



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on January 28, 2025

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Ethics Commission, 2-year term
- C. 1 Appointment - Tree & Parks Commission, 3-year term
- D. Consideration of a Resolution to Declare the Farmer Street Cemetery Commission Inactive

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- E. Consideration of a Request to Connect to the Municipal Sewer System at 423 Jefferson Street
- F. Rezoning Request for RZ2025-01 by Melissa D. Griffis, Attorney at Law, on behalf of Oxford Properties, LLC for 29.626 +/- acres located at 3000 McIntosh Parkway (Tax Parcel #086-5043-002) from CGN (General Commercial District) to MXD (Mixed Use Development District) for the purpose of developing 70 townhomes, 329 apartments and 26,760 square feet of non-residential/commercial space-For Information Only
- G. Rezoning Request for RZ2025-02 by Steven L. Jones, Attorney at Law, on behalf of GHV Newnan, LLC for 8.30 +/- acres located on Newnan Crossing Boulevard East (Tax Parcel #098A-295) from OI-1 (Low Density Office and Institutional District) to RU-7 (Urban Residential Single-Family District) for the purpose of developing a townhouse community-For Information Only
- H. Rezoning Request for RZ2025-03 by Brett Sledge on behalf of The Turnstone Group for 63.09± acres located off Newnan Crossing Boulevard E and Diplomat Parkway (Tax Parcel #s 086 5044 005; 086 5044 004; 098 5052 001; 086 5044 015) from OI-1 (Low Density Office and Institutional District), CGN (General Commercial District) and OCR (Open Space, Conservation and Recreation District) to MXD (Mixed Use District) for the purpose of developing 258 townhome units, 52 single-family rear load lots, 36 single-family front load lots, 28 condo units and 36,000 square feet of

commercial space - For Information Only

- I. Consideration of a text amendment to the zoning ordinance to reduce the distance requirement for Child Day Care Facilities from certain other uses as delineated in Article 3, Division V - deny or refer to Planning Commission

UNFINISHED BUSINESS

- J. Consideration of Recommendation from Ad Hoc Council Committee related to the Facility Use Policy and Fee Schedule

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- K. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, January 28, 2025 at 6:30 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 Regular Meeting on January 7, 2025

Motion by Councilman Koritko, seconded by Councilman Guillaume to dispense with the reading of the minutes of the Regular Meeting on January 7, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

B. Minutes from Special Called Work Session on January 7, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council Meeting on January 7, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

Amend Agenda

Mayor Brady asked Council to amend the agenda and to flip items O and N, due to him having to recuse himself for both items N and P.

Motion by Councilman Koritko, seconded by Councilman DuBose to amend the agenda and move item O in front of item N.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

C. 1 Appointment – Christmas Commission, 3-year term

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Candice Martin to the Christmas Commission for a three-year term.

MOTION CARRIED. (7-0)

D. 1 Appointment – Planning Commission, 3-year term

Motion by Councilman DuBose, seconded by Councilman Koritko to re-appoint Joe Crain Jr. for another term.

MOTION CARRIED. (7-0)

E. 1 Appointment – Three Rivers Regional Commission

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Councilman Guillaume to the Three Rivers Regional Commission.

MOTION CARRIED. (7-0)

F. 1 Appointment – Tree & Parks Commission, 3-year term

Continue to next agenda.

Off Agenda Appointments

Motion by Councilman DuBose, seconded by Councilman Koritko to appoint Arden Avery to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Shell to appoint Darrell Earnhart to Trees & Parks Commission.

MOTION CARRIED. (7-0)

Youth Council Attendees

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Dominic Chafardon, Davis Markham, Mary Lois Griffis, Laci Johnson, Isabella Scarano and Ashlynn Jones.

G. Request to Dissolve the Farmer Street Cemetery Commission

Motion by Councilman Guillaume, seconded by Councilman Koritko to accept the request from the Farmer Street Cemetery Commission as stated in their submitted letter.

Councilwoman Jenkins asked if Staff feels that the commission is no longer needed to do anything else? Mr. Craver said no, unless Council wanted to give them a new charge. The 2025 budget included funding for Phase 3 of the Farmer Street Cemetery improvements. City Manager then asked for clarification, if Council maybe didn't want to remove them completely from the code of ordinances but maybe pass a resolution stating where they are at and making them inactive.

Mayor Brady said he would rather see the word 'inactive' as opposed to 'dissolve', that way they don't have to recreate the commission if they are needed again. City Attorney stated that a resolution could be drafted for Council that would state that the commission completed their initial tasks.

Motion by Councilman Guillaume, seconded by Councilman Koritko to withdraw the earlier motion.

NEW BUSINESS

H. Consideration of Supplemental Agreement #1 for Project Framework Agreement between Georgia Department of Transportation and City of Newnan for Transportation Facilities Improvements – Sprayberry Rd at Jefferson St and Jefferson St at Greison Trail

Michael Klahr, City Engineer, stated that there was an original project framework agreement and then the City had the opportunity to go back to the Atlanta Regional Commission and obtain additional funding.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the agreement as presented.

MOTION CARRIED. (7-0)

I. Request for Various Closures for 2025 Main Street Newnan Events

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Guillaume to approve the request as presented.

MOTION CARRIED. (7-0)

J. Consideration to Exercise Open Container Amendment to Chapter 3, Alcoholic Beverages during 2025 Main Street Summer NewnaNights Concert series

Councilwoman Jenkins asked if this is just for NewnaNights and not Jazz in the Park? Mr. Craver explained this is just for NewnaNights which has been moved to First Avenue Park due to construction that will be going on in Greenville Street Park. Jazz in the Park will be moved to the Newnan Centre's amphitheater.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to approve the request as presented.

MOTION CARRIED. (7-0)

K. Consideration of Option for NURA Loan at 100 E. Washington Street

Andrew Moody, Special Projects Manager, introduced Gerald Walton, Chairman of NURA. Mr. Walton stated that they have two recommendations, one is cancellation of the promissory note and complete forgiveness of the loan or call the loan balance in full and the lot will have to be sold.

Councilwoman Jenkins made a motion to cancel the promissory note, deed to secure debt and complete forgiveness of the loan balance. Motion died for lack of second.

Motion by Councilman Guillaume, seconded by Councilman Shell to call the loan in full, issue a debt to NURA which would require the sale of the lot. City Attorney commented that this would mean the City will foreclose on the lot and it would be sold on the courthouse steps. Mr. Sears said the other option is to authorize NURA to sell the lot and pay the money back to the City and forgive any balance, if there is one. Councilman Guillaume stated his motion as selling the lot, remitting the money back to the City and forgiving the balance.

Councilwoman Jenkins asked if the land was purchased with loan funds? Mr. Phillips stated it was due to a right-of-way acquisition and damage that occurred, so SPLOST funding was used to buy the entire lot. Then the City sold the lot to NURA. Councilwoman Jenkins stated she was in opposition, as the point of NURA is to bring affordable home ownership opportunities to the City and the biggest challenge to that is land.

Motion by Councilman Guillaume, seconded by Councilman Koritko to sell the property and the funds from that are returned to the City and forgive the remainder of the loan and the City would not foreclose on the lot. Opposed: Jenkins.

MOTION CARRIED. (6-1)

L. Consideration of Proposals from On-Call Engineering Firms related to Potential Design and Construction of Public Improvements along Woodlane Drive

Mr. Craver explained that this was brought to Staff's attention at a previous meeting. The City has 2 engineering firms that are employed on an on-call basis, Columbia Engineering and Integrated Science & Engineering. Both were asked to submit proposals for the stormwater improvements on Woodlane Dr. One quote was for \$58,337.50 and one at \$55,200 for design only, estimated cost to construct is about \$172,000.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to engage Columbia Engineering at \$55,200 and proceed with the project as presented.

MOTION CARRIED. (7-0)

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

City Manager explained that this was discussed at retreat. If Council wants to proceed then the resolution gets adopted and goes to the local delegation, advertisement must run then delegation can introduce the legislation and if approved it would be put on a referendum for the November election to be voted on.

The base year freeze means that the taxable value is set at the year of the freeze. This does provide relief to property owners for tax relief. Other options would be to wait to see what happens in the legislative session, as there may be changes to HB581 and some communities are opting out of HB581. If the freeze is voted for then it would trump HB581 and be of greater value. Another option is to wait and see if no local entity opts out then there may be a one cent sales tax called for also in referendum in November.

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

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

O. Public Hearing – Rezoning Request RZ2024-03, 0.186 + acres at 51 Robinson St. (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

Mayor Brady opened the public hearing.

Tracy Dunnavant, Planning Director, stated that this is a request by Terrence Forbes Taylor to rezone from IHV to RU-I. The site is currently vacant with a significant amount of ground vegetation. The applicant wants to construct a duplex, with each unit about 1,250 sq ft. They will be priced around \$321,000.

Ms. Dunnavant went through the 8 standards. Staff felt that the duplex proposed is a suitable use for the property. A duplex would have much less of an adverse impact on the adjacent properties than constructing something heavy industrial. The property could not be used as currently zoned due to setback requirements which limit the room to build and would require variances. There would be a very limited impact on service provision. The future land use map shows this property as future historic neighborhood and this use would be compatible with that. The proposed use is consistent with the proposed zoning district. There are no new or changing conditions since the comprehensive plan was last updated that would affect this. Staff feels this project shows a reasonable balance between public health, safety, morality and general welfare and the right to unrestricted use of property. Overall, it met 8 of the 8 standards. Planning Commission voted

unanimously to recommend approval with the condition that the duplex be consistent with the renderings and specifications provided by the applicant as part of the rezoning application.

Mayor Brady asked to clarify that the intent is to sell the units but how would they be fee simple when they are not townhomes? Ms. Dunnivant said it would be like condos. Councilwoman Jenkins asked if it is fee simple then is it a rental? Mr. Phillips said it would either be a duplex that is rented, or they would build a single-family home as it would be hard to have a condo association for two units.

Applicant:

Mr. Terrence Forbes Taylor, the owner of the property, explained that this is a project he's been working on for a few years. He is working with his partner Ms. Gayle Bickham and feels this is the best option given the size of the lot. He wants to have it be affordable housing and help contribute to the City. Council discussed accepting the rezoning of RU-I and taking away the Planning Commission recommendations, then the applicant would have to go before the Board of Zoning Appeals for variances. Ms. Bickham clarified that if they accepted the zoning with the recommendations then the units cannot be sold to two separate parties as two separate units, but it could be sold to one person to owner occupy then they can rent the other side. She said they can work with that.

No one spoke for or against. Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Koritko to accept the report and recommendation from the Planning Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the ordinance to rezone as presented with conditions from Planning Commission. Opposed: Jenkins.

MOTION CARRIED. (6-1)

Mayor Brady recused himself from the remainder of the meeting due to business conflicts with the next two items.

N. Public Hearing – Rezoning Request RZ2024-04, 7.06 + acres at 147 Temple Ave (Tax Parcel #n21-0001-001) from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential District)

Mayor Pro Tem Thomasson stated that the applicant has submitted a request to withdraw this item and for Council to waive the 12-month resubmittal restriction.

Motion by Councilman Guillaume, seconded by Councilman Shell to accept the request to withdraw rezoning RZ2024-04 and waive the 12-month resubmittal restriction as provided in section 10-14 of the Zoning Ordinance.

MOTION CARRIED. (6-0)

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

Motion by Councilman Guillaume, seconded by Councilman Shell to approve the petition from Turnstone Group for consent to property owner's authorization as part of an application for rezoning. Opposed: Jenkins.

MOTION CARRIED. (5-1)

Q. Request from Foundation Church to Close South Court Sq from 12pm-10pm on Friday, April 18, 2025 for Good Friday Event

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request as presented.

MOTION CARRIED. (6-0)

Council Comments

Councilwoman Jenkins thanked staff for their handling of the recent snow storms.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilman Koritko to adjourn the Council meeting at 7:23pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor

RESOLUTION NO. _____

**A RESOLUTION TO DECLARE THE FARMER STREET CEMETERY
COMMISSION OF THE CITY OF NEWNAN, GEORGIA INACTIVE; AND
FOR OTHER PURPOSES.**

WHEREAS, on February 8, 2000, the City adopted Ordinance No. 00-04, establishing the Farmer Street Cemetery for the protection, preservation, promotion, maintenance and improvement of the Farmer Street Cemetery as part of its Code of Ordinances; and,

WHEREAS, on August 11, 2020, the City adopted Ordinance No. 2020-11, updating said ordinances in order to re-establish the City of Newnan Farmer Street Cemetery Commission to provide for the protection, maintenance and preservation of said Cemetery.

WHEREAS, the Commission engaged a professional firm to perform a boundary survey; and

WHEREAS, the Commission engaged a professional firm to perform ground penetrating radar technology that located four hundred fifty five (455) potential burial sites; and

WHEREAS, the Commission hosted numerous public input sessions to make the citizenry aware of the work being undertaken and to solicit input on future improvements; and

WHEREAS, the Commission engaged a professional design firm to develop an improvement plan; and

WHEREAS, the Commission has completed numerous projects, in consult with the City, and on January 15, 2025 sent a recommendation letter seeking that the Commission be made inactive; and

WHEREAS, at the January 28, 2025 Newnan City Council Meeting, Councilmembers received and considered the Commission's recommendation, and in turn recommended that the Commission be made inactive; and

WHEREAS, this resolution is intended as a statement of intent of the City Council to make the Farmer Street Cemetery Commission inactive; and,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEWNAN, GEORGIA:

The Farmer Street Cemetery Commission of the City of Newnan, Georgia is hereby deemed inactive, and the members of the commission are hereby relieved of any further duty, responsibility or authority as set out in Sec. 7-71 of the Ordinance. Further, the City Council hereby expresses its thanks to the members of the commission for their diligent service on behalf of the City.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2025 in regular session assembled.



To: Mayor and Council

Date: February 11, 2025

Agenda Item: Consideration of a Request to Connect to the Municipal Sewer System at 423 Jefferson Street

Prepared By:

Purpose:

Background:

Funding:

Recommendation:

Attachments:

1. 423 Jefferson Street - Request for Sewer Connection
2. Coweta County Assessor Report_ 086 5055 002
3. Coweta County Assessor Report_ 086 5055 002_Map

Previous Discussion with Council:

Van Mottola

Principal, Cornerstone Rentals LLC

10 Jackson St

Newnan, GA 30263

van@cornerstonerentalsusa.com

(770) 296-5807

2/3/2025

Mayor and City Council of Newnan

Newnan City Hall

25 LaGrange

Newnan, GA 30263

Subject: Request for Sewer Connection for 423 Jefferson Street

Dear Mayor and Council,

I am writing to formally request permission for Cornerstone Rentals LLC, as the owner of 423 Jefferson Street, to connect the existing home to the Newnan Utilities sewer line that is located within the right-of-way in front of the property.

The home, built prior to 1930, has been served by a septic system for many years; however, the system is now failing and requires replacement. Given the proximity of the Newnan Utilities sewer line, connecting to city sewer is the most practical and environmentally responsible solution to ensure the continued habitability of the residence.

This property is a 3.016-acre parcel that exists as an unincorporated island within the city limits of Newnan. While Cornerstone Rentals LLC does intend to pursue annexation into the city in the future, at this time, we respectfully request approval to connect the single existing residence to the Newnan sewer system.

We understand and appreciate the City's infrastructure planning considerations and would be happy to discuss any conditions or requirements the City may have regarding this request. Please let us know how we may proceed in order to facilitate this connection in a manner that is consistent with City policies and procedures.

Thank you for your time and consideration. I look forward to your response and the opportunity to work collaboratively with the City of Newnan on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Van Mottola', with a long horizontal flourish extending to the right.

Van Mottola
Principal, Cornerstone Rentals LLC
van@cornerstonerentalsusa.com

Coweta County, GA

Summary

Parcel Number 086 5055 002
Location Address 423 JEFFERSON ST
Legal Description H/L HWY 34
(Note: Not to be used on legal documents)
Tax District COUNTY 01 UNINCORPORATED (District 01)
Millage Rate 23.193
Acres 3.02
Homestead Exemption No (S0)
Landlot/District 55 / 5

[View Map](#)

Owner

[CORNERSTONE RENTALS LLC](#)
 3499 SHARPSBURG MCCOLLUM ROAD
 NEWNAN, GA 30265

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Newnan City Secondary	Acres	131,400	300	438	3.02	1

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1639
Interior Walls Plaster
Exterior Walls Asbestos/Composition
Foundation Crawl/Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1930
Roof Type Asphalt Shingle
Heating Type Radiant
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$43,359
House Address 423 JEFFERSON ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2017	0x0 / 1	1	\$2,500
Lean-To no slab	1970	12x24 / 0	0	\$69
Storage Bldg (1 story)	1970	6x6 / 0	0	\$0
Lean-To no slab	1970	12x24 / 0	0	\$69
Barn	1960	34x40 / 0	0	\$5,712
Lean-To no slab	1960	8x12 / 0	0	\$23
Storage Bldg (1 story)	1950	12x24 / 0	0	\$380

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/27/2022	5512 467	4 207	\$150,000	QUALIFIED IMPROVED	JACOBS DONNA ROSE & PEGGY CAROLYN	CORNERSTONE RENTALS LLC
5/23/2008	3351 374	4 207	\$0	UNQUALIFIED IMPROVED	JACOBS PONTTANOSS	JACOBS DONNA ROSE & PEGGY CAROLYN DICKIN
	0 0		\$0	UNKNOWN STATUS		JACOBS PONTTANOSS

Valuation

	2024	2023	2022	2021	2020	2019
Previous Value	\$125,051	\$112,307	\$105,691	\$105,691	\$57,219	\$57,219
Land Value	\$69,649	\$69,649	\$69,649	\$69,649	\$69,649	\$26,884
+ Improvement Value	\$43,359	\$46,649	\$37,342	\$30,726	\$30,726	\$30,335
+ Accessory Value	\$8,753	\$8,753	\$5,316	\$5,316	\$5,316	\$0
= Current Value	\$121,761	\$125,051	\$112,307	\$105,691	\$105,691	\$57,219

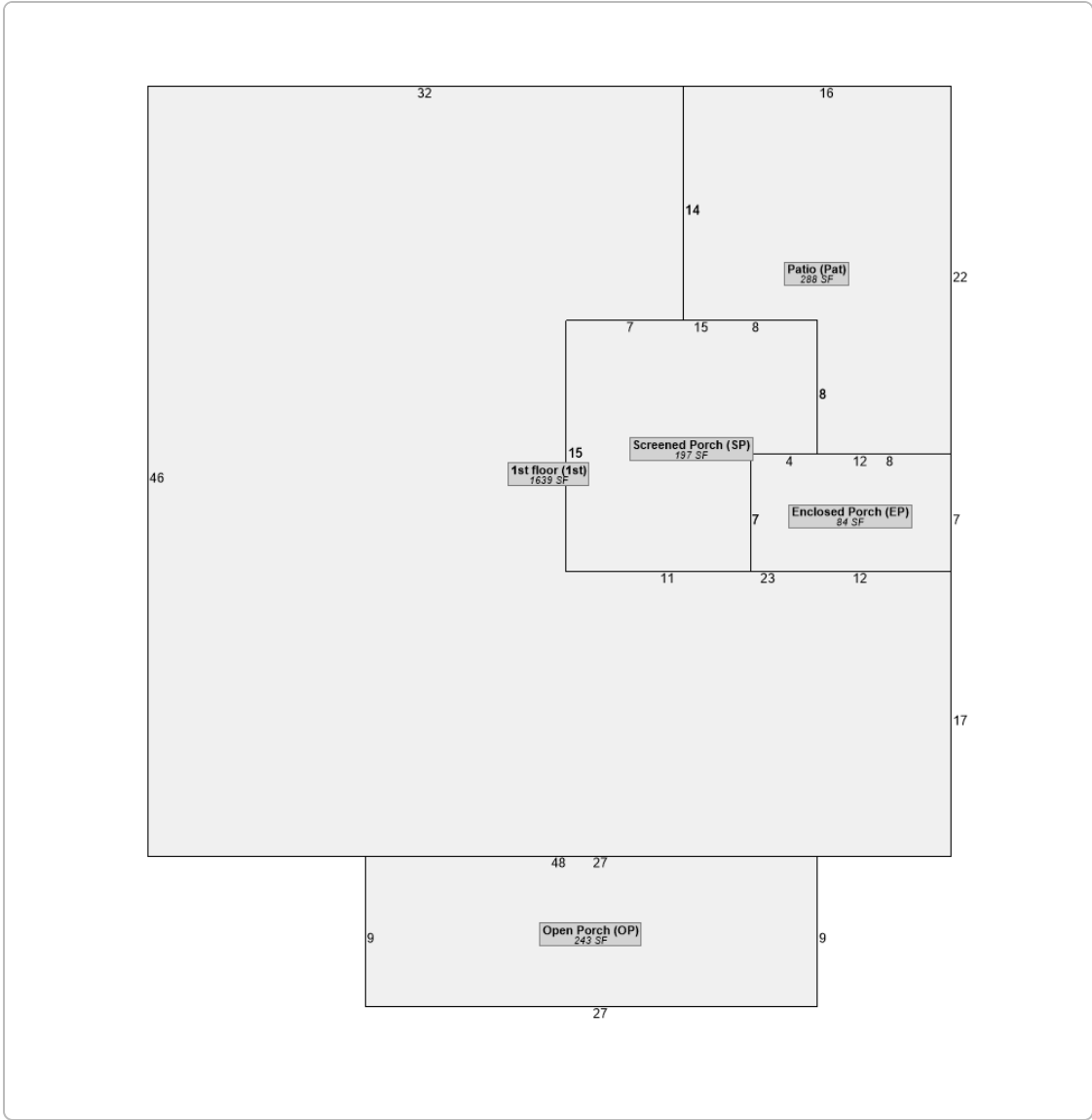
Assessment Notices 2019

12387 (PDF)

Assessment Notices

- 2021 Assessment Notice (PDF)
- 2022 Assessment Notice (PDF)
- 2023 Assessment Notice (PDF)
- 2024 Assessment Notice (PDF)

Sketches



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 2/4/2025, 12:42:22 AM

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Developed by





Overview



Legend

-  Parcels
-  Roads

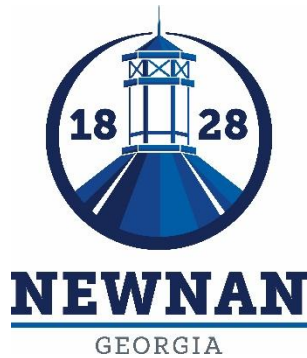
Parcel ID	086 5055 002	Owner	CORNERSTONE RENTALS LLC	Last 2 Sales			
Class Code	Residential		3499 SHARPSBURG MCCOLLUM	Date	Price	Reason	Qual
Taxing	COUNTY 01		ROAD	1/27/2022	\$150000	FM	Q
District	UNINCORPORATED		NEWNAN, GA 30265	5/23/2008	0	04	U
Acres	3.02	Physical Address	423 JEFFERSON ST				
		Assessed Value	Value \$121761				

(Note: Not to be used on legal documents)

Date created: 2/4/2025

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GEOSPATIAL



City of Newnan, Georgia - Mayor and Council

Date: February 11, 2025

Agenda Item: Rezoning Request for RZ2025-01 by Melissa D. Griffis, Attorney at Law., on behalf of Oxford Properties, LLC for 29.626± acres located at 3000 McIntosh Parkway (Tax Parcel #086-5043-002) Requested zoning from CGN (General Commercial District) to MXD (Mixed Use Development District) for the purpose of developing 70 townhomes, 329 apartments and 26,760 square feet of commercial space – **For Information Only**

Prepared By: Dean Smith, Senior Planner

Purpose: To inform the City Council that RZ2025-01 has been filed with the City and will be going before the Planning Commission for consideration and recommendation on the requested change in zoning.

Land Owners	Tax ID Numbers	Acreage	Location
Newnan Vista, LLC	086-5043-002	29.626± acres	3000 McIntosh Parkway

Background: The petitioner is requesting a zoning designation of MXD (Mixed Use Development District) for the property identified as Tax Parcel #086-5043-002. The proposed mixture of uses will consist of 70 for-sale townhomes, 329 multi-family apartments and 26,760 square feet of non-residential uses such as office, commercial and restaurant space.

Because this property was the subject of a previously approved Development of Regional Impact (DRI), the proposed development must be reviewed by both Three Rivers Regional Commission and the Georgia Regional Transit Authority (GRTA) to determine transportation and land use impacts on the region. While the project is going through this process, no public hearings or decisions can be made by either Planning Commission or City Council. Therefore, it may be several months before this item is brought back to the City Council for a final vote and decision.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN

Project Location

1 = 3,744 feet

Date: 1/31/2025 2:42 PM



NEWNAN
GEORGIA

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.NewnanGa.gov

— Project Location

■ City Limits

Parcel # 086 5043 002

ADDRESS
3000 McIntosh Pkwy
Newnan, Ga 30263



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
FAX (770) 251-7262
Email: melissa@newnanlaw.com

January 31, 2025

VIA HAND DELIVERY

Ms. Tracy Dunnivant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

**RE: Application of Oxford Properties, LLC to Amend the Zoning Ordinance from CGN to MXD
Approximately 29.626 ± Acres located at McIntosh Parkway,
Newnan, Georgia**

Dear Ms. Dunnivant:

Oxford Properties, LLC ("Oxford"), the Applicant in the above-described property ("The Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 29.626 ± acres to be rezoned from CGN to MXD.

This MXD proposal will include 70 single-family for sale townhomes, 329 multi-family apartments and 26,760 square feet of office/commercial/restaurant space. The amenities will include a clubhouse, clubroom, leasing office, fitness center, pool, fire pit, outdoor grilling stations, dog park, and connection to the LINC-trail. The amenities will be shared amongst the parcels.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a MXD zoning as it is a prime location for a mixed-use development in the City of Newnan. The rezoning will allow for development of this current property that has been undeveloped for many years. The MXD zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

Ms. Tracy Dunnavant, Planning Director
January 31, 2025
Page 2

For the reasons stated above, Oxford believes that this application is not only consistent with but advances the intent of the City of Newnan Zoning Ordinance. Oxford has at attached Tabs (1) through (13) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Oxford, as Applicant and myself as counsel for Oxford, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Recommendation in the near future.

Yours Truly,



Melissa D. Griffis
For Oxford Properties, LLC

MDG/bw
Enclosure(s)



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 Oxford Properties, LLC

Mailing Address 3200 Windy Hill Road, SE, Suite 900 West, Atlanta, GA 30339

Telephone (404) 839-1028 Email: paustin@oxford-properties.com

Property Owner (Use back if multiple names) Newnan Vista, LLC

Mailing Address PMB 8096, 6001 Highway A1A, Vero Beach, FL 32963

Telephone (770) 396-6390

Address/Location of Property 3000 McIntosh Parkway

Tax Parcel No.: 086 5043 002 Land Lot 43

District/Section 5 Size of Property (Square Feet or Acres) 29.626

Present Zoning Classification: CGN Proposed Zoning Classification: MXD

Present Land Use: Undeveloped land

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 The Subject Property was zoned CGN many years ago and has remained undeveloped. A mixed-use development will allow additional residential options in the City.

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 _____

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? The property to the North is zoned RMH. By allowing the

MXD on the Subject Property there will be a residential component in this area along with retail/commercial/office uses.

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

30th day of January, 2025

Signature of Applicant Samuel Paul Austin

Connie B. Bridges
Notary Public

(Affix Raised Seal Here)

Connie B Bridges
NOTARY PUBLIC
Haralson County
State of Georgia
My Comm. Expires 3/4/25

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 1.31.25

FILING FEE RECEIVED: Yes

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____





Development Summary Report

Mixed Use Development District

Oxford Newnan

3000 McIntosh Parkway,
Newnan, Georgia 30263

Prepared for:

Oxford Properties, LLC.
3200 Windy Hill Road SE,
Suite 900 West
Atlanta, GA 30339

Prepared by:

Kimley-Horn and Associates, Inc.

January 31th, 2025



To Whom it May Concern:

Project Background

The Oxford Newnan Mixed Use Development project is located on a 29.626-acre site consisting of two (2) tracts of land that are divided by McIntosh Parkway. The site is currently zoned CGN and is within the QDC Overlay District and is proposed to be rezoned to MXD within the QDC Overlay District. Tract 1 consists of 18.806 acres and is planned to include approximately 329 apartment units and approximately 26,760 s.f. of vertically integrated office/commercial/restaurant. Tract 2 consists of 10.820 acres and is planned to include approximately 70 for sale townhomes.

Mixed-Use

The office/commercial/restaurant and apartment portion of the Oxford Newnan Mixed-Use Development project is located on Tract 1. The proposed office/commercial/restaurant areas will be integrated within the apartment buildings and one free standing jewel box retail building. This project will have a leasing office / clubhouse with amenities (pool, pavilion, and dog park), a retail lawn/plaza, maintenance building with residential carwash bay, surface parking, utilities, and landscaping. The proposed density of this project is 17.5 units/acre with approximately 26,760 square feet of office/commercial/restaurant space. The apartment portion of this project is proposed to follow the design standards provided below:

Max combined FAR:	0.60
Max number of units:	329
Minimum dwelling unit size:	700 sf
Maximum building height:	4 stories
Minimum open space:	15%
Minimum landscaped area:	25%
Minimum recreational area:	100 sf / dwelling unit
Minimum building setbacks:	
Front	0 ft
Side	0 ft
Rear	0 ft

- A sanitary sewer utility easement will be provided. Sanitary sewer will be maintained by the City of Newnan. All other utilities will be privately maintained.
- There shall be a 15' planted landscape strip is proposed off of public right-of-way from McIntosh Parkway
- There shall be a 35' densely planted landscape buffer along the portion of the property abutting the adjacent RML zoned property.
- There shall be a 25' densely planted landscape buffer along the portion of the property abutting the adjacent RMH zoned property.

Townhome

The townhome portion of the Oxford Newnan Mixed-Use Development project is located on a 10.82-acre site, Tract 2. Currently 70 for sale townhomes are proposed along with ample open space, a dog park, and townhome mews. The maximum density for this parcel shall be 8 units/acre. This project currently has a density of 6.5 units/acre. The townhome parcel is proposed to follow the below list of design items:

Minimum lot size	800 sf
Minimum lot width	24 ft
Minimum lot frontage	24 ft
Minimum floor area	1,700 sf
Maximum number of units	70
Maximum building height	45 ft
Minimum open space	15%
Minimum landscape area	25%
Minimum recreational area	100 sf / dwelling unit
Minimum building setbacks	
Front	0
Side	0
Rear	0

- All internal streets, as shown in the Rezoning Site Plan, are designated as private streets and gated.
- Private streets will be maintained by the HOA.
- Townhome community will have an HOA with covenants and restrictions.
- A utility easement will be provided for utilities within private streets. Water and sewer utilities will be maintained by the City of Newnan.
- There shall be a 15' planted landscape strip is proposed off of public right-of-way from McIntosh Parkway

Best,

KIMLEY-HORN AND ASSOCIATES, INC.



Jared McKinnon, PE Vice President



OXFORD NEWNAN

JANUARY 2025

TREE MANAGEMENT AND PRELIMINARY LANDSCAPE PLAN

DATE: 01.15.25



Kimley»Horn



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 Development Summary Report attached hereto.

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

Any and all documents submitted with the application and any additional documents presented by the Applicant
evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be
used in this development.

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

Samuel Paul Austin
Signature of Applicant

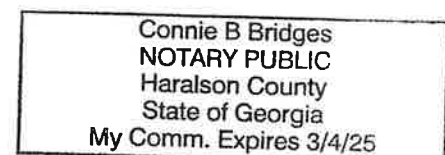
S. Paul Austin, Development Partner
Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney
Type or Print Name and Title

Connie B. Bridges *1/30/25*
Signature of Notary Public Date

(Affix Raised Seal Here)





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 Development Summary Report attached hereto.

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

Any and all documents submitted with the application and any additional documents presented by the Applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in this development.

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

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date

1/31/2025





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January 31, 2025, for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
3000 McIntosh Parkway

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:

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.

Samuel Paul Austin
Signature of Applicant

S. Paul Austin, Development Partner
Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney
Type or Print Name and Title

Connie B. Bridges *1/30/25*
Signature of Notary Public Date

(Affix Raised Seal Here)

Connie B Bridges
NOTARY PUBLIC
Haralson County
State of Georgia
My Comm. Expires 3/4/25

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 B

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

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.

Signature of Applicant

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

1/31/2025

Date



(Any Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, 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 Newnan Vista, LLC

Telephone Number 770-396-6390

Address of Subject Property 3000 McIntosh Parkway

Newnan, GA 30263

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.

Newnan Vista, LLC

Nicola P. Dowling
Signature of Property Owner

Personally appeared before me

Nicola P. Dowling

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

Abigail Darlington
Notary Public



ABIGAIL DARLINGTON
Notary Public
State of Florida
Comm# HH521944
Expires 4/29/2028

(Affix Raised Seal Here)

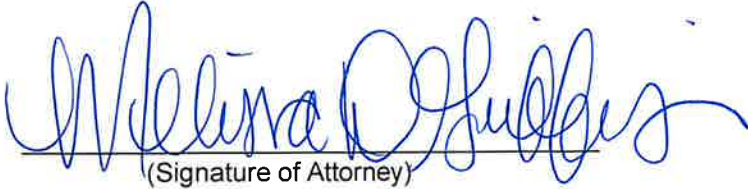
1/23/2025
Date



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 Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 1-30-2025

COMMUNITY IMPACT MEMORANDUM

TO: Tracy S. Dunnivant, Planning Director

FROM: Jared McKinnon, P.E., Kimley-Horn and Associates, Inc.

DATE: 01/30/2025

RE: Community Impact Study for Rezoning of Parcel 086 5043 002

The following is a summary of information and documentation in regard to the Community Impact Study for the rezoning of Parcel 086 5043 002 located along McIntosh Parkway and Wilwat Way.

Coweta County School System- The Coweta County School System Executive Director of Facilities, Ronald Cheek, provided correspondence in regard to the impact on the schools for the requested use. Mr. Cheek expressed concern about school capacity and requested that we provide advanced notice of a schedule for construction and planning purposes. We are willing to provide this information to The Coweta County School System during the design stage so that they can plan appropriately for any school age children the requested use may generate.

Road and Streets- Part of the Community Impact Study scope entails comparison of the present zoning classification to the requested zoning classification and quantifying the impacts on the City roadway infrastructure. The parcel currently sits vacant. A Development of Regional Impact (DRI) study will be produced and submitted to the Georgia Regional Transportation Authority (GRTA) for the proposed development. See the table below for the trip generation analysis for the Oxford Newnan project and the pending DRI study.

Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC) Oxford Newnan DRI #TBD City of Newnan, GA									
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Proposed Site Traffic									
215 Single-Family Attached Housing	70 d.u.	482	31	10	21	38	22	16	
221 Multi-Family Housing (Mid-Rise)	329 d.u.	1,522	133	31	102	129	79	50	
822 Strip Retail Plaza (<40k)	13,380 s.f. gross leasable area	794	35	21	14	96	48	48	
932 High-Turnover (Sit-Down) Restaurant	13,380 s.f.	1,434	128	70	58	121	74	47	
Gross Trips			4,232	327	132	195	384	223	161
Residential Trips			2,004	164	41	123	167	101	66
<i>Mixed-Use Reductions</i>			<i>0</i>	<i>-15</i>	<i>-3</i>	<i>-15</i>	<i>-35</i>	<i>-20</i>	<i>-15</i>
<i>Alternative Mode Reductions</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
Adjusted Residential Trips			2,004	146	38	108	132	81	51
Retail Trips			794	35	21	14	96	48	48
<i>Mixed-Use Reductions</i>			<i>0</i>	<i>-6</i>	<i>-3</i>	<i>-3</i>	<i>-50</i>	<i>-24</i>	<i>-26</i>
<i>Alternative Mode Reductions</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Pass By Reductions (Limited by GRTA 15% Rule)</i>			<i>-56</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>-7</i>	<i>-3</i>	<i>-4</i>
Adjusted Retail Trips			738	29	18	11	39	21	18
Restaurant Trips			1,434	128	70	58	121	74	47
<i>Mixed-Use Reductions</i>			<i>0</i>	<i>-20</i>	<i>-16</i>	<i>-4</i>	<i>-51</i>	<i>-24</i>	<i>-27</i>
<i>Alternative Mode Reductions</i>			<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Pass By Reductions (Limited by GRTA 15% Rule)</i>			<i>-100</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>-9</i>	<i>-5</i>	<i>-4</i>
Adjusted Restaurant Trips			1,334	108	54	54	61	45	16
Mixed-Use Reductions - TOTAL			0	-44	-22	-22	-136	-68	-68
Alternative Mode Reductions - TOTAL			0	0	0	0	0	0	0
Pass-By Reductions - TOTAL			-156	0	0	0	-16	-8	-8
New Trips			4,076	283	110	173	232	147	85

Newnan Police Department- Kimley-Horn has been in correspondence with Chief of Police, Brent Blankenship at the Newnan Police Department to request a letter detailing the Department's feedback on the proposed development. Chief Blankenship has determined that there will be an approximate increase of 807 calls in a two-year period for the development, along with an increase of 22 additional motor vehicle accidents and 71 traffic stops. He also expressed concern about the increased traffic and vehicle traffic leading to increased call service and call times to surrounding areas.

Newnan Fire Department- Kimley-Horn has been in correspondence with Chief Stephen Brown at the Newnan Fire Department to request a letter detailing the Department's feedback on the proposed development. Chief Brown confirmed adequate service to the proposed development but expressed concern about the increased traffic and population, leading to increased call volume and response times to the proposed property and current established areas served, in addition to further impact of wear and tear on equipment.

Newnan Utilities- Kimley-Horn has been in correspondence with Scott Tolar at Newnan Utilities regarding the proposed utility capacity for the development. Based on the preliminary utility demands provided by Kimley-Horn, Newnan Utilities stated that adequate sanitary sewer capacity for the development is available at the time of this report. Newnan Utilities also confirmed they will provide water service to the site.



Capacity Certification - Peak Sanitary Sewage Flow

Project: Oxford Newnan
Date: 1/28/2025

	TYPE OF ESTABLISHMENT	HYDRAULIC LOADING (GPD)	UNIT	PROPOSED USE QUANTITIES	Flow (GPD)	Assumptions
1	Retail (No Food Service)	100	per 1,000 sq ft floor area	13,380	1,338	Assuming a 50/50 split from total SF for the retail/resturant use
2	Restaurant	100	per 100 sq ft floor area	13,380	13,380	Assuming a 50/50 split from total SF for the retail/resturant use & assuming load is calculated based off 100 GPD per 100 sq ft
3	Townhome	250	per Unit	70	17,500	
4	Multifamily	155	per Unit	329	50,995	Assuming all 2 bedrooms
					83,300	Total Sewage Flowrate (GPD)
					333,200.00	Peak Sewage Flowrate (GPD) = Total * 4
					Total 0.52	Peak Sewage Flowrate (cfs)

The initial response letter provided by Newnan Utilities is included for reference in this report.

City of Newnan Taxes Revenues- The 2025 millage rate for The City of Newnan is 2.32 mills. Currently Parcel 086 5043 002 generates \$44,145 annually in City of Newnan tax revenue. The

requested use should generate approximately \$1,371,542 annually in City of Newnan tax revenue. As such, the requested use will ultimately generate more tax revenue than the current use.

The values noted in the tax revenue estimates above are based on an Economic Impact Tabulation provided by the Property Developer (attached to this report for reference). The values referenced in the attached table contain the Developer's best estimate of proposed land uses, densities, improvement values, and property values for the proposed Oxford Newnan development and are subject to market demand and pricing fluctuations. An assessment of the current tax revenues based on the current millage rates are shown below.

Newnan Oxford
Economic Impact Tabulation

Proposed	Unit	Units	Unit Value	Market Value	Assessed Value	Millage Rate	Property Tax	Sales Tax	Total Tax
Multifamily	Unit	329	\$ 324,000	\$ 106,596,000	\$ 42,638,400	0.023218	\$ 989,978	\$ -	\$ 989,978
Townhomes	Unit	70	\$ 400,000	\$ 28,000,000	\$ 11,200,000	0.023218	\$ 260,042	\$ -	\$ 260,042
Retail	SQFT	26,760	\$ 112	\$ 3,000,000	\$ 1,200,000	0.023218	\$ 27,862	\$ 93,660	\$ 121,522
Total				\$ 137,596,000			\$ 1,277,882	\$ 93,660	\$ 1,371,542

Existing Vancant land	Unit	Units	Unit Value	Market Value	Assessed Value	Millage Rate	Property Tax	Sales Tax	Total Tax
3000 McIntosh Pkwy	Acres	31.08	\$ 152,939	\$ 4,753,338	\$ 1,901,335	0.023218	\$ 44,145	\$ -	\$ 44,145
Total				\$ 4,753,338			\$ 44,145	\$ -	\$ 44,145

Included as attached for reference are copies of correspondence from Kimley-Horn, Newnan Utilities, Newnan Fire and Police Departments and Coweta County School System. All remaining documentation noted above shall be provided to the City upon receipt.

Coweta County School System

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

January 27, 2025

Dane Boegner
Kimley-Horn
11720 Amber Park Dr.
Suite 600
Alpharetta, GA 30009

RE: Rezoning Request Oxford Newnan

Mr. Boegner,

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

The proposed development would potentially contain 399 residential units. The current school district lines would place students in this neighborhood in the following locations:

White Oak Elementary School (82% Capacity), Arnall Middle School (74% Capacity), and East Coweta High School (108%).

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



01/30/25

Reference: Oxford Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 807 calls, 22 motor vehicle accidents and 71 traffic stops in a two-year period for this development.

There would be an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$43,00.00 toward additional personnel.

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

January 27, 2025

Dear Mr. Boegner,

The following information is regarding the request for a community impact analysis for your rezoning and possibly future development.

Currently the Newnan Fire Department has the resources to provide services to the proposed plan. However, upon full completion, it could impact the specific area with a significant increase in population and traffic. The growth in population and traffic will ultimately result in increased call volume and response times to the proposed property and the current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

We've had request for impact analysis on other similar proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower in the future at the Newnan Fire Department.

Kind Regards,

Stephen Brown



January 30, 2025

Griffin Clower
Kimberly-Horn
11720 Amber Park Drive suite 600
Alpharetta, GA 30009

- RE: Mix use in Newnan, GA, Parcel # 086 5043 002

Mr. Clower,

I am writing per your request to confirm that Newnan Utilities will be the 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 Numbers 086 5043 002
- 31.08 Acres
- 16,056 Sq Ft of Retail and 10704 Sq Ft of Restaurant
- 329 Multi-Family Units
- 70 Townhomes
- Attached concept plan

1. 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 of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer 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.

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

- 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.

2. Water:

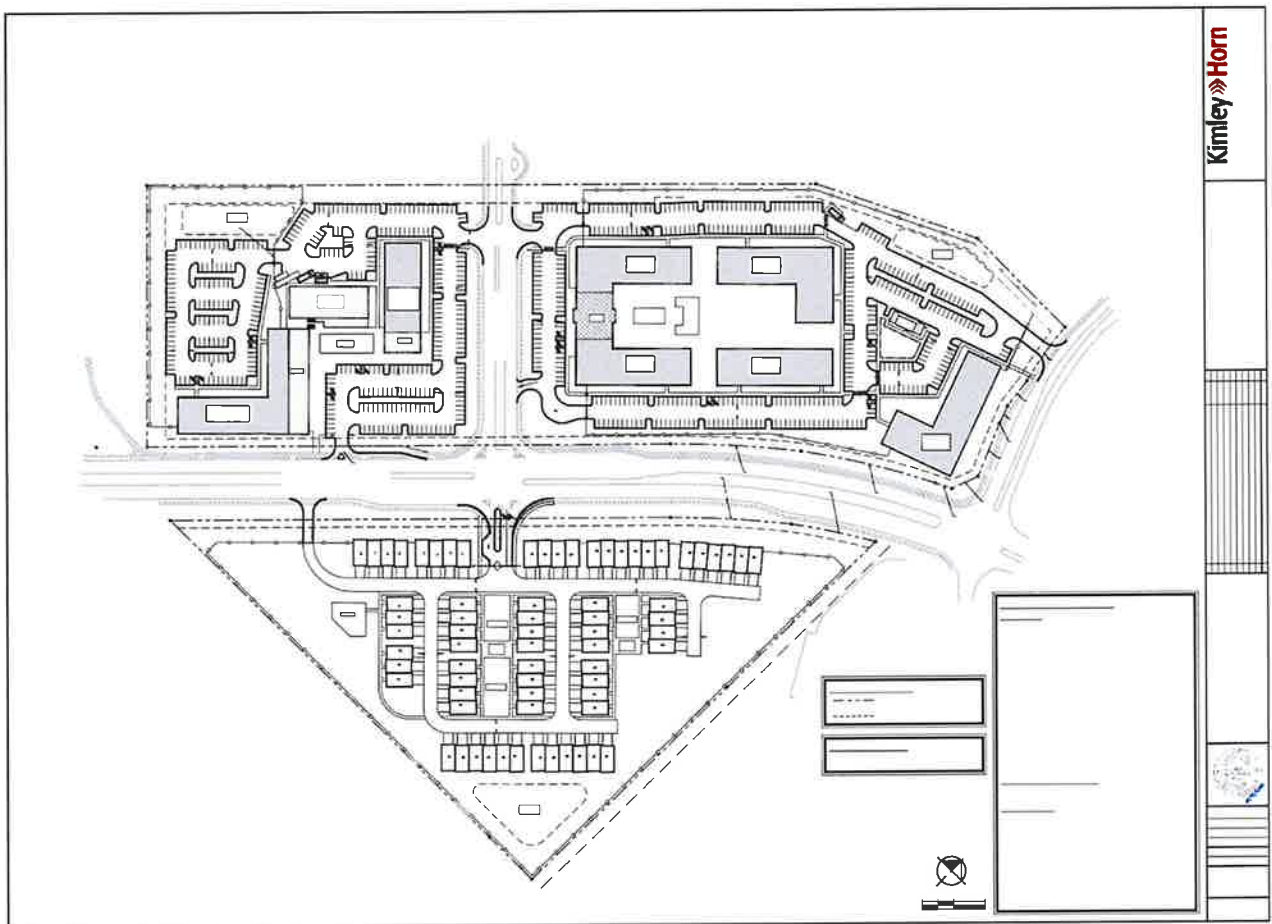
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineer 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



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

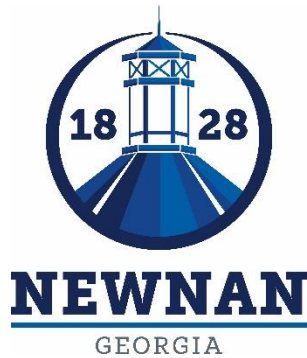


City of Newnan, Georgia
Attachment E
Rezoning Checklist

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, Georgia - Mayor and Council

Date: February 11, 2025

Agenda Item: Rezoning Request for RZ2025-02 by Steven L. Jones, Attorney at Law., on behalf of GHV Newnan, LLC for 8.30± acres located on Newnan Crossing Boulevard East (Tax Parcel #098A-295); Requested zoning from OI-1 (Low Density Office and Institutional District) to RU-7 (Urban Residential Single-Family Dwelling District) for the purpose of developing a townhouse community – **For Information Only**

Prepared By: Dean Smith, Senior Planner

Purpose: To inform the City Council that RZ2025-02 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

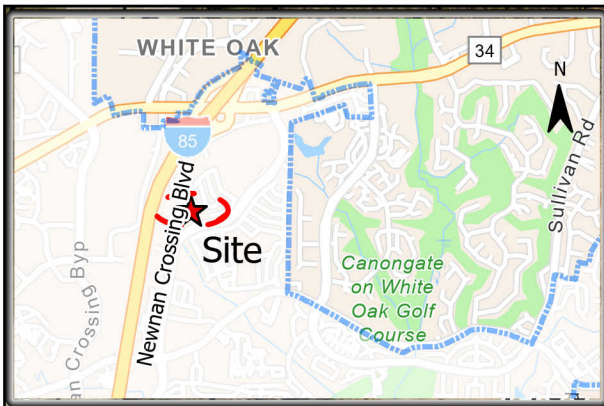
Land Owners	Tax ID Numbers	Acreage	Location
GHV Newnan, LLC	098A-295	8.30± acres	Newnan Crossing Boulevard East

Background: The petitioner is requesting a zoning designation of RU-7 (Urban Residential Single-Family Dwelling District) for the property identified as Tax Parcel #098A-295. The property is undeveloped, and the applicant is proposing to develop a townhouse community.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN

Project Location

1" = 2,640 feet

Date: 1/31/2025 3:00 PM



NEWNAN
GEORGIA

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.NewnanGa.gov

 Project Location

 City Limits

Parcel # 098A 295

ADDRESS
Newnan Crossing Blvd
Newnan, Ga 30263

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

January 31, 2025

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: City of Newnan Tax Assessor Parcel Identification Number 098A-295
(the “Property”);
Rezoning Application to Amend the Zoning Map of the City of Newnan
(the “Application”)**

Newnan City Council:

This law firm represents GHV Newnan, LLC (the “Applicant” or the “Owner”), the owner of the Property and the proponent of the Application. This letter serves as a letter of intent for the Application which seeks to rezone the Property.

The Property is presently zoned within the Low Density Office and Institutional District (“O&I, 1”) zoning district under Article 2, “Use of Land and Structures” of the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning Ordinance”).

The Application proposes to rezone the 8.30 +/- acre Property to the Urban Residential Single-Family Dwelling District – High Density (“RU-7”) zoning district for a single-family attached subdivision of 33 townhomes, common areas, and portions of the LINC.

The Application and related attachment are enclosed with this letter of intent as follows:

The Application – a completed and signed Application to Amend the Zoning Map of the City of Newnan;

Attachment “A” – the Applicant’s Proffered Conditions;

Attachment “B” – a completed and signed Disclosure of Campaign Contributions & Gifts form;

Attachment “C” – a completed and signed Property Owner’s Authorization form;

Attachment “D” – a completed and signed Attorney’s Authorization form;

- Attachment “E” – a completed Rezoning Checklist form;
- Attachment “F” – a completed Preliminary Tree Management Minimum Elements checklist form;
- Attachment “G” – a list of the names and addresses of all owners of property within 250 feet of the Property;
- Attachment “H” – a certified copy of the Limited Warranty Deed vesting fee-simple title to the Property in the Applicant, and which deed contains a legal description of the Property;
- Attachment “I” – a certified plat depicting the Property and adjacent property;
- Attachment “J” – an ALTA/NSPS Land Title Survey of the Property, also containing legal descriptions of the Property;
- Attachment “K” – a Conceptual Site Plan of the development proposed by the Application for the Property;
- Attachment “L” – a Preliminary Tree Management Plan for the Property;
- Attachment “M” – the Building Plans for the rear-entry dwellings proposed to be constructed fronting on Newnan Crossing Boulevard;
- Attachment “N” – the Building Plans for the front-entry dwellings proposed to be constructed fronting on the street internal to the development;
- Attachment “O” – pictures and a rendering of the dwellings proposed for the development; and
- Attachment “P” – a utility availability letter from Newnan Utilities.

The filing fee will be paid by check and delivered to the Planning and Zoning Department.

Section 10-25(b) of the Zoning Ordinance provides that the Council, in evaluating the Application, “shall give reasonable consideration to the following matters, at a minimum,” which are restated below (in bold) and each is followed by the Applicant’s analysis of each factor.

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

Yes, the adjacent and nearby properties are either vacant or residential in nature. In fact, the Stonebridge subdivision to the northeast of the Property is zoned RU-7, the same zoning district

which the Application seeks to have applied to the Property. Additionally, to the south of the Subject Property are single-family detached dwellings and further south there are townhomes, the same dwelling type proposed by the Application for the Property.

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

No, the addition of the thirty-three (33) townhomes will provide needed housing. The majority of properties adjacent to and nearby the Property are utilized for residential uses. Those residential uses range from multi-family to townhomes to single-family detached dwellings. In other words, the Application proposes a use that is consistent with the use of adjacent and nearby properties. As a result, the proposed use will not adversely affect the existing use or usability of such properties.

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

The subject property was rezoned from Townhouse Residential Dwelling District (RU-2) to the current zoning designation of Office & Institutional, 1 (O&I,1) in 2008. It has remained undeveloped and although it could theoretically be developed under the current zoning, the proposed zoning is a better fit and will provide needed housing.

(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 development will not cause an excessive burden on any public facilities as it is for a small number (33) of townhomes. The area around the Property is already developed with numerous residential developments such that the addition of 33 townhomes will add an insignificant amount of traffic on local streets and cause little to no impact on police or fire protection. Additionally, the townhomes proposed for the Property will not all be occupied by families such that the development will add a minimal amount of children to the school system. As shown by the availability letter—Attachment “O” to the Application—“Newnan utilities has ample capacity to serve” with sanitary sewer and water service the development proposed by the Application. Accordingly, the proposed use will not cause an excessive or burdensome use of public facilities or services.

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

Yes, the proposed project will add needed housing without overburdening infrastructure. The latest version of the City’s Comprehensive Plan was adopted in 2021. The “Needs and Opportunities” section of the plan states the City should “[e]ncourage a mixture of housing while protecting residential historic districts” and the “ability to maintain its level of services while continuing to grow.” (City of Newnan Comprehensive Plan 2021-2041, pg. 24). The “Land Use”

section, on page 29, states that the City should encourage “growth and development that supports a high quality of life for the citizens.” (*Id.* at pg. 29). Additionally, the City the Comprehensive Plan calls for the City to encourage “higher densities in appropriate locations as a means for continued growth and development.” (*Id.*) The future land use map identifies the subject property as “Business/Office” which is consistent with the current zoning. However, the need for housing identified in the Comprehensive Plan (*e.g.*, p. 28) weighs substantially in favor of approving the Application.

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

Yes, the use, thirty-three townhome units, meets the intent of the proposed RU-7 zoning district. The dwellings proposed for the Property are well designed and appointed dwellings that will add to the variety of housing needs on the east side of the City.

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

Yes, the specific site is designated as “Business/Office” on the City’s future land use plan which is appropriate for the current O&I,1 zoning designation which was in place when the Comprehensive Plan was adopted in 2021. However, the developability of the Property for townhomes may not have been anticipated when the Comprehensive Plan was adopted. Generally, when Comprehensive Plans are updated, vacant property is given a character area and/or future land use designation that is in line with its current zoning district. Had it previously been rezoned to RU-7 from the current O&I,1 the Property may have had a corresponding residential future land use designation in the 2021 update. If a property is vacant for several years after being rezoned, that vacancy generally means there is not a viable use for the property as zoned since the free market has not produced such a use. Accordingly, a rezoning is appropriate.

(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?

Yes, the addition of needed housing without additional strain on infrastructure benefits the Owner and the general public.

Georgia law and the procedures of the City of Newnan require us to raise Federal and State constitutional and other objections during the public hearing application process. While the Applicant anticipates a smooth application process, failure to raise such objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, we are required to and hereby raise the objections set forth in Exhibit “A” and Exhibit “B” hereto at this time.

City of Newnan, Georgia
January 31, 2025
Page 5

Thank you, in advance, for your attention to and consideration of the Application. Should you have any questions or concerns regarding the Application or the Property, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven L. Jones', with a stylized, cursive script.

Steven L. Jones

cc: Applicant

Enclosures

Exhibit "A" – Constitutional Objection to Current Zoning

Exhibit "B" – Objection to Zoning Hearing Based on *York v. Athens College of Ministry, Inc.*

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

As applied to the real property of GHV Newnan, LLC (the “Owner”), which property is identified as the Coweta County Tax Assessor Parcel Identification Number 098A-295 (the “Property”) and is the subject of the Rezoning Application to Amend the Zoning Map of the City of Newnan (“Application”), filed contemporaneously by GHV Newnan, LLC (the “Applicant”) and to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the Applicant, the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning Ordinance”) will be unconstitutional in that the Owner’s/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/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/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/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 City Council (the “Council”), 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 Property will be unconstitutional and discriminate against the Owner and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner/the Applicant and others

EXHIBIT “A”

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

Respectfully submitted this 31st day of January 2025.

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 Rezoning Application to Amend the Zoning Map of the City of Newnan (“Application”) filed by GHV Newnan, LLC (the “Applicant”) and to which this objection is attached regarding the real property of the GHV Newnan, LLC (the “Owner”), which property is identified as Coweta County Tax Assessor Parcel Identification Number 098A-295 (the “Property”) any and every public hearing regarding, and any City Council of the City of Newnan, Georgia (the “Council”) action (including, but not limited, any final action) on, the Application and the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning 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/or (h) are not residents of the City.

Additionally, the Applicant/the 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 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;

EXHIBIT “B”

(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; (e) 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 (f) 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 Council of the City of Newnan, Georgia approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 31st day of January 2025.

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



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 GHV Newnan LLC c/o Steven L. Jones, Taylor English Duma LLP & Heatherland Homes LLC

Mailing Address c/o Taylor English Duma, attn: S. L. Jones, 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

Telephone 404-218-2756 Email: sjones@taylorenghish.com

Property Owner (Use back if multiple names) GHV Newnan LLC

Mailing Address c/o Taylor English Duma, attn: S. L. Jones, 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

Telephone 404-218-2756

Address/Location of Property 0 E. Newnan Crossing Blvd

Tax Parcel No.: 098A 295 Land Lot 44

District/Section 5th Size of Property (Square Feet or Acres) 8.30

Present Zoning Classification: OI-1 Proposed Zoning Classification: RU-7

Present Land Use: 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.

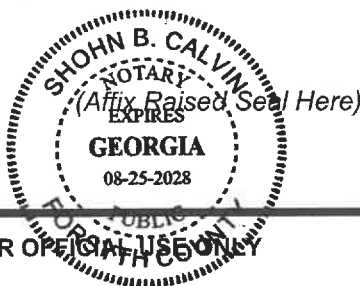
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

30th day of January, 2025

Signature of Applicant

Shohn B. Calvin
Notary Public



DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: ☐ Dean Smith _____

DATE OF FILING: 1.31.25 _____

FILING FEE RECEIVED: Yes _____

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, lot width and depth, lot frontage, setbacks, buffers, percentage of front yard occupied by a driveway, driveway length, and street and sidewalk width, layout, and orientation) 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, notwithstanding any provision of the Zoning Ordinance or the Subdivision Regulations to the contrary. Additionally, the minimum lot size shall be 2,100 square feet.
- (2) The dwellings constructed within the development shall be generally consistent with the building plans submitted with the Application, as determined by the Planning and Zoning Director, notwithstanding any provision of the Zoning Ordinance to the contrary.

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

- (1) The elevations and construction plans for (a) The Ivey - Front Entry (dated 3/9/2021); and
(b) The Ivey (dated 9/14/2020), both of which are submitted with the Application.
- (2) The Concept Plan for "Newnan Townhomes" for Heatherland Homes LLC, prepared by Moore Bass Consulting, Inc., dated 1/29/2025, and 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

James Nash, Manager

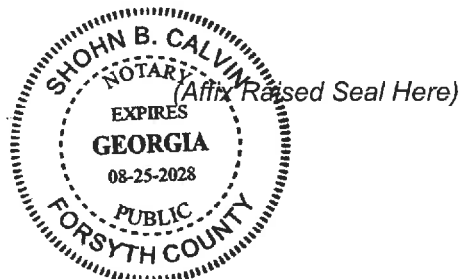
Type or Print Name and Title

Steven L. Jones
Taylor English Duma LLP

Type or Print Name and Title

 1-30-25

Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

0 E. Newnan Crossing Blvd.; TPN 098A 295

See Deed Book 5351, Pages 57-63, Real Estate Records of the Clerk of the Superior Court of Coweta County, Georgia

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:

GHV Newnan LLC

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.

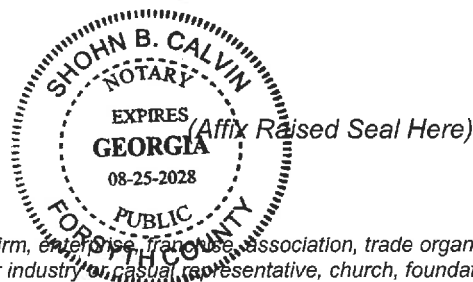
[Signature]
Signature of Applicant

/s/ Steven L. Jones
Signature of Applicant's Representative

JAMES NASH, Manager
Type or Print Name and Title

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

[Signature] 1.30.25
Signature of Notary Public Date



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 GHV Newnan LLC

Telephone Number 404-218-2756

Address of Subject Property 0 E. Newnan Crossing Blvd

Coweta County TPN 098A 295

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

JAMES NASH

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

Notary Public

1.30.25

Date



(Affix Raised Seal Here)



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, Taylor English Duma LLP

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

Telephone 404-218-2756

Date 404-218-2756



City of Newnan, Georgia
Attachment E
Rezoning Checklist

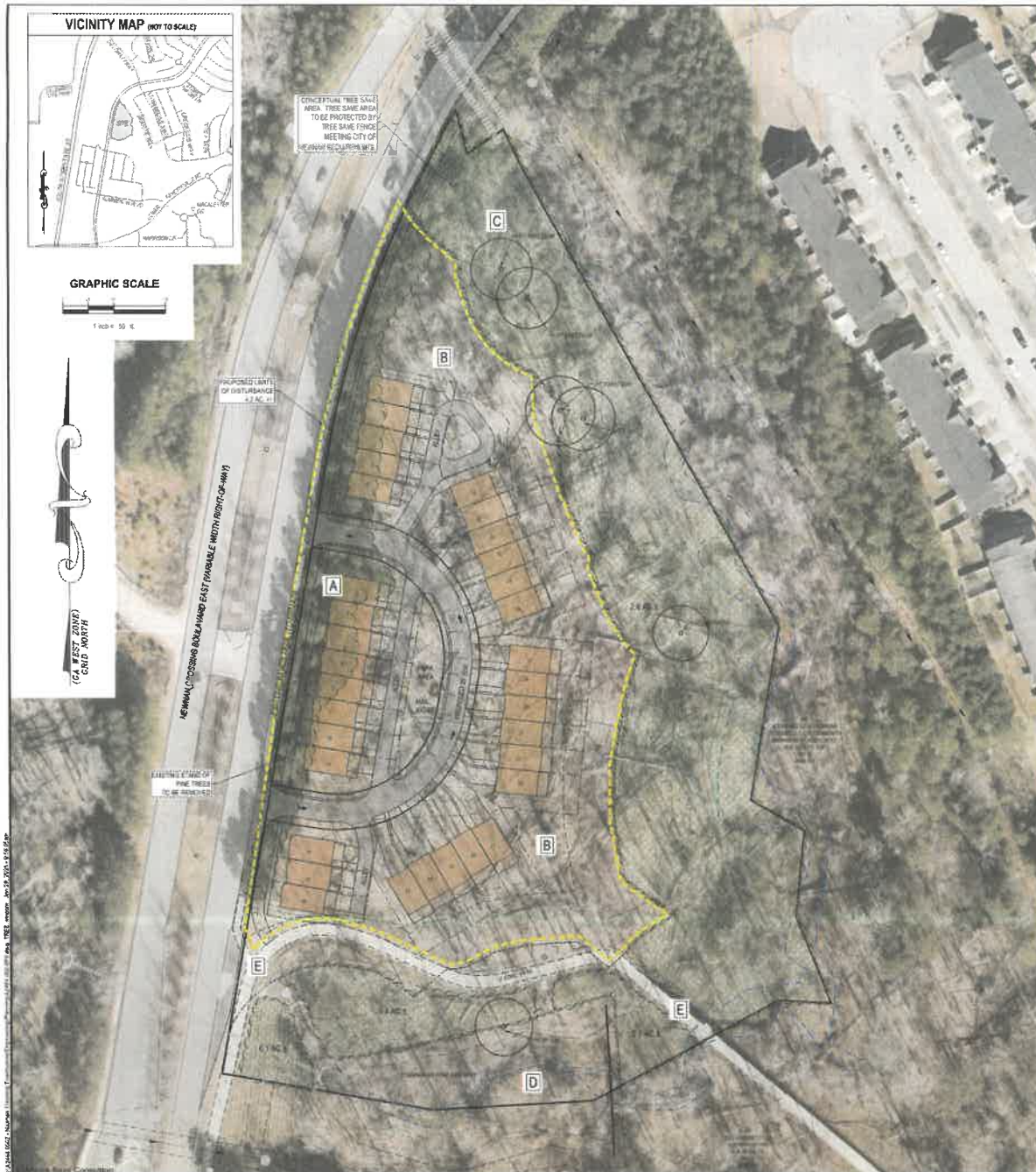
The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

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

Note: Please attach this form to the filing application.

BK:5351 PG:63

16. Memorandum of Site Development between Newnan Associates, LLC, Newnan Crossing Partnership, Golden Gate, LLC and Newnan Crossing Partners, LLC recorded in Deed Book 2886, page 730, aforesaid records.
17. Slope and Maintenance Easement to City of Newnan recorded in Deed Book 3087, page 434, aforesaid records.
18. Multi-Use Path Easement to City of Newnan recorded in Deed Book 3087, page 462, aforesaid records.
19. Grading Easement Agreement by and between Golden Gate, LLC and LT Construction, Inc. recorded in Deed Book 3167, page 900, aforesaid records.



A EXISTING PINE VEGETATION TO BE REMOVED FOR TURN LANE / MULTI-USE PATH CONSTRUCTION



B EXISTING VEGETATION TO BE REMOVED FOR DEVELOPMENT CONSTRUCTION



C EXISTING VEGETATION TO BE PRESERVED

- NOTES:**
ON THE SITE OF THE PROPERTY CURRENTLY CONTAINS THE FOLLOWING FEATURES:
A SMALL STAND OF EXISTING PINE TREES ALONG THE NORTHERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE EASTERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE SOUTHERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE WESTERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE NORTHERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE EASTERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE SOUTHERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE WESTERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE NORTHERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE EASTERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE SOUTHERN BOUNDARY.
A SMALL STAND OF EXISTING PINE TREES ALONG THE WESTERN BOUNDARY.



PROJECT DATA	
PROJECT NAME	NEWMAN CROSSING TOWNHOMES
SITE AREA	5.30 AC. +/-
ON-SITE FLOODPLAIN AREA	1.89 AC. +/-
ON-SITE WETLAND AREA	0.30 AC. +/-
NET DEVELOPABLE AREA	2.75 AC. +/-
CURRENT ZONING	CU-1
PROPERTY OWNER	GMV NEWMAN LLC
TAX PARCEL #	0064 285
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	HU-1
PROPOSED USE	FED. SINGLE TOWNHOMES
PROPOSED UNIT COUNT	33 UNITS
UNIT SIZE	24' X 30'
PROPOSED DENSITY	3.82 UNITS / ACRE (GROSS)
PROPOSED BUILDING COVERAGE	0.4 AC. +/- (25% OF SITE)
OPEN SPACE CALCULATION	
RECOMMENDED OPEN SPACE	1.00 AC. PER UNIT
GROSS LAND AREA (TOTAL)	5.30 AC. +/-
DWELLING UNITS / ACRE (GROSS)	3.4
MAX DWELLING UNITS ALLOWED (PER LOT)	13 UNITS
OPEN SPACE PER UNIT (GROSS)	1 X 100' X 20'
TOTAL OPEN SPACE REQUIRED	33.00 AC. +/- (62% OF SITE)
PROPOSED OPEN SPACE	8.00 AC. +/-
PROPOSED OPEN SPACE - OUTSIDE OF FLOODPLAIN / WETLANDS, EASEMENTS, ETC.	2.4 AC. +/- (45% OF TOTAL OPEN SPACE)
IMPERVIOUS SURFACE CALCULATION	
GROSS LAND AREA (TOTAL)	5.30 AC. +/-
BUILDING COVERAGE (B.C.)	0.4 AC. +/- (25% OF SITE) = 0.4 AC. +/-
PAVED AREAS (P.A.)	0.30 AC. +/-
IMPERVIOUS OPEN SPACE (I.O.S.)	0.10 AC. +/-
IMPERVIOUS SURFACE (I.S.)	1.10 AC. +/- (21% OF SITE)
NOTES	
1. THE REQUIRED IMPERVIOUS SURFACE IS PROPOSED ON THE AREAS OF THE PROPOSED DEVELOPMENT.	
2. THE REQUIRED IMPERVIOUS SURFACE WILL BE PROVIDED BY THE PROPOSED BUILDING COVERAGE AND PAVED AREAS.	
3. A 30' FRONT BUILDING SETBACK IS PROPOSED FOR ALL UNITS.	
4. MINIMUM LOT SIZE IS 0.25 AC. PER UNIT.	

Moore Bass Consulting, Inc.

• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Planning

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.514.6394

PROJECT NAME
NEWMAN CROSSING TOWNHOMES
COWETA COUNTY, GEORGIA

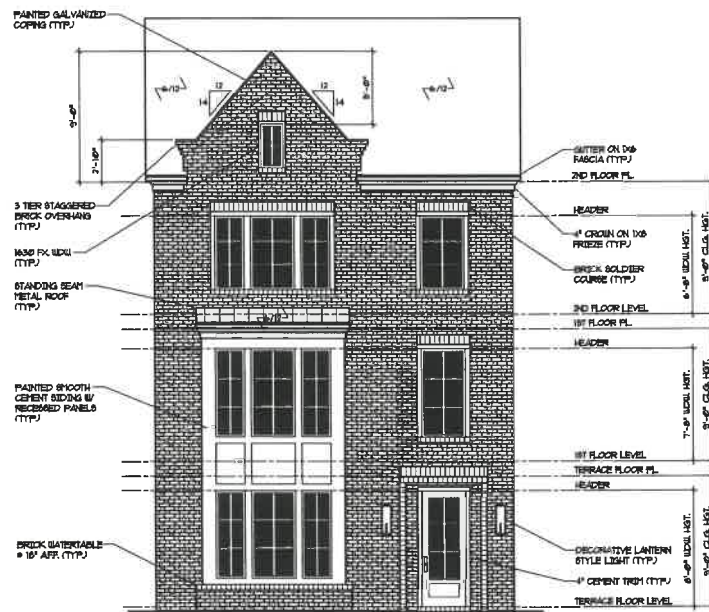
CLIENT NAME
HEATHERLAND HOMES LLC
4250 KETH BRIDGES ROAD
SUITE 280 CUMMINGS, GEORGIA 30041

REVISIONS	DATE	BY
1. PRELIMINARY TREE MANAGEMENT PLAN	01/15/2024	MB

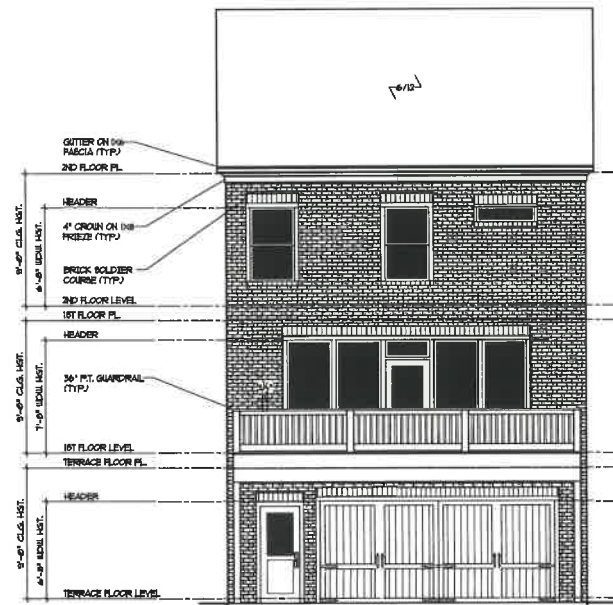
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PRELIMINARY TREE MANAGEMENT PLAN

SHEET
2

Page 69 of 194



FRONT ELEVATION "A"
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REAR ELEVATION "A"
SCALE: 1/4" = 1'-0"

1438 Vandorbi Way
Marietta, Ga. 30068
Phone: 678-967-8633

CADD
DRAFTING
SERVICES
LLC

THE IVEY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-663-3612

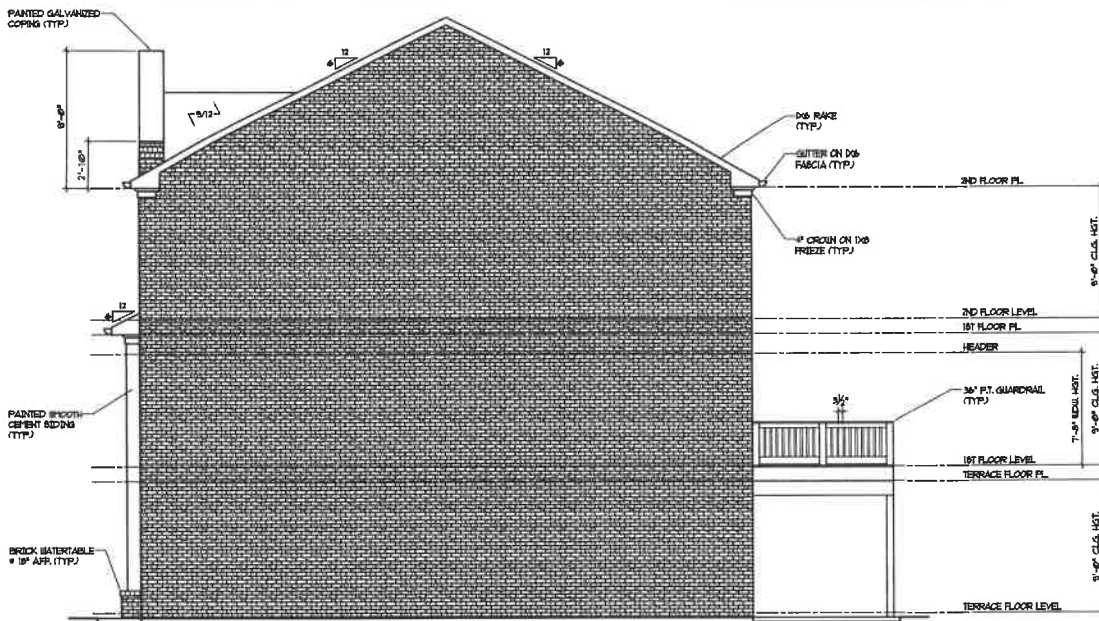


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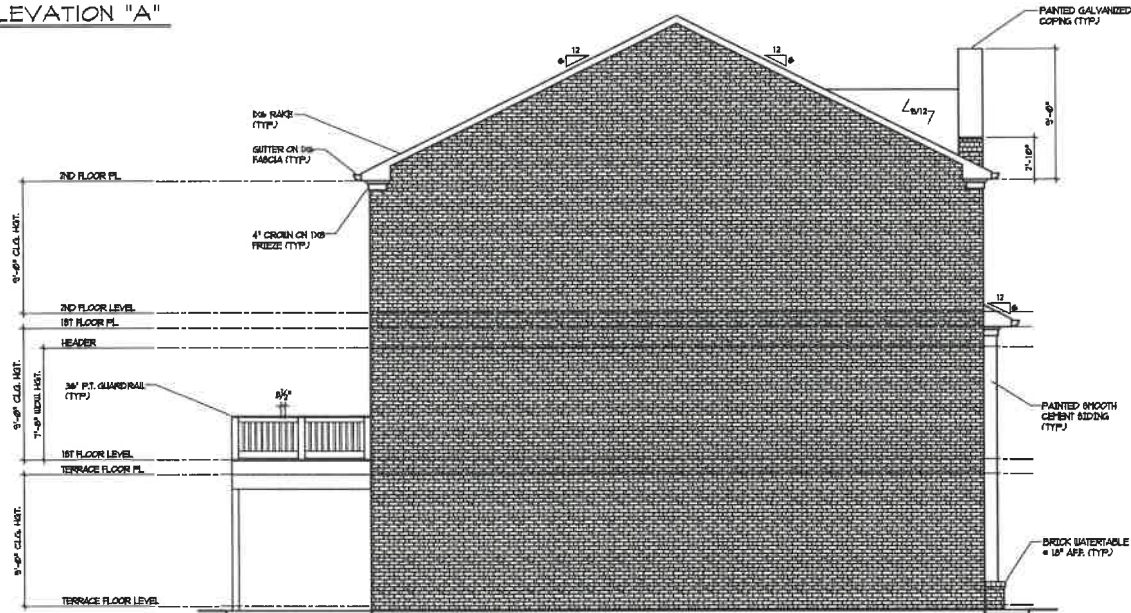
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LEFT ELEVATION "A"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

1430 Unruh Rd
Norfolk, Va. 23502
Phone: 757-481-4388

CADD
DRAFTING
SERVICES
LLC

THE IVEY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA. 30326
Phone: 678-463-3412

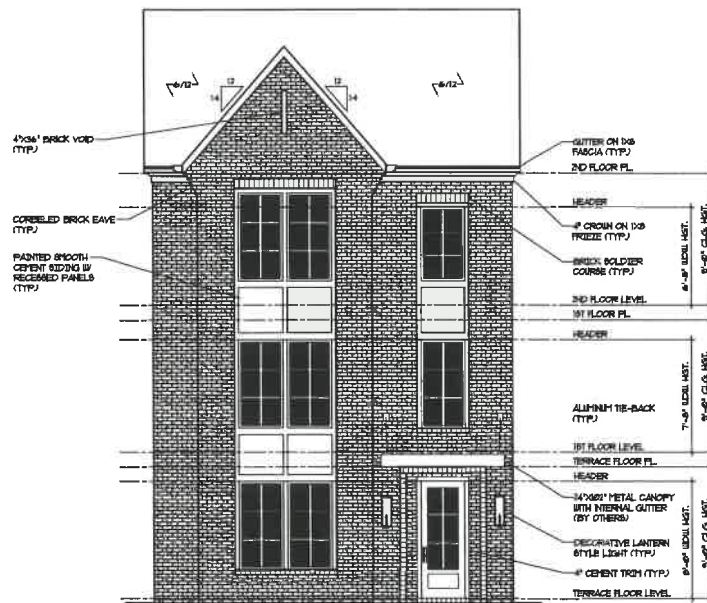
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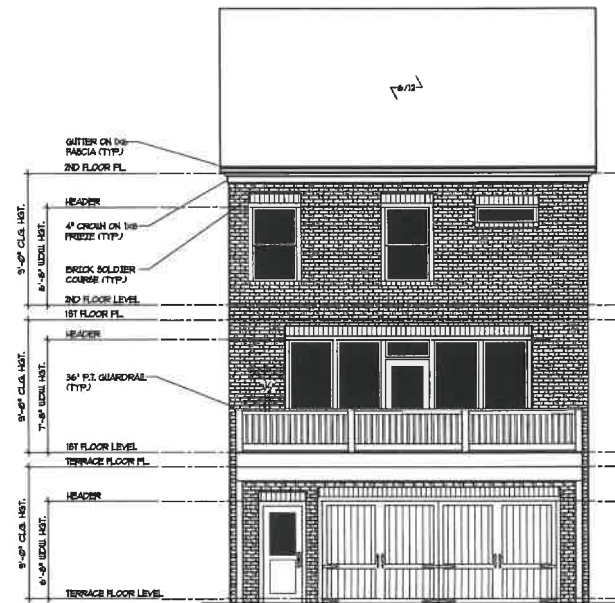
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REAR ELEVATION "B"

SCALE: 1/4" = 1'-0"

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Marietta, GA 30068
Phone: 678-497-4938

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SERVICES
LLC

THE IVEY

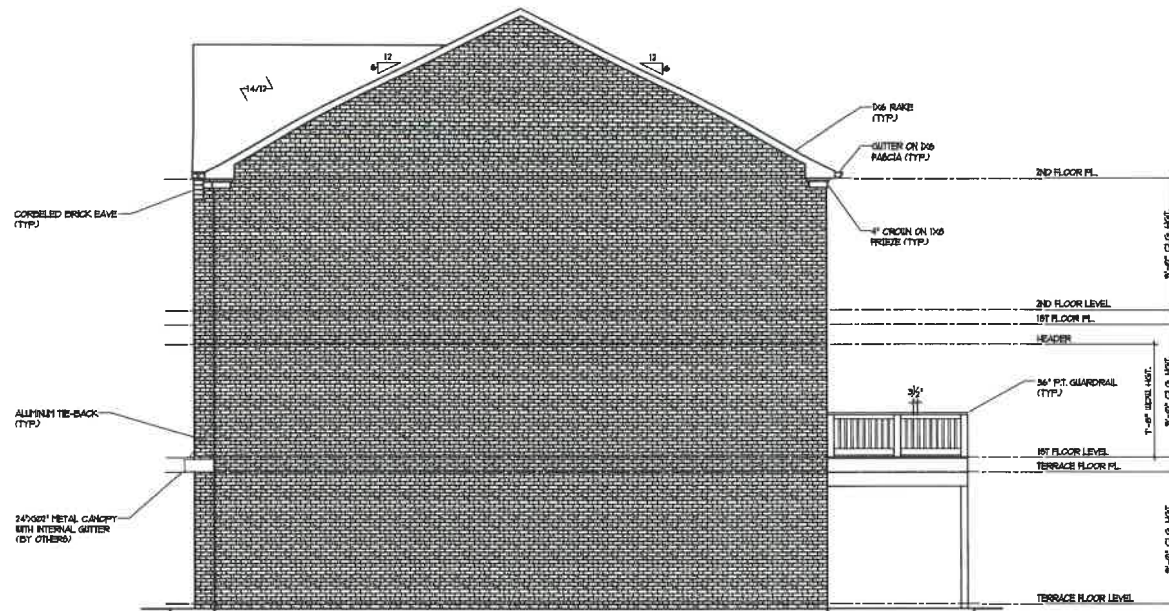
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SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412



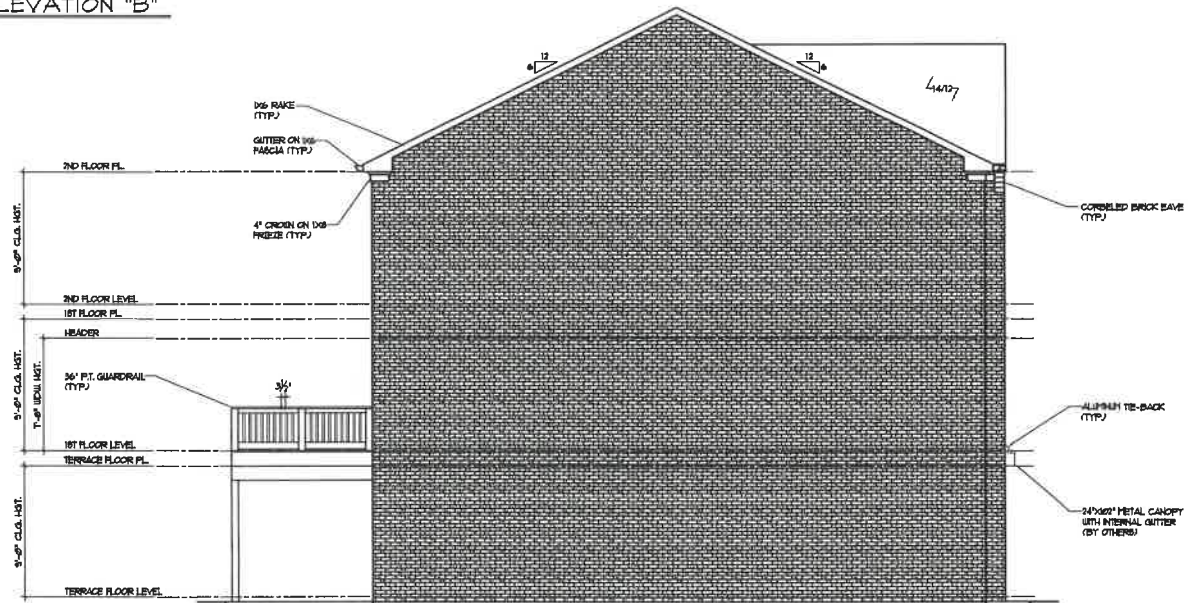
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CHECKED BY:	J.H.
DATE	09/14/20
REVISION	
NO.	DATE

Sheet No.

A-3



RIGHT ELEVATION "B"
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LEFT ELEVATION "B"
SCALE: 1/4" = 1'-0"

PLANS NOT FOR CONSTRUCTION

1439 Vandeventer Way
Norcross, GA 30092
Phone: 678-447-4438

CADD
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SERVICES
LLC

THE IVEY

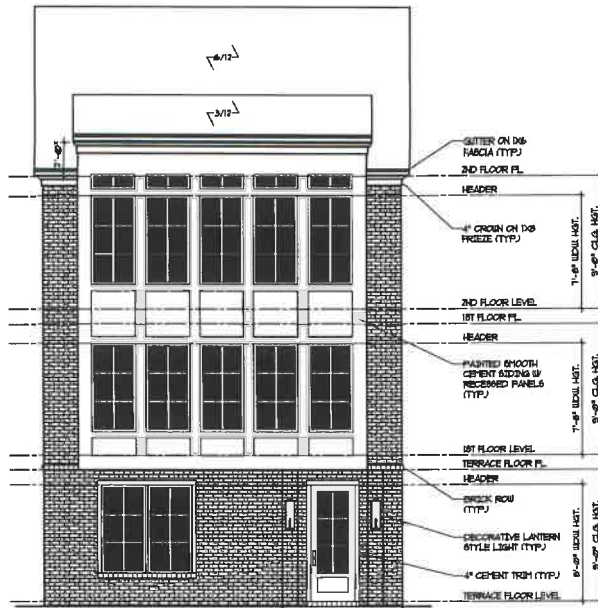
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Phone: 678-643-3412



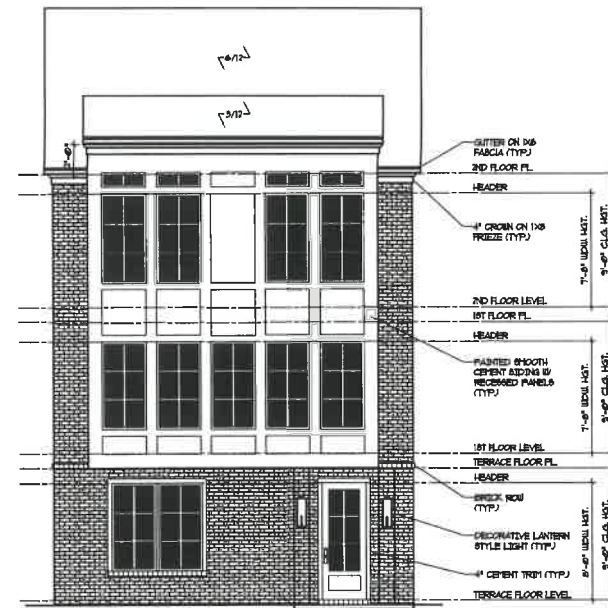
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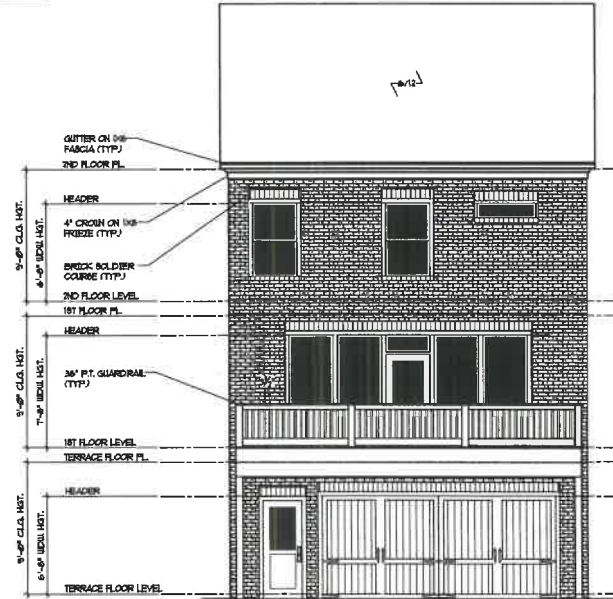
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SECOND FLOOR PLAN "C"
W/ BEDROOM #3
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REAR ELEVATION "C"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

1438 Vineland Way
Marietta, GA 30066
Phone: 770-491-4633

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53384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-663-3412



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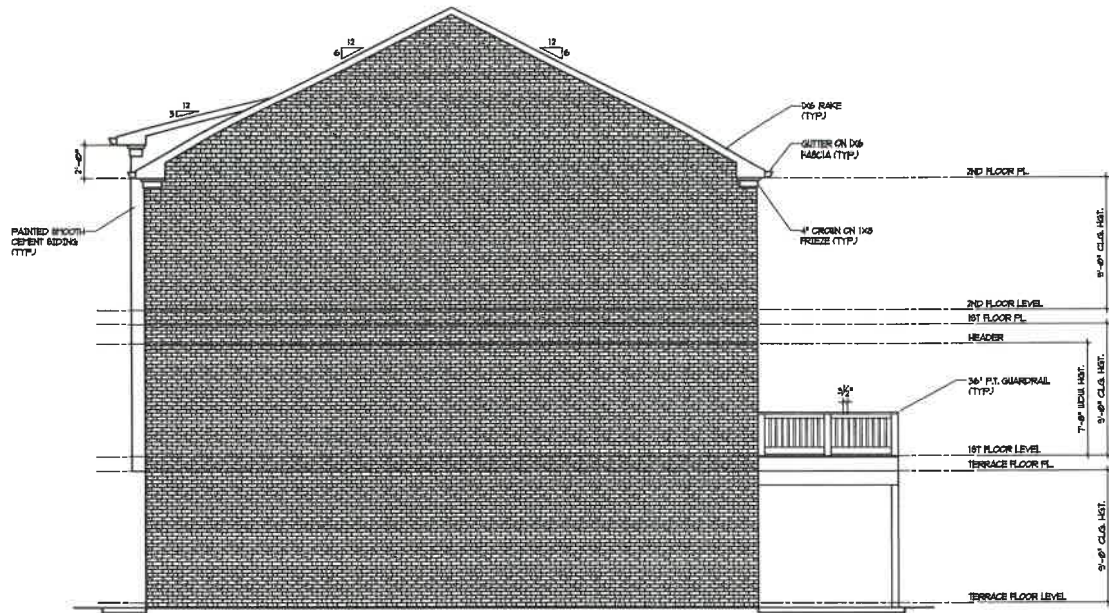
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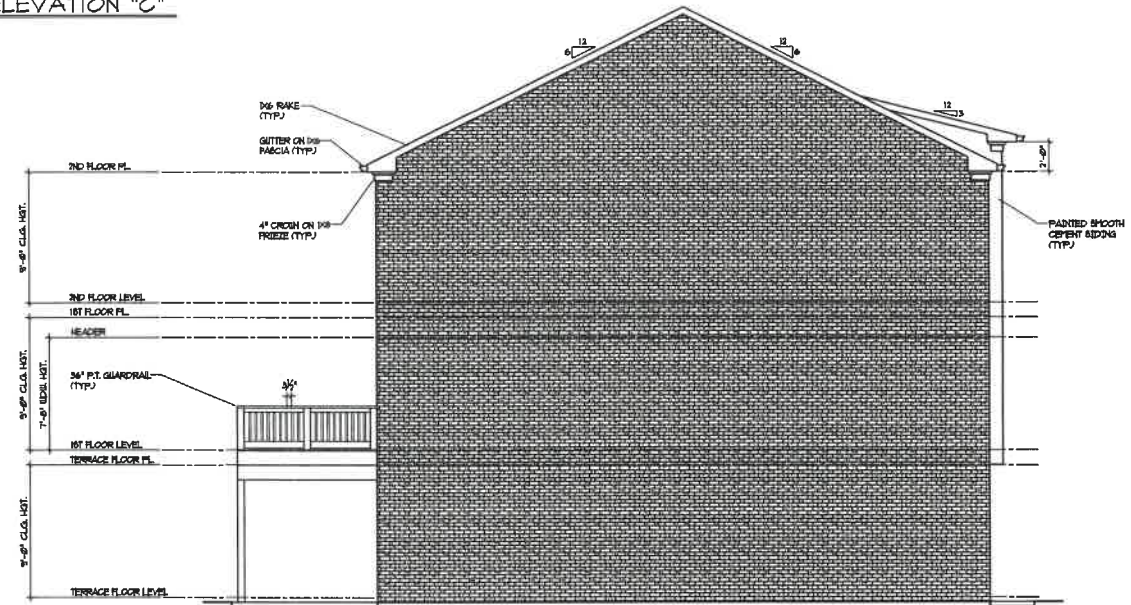
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LEFT ELEVATION "C"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

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Marietta, Ga. 30066
Phone: 678-671-4039

CADD
DRAFTING
SERVICES
LLC

THE IVEY

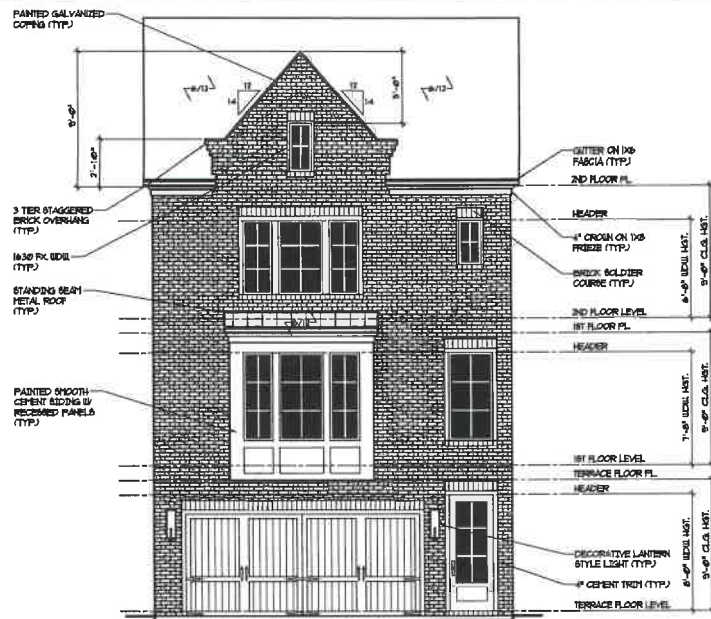
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SUITE 125
ATLANTA, GA. 30326
Phone: 678-613-3412

Headshand
ARCHITECTS

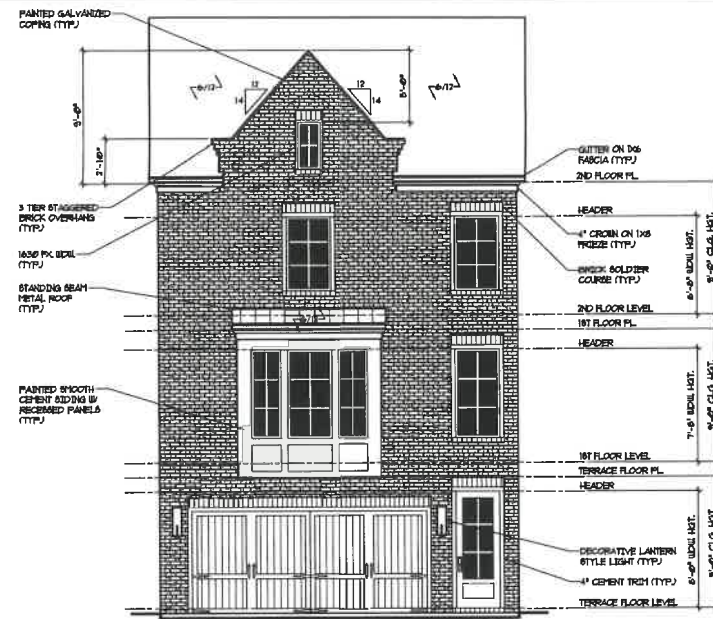
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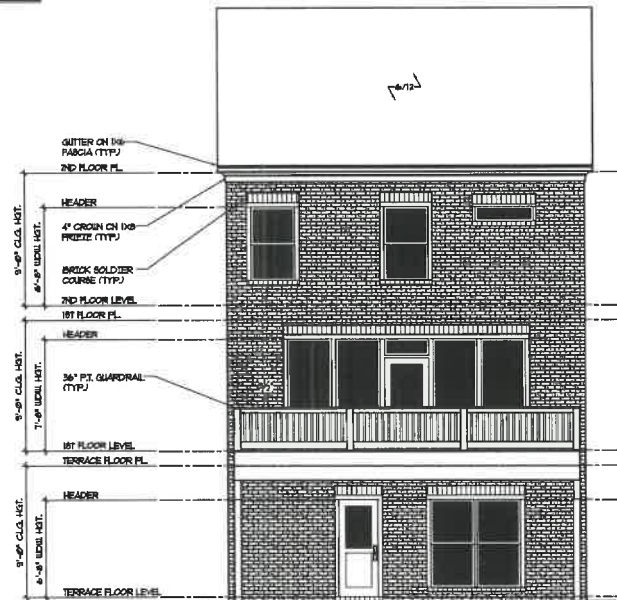
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SECOND FLOOR PLAN "A"
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REAR ELEVATION "A"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

1488 Vantage Way
Norfolk, VA 23502
Phone: 757-497-4328

CADD
DRAFTING
SERVICES
LLC

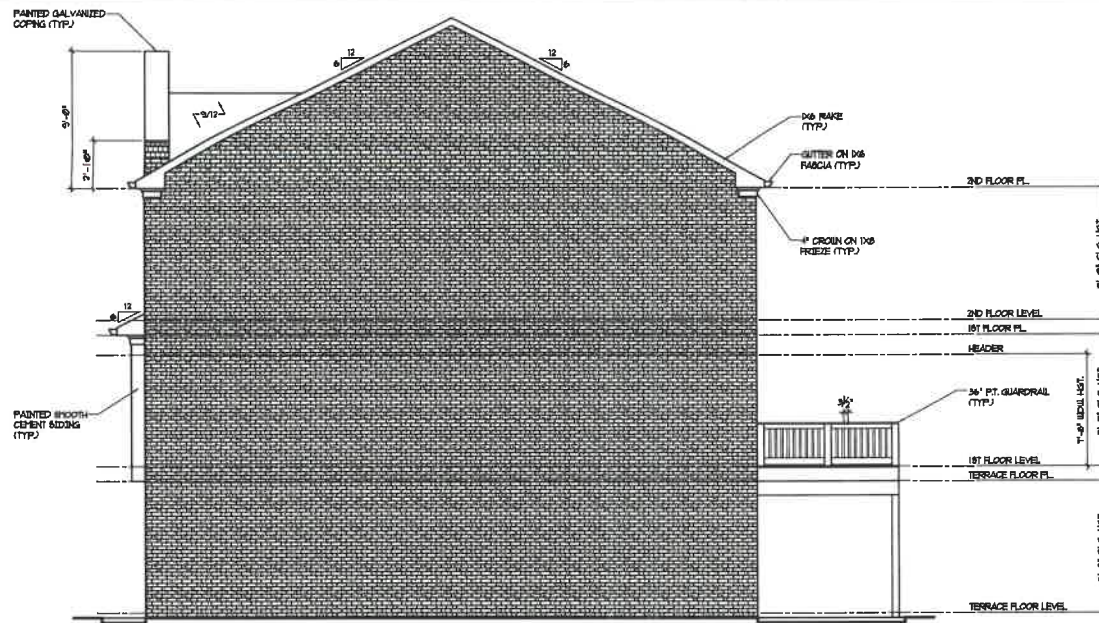
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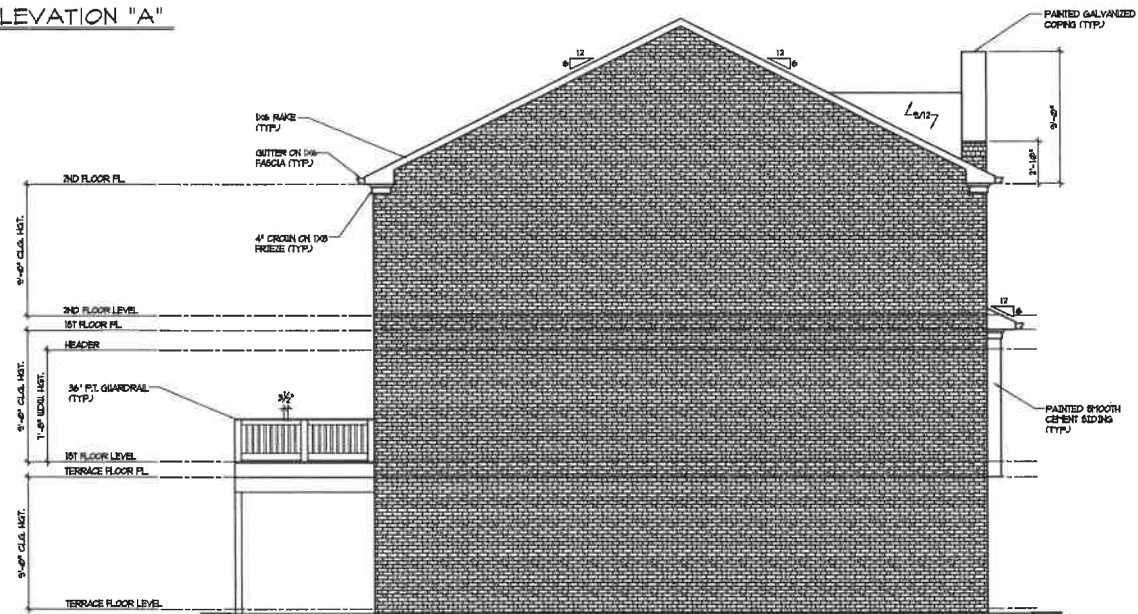


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RIGHT ELEVATION "A"
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LEFT ELEVATION "A"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

1538 Vinecroft Way
Marietta, GA 30068
Phone: 678-487-4838

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DRAFTING
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LLC

THE IVEY
FRONT ENTRY

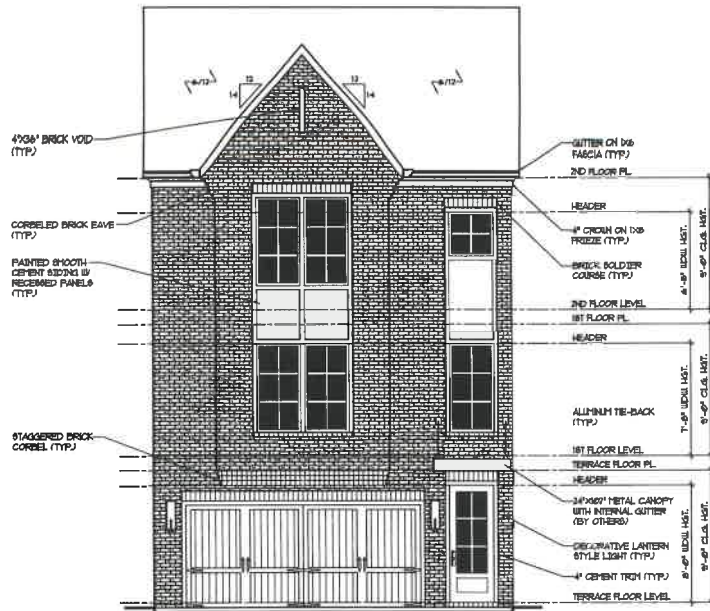
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Phone: 678-643-3412



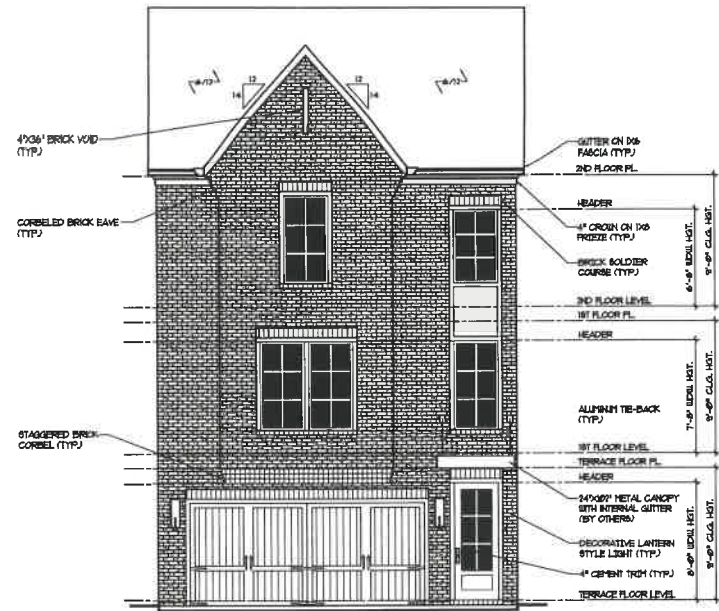
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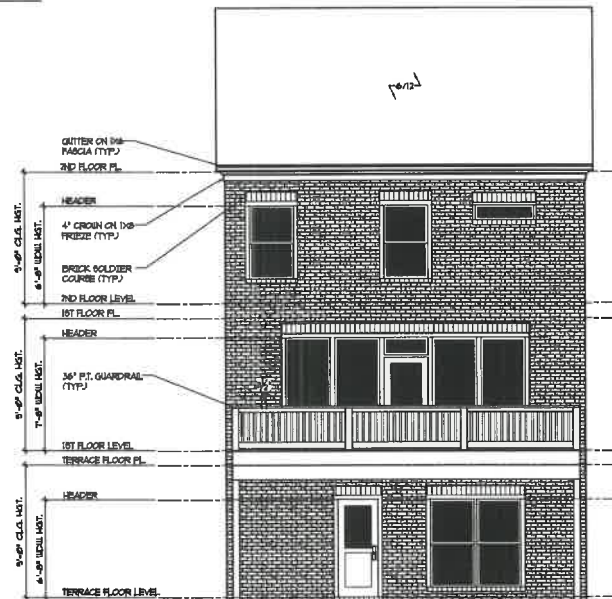
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SECOND FLOOR PLAN "B"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 4'-0" CLS. 10T.



REAR ELEVATION "B"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

148 Venable Way
Marietta, GA 30066
Phone: 678-487-4888

CADD
DRAFTING
SERVICES
LLC

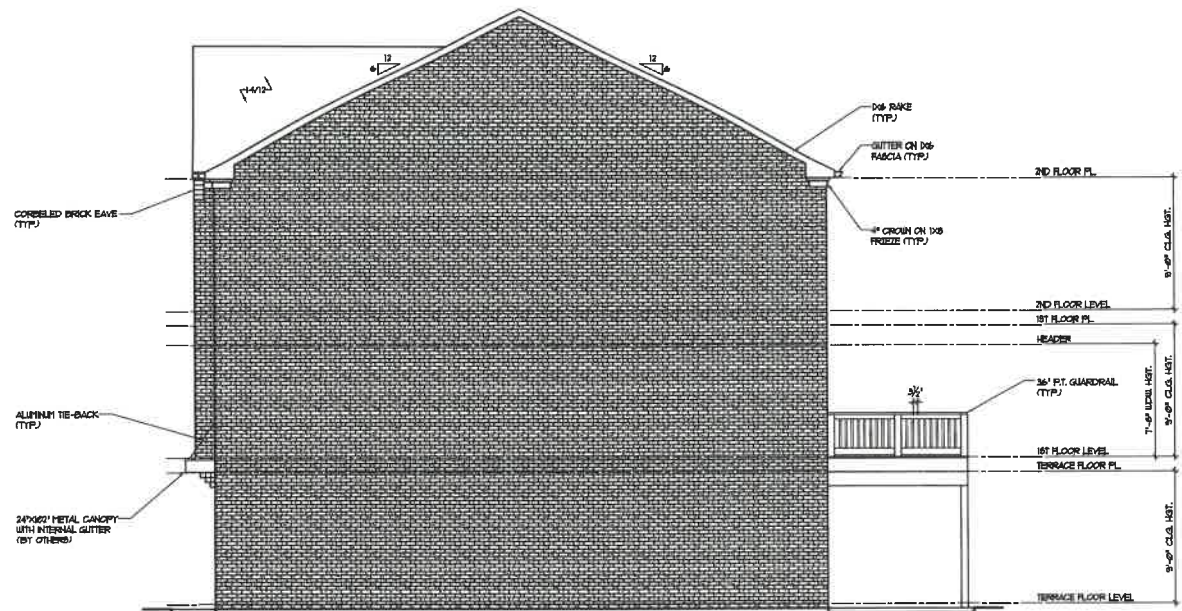
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FRONT ENTRY

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SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412

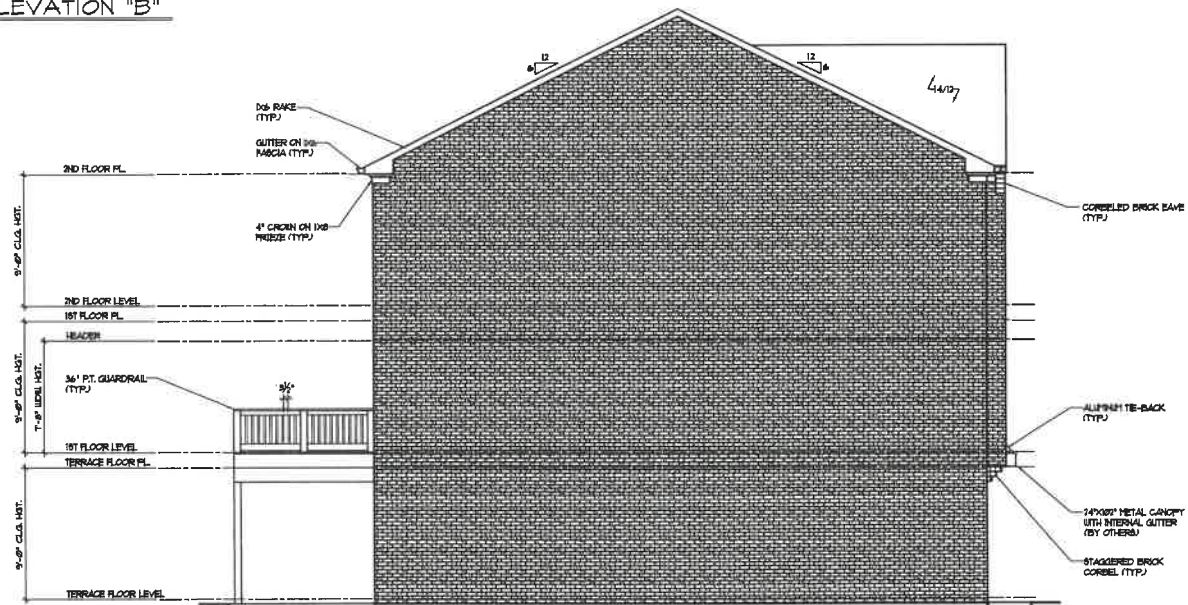


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NO.	DATE

Sheet No.
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RIGHT ELEVATION "B"
SCALE: 1/4" = 1'-0"



LEFT ELEVATION "B"
SCALE: 1/4" = 1'-0"

PLANS NOT FOR CONSTRUCTION

100 Newell Ave
Suite 100
Atlanta, GA 30326
Phone: 678-643-1465

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LLC

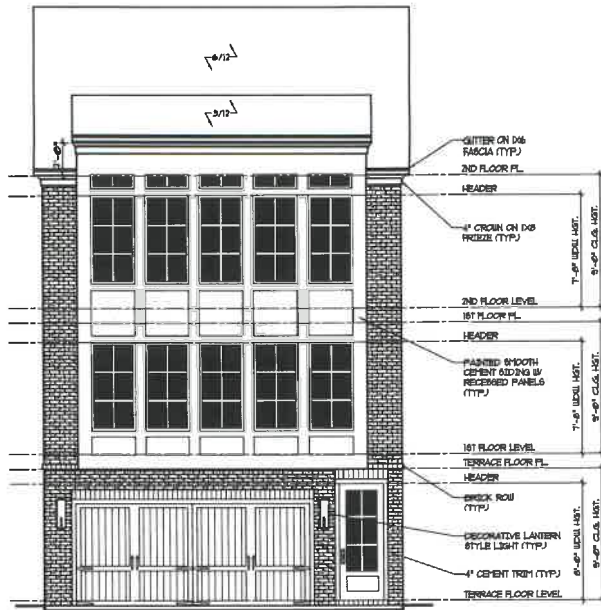
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FRONT ENTRY

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Atlanta, GA 30326
Phone: 678-643-3412

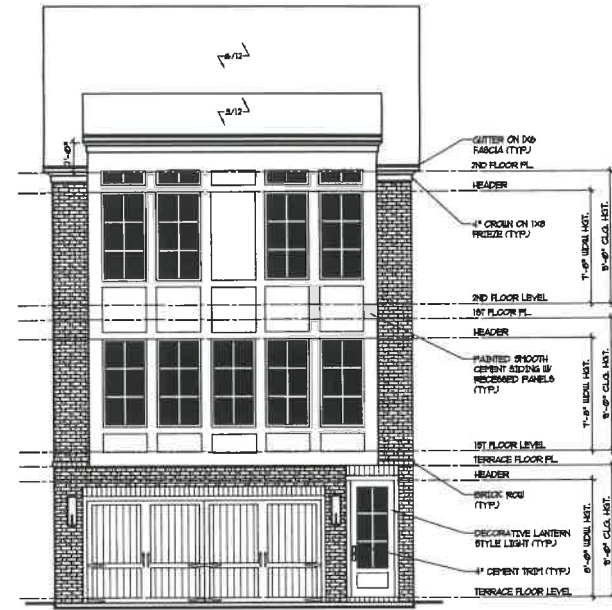


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REVISED	
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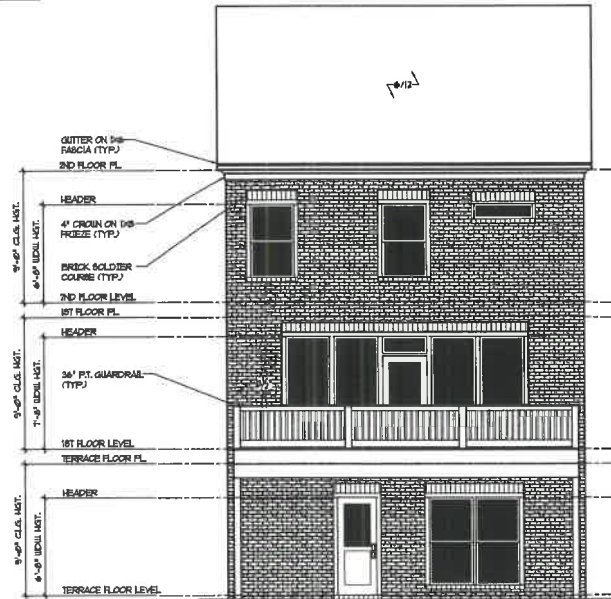
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SECOND FLOOR PLAN "C"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0"



REAR ELEVATION "C"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

148 Highland Way
Norfolk, VA 23504
Phone: 757-481-1838

CADD
DRAFTING
SERVICES
LLC

THE IVEY
FRONT ENTRY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412



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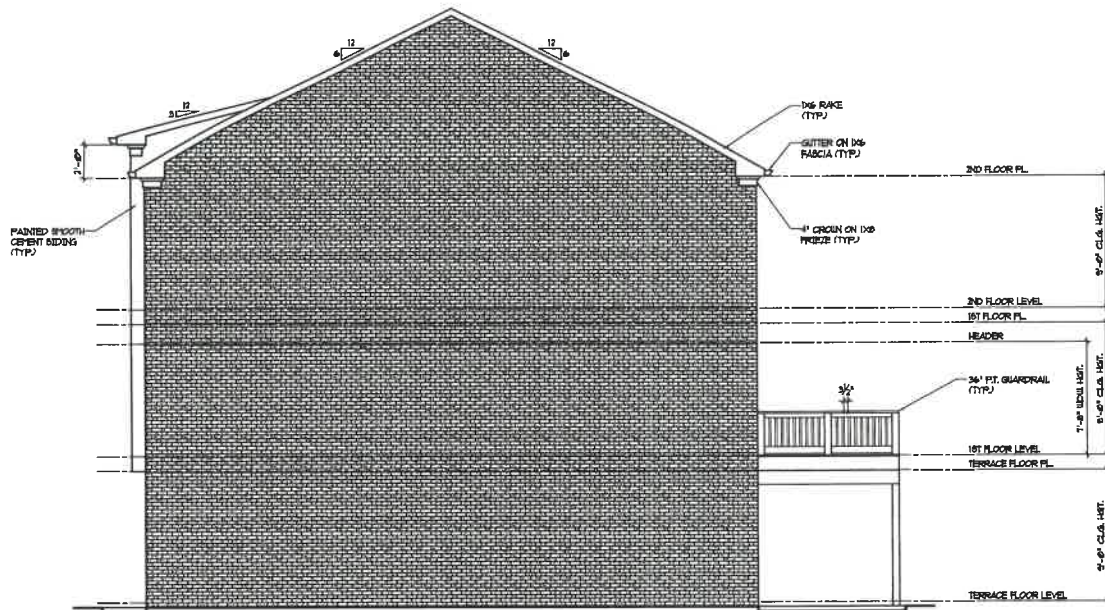
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DATE: 03/02/21

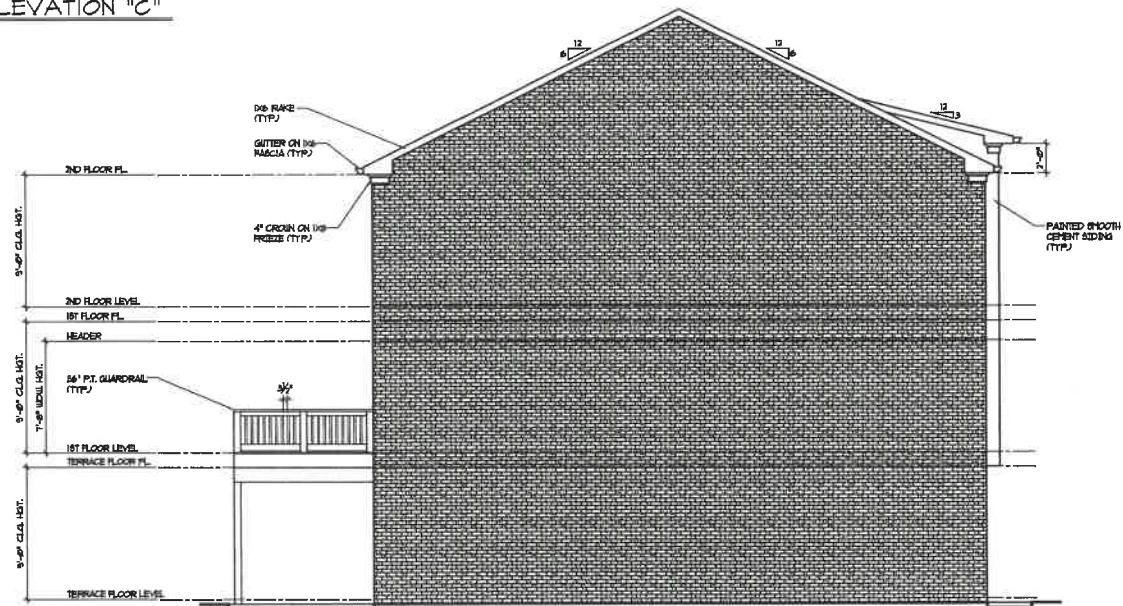
REVISED:

NO. DATE

A-5



RIGHT ELEVATION "C"
SCALE: 1/4" = 1'-0"



LEFT ELEVATION "C"
SCALE: 1/4" = 1'-0"

PLANS RELEASED FOR CONSTRUCTION

1539 Vandorsh Way
Marietta, GA 30066
Phone: 678-481-4888

CADD
DRAFTING
SERVICES
LLC

THE IVEY
FRONT ENTRY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412



COPYRIGHT 2021	
DRAWN BY:	J.H.
CHECKED BY:	J.H.
DATE	03/09/21
REVISION	
NO.	DATE

Sheet No.
A-6













January 30, 2025

Pam Powers
Project Coordinator
Moore Bass Consulting
1350 Keys Ferry Ct.
McDonough, GA 30253

- RE: 33 Townhome use in Newnan, GA, Parcel # 098A 295

Ms. Powers,

I am writing per your request to confirm that Newnan Utilities will be the 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 Numbers 098A 295
- 8.50 Acres
- 33 Townhomes
- Attached concept plan

1. 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 of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer 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.

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

- 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.

2. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of 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 engineer 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





City of Newnan, Georgia - Mayor and Council

Date: February 11, 2025

Agenda Item: Rezoning Request for RZ2025-03 by Brett Sledge on behalf of The Turnstone Group; 63.09± acres located off Newnan Crossing Boulevard East and Diplomat Parkway (Tax Parcel #s 086 5044 005; 086 5044 004; 098 5052 001; 086 5044 015); From OI-2, CGN and OCR to MXD – **For Information Only**

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: To inform the City Council that RZ2025-03 will be going before the Planning Commission for consideration and a recommendation on the requested change in zoning.

Land Owners	Tax ID Numbers	Acreage	Location
ASF TAP GA V, LLC	086 5044 005	22.46± acres	1400 Newnan Crossing Blvd E
	098 5052 001	15.573± acres	65 Diplomat Pkwy
	086 5044 004	15.39± acres	2 Diplomat Pkwy
City of Newnan	086 5044 015	9.665± acres	Diplomat Pkwy

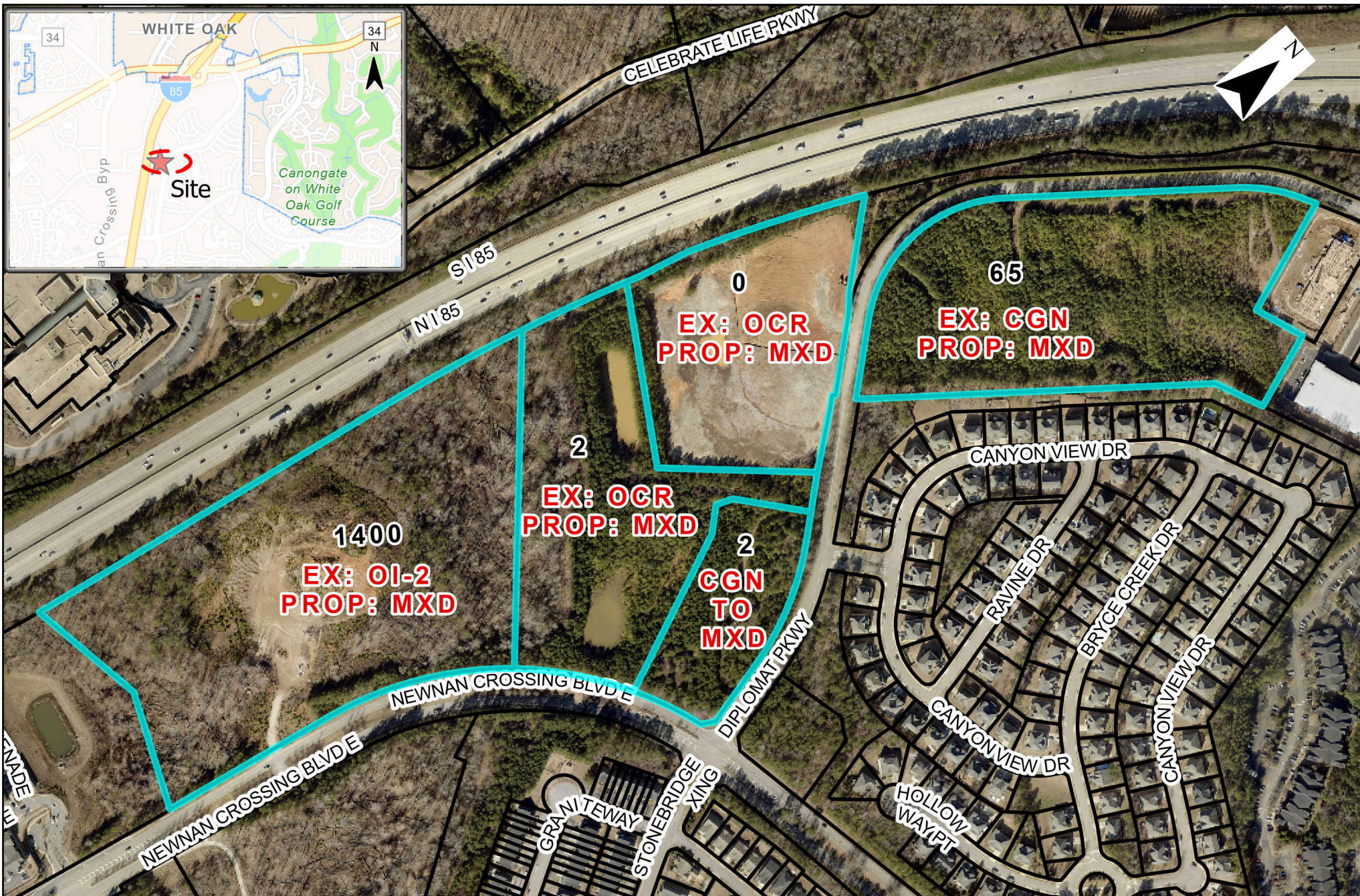
Background: The petitioner is requesting a change in zoning from OI-1 (Low Density Office and Institutional District), CGN (General Commercial District) and OCR (Open Space, Conservation and Recreation District) to MXD (Mixed Use District). The proposed mixed-use development will include 258 townhome units, 52 single-family rear load lots, 36 single-family front load lots, 28 condo units and 36,000 square feet of commercial space.

Because this development has been determined to be a Development of Regional Impact (DRI), it must be reviewed by both the Three Rivers Regional Commission and the Georgia Regional Transit Authority (GRTA) to determine transportation and land use impacts on the region. While the project is going through this process, no public hearings or decisions can be made by either the Planning Commission or the City Council. Therefore, it may be several months before this item is brought back to the City Council for a final decision.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



TURNSTONE GROUP

January 31, 2025
Tracy Dunnivant
City of Newnan
25 Lagrange St.
Newnan, GA 30263

RE: Application by Turnstone Group to Amend the Zoning Map

Dear Ms. Dunnivant:

Turnstone Group, the Applicant in the below-described properties (“the Property”) in the City of Newnan, Georgia submits this application to amend the zoning map to allow rezoning of approximately 63.09 acres to be rezoned from a combination of OI-2, CGN, and OCR, to MXD.

The relevant properties are as follows: (i) parcel number 086 5044 005 +/- 22.46 acres, currently zoned OI-2; (ii) parcel number 086 5044 004 (+/- 15.385 Acres), currently zoned CGN; (iii) parcel number 086 5044 015 (+/- 9.67 Acres), currently zoned OCR; and (iv) parcel number 098 5052 001 (+/- 15.57 acres), currently zoned CGN. Turnstone Group is the asset manager for ASF TAP GA V LLC, the owner of parcels 086 5044 005, 086 5044 004, and 098 5052 001. Parcel number 086 5044 015 is currently owned by the city. ASF TAP GA V LLC plans to acquire that parcel in a land swap.

Due to the COVID-19 pandemic and changing market conditions, office space demand has decreased sharply, rendering the current zoning unusable and unsellable. By rezoning to MXD, the property would align with the future land plan and allow for a cohesive design that is able to offer a mix of housing types and commercial amenities to the LINC trail.

The development will consist of 374 housing units, along with eight commercial buildings, totaling 36,000 square feet. Additionally, the development will include the construction of a pedestrian connection across Newnan Crossing Boulevard to the existing LINC Trail.

The proffered conditions provided in the attached zoning application packet include a sign package and elevations of the various product types that may be offered. The additional proffered conditions are consistent with MXD zoning and current market conditions.

Newnan Utilities has confirmed it has ample capacity to serve the proposed development and that its infrastructure is located ten feet from the property.

Turnstone Group has attached all materials required per the application form and applicable Ordinance provisions. Should you have any questions about the material submitted, please do not hesitate to contact me.

Thanks,

Brett Sledge



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 Turnstone Group

Mailing Address 1170 Peachtree St NE STE 1150, Atlanta, GA 30309

Telephone 404-477-6803

Email: bsledge@turnstonegroup.com

Property Owner (Use back if multiple names) ASF TAP GA V LLC; City of Newnan

Mailing Address 3565 Piedmont Rd NE, Building One, STE 200, Atlanta, GA 30305

Telephone 404-477-6803

Address/Location of Property 1400 Newnan Crossing BLVD, 2 Diplomat PKWY, 65 Diplomat PKWY, Diplomat PKWY

Tax Parcel No.: 086 5044 005; 086 5044 004; 098 5052 001; 086 5044 015

Land Lot 20

District/Section 5

Size of Property (Square Feet or Acres) 63.09

Present Zoning Classification: OI-2; CGN; CGN; OCR

Proposed Zoning Classification: MXD

Present Land Use: Undeveloped Land

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 _____

Due to the COVID-19 pandemic and changing market conditions, office space demand has drastically decreased, rendering the current zoning unusable.
~~The requested zoning follows the future land use plan.~~

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 _____

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? _____

The site's larger size allows it to accommodate a mix of residential product types, commercial offerings, and both public and private amenities, whereas smaller neighboring parcels are zoned for a single use. Additionally, the site's proximity to and proposed connection with the LINC make it uniquely suited for MXD zoning. This designation allows for increased residential density near the LINC, enhancing access while also supporting business that serve residents using the LINC system

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

31 day of JANUARY, 20

Signature of Applicant



Kelsey Muir Beattie
Notary Public

(Affix Raised Seal Here)

Kelsey Muir Beattie
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 10/01/2027

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 01/13/25

RECEIVED BY: Tracy S. Dupont

DATE OF FILING: 01/31/2025

FILING FEE RECEIVED: \$1,103.41

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



Key Map



Neighborhood nodes with connected series of parks and green space areas

The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property

Access to LINC Trail and connecting to retail area

The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property

Retail along frontage with residential above - 14 un

Small retail node at intersection with residential above - 14 un

Development Summary

Lot Type	Pod A	Pod B	Pod C
Retail	18,000 sf	18,000 sf	-
Townhome	51 un	47 un	160 un
Rear Load Lots	26 un	26 un	-
Front Load Lots	19 un	17 un	-
Condo	14 un	14 un	-
Totals	110 un	104 un	160 un

Property Owner
ASF TAP GA V
Contact: Brett Sledge
1170 Peachtree Street, Suite 1150
Atlanta, GA 30309

Master Planner
Nelson Worldwide
Contact: Jeremy Hull
5200 Avalon Boulevard
Alpharetta, GA 30009



Rochester | **DECM**

Rochester & Associates, LLC
13200 Peachtree Industrial Blvd., Suite 202
Atlanta, GA 30324
770.714.0600 | ROCHESTER.COM

PRELIMINARY TREE MANAGEMENT PLAN
NEWMAN CROSSING

LAND LOT DISTRICT
13200 PEACHTREE INDUSTRIAL BLVD.
SUITE 202 ATLANTA, GA 30324

NO.	DATE	DESCRIPTION	REVISIONS



SHEET	2
DATE	03/08/20
DRAWN BY	J. J. J. J.
CHECKED BY	J. J. J. J.
DATE	03/08/20
DRAWN BY	J. J. J. J.
CHECKED BY	J. J. J. J.



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:

Zero lot lines for commercial buildings and some SF homes

Open container within the development

Allow for Alcohol-only establishments

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

Please see attached elevations and sign package 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

Brett Sledge, asset manager

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Kelsey Muir Beattie 1/31/2025

Signature of Notary Public Date

(Affix Raised Seal Here)

Kelsey Muir Beattie
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 10/01/2027



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January 31, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
Newnan Crossing - Parcels JKLNP

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:

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.



Signature of Applicant

Brett Sledge asset manager

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Kelsey Muir Beattie 1/31/2025

Signature of Notary Public Date

(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

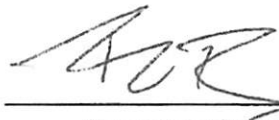
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner ASF TAP GA V LLC

Telephone Number 404-477-6803

Address of Subject Property 1400 Newnan Crossing BLVD, 2 Diplomat PKWY, 65 Diplomat PKWY

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.

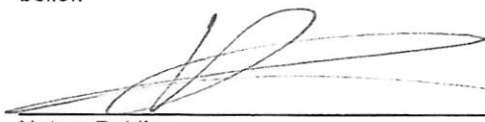


Signature of Property Owner
Todd TERWILLIGER

Personally appeared before me

Todd Terwilliger

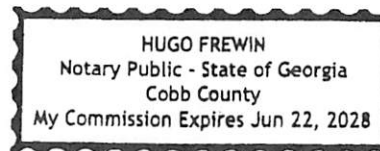
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.



Notary Public

Date

1/29/25



(Affix Raised Seal Here)



NEWNAN
CITY OF HOMES

City of Newnan, Georgia
Attachment A

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 zoning approval for property.

Name of Property Owner City of Newnan

Telephone Number 770-253-2682

Address of Subject Property Diplomat Parkway

Tax Parcel #086 5044 015

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

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

Megan Shea
Notary Public

1/29/25
Date



(Affix Raised Seal Here)

COMMUNITY IMPACT STUDY

NEWNAN CROSSING

NEWNAN, GEORGIA

JANUARY 2025

Prepared by

TURNSTONE GROUP

Introduction

The subject site is located along Diplomat Parkway and Newnan Crossing Boulevard. The site is comprised of four parcels listed as parcel numbers 086 5044 005, 086 5044 004, 098 5052 001, 086 5044 015 by the Coweta County Property Appraiser. The 086 5044 015 parcel is currently owned by the City of Newnan and will be acquired in a land swap. The remaining three parcels are currently owned by ASF TAP GA V LLC. Turnstone Group, the Applicant, is the asset manager for ASF TAP GA V LLC. Per the property cards in Appendix A, the total site is approximately 63.09 acres in size.

The development is proposed to consist of 258 townhome units, 88 detached single-family homes, and 28 condo units. The master concept plan is attached within Appendix B.

Since the development exceeds 150 units, a Community Impact Assessment is required. Input for determining the community impacts of the development were requested from the following agencies:

- The City of Newnan Police Department
- The City of Newnan Fire Department
- The City of Newnan Utilities
- The Coweta County School Board

The responses from these agencies are included in this report.

Through discussions with the city, it was determined that a new DRI will be needed for the development. As such, Turnstone Group is waiting for feedback from the DRI methodology meeting before performing a traffic study.

An analysis of the property taxes and impact fees is also discussed.

City of Newnan Police Department

A request was made to the City of Newnan Police Department for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix C.

Police Chief Blankenship provided a letter stating that once built, the development will likely result in an increase of approximately 484 calls, five motor vehicle incidents, and sixteen traffic stops over a two-year period. A copy of the letter can be found in Appendix C.

City of Newnan Fire Department

A request was made to the City of Newnan Fire Department for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix D.

Fire Chief Stephen Brown provided a letter stating that the Newnan Fire Department has the resources to provide services to the proposed development but that the growth in population will result in increased call volume and additional wear and tear on equipment.. A copy of the letter can be found in Appendix D.

Newnan Utilities

A request was made to Newnan Utilities for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix E.

Scott Tolar provided a letter stating that Newnan Utilities has ample capacity to serve the proposed development. A copy of the letter can be found in Appendix E.

Coweta County School Board

A request was made to Coweta County School Board for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix F.

Ronnie Cheek provided a letter stating that some of the schools serving the area are now at or near capacity and requested that the developer provide notice prior to starting construction. A copy of the letter can be found in Appendix F.

Tax Revenue

Parcel 086 5044 005 has a 100% appraised value of \$2,105,625 per the 2024 Annual Assessment Notice in Appendix G

Parcel 086 5044 004 has a 100% appraised value of \$577,125 per the 2024 Annual Assessment Notice in Appendix G

Parcel 086 5044 015 is owned by the City of Newnan and does not have an Annual Assessment Notice. The Current Value of \$ 725,250 from the parcel's property card was used for purposes of deriving the combined 100% appraised value

Parcel 098 5052 001 has a 100% appraised value of \$1,459,688 per the 2024 Annual Assessment Notice in Appendix G

Combined, the current 100% appraised value is \$4,867,688.

At an average appraised value of \$400,000 for each of the 258 townhomes and \$500,000 for each of the 88 single family homes plus \$3,000,000 for each of the eight commercial buildings, the approximate fair market value of the site will increase by \$171,200,000. The below table summarizes the estimated increase in property tax revenue.

Estimated Increase in Annual Property Tax Value				
Parcel	Existing Appraised 100% Value			
086 5044 005	\$2,105,625.00			
086 5044 004	577,125.00			
086 5044 015*	725,250.00			
098 5052 001	1,459,688.00			
Existing Combined 100% Appraised Value	\$4,867,688.00			
Estimated New Residential 100% Appraised Value	147,200,000.00			
Estimated New Commercial 100% Appraised Value	24,000,000.00			
Combined Value	171,200,000.00			
Estimated New 100% Appraised Value	\$176,067,688.00			
Estimated 40% Assessed Value	\$70,427,075.20			
Estimated 2024 Tax	Coweta County	Coweta County Schools	City of Newnan	
086 5044 005	\$3,948.47	\$12,979.07	\$2,317.87	
086 5044 004	1,082.22	3,557.40	635.30	
098 5052 001	2,737.21	8,997.51	1,606.82	
Taxing Authority	Millage Rate	Existing Assessment	Improved Taxable Value	Estimated Increase in Property Tax
Coweta County	0.004688	\$7,767.90	\$330,162.13	\$322,394.23
Coweta County Schools	0.015410	25,533.98	1,085,281.23	1,059,747.25
City of Newnan	0.002752	4,559.99	193,815.31	189,255.32
Total		\$37,861.87	\$1,609,258.67	\$1,571,396.80

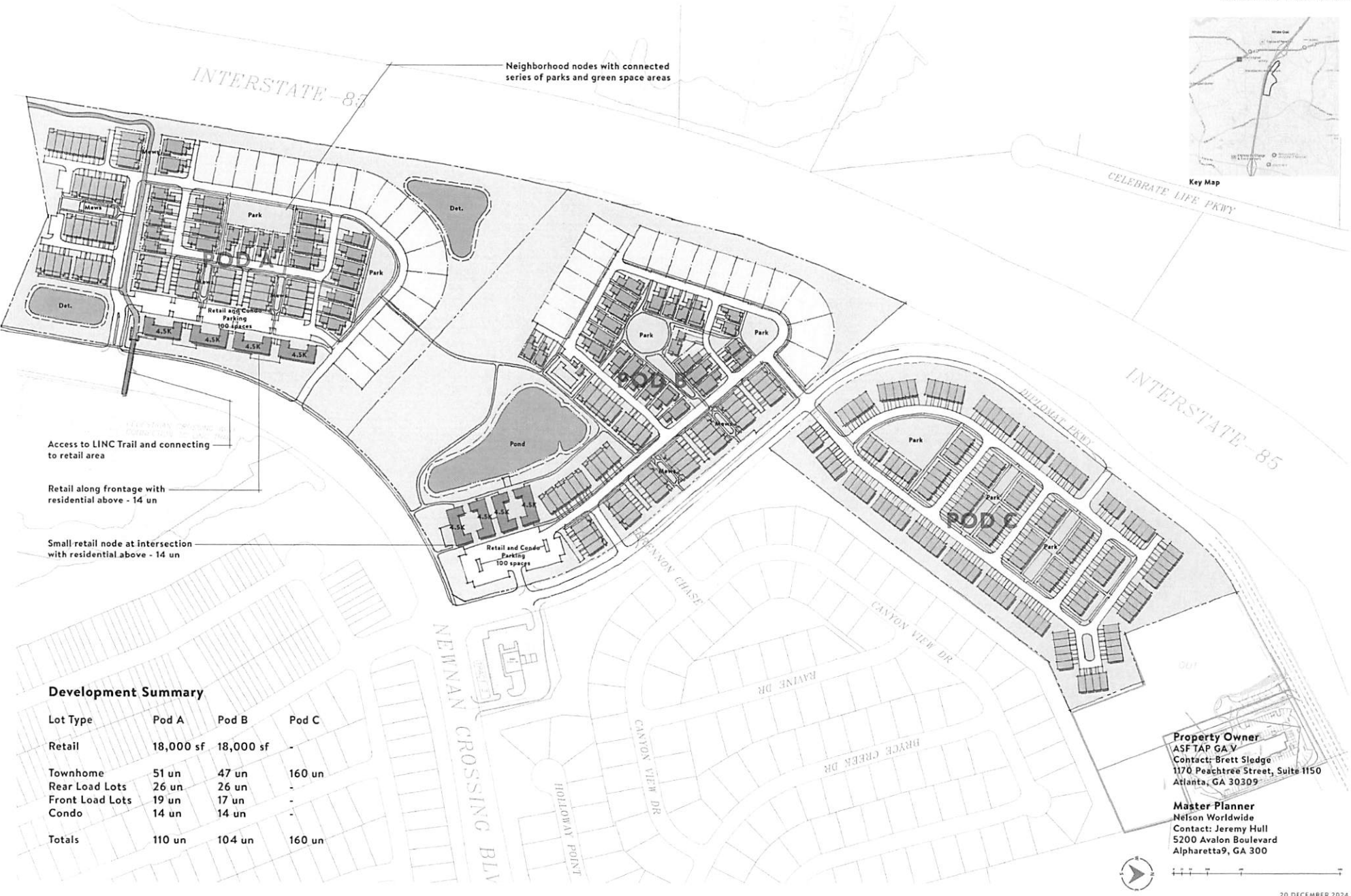
* Currently owned by the City of Newnan

Impact Fees

Based on the current Development impact fee assessments for new residential developments within the City of Newnan, plus estimates from the city on Development Impact Fees from the commercial buildings, the development will generate \$454,438.98 in impact fees.

Fee Type	Unit Cost	Units	Total
Residential Development Fee	\$1,110.81	374	\$415,442.94
Commercial Development Fee*	n/a	n/a	38,996.04
Total			\$454,438.98

** Estimate based on discussions with city staff*



Neighborhood nodes with connected series of parks and green space areas

Access to LINC Trail and connecting to retail area

Retail along frontage with residential above - 14 un

Small retail node at intersection with residential above - 14 un

Development Summary

Lot Type	Pod A	Pod B	Pod C
Retail	18,000 sf	18,000 sf	-
Townhome	51 un	47 un	160 un
Rear Load Lots	26 un	26 un	-
Front Load Lots	19 un	17 un	-
Condo	14 un	14 un	-
Totals	110 un	104 un	160 un

Property Owner
ASFTAP GA V
Contact: Brett Sledge
1170 Peachtree Street, Suite 1150
Atlanta, GA 30309

Master Planner
Nelson Worldwide
Contact: Jeremy Hull
5200 Avalon Boulevard
Alpharetta9, GA 300

TURNSTONE GROUP

January 3, 2025

Chief Brent Blankenship
City of Newnan Police Department
1 Joesph Hannah Blvd
Newnan, GA 30263

RE: Community Impact Assessment – Newnan Crossing

Dear Mr. Blankenship:

Please find the attached conceptual site plan for a 374-unit mixed use development with 36,000 square feet of retail space. The site is located off of Diplomat Parkway and Newnan Crossing Boulevard across four parcel numbers: 086 5044 005; 086 5044 004; 086 5044 015; 098 5052 001 (property cards attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow for the proposed use. Since the proposed development exceeds 150 dwelling units, the City of Newnan requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity of each.

Please provide a letter indicating the estimated impact on your service area. If you have any questions, do not hesitate to contact me at 404-477-6803 or bsledge@turnstonegroup.com. You may provide your letter via email or hardcopy.

Thanks,

Brett Sledge



NEWNAN

POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

01/23/25

Reference: Turnstone Group Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 484 calls, 5 motor vehicle accidents and 16 traffic stops in a two-year period for this development.

There would be an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$16,500.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department

TURNSTONE GROUP

January 3, 2025

Chief Stephen Brown
City of Newnan Fire Department
23 Jefferson Street
Newnan, GA 30263

RE: Community Impact Assessment – Newnan Crossing

Dear Mr. Brown:

Please find the attached conceptual site plan for a 374-unit mixed use development with 36,000 square feet of retail space. The site is located off of Diplomat Parkway and Newnan Crossing Boulevard across four parcel numbers: 086 5044 005; 086 5044 004; 086 5044 015; 098 5052 001 (property cards attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow for the proposed use. Since the proposed development exceeds 150 dwelling units, the City of Newnan requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity of each.

Please provide a letter indicating the estimated impact on your service area. If you have any questions, do not hesitate to contact me at 404-477-6803 or bsledge@turnstonegroup.com. You may provide your letter via email or hardcopy.

Thanks,

Brett Sledge



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

January 16, 2025

Dear Mr. Sledge

The following information is regarding the request for a community impact analysis for your Newnan Crossing Concept.

Currently the Newnan Fire Department has the resources to provide services to the proposed plan. However, upon full completion, it could impact the specific area with a significant increase in population and traffic. The growth in population and traffic will ultimately result in increased call volume and response times to the proposed property and the current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

We've had request for impact analysis on other similar proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower in the future at the Newnan Fire Department.

Kind Regards,


Stephen Brown

TURNSTONE GROUP

January 3, 2025

Jeff Phillips
Newnan Utilities
70 Sewell Road
Newnan, GA 30263

RE: Community Impact Assessment – Newnan Crossing

Dear Mr. Phillips:

Please find the attached conceptual site plan for a 374-unit mixed use development with 36,000 square feet of retail space. The site is located off of Diplomat Parkway and Newnan Crossing Boulevard across four parcel numbers: 086 5044 005; 086 5044 004; 086 5044 015; 098 5052 001 (property cards attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow for the proposed use. Since the proposed development exceeds 150 dwelling units, the City of Newnan requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity of each.

Please provide a letter indicating the estimated impact on your service area. If you have any questions, do not hesitate to contact me at 404-477-6803 or bsledge@turnstonegroup.com. You may provide your letter via email or hardcopy.

Thanks,

Brett Sledge



January 13, 2025

Brett Sledge
Turnstone Group
1170 Peachtree Street NE, Suite 1150
Atlanta, GA 30309

- RE: Mix use in Newnan, GA, Parcel #'s 086 5044 005, 086 5044 004, 086 5044 015, and 098 5052 001

Mr. Sledge,

I am writing per your request to confirm that Newnan Utilities will be the 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 Numbers 086 5044 005, 086 5044 004, 086 5044 015, and 098 5052 001
 - 63.09 Acres
 - 36,000 Sq Ft of Retail and 374 Housing Units
 - Attached concept plan
1. 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 of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer 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.

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

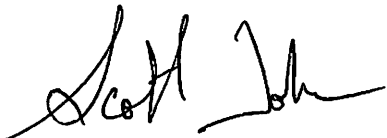
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of 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 engineer 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', with a stylized flourish at the end.

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



NELSON

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

TURNSTONE GROUP

January 3, 2025

Ronnie Cheek
Coweta County School System
170 Werz Industrial Drive
Newnan, GA 30263

RE: Community Impact Assessment – Newnan Crossing

Dear Mr. Cheek:

Please find the attached conceptual site plan for a 374-unit mixed use development with 36,000 square feet of retail space. The site is located off of Diplomat Parkway and Newnan Crossing Boulevard across four parcel numbers: 086 5044 005; 086 5044 004; 086 5044 015; 098 5052 001 (property cards attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow for the proposed use. Since the proposed development exceeds 150 dwelling units, the City of Newnan requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity of each.

Please provide a letter indicating the estimated impact on your service area. If you have any questions, do not hesitate to contact me at 404-477-6803 or bsledge@turnstonegroup.com. You may provide your letter via email or hardcopy.

Thanks,

Brett Sledge

Coweta County School System

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

January 27, 2025

Brett Sledge
Turnstone Group
1170 Peachtree Street NE
Suite 1150
Atlanta, GA 30309

RE: Letter of Impact 1226 Newnan Crossing Blvd.

Mr. Sledge,

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

The proposed development would potentially contain 374 residential units. The current school district lines would place students in this neighborhood in the following locations:

Newnan Crossing Elementary School (101% Capacity), Arnall Middle School (74% Capacity), and East Coweta High School (108%).

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

DEVELOPMENT SUMMARY REPORT

NEWNAN CROSSING

NEWNAN, GEORGIA

JANUARY 2025

Prepared by

TURNSTONE GROUP

Introduction

The total site consists of +/- 63.09 acres spread across three sperate pods, tentatively called Terrace at Newnan Crossing (Pod A), Courtyards at Newnan Crossing (Pod B), and Towns at Newnan Crossing (Pod C). There will be 88 single-family homes (19.24% of the total acreage), 258 townhomes (17.48% of the total acreage), 28 condo units (7.09% of the total acreage). The Floor Area Ratio of the eight commercial parcels is 0.1679 in Pod A and 0.2051 in Pod B. The total common open space acreage is 44.19.

Terrace at Newnan Crossing (Pod A)

Principal/Accessory Uses:	Single Family detached: Site built or Modular Home; Triplex and Quadplex; Apartments Above Commercial Properties; Retail Sale – Miscellaneous; Insurance Agent; Nail salon; Food Services and Drinking Places
Gross Acreage:	+/- 22.46 acres
Open Space Acreage:	8.77 acres
Total Single-Family Homes:	45 homes
Single Family Acreage:	6.14 acres
Total Townhomes:	51 homes
Townhome Acreage:	2.63 acres
Density Controls:	2.3 SF units per acre. 2.5 TH units per acre
Commercial Square Footage:	18,000 square feet
Commercial Floor Area Ratio:	0.1679
Condo Unit Sizes:	920-1,950 square feet
Total Condo Units:	14 units
Principal Building Setbacks:	0' for commercial buildings SF: 5' front minimum. 5' side minimum or 0' with a 10' building separation for zero lot line product. 5' rear minimum TH: 5' front minimum. 4' minimum on end units with 10' building separation. 20' rear minimum
Maximum Building Height:	36 feet
Buffer Standards:	Developer shall provide a landscaping plan for the subdivision prior to any plantings The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse

vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property.

Public or Private Streets:	Public
Provision of Utilities:	Water/sewer utilities from Newnan Utilities. All utilities shall be underground.
Prospective Elevations:	Attached

Courtyards at Newnan Crossing (Pod B)

Principal/Accessory Uses:	Single Family detached: Site built or Modular Home; Triplex and Quadplex; Apartments Above Commercial Properties; Retail Sale – Miscellaneous; Insurance Agent; Nail salon; Food Services and Drinking Places
Gross Acreage:	+/- 25.06 acres
Open Space Acreage:	11.63 acres
Total Single-Family Homes:	43 homes
Single Family Acreage:	5.99 acres
Total Townhomes:	47 homes
Townhome Acreage:	2.42 acres
Density Controls:	2.0 SF units per acre. 2.1 TH units per acre
Commercial Square Footage:	18,000 square feet
Commercial Floor Area Ratio:	0.2051
Condo Unit Sizes:	920-1,950 square feet
Total Condo Units:	14 units
Principal Building Setbacks:	0' for commercial buildings SF: 5' front minimum. 5' side minimum or 0' with a 10' building separation for zero lot line product. 5' rear minimum TH: 5' front minimum. 4' minimum on end units with 10' building separation. 20' rear minimum
Maximum Building Height:	36 feet
Buffer Standards:	Developer shall provide a landscaping plan for the subdivision prior to any plantings The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse

vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property.

Public or Private Streets:	Public
Provision of Utilities:	Water/sewer utilities from Newnan Utilities. All utilities shall be underground.
Prospective Elevations:	Attached

Towns at Newnan Crossing (Pod C)

Principal/Accessory Uses:	Triplex and Quadplex
Gross Acreage:	+/- 15.57 acres
Open Space Acreage:	7.46 acres
Total Townhomes:	160 homes
Townhome Acreage:	5.97 acres
Density Controls:	10.5 TH units per acre
Principal Building Setbacks:	TH: 5' front minimum. 4' minimum on end units with 10' building separation. 20' rear minimum
Maximum Building Height:	36 feet
Buffer Standards:	Developer shall provide a landscaping plan for the subdivision prior to any plantings. The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property.
Public or Private Streets:	Public
Provision of Utilities:	Water/sewer utilities from Newnan Utilities. All utilities shall be underground.
Prospective Elevations:	Attached



(c) Copyright 2022 PulteGroup, Inc.

PROJECT: NEWNAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024





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PROJECT: NEWMAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024





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PROJECT: NEWMAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

DATE: 8/9/2024

SHEET: 1 of 10





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PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024





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PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024

NORTHBRIDGE

NAS FLORIDA TEXAS S-EAST N-EAST WEST MIDWEST



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PROJECT: NEWNAN CROSSING
REAR ENTRY GARAGE
PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024







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DATE: 8/9/2024

PRIMROSE

NAS

FLORIDA

TEXAS

S-EAST

N-EAST

WEST

MIDWEST



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PROJECT: NEWMAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

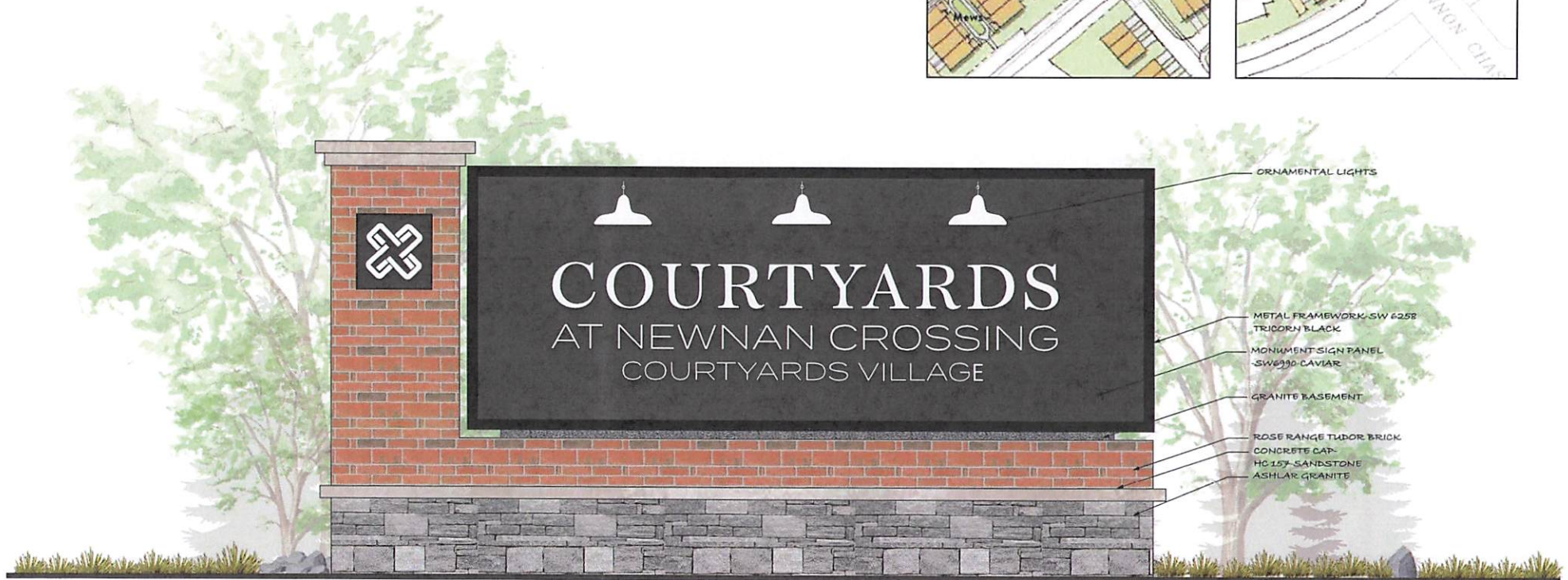
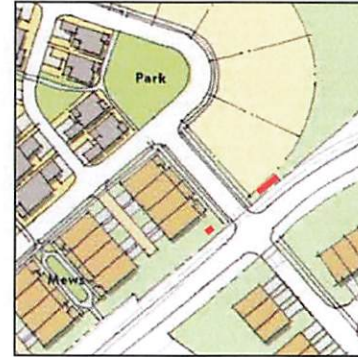
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SHEET: 1 of 10

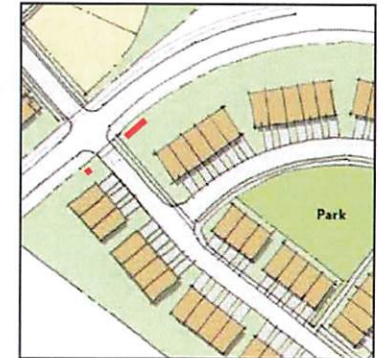














Newnan Crossing 9 Main North Street



VICINITY MAP



PROJECT DATA

BUILDING CODES:

The Current State Minimum Standard Codes

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2012 Edition, with Georgia Amendments (2014)
International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2014 Prescriptive Deck Details)
International Fire Code, 2012 Edition, with Georgia Amendments (2014)
International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)
International Mechanical Code, 2012 Edition, with Georgia Amendments (2014)
International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)
National Electrical Code, 2014 Edition (No Georgia Amendments)
International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2011)
For information and questions regarding the Life Safety Code NFPA 101 or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

International Swimming Pool and Spa Code, 2012 Edition, with Georgia Amendments (2014)
International Existing Building Code, 2006 Edition, with Georgia Amendments (2009)
International Property Maintenance Code, 2008 Edition, with Georgia Amendments (2009)
National Green Building Standard, 2008 Edition, with Georgia Amendments (2011)

HISTORY OF AND SPIRIT BEHIND THE ADA:

The Americans with Disabilities Act of 1990 (ADA) was signed into law on July 26, 1990, by President George H. W. Bush, and later amended with changes effective January 1, 2008.

The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, telecommunications, and it also applies to the United States Congress.

ADA Title II - Public Accommodations (and Commercial Facilities) - No individual may be discriminated against on the basis of disability with regards to the full and equal enjoyment of the goods, services, facilities, or accommodations of any place of public accommodation by any person who owns, leases (or leases to), or operates a place of public accommodation. Public accommodations include most places of lodging (such as inns and hotels), recreation, transportation, education, and dining, along with stores, care providers, and places of public display, among other things.

PROJECT DIRECTORY

OWNER:

Tom Crymes
President
Tomco Construction, Inc.

20 Oak Hill BLVD, Suite 200
Newnan, Georgia 30265
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

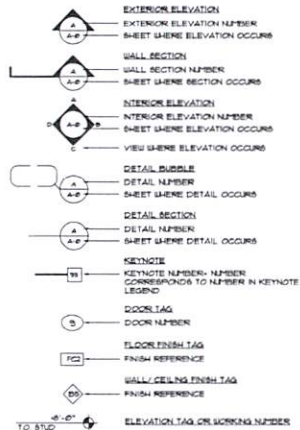
SHEET INDEX

ARCHITECTURAL:

A0.0 TITLE SHEET
A1.0 FIRST FLOOR LIFE SAFETY PLAN
A11 SECOND FLOOR LIFE SAFETY PLAN
A12 FIRST FLOOR PLAN
A13 SECOND FLOOR PLAN
A2.0 EXTERIOR ELEVATIONS
A21 EXTERIOR ELEVATIONS

Tom Crymes
President
Tomco Construction, Inc.
20 Oak Hill BLVD, Suite 200
Newnan, Georgia 30265
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

SYMBOL LEGEND



Concept Design Only

TITLE SHEET
9 MAIN NORTH

A0.0



Tom Crymes
President
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Newnan, Georgia 30265
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

reference drawings

no.	date	description	by	app'd
1	11-10-17	Issue for		
revisions				
designed by	scale			
project no.				
title				

SECOND FLOOR PLAN
9 MAIN NORTH

A1.3

1 SECOND FLOOR PLAN
3/16"=1'-0"

notes:
trusses are to be fitted with drywall ceiling in the bedrooms, closets,
bathrooms, and ceiling in living room and kitchen.
minimum ceiling height of 8'-0" in living room and kitchen.
minimum ceiling of 8'-0" in bedrooms and closets unless otherwise noted.
coordinate each floor height w/ structural drawings for additional information.



Newnan Crossing 9 Main South Street

VICINITY MAP



PROJECT DATA

BUILDING CODES:

The Current State Minimum Standard Codes

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2012 Edition, with Georgia Amendments (2014)
International Residential Code, 2012 Edition, with Georgia Amendments (2014)
International Fire Code, 2012 Edition, with Georgia Amendments (2014)
International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)
International Mechanical Code, 2012 Edition, with Georgia Amendments (2014)
International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)
National Electrical Code, 2014 Edition, with Georgia Amendments
International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
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PROJECT DIRECTORY

OWNER:

Tomco Construction
170 Oak Hill Blvd
Newnan GA 30255

ARCHITECTURAL:

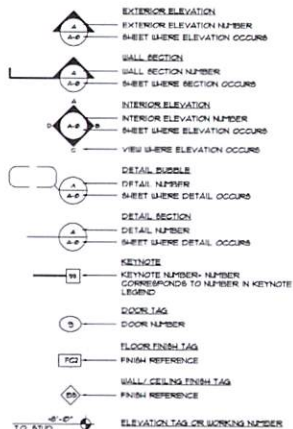
AB-0 TITLE SHEET
AB-1 FIRST FLOOR LIFE SAFETY PLAN
AB-2 SECOND FLOOR LIFE SAFETY PLAN
AB-3 FIRST FLOOR PLAN
AB-4 SECOND FLOOR PLAN
AB-5 EXTERIOR ELEVATIONS
AB-6 EXTERIOR ELEVATIONS

SHEET INDEX



Tom Crymes
President
Tomco Construction, Inc.
20 Oak Hill Blvd, Suite 200
Newnan, Georgia 30255
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

SYMBOL LEGEND



Concept Design Only

TITLE SHEET
9 MAIN SOUTH

A0.0



Tom Crymes
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20 Oak Hill BLVD, Suite 200
Newman, Georgia 30255
Office: 770-683-2333
tomco@tomcoconstruction.com
www.tomcoconstruction.com

reference drawings

no.	date	description	by	app'd.
1	11.05.15	Final Set		

issues & revisions

no.	date	description	by	app'd.
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SECOND FLOOR PLAN
9 MAIN SOUTH

A1.3

1 SECOND FLOOR PLAN

3/16" = 1'-0"

notes:
trusses are to be finished with drywall ceiling in the bedrooms, closets,
bathrooms. Wood ceiling in living room and kitchen.
minimum ceiling height of 10'-0" in living room and kitchen.
minimum ceiling of 9'-0" closets and bedrooms unless otherwise noted.
coordinate each floor height in structural drawings for additional information.

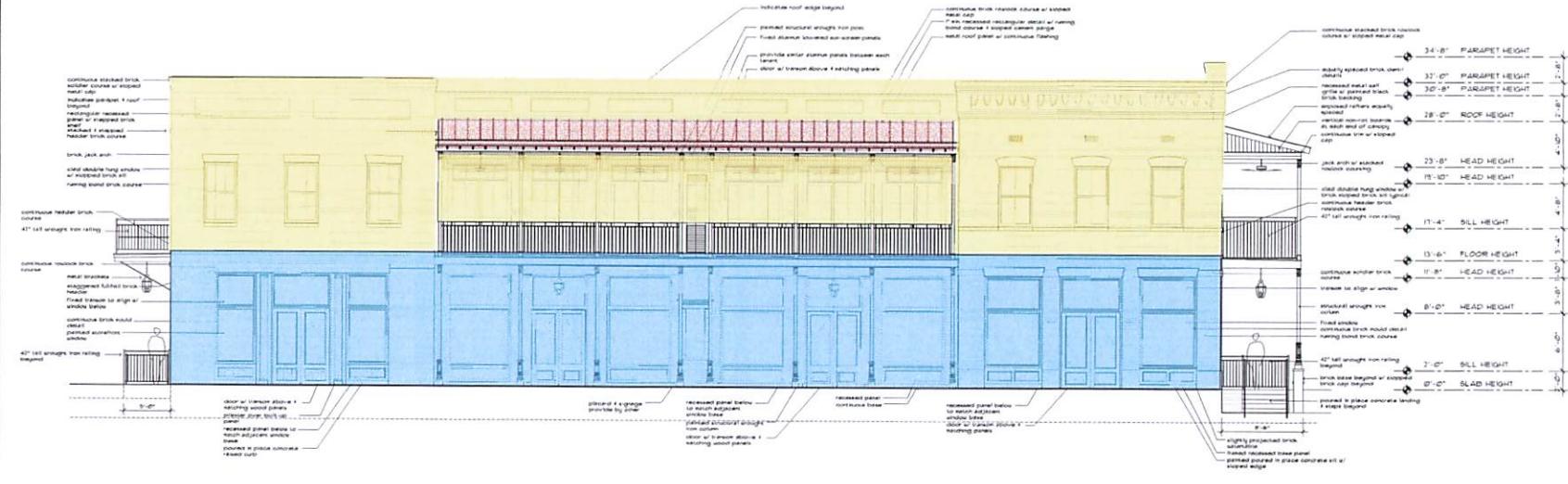


Hardi Board

brick



1 EAST EXTERIOR ELEVATION
3/16"=1'-0"



2 NORTH EXTERIOR ELEVATION
3/16"=1'-0"



Tom Crymes
President
Tomco Construction, Inc
20 Oak Hill Blvd, Suite 200
Newman, Georgia 30255
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

Sheet	Description
1	reference drawings
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EXTERIOR ELEVATIONS
9 MAIN SOUTH

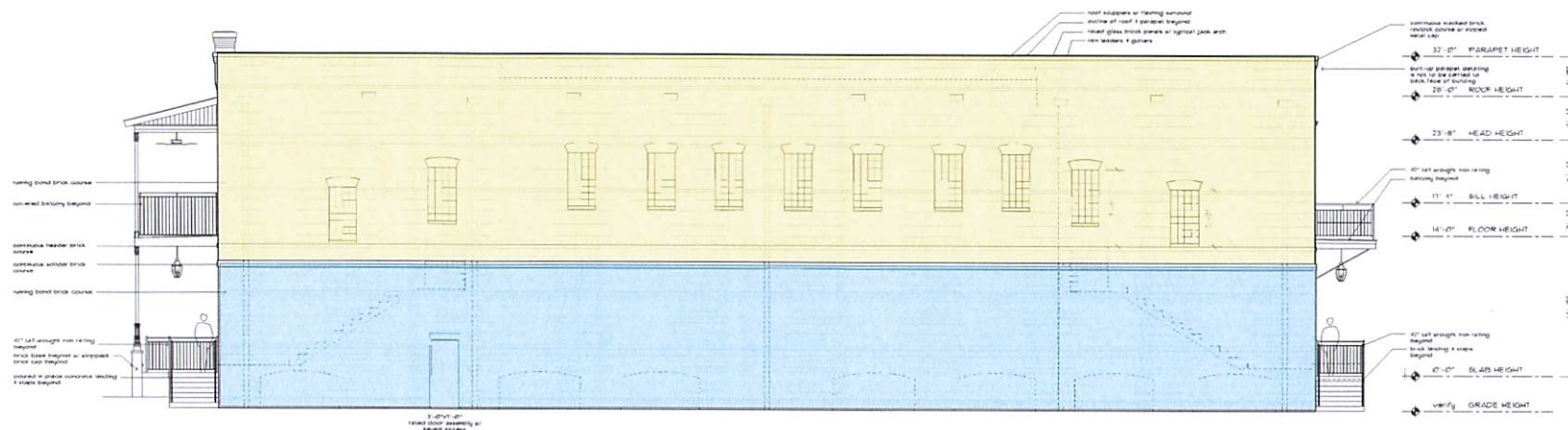
A2.0

A B C D E

Hardi Board
brick



1 WEST EXTERIOR ELEVATION
3/16"=1'-0"



2 SOUTH EXTERIOR ELEVATION
3/16"=1'-0"



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www.tomcoconstruction.com

reference drawings	
number	description
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issues & revisions	
drawn by	scale
	project no.
EXTERIOR ELEVATIONS 9 MAIN SOUTH	
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City of Newnan, Georgia - Mayor and Council

Date: February 11, 2025

Agenda Item: Text Amendment to Zoning Ordinance to consider reducing the distance requirements for uses classified in Article 3, Division V-Special Care Residential Accommodations

Prepared By: Dean Smith, Senior Planner, Planning and Zoning Department

Purpose: To consider a text amendment filed with the City seeking a change in the zoning ordinance to allow child day care facilities to be established less than 1,000 feet from other similarly regulated facilities as categorized in Article 3, Division V-Special Care Residential Accommodations, section of the zoning ordinance. This item is being presented as information to City Council for their consideration to accept or reject and, if accepted, to refer this request to the Planning Commission.

Background: Ms. Sonya Adams has filed an application to amend the zoning ordinance wherein to allow child day care facilities to be located within 300 feet of other child day care facilities and similarly regulated uses, such as adult day care facilities, personal care group homes, assisted living facilities, nursing homes, etc. Presently, child day care facilities are not permitted within a 1,000-foot radius of any other similarly regulated use, as defined by Article 3 of the Zoning Ordinance, Division V-Special Care Residential Accommodations which includes child day care facilities; adult day care facilities; assisted living facilities; retirement communities; juvenile detention homes; developmentally disabled facilities; patient's family homes; hospice care facilities; transitional shelters; mental health and substance abuse facilities and personal care group homes.

This concept of reducing the distance for uses classified as Special Care Residential Accommodations has been previously presented by staff to Council for discussion. There have been past cases wherein the City's Board of Zoning Appeals did issue variances to reduce the 1,000-foot distance requirement for the establishment of child day care facilities; however, the City has been advised recently that this type of variance request does not meet a "hardship test" per se, as required by City ordinances and that the proper avenue to seek a reduction of the 1,000 foot distance requirement would be through a legislative text amendment by City Council.

The first step in the text amendment process is to present the application to the City Council for consideration to accept and if accepted, refer to the Planning Commission. If so referred, a public hearing would be scheduled before Planning Commission. After the Planning Commission has heard the matter, a subsequent public hearing would be scheduled before Mayor and City Council for a final decision.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None

Sonya Adams
38 Jefferson Parkway
Newnan, GA 30263
sonyaadams0703@yahoo.com
(770) 334-1031

February 1, 2025

City of Newnan Planning & Zoning Department
25 Lagrange Street
Newnan, Georgia 30263

Subject: Request for Amendment to Zoning Ordinance for Childcare Facility

Dear Planning & Zoning Commission,

I hope this letter finds you well. I am writing to inform you of a challenge I've encountered in my pursuit of expanding my childcare services within the City of Newnan.

While reviewing potential locations, I identified a property on Jefferson Street that aligns perfectly with the city's guidelines for opening a childcare facility. Encouraged by the potential of this site, I reached out to the city to inquire about the possibility of moving forward with my plans. It was then that I learned of a group home that was approved in 2016 and located within 1,000 feet of this site. Although the group home is located in a different property, the proximity prevents me from establishing a childcare center due to the current zoning ordinance.

Further investigation revealed that, under the current regulations, I am no longer eligible to apply for a variance to bypass this 1,000-foot restriction, as the city has recently ceased granting such variances. After consulting with the city attorney, I was informed that any change to this regulation would require a formal amendment to the zoning ordinance.

In light of this, I would like to propose an idea to the city council: to amend the zoning ordinance to allow childcare centers to operate within the 1,000-foot radius of a group home, adult daycare, nursing home, assisted living etc. provided all other safety, licensing, and zoning requirements are met. This change would allow for the continued growth of essential services such as childcare facilities, while also respecting the safety and integrity of the surrounding area.

Proposed Ordinance Change:

The current zoning ordinance restricts the placement of childcare centers within a 1,000-foot radius to 300 feet of group homes, adult daycare, nursing home, assisted living etc. My proposal seeks to amend this restriction by permitting childcare centers to be established within this proximity, provided they meet all other applicable zoning, safety, and licensing requirements. This change would reflect modern urban planning principles that support the coexistence of essential community services, such as childcare facilities and group homes, without unnecessary separation.

Impact on Other Ordinance Sections:

This proposed amendment may require modifications to related zoning sections concerning land use compatibility, special permit requirements, or conditional use provisions. The amendment would not negatively impact existing group homes, adult daycare, nursing home, assisted living etc. but would instead provide an opportunity for both types of facilities to operate harmoniously within the same community. Additionally, any operational safeguards or regulations necessary to maintain safety, traffic flow, and public welfare would be appropriately addressed.

Justification for the Amendment:

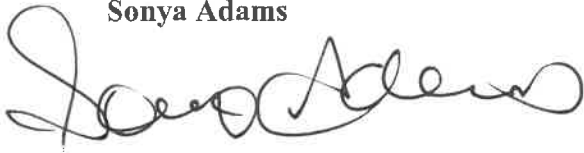
- **Alignment with Community Needs:** The proposed change would provide greater access to childcare services, a critical need for working families in Newnan.
- **Economic and Social Benefits:** Encouraging the establishment of childcare centers will create jobs, support local businesses, and enhance family-friendly infrastructure.
- **Compliance with the Comprehensive Plan:** This amendment aligns with the City of Newnan's Comprehensive Plan by promoting smart growth, economic development, and improved public services.
- **Minimal Impact on Surrounding Properties:** Childcare centers operate under strict safety and regulatory guidelines, ensuring that their presence does not negatively impact nearby residential or group home facilities.

In past years, I understand that the city has granted variances for childcare facilities to be located within the 1,000-foot radius of other similar uses, including group homes, adult daycare, nursing home, assisted living etc. However, with the recent shift in policy, I believe that an ordinance change would allow for more flexibility and help foster community development, especially for working families who rely on accessible childcare options.

I would greatly appreciate your consideration of this request and look forward to discussing the proposal further. Thank you for your time and attention. Please feel free to contact me at (770) 334-1031 or via email at sonyaadams0703@yahoo.com if you require any additional information.

Sincerely,

Sonya Adams

A handwritten signature in black ink, appearing to read 'Sonya Adams', written in a cursive style.



CITY OF NEWMAN, GEORGIA
Planning and Zoning Department

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

APPLICATION TO AMEND THE ZONING ORDINANCE

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 Sonya Adams
Mailing Address 84 Castle Rock
Telephone 770 334 1031 Email: Sonya.adams0703@yahoo.com Fax: _____

Property Owner (Use back if multiple names) _____

Mailing Address _____

Telephone _____ Email: _____ Fax: _____

Requested Zoning Text Amendment To consider changing the zoning ordinance Article 3, Division V
Special Care Residential Accommodation section to allow Child Day Care Facilities to be within 300
feet, instead of 1,000 feet to similarly regulated uses found within that same section.

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

How has/have the current Zoning Ordinance section(s) that is/are the subject of this application become outdated or no longer in the best interest of the City of Newnan? _____

How does the proposed zoning ordinance change better serve the City of Newnan in promoting and protecting the health, safety, morals, convenience, order, prosperity, or general welfare of the City and its citizenry? _____

How does the proposed ordinance change fit with the goals, objectives, and policies of the City of Newnan's Comprehensive Plan, as amended? _____

Impact of Zoning Ordinance Change description. Write a narrative explaining the benefit to the City anticipated from the ordinance change including expected impact on public services as well as the amount of City land that is expected to be affected by the proposed change.

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed ordinance change, which should include, at a minimum, the following information:
 - What is the purpose of the proposed ordinance change?
 - How the ordinance change may affect other ordinance sections?
2. Completed *Disclosure of Campaign Contributions and Gifts* form.
3. Check in the amount of \$300.00 payable to the City of Newnan.

PLEASE NOTE:

- ✓ **THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH.**
- ✓ **COUNCIL MUST FIRST ACCEPT THIS APPLICATION. IF ACCEPTED, THE REQUESTED TEXT AMENDMENT WILL BE FORWARDED TO THE PLANNING COMMISSION FOR A RECOMMENDATION. AFTER THE PLANNING COMMISSION MAKES THEIR RECOMMENDATION, THEN IT WILL BE FORWARDED BACK TO CITY COUNCIL, WHO WILL MAKE THE FINAL DECISION.**

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

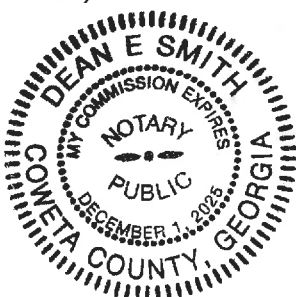
4th day of February, 2025

Signature of Applicant

Signature of Applicant

Notary Public

(Affix Raised Seal Here)



1. How has/have the current zoning ordinance section(s) that is/are the subject of this application become outdated or no longer in the best interest of the City of Newnan?

The existing zoning ordinance imposes a restriction that prevents the establishment of childcare centers within 1,000 feet of group homes. This regulation may have been implemented due to past concerns about potential conflicts between such facilities. However, contemporary understanding and best practices in urban planning recognize that childcare centers and group homes can coexist harmoniously, especially when both serve the community's needs without adversely affecting each other. Given my decade-long successful operation in the city and the assurance that the proposed childcare center will not impact the group home, this restriction appears outdated and may unnecessarily limit beneficial community services.

2. How does the proposed change to the text of the Zoning Ordinance better serve the City of Newnan in promoting and protecting the health, safety, morals, convenience, order, prosperity, or general welfare of the city and its citizenry?

Amending the zoning ordinance to allow childcare centers within proximity to group homes can enhance community welfare by increasing access to essential services. This change promotes convenience for families seeking childcare options and supports the prosperity of local businesses. By facilitating the establishment of childcare centers, the city addresses the growing demand for early childhood education and care, contributing to the overall well-being and development of its youngest residents.

3. How does the proposed text amendment fit with the goals, objectives, and policies of the City of Newnan's Comprehensive Plan, as amended?

The City of Newnan's Comprehensive Plan emphasizes the importance of providing diverse and accessible services to its residents. Encouraging the development of childcare facilities aligns with the plan's objectives to support family-friendly amenities and promote economic development. By amending the zoning ordinance, the city demonstrates its commitment to adapting regulations to meet current community needs, fostering a supportive environment for both families and businesses.

4. Impact of Zoning Ordinance Description: Write a narrative explaining the benefit to the city anticipated from the ordinance change, including expected impact on public services as well as the amount of city land that is expected to be affected by the proposed change.

The proposed amendment to the zoning ordinance is anticipated to yield several benefits for the City of Newnan. Primarily, it will enable the establishment of additional childcare centers, thereby meeting the increasing demand for such services among residents. This change is expected to have a minimal impact on public services, as childcare centers typically operate within existing infrastructure parameters and contribute positively to the local economy through job creation and support for working families. The amount of city land affected by this change would be limited to areas currently restricted by the 1,000-foot rule, thereby optimizing land use without significant alteration to the city's overall zoning landscape.

In summary, updating the zoning ordinance to permit childcare centers within 1,000 feet of group homes reflects a progressive approach to urban planning, aligning with Newnan's commitment to serving its residents' evolving needs and enhancing the city's general welfare.

Justification for the Amendment

- **Alignment with Community Needs:** The proposed change would provide greater access to childcare services, a critical need for working families in Newnan.
- **Economic and Social Benefits:** Encouraging the establishment of childcare centers will create jobs, support local businesses, and enhance family-friendly infrastructure.
- **Compliance with the Comprehensive Plan:** This amendment aligns with the City of Newnan's Comprehensive Plan by promoting smart growth, economic development, and improved public services.
- **Minimal Impact on Surrounding Properties:** Childcare centers operate under strict safety and regulatory guidelines, ensuring that their presence does not negatively impact nearby residential or group home facilities.

Conclusion

This amendment would contribute positively to the City of Newnan by enhancing land use flexibility while maintaining the safety and integrity of residential and institutional areas. I appreciate your consideration of this request and welcome the opportunity to discuss this proposal further.

Thank you for your time and attention. Please feel free to contact me at (770)3341031 or sonyaadams0703@yahoo.com should you require any additional information.

Sincerely,
Sonya Adams

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 2/4/25

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

Disclosure of Campaign Contributions & Gifts

NEWNAN

GEORGIA

February 4,

Application filed on January, 2025 for action by the City Council on the following requested text amendment:

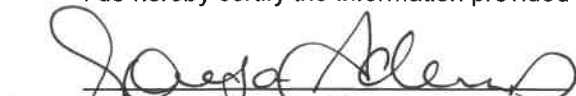
The undersigned below, making application for City Council action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

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):

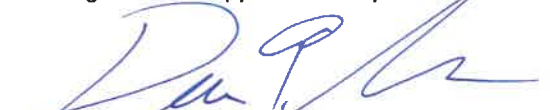
Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

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

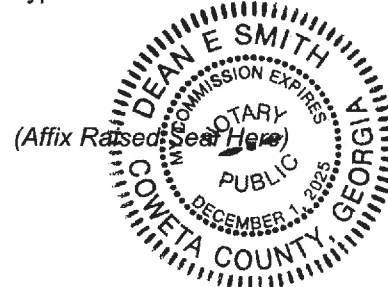

Signature of Applicant

Sonya Adams Owner /
Type or Print Name and Title Director

Signature of Applicant's Representative


Signature of Notary Public Date

Type or Print Name and Title



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.



To: Mayor and Council
Date: February 11, 2025
Agenda Item: Consideration of Recommendation from Ad Hoc Council Committee related to the Facility Use Policy and Fee Schedule
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider the recommendation of an ad hoc Council Committee related to the Facility Use Policy and accompanying Fee Schedule.

Background:

Newnan City Council, at the November 26, 2024 meeting, created an ad hoc committee which was to convene and consider the staff-proposed Facility Use Policy and accompanying Fee Schedule. Please find the attached letter from the Council Committee which provides a recommendation.

Funding:

N/A

Recommendation:

See attached letter from the Council Committee.

Attachments:

1. Council Committee Recommendation Letter
2. November 26, 2024 City Council Meeting Agenda Item

Previous Discussion with Council:

Newnan City Council considered an amendment to the current policy and fee schedule at the November 26, 2024 meeting.



Newnan City Council Members,

At the November 26, 2024 Newnan City Council Meeting, City staff recommended that the Newnan City Council consider amending the current facility use policy to:

1. Remove Standing Use Agreements and open all facilities to rentals; and
2. Adopt a new fee schedule for all facilities; and
3. Continue allowing users to rent facilities on a first-come, first-serve basis, no more than four time per month; and
4. Adopt a hardship exemption for qualified groups to receive a discount on rental fees

Discussion related to the staff's recommendation resulted in the development of an ad hoc committee charged with meeting outside of the regular council meetings to discuss the current policy, thoroughly review the current facility use agreement holders as well as all related data and return to the full City Council with a recommendation.

The ad hoc committee comprised of councilmember Jenkins and Guillaume as well as Mayor Brady met on Friday, January 24, 2025 to discuss recently proposed amendments to the current facility use policy. Members of the committee discussed the history of the facilities and policy, the City's investment in public facilities, the current facility use policy, and the desire to see all facilities utilized as frequently as possible by a wide collection of individuals and groups to create positive outcomes for the citizenry.

As a result of the meeting, the committee is recommending:

1. Maintain all current Standing Use Agreements; and
2. Adopt a new fee schedule (attached herein), effective June 1, 2025; and
3. Continue allowing users to rent facilities on a first-come, first-serve basis, no more than four time per month

Thank you for your time and consideration.

Best regards,

Keith Brady
Mayor

Cynthia Jenkins
Councilmember

Paul Guillaume
Councilmember



To: Mayor and Council
Date: November 26, 2024
Agenda Item: Consideration of Amendments to Current Facility Use Policy and Fee Schedule
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider modifications to the current facility use policy as well as the fee schedule.

Background:

Newnan City Council, at the October 21, 2024 Retreat, considered a recommendation from staff related to the modification of the current facility use policy as well as the fee schedule. Very specifically, city staff recommended that the Newnan City Council consider the following:

1. Remove Standing Use Agreements and open all facilities to rentals starting in 2025, and
2. Adopt a new Fee Schedule for all facilities, and
3. Continue allowing users to rent facilities on a first-come, first-serve basis, no more than two times per month, and
4. Adopt a Hardship Exemption, for qualified groups to receive a discount on rental fees

Please note that the current Facility Use Policy and Fee Schedule was adopted by the Newnan City Council in Spring 2021.

The current and proposed Facility Use Policy and Fee Schedules are attached herein.

FEE SCHEDULE CONSIDERATION

In developing the recommendation for an updated Fee Schedule, City staff reviewed comparable facilities across the metropolitan Atlanta region. Please find the attached documents, which provide comparable pricing for similar types of facilities.

For the purposes of illustrating the “value” of the partnerships being provided to current Standing Users, City staff has determined that \$43,985 of in-kind sponsorships have been provided annually since the adoption of the current Facility Use Policy and Fee Schedule.

A more detailed list of “partnership value” is shown below:

- Howard Warner Community center - \$11,985 (2 users, 50 weeks per year), and
- Howard Warner Gymnasium - \$11,250 (3 users, 50 weeks per year), and
- Pickett Field - \$8,750 (9 users, 50 weeks per year), and
- Wesley Street Gymnasium - \$12,000 (4 users, 50 weeks per year)

City staff believes that a Hardship Exemption shall be employed. The Hardship Exemption would require an application, whereby user groups would provide certain information such as mission/objective of the organization, advertised fees being incurred by participants, number of participants being served, scholarship availability and socio-economic status of participants (i.e. free or reduced lunch candidates, TANF recipients, etc.). Thereafter, certain days/times and discounts would

be made available.

FACILITY USE POLICY

In addition to considering the fee schedule, the current policy allows users to rent facilities on a first-come, first-serve basis, no more than two times per month, with one exception. The exception is a selected group of users have been granted "Standing Use Agreements," meaning that they can utilize certain city facilities more frequently without having to pay a fee.

A calendar depicting the approved Standing Use Agreement holders and their associated dates/times of use is attached herein. Please note that most facility users are interested in utilizing facilities between the hours of 5:00pm and 9:00pm on weekdays and throughout the day on weekends.

Currently, there exists little-to-no opportunity for non-Standing Use Agreement holders to access city facilities.

The Standing User program was designed to accomplish two goals:

1. To establish regular use of City-owned facilities, and,
2. To provide attainable programming to the citizens of the City of Newnan

Through discussions with staff and in-person review, staff believe that the goals are not being accomplished as outlined.

Standing Users have been operating outside the control of the Leisure Services Department. Some examples are:

1. Arriving late or not at all, without communicating with staff.
2. Reassigning their allowed time to other groups, without approval from Director.
3. Taking long periods off from use without communicating to staff, leaving a facility vacant and not available for other groups the opportunity to rent.

The above-mentioned instances have not accomplished the stated goals of regular use of City-owned facilities.

Standing User groups have also seen a decline in participants. Due to indefinite access to the facilities, groups are no longer incentivized to fulfill their duties to provide attainable programs to the community.

Several Standing Users host groups with very few participants, in facilities built for larger athletic/active programming.

During the October 21, 2024 City Council retreat discussion, Newnan City Council members requested additional information related to those individuals/groups currently operating with Standing Use Agreements. The additional information is being presented herein.

The Majestic Pearls Dance Company has an agreement to use the Howard Warner Community Center for 12 hours each week (3 days), currently hosting 60 participants (self-reported), with projections to maintain 60 participants in 2025 (projected 60 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 8% (1 date) of their allotted time. In the second and third 30-day period, 17% (2 dates) of allotted time and 8% (1 date) of allotted time, respectively. An additional date was not used in last 90 days, but we were notified.

Hoping Forward has an agreement to use the Howard Warner Community Center for 4.5 hours each week (1 day), currently hosting 40 participants (self-reported), with projections to hosting 50 participants

in 2025 (projected 30 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 25% (1 date) of their allotted time. In the second and third 30-day period, 0% of allotted time and 0% of allotted time, respectively. An additional date was not used in last 90 days, but we were notified.

The Cobra Foundation has an agreement to use the Howard Warner Gymnasium for 8 hours each week (3 days), currently hosting 16 participants, with no projections submitted for 2025 (projected 380 in 2023). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 24% (3 dates) of their allotted time. In the second and third 30-day period, 12% (1 date) of allotted time and 18% (2 dates) of allotted time, respectively.

The Newnan Bruins has an agreement to use the Howard Warner Gymnasium for 3 hours each week, and during the 3-month period has not attended, and has since removed themselves of the Standing Use Agreement.

The Elite Youth Organization has an agreement to use the Howard Warner Gymnasium for 7 hours each week, currently hosting 8 participants (self-reported), with projections to hosting 40 participants in 2025 (projected 35 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 19% of their allotted time (2 dates). In the second and third 30-day period, 17% (2 dates) of allotted time and 43% (5 dates) of allotted time, respectively.

The 8U Pirates have an agreement to use Pickett Field for 3 hours a week (2 dates), currently hosting 11 participants (self-reported), with projections to maintain 11 participants in 2025 (projected 10 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 0% of their allotted time. In the second and third 30-day period, 13% (1 date) of allotted time and 38% (3 dates) of allotted time, respectively. An additional 4 dates were not used in last 90 days, but we were notified.

A team from Homeplate has an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 12 participants (self-reported), with projections to hosting 12 participants in 2025 (projected 11 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 0% of their allotted time. In the second and third 30-day period, 20% (2 dates) of allotted time and 25% (2 dates) of allotted time, respectively. An additional date was not used in last 90 days, but we were notified.

Glassey Baseball has an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 20 participants, with projections to hosting 50 participants in 2025 (projected 50 in 2023). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 0% of their allotted time. In the second and third 30-day period, 0% of allotted time and 0% of allotted time, respectively. An additional date was not used in last 90 days, but we were notified.

The GA Thunderbolts have an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 30 participants (self-reported), with projections to hosting 30 participants in 2025 (projected 25 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 20% of their allotted time (1 date). In the second and third 30-day period, 0% of allotted time and 0% of allotted time, respectively. Note that the one day missed was sublet to another group without Director notice/approval.

The Georgia Starz have an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 24 participants (self-reported), with projections to hosting 24 participants in 2025 (projected 15 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 20% of their allotted time (1 date). In the second and third 30-day period, 33% of allotted time (1 date) and 0% of allotted time, respectively. Note that one day missed was sublet to another group without

Director notice/approval.

Team Elite has an agreement to use Pickett Field for 1.5 hours each week (1 day), currently hosting 12 participants (self-reported), with projections to hosting 15 participants in 2025 (projected 12 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 25% of their allotted time (1 date). In the second and third 30-day period, 0% of allotted time and 40% of allotted time (2 dates), respectively. Note that two missed dates were sublet to another group without Director notice/approval.

The Homeplate Chili Dogs have an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 12 participants (self-reported), with projections to hosting 12 participants in 2025. In the first 30-days of reporting, the group has arrived late or did not show, without notice, 0% of their allotted time. In the second and third 30-day period, 25% of allotted time (1 date) and 40% of allotted time (2 dates), respectively.

Team Freedom 15U has an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 25 participants (self-reported), with projections to hosting 25 participants in 2025. In the first 30-days of reporting, the group has arrived late or did not show, without notice, 25% of their allotted time (1 date). In the second and third 30-day period, 0% of allotted time and 0% of allotted time, respectively.

The Newnan Guard Dogs have an agreement to use Pickett Field for 2 hours each week (1 day), currently hosting 25 participants (self-reported), with projections to hosting 25 participants in 2025 (projected 11 in 2023). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 50% of their allotted time (2 dates). In the second and third 30-day period, 0% of allotted time and 0% of allotted time, respectively. Note that one day missed was sublet to another group without Director notice/approval.

The Beauty Inc. Line Dance have an agreement to use the Wesley Street Gymnasium for 2 hours each week (1 day), currently hosting 22 participants (self-reported), with projections to hosting 22 participants in 2025 (projected 25 in 2024). In the first 30-days of reporting, the group has arrived late or did not show, without notice, 0% of their allotted time. In the second and third 30-day period, 0% of allotted time and 0% of allotted time, respectively.

The Newnan Mavs have an agreement to use the Wesley Street Gymnasium for 4 hours each week (2 dates), and during the 3-month period has not attended, and has since removed themselves of the Standing Use Agreement.

Newnan Elite have an agreement to use the Wesley Street Gymnasium for 6 hours each week (2 dates), currently hosting 50 participants (self-reported), with projections to hosting 40 participants in 2025. In the first 30-days of reporting, the group has arrived late or did not show, without notice, 0% of their allotted time. In the second and third 30-day period, 14% of allotted time (1 date) and 7% of allotted time (1 date), respectively.

Grind 2 Shine has an agreement to use the Wesley Street Gymnasium for 10 hours each week (3 dates), currently hosting 30 participants (self-reported), with projections to hosting 25 participants in 2025. In the first 30-days of reporting, the group has arrived late or did not show, without notice, 4% of their allotted time (1 date). In the second and third 30-day period, 6% of allotted time (1 date) and 23% of allotted time (5 dates), respectively. An additional 4 dates were not used in last 90 days, but we were notified.

Funding:

N/A

Recommendation:

It is the recommendation of city staff that the Newnan City Council consider the following:

1. Remove Standing Use Agreements and open all facilities to rentals starting in 2025, and
2. Adopt a new Fee Schedule for all facilities, and
3. Continue allowing users to rent facilities on a first-come, first-serve basis, no more than four times per month, and
4. Adopt a Hardship Exemption, for qualified groups to receive a discount on rental fees

Attachments:

1. Facility Use Policy and Fee Schedule Attachments

Previous Discussion with Council:

October 21, 2024 Newnan City Council Retreat

Current
Daily Rental Fees:

<i>Location:</i>	<i>Security Deposit:</i>	<i>Daily Rental Fee:</i>
Park Pavilions 1st Ave/Lynch/Ray	\$100	\$50
Temple Ave Park, Veterans Park	\$100	\$50
Pickleball Courts 10, 11, 12	None	Hourly Only
Wesley St Gym	\$100	Resident: \$50 Non-Resident: \$125
Howard Warner Community Center, Howard Warner Gym	\$100	Resident: \$50 Non-Resident: \$125
Pickett Field	\$100	\$50
Greenville St Park	\$100	\$50
Trolley	\$150	Hourly Only
Wadsworth Auditorium	\$500 Food/Bev Alcohol +\$500 Food/Bev No Alcohol +\$250	Non Profit Resident: \$300 Non Profit Non-Resident: \$400 For Profit Resident: \$500 For Profit Non-Resident: \$600 Food/Bev + Alcohol: +\$250 Food/Bev No Alcohol: +\$150 Cleaning Fee: \$150 Cleaning Fee (Food/Bev): +\$150 Additional A/V Tech Fee

Current
Hourly Rental Fees:

<i>Location:</i>	<i>Security Deposit:</i>	<i>Hourly Rental Fee:</i>
Park Pavilions 1st Ave/Lynch/Ray	\$100	\$10
Temple Ave Park, Veterans Park	\$100	\$10
Pickleball Courts 10, 11, 12	None	\$10
Wesley St Gym	\$100	Resident: \$15 Non-Resident: \$25
Howard Warner Community Center, Howard Warner Gym	\$100	Resident: \$15 Non-Resident: \$25
Pickett Field	\$100	\$10
Greenville St Park	\$100	\$10
Trolley	\$150	\$150
Wadsworth Auditorium	No Hourly	No Hourly

Current Standing Use Agreement Facility Use Schedules

	Howard Warner Community Center						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:30AM							
9:00AM							
9:30AM							
10:00AM							
10:30AM							
11:00AM							
11:30AM							
12:00PM							
12:30PM							
1:00PM							
1:30PM							
2:00PM							
2:30PM							
3:00PM							
3:30PM							
4:00PM							
4:30PM							
5:00PM							
5:30PM							
6:00PM							
6:30PM	Majestic Pearls	Hoping Forward	Majestic Pearls	Majestic Pearls			
7:00PM							
7:30PM							
8:00PM							
8:30PM							
9:00PM							

Howard Warner Gymnasium

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:30AM							
9:00AM							
9:30AM							
10:00AM						EYO	
10:30AM							
11:00AM							
11:30AM							
12:00PM							
12:30PM							
1:00PM							
1:30PM							
2:00PM							
2:30PM							
3:00PM							Cobra Found.
3:30PM							
4:00PM							
4:30PM							
5:00PM							
5:30PM							
6:00PM					Newnan Bruins		
6:30PM							
7:00PM	EYO	Cobra Found.	EYO	Cobra Found.			
7:30PM							
8:00PM							
8:30PM							
9:00PM							

Pickett Field

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:30AM							
9:00AM							
9:30AM							
10:00AM							
10:30AM							
11:00AM							
11:30AM							
12:00PM							
12:30PM							
1:00PM							
1:30PM							
2:00PM							
2:30PM							
3:00PM							
3:30PM							
4:00PM	Pirates			Pirates			
4:30PM							
5:00PM							
5:30PM	Home Plate	Team Elite	Team Freedom	GA Thunderbolts			
6:00PM							
6:30PM							
7:00PM							
7:30PM	CBA	HP Childogs	Newnan Guard	GA Starz			
8:00PM							
8:30PM							
9:00PM							

Wesley Street Gymnasium

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8:30AM							
9:00AM							
9:30AM							
10:00AM							
10:30AM							
11:00AM							
11:30AM							
12:00PM						Grind2 Shine	
12:30PM							
1:00PM							
1:30PM							
2:00PM							Newnan Mavs
2:30PM							
3:00PM							
3:30PM							
4:00PM							
4:30PM							
5:00PM							
5:30PM							
6:00PM							
6:30PM	Line Dance						
7:00PM		Grind2 Shine	Newnan Elite	Grind2 Shine	Newnan Mavs		Newnan Elite
7:30PM							
8:00PM							
8:30PM							
9:00PM							

Athletic Field Fee Comparison Chart

Municipality	City or County	Population	Median Household Income	Facility Type	Cost per hour NP/IC	Cost per hour NP/OoC or P/IC	Cost per hour P/OoC	Cost per day NP/IC	Cost per day NP/OoC or P/IC	Cost per day P/OoC	Deposit
Newnan	City	45,000	\$ 75,000	Athletic Field	\$ 10.00	\$ 10.00	\$ 10.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00
Coveta County	County	150,000	\$ 85,000	Athletic Field	Day only			\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Gainesville (Hall County)	Both	48,000	\$ 64,500	Athletic Field							
Dunwoody	City	52,000	\$ 107,000	Athletic Field	\$ 100.00	\$ 100.00	\$ 100.00	Hourly only			
Smyrna	City	57,000	\$ 93,000	Athletic Field							
Douglasville	City	39,000	\$ 73,000	Athletic Field	\$ 22.50	\$ 22.50	\$ 22.50	\$ 150.00	\$ 150.00	\$ 150.00	
Peachtree City	City	41,000	\$ 112,000	Athletic Field		\$ 27.00					\$ 150.00
Milton	City	42,000	\$ 143,000	Athletic Field	\$ 25.00	\$ 37.50	\$ 37.50	\$ 175.00	\$ 175.00	\$ 500.00	\$ 300.00
Stockbridge	City	36,000	\$ 72,500	Athletic Field		\$ 60.00					
Duluth	City	33,000	\$ 89,000	Athletic Field		\$ 65.00					
Troup	County	72,000	\$ 55,000	Athletic Field			\$ 40.00				
Kennesaw	City	35,000	\$ 81,500	Athletic Field							
Tucker	City	37,000	\$ 80,500	Athletic Field	\$ 25.00	\$ 45.00	\$ 65.00	Hourly only			\$ 250.00
East Point	City	39,000	\$ 60,000	Athletic Field			\$ 95.00				
Roswell	City	92,000	\$ 123,000	Athletic Field	\$ 15.00	\$ 22.50	\$ 22.50	2-hr block only			

Community Center Fee Comparison Chart

Municipality	City or County	Population	Median Household Income	Facility Type	Cost per hour NP/IC	Cost per hour NP/OoC or P/IC	Cost per hour P/OoC	Cost per day NP/IC	Cost per day NP/OoC or P/IC	Cost per day P/OoC	Deposit
Newnan	City	45,000	\$ 75,000	Community Center	\$ 10.00	\$ 15.00	\$ 25.00	\$ 50.00	\$ 75.00	\$ 125.00	\$ 100.00
Coweta County	County	150,000	\$ 85,000	Community Center	\$ 25.00	\$ 50.00	\$ 50.00	Hourly only, 4-hr minimum			\$ 300.00
Gainesville (Hall County)	Both	48,000	\$ 64,500	Community Center	\$ 45.00	\$ 45.00	\$ 45.00	Hourly only, 2-hr booking			\$ 25.00
Dunwoody	City	52,000	\$ 107,000	Community Center							
Smyrna	City	57,000	\$ 93,000	Community Center	\$ 75.00	\$ 87.50	\$ 87.50	Hourly only, 4-hr minimum			\$ 100.00
Douglasville	City	39,000	\$ 73,000	Community Center	\$ 75.00	\$ 75.00	\$ 75.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 100.00
Peachtree City	City	41,000	\$ 112,000	Community Center		\$ 75.00	\$ 75.00		\$ 412.50	\$ 412.50	\$ 75.00
Milton	City	42,000	\$ 143,000	Community Center	\$ 50.00	\$ 60.00	\$ 90.00		\$ 600.00	\$ 900.00	\$ 50.00
Stockbridge	City	36,000	\$ 72,500	Community Center				\$ 360.00	\$ 360.00	\$ 450.00	
Duluth	City	33,000	\$ 89,000	Community Center		\$ 25.00	\$ 50.00				\$ 250.00
Troup	County	72,000	\$ 55,000	Community Center				\$ 400.00			
Kennesaw	City	35,000	\$ 81,500	Community Center	\$ 60.00	\$ 80.00	\$ 80.00			\$ 960.00	\$ 50.00
Tucker	City	37,000	\$ 80,500	Community Center	\$ 40.00	\$ 40.00	\$ 40.00	Hourly only			\$ 100.00
East Point	City	39,000	\$ 60,000	Community Center			\$ 75.00				\$ 75.00
Roswell	City	92,000	\$ 123,000	Community Center							

Gymnasium Fee Comparison Chart

Municipality	City or County	Population	Median Household Income	Facility Type	Cost per hour NP/IC	Cost per hour NP/OoC or P/IC	Cost per hour P/OoC	Cost per day NP/IC	Cost per day NP/OoC or P/IC	Cost per day P/OoC	Deposit
Newnan	City	45,000	\$ 75,000	Gymnasium	\$ 10.00	\$ 15.00	\$ 25.00	\$ 50.00	\$ 75.00	\$ 125.00	\$ 100.00
Coweta County	County	150,000	\$ 85,000	Gymnasium	\$ 12.50	\$ 25.00	\$ 25.00	Hourly only, 4-hr minimum			\$ 100.00
Gainesville (Hall County)	Both	48,000	\$ 64,500	Gymnasium	\$ 75.00	\$ 75.00	\$ 75.00	Hourly only			
Dunwoody	City	52,000	\$ 107,000	Gymnasium							
Smyrna	City	57,000	\$ 93,000	Gymnasium	\$ 60.00	\$ 90.00	\$ 90.00	Hourly only, 2-hr minimum			\$ 250.00
Douglasville	City	39,000	\$ 73,000	Gymnasium	\$ 75.00	\$ 75.00	\$ 75.00	\$ 900.00	\$ 900.00	\$ 900.00	\$ 200.00
Peachtree City	City	41,000	\$ 112,000	Gymnasium							
Milton	City	42,000	\$ 143,000	Gymnasium							
Stockbridge	City	36,000	\$ 72,500	Gymnasium							
Duluth	City	33,000	\$ 89,000	Gymnasium							
Troup	County	72,000	\$ 55,000	Gymnasium	\$ 59.00	\$ 65.00	\$ 91.00				\$ 75.00
Kennesaw	City	35,000	\$ 81,500	Gymnasium							
Tucker	City	37,000	\$ 80,500	Gymnasium	\$ 125.00	\$ 125.00	\$ 125.00	Hourly only			\$ 500.00
East Point	City	39,000	\$ 60,000	Gymnasium			\$ 150.00				\$ 100.00
Roswell	City	92,000	\$ 123,000	Gymnasium							

Park/Pavilion Fee Comparison Chart

Municipality	City or County	Population	Median Household Income	Facility Type	Cost per hour NP/IC	Cost per hour NP/OoC or P/IC	Cost per hour P/OoC	Cost per day NP/IC	Cost per day NP/OoC or P/IC	Cost per day P/OoC	Deposit
Newnan	City	45,000	\$ 75,000	Park and/or Pavilion	\$ 10.00	\$ 10.00	\$ 10.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 100.00
Coweta County	County	150,000	\$ 85,000	Park and/or Pavilion	FC, FS	FC, FS	FC, FS	FC, FS	FC, FS	FC, FS	N/A
Gainesville (Hall County)	Both	48,000	\$ 64,500	Park and/or Pavilion	\$ 12.50	\$ 16.25	\$ 16.25	\$ 100.00	\$ 130.00	\$ 130.00	
Dunwoody	City	52,000	\$ 107,000	Park and/or Pavilion	\$ 25.00	\$ 25.00	\$ 25.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Smyrna	City	57,000	\$ 93,000	Park and/or Pavilion							
Douglasville	City	39,000	\$ 73,000	Park and/or Pavilion	\$ 30.00	\$ 30.00	\$ 30.00	\$ 360.00	\$ 360.00	\$ 360.00	\$ 100.00
Peachtree City	City	41,000	\$ 112,000	Park and/or Pavilion	\$ 65.00	\$ 130.00	\$ 130.00		\$ 1,430.00	\$ 1,430.00	\$ 50.00
Milton	City	42,000	\$ 143,000	Park and/or Pavilion	\$ 50.00	\$ 50.00	\$ 100.00		\$ 700.00	\$ 1,050.00	\$ 350.00
Stockbridge	City	36,000	\$ 72,500	Park and/or Pavilion				\$ 300.00	\$ 300.00	\$ 300.00	
Duluth	City	33,000	\$ 89,000	Park and/or Pavilion		\$ 15.00	\$ 30.00				\$ 75.00
Troup	County	72,000	\$ 55,000	Park and/or Pavilion	\$ 60.00	\$ 100.00	\$ 100.00	Hourly only			
Kennesaw	City	35,000	\$ 81,500	Park and/or Pavilion	\$ 50.00	\$ 50.00	\$ 50.00			\$ 600.00	\$ 50.00
Tucker	City	37,000	\$ 80,500	Park and/or Pavilion	\$ 25.00	\$ 25.00	\$ 25.00	3-hr block only			\$ 100.00
East Point	City	39,000	\$ 60,000	Park and/or Pavilion			\$ 75.00				\$ 75.00
Roswell	City	92,000	\$ 123,000	Park and/or Pavilion	\$ 25.00	\$ 37.50	\$ 37.50	4-hr block only			

Auditorium Fee Comparison Chart

Venue	House Seats	Rental Fees	Deposit	Additional Fees	In House Tech	Tech Fees	Additional Amenities
Wadsworth Auditorium	624	\$500	\$500	\$150 cleaning plus additional concession fees	N, contracted out	\$500/day/tech	
Carrollton Center for the Arts	272	1/2 day (5 hours) \$750 Full day (10 hours) \$1,250	\$500		Sound Lighting Stage Manager House Manager	\$30/hr \$30/hr \$30/hr Included	Rehearsal Room
Dunwoody Cultural Arts Center	125	\$250/hour \$750/day \$4,500/week	N/A	*Each rental requires one technician on-sight for the full duration of your rental at \$25/hour. Front of House Staff can also be made available at \$18/hour	Sound/Lighting Front of House	\$25/hr	Rehearsal Room at addition hourly and daily fees
City of Roswell Cultural Arts Center	597 plus 6 handicap	Monday-Thursday \$1,200/day Friday & Sunday \$1,600 Saturday \$2,000	Security Deposit is 50% of estimated total cost Damage Deposit (Refundable) \$500	Food \$150/day Concessions \$300/day Baby Grand Piano \$250 Wireless Mic System (4 headsets and body pack) \$50/day Box Office Access Fee \$1.50/ticket Box Office Handling Fee (\$1.50+/ticket)	N, contracted out	Billed hourly depending on production needs	Meeting Rooms, Dressing Rooms, Concession Stand, Backstage Kitchen, tables, chairs, stage platforms, music stands, and easels

Thomasville Municipal Auditorium	1,172	\$1,600/first day		Additional cleaning \$100			Tables, chairs (72)
		\$1,100/additional day					
		\$600/half day (move in outside of regular hours)					
		Rehearsal Room with Auditorium Rental \$200					
Rome City Municipal	1,106	\$1,300/day	\$150 non refundable	\$300 cleaning	Both - Stage Manager in house	Varies depending on production	
		Rehearsal \$600/day					

Proposed 2025 Facility Use Policy and Fee Schedule

Location:	Security Deposit:	Current Hourly Rental Fee:	Suggested Hourly Rental Fee:	Current Daily Rental Fee:	Suggested Daily Rental Fee:
1st Ave Park Pavilion	\$100	\$10	Resident: \$15 Non-Resident: \$30 (3-hr minimum)	\$50	Hourly Only
Lynch Park Pavilion	\$100	\$10	Resident: \$15 Non-Resident: \$30 (3-hr minimum)	\$50	Hourly Only
Ray Park Pavilion	\$100	\$10	Resident: \$15 Non-Resident: \$30 (3-hr minimum)	\$50	Hourly Only
Temple Ave Park	\$100	\$10	\$10	\$50	\$50
Veterans Park	\$100	\$10	\$10	\$50	\$50
Pickleball Court 10	None	\$10	\$10 (2-hr minimum)	Hourly Only	Hourly Only
Pickleball Court 11	None	\$10	\$10 (2-hr minimum)	Hourly Only	Hourly Only
Pickleball Court 12	None	\$10	\$10 (2-hr minimum)	Hourly Only	Hourly Only

Proposed 2025 Facility Use Policy and Fee Schedule

Location:	Security Deposit:	Current Hourly Rental Fee:	Suggested Hourly Rental Fee:	Current Daily Rental Fee:	Suggested Daily rental Fee:
Wesley St Gym	\$100	Resident: \$15 Non-Resident: \$25	Resident: \$15 Non-Resident: \$30 (2-hr minimum)	Resident: \$50 Non-Resident: \$125	Hourly Only
Howard Warner Community Center	\$100	Resident: \$15 Non-Resident: \$25	Resident: \$25 Non-Resident: \$50 (4-hr minimum)	Resident: \$50 Non-Resident: \$125	Hourly Only
Howard Warner Gym	\$100	Resident: \$15 Non-Resident: \$25	Resident: \$25 Non-Resident: \$50 (2-hr minimum)	Resident: \$50 Non-Resident: \$125	Hourly Only
Pickett Field	\$100	\$10	Resident: \$25 Non-Resident: \$50	\$50	\$300 (4-hrs or more)
Greenville St Park	\$100	\$10	Resident: \$25 Non-Resident: \$50	\$50	Hourly Only
Trolley	\$150	150, 2-hr minimum	\$150, 2-hr minimum Cleaning Fee: \$50	Hourly Only	Hourly Only
Wadsworth Auditorium	\$500 Food/Bev Alcohol +\$500 Food/Bev No Alcohol +\$250	Daily Only	Daily Only	Non Profit Resident: \$300 Non Profit Non-Resident: \$400 For Profit Resident: \$500 For Profit Non-Resident: \$600 Food/Bev + Alcohol: +\$250 Food/Bev No Alcohol: +\$150 Cleaning Fee: \$150 Cleaning Fee (Food/Bev): +\$150 Additional A/V Tech Fee	Non Profit Resident: \$400 Non Profit Non-Resident: \$500 For Profit Resident: \$750 For Profit Non-Resident: \$1000 Food/Bev + Alcohol: +\$250 Food/Bev No Alcohol: +\$150 Cleaning Fee: \$150 Cleaning Fee (Food/Bev): +\$150 Additional A/V Tech Fee

Green - FA or myself recorded User attending

Red - FA or myself recorded User not attending, and User did not let us know (no call, no show)

Pink - FA or myself recorded that User reassigned/sublet their timeslot

Orange - FA recorded that User showed up late (outside our 15min grace period)

Light Blue - User let us know ahead of time they would not utilize timeslot

Dark Blue in September - Hurricane closure

Gray - Nothing recorded on our weekly schedule

Aug-24

	26	27	28	29	30	31
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Majestic Pearls Dance Co	Howard Warner 5:00PM - 9:00PM		5:00PM - 9:00PM	5:00PM - 9:00PM		
Hopping Forward	Howard Warner	4:30PM - 9:00PM		7:00PM - 9:00PM		
The Cobra Foundation	Howard Warner Gym	7:00PM - 9:00PM				
Newman Bruins	Howard Warner Gym				6:00PM - 9:00PM	
Elite Youth	Howard Warner Gym		7:00PM - 9:00PM			10:00AM - 1:00PM
8U Pirates (SYB)	Pickett Field 7:00PM - 9:00PM			3:30PM - 5:00PM		
Homeplate	Pickett Field 5:30PM - 7:30PM					
Glassey Baseball (CBA)	Pickett Field 7:30PM - 9:00PM			5:30PM - 7:30PM		
GA Thunderbolts	Pickett Field			7:30PM - 9:30PM		
Georgia Starz	Pickett Field					
Team Elite (ABA) 5-Star	Pickett Field	5:30PM - 7:00PM				
Homeplate Chili Dogs	Pickett Field	7:30PM - 9:30PM	5:30PM - 7:30PM			
Team Freedom 15U	Pickett Field		7:30PM - 9:30PM			
Newman Guard Dogs	Pickett Field					
Beauty Inc. Line Dance	Wesley St Gym	6:30PM - 8:30PM				
Newman Mavs	Wesley St Gym				7:00PM - 9:00PM	
Newman Elite	Wesley St Gym		7:00PM - 9:00PM			
Grind 2 Shine	Wesley St Gym	7:00PM - 9:00PM		7:00PM - 9:00PM		12:00PM - 6:00PM

[illegible]

Nov-24		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
		Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Majestic Pearls Dance Co	Howard Warner				5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM				5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM			5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	5:00PM - 9:00PM	
Hoping Forward	Howard Warner			5:00PM - 7:00PM																											
The Cobra Foundation	Howard Warner Gym																														
Newman Bruns	Howard Warner Gym																														
Elite Youth	Howard Warner Gym				7:00PM - 9:00PM																										
SU Pirates (SIF)	Pickett Field				3:00PM - 5:30PM																										
Homeplate	Pickett Field				5:00PM - 7:30PM																										
Glassy Baseball (GBA)	Pickett Field				7:30PM - 9:00PM																										
GA Thunderbolts	Pickett Field																														
Georgia Stars	Pickett Field																														
Team Elite (ABA) S-Star	Pickett Field																														
Homeplate Chili Dogs	Pickett Field																														
Team Freedom JSU	Pickett Field																														
Newman Guard Dogs	Pickett Field																														
Beauty Inc. Line Dance	Wesley St Gym				6:30PM - 8:30PM																										
Newman Mavs	Wesley St Gym			5:00PM - 9:00PM																											
Newman Elite	Wesley St Gym																														
Grind 2 Shine	Wesley St Gym		12:00PM - 6:00PM																												

Dec-24

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday
Melodic Petits Dance Co		4:30PM - 5:00PM	5:00PM - 9:00PM															5:00PM - 5:30PM	5:30PM - 9:00PM												
Hoping Forward		4:30PM - 5:00PM	5:00PM - 9:00PM															5:00PM - 5:30PM	5:30PM - 9:00PM												
The Ochs Foundation		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Elite Youth		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
8U Pirates 5V8		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Hornblaze		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Glossy Baseball (GBA)		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
GA Thunderbolts		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Georgia Stars		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Team Elite (GBA) 5-Str		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Hornblaze Chili Dogs		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Team Freedom 15U		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Newman Guard Dogs		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Beatty Inc. Line Dance		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Newman Elite		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												
Grind 2 Shine		7:00PM - 9:00PM	9:00PM - 10:00PM															7:00PM - 9:00PM	9:00PM - 10:00PM												

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).