GA 30316

SITE INFORMATION:

The site consists of 0.186 ± acres located at 51 Robinson Street. The tax parcel ID number is N12 004 003A. The tract is located just to the south of the strip center located at the corner of Savannah and Robinson Streets.

The site is currently vacant and zoned IHV (Heavy Industrial District).



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.186± acres located at 51 Robinson Street. The property is currently zoned IHV (Heavy Industrial District) and the applicant is requesting an RU-

I (Urban Residential Dwelling District – Historical and Infill) zoning designation to construct a duplex.

STANDARDS:

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red “X” ✗ as standards not being met.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed use is a fee simple duplex. Each unit will have approximately 1,250 square feet of heated living space which will include two bedrooms, two full baths, and an open living area. A two-car garage will also be provided for each unit. Estimated pricing will be around \$320,990.



In terms of the adjacent and nearby properties, there are a mixture of zoning designations and uses. The land to the west and south of the tract is currently vacant and belongs to Central of Georgia Railroad. The property to the north is zoned CUN and is occupied by a small strip center with commercial uses (see below left). The tracts across Robinson Street are all zoned RU-I with non-conforming commercial buildings (see below right). There are a pair of duplexes that are located just northeast of the subject property at the corner of Robinson and Savannah Streets (see below).





Staff views the use of the property as a duplex as suitable. While there are multiple commercial uses in the immediate vicinity, most of the properties in the area are zoned RU-I and have residential uses. The majority are single-family; however, there are other duplexes in the area. In addition, there is a need for more affordable homes, which this project would provide.



Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The use of the property as a duplex would have much less of an adverse impact on the adjacent and nearby properties than constructing some type of heavy industrial use. In fact, the Planning Commission recently identified this lot as one that should be considered for a possible CUN zoning change due to the types of uses permitted in IHV.

Staff Assessment – ADVERSE IMPACT WOULD BE LESS ✓

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned IHV, but the size of the lot severely limits any building footprint. The lot is only 90 feet deep, and the required front and rear setbacks in IHV would leave a 10-foot by 30-foot footprint for any structure without seeking a variance. In addition, there are required landscaping buffers on heavy industrial, which would impact parking, dumpster location and outdoor storage.



Staff Assessment – PROPERTY COULD NOT BE USED AS CURRENTLY ZONED DUE TO SETBACKS REQUIREMENTS THAT WOULD PREVENT THE APPLICANT FROM HAVING AMPLE ROOM TO BUILD ✓

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

With this being a single duplex, there would be very little additional impact on service provision. All providers reviewed the request and provided the following comments on the project:

Police: Chief Blankenship stated that the project would place a slight strain on calls for service, but it could be managed at current staff levels.

Fire: Chief Brown stated that the Fire Department has adequate resources to service this project.

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated there is ample capacity to serve the duplex.

Engineering: Michael Klahr, City Engineer, provided the following comments:

- 1) There is an existing drainage ditch along the street. Any driveway across the ditch will need to accommodate stormwater with a pipe (appropriately sized), to be maintained by the property owner.
- 2) There will need to be adequate sight distance for any driveway connection to Robinson Street.
- 3) Driveway to be constructed of concrete within the R/W.
- 4) Identify and locate any state waters that may require buffers.

Coweta County Schools: Ronnie Cheek, Executive Director of Facilities, indicated that due to the small size of the development, they have no objection in terms of impact on the school system.

Staff Assessment – THERE WILL BE VERY LIMITED IMPACT ON SERVICE PROVISION ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as future historic neighborhood. Newnan defines this category as “areas that primarily consist of historic residential homes on smaller lots with unique architectural character.” Therefore, the use is compatible with the purpose and intent of the Comprehensive Plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE HISTORIC NEIGHBORHOOD ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district?

A duplex would be consistent with the purpose and intent of the RU-I zoning designation.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING DISTRICT ✓

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

The City completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject property was given a “historic neighborhood” designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment –THE COMPREHENSIVE PLAN SHOWS THE PROPERTY AS FUTURE HISTORIC NEIGHBORHOOD ✓

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

As previously stated, this lot is just not large enough to house an industrial use. In addition, the duplex being proposed by the applicant will have less impact on the adjacent properties and helps provide affordable housing for the area. All service providers indicated that they could serve the property with little to no impact on current service levels. Also, the Comprehensive Plan shows this area as future historic neighborhood which would be consistent with the use of the property as a duplex. Therefore, staff does feel the request reflects a reasonable balance.

Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE ✓

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **8 of the 8 standards**.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their December 17, 2024 meeting, held a public hearing and voted unanimously to recommend approval of the rezoning request with the following condition:

The duplex will be consistent with the renderings and specifications provided by the applicant as part of the rezoning application.

OPTIONS:

- A. Approve the rezoning request as submitted
- B. Approve the rezoning request with conditions
- C. Deny the rezoning request

ATTACHMENTS:

Location Map
Application for Rezoning
Service Provider Comments
Planning Commission Draft Minutes

Letter Of Intent For Property Located At
51 Robinson Street, Newnan, GA

This current vacant property is going to be used to build and sell a duplex consisting of 2 units.
The current size of the parcel is 0.186 of an acre.

This lot is currently zoned "IHV". We desire to change the zoning to "RUI" as the majority of the properties in this neighborhood already have this zoning.

The availability of water and sewer services has been confirmed by Newnan Utilities.

Please let me know if any further information is needed. Thank you.

Sincerely,



Terrence Forbes-Taylor



CITY OF NEWNAN Proposed Rezoning 1 = 480 feet Date: 11/4/2024 12:20 PM CITY OF NEWNAN PLANNING DEPT. 25 LAGRANGE STREET NEWNAN, GEORGIA 30263 www.NewnanGa.gov  NEWNAN GEORGIA	Existing - IHV Proposed - RU-1  City Limits Parcel # N12 0004 003A ADDRESS 51 ROBINSON ST Newnan, Ga 30263
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NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant Terrence Forbes-Taylor
Mailing Address 1576 Flintwood Drive Atlanta, GA 30316
Telephone 404 569-3830 Email: 3msllc.tee@gmail.com
Property Owner (Use back if multiple names) Terrence Forbes-Taylor
Mailing Address 1576 Flintwood Drive Atlanta, GA 30316
Telephone 404 569-3830
Address/Location of Property 51 Robinson Street Newnan, GA
Tax Parcel No.: N12 004 003A Land Lot _____
District/Section _____ Size of Property (Square Feet or Acres) 0.186
Present Zoning Classification: I-HV Proposed Zoning Classification: RUI
Present Land Use: Vacant lot

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable

Current zoning is industrial and surrounded by residential properties,

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made area is already saturated with RUI property.

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? NA



NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 28th 2024 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

Rezoning of property from Industrial to a Residential for a duplex.

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Terrence Forbes-Taylor

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Terrence Forbes-Taylor

Signature of Applicant

Terrence Forbes-Taylor/owner

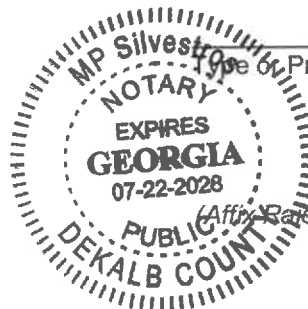
Type or Print Name and Title

Signature of Applicant's Representative

M. M. T. 10/28/2024

Signature of Notary Public

Date



Type or Print Name and Title

(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.

(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

Please see the attached document.

Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

Please see the attached document

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

[Signature]

Signature of Applicant

Terrence Foder-Taylor

Type or Print Name and Title

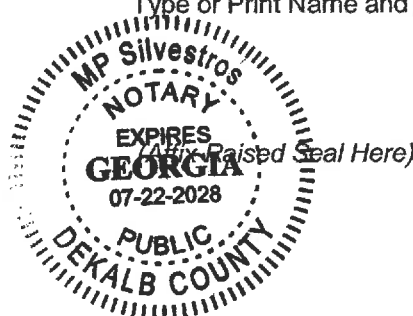
Signature of Applicant's Representative

Type or Print Name and Title

[Signature] 10/28/2024

Signature of Notary Public

Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Terrence Forbes-Taylor

Telephone Number 404 569-3830

Address of Subject Property 51 Robinson Street Newnan GA

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Personally appeared before me

Terrence Forbes-Taylor

who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

[Signature]
Notary Public

10/28/2024
Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan *House Plan + layout*
- ☐ Preliminary Tree Management Plan (see attachment F for minimum plan elements)
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner's Authorization (if applicable)
- ☐ Completed Attachment D – Attorney's Authorization (if applicable)
- ☐ Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.

51 Robinson Street Newnan, GA 30263

Preliminary Home Design

Heated S.F.
2,516



Units
2



Width
72'



Depth
67' 4"



Cars
4



Proffer for New Affordable Duplex in Newnan, Georgia

Property Overview

This proffer proposes a new duplex in Newnan, Georgia, designed with affordability and livability in mind, with estimated pricing around \$320,990.00. The project will consist of two units in a modern farmhouse style, featuring distinct design elements and layout benefits for future residents. Each unit will include 1,250 square feet of thoughtfully arranged heated living space, promoting a harmonious balance between functionality and aesthetic appeal.

Design & Floor Plan

The proposed duplex design follows the architectural layout found in [this floor plan](#), providing each unit with two bedrooms, two bathrooms, and open living areas. This design maximizes space efficiency and fosters a welcoming atmosphere, with modern farmhouse features that add charm to the exterior.

Garage & Set-backs

A key advantage of this property is the provision of a 2-car garage for each unit, totaling four garages. This feature not only adds convenience for residents but also aligns with community values for ample parking and reduced street congestion. The proposed set-backs for the property match the zoning and spacing requirements of existing duplexes in the area, ensuring it blends seamlessly into the neighborhood.

Community Benefit

This affordable housing initiative seeks to expand access to quality homes in Newnan, fostering a sense of stability and community while maintaining high standards of design and functionality. The project will provide new residents with access to affordable, aesthetically appealing housing that meets the practical needs of growing families and individuals alike.

Plan Details

- This duplex house plan has a Craftsman-like appearance with staggered garages separating each unit's front porch.
- Each unit left gives you 1,258 square feet of heated living space and a 2-car garage (the garage on the left is 418 square feet and the one on the right is 456 square feet), 2 beds and 2 baths.
- Bedrooms are on the outside walls of each units and the entertaining portion is in the middle and in an open concept layout

Unit A	1,258 Sq. Ft. 1258 Sq. Ft. 1st Floor	2 Beds	2 Full Baths	2 Vehicle Attached 418 Sq. Ft.	36' w 67' d 22' h
Unit B	1,258 Sq. Ft. 1258 Sq. Ft. 1st Floor	2 Beds	2 Full Baths	2 Vehicle Attached 456 Sq. Ft.	36' w 67' d 22' h

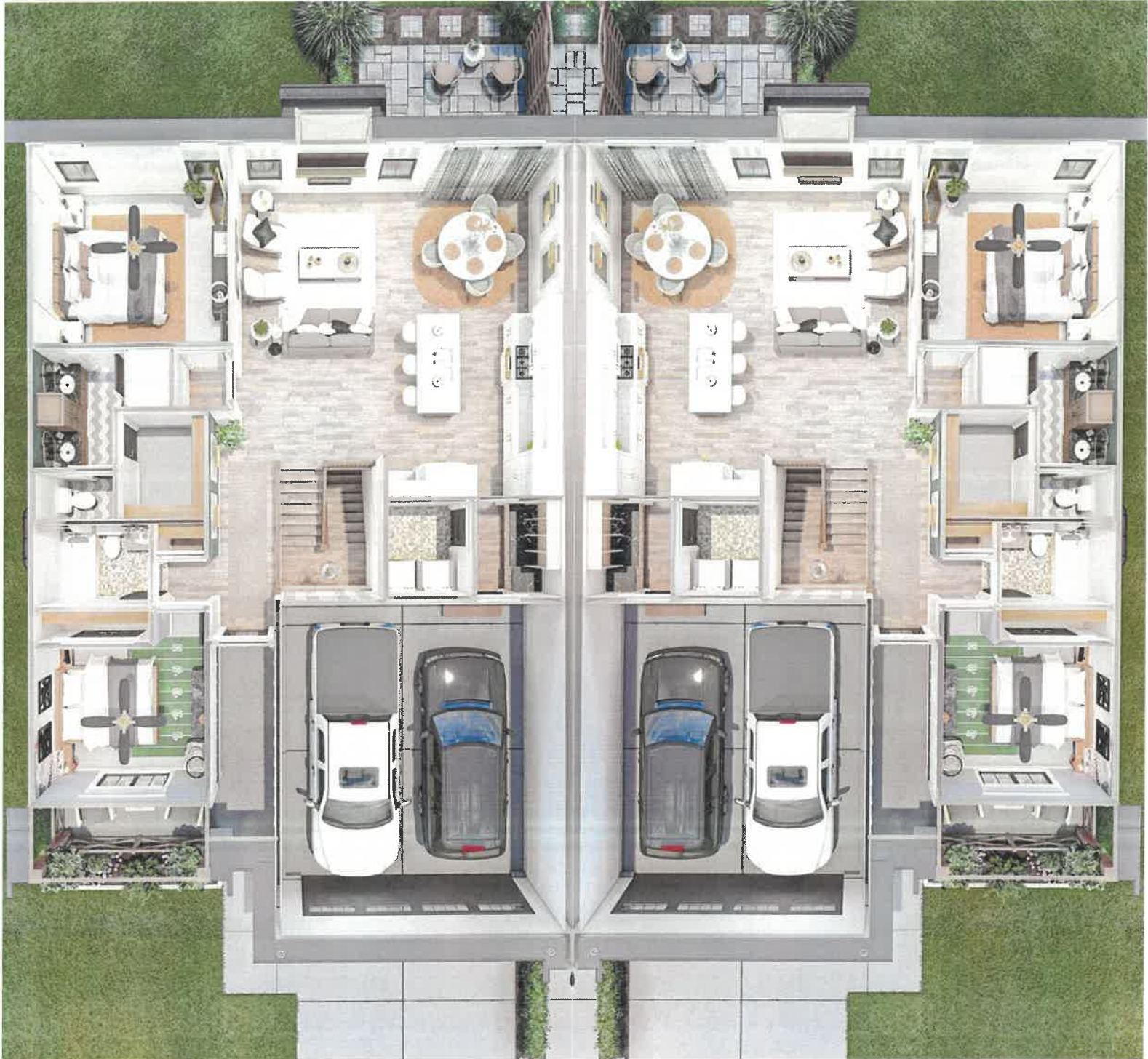
Square Footage Breakdown

Total Heated Area:	2,516 sq. ft.
1st Floor:	2,516 sq. ft.
Screened Porch:	128 sq. ft.
Porch, Combined:	256 sq. ft.

Dimensions

Width:	72' 0"
Depth:	67' 4"
Max Ridge Height:	22' 11"

Interior Visual





94'

SET-BACKS
FRONT - 19'
REAR - 07'
SIDES - 11'



67'

93'

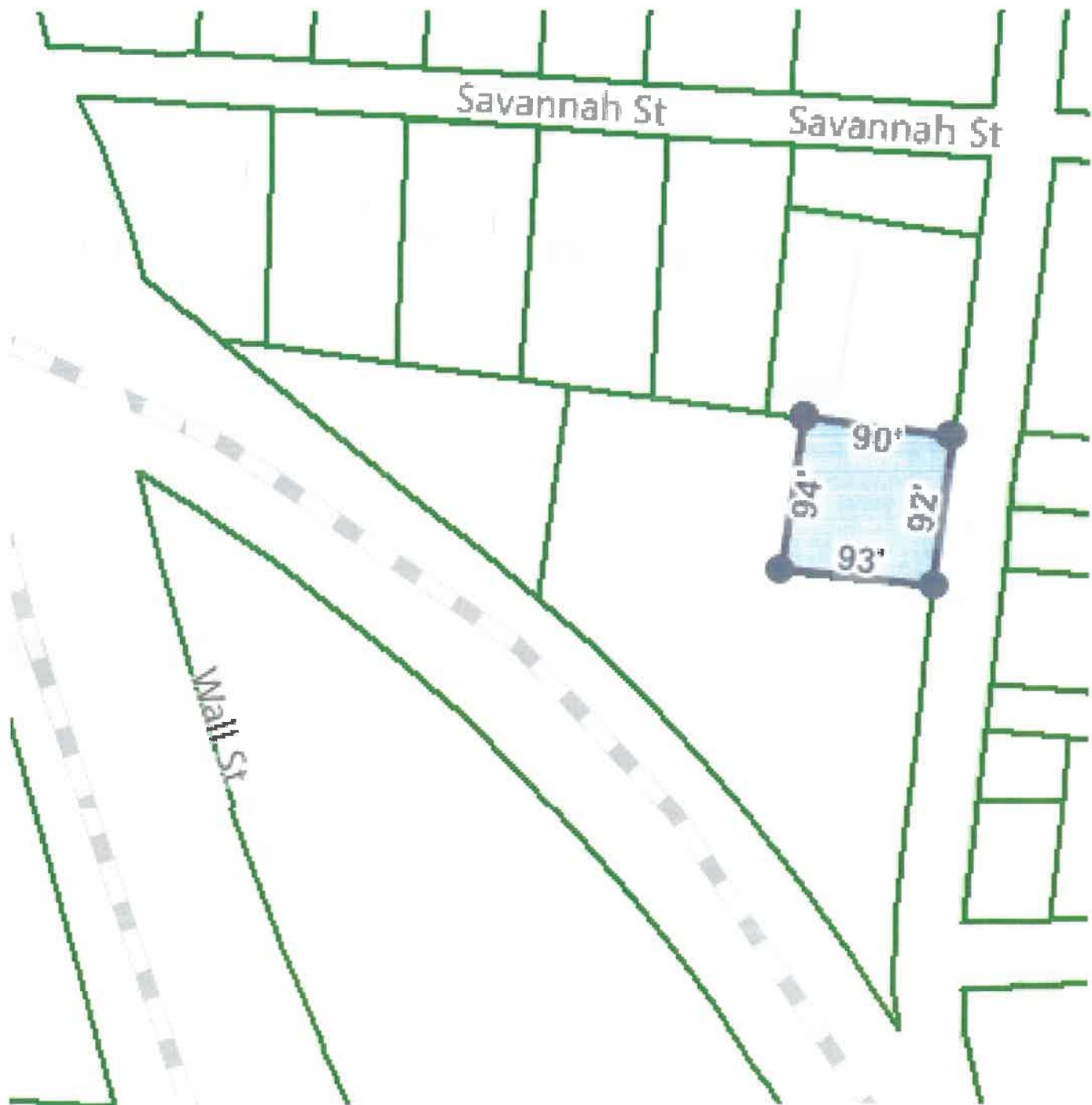
90'

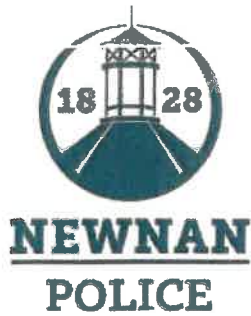
72'

92'

51 Robinson Street Newnan, GA 30263
Preliminary Plan Layout







BRENT BLANKENSHIP
CHIEF OF POLICE

11/19/24

Reference: 51 Robinson St.

Dean Smith,

After reviewing call history that could compare to this one development, there would be a minimum increase of people and vehicle traffic to the area, it would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city.

It is believed that a slight strain would be placed on calls for service but can be managed at current staff level.

Thanks,

A handwritten signature in blue ink, which appears to read 'Brent Blankenship', is positioned above the printed name.

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

December 2, 2024

Dear Dean,

The following information is regarding the request for rezoning on Case #1 RZ2024-03 51 Robinson Street and Case #2 RZ2024-04 247 Temple Avenue.

Case #1 51 Robinson Street- This is a request to rezone the tract from Heavy Industrial (IHV) to a residential zoning (RU-I the purpose of building a duplex) for the purpose of building a duplex.

Case #2 – RZ2024-04: 247 Temple Avenue – This a request to rezone this property from commercial (CUN) to a residential zoning (PDR) for the purpose of building 29 various attached residential structures (Townhouses, Tri-Plexes and Duplexes).

The comparisons you gave me for similar existing developments to this proposed development are Christians Walk and City View Drive and the townhouses near 51 McIntosh Parkway. According from our data we responded to 30 incidents to these areas over the last year.

Currently the Newnan Fire Department has the adequate resources to service both Case #1 and Case #2 with minimal impact.

Kind regards,

Stephen Brown



October 29, 2024

Tracy S Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: 51 Robinson Street – N12 0004 003A – Proposed Duplex

Ms. Dunnavant

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number N12 0004 003A
- 0.19 Acres

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineering firm approved by Newnan Utilities.
 - iv. Existing water upgrades/relocation to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

Please let me know if you have any questions or need additional information.

Sincerely,



Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org



The City of Newnan, Georgia

Office of City Engineer

2024.11.26

REZONING REQUEST 51 Robinson St

Comments:

The rezoning of this lot is proposed for the purpose of building a duplex

There is an existing drainage ditch along the street. Any driveway across the ditch will need to accommodate stormwater with a pipe (appropriately sized), to be maintained by the property owner.

There will need to be adequate sight distance for any driveway connection to Robinson St.

Driveway to be constructed of concrete within the R/W.

Identify and locate any State Waters that may require buffers

Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

December 04, 2024

Dean Smith
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: Rezoning Request RZ2024-03

Mr. Smith,

In response to your request for input on the above referenced rezoning, we offer the following based on the information available:

The proposed development requesting annexation would potentially contain 1 residential duplex. Due to the small size of this development, we have no objection in terms of impact on the school system

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

December 17, 2024
7:00 p.m.

Commissioners Present: Robert Coggin, Joe Crain Jr., Katie Frost, Fred Hamlin, Alton West

Commissioners Absent: Clay McEntire, John Pulicare

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Dean Smith, Senior Planner
Brad Sears, City Attorney
Debbie Snider, Administrative Assistant Planning and Zoning

CALL TO ORDER

Chairman West called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman West asked if everyone reviewed the October 8, 2024, meeting minutes. Commissioner Frost made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

PUBLIC HEARINGS

Rezoning Request – RZ2024-03 – 0.186 ± acres located at 51 Robinson Street (Tax Parcel # N12 004 003A)

Chairman West opened a public hearing on a rezoning from IHV (Heavy Industrial District) to RU-I (Urban Residential Dwelling District – Historical and Infill) for the purpose of constructing a duplex.

Tracy Dunnavant gave the staff report. She explained this is a request by Terrance Forbes Taylor to rezone 51 Robinson Street (0.186 ± acres) from IHV to RU-I. Dunnavant said the site

is currently vacant, and the applicant is seeking to construct a duplex. She explained each unit will have approximately 1,250 square feet of living space with a two-car garage. Dunnivant stated the applicant is looking at pricing of \$321,000 each.

Dunnivant reviewed the eight required standards for granting a variance and provided a summary of her findings. She concluded by stating that the application met all 8 of the criteria and advised that if the Commission were to recommend approval, the following condition should be considered: *the duplex would be consistent with the renderings and specifications provided in the application.*

Chairman West asked if anyone would like to speak in favor or opposition.

Terrance Forbes Taylor and his business partner, Gayle Bickham, come forward to address any questions or concerns. He explained that they had been working on this request for over a year and wanted to make sure the project was right for the area.

Chairman West asked if there was anyone here to speak in favor/opposition of this application. With no one coming forward Chairman West closed the public hearing.

With a caveat requiring the duplex to be consistent with the renderings provided, Commissioner Coggin made a motion to recommend approval of the rezoning request at 51 Robinson Street. Commissioner Crain seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – RZ2024-04 – 7.06 +/- located at 147 Temple Avenue (Tax Parcel # N21-0001-001)

Chairman West opened a public hearing on a rezoning request from CUN (Urban Commercial Neighborhood District) to PDR (Planned Development Residential) for the purpose of developing a residential neighborhood.

Dean Smith gave the staff report. He stated the project site is identified as 147 Temple Avenue and access will be primarily off that street. Smith added there is an existing road called Widener Street that will provide emergency access to the proposed neighborhood. He mentioned that the site is currently undeveloped and wooded.

Smith said the applicant desires to construct a residential development of attached dwellings, including townhouses, duplexes, and triplexes. He added it is also the understanding of the city that the dwellings will be offered for sale at market rates with sizes ranging from 1,147 to 1,329 square feet. Smith stated the proposal shows a gross site density of 4 units per acre.

Smith reviewed the eight required standards for granting a variance and provided a summary of his findings. He concluded by stating that the application met all 8 of the criteria and advised that if the Commission were to recommend approval, the project should be capped at 29 units.

Smith added that Mike Furbush, City Landscape Architect, had also approved the applicant's preliminary tree management plans.

Commissioner Hamlin recused himself from consideration due to a conflict of interest.

Chairman West asked if anyone would like to speak in favor/opposition.

Steven Jones, representing Templar Development, reviewed the proposed project. He discussed the site plan layout, location of the walking trail, and plans for emergency access off Widener Street. Jones showed examples of the residential products and said they would be fee simple and not rental units.

Commissioner Crain asked who would manage the development. Jones stated an HOA would be created with management being handled by an outside third party.

Commissioner Frost asked about pricing. Jones said that in today's market the units would run around \$300,000 to \$350,000 and explained that he wanted them to be attainable.

Commissioner Crain said he would like to see the uniform look broken up, possibly with masonry work. He asked about adding masonry product at the water table. Jones stated that the applicant would be open to that condition.

Kimberly Neese, at 6 Forrest Lane, spoke regarding the area in question. She had concerns for the area wildlife, creeks, and traffic. She also had concerns regarding homes for sale and rent in the area that are empty.

Jones stated they will be preserving a large portion of the property that will remain forested. He added no creeks and streams would be rerouted, and all state water laws will be followed. Jones assured Neese that the product would be for sale homes and not an apartment complex.

Al Abraham, Temple Avenue, expressed concerns regarding the proposed emergency entrance, such as gates, access, and maintenance. He also discussed the size of the street and the ability of garbage trucks to come down the road. Jones said Widner would be improved up to the emergency access point and added that all garbage would be picked up via the streets in the development.

Commissioner Crain questioned if the HOA would limit the number of rentals in the project.

Commissioner Coggin stated he wanted to focus attention on making sure this is an affordable housing development for ownership. He added a certain amount should be allowed for hardship, but the HOA needs to give regard to this being a project for homeownership.

Commissioner Frost noted that owner-occupancy is important to a well-maintained property.

Commissioner Coggin said he would like any approval to have a condition for a certain percentage being owned/rented.

Sears stated the last development of this type had a cap of 10% for rentals. Commissioner Crain questioned if Templar would go along with this condition. Steven Jones stated that they would comply.

Commissioner Frost questioned when Templar's Bullsboro project would be completed. Dean Smith stated that the project is ready to proceed and anticipated breaking ground in late January or early February of 2025.

Sears wanted clarification of whether this is a condo or lot configuration. Jones replied that this is a condo development.

Commissioner Frost questioned whether there will be provisions for rentals to be capped at 10% or three units. Jones stated that Templar would agree to the provision subject to hardship requirements.

Commissioner Frost questioned whether the affected residents have been contacted. Jones stated that they have not and discussed the required buffer and the additional setback due to Widener Street.

With the condition of a three-unit cap for rentals and the staff's two suggested conditions, Commissioner Coggin made a motion to recommend approval of the rezoning request at 147 Temple Avenue. Commissioner Crain seconded the motion.

MOTION CARRIED (3-0); 1 Abstention {Commissioner Frost}

OTHER BUSINESS

Certificate of Appropriateness Revision – Spring Street Townhouses Project

Dean Smith gave the staff report for a certificate of appropriateness revision request from Karl Franzen, Zenco Development, regarding revised plans for the Spring Street Townhouses Project. He stated the developer wants to change the look of 7 proposed units in the Historic Residential Overlay District that was approved in 2022. Smith added staff had reviewed the certificate of appropriateness request and found it to be in conformance with the Zoning Ordinance. He stated staff recommend approval of the request.

Brad Fain, Zenco Development, stated the builder is new on the project and wants to add brick and gables for a classier look.

Chairman West asked if anyone had questions.

Commissioner Hamlin inquired if there would be brick all the way around or siding on the back. Fain stated that the builder wants to add brick all the way across the front. Chairman West

questioned whether the original plan called for stucco across the back. Fain stated he did not know.

Commissioner Hamlin inquired whether there will be brick or hardie plank on the back and sides. He asked if the brick could be extended to include the two sides. Fain stated that it could be considered.

Commissioner Frost inquired if this request was to incorporate the new builder's style. Fain indicated yes.

Commissioner Hamlin inquired if there was an issue with the landscape design. Smith replied that approval is close, and everyone has approved the site plans except landscaping.

Commissioner Crain made a motion to approve the Certificate of Appropriateness Revision request for the Spring Street Townhouses Project with the condition that the 36-inch water table be bricked on the sides. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 8:04 p.m. on a motion from Commissioner Frost and seconded by Commissioner Hamlin.

MOTION CARRIED (5-0)

Chairman

TURNSTONE GROUP

January 17, 2025

Cleatus Phillips
City of Newnan
25 Lagrange St.
Newnan, GA 30263

RE: Property Owner's Authorization – Newnan Crossing

Dear Mr. Phillips:

I am reaching out to request that the city of Newnan completes the Property Owner's Authorization form for the parcel that it owns, and which will be included in a rezoning application submitted to the city. The parcel number for the property is 086 5044 015

Thanks,

Brett Sledge

Foundation Christian Church
6 Perry St.
Newnan, GA 30263
Tel (678) 661-6330
Jason@FoundationNewnan.com



JANUARY 14, 2025

Dear Megan,

Foundation Christian Church is requesting to close South Court Square from **12pm to 10pm** on Friday, April 18th, 2025. We are planning to host a Good Friday gathering for the community on the Court Square. In keeping with City protocol, we plan to rent portable restrooms and line up trash services for the event. We also plan to provide security with an off-duty Newnan PD officer for the event as we did last year. We are expecting over 500 people for this gathering. We are asking for the closure of the road from **12pm** forward so that we can begin to set up our staging and production equipment in preparation for the event that evening. We have completed the details required by city staff and it is attached to this request letter. We also will be asking our people - **well over 500 people** that we expect to be coming to the square for the event - to shop and eat on the square prior to the event getting started. In the years that we have been able to host this event, we have more than followed through with that ask. Our people always take care of our downtown merchants.

Also, we are requesting **each of the parking spots** on South Court Square as well. Over the last few weeks, I have spoken with all of the businesses and offices on South Court Square and the overwhelming majority are in support of our event and none are in opposition to our event, or the blocking of the parking spaces, for the event. Some of them have written letters of support for us and the event which are attached.

The following businesses/offices have been made aware of our event. Most of the affected businesses are in support of our event or not in opposition (at the time of this proposal being sent to City Staff – I am waiting on a response from two of the businesses listed below):

Vinylyte Records
Brown's Guitar Mill
Corner Arts
Ace Beer Growlers
Mad Mexican
Law Office of Michael West
Buckhead FMV
Integrated Science and Engineering
Camp and Henderson Law Offices

We will be happy to answer any question pertaining to this request.

Jason Walton

COMMUNITY OUTREACH PASTOR

In accordance with protocol, Foundation Christian Church is requesting use of **South Court Square** on April 18th, 2025. See details below in **red**.

Sec. 18-152. Application.

A person seeking issuance of a parade permit shall file application with the office of the city manager on forms provided by the city.

- (1) *Filing period.* An application for a parade permit shall be filed not less than ten days or more than 30 days before the date on which it is proposed to conduct the parade.
 - a. *We need to have this request approved more than 30 days in advance so that we can plan and promote our Community Good Friday Event.*
- (2) *Contents.* The application for a parade permit shall set forth the following information:
 - a. The name, address and telephone number of the person seeking to conduct the parade; and the applicant, if different.
 - *Jason Walton, 6 Perry Street Newnan 30263, 678-378-3927 (jason@foundationnewnan.com)*
 - b. If the parade is proposed to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization, and of the authorized and responsible heads of that organization.
 - *This is being requested by Foundation Christian Church (see contact details above).*
 - c. The name, address and telephone number of the person who will be the parade leader and who will be responsible for its conduct.
 - *See above*
 - d. The date when the parade is to be conducted.
 - *Community Good Friday Event will be held on Friday, April 18th, 2025.*
 - e. The route to be traveled, the starting point and the termination point.
 - *N/A*
 - f. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the type of animals, and description of the vehicles.
 - *N/A*
 - g. The hours when the parade will start and terminate.
 - *We need South Court Square to be closed from 12pm – 10pm. From 12pm-5pm, we will be getting set up for the event along with the event beginning around 7pm.*
 1. *This includes both the road itself and the parking spots.*
 2. *We would like to have police assistance in clearing the parking spots along with barricades to help with traffic and the visual closing of the street.*
 - *We will need the barricades to be delivered by 10am on the day of. We also plan to place signage around the area along with giving businesses on South Court Street ample notice of the event.*

- h. A statement as to whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed.
 - *The entire space on above named road will be utilized including parking spots.*
 - i. The location by streets of any assembly and dispersal areas for the parade.
 - *N/A*
 - j. The time at which units of the parade will begin to assemble at any assembly area or areas and a designation of the assembly area and the dispersal area.
 - *N/A*
 - k. The interval of space to be maintained between units of the parade.
 - *N/A*
 - l. If the parade is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for the permit shall file with the office of the city business license department a communication in writing from the person proposing to hold the parade, authorizing the applicant to apply for the permit on its, his behalf.
 - *N/A*
 - m. Any expenditure of funds by the applicant or his organization for or on behalf of participants in the parade, the amounts thereof and the names and addresses of to whom paid.
 - *N/A*
 - n. Any additional information which the city business license department shall find reasonably necessary to a fair determination as to whether a permit should issue.
 - *N/A*
- (3) *Late applications.* The city manager, where good cause is shown therefor, shall have the authority to consider any application under this division which is filed less than ten days before the date the parade is proposed to be conducted.
- (4) *Fee.* No fee shall be charged for such permit.

Vinylyte Records LLC
28 South Court Square
Newnan, GA 30263

January 5, 2025

Members of City Council,

I was asked by Jason of Foundation Church, who is addressing you today, to write a letter supporting the closure of South Court Square for their Good Friday Event. Considering the City Of Newnan's willingness to close South Court Square for many other events, I.E Market Days, Rock and Road Festival, etc..., I was quite surprised this letter was even necessary. To avoid any assumption to a conflict of interest it is important to note that I am in no way affiliated with Foundation Church. I have never so much as attended a service there. Having mentioned that, it is impossible to overlook the work they do for the community.

I am the owner of Vinylyte Records located at the corner of Lagrange streets and South Court Square. I am in support of the Closure of South Court Square for the entirety of their Good Friday Event and feel as a City it is the least we could do to show our appreciation for their service to our community. If you have any questions I am able to be contacted at the email provided.

Best Regards,

Jesse Yates

vinylytereords@gmail.com

To the Newnan City Council,

I am writing in support of Foundation Church's Good Friday event coming up on April 18th, 2025 where they are requesting to close South Court Square. They will shift parking to other areas of downtown and it will not affect business or traffic flow. As a business owner in downtown for the past 12 years, Foundation Church has always been super supportive of us and sends us customers more than anyone else. We are truly blessed to have such a great church in downtown Newnan that goes above and beyond to not only be different but to be so supportive with the community. Foundation Church always thinks first about its downtown businesses being affected, they also drive people to our restaurant and has always strived to serve downtown merchants in every way as possible. Hopefully this great event for downtown will be approved and be very successful for not only the church but all the merchants downtown.

Thanks,

Chad Smith

Mad Mexican

Hey Jason, hope all is well.

I wanted to reach out to you and let you (Foundation) know that my business is in complete support of any events you'd like to hold in Downtown Newnan. After seeing the amount of love and support provided to our community over the past few years, I cannot think of any reason why a community partner such as Foundation would receive any push back from business owners. I know that parking is always an issue and always will be. I'd gladly give up a few spaces any time they're needed in order to watch our community grow together.

Thank you all for everything you do for our community! We are all truly better for it and your support, it's time we return that support for many years to come!

I hope to see you in Downtown for Good Friday!

Jason Kanner
Ace Beer Growlers
Cow Eata Meat Co
Southside Safe
Southside Wood Kiln



January 14, 2025

Dear Jason,

It was great talking to you the other day about the Event you and your Church are planning to bring to the Newnan Court Square.

I am excited that this event is a Good Friday Event on the Square Friday, April 18th, 2025. There are a lot of unchurched/unbelievers this day and time and I believe that this event could bring Jesus to downtown. We are disciples and need to spread the Word!

As you know, we are located at 30 S. Court Square and we always love having the Events which bring in customers to our Shop.

Thank you for doing what y'all do for our community and if I can do anything please let me know.

Sincerely,

Jenny Jones

Corner Arts Gallery

30 S. Court Square

Newnan, GA 30263

678-633-5705

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).