



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on February 25, 2025

REPORTS OF BOARDS AND COMMISSIONS

- B. 2 Appointments - Newnan Urban Redevelopment Agency, 3-year terms
- C. 1 Appointment - Planning Commission, 3-year term
- D. 2 Appointments - Tree & Parks Commission, 3-year terms

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- E. Consideration of Resolution to grant a waiver to the City of Newnan Leisure Services department, on behalf of the Newnan Cultural Arts Commission, to allow for possession and consumption of alcoholic beverages at the Newnan Centre Amphitheatre during 2025 Jazz in the Park concert series
- F. Consideration of Contract Award and Project Budget for the Lynch Park Parking Enhancement Project
- G. Annexation Request - Annex2025-02 by Charles S. Conerly on behalf of NCTI, LLC; 122.64± acres located on Green Top Road (Tax Parcels # 085 5107 001, 085 5107 001A, and 085 5086 002); Requested zoning of PDR (Planned Residential Development District) – Decision on Referral to Planning Commission
- H. Refiling of Rezoning Request for RZ2024-04 by Steven L. Jones, Attorney At Law on behalf of Templar Development Group, LLC for 7.06 acres +/- located at 147 Temple Avenue (Tax Parcel #N21-0001-001) from CUN (Urban Commercial Neighborhood District) to PDR (Planned Development Residential) for the purpose of developing a residential neighborhood-For Information Only
- I. Rezoning Request for RZ2025-04 by Melissa D. Griffis, Attorney at Law, on behalf of WP South Acquisitions, LLC for 10.48± acres located at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018, respectively); From CCS (Community Shopping Center

District) to MXD (Mixed Use Development District) for the purpose of developing 7 townhomes, 274 multi-family apartments, and 7,700 square feet of retail/restaurant/office space – For Information Only

UNFINISHED BUSINESS

- J. Consideration of Order and Resolution; Condemnations Of Certain Properties for Intersection Improvements Project- Newnan Crossing Bypass

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- K. Request from Southern Riders to close Madison St. between Jackson St. and Jefferson St. on March 22, 2025 from 11am-6pm for 1st Annual Poker Run
- L. Request from NAACP Coweta County Youth Council for Juneteenth Parade on June 21, 2025
- M. Request from By Any Means Production Company to film in downtown Newnan

MOTION TO ENTER INTO EXECUTIVE SESSION

- N. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING
2025

FEBRUARY 25,

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 25, 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 February 11, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on February 11, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

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

Continue to next agenda.

YOUTH COUNCIL ATTENDEES

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Kate Sears, Maci Bohannon and Sarah Helen Zachry.

NEW BUSINESS

C. Consideration of Contract Award for Newnan Crossing Bypass Turn Lanes

Michael Klahr, City Engineer, said that staff recommends entering into contract with Summit Construction & Development for a project that will extend the turn lane from Newnan Crossing Bypass to Bullsboro at the Chick-fil-A and Newnan Crossing Bypass to Lower Fayetteville Rd. The bid amount was \$955,617.94.

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

MOTION CARRIED. (7-0)

D. Consideration of a Resolution to Support FY2026 Georgia Department of Transportation, Transportation Alternative Program (TAP) Funding

Hasco Craver, Assistant City Manager, explained that the City was made aware of an additional funding source that could be used for additional LINC facilities. This would be for LINC sections 5 and 7 from the master plan. The other LINC sections will be ahead of this, one is not being replaced for the other. This funding source is an 80/20 match program and it may take a few years, following the GDOT process.

Councilman Shell asked what the cost estimate is for this project? Mr. Craver said right now the estimate is about \$12 million but there are some unknowns with that.

Motion by Councilwoman Jenkins, seconded by Councilman Shell to adopt the resolution as presented.

MOTION CARRIED. (7-0)

E. Consideration of Ordinance to Amend the Code of Ordinances, Chapter 3, Alcoholic Beverages, to provide for Regulation of Distilleries and Manufacturers

Mr. Craver said that Line Creek Brewery approached the City to manufacture beverages other than malt beverages, which is currently allowed under the ordinance. Other communities allow for the manufacturing of distilled spirits and wine. Staff is supportive of this and thinks Line Creek is a responsible partner. This would be an economic development opportunity. Line Creek in Peachtree City already does this and is successful and they have a location in LaGrange that does this successfully. This change to the ordinance would allow for the manufacturing of distilled spirits and wine.

City Attorney stated that they would still need to meet all State and Federal regulations and requirements. This does raise the number of gallons that they can produce and have on site. Mr. Craver clarified that Line Creek would have to apply for a separate license to manufacture distilled spirits. Any other business that would want to do this would go through the same process. Mr. Sears explained that location wise they are not permitted currently under the zoning ordinance and that is what the next agenda item covers.

Motion by Councilman Shell, seconded by Councilman Koritko to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

F. Consideration of initiating a text amendment to the zoning ordinance on language used to describe alcoholic beverage manufacturers

Mayor Brady explained that this is to refer to Planning Commission, the recommendations pertaining to the zoning ordinance text amendments to match the alcohol ordinance from the previous item.

Motion by Councilman Shell, seconded by Councilman Koritko to refer to the Planning Commission.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

G. Public Hearing – Zoning Ordinance Text Amendments- Articles 2, 3 and 13

Mayor Brady opened the public hearing.

Dean Smith, Senior Planner, stated that there are 3 primary areas being looked at, vape shops, new car dealerships and extended stay hotels. Council previously put a moratorium on these to allow Planning Commission to look more closely at these uses and the restrictions and regulations. With regards to new car dealerships, Planning Commission recommends also looking at used car dealerships, recreational vehicle sales, boat sales, motorcycle sales and ATV/UTV sales.

No one spoke for or against.

Councilwoman Jenkins asked what the difference is with the extended stay hotels and what is currently in the ordinance? Mr. Smith explained that currently they are not regulated separately from hotels and motels. Recently, Stay Apt Suites was built on McIntosh Parkway, adjoining and abutting a residential community, it was allowed out right, no requirement for conditions.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to accept the recommendation from the Planning Commission.

MOTION CARRIED. (7-0)

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

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

H. Request from SummerGrove POA to post banners at the entrances for 2025 events

City Manager stated that the POA reached out and realized they forgot to include their annual graduation banner in the list and ask that it be added.

Motion by Councilman Koritko, seconded by Councilman Thomasson to approve the request with the additional graduation banner.

MOTION CARRIED. (7-0)

COUNCIL COMMENTS

Councilwoman Jenkins wanted to thank the Communications team for their Black History Month posts. She has received many positive responses from the community. She thanked them for their time and hard work.

Councilman Koritko asked if staff could look at taking one section a year from the City's ordinances and update them and clean them up.

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to adjourn the Council meeting at 6:48pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



To: Mayor and Council

Date: March 11, 2025

Agenda Item: Consideration of Resolution to grant a waiver to the City of Newnan Leisure Services department, on behalf of the Newnan Cultural Arts Commission, to allow for possession and consumption of alcoholic beverages at the Newnan Centre Amphitheatre during 2025 Jazz in the Park concert series

Prepared By: Brent Snodgrass, Leisure Services Director

Purpose:

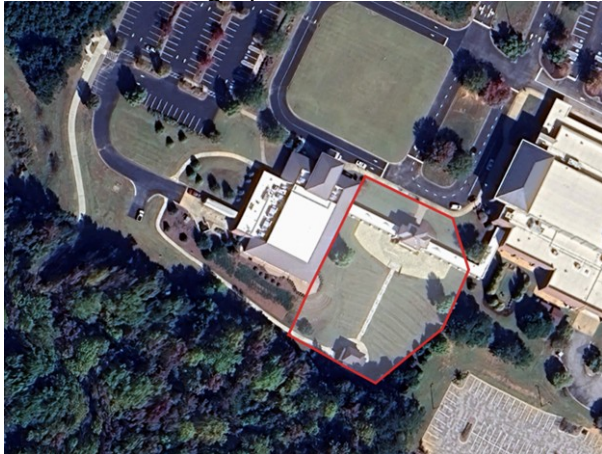
Newnan City Council may consider allowing for the possession and consumption of alcoholic beverages within a defined location at the Newnan Centre property during the following events and in accordance with the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages:

- **Jazz in the Park – Friday, June 27, 2025 – Newnan Centre Amphitheatre**
- **Jazz in the Park – Friday, July 25, 2025 – Newnan Centre Amphitheatre**
- **Jazz in the Park – Friday, August 29, 2025 – Newnan Centre Amphitheatre**

Background:

Due to the planned construction of Greenville Street Park in 2025, please note the request for use of Newnan Centre Amphitheatre.

Please see the graphic below for an aerial image of the event location:



In reviewing Chapter 3 Alcoholic Beverages of the Code of Ordinances of the City of Newnan, City staff concludes that a one-time waiver must be granted in order to permit the possession and consumption of alcoholic beverages, beginning 30 minutes prior to the beginning of the event, during the event, and up to 30 minutes after the end of the event, at the Amphitheatre area adjacent to the Newnan Centre building.

It is anticipated that 500 persons will attend each day of the Jazz in the Park series.

The Newnan Cultural Arts Commission has hosted the Jazz in the Park series for several years, located at Greenville Street Park. The Wadsworth Auditorium will remain the rain location for 2025.

Newnan Centre licensed caterer will provide sales of alcoholic beverages to include beer and wine in accordance with their policy.

Food trucks will provide food for purchase at the event.

Portable restrooms and handwash stations will be on-site for use.

Parking will be at the Newnan Centre, and free shuttles will be made available from the downtown Newnan area.

Police presence will be provided by Newnan Police Department.

On-call EMS/Paramedic/Fire Services will be managed by the Newnan Fire Department

Funding:

N/A

Recommendation:

City Staff recommends approval of the resolution to grant a waiver allowing for possession and consumption of alcoholic beverages

Attachments:

1. RESOLUTION TO AUTHORIZE THE POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES FOR CITY SPONSORED EVENTS

Previous Discussion with Council:

Newnan City Council asked City Staff to present a Resolution for allowing possession and consumption of alcoholic beverages for the 2025 Jazz in the Park Series hosted at Newnan Centre at the January 28, 2025 meeting.

**RESOLUTION TO AUTHORIZE THE POSSESSION AND CONSUMPTION OF ALCOHOLIC
BEVERAGES FOR CITY SPONSORED EVENTS**

WHEREAS, Newnan Cultural Arts Commission, in coordination with Newnan Leisure Services, will host the Jazz in the Park series at Newnan Centre Amphitheatre at 1515 Lower Fayetteville Rd, Newnan, Georgia 30265 on June 27, 2025, July 25, 2025 and August 29, 2025; and

WHEREAS, City of Newnan, is the owner of Newnan Centre, and is operated by Newnan Convention Center Authority, and is working with Newnan Leisure Services to host the 2025 Jazz in the Park series; and

WHEREAS, Greenville Street Park is unavailable for the 2025 Jazz in the Park series due to scheduled renovation; and

WHEREAS, the City Council of the City of Newnan, Georgia acknowledges that in order for the 2025 Jazz in the Park Series to enjoy success, the possession and consumption of alcoholic beverages at the venue is necessary;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Newnan, Georgia, for the sole purposes of the 2025 Jazz in the Park series, that:

1. The possession and consumption of alcoholic beverage to include beer and wine on premises of Newnan Centre Amphitheatre at 1515 Lower Fayetteville Rd, Newnan, Georgia, 30265, shall be allowed.
2. Sealed Alcohol containers may be brought into the venue and open containers may not leave the designated venue boundaries, in accordance with Chapter 3 Alcoholic Beverage, Article 1, Section 3-6 of the Code of Ordinance of the City of Newnan.
3. The time for possession and consumption of alcoholic beverages to include beer and wine on the premises of Newnan Centre Amphitheatre at 1515 Lower Fayetteville Rd, Newnan, Georgia 30265 shall occur as early as 30 minutes prior to beginning of the event, and no longer than 30 minutes after the end of the event.
4. The City Manager or designee shall be authorized to revoke the allowance of possession and consumption if it is determined that the continued use may endanger the public's health, welfare or life safety.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 11th day of March 2025 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

James J. Thomasson III, Mayor Pro Tem

REVIEWED:

Cynthia E. Jenkins, Councilwoman

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilman

Brad Sears, City Attorney

Ray DuBose, Councilman

Dustin Koritko, Councilman

Paul Guillaume, Councilman



To: Mayor and Council
Date: March 11, 2025
Agenda Item: Consideration of Contract Award and Project Budget for the Lynch Park Parking Enhancement Project
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider awarding a contract to a qualified firm for the enhancement of Lynch Park. In addition, a project budget may be considered and established.

Background:

Newnan City Council, in advance of calling for the Special Purpose Local Option Sales Tax (SPLOST) 2025 referendum, named the Lynch Park Parking Enhancement Project as a priority. As the Newnan City Council has invested funds in Lynch Park Facilities (Public Pool, 2011 & Pickett Field, 2021), the need to reconsider how to successfully add additional parking facilities has become apparent. When citizens are present at the pool, Pickett Field and the Wesley Street Gym, there does not exist sufficient parking to support the programming.

In the spring of 2024, the City of Newnan executed a task order with Columbia Engineering (On-Call Engineering Firm) to lead the City through a process of developing Construction Documents for the improvement of Lynch Park. Throughout the summer and fall of 2024, Columbia Engineering developed conceptual layouts. City staff, in fall 2024, approved the conceptual design and Columbia Engineering proceeded to develop Construction Documents (see attached conceptual design). Upon completion of Construction Documents, City staff published a Request for Proposals (RFP) for the Lynch Park Parking Enhancement Project.

On February 25, 2025, the City of Newnan received proposals from six firms.

The following list is illustrative of the responding firms:

- International Waste Services
- Headley Construction
- Piedmont Paving
- Southeastern Site Development
- Hasbun Construction
- Johnson Construction Group

Please find a copy of the Bid Tabulation attached herein.

Columbia Engineering, Comprehensive Program Services (City's Program Manager) and City staff reviewed the proposals for completeness and adherence to the RFP.

As the Newnan City Council considers the contract award contemplated herein, City staff suggests that a project budget be considered.

Activity Item	
Construction	\$712,688.35
Testing Services	\$10,000.00
Owner Contingency	\$71,300.00

Total	\$793,988.35
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Funding:

SPLOST 2025

Recommendation:

City staff recommend that the Newnan City Council award the contract to Piedmont Paving in the amount of \$712,688.35. In addition, City staff recommend that the Newnan City Council establish a total project budget of \$793,988.35.

Attachments:

1. Lynch Park Bid Tab_2025
2. LynchPark-RefinedConcept
3. Columbia Engineering-LynchPark-ConstructonBid-LetterofRecommendation

Previous Discussion with Council:

Newnan City Council, beginning in 2024, named the Lynch Park Parking Enhancement Project as a priority. In April 2024, the Newnan City Council awarded a design contract to Columbia Engineering.



City of Newnan, Georgia

BID OPENING: Lynch Park Parking Enhancements Tuesday, February 25th 2025 – 2pm

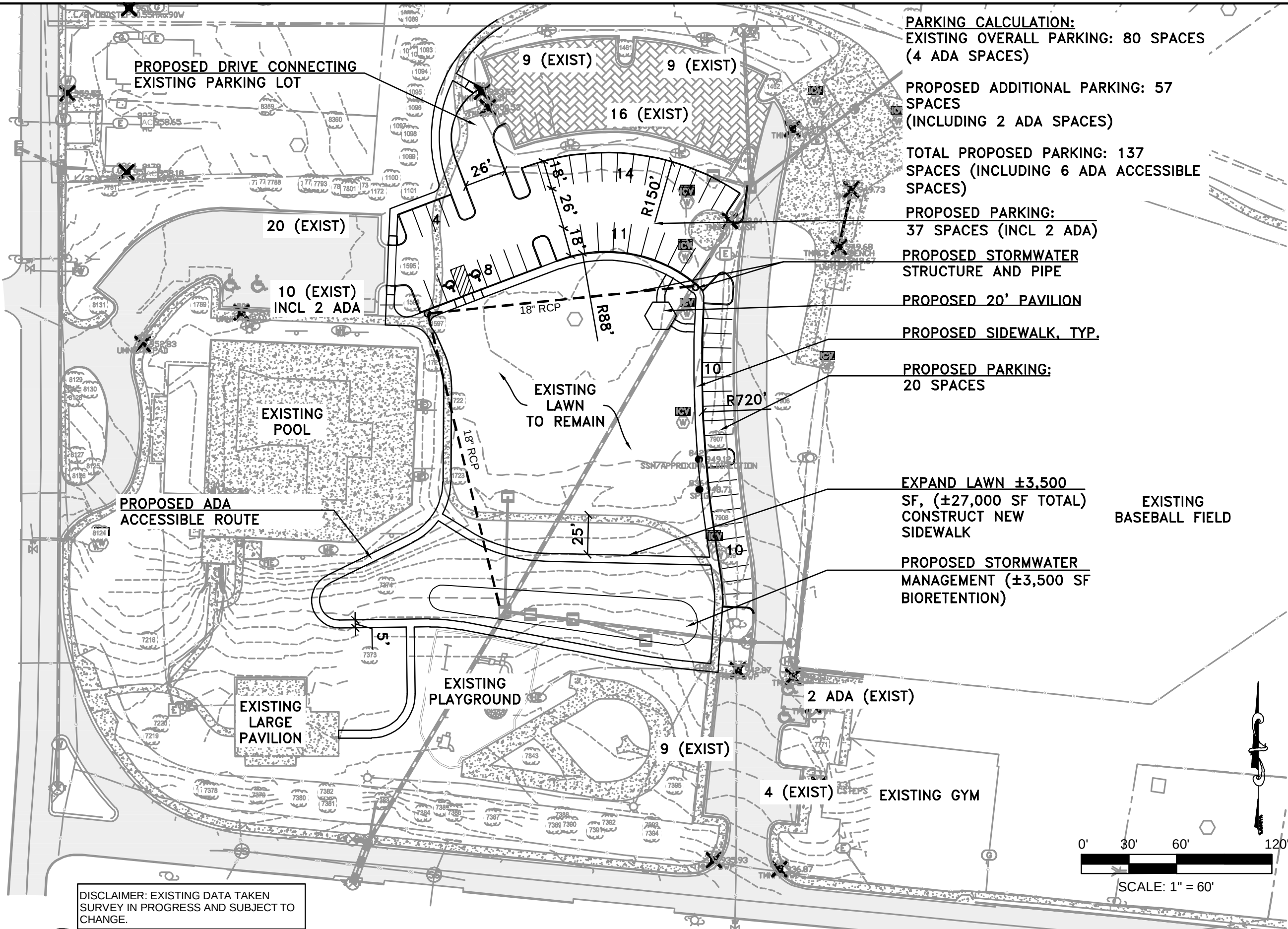
BIDDER	BID AMOUNT	COMMENTS
International Waste Services	\$ 1,401,218. ⁰⁰	
Headley	\$ 944,069. ⁰⁰	
Piedmont Paving	\$ 712,688. ³⁵	
Southeastern Site Development	\$ 898,5 ⁷⁵ 00 . ⁹³	
Hasbun Construction	\$ 1,166,181. ⁴⁶	
Johnson Construction Group	\$ 1,071,298. ⁵⁹	

BIDS OPENED BY

© 2024, COLUMBIA ENGINEERING SERVICES



DISCLAIMER: EXISTING DATA TAKEN
SURVEY IN PROGRESS AND SUBJECT TO
CHANGE.



PARKING CALCULATION:
EXISTING OVERALL PARKING: 80 SPACES
(4 ADA SPACES)

PROPOSED ADDITIONAL PARKING: 57
SPACES
(INCLUDING 2 ADA SPACES)

TOTAL PROPOSED PARKING: 137
SPACES (INCLUDING 6 ADA ACCESSIBLE
SPACES)

PROPOSED PARKING:
37 SPACES (INCL 2 ADA)

**PROPOSED STORMWATER
STRUCTURE AND PIPE**

PROPOSED 20' PAVILION

PROPOSED SIDEWALK, TYP.

PROPOSED PARKING:
20 SPACES

**EXPAND LAWN ±3,500
SF, (±27,000 SF TOTAL)
CONSTRUCT NEW
SIDEWALK**

**PROPOSED STORMWATER
MANAGEMENT (±3,500 SF
BIORETENTION)**

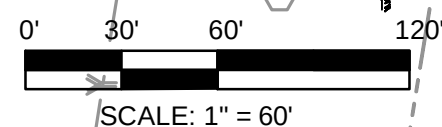
EXISTING
BASEBALL FIELD

2 ADA (EXIST)

9 (EXIST)

4 (EXIST)

EXISTING GYM



CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS



COLUMBIA
ENGINEERING

2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT:

LYNCH PARK IMPROVEMENTS

23 RICHARD ALLEN DRIVE
NEWNAN, GA 30263

REVISIONS		DATE
REVISED		06/18/24

DRAWING TITLE		
PREFERRED CONCEPT PLAN		
DWG FILE: U/		
DRAWN BY:	RG	DRAWING NO.
PROJECT NO.	5949.13	
DATE:	06/04/24	
SCALE:	1"=60'	

March 4, 2025

Hasco Craver
Assistant City Manager
City of Newnan, GA
25 LaGrange Street
Newnan, GA 30263

Re: Lynch Park Bid review and recommendation for Piedmont Paving, Inc.

Dear Mr. Craver,

Columbia Engineering and Services, Inc. (Columbia) has reviewed construction bids for the Lynch Park Parking Enhancements project, associated with improvements designed by Columbia under contract with the City of Newnan. The bid from Piedmont Paving, Inc. contains all activities as identified on the construction documents, and it is our recommendation that the City of Newnan contract with this firm for the purpose of the Lynch Park Parking enhancements.

Please don't hesitate to contact me with any questions regarding this matter.

Sincerely,

Roger Grant, PLA
Project Manager
Columbia Engineering & Services, Inc.
rgrant@columbia-engineering.com
Cell: (678)983-8171



City of Newnan, Georgia - Mayor and Council

Date: March 11, 2025

Agenda Item: Annexation Request for Annex2025-02 by Charles S. Conerly on behalf of NCTI, LLC; 122.64± acres located on Green Top Road (Tax Parcels # 085 5107 001, 085 5107 001A, and 085 5086 002); Requested zoning of PDR (Planned Residential Development District) – Decision on Referral to Planning Commission

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: Charles S. Conerly on behalf of NCTI, LLC is requesting the annexation of tax parcel #s 085 5107 001, 085 5107 001A and 085 5086 002 into the city limits. The parcels contain approximately 122.64± acres and are located on Green Top Road.

Land Owners	Tax ID Numbers	Acreage	Location
NCTI, LLC	085 5107 001, 085 5107 001A and 085 5086 002	122.64± acres	Green Top Road

Background: The petitioner is requesting the annexation of 122.64± acres located on Green Top Road with a PDR zoning designation for the construction of 235 detached single-family homes. Per the application, the proposed development will be the second phase of Everhour Subdivision. Density will be 2.05 units per acre, which is consistent with the approved density for Phase I. Average square footages for each Pod will be as follows: Ranch Pod – 1,800 square feet; Traditional Pod -2,500 square feet; Estate Pod – 3,000 square feet. House plans will also be the same as those being built in Phase I with the average sales price ranging from \$428,490 to \$616,860.

Because this development will be a second phase of Everhour with combined total units exceeding the 400-unit threshold, it will be required to go through the Development of Regional Impact (DRI) process if Council decides to move forward. DRIs 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. This will extend the timeline for consideration as no public hearings or decisions can be made by either the Planning Commission or the Council during this process. In addition, since this is an annexation, the County arbitration process will apply as well.

It should be noted that this property was considered for annexation back in 2015. At that time, the applicant chose to withdraw the application prior to a final vote.

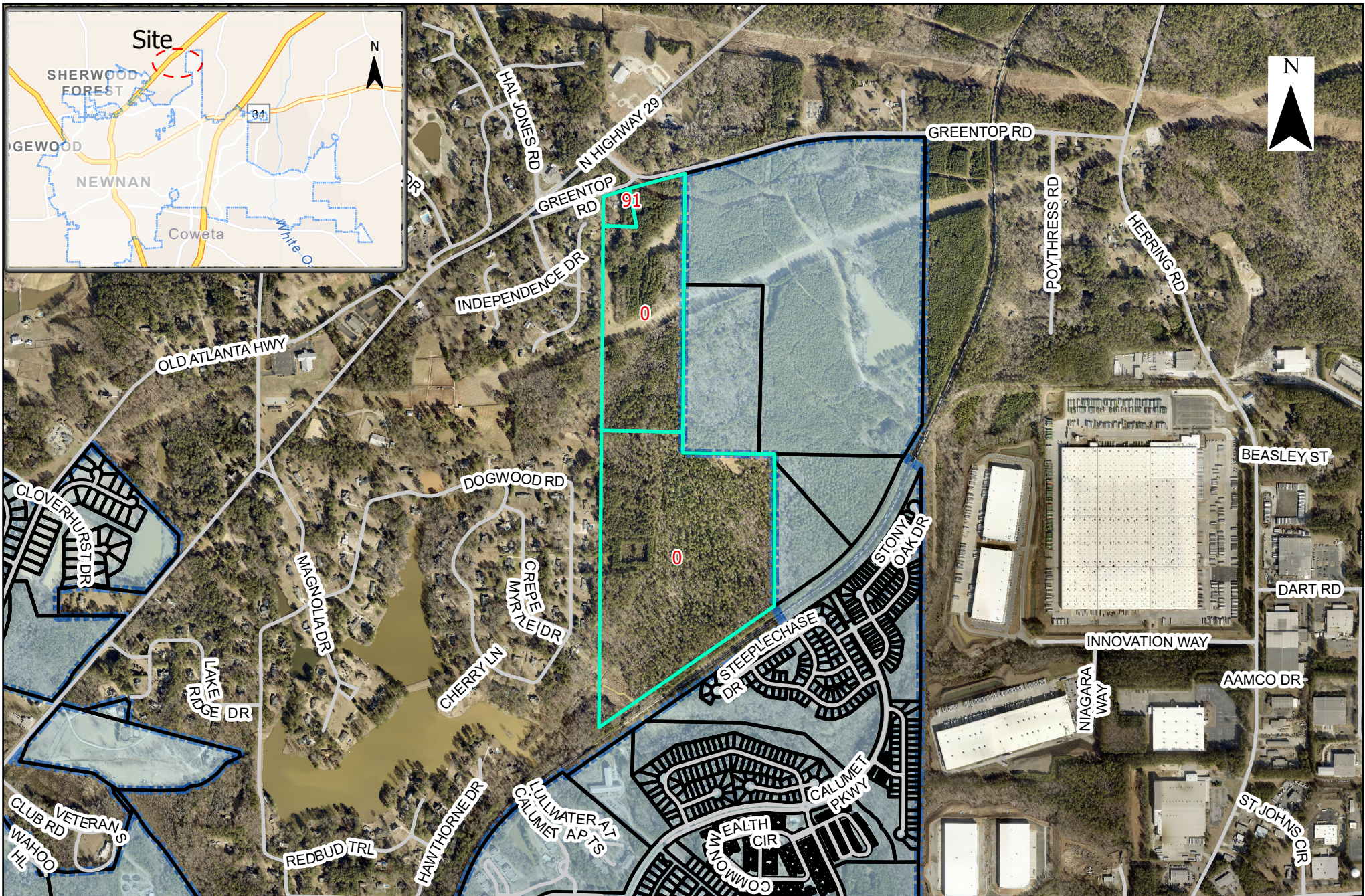
Funding: N/A

Recommendation: N/A

Options:

- A. Act to pursue Annexation/Rezoning
- B. Deny the Annexation/Rezoning Petition

Previous Discussion with Council: Annexation Request (Annex2015-02) – application was withdrawn



CITY OF NEWNAN

Project Location

1 = 14,304 feet

Date: 2/27/2025 12:34 PM



NEWNAN
GEORGIA

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

Proposed Annexation

City Limits

Parcel # 085 5086 002
085 5107 001
085 5107 001A

ADDRESS
91 GREENTOP RD
Newnan, Ga 30264



CHARLES S. CONERLY
cconerly@smithconerly.com

February 24, 2025

Tracy Dunnivant
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: **Application for Annexation and to Amend Zoning Map**
Property Owner/Petitioner: NCTI LLC
Property Location: Green Top Road, Coweta County, Georgia
Tax Parcels: 085 5107 001, 085 5107 001A, and 085 5086 002
Requested Rezoning: RC (Rural Conservation) to PDR (Planned Development Residential)

Dear Tracy:

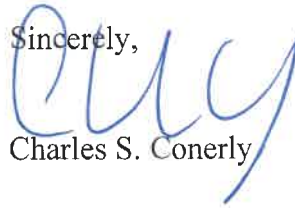
I represent NCTI LLC, which owns approximately 122.64 acres along Green Top Road in Coweta County, Georgia and immediately adjacent to the City of Newnan's corporate limits (hereinafter the "Subject Property"). The Subject Property is more specifically identified as Tax Parcels 085 5107 001, 085 5107 001A, and 085 5086 002. Enclosed please find a completed Application for Annexation to annex the Subject Property into the City of Newnan and a related Application to Amend Zoning Map.

As indicated on the applications and in the attachments, the current zoning in Coweta County is "RC" (Rural Conservation), and assuming the Subject Property is annexed into the City of Newnan, NCTI LLC requests a rezoning to "PDR" (Planned Development Residential). The Subject Property is currently undeveloped, and NCTI LLC intends to develop the Subject Property for single-family housing, with three different lot and dwelling sizes. The total number of units is expected to be 235 with a density of 2.05 units per acre.

We acknowledge that, pursuant to O.C.G.A. § 36-36-111, if the City Council decides to accept the application for annexation, the City can take "no final action" until the statutory annexation procedures have been concluded.

Feel free to contact NCTI LLC through me (at the above address and phone number), and as always, thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Conerly", written over the printed name.

Charles S. Conerly

NCTI LLC
Application for Annexation and to Amend Zoning Map
Proffered Conditions

Applicant proffers, as conditions:

A. GENERAL CONDITIONS:

1) The project will be consistent with the concept plan, density, project data, and elevations provided as part of the application.

2) The average square footages for each Pod will be as follows:
Ranch Pod – 1,800 square feet; Traditional Pod – 2,500 square feet; Estate Pod – 3,000 square feet.

B. SPECIFIC CONDITIONS:

1) The maximum number of lots is restricted to two hundred thirty-five (235) single-family, detached, fee-simple owned homes.

2) A landscape plan shall be submitted to the appropriate department for review and approval prior to any plantings.

3) The applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.

4) Right-of-way shall be reserved for a paved and publicly dedicated roadway to connect this development with a possible adjoining future development to the west and the portion of the connection within this development shall be constructed in conjunction with construction of the streets in this development.

5) The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District.

6) All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.

7) Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.

8) The property shall be served by public water and sewerage facilities provided by Newnan Utilities.

9) All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the City stormwater system, prior to doing so, a plan shall be submitted to the appropriate City department for consideration.

10) All front, side and rear yards of all disturbed grass areas on lots shall be sodded.

11) All utilities that provide service to the proposed subdivision shall be placed underground.

12) The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.

13) There shall be a 135-foot building setback (Green Top centerline) and a 50-foot planted buffer along the entire frontage on Green Top Road, except entrances.

14) All garage doors shall be architecturally treated similarly to the renderings submitted.

15) The lot information and setbacks shall be as follows:

- Minimum street frontage 30-feet
- Minimum lot width at front setback 40 feet
- Minimum floor area 1,600 square feet
- Maximum impervious area 60%
- Minimum lot size 8,200 square feet
- Front setback 30-feet
- Side setback 5-feet
- Major side (double frontage) 10-feet
- Rear setback 20-feet
- Building separation 10-feet
- Maximum building height 2 stories/40-feet

16) There shall be a 25-foot natural, vegetated buffer around the perimeter of the site.

17) Developer will construct a pool and cabana amenity. If the property is annexed as part of the Everhour subdivision, however, the amenity will not be required, and residents of Everhour Phase II will have access to the amenities in Everhour Phase I. Developer will otherwise comply with Section 3-7 of the Zoning Ordinance.



RIVERTON



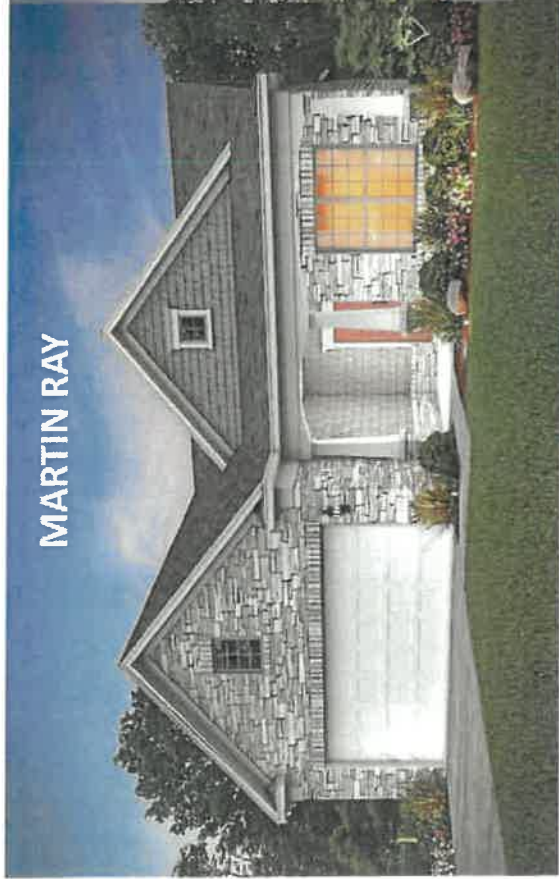
WOODWARD



WINGATE



FURNACE



MARTIN RAY



SUMMERWOOD



ABBEYVILLE



MITCHELL



HAMPTON



HARTWELL



ASPIRE



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department
25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION FOR ANNEXATION

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Newnan, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant Charles S. Conerly, representing NCTI LLC

Mailing Address 402 Newnan Street, Carrollton, Georgia 30117

Telephone 770-834-1160 Email: cconerly@smithconerly.com

Property Owner (Use back if multiple names) NCTI LLC

Mailing Address 402 Newnan Street, Carrollton, Georgia 30117

Telephone 770-834-1160 Fax 770-834-1190

Address/Location of Property Green Top Road, Coweta County, Georgia - 122.64 acres in land lots 86 and 107 of the 5th Land District, Coweta County, Georgia and being tax reference numbers 085 5107 001, 085 5107 001A, and 085 5086 002

County Zoning Classification RC Requested Zoning Classification PDR

Present Land Use Undeveloped Land

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application. The City Council shall evaluate the application, and if it is decided that the City will pursue annexation, the zoning request for the property is forwarded to the Planning Commission for a zoning recommendation.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

X A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:

- ✓ Petitioner 's Name
- ✓ Mailing Address
- ✓ Contact Telephone Number
- ✓ Address or Tax Map Number of the property(s) proposed for annexation
- ✓ County Zoning Classification(s)
- ✓ Requested Zoning Classification(s)
- ✓ Present Land Use of the property(s)
- ✓ Proposed Land Use of the property(s)

- X A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- X A legal description of the property(s) and a legal description for each zoning classification being requested.
- X A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.
- X A preliminary concept plan illustrating the proposed use and/or development for this site which will also include a Preliminary Tree Management Plan illustrating existing location and general tree canopy along with areas proposed for tree conservation and/or replanting.
- X A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.
- Single-Family Zoning Classification.....\$15.00 Per Acre
 - Multi-Family Zoning Classification.....\$25.00 Per Acre
 - Office/Institutional Zoning Classification.....\$15.00 Per Acre
 - Commercial Zoning Classification.....\$25.00 Per Acre
 - Industrial Zoning Classification.....\$15.00 Per Acre
- X A list of all property owners with addresses within 250 feet of the property(s) being annexed.

The City Council may reject the application or refer it to the Planning Commission to consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. If the annexation is to be passed to the Planning Commission, the City shall notify Coweta County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The procedure for rezoning of the property is identical to that of a conventional rezoning except the hearing before the Council shall be conducted prior to the annexation of the subject property into the City.

The zoning classification approved by the City following the hearing shall become effective on the later of:

- The date the zoning is approved by the Council, and
- The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Article 10, §10-4 of the Newnan Zoning Ordinance).

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.



Applicant's Signature

02/24/2025

Date

FOR OFFICIAL USE ONLY	
DATE RECEIVED:	<u>02/24/2025</u>
RECEIVED BY:	<u></u>



NEWMAN
GEORGIA

CITY OF NEWMAN, 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 Charles S. Conerly, representing NCTI LLC
Mailing Address 402 Newnan Street, Carrollton, Georgia 30117
Telephone 770-834-1160 Email: cconerly@smithconerly.com
Property Owner (Use back if multiple names) NCTI LLC
Mailing Address 402 Newnan Street, Carrollton, Georgia 30117
Telephone 770-834-1160
Address/Location of Property Green Top Road, Coweta County, Georgia
Tax Parcel No.: 085 5107 001, 085 5107 001A and 85 5086 002 Land Lot 86 and 107
District/Section 5 Size of Property (Square Feet or Acres) 122.64
Present Zoning Classification: RC Proposed Zoning Classification: PDR
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 _____

Applicant is seeking to annex the subject property and have it rezoned consistent with adjacent property as Phase II of the Everhour Development. _____

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 _____

Applicant is seeking to annex the subject property and have it rezoned consistent with adjacent property as Phase II of the Everhour Development. _____

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? _____

N/A

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

***Regarding Community Impact Studies (when required), the applicant needs to contact the Planning department to request that staff initiate the will serve letters to service providers at least 15 business days prior to filing the rezoning application. Additionally, the applicant must also provide a concept plan with the request.**

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.

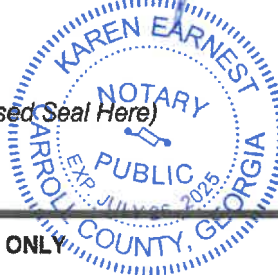
Sworn to and subscribed before me this

23rd day of February, 2025

Signature of Applicant

Karen Earnest 2/23/25
Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 01/23/2025
RECEIVED BY: Tracy S. Dunham DATE OF FILING: 02/24/25 FILING FEE RECEIVED: \$2,445.00
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

NEWNAN
GEORGIA

Proffered Conditions

As part of an application for an annexation/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:

See Attached

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

See Attached

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

[Signature]
Signature of Applicant

[Signature]
Signature of Applicant's Representative

Smith Conerly LLP

[Signature]
Signature of Notary Public

2/24/25
Date

RICK EDWARD MARTIN / DIRECTOR
Type or Print Name and Title
LAND ACQ

Charles S. Conerly, Attorney
Type or Print Name and Title





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 25, 2025 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

Green Top Road, Coweta County, Georgia - 122.64 acres in land lots 86 and 107 of the 5th Land District, Coweta County, Georgia and being tax reference numbers 085 5107 001, 085 5107 001A, and 085 5086 002

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:

NCTI 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.

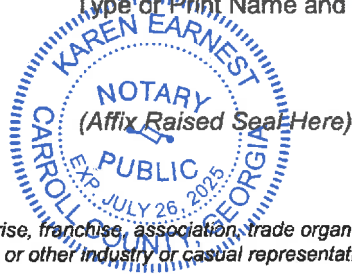
James Van S. Mottola
Signature of Applicant

James Van S. Mottola
Type or Print Name and Title

Charles S. Conerly
Signature of Applicant's Representative
Smith Conerly LLP

Charles S. Conerly
Type or Print Name and Title

Karen Earnest 2/24/25
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 NCTI LLC

Telephone Number 770-834-1160

Address of Subject Property Green Top Road, Coweta County, Georgia - 122.64 acres in land lots 86 and 107 of the 5th Land District
Coweta County, Georgia and being tax reference numbers 085 5107 001, 085 5107 001A, and 085 5086 00.

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.

NCTI, LLC

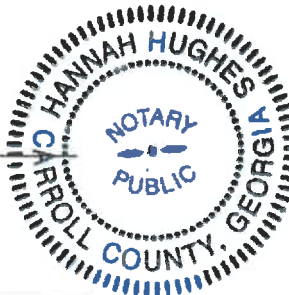
By: James Van S. Motter
Signature of Property Owner

Personally appeared before me

James Van S. Motter

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

[Signature]
Notary Public



(Affix Raised Seal Here)

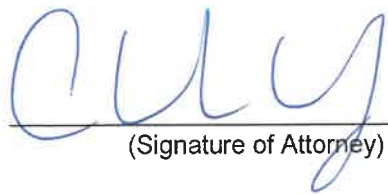
2/24/2025
Date



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 Charles S. Conerly of Smith Conerly LLP

Address 402 Newnan Street
Carrollton, Georgia 30117

Telephone 770-834-1160

Date February 24, 2025



City of Newnan, Georgia
Attachment E

Checklist

The following is a checklist of information required for the submittal of an annexation/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
- ☒ 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)
- ☒ N/A Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a ~~check payable~~ to the **City of Newnan**
credit card payment

Note: Please attach this form to the filing application.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENTOP ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE WEST LINE OF LAND LOT 107;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 70 DEGREES 17 MINUTES 35 SECONDS EAST, 82.70 FEET TO A POINT;

THENCE, NORTH 71 DEGREES 37 MINUTES 46 SECONDS EAST, 54.61 FEET TO A POINT;

THENCE, NORTH 72 DEGREES 09 MINUTES 08 SECONDS EAST, 47.46 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 00 MINUTES 35 SECONDS EAST, 50.46 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 11 DEGREES 19 MINUTES 14 SECONDS EAST, 383.05 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 89 DEGREES 38 MINUTES 26 SECONDS WEST, 300.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 300.00 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 2.07 ACRES (90,073 SQUARE FEET).

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH REBAR WITH CAP LOCATED NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 200.00 FEET FROM A 1/2 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 86, 87, 106 AND 107;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 1,738.47 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 132.33 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, SOUTH 89 DEGREES 38 MINUTES 26 SECONDS EAST, 300.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, 383.05 FEET TO A 1/2 INCH REBAR WITH CAP

IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENTOP ROAD (80 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 74 DEGREES 00 MINUTES 35 SECONDS EAST, 22.14 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 38 MINUTES 01 SECONDS EAST, 266.30 FEET TO A POINT;

THENCE, NORTH 75 DEGREES 09 MINUTES 59 SECONDS EAST, 155.81 FEET TO A POINT;

THENCE, NORTH 76 DEGREES 02 MINUTES 41 SECONDS EAST, 140.82 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 07 MINUTES 37 SECONDS WEST, 1,089.87 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 00 DEGREES 53 MINUTES 28 SECONDS WEST, 1,311.20 FEET TO A 1 INCH SQUARE IRON ROD;

THENCE, NORTH 89 DEGREES 38 MINUTES 40 SECONDS WEST, 758.53 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 38.51 ACRES (1,677,546 SQUARE FEET).

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 86 AND 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 86, 87, 106 AND 107;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 200.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, SOUTH 89 DEGREES 38 MINUTES 40 SECONDS EAST, 758.53 FEET TO A 1 INCH SQUARE IRON ROD;

THENCE, SOUTH 01 DEGREES 08 MINUTES 35 SECONDS WEST, 200.00 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 87 DEGREES 57 MINUTES 50 SECONDS EAST, 1,039.27 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 00 DEGREES 57 MINUTES 15 SECONDS WEST, 47.48 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 01 DEGREES 00 MINUTES 19 SECONDS WEST, 150.87 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST, 1,086.18 FEET TO A NAIL IN THE NORTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (200 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 55 DEGREES 13 MINUTES 16 SECONDS WEST, 2,188.91 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 2,553.88 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 82.06 ACRES (3,574,618 SQUARE FEET).

.....

James K Magnus
37 Camellia Cir
Newnan, Georgia, 30263

Edward F & Ginny C Hurley
P.O. Box 635
Summerville, Georgia, 30747

Larry D & Karen W Turley
43 Camellia Cir
Newnan, Georgia, 30263

Marcus S & Rosanne Malone
45 Camellia Cir
Newnan, Georgia, 30263

Karen Knight Poore Life Estate c/o John
Cooper Knight, Karen Knight Poore &
David Henry Knight
47 Camellia Cir
Newnan, Georgia, 30263

John & Tracie R Craig
49 Camellia Cir
Newnan, Georgia, 30263

Danny & Lisha H Justiss
51 Camellia Cir
Newnan, Georgia, 30263

George C & Corille Hudson
53 Camellia Cir
Newnan, Georgia, 30263

David D & Jennifer B Barber
28 Dogwood Rd
Newnan, Georgia, 30263

City of Atlanta GA
687 Mitchell St
Atlanta, Georgia, 30303

Riva Ridge Homeowners Association Inc.
c/o Heritage Property Management
500 Sugar Mill Rd, Ste 200B
Atlanta, Georgia, 30350

Churchill Park Homeowner's Association
Inc.
P.O. Box 71296
Newnan, Georgia, 30271

Alfredo Rodriguez Tlapa & Marlene
Garcia Reyes
30 Steeplechase Dr
Newnan, Georgia, 30263

Michael D & Sharon E Snellings
32 Steeplechase Dr
Newnan, Georgia, 30263

Elaine Lichty, Sunny L Comte &
Samantha Smallhorn
34 Steeplechase Dr
Newnan, Georgia, 30263

Rebecca A Neufeld
36 Steeplechase Dr
Newnan, Georgia, 30263

Albert C Jones
722 SW 3rd Street
Dania, Florida, 33004

Louis Dominic & Hilda Zizzo
40 Steeplechase Dr
Newnan, Georgia, 30263

Rudolph J & Bille J Duyka
42 Steeplechase Dr
Newnan, Georgia, 30263

Steve W Berger
44 Steeplechase Dr
Newnan, Georgia, 30263

Elizabeth A Gatrell
46 Steeplechase Dr
Newnan, Georgia, 30263

Ana Irene Shepherd
48 Steeplechase Dr
Newnan, Georgia, 30263

Grayson & Kyle Burkhardt
50 Steeplechase Dr
Newnan, Georgia, 30263

Deborah King Davis
52 Steeplechase Dr
Newnan, Georgia, 30263

Joan Casey Lineberry
54 Steeplechase Dr
Newnan, Georgia, 30263

Alfonso Eliecer Porras Dominguez
56 Steeplechase Dr
Newnan, Georgia, 30263

Jan Simpson
58 Steeplechase Dr
Newnan, Georgia, 30263

Patricia H Grant
60 Steeplechase Dr
Newnan, Georgia, 30263

David E & Nancy B Bolton
125 Hillred Drive
Fayetteville, Georgia, 30125

Forest At York LP
P.O. Box 166 (1544 S Mail St)
Fyffe, Alabama, 35971

David D Barber & Jennifer B Barber
28 Dogwood Rd
Newnan, Georgia, 30263

Mahadev Group Inc & Amita Sureshbai
Patel
82 Canyon View Drive
Newnan, Georgia, 30265

DRP Multistate P LLC c/o DW Partners
520 Madison Avenue, 21st Floor
New York, New York, 10022

NCTI LLC
P.O. Box 1832
Newnan, Georgia, 30264

NCTI LLC
P.O. Box 1832
Newnan, Georgia, 30264

Land Lot 107 Properties LLC
P.O. Box 73372
Newnan, Georgia, 30271

Zenco Development Inc.
P.O. Box 73372
Newnan, Georgia, 30271

Zenco Development Inc.
P.O. Box 73372
Newnan, Georgia, 30271

Zenco Development Inc.
P.O. Box 73372
Newnan, Georgia, 30271

Green Top Road LLC
75 Jackson St, Ste 405
Newnan, Georgia, 30263

Brock M Jersey & Deborah L Jersey
8 Heritage Dr
Newnan, Georgia, 30263

Laurie Allen Gravett
0022 Heritage Trace
Newnan, Georgia, 30263

Edmond P Miller & Frances B Miller
24 Heritage Trace
Newnan, Georgia, 30263

New Residential Borrower 2022-SFR1
LLC
2350 Point Parkway Suite 250
Carmel, Indiana, 46032

Christopher Jensen
29 Heritage Trace
Newnan, Georgia, 30263

Laura Embry Smith
27 Heritage Trace
Newnan, Georgia, 30263

Donald F Mitchell & Robin L Mitchell
Estate
25 Heritage Trace
Newnan, Georgia, 30263

Edward O Romero & Enma D Romero
23 Heritage Trace
Newnan, Georgia, 30263

Michael J Kessler
21 Heritage Trace
Newnan, Georgia, 30263

Frank D Banta & Vickie Lynn Banta
19 Heritage Trace
Newnan, Georgia, 30263

Jeffrey M Shennig
17 Heritage Trace
Newnan, Georgia, 30263

Anna Guice
15 Heritage Trace
Newnan, Georgia, 30263

RWZ & HDZ Family Trust c/o Robert W
Ziifle Jr & Helen D Ziifle as Trustees
11 Heritage Trace
Newnan, Georgia, 30263

Jason Scott Salyards & Erica Ann Bailey
9 Heritage Trace
Newnan, Georgia, 30263

David E & Nancy Granroos
7 Heritage Trace
Newnan, Georgia, 30263

Bobby Blaine Bozeman Jr
5 Heritage Trace
Newnan, Georgia, 30263

Alma J Lee
12 Heritage Trace
Newnan, Georgia, 30263

Arthur Wayne Lewis
7 Heritage Dr
Newnan, Georgia, 30263

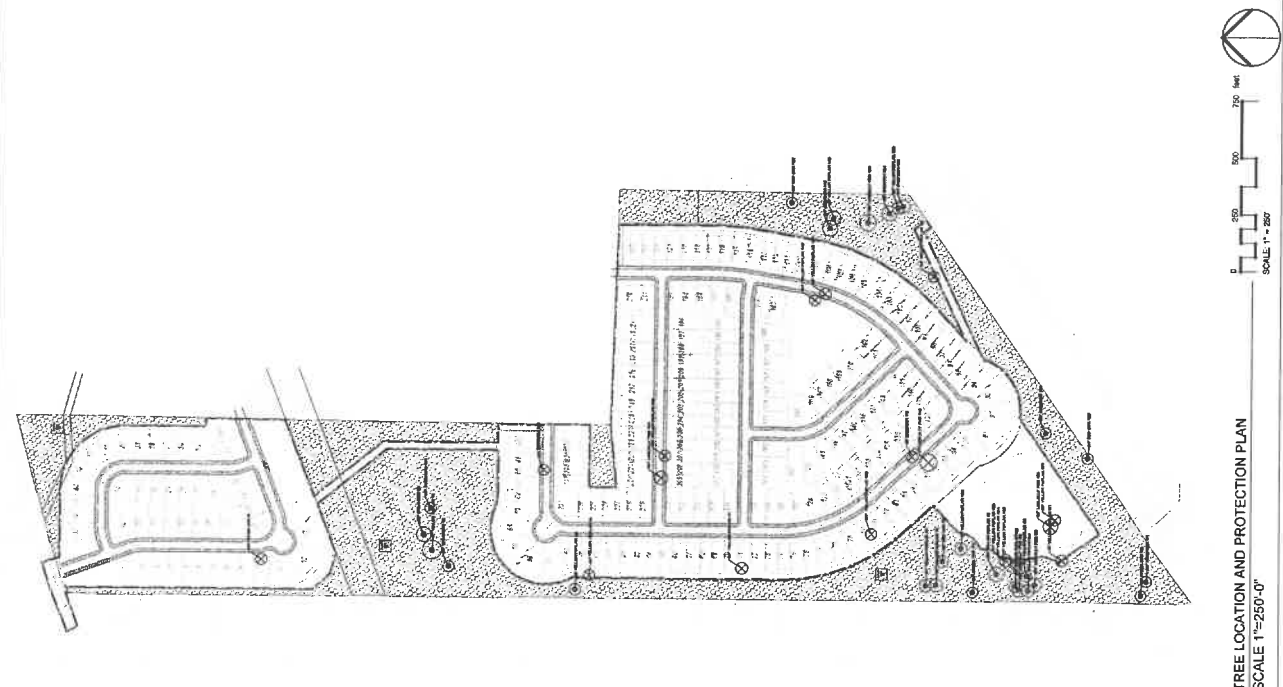
Frank A Harper
33 Camellia Cir
Newnan, Georgia, 30263

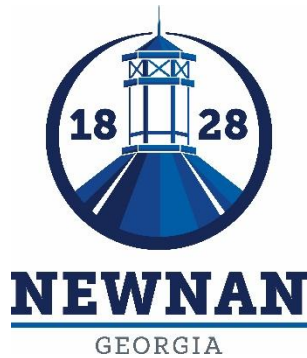
Robert A & Monelle Dalman
35 Camellia Cir
Newnan, Georgia, 30263

[illegible]

Quadrant Tree Survey Data				Proposed (To Be Saved / Removed)				Removed inch / Saved Units			
Specimen Tree ID Number	Size (Inches) DBH	Type (Common Name)	Type	Removed	Saved	Water Oak	Specimen	24	5.1		
1	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
2	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
3	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
4	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
5	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
6	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
7	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
8	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
9	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
10	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
11	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
12	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
13	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
14	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
15	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
16	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
17	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
18	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
19	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
20	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
21	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
22	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
23	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
24	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
25	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
26	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
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28	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
29	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
30	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
31	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
32	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
33	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
34	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
35	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
36	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
37	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
38	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
39	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
40	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
41	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
42	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
43	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
44	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		
45	24	Water Oak	Water Oak	Removed	Saved	Water Oak	Specimen	24	5.1		

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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City of Newnan, Georgia - Mayor and Council

Date: March 11, 2025

Agenda Item: Rezoning Request for RZ2024-04 by Steven L. Jones, Attorney at Law., on behalf of Templar Development Group, LLC for 7.06± acres located at 147 Temple Avenue (Tax Parcel #N21-0001-001); Requested zoning from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential) for the purpose of developing a residential neighborhood, attached dwellings of varying types – **For Information Only**

Prepared By: Dean Smith, Senior Planner

Purpose: To inform the City Council that RZ2024-04 will be coming back before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Land Owners	Tax ID Numbers	Acreage	Location
Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston; Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis	N21-0001-001	7.06± acres	147 Temple Avenue

Background: The petitioner is requesting a zoning designation of PDR (Planned Development Residential) for the property identified as Tax Parcel #N21-0001-001. The property is undeveloped, and the applicant is proposing to develop an attached dwelling residential neighborhood. This application was originally filed in 2024 and then the applicant withdrew the original rezoning petition on January 28, 2025. Council approved the request to withdraw the rezoning request and also waived the 12-month resubmittal restriction.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None

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)

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

March 3, 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: Coweta County Parcel Identification Number (“TPN”) N21 0001 001
(the “Property”);
Application to Amend Zoning Map (the “Application”).**

Dear Ms. Dunnavant:

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

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

The Application proposes a planned residential development of 32 residential, attached dwellings of varying types—known as the Evanston neighborhood (“Evanston”). Specifically, as shown by the “Zoning [Concept] Plan – Citadel Cottages at Newnan”, prepared by Ridge Planning and Engineering for Templar Development and dated January 31, 2025 (the “Concept Plan”) and the renderings submitted with the Application, the development will include townhomes, triplexes, and duplexes, all of which have different design elements, facades, and character. These homes will range in size from 1,127 square feet to 1,329 square feet and be less than 35 feet in height. The proposed homes are also intended to be of a size and density that once constructed will have prices attainable for first-time home buyers that may presently be excluded from the for-sale housing market in the residential areas in proximity to downtown Newnan.

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

The development will contain 66 parking spaces, which is 2 more spaces than the required

2 parking spaces per dwelling under the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

provides below:

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

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

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

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

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

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

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

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

The proposed use will not cause an excessive or burdensome use of public facilities or services, including, streets, schools, water or sewer utilities, and police or fire protection. Water and sewer utilities are located on or adjacent to the Property, and Newnan Utilities has the capacity to service the development, as shown by the availability letter submitted with the Application. Temple Avenue is also known as State Route 16 and a major collector road. According to the Georgia Department of Transportation's Traffic Analysis & Data Application ("TADA"),¹ average daily traffic (i.e., the average number of cars per day) on Temple Avenue is between 15,600 and 15,900, based on 2 collection points—one near the intersection of Taylor Street and Temple Avenue and another adjacent to the O'Reilly Auto Parts on Temple Avenue. The Concept Plan proposes 32 dwellings that will enter the public road system on Temple Avenue. With such high traffic volumes existing on Temple Avenue, the addition of the traffic from the development will not have an excessive or burdensome use on streets. Similar conclusions can be drawn for police and fire protection—especially considering that the development will have a dedicated, second emergency access via Widner Street.

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Steven L. Jones

Enclosures

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

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

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

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

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

EXHIBIT "A"

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

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

Respectfully submitted this 3rd day of March 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@taylorenghlish.com

EXHIBIT “B”

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

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

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

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

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

EXHIBIT “B”

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

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

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

Respectfully submitted this 3rd day of March 2025.

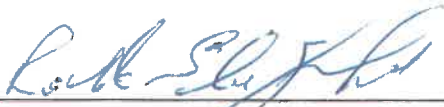
TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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

To whom it may concern:

We, the undersigned owners of Coweta County Tax Parcel Identification Number N21 0001 001 (the "Property"), hereby authorize the refiling of the Application to Amend Zoning Map regarding the Property with the City of Newnan, Georgia. We further reaffirm and authorize the refiling of the Property Owner's Authorization forms previously signed by us on October 21, 2024 and attached to said application with the City of Newnan, Georgia. Additionally, we authorize Templar Development Group, LLC to take all actions it deems necessary or appropriate to pursue said application, including, but not limited to, proposing the zoning district to which said application requests the Property be rezoned and proffering and consenting to zoning conditions of approval.



Robert Edwin Johnston, Jr.,
Executor of the Estate of
Betty Jean Johnston

3-3-25

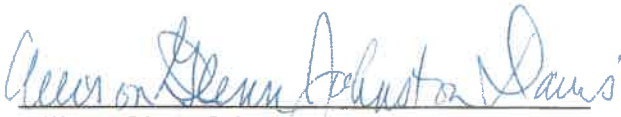
Date



Robert Edwin Johnston, Jr.

3-3-25

Date



Allison Glenn Johnston Davis,
Executrix of the Estate of
Robert Edwin Johnston

3/3/25

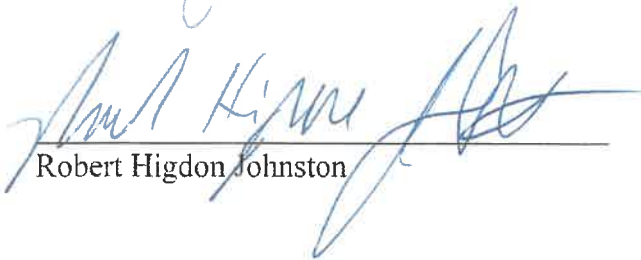
Date



Allison Johnston Davis

3/3/25

Date



Robert Higdon Johnston

3-3-25

Date



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

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

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

Telephone 404-218-2756

Email: sjones@taylorenghish.com

Property Owner (Use back if multiple names) _____

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

Mailing Address 100 Golfview Club Drive, Newnan, Georgia 30263

Telephone 678-378-0223

Address/Location of Property 147 Temple Avenue

Tax Parcel No.: N21 0001 001

Land Lot 38 & 39

District/Section 5th

Size of Property (Square Feet or Acres) 7.06

Present Zoning Classification: CUN

Proposed Zoning Classification: PDR

Present Land Use: Undeveloped/Vacant

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

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

See attached letter of intent

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

See attached letter of intent

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

See attached letter of intent

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

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

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

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

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

Sworn to and subscribed before me this

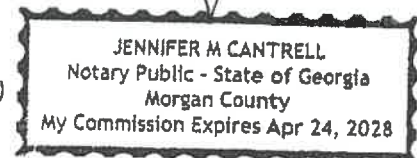
29th day of October, 2024

Signature of Applicant




Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: Dean Smith

DATE OF FILING: 3/4/25

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Please list any written proffered conditions below:

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

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

- (1) That certain "Zoning [Concept] Plan -- Citadel Cottages at Newnan", prepared by Ridge Planning and Engineering for Templar Development and dated ~~October 18, 2024~~ January 31, 2025
- (2) Those renderings/elevations of Citadel Cottages at Newnan submitted with the Application.

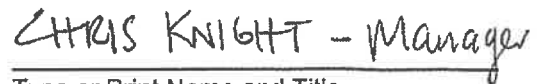
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative



Type or Print Name and Title

Steven L. Jones,
Partner, Taylor English Duma LLP

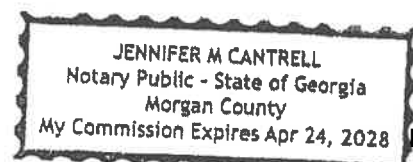
Type or Print Name and Title



Signature of Notary Public

Date 10.29.2024

(Affix Raised Seal Here)





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

NEWNAN
GEORGIA

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

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

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

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

Robert Higdon Johnston; Allison Johnston Davis

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

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

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

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

Signature of Applicant

Signature of Applicant's Representative

CHRIS KNIGHT - Manager

Type or Print Name and Title

Steven L. Jones, Partner,
Taylor English Duma LLP

Type or Print Name and Title

Signature of Notary Public

Date 10.29.2024

(Affix Raised Seal Here)

JENNIFER M. CANTRELL
Notary Public - State of Georgia
Morgan County
My Commission Expires Apr 24, 2028

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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Estate of Betty Jean Johnston

Telephone Number _____

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

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

Signature of Property Owner

By: Robert Edwin Johnston, Jr.

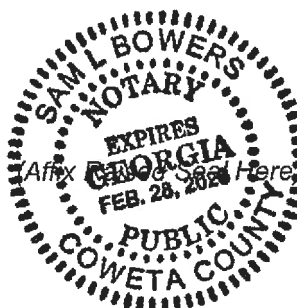
Title: Executor of the Estate of Betty Jean Johnston

Personally appeared before me

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

Notary Public

10/21/24
Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

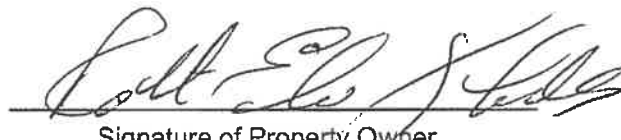
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Robert Edwin Johnston, Jr.

Telephone Number _____

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

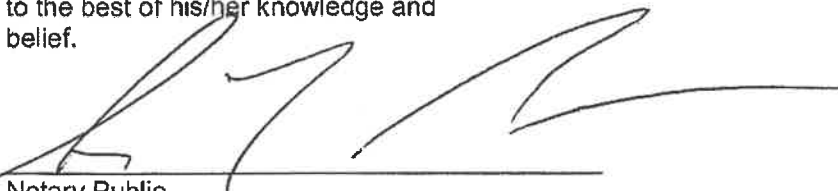
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

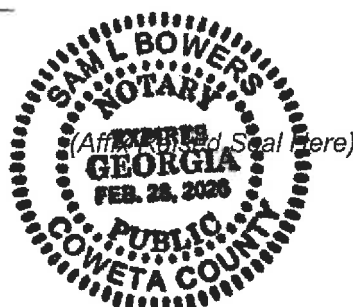
Personally appeared before me

SAM L. BOWERS

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


Notary Public

Date 10/21/24





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Estate of Robert Edwin Johnston

Telephone Number _____

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

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

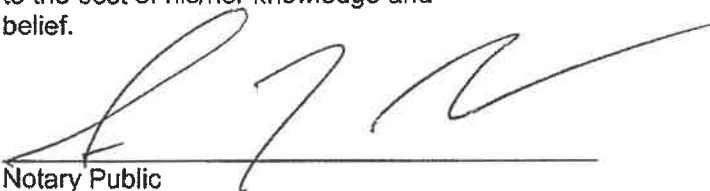
Signature of Property Owner

By: Allison Glenn Johnston Davis

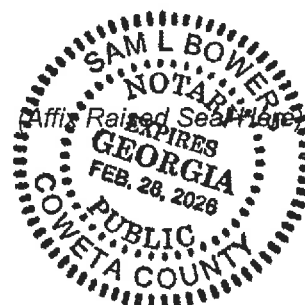
Title: Executrix of the Estate of Robert Edwin Johnston

Personally appeared before me

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


Notary Public

Date 10/21/24





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Allison Johnston Davis

Telephone Number _____

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

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

Allison Johnston Davis
Signature of Property Owner

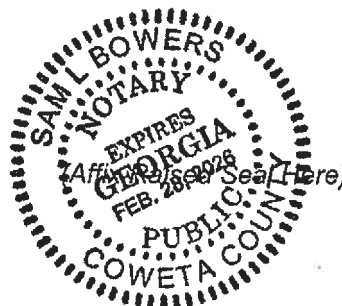
Personally appeared before me

Sam L. Bowers

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

[Signature]
Notary Public

10/21/24
Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Robert Higdon Johnston

Telephone Number 904-379-8899

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

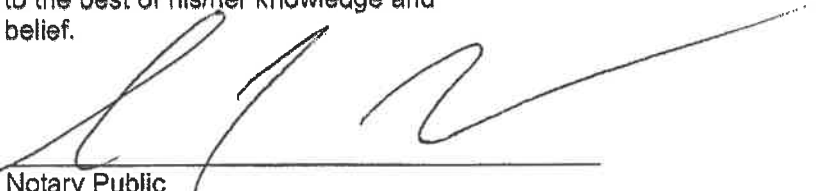
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Sam L. Bowers

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


Notary Public

Date 10/21/24





City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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

(Signature of Attorney)

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

Address 1600 Parkwood Circle, Suite 200

Atlanta, Georgia 30339

Telephone 404-218-2756

Date

11/1/2024

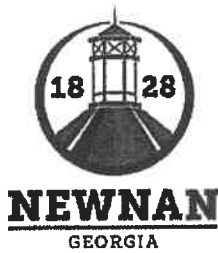


City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.



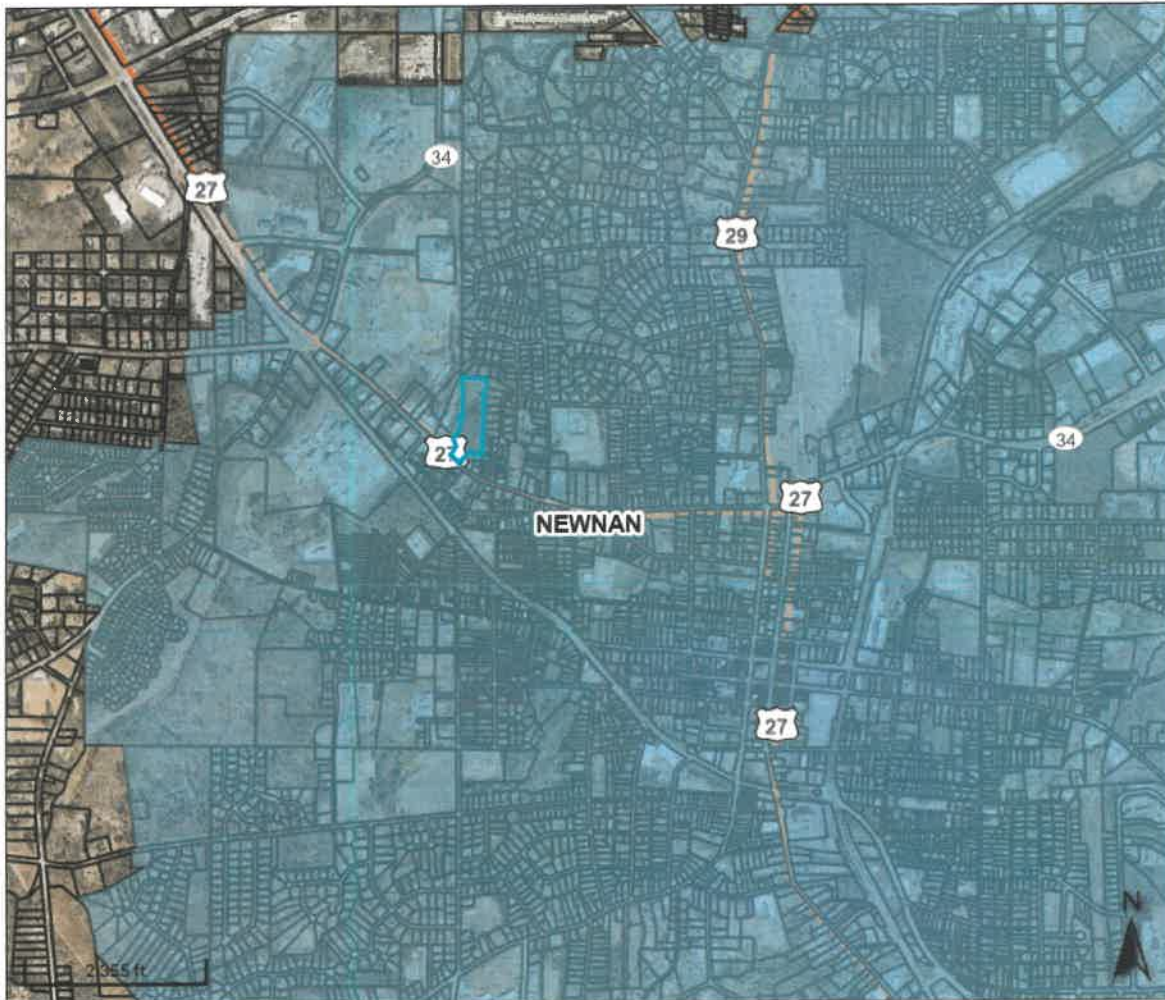
City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

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

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

Attachment “G”



Overview



Legend

-  Parcels
-  Roads

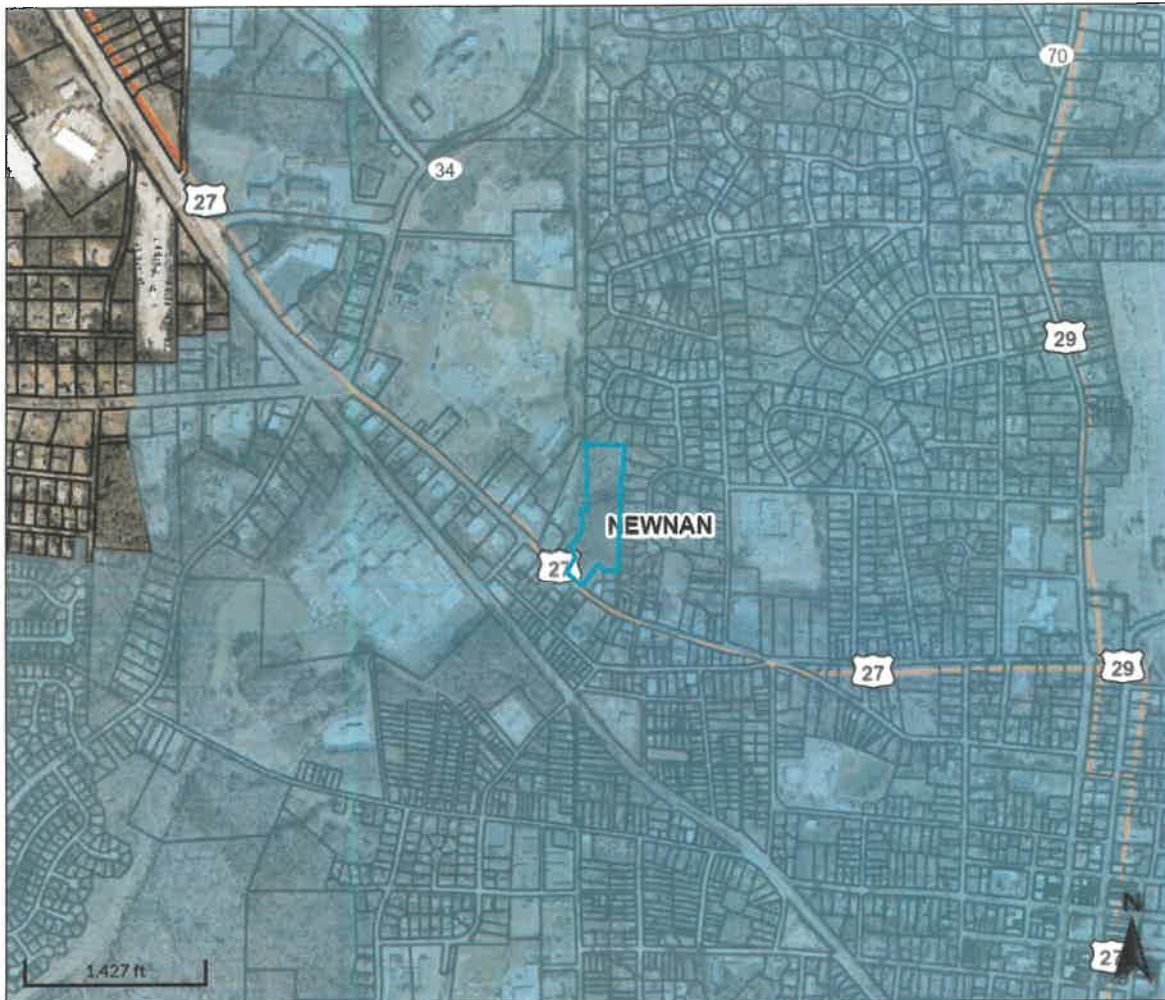
Parcel ID	N21 0001 001	Owner	JOHNSTON ROBERT EDWIN JR & ROBERT HIGDON				Last 2 Sales		
Class Code	Commercial		JOHNSTON & ALLISON JOHNSTON DAVIS				Date	Price	Reason
Taxing District	NEWNAN 02		100 GOLFOVIEW CLUB DR				10/20/1998	0	03
Acres	6.85		NEWNAN, GA 30263				3/31/1982	0	09
		Physical Address	147 TEMPLE AVE						Qual
		Assessed Value	Value \$274000						

(Note: Not to be used on legal documents)

Date created: 10/30/2024

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

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

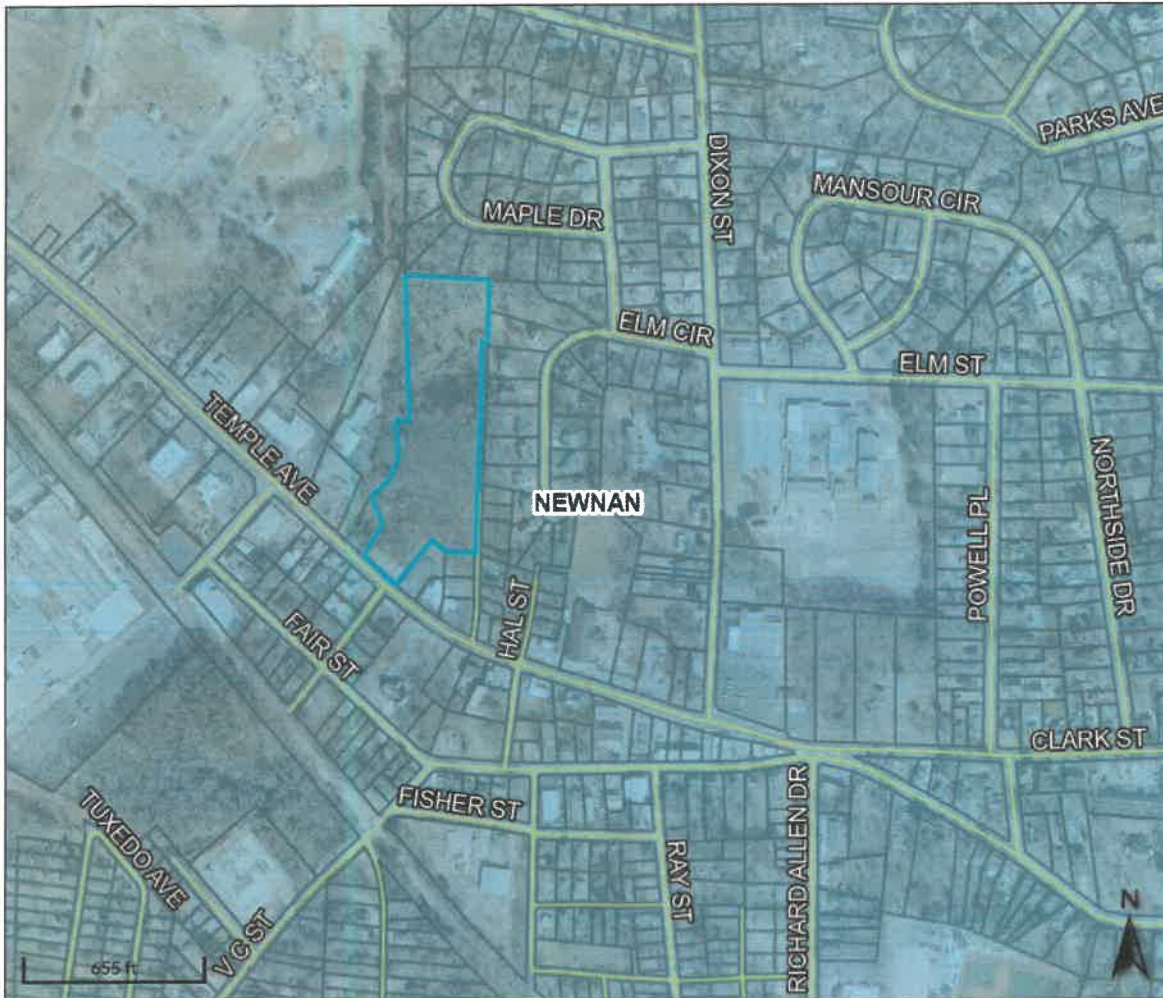
-  Parcels
-  Roads

Parcel ID	N21.0001.001	Owner	JOHNSTON ROBERT EDWIN JR & ROBERT HIGDON	Last 2 Sales			
Class Code	Commercial		JOHNSTON & ALLISON JOHNSTON DAVIS	Date	Price	Reason	Qual
Taxing District	NEWNAN 02		100 GOLFVIEW CLUB DR	10/20/1998	0	03	U
Acres	6.85		NEWNAN, GA 30263	3/31/1982	0	09	U
		Physical Address	147 TEMPLE AVE				
		Assessed Value	Value \$274000				

(Note: Not to be used on legal documents)

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

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	N21 0001 001	Owner	JOHNSTON ROBERT EDWIN JR & ROBERT HIGDON				Last 2 Sales			
Class Code	Commercial		JOHNSTON & ALLISON JOHNSTON DAVIS				Date	Price	Reason	Qual
Taxing District	NEWNAN 02		100 GOLFOVIEW CLUB DR				10/20/1998	0	03	U
Acres	6.85		NEWNAN, GA 30263				3/31/1982	0	09	U
		Physical Address	147 TEMPLE AVE							
		Assessed Value	Value \$274000							

(Note: Not to be used on legal documents)

Date created: 10/30/2024

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

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID N21 0001 001
Class Code Commercial
Taxing District NEWMAN 02
Acres 6.85

Owner JOHNSTON ROBERT EDWIN JR & ROBERT
 HIGDON
 JOHNSTON & ALLISON JOHNSTON DAVIS
 100 GOLFFVIEW CLUB DR
 NEWMAN, GA 30263
Physical Address 147 TEMPLE AVE
Assessed Value Value \$274000

Last 2 Sales

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

(Note: Not to be used on legal documents)

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

Developed by  **SCHNEIDER**
 GEOSPATIAL

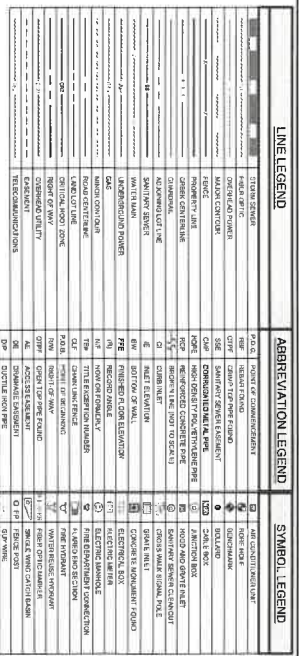
Attachment “H”

A. PREFERENCE ADDRESS: 117 FRANKLIN AVENUE

- [illegible]

A. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON AUGUST

- [illegible]



10) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR

[illegible]

SUPPLIER NAME: / ORIGINAL P.L.S. NO. GA-P.L.S. NO.

DATE: 9/27/24

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	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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CALL BEFORE YOU DIG

SCALE & NORTH ARROW

25' 50'

SCALE: 1" = 20'

SURVEY IN

N BY

WCD BY

67

0.

BOUNDARY RETRACEMENT SURVEY FOR TEMPLAR DEVELOPMENT

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


Page 7

Attachment “I”

Property Line Description for 147 Temple Avenue

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

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

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

Attachment “J”

Attachment “K”

Conservation Tree
Species are Listed in
Butterfly, Wildflower,
Flowering, and
Major Landmark
Type.

To be protected by
fence installed at
Limits of
Disturbance



A - Typical Wooded Area - HW / Pine / Oak Picket - Dense Growth Sampling from Approx. 4-20' DBH w/ Scattered Specimen Size Trees. Property Native Hardwoods with Small Amount of Pine Intersected. Native Holly Present. Light Undergrowth. Density Typical Except for Large Picket of White Oak Near Frontage with Random Picket of Private Undergrowth.



B - General Area of Site is Open and Contains Scattered Undergrowth including Invasive Vines

EXISTING VEGETATION CHARACTERISTICS
SEE MAP NOTES THIS SHEET

The Site is Primarily Wooded
Existing Parking Area near Temple Road, Existing Street Trees, Undergrowth and Small Picket of Redwood Frontage

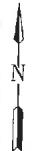
PLAN SUMMARY

Total Site Area: 7.84 Acres
Conservation Proposed Disturbed Area: 4.04 Acres
1.58 Acres Undergrowth (Undisturbed Butters, Creek Butters, Roundbark)
See Plan for Location of Proposed 10' Landscape Zoning Buffer = 0.88 Acres
Conservation Proposed Tree Save Area = 1.16 Acres Outside of Undergrowth Area
Tree Save Areas to be Protected Via Standard Means - Active Tree Protection Zones & Fence
Numbers are Approximate



Temple Avenue Frontage Street View

Existing Gravel and Asphalt Paving Area at Frontage



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

DATE	12/25/24
JOB NO.	2402044
DESIGN	ENC
PROJECT	ENC
SHEET	ENC
PIM	

PRELIMINARY TREE MANAGEMENT PLAN FOR CITADEL COTTAGES AT NEWNAN

Land to's 38 & 39, 5th District, CITY OF NEWNAN, GA - COWETA COUNTY



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

Attachment “L”



ELEVATION 1

ELEVATION 2

ELEVATION 1

EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
218'X356' FOOTPRINT



THE
HOME
BUILDERS
STUDIO



CONTACT:
info@thehomebuildersstudio.com

VERSION 1 -
CONCEPT REVIEW
8/24/2024
VERSION 2 -
CONCEPT REVIEW
8/26/2024
VERSION 3 -
CONCEPT REVIEW
7/4/2024

PLAN NAME:
TOWNHOME

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

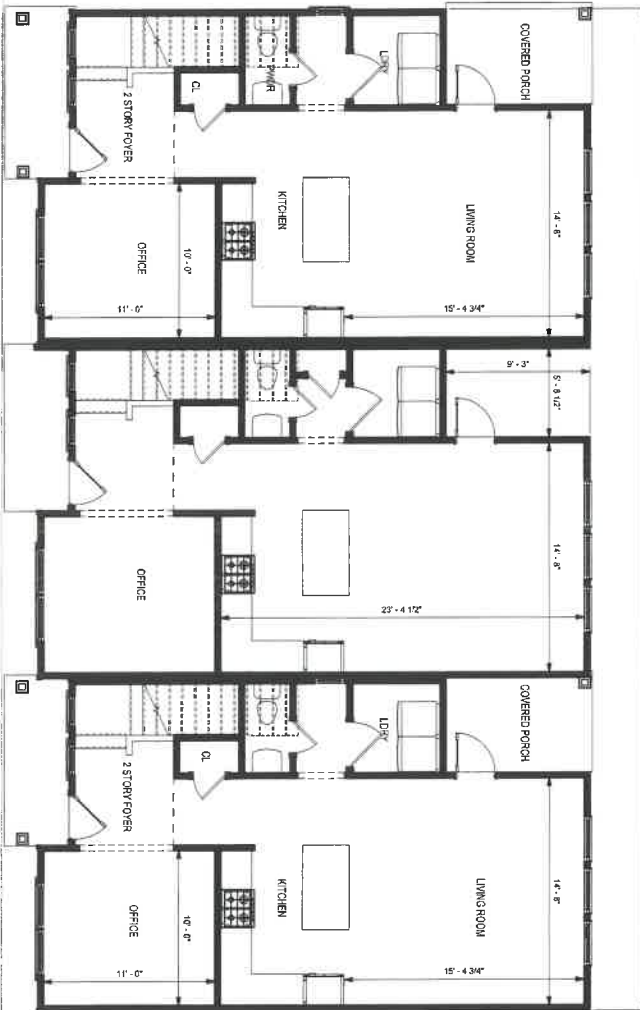
SHEET NAME
ELEVATIONS
CONCEPT DESIGN

A0

SHEET



① SECOND FLOOR PLAN
1/4" = 1'-0"



② FIRST FLOOR PLAN
1/4" = 1'-0"

EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
216'X356' FOOTPRINT



A3

SHEET

SHEET NAME

FLOOR PLANS
CONCEPT DESIGN

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

PLAN NAME:
TOWNHOME

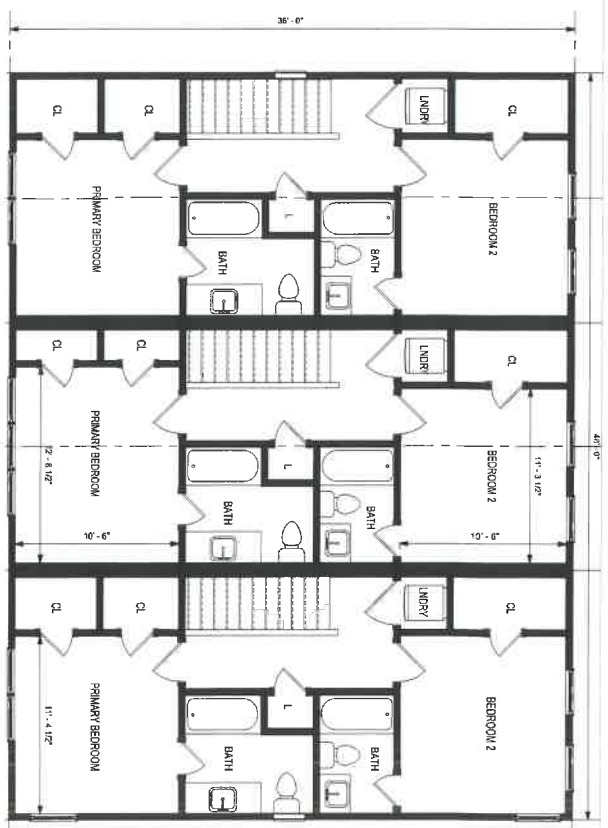
CONTROL:
VERSION 1 -
CONCEPT REVIEW
6/28/2024
VERSION 2 -
CONCEPT REVIEW
6/28/2024
VERSION 3 -
CONCEPT REVIEW
7/4/2024



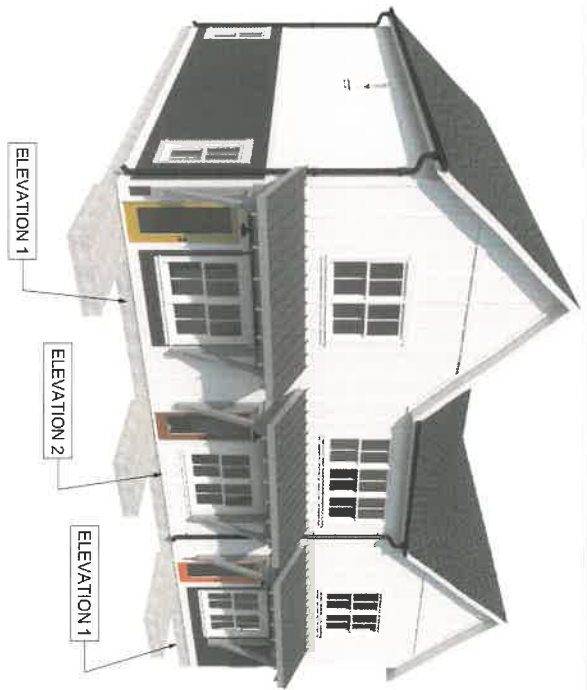
THE
HOME
BUILDERS
STUDIO



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



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



ELEVATION 1

ELEVATION 2

ELEVATION 1

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



A3

SHEET

SHEET NAME

FLOOR PLANS

CONCEPT DESIGN

DATE:

7/3/2024 8:17:59 AM

PLAN NAME:

TRIPLEX

COLLECT:
VERSION 1 -
CONCEPT REVIEW
8/24/2024
VERSION 2 -
CONCEPT REVIEW
7/3/2024



THE
HOME
BUILDERS
STUDIO



ELEVATION 1



ELEVATION 2

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



THE
HOME
BUILDERS
STUDIO

contact:
info@thehomebuildersstudio.com

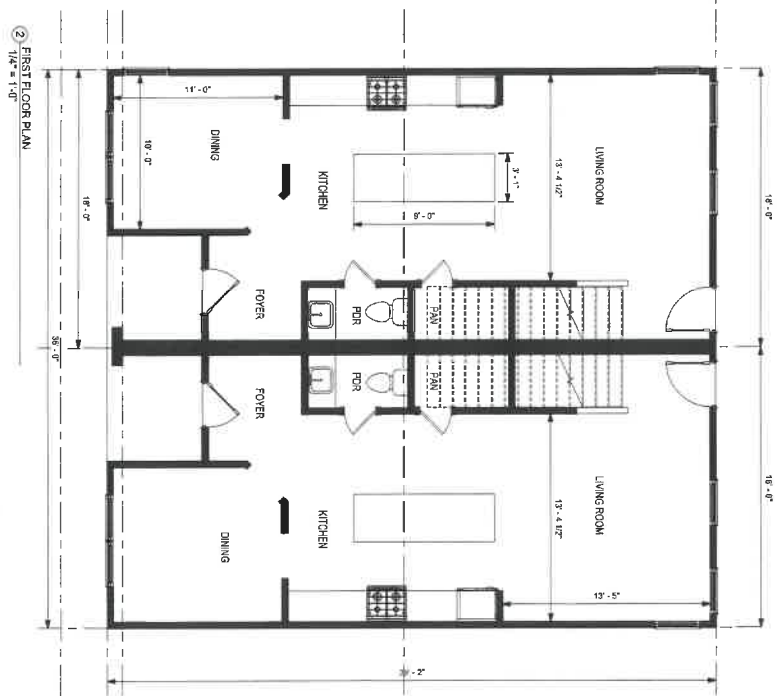
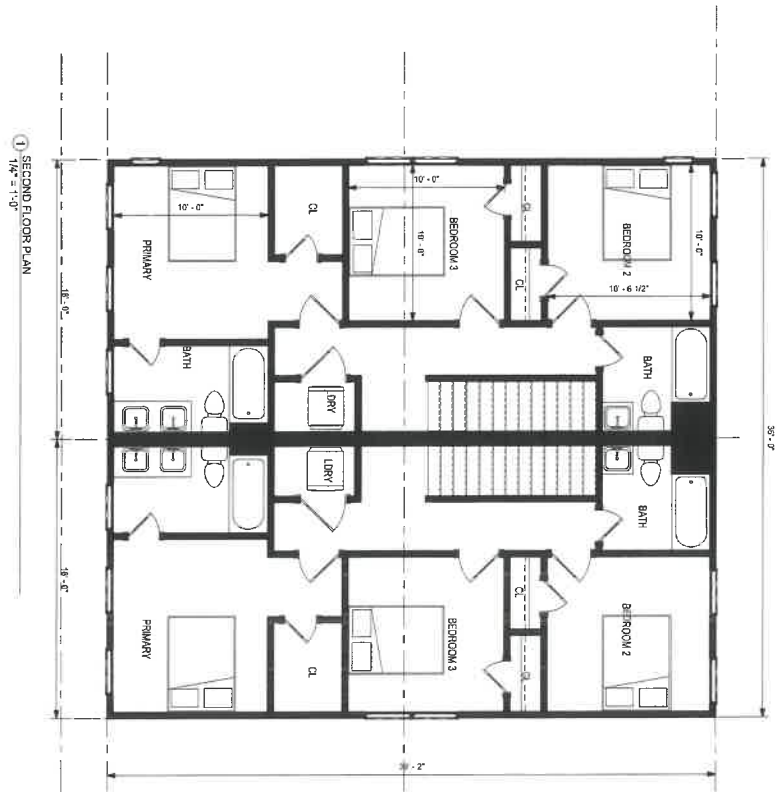
VERSION 1 -
CONCEPT REVIEW
6/24/2024
VERSION 2 -
CONCEPT REVIEW
6/26/2024
VERSION 3 -
CONCEPT REVIEW
7/22/2024

PLAN NAME:
DUPLEX

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

SHEET NAME
ELEVATIONS
CONCEPT DESIGN

SHEET
A0



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



A3

SHEET NAME
FLOOR PLANS
CONCEPT DESIGN

DATE:
7/27/2024 4:23:47 PM

PLAN NAME:
DUPLEX

CONCEPT REVIEW
6/25/2024
VERSION 1-
CONCEPT REVIEW
6/25/2024
VERSION 2-
CONCEPT REVIEW
6/25/2024
VERSION 3-
CONCEPT REVIEW
7/22/2024



THE
HOME
BUILDERS
STUDIO

Attachment “M”



September 18, 2024

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

- Citadel Cottages at Newnan, Parcel Number N21 0001 001

Ms. Cantrell,

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

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

1. Electric:

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

2. Sanitary Sewer:

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

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

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

3. Water:

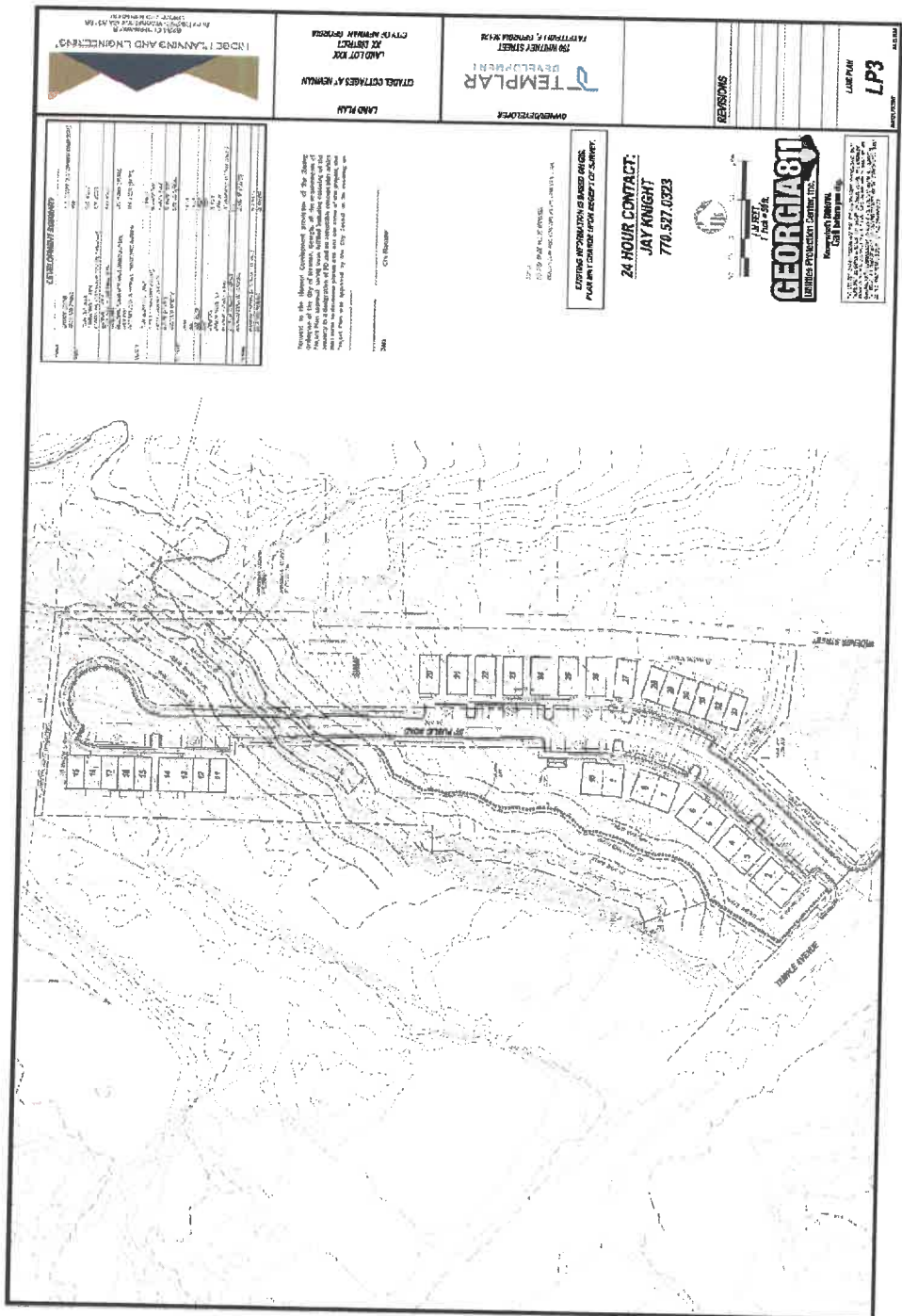
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar".

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



City of Newnan, Georgia - Mayor and Council



Date: March 11, 2025

Agenda Item: Rezoning Request for RZ2025-04 by Melissa D. Griffis, Attorney at Law., on behalf of WP South Acquisitions, LLC for 10.48± acres located at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018, respectively); From CCS (Community Shopping Center District) to MXD (Mixed Use Development District) for the purpose of developing 7 townhomes, 274 multi-family apartments, and 7,700 square feet of retail/restaurant/office space – **For Information Only**

Prepared By: Chris Cole, Senior Planner

Purpose: To inform the City Council that RZ2025-04 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
C Town Four, LLC	086-5044-017	10.48± acres	521 Newnan Crossing Bypass
	086-5044-018		531 Newnan Crossing Bypass

Background: The petitioner is requesting a zoning designation of MXD (Mixed Use Development District) for the properties identified as Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018. The proposed mixture of uses will consist of 7 townhomes, 274 multi-family apartments and 7,700 square feet of non-residential uses such as retail, restaurant, and office space.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN

Project Location

1 = 3,744 feet

Date: 2/28/2025 12:20 PM



NEWNAN
GEORGIA

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

— Project Location

□ City Limits

Parcel # 086 5044 018
086 5044 017

ADDRESS
521 NEWNAN CROSSING BYP
531 NEWNAN CROSSING BYP
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
FACSIMILE (770) 251-7262
EMAIL: melissa@newnanlaw.com

February 28, 2025

VIA HAND DELIVERY

Ms. Tracy Dunnavant
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: Rezoning Request of Wood Partners
Approximately 10.48 +/- Acres located on 521 Newnan Crossing Bypass
and 531 Newnan Crossing Bypass, Newnan, Coweta County, Georgia
Land Lot 44, 5th Land District

Dear Ms. Dunnavant:

Wood Partners, the Applicant in the above-described property ("the Property") in Coweta County, Georgia, hereby makes this application to rezone the current property from CGN to MXD to allow for a mixed use development with multi-family apartments and retail.

As noted on the "Application to Amend Zoning Map of Coweta County" Form enclosed herewith, the Property is the most appropriate site for the zoning designation requested insofar as the Property is currently zoned CGN amending to MXD will allow for a residential component to be included on this property for a mixed use district.

For the reasons stated above, Wood Partners believes that this application is not only consistent with but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed rezoning will facilitate provision of the MXD zoning consistent with principles of smart development so highly valued by City of Newnan.

Wood Partners has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance enacted in November of 2002. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** Wood Partners, as Applicant and myself, as counsel for Wood Partners, look forward to working with you and your staff as you review and analyze the enclosed Application.

Ms. Tracy Dunnavant
February 28, 2025
Page 2

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

Yours Truly,

A handwritten signature in blue ink, appearing to read "Melissa D. Griffis". The signature is fluid and cursive, with a large initial "M" and "D".

Melissa D. Griffis
Attorney for Wood Partners

MDG/bw
Enclosures

TAB 1

Application to Amend the Zoning Map



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 WP South Acquisitions, LLC

Mailing Address 3715 Northside Pkwy NW, Suite 4-600, Atlanta, GA 30327

Telephone (404) 965-9960 Email: brs@woodpartners.com

Property Owner (Use back if multiple names) C Town Four, LLC

Mailing Address 111 Beaver Ridge Drive, Elgin, SC 29045

Telephone _____

Address/Location of Property 521 & 531 Newnan Crossing Bypass, Newnan, GA 30263

Tax Parcel No.: 086 5044 018 and 086 5044 077 Land Lot 44

District/Section 5 Size of Property (Square Feet or Acres) 10.48

Present Zoning Classification: CCS 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 is undeveloped land that has been vacant for many years as zoned CCS. _____

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 Subject Property should be included in the MXD

zoning district to allow for development of this unique parcel. The MXD zoning will allow for mixed uses, including
residential in the area.

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

***Regarding Community Impact Studies (when required), the applicant needs to contact the Planning department to request that staff initiate the will serve letters to service providers at least 15 business days prior to filing the rezoning application. Additionally, the applicant must also provide a concept plan with the request.**

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

25 day of February, 2025

Signature of Applicant 


Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: _____ DATE OF FILING: _____ FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Names & Addresses of Property Owners Within 250 Feet

B Negrette, LLC
545 Laurel Wood Drive
Tyrone, GA 30290

Pond Holding Group, LLC
3715 Northside Parkway NW
Bldg. 200, Suite 490
Atlanta, GA 30327

Ashley Park OB 1, LLC
105 Terrace Ridge
Peachtree City, GA 30269

Southeastern Regional Medical Center, Inc.
600 Celebrate Life Parkway
Newnan, GA 30265

C Town Four, LLC
111 Beaver Ridge Drive
Elgin, SC 29045

CLT Acreage, LLC
20 N Martingale Road
Suite 180
Schaumburg, IL 60173

J&J Hospitality, LLC
2375 Airways Blvd.
Memphis, TN 38114

TAB 3

Legal Description of the Property

LEGAL DESCRIPTION

OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 21, 43, and 44, of the 5th District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,230,881.3 and East: 2,114,803.4, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located on the northeasterly right of way line of Newnan Crossing By-Pass (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of Newnan Crossing By-Pass and proceed N78°42'33"E a distance of 765.02 feet to a found iron pin with cap; thence S00°41'16"W a distance of 270.21 feet to a found iron pin with cap; thence S00°41'32"W a distance of 586.20 feet to a set 1/2 inch rebar with cap near the base of the tree; thence S89°58'52"W a distance of 305.02 feet to a found iron pin with cap on said northeasterly right of way of Newnan Crossing By-Pass; thence along said northeasterly right of way the following courses and distances: along a curve turning to the left with an arc length of 75.25 feet, having a radius of 584.56 feet, being subtended by a chord bearing of N26°58'29"W, and a chord length of 75.20 feet to a found right of way monument; N40°33'00"W a distance of 72.53 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 76.08 feet, having a radius of 669.29 feet, being subtended by a chord bearing of N39°41'26"W, and a chord length of 76.04 feet to a set 1/2 inch rebar with cap; N42°42'01"W a distance of 120.05 feet to a set 1/2 inch rebar with cap; N37°18'00"W a distance of 98.79 feet to a found right of way monument; N42°42'53"W a distance of 129.83 feet to a found right of way monument disturbed; N39°22'08"W a distance of 66.93 feet to a found right of way monument; N05°10'39"W a distance of 150.06 feet to a set 1/2 inch rebar with cap; N17°27'15"W a distance of 65.65 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 456,376 square feet or 10.477 acres.

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 43 and 44, of the 5th District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

BEGIN at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,230,881.3 and East: 2,114,803.4, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located on the northeasterly right of way line of Newnan Crossing By-Pass (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE leaving said northeasterly right of way of Newnan Crossing By-Pass and proceed N78°42'33"E a distance of 765.02 feet to a found iron pin with cap; thence S00°41'16"W a distance of 270.21 feet to a found iron pin with cap; thence S67°43'59"W a distance of 530.20 feet to a found right of way monument on said northeasterly right of way of Newnan Crossing By-Pass; thence along said northeasterly right of way the following courses and distances: N42°42'53"W a distance of 129.83 feet to a found right of way monument disturbed; N39°22'08"W a distance of 66.93 feet to a found right of way monument; N05°10'39"W a distance of 150.06 feet to a set 1/2 inch rebar with cap; N17°27'15"W a distance of 65.65 feet to a set 1/2 inch rebar with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 236,010 square feet or 5.418 acres.

LEGAL DESCRIPTION

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 21, 43, and 44, of the 5th District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

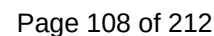
To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,230,881.3 and East: 2,114,803.4, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located on the northeasterly right of way line of Newnan Crossing By-Pass (variable public right of way); thence leaving said northeasterly right of way of Newnan Crossing By-Pass and proceed N78°42'33"E a distance of 765.02 feet to a found iron pin with cap; thence S00°41'16"W a distance of 270.21 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence S00°41'32"W a distance of 586.20 feet to a set 1/2 inch rebar with cap near the base of the tree; thence S89°58'52"W a distance of 305.02 feet to a found iron pin with cap on said northeasterly right of way of Newnan Crossing By-Pass; thence along said northeasterly right of way the following courses and distances: along a curve turning to the left with an arc length of 75.25 feet, having a radius of 584.56 feet, being subtended by a chord bearing of N26°58'29"W, and a chord length of 75.20 feet to a found right of way monument; N40°33'00"W a distance of 72.53 feet to a set 1/2 inch rebar with cap; along a curve turning to the left with an arc length of 76.08 feet, having a radius of 669.29 feet, being subtended by a chord bearing of N39°41'26"W, and a chord length of 76.04 feet to a set 1/2 inch rebar with cap; N42°42'01"W a distance of 120.05 feet to a set 1/2 inch rebar with cap; N37°18'00"W a distance of 98.79 feet to a found right of way monument; thence leaving said northeasterly right of way and proceed N67°43'59"E a distance of 630.20 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 220,366 square feet or 5.059 acres.

TAB 4

Certified Plat



TAB 5

Conceptual Plan



Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARCHITECTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

**NEWMAN
CROSSING**
A MASTER PLANNED RESIDENTIAL
DEVELOPMENT

AT
521 & 531 NEWMAN CROSSING
BYPASS
NEWMAN, GEORGIA 30263
CITY OF NEWMAN JURISDICTION

WOOD PARTNERS

MUNICIPALITY PROJECT #

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 00000592186 EXPIR 10/31/2027

REZONING
MASTER PLAN

SCALE: 1" = 50'
DATE: 02/04/2025
PROJECT: 24358.00



FEMA FIRM MAP



SITE LOCATION MAP

[illegible]

MAX ZONING NOTES:

1. THE MAX PROJECT IS DESIGNED AS ONE MASTER-PLAN TO ORIENT THE PROJECT. HOWEVER, INDIVIDUAL COMPONENTS LIKE THE RETAIL/RESTAURANT OR OFFICE SPACES CAN BE SOLD OR RENTED AS PART OF THE MASTER PLAN. IN THAT CASE, THERE WOULD BE MORE THAN ONE ENTRY WITH OVERSIGHT ON THE MASTER PLAN. SUCH ENTRY HAS TO COMPLY WITH THE OVERALL MASTER PLAN AND ZONING.

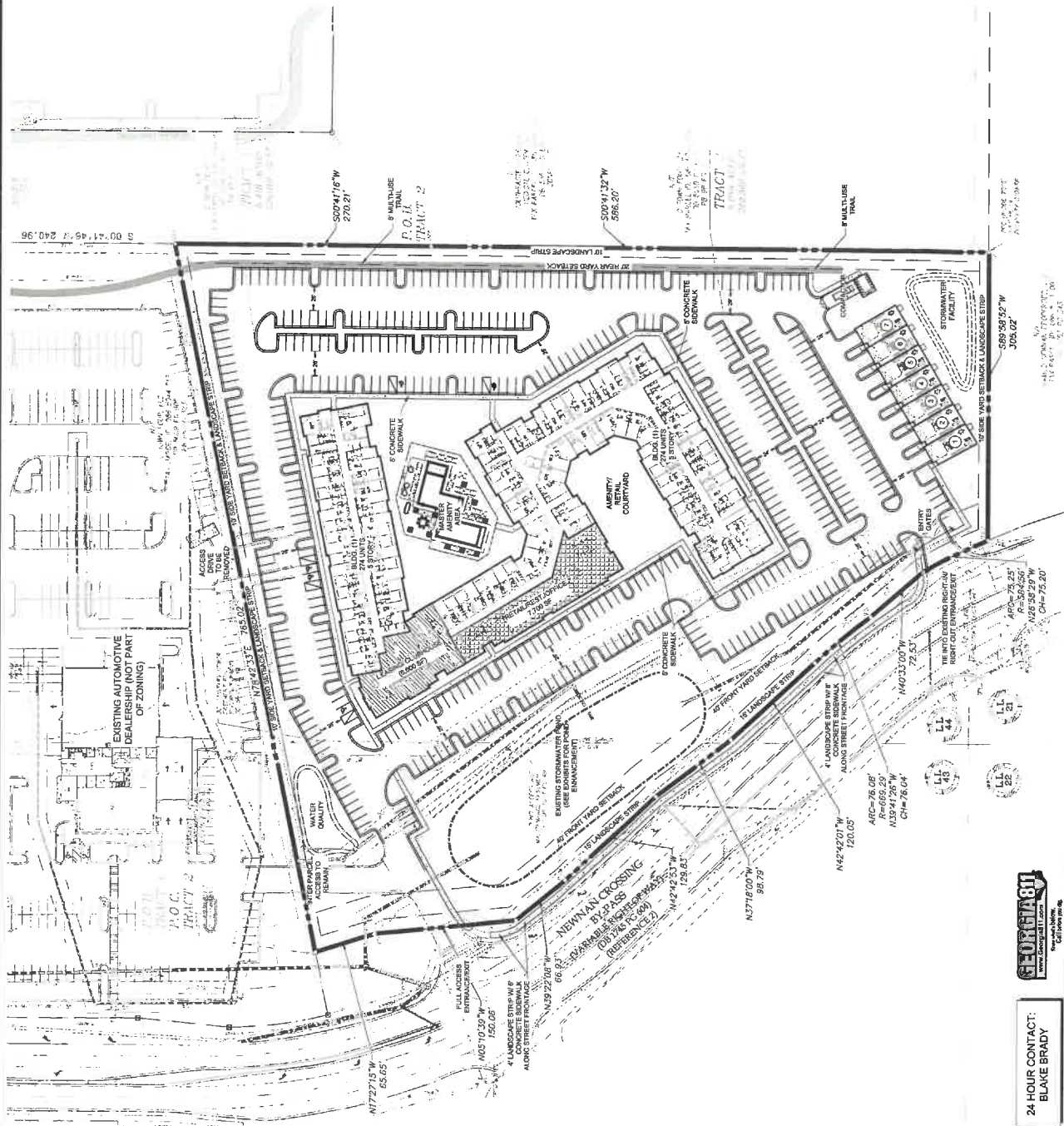
2. ALL INTERNAL STREETS ARE DRIVEN AND PRIVATE, AND PUBLIC ROADS UNDER THE DEVELOPMENT.

3. THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY. THERE ARE NO WETLANDS OR STORMWATER POND TO BE USED FOR COMMON DETENTION.

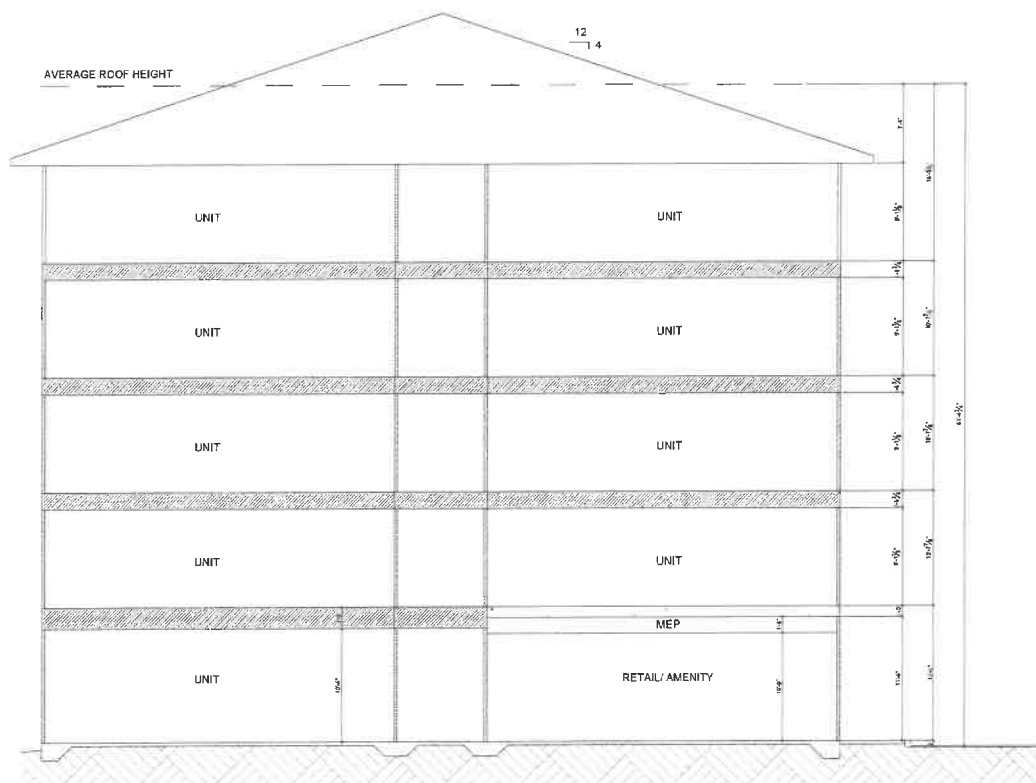
4. THERE IS NO 100-YEAR FLOOD ZONE ON THE PROPERTY.

5. AT THE TIME OF THIS APPLICATION, THE SITE HAS BEEN CLEARED AND THERE IS LITTLE EXISTING VEGETATION LOCATED ON THE PROPERTY.

6. WATER & SEWER PROVIDED BY CITY OF NEWARK.



**24 HOUR CONTACT:
BLAKE BRADY**



BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"



**GEHEBER
LEWIS
ARCHITECTS**

1110 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.8800
www.geheberlewis.com

REVISIONS

REV	DATE	DESCRIPTION

CLIENT

WOOD PARTNERS

3715 NORTHSIDE PKWY.
SUITE 4000
ATLANTA, GA 30327

PROJECT

NEWMAN CROSSING
BYPASS
NEWMAN CROSSING BYP
NEWMAN, GA 30265

DRAWING TITLE

**BUILDING HEIGHT
DIAGRAM**

DESIGNED BY

ME

SCALE

AS NOTED

DATE

3/21/25

PROJECT NUMBER

2402

DRAWING NUMBER

SK-7

NOT ISSUED FOR CONSTRUCTION

TAB 6

Preliminary Tree Management Plan

[illegible]



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

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

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

TAB 7

Proffered Conditions



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:

The Applicant shall pull a permit for building the proposed retail use at the same time as the multi-family permit. The proffered condition for building height is 65'.

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

Bennett R. Smith, VP

Type or Print Name and Title

Signature of Applicant's Representative

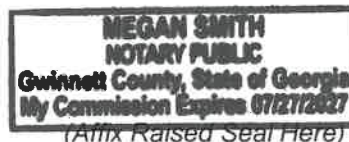
Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

2/26/25

Date





City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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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

Type or Print Name and Title

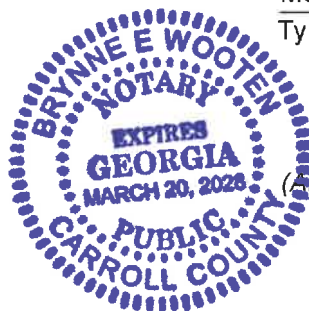
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date



(Affix Raised Seal Here)

TAB 8

Disclosure of Campaign Contributions & Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 28, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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:

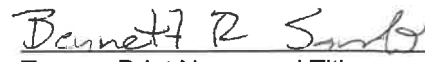
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ 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


Type or Print Name and Title

Signature of Applicant's Representative

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

 2/25/25
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 B

Disclosure of Campaign Contributions & Gifts

Application filed on February 28, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

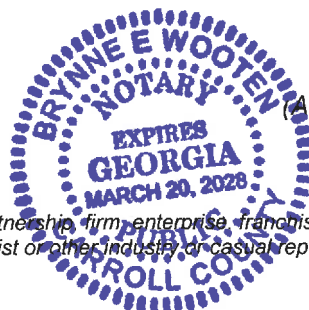
Type or Print Name and Title

Signature of Applicant's Representative

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

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.

TAB 9

Property Owner's Authorization



NEWNAN
GEORGIA

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 C Town Four, LLC
Telephone Number _____

Address of Subject Property 521 & 531 Newnan Crossing Bypass

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.

C Town Four, LLC



Signature of Property Owner

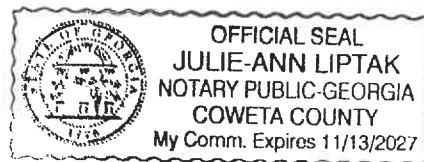
Personally appeared before me

Bill McDaniels

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



Notary Public



(Affix Raised Seal Here)

2/25/2025

Date

TAB 10

Attorney's Authorization

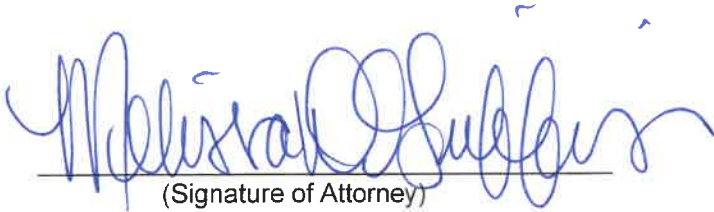


City of Newnan, Georgia
Attachment D

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

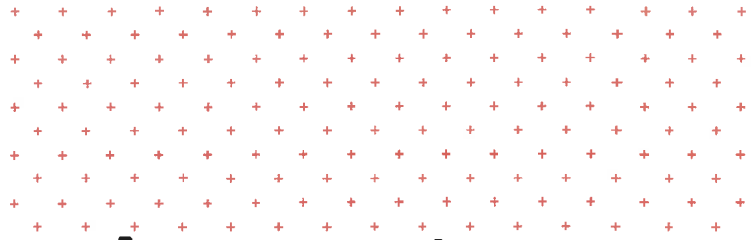
Telephone (770) 253-3282

Date

2-26-2025

TAB 11

Community Impact Assessment



Community Impact Assessment

To: Tracy Dunnavant, City of Newnan Planning and Zoning Director

From: Hayley Todd, Zoning Manager, PEC+

Date: February 26, 2025

Re: Proposed Mixed-Use Development, 521 and 531 Newnan Crossing Bypass

This memo outlines the expected community impacts from the proposed rezoning and development of the 10.48-acre site located at 521 and 531 Newnan Crossing Bypass in the City of Newnan, Coweta County, GA. The development, known as MacIntosh at Newnan Crossing, is being proposed by Wood Partners.

The proposed development is a mixed-use development consisting of 274 new multi-family units, 7 townhomes, and approximately 7,700 square feet of commercial area. A site plan is included as Attachment A.

The site plan shows two points of access to Newnan Crossing Bypass. The plan has internal connections between all portions of the development.

Input was requested from various agencies and utility providers including: the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and Newnan Fire Department. Responses have been received from each of them and are included in this memo.

A traffic study was also prepared and is presented as a separate document. The results of the study are summarized herein.



ROADS AND STREETS

A traffic impact study was performed for the proposed development. The traffic impact study report prepared by Maldino and Wilburn, LLC is included as a separate document. The traffic engineers issued an addendum for the reduction of one multi-family unit and the addition of seven townhomes. That memo is also attached, and the revised trip generation table is below. This section will summarize the findings of the traffic study.

The estimated number of trips to be generated by the proposed development was calculated using trip rates from the Institute of Transportation Engineers (ITE) publication Trip Generation, 11th Edition using the ITE Land Use Code 220 for multi-family housing (low rise) and 215 for single-family attached housing. A summary of the expected trip generation is provided in the table below for typical weekdays:

ITE LUC	SIZE No. Units	DAILY		AM PEAK HOUR				PM PEAK HOUR			
		RATE (per unit)	TOTAL	RATE (per unit)	TOTAL	IN	OUT	RATE (per unit)	TOTAL	IN	OUT
220	274	6.74 ¹	1832	0.4 ²	108	26 (24%)	82 (76%)	0.51 ³	138	87 (63%)	51 (37%)
215	7	7.2	50	0.48	3	1 (25%)	2 (75%)	0.57	4	2 (59%)	2 (41%)
TOTAL			1882		111	27	84		142	89	53

The traffic impact study revealed that two intersections near the site currently experience unacceptable levels of service:

Newnan Crossing Bypass and Ashley Park Boulevard

SR 34 and Newnan Crossing Bypass

Analysis of traffic projections for the conditions after the completion of the planned development indicated no changes in levels of service for most intersections when compared to the No-Build condition. However, Newnan Crossing bypass and Ashley Park Boulevard would degrade to worse levels of service.

At this intersection, traffic volumes on the side streets were found to be too low to justify traffic signals. The only viable improvement identified was the addition of right-turn lanes for both side streets. With these adjustments, left-turn and through movements would continue to operate at poor levels of service, but right-turn movements would improve after development completion.

At SR 34, a system improvement involving a displaced left turn (DLT) configuration for the southbound approach on SR 34 Bypass was suggested. It is anticipated that the configuration



could significantly enhance traffic flow by allowing concurrent operation of all southbound movements from SR 34 Bypass, northbound through movements, and westbound right turns onto SR 34 Bypass.



NEWNAN POLICE DEPARTMENT

A letter was received from Police Chief Brent Blankenship who provided information on the expected impact of the development. A copy of the letter from Chief Blankenship is included as Attachment B.

Chief Meadows states that the population increase is likely to result in an increase of 730 calls, 21 motor vehicle accidents, and 129 traffic stops over the course of two years.

NEWNAN FIRE DEPARTMENT

An email response was received from Fire Chief Stephen Brown who indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of the email from Chief Brown is included as attachment C.

NEWNAN UTILITIES

An email response was received from Scott Tolar of Newnan Utilities. The email, which is included as attachment D, indicates that Newnan Utilities has ample capacity to serve the proposed development.

COWETA SCHOOL SYSTEM

A letter was received from the Operations Director for the Coweta County School System who provided information on the expected impact. A copy of the letter from Ronnie Cheek is included as Attachment F.

Mr. Cheek indicated the zoned schools have are at or near capacity: White Oak Elementary (82%), Arnall Middle School (74%), and East Coweta High School (108%). He stated that serving the needs of the proposed development may present challenges.

He asked that as much advance notice as possible be provided to the school system with additional information about the schedule. This information will be provided to Mr. Cheek at a later date.

It is noted that an additional tax revenue of **\$584,909** per year would be dedicated to the school system as a result of the proposed development



TAX REVENUE

The subject property, Parcels 086 5044 017 and 086 5044 018 currently have an assessed value of \$2,065,831 and \$1,928,623, respectively. Tax parcel information from qPublic is included as Attachment E.

It is estimated that the fair market value of the property would increase to \$60 million with the proposed improvements. The assessed valuation would be 40% of the fair market value, or \$24 million. The following table shows the estimate change in tax revenues for the County, City, and School System.

ENTITY	MILLAGE RATE	EXISTING (\$3,994,454 COMBINED VALUE)	IMPROVED (\$60,000,000 EST COMBINED VALUE)	ADDITIONAL PROPERTY TAX
County	4.688	\$7490	\$112,512	+\$120,002
School	15.41	\$24,621	\$369,840	+\$394,461
City	2.752	\$4397	\$66,048	+\$70,445
TOTAL	22.85	\$36,509	\$548,400	+\$584,909

OTHER BENEFITS TO THE CITY OF NEWNAN

The development of this property as proposed would require significant impact fees to be paid including the following:

Development Impact Fee	\$1,110.81 per unit	\$312,137
Sanitary Sewer Impact Fee	\$1,500 per unit	\$421,500
TOTAL IMPACT FEES		\$717,637



ATTACHMENTS

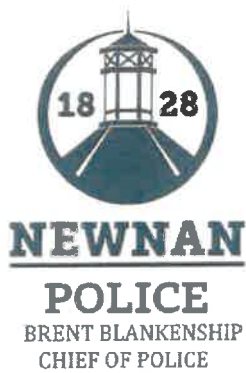
- A - PRELIMINARY SITE PLAN**
- B - LETTER FROM NEWNAN POLICE DEPARTMENT**
- C - LETTER FROM NEWNAN FIRE DEPARTMENT**
- D - LETTER FROM NEWNAN UTILITIES**
- E - TAX PARCEL DATA FROM QPUBLIC**
- F - LETTER FROM COWETA SCHOOL SYSTEM**



ATTACHMENT A PRELIMINARY SITE PLAN



ATTACHMENT B
LETTER FROM NEWNAN POLICE DEPARTMENT



01/30/25

Reference: McIntosh 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 730 calls, 21 motor vehicle accidents and 129 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 \$41,250.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



ATTACHMENT C
LETTER FROM NEWNAN FIRE DEPARTMENT



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

January 30, 2025

Dear Haley,

The following information is regarding the request for a community impact analysis for your rezoning and possibly future development at 521/531 Newnan Crossing Bypass.

Currently the Newnan Fire Department has the resources to provide services to the proposed plan. However, upon full completion, it could have an impact on 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 requests 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



ATTACHMENT D
LETTER FROM NEWNAN UTILITIES



January 27, 2025

Hayley Todd
Planner & Engineers Collaborative
350 Research Court
Suite 200
Peachtree Corners, GA 30092

- RE: Mix use in Newnan, GA, Parcel # 086 5044 017 and 086 5044 018

Ms. Todd,

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 017 and 086 5044 018
- 10.48 Acres
- 8,000 Sq Ft of Retail, 7 townhomes, and 274 Multi-Family 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,



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



ATTACHMENT E

TAX PARCEL DATA FROM QPUBLIC

Coweta County, GA

Summary

Parcel Number	086 5044 018
Location Address	531 NEWNAN CROSSING BYP
Legal Description	5.060 AC TR 3 LL 43 44 LD 5
	(Note: Not to be used on legal documents)
Tax District	NEWNAN 08 ANNEX (District 08)
Millage Rate	23.218
Acres	5.06
Homestead Exemption	No (S0)
Landlot/District	44 / 5

[View Map](#)

Owner

[C TOWN FOUR LLC](#)
111 BEAVER RIDGE DR
ELGIN, SC 29045

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Crossing Bypass	Square Feet	220,414	0	0	5.06	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/8/2020	5089 605	98 323	\$2,087,132	QUALIFIED VACANT	GEORGIA HEALTHCARE PROPERTIES LLC	C TOWN FOUR LLC
6/26/2013	3972 339		\$11,379,492	QUALIFIED VACANT	NEWNAN CROSSING PARTNERSHIP	GEORGIA HEALTHCARE PROPERTIES LLC
1/4/2011	3647 307		\$0	F/C - VACANT	FOURTH QUARTER PROPERTIES 133	NEWNAN CROSSING PARTNERSHIP
3/20/2009	3442 778		\$21,558,718	QUALIFIED MULTIPLE	NEWNAN CROSSING PARTNERSHIP	FOURTH QUARTER PROPERTIES 133 LLC
8/30/2001	1745 616	SEE DEED	\$0	UNQUALIFIED VACANT		NEWNAN CROSSING PARTNERSHIP
4/17/1990	514 01		\$0	UNKNOWN STATUS		NEWNAN CROSSING PART
4/5/1989	513 202		\$24,210	QUALIFIED VACANT		SIGNA DEVELOPMENT CO
12/5/1986	419 574		\$0	UNKNOWN STATUS		LOWER FAYETTEVILLE A
			\$0	UNKNOWN STATUS		STEVENS DALTON & CAR

Valuation

	2024	2023	2022	2021
Previous Value	\$1,928,623	\$1,928,623	\$1,928,623	\$0
Land Value	\$1,928,623	\$1,928,623	\$1,928,623	\$1,928,623
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$1,928,623	\$1,928,623	\$1,928,623	\$1,928,623

Assessment Notices

- 1021 Assessment Notice (PDF)
- 2022 Assessment Notice (PDF)
- 2023 Assessment Notice (PDF)
- 2024 Assessment Notice (PDF)

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Assessment Notices 2018, Assessment Notices 2019, Septic Drawings, Photos, Sketches.

Coweta County, GA

Summary

Parcel Number	086 5044 017
Location Address	521 NEWNAN CROSSING BYP
Legal Description	5.419 AC TR 2 LL 43 44 LD 5
	(Note: Not to be used on legal documents)
Tax District	NEWNAN 08 ANNEX (District 08)
Millage Rate	23.218
Acres	5.42
Homestead Exemption	No (50)
Landlot/District	44 / 5

[View Map](#)

Owner

C TOWN FOUR LLC
111 BEAVER RIDGE DR
ELGIN, SC 29045

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Crossing Bypass	Square Feet	236,095	0	0	5.42	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/8/2020	5089 605	98 323	\$2,235,617	QUALIFIED VACANT	GEORGIA HEALTHCARE PROPERTIES LLC	C TOWN FOUR LLC
6/26/2013	3972 339		\$11,379,492	QUALIFIED VACANT	NEWNAN CROSSING PARTNERSHIP	GEORGIA HEALTHCARE PROPERTIES LLC
1/4/2011	3647 307		\$0	F/C - VACANT	FOURTH QUARTER PROPERTIES 133	NEWNAN CROSSING PARTNERSHIP
3/20/2009	3442 778		\$21,558,718	QUALIFIED MULTIPLE	NEWNAN CROSSING PARTNERSHIP	FOURTH QUARTER PROPERTIES 133 LLC
8/30/2001	1745 616	SEE DEED	\$0	UNQUALIFIED VACANT		NEWNAN CROSSING PARTNERSHIP
4/17/1990	514 01		\$0	UNKNOWN STATUS		NEWNAN CROSSING PART
4/5/1989	513 202		\$24,210	QUALIFIED VACANT		SIGNA DEVELOPMENT CO
12/5/1986	419 574		\$0	UNKNOWN STATUS		LOWER FAYETTEVILLE A
			\$0	UNKNOWN STATUS		STEVENS DALTON & CAR

Valuation

	2024	2023	2022	2021
Previous Value	\$2,065,831	\$2,065,831	\$2,065,831	\$0
Land Value	\$2,065,831	\$2,065,831	\$2,065,831	\$2,065,831
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$2,065,831	\$2,065,831	\$2,065,831	\$2,065,831

Assessment Notices

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

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Assessment Notices 2018, Assessment Notices 2019, Septic Drawings, Photos, Sketches.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranty, expressed or implied, is made for the data shown on this information system. This assessment information is from the last certified tax roll. All information is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/30/2025, 12:44:35 AM

Contact Us





ATTACHMENT F
LETTER FROM COWETA SCHOOL SYSTEM

Coweta County School System

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

January 27, 2025

Hayley Todd
Planners & Engineers Collaborative
350 Research Court,
Suite 200
Peachtree Corners, GA 30092

RE: Letter of Impact 521/531 Newnan Crossing Bypass

Ms. Todd,,

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 281 residential units. The current school district lines would place students in this neighborhood in the following locations:

White Oak Elementary (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



The City of Newnan, Georgia

Office of the City Engineer

March 3, 2025

City Engineer Review

REZONING REQUEST

Tax Parcels 086 5044 017 and 086 5044 018
10.48 Acres
521 and 531 Newnan Crossing Bypass

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible.
4. For a parcel containing Waters of the State, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Transportation:

1. Interconnectivity utilizing ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, and shall connect to the public Right of Way for Newnan Crossing Bypass at least at both driveways. Additionally 6-foot wide sidewalks, ADA compliant, offset 4 feet from back of curb, shall be provided along the frontage of Newnan Crossing Bypass for the full length of both parcels.
2. Highway standard streetlights shall be installed along Newnan Crossing Bypass for the full length of both parcels and shall accommodate pedestrian level activities. The City of Newnan shall assume responsibility for and service of the lights following installation.
3. Traffic impact: applicant shall provide a Traffic Impact Study, including discussion for the peak hour trip generation, AM and PM, for the development, in accordance with the ITE (Institute of Transportation Engineers) Trip Generation Manual, latest edition. The Engineer of Record for the study shall establish the methodology with the City Engineer for the City of Newnan.

4. For the two existing access driveways and right turn lanes, the developer shall bring up to standards, the asphalt pavement sections and traffic control devices, including thermoplastic pavement markings. All traffic control devices shall be in compliance with the latest standards of the MUTCD (Manual on Uniform Traffic Control Devices), including retroreflectivity and installation on GDOT Type 7 posts.
5. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.

Respectfully,

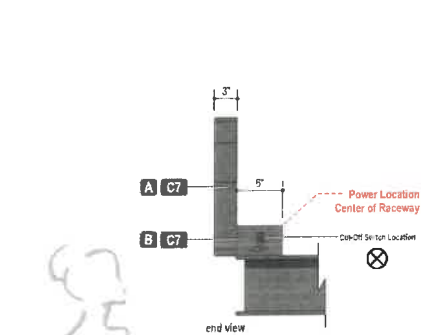
Michael Klahr

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

TAB 12

Signage Package

Document is a preliminary design. It is not to be used for construction. It is not to be used for construction. It is not to be used for construction.



evening view typical

NOTE: Feasibility of design is dependent on canopy load-bearing and structural limitations. If existing canopy is unsuited for alterations required for load bearing/mounting of depicted design, revision of specifications, size, and/or placement will be necessary.



front elevation
Letter Set - 1
Qty: 7
Site:

NOTE: Power provision to be coordinated with architect/G.C.
NOTE: Mounting provision T.B.D. pending survey.

Colors & Finishes

- C2 ☐ White
- C6 ☐ White (Translucent)
- C7 ☐ To Match Existing Awning
- L1 ☐ e500K White LEDs

Construction Specifications

- A Aluminum fabricated finless channel letters, with painted 3" returns, and 0.187" trans-white acrylic faces; facill with white LED
- B 4" x 6" Aluminum raceway mounted to existing canopy; used to house LED power supplies. Route secondary wiring in ladders

DENYSE

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TAB 13

Renderings





TAB 14

Stormwater Renderings





TAB 15

Rezoning Checklist



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.



To: Mayor and Council

Date: March 11, 2025

Agenda Item: Consideration of Order and Resolution; Condemnations Of Certain Properties for Intersection Improvements Project- Newnan Crossing Bypass

Prepared By: Michael Klahr, City Engineer

Purpose:

Council may consider authorizing the execution of Order and Resolution for Condemnations for certain properties required to construct intersection improvements on Newnan Crossing Bypass.

Background:

The documents were revised for format in the Legal Descriptions of Right of Way and Easements required to construct the project at Bullsboro Dr (SR 34).

An Order and Resolution for Condemnation of Parcel 4 is not included as this transaction has been satisfied and closing is eminent.

The overall project consists of extending the left turn lane of Newnan Crossing Bypass at Lower Fayetteville Road and extending the right turn lane of Newnan Crossing Bypass at Bullsboro Dr (SR 34), generally.

The project is designed to enhance traffic operations, improving peak hour traffic flow on Newnan Crossing Bypass.

Funding:

SPLOST

Recommendation:

Authorize the execution of the Order and Resolution for Condemnations to allow the intersections improvements projects to proceed

Attachments:

1. Parcel 1_20250227120804
2. Parcel 2_20250227120939
3. Parcel 3_20250227121054

Previous Discussion with Council:

Council authorized the execution of Orders and Resolutions for Condemnation for Parcels 1- 4, November 26, 2024

Council authorized a contract with Summitt Construction and Development, LLC, February 2, 2025

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a an intersection improvement project, known as Newnan Crossing Bypass at SR 34 Right Turn Lane Project, has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the improvement of the intersection of Newnan Crossing Bypass at SR 34 in through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 1: 1241.41 square feet (0.028± acres) acquisition in fee simple of required right of way colored yellow on attached plats; and 2511.73 square feet (0.058 ± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
-----------	---

Owner:	KRG Newnan Crossing II, LLC F/K/A RPAI Newnan Crossing II, LLC F/K/A Inland Western Newnan Crossing II, LLC
--------	---

NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title,

/

estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this ____ day of _____, 2025.

City Clerk

Mayor

Appendix "A" 2:1

PROJECT.: Newnan Crossing Bypass at SR 34 Right Turn Lane
PARCEL NO.: 01
COUNTY: Coweta
DATE OF R/W PLANS: August 2, 2023
REVISION DATE: NA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 53 & 54 of the 5th Land District, City of Newnan, Coweta County, Georgia, being more particularly described as follows:

Required Right of Way

Beginning at a point 48.71 feet right of and opposite station 102+00.00 on the construction centerline of Newnan Crossing Bypass; running thence northeasterly 43.63 feet along the arc of a curve (said curve having a radius of 814.77 feet and a chord distance of 43.63 feet on a bearing of N 21°39'56.9" E) to the point 48.06 feet right of and opposite station 102+41.08 on said construction centerline laid out for Newnan Crossing Bypass; thence northeasterly 258.03 feet along the arc of a curve (said curve having a radius of 814.75 feet and a chord distance of 256.96 feet on a bearing of N 11°03'24.4" E) to the point 43.41 feet right of and opposite station 104+84.77 on said construction centerline laid out for Newnan Crossing Bypass; thence S 88°57'52.2" E a distance of 11.88 feet to a point 55.28 feet right of and opposite station 104+85.18 on said construction centerline laid out for Newnan Crossing Bypass; thence S 12°24'07.6" W a distance of 37.92 feet to a point 50.00 feet right of and opposite station 104+50.00 on said construction centerline laid out for Newnan Crossing Bypass; thence southwesterly 266.01 feet along the arc of a curve (said curve having a radius of 831.00 feet and a chord distance of 264.87 feet on a bearing of S 14°51'47.1" W) to the point 50.00 feet right of and opposite station 102+00.00 on said construction centerline laid out for Newnan Crossing Bypass; thence N 65°57'59.9" W a distance of 1.29 feet back to the point of beginning.
Containing 0.028 acres more or less.

Permanent Easement

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area shown on the attached plat and is more particularly described as follows:

Beginning at a point 49.09 feet right of and opposite station 101+75.00 on the construction centerline of Newnan Crossing Bypass running thence northeasterly 26.57 feet along the arc of a curve (said curve having a radius of 814.77 feet and a chord distance of 26.57 feet on a bearing of N 24°08'03.1" E) to the point 48.71 feet right of and opposite station 102+00.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 65°57'59.9" E a distance of 1.29 feet to a point 50.00 feet right of and opposite station 102+00.00 on said construction centerline laid out for Newnan Crossing Bypass; thence northeasterly 266.01 feet along the arc of a curve (said curve having a radius of 831.00 feet and a chord distance of 264.87 feet on a bearing of N 14°51'47.1" E) to the point 50.00 feet right of and opposite station 104+50.00 on said construction centerline laid out for Newnan Crossing Bypass; thence N 12°24'07.6" E a distance of 37.92 feet to a point 55.28 feet right of and opposite station 104+85.18 on said construction centerline laid out for Newnan Crossing Bypass; thence S 88°57'52.2" E a distance of 18.87 feet to a point 74.14 feet right of and opposite station 104+85.81 on said construction centerline laid out for Newnan Crossing Bypass; thence S 30°39'03.3" W a distance of 43.23 feet to a point 55.00 feet right of and opposite station 104+50.00 on said construction centerline laid out for Newnan Crossing Bypass; thence southwesterly 53.52 feet along the arc of a curve (said curve having a radius of 836.00 feet and a chord distance of 53.51 feet on a bearing of S 7°31'36.8" W) to the point 55.00 feet right of and opposite station 104+00.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 9°03'29.6" W a distance of 53.61 feet to a point 57.00 feet right of and opposite station 103+50.00 on said construction

centerline laid out for Newnan Crossing Bypass; thence S 13°47'46.5" W a distance of 53.68 feet to a point 58.00 feet right of and opposite station 103+00.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 18°31'52.3" W a distance of 53.70 feet to a point 58.00 feet right of and opposite station 102+50.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 20°04'12.6" W a distance of 53.81 feet to a point 60.00 feet right of and opposite station 102+00.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 35°30'06.8" W a distance of 27.30 feet to a point 55.00 feet right of and opposite station 101+75.00 on said construction centerline laid out for Newnan Crossing Bypass; thence N 64°07'57.3" W a distance of 5.91 feet back to the point of beginning.
Containing 0.058 acres more or less.

LOCATION SKETCH

NOTE: THE CO-ORDINATES LISTED ARE WEST ZONE
GRID CO-ORDINATES BASED ON THE GA. STATE PLANE
CO-ORDINATE SYSTEM OF 1984.
HORIZONTAL DATUM : NAD 83/11 HARN
VERTICAL DATUM : NAVD 1988

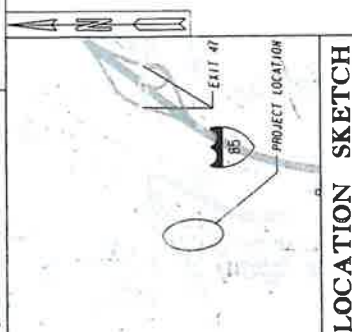


EXHIBIT B
PAGE 1 OF 4

Heath & Lineback
2390 Canton Road Building 200
Marietta, Georgia 30066
770.424.1668



AD JOURNALING THE B

LOCATION AND DESIGN APPROVAL DATE: _____

PLANS COMPLETED DATE: 08-02-2023

COUNTY NO.	
877	
MILES	
LENGTH OF WAY PROJECT	
NET LENGTH OF RIGHT OF WAY	8.133
NET LENGTH OF BRIDGES	9.880
NET LENGTH OF EXCEPTIONS	9.880
GROSS LENGTH OF RIGHT OF WAY	8.133

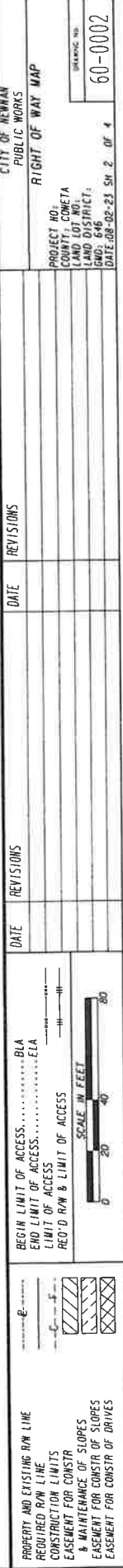
THIS PROJECT IS LOCATED 100% IN CONETA COUNTY AND CONGRESSIONAL DISTRICT 3.

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COWETA COUNTY

60-0001

WATCH LINE STA. 106+00.00 SEE SHEET No. 60-0003



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Smith & Barbach
2390 Camino Real, Building 20
Menlo Park, CA 94025
710 430 1448

BENCHMARK
N-1234701.08
E-2114998.72
ELEV-955.69

EGIN CONSTRUCTION
NEWMAN CROSSING BYPASS

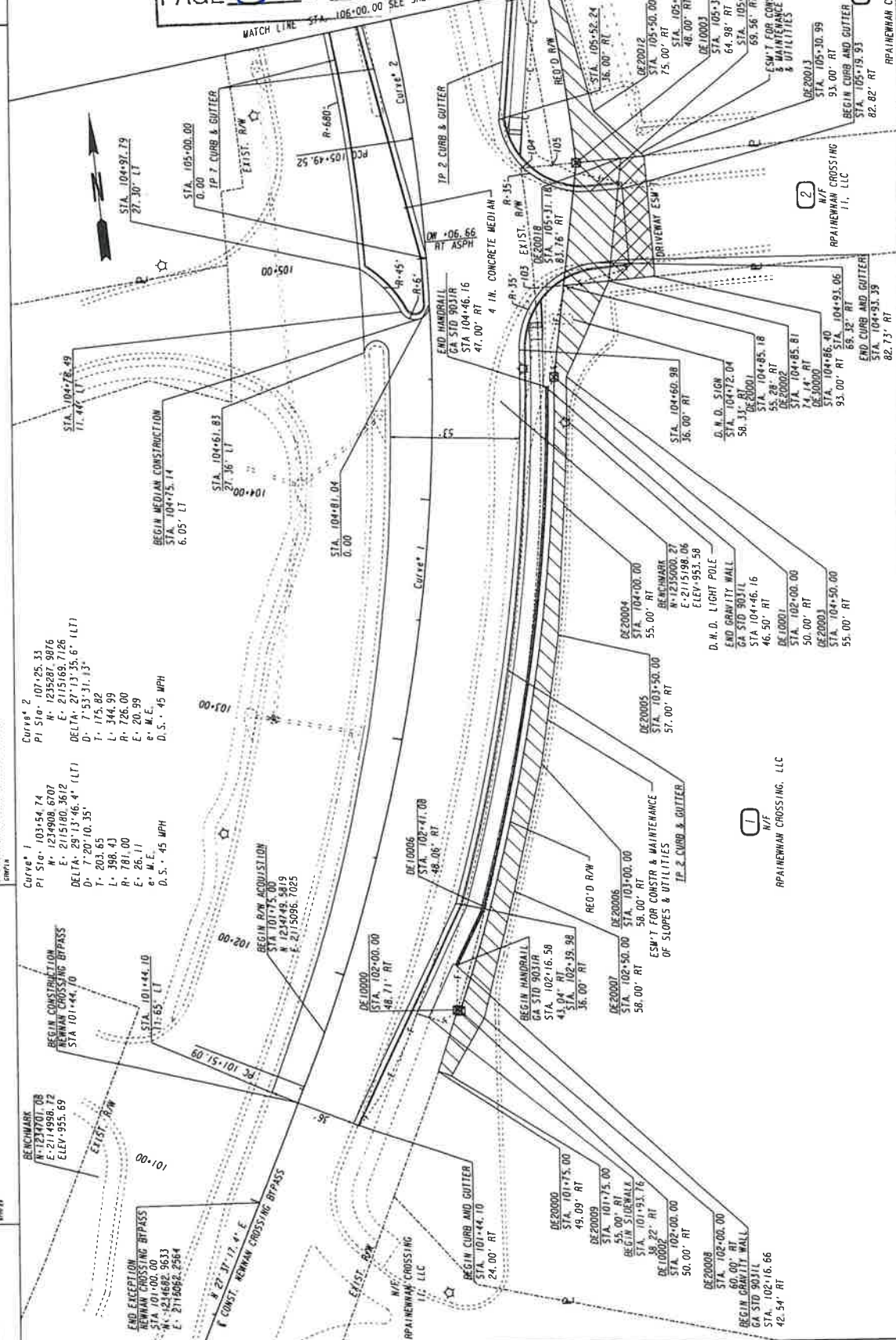
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EXHIBIT B
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		 SCALE IN FEET	
		PROJECT NO.: TOWN: LAND LOT NO.: LAND DISTRICT: GMD #: 846 DATE: 08-02-23 SH # 2	

60-0002

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REQUIRED ROW LINE	END LIMIT OF ACC
CONSTRUCTION LIMITS	LIMIT OF ACCESS
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& MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

[illegible]

PROJECT NO: COUNTY: CONETA LAND NO: LAND DISTRICT: DAD: 08-02-23 SH 4 OF 4	PUBLIC WORKS RIGHT OF WAY
--	------------------------------

EXHIBIT B
PAGE 4 OF 4

GEORGIA, COWETA COUNTY

I, Meagan Shea do hereby certify that I am the City Clerk for the City of Newnan, Georgia.

I further certify that the forgoing ____ pages constitute a true and exact copy of an Order and Resolution of Mayor and City Council of the City of Newnan, of Coweta County, Georgia entered on the ____ day of _____, 2025, as same applied to tract or parcel of land described in said ____ pages; and the original of said Order is in file at my office at the City Hall, City of Newnan, 25 Lagrange Street, Newnan, Georgia.

Given Under my hand and seal, this ____ day of _____, 2025.

This the _____ day of _____, 2025

Megan Shea, City Clerk
City of Newnan, Georgia

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a an intersection improvement project, known as Newnan Crossing Bypass at SR 34 Right Turn Lane Project, has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the improvement of the intersection of Newnan Crossing Bypass at SR 34 in through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of the roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 2: 847.24 square feet (0.019± acres) acquisition in fee simple of required right of way colored yellow on attached plats; and 939.10 square feet (0.022 ± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and 101.42 square feet (0.016 acres ±) acquisition of a temporary construction easement for construction of a driveway shown colored green on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
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Owner:	KRG Newnan Crossing II, LLC F/K/A RPAI Newnan Crossing II, LLC F/K/A Inland Southeast Newnan Crossing, LLC
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NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands

hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this ____ day of _____, 2025

City Clerk

Mayor

Appendix "A" - 1

PROJECT.: Newnan Crossing Bypass at SR 34 Right Turn Lane
PARCEL NO.: 02
COUNTY: Coweta
DATE OF R/W PLANS: August 2, 2023
REVISION DATE: NA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 53 & 54 of the 5th Land District, City of Newnan, Coweta County, Georgia, being more particularly described as follows:

Required Right of Way

Beginning at a point 43.41 feet right of and opposite station 104+84.77 on the construction centerline of Newnan Crossing Bypass; running thence northeasterly 49.89 feet along the arc of a curve (said curve having a radius of 814.75 feet and a chord distance of 49.88 feet on a bearing of N 01°3'47.0" E) to the point 42.39 feet right of and opposite station 105+32.06 on said construction centerline laid out for Newnan Crossing Bypass; thence S 88°58'53.4" E a distance of 13.03 feet to a point 55.41 feet right of and opposite station 105+31.77 on said construction centerline laid out for Newnan Crossing Bypass; thence S 88°58'53.4" E a distance of 9.58 feet to a point 64.98 feet right of and opposite station 105+31.57 on said construction centerline laid out for Newnan Crossing Bypass; thence S 12°24'07.6" W a distance of 50.88 feet to a point 55.28 feet right of and opposite station 104+85.18 on said construction centerline laid out for Newnan Crossing Bypass; thence N 88°57'52.2" W a distance of 11.88 feet back to the point of beginning.
Containing 0.019 acres more or less.

Permanent Easement

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area shown on the attached plat and is more particularly described as follows:

Beginning at a point 55.28 feet right of and opposite station 104+85.18 on the construction centerline of Newnan Crossing Bypass; running thence N 12°24'07.6" E a distance of 50.88 feet to a point 64.98 feet right of and opposite station 105+31.57 on said construction centerline laid out for Newnan Crossing Bypass; thence S 88°58'53.4" E a distance of 18.78 feet to a point 83.76 feet right of and opposite station 105+31.18 on said construction centerline laid out for Newnan Crossing Bypass; thence S 12°17'43.8" W a distance of 50.87 feet to a point 74.14 feet right of and opposite station 104+85.81 on said construction centerline laid out for Newnan Crossing Bypass; thence N 88°57'52.2" W a distance of 18.87 feet back to the point of beginning.

Containing 0.022 acres more or less.

Temporary Driveway Easement

ALSO, granted is the right to construct a driveway within the easement area shown on the attached plat. Said temporary easement will expire at the end of the project's construction but no later than 36 months from the date of filing of the petition by the City of Newnan, Georgia and is more particularly described as follows:

Beginning at a point 74.14 feet right of and opposite station 104+85.81 on the construction centerline of Newnan Crossing Bypass; running thence N 12°17'43.8" E a distance of 50.87 feet to a point 83.76 feet right of and opposite station 105+31.18 on said construction centerline laid out for Newnan Crossing Bypass; thence S 88°58'53.4" E a distance of 9.25 feet to a point 93.00 feet right of and opposite station 105+30.99 on said construction centerline laid out for Newnan Crossing Bypass; thence S 1°23'11.5" W a distance of 49.89 feet to a point 93.00 feet right of and opposite station 104+86.40 on said construction

centerline laid out for Newnan Crossing Bypass; thence N 88°57'52.2" W a distance of 18.87 feet back to the point of beginning.

Containing 0.016 acres more or less.





• **Number of employees** – 1000

DATE	DESCRIPTION FOR CONSTRUCTION OF BRIDGE	AMOUNT

NAME	DATE	EASEMENT FOR CONSTRUCTION OF UNIT		

60-0004

GEORGIA, COWETA COUNTY

I, Meagan Shea do hereby certify that I am the City Clerk for the City of Newnan, Georgia.

I further certify that the forgoing ____ pages constitute a true and exact copy of an Order and Resolution of Mayor and City Council of the City of Newnan, of Coweta County, Georgia entered on the ____ day of _____, 2025, as same applied to tract or parcel of land described in said ____ pages; and the original of said Order is in file at my office at the City Hall, City of Newnan, 25 Lagrange Street, Newnan, Georgia.

Given Under my hand and seal, this ____ day of _____, 2025.

This the _____ day of _____, 2025

Megan Shea, City Clerk
City of Newnan, Georgia

ORDER AND RESOLUTION
OF THE
MAYOR AND CITY COUNCIL OF THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA

WHEREAS, the Mayor and City Council of the City of Newnan, Coweta County, Georgia has determined that a an intersection improvement project, known as Newnan Crossing Bypass at SR 34 Right Turn Lane Project, has been laid out by the City of Newnan, Coweta, County, Georgia, is necessary and proper for the improvement of the intersection of Newnan Crossing Bypass at SR 34 in through the City of Newnan; and

WHEREAS, in order to maintain the projected schedule of the roadway construction and improvements in the City, it is necessary that right of way, temporary easements, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and listed as below, shown of record as owned by the person named herein, all as described and shown in the attachments to this order hereinafter enumerated, all of said attachments, being by reference made a part of this order, are essential for the construction of said project:

Required:	Parcel 3: 1658.39 square feet (0.038± acres) acquisition in fee simple of required right of way colored yellow on attached plats; and 1171.29 square feet (0.027 ± acres), acquisition for a permanent easement for the construction and maintenance of slopes and placement and maintenance of utilities as shown colored orange on attached plats; and all as more particularly described on Attachment: Appendix "A"-1
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Owner:	KRG Newnan Crossing II, LLC F/K/A RPAI Newnan Crossing II, LLC F/K/A Inland Southeast Newnan Crossing, LLC
--------	--

NOW THEREFORE, it is found by the Mayor and City Council that the circumstances are such that it is necessary that right of way and easements and access rights, if any, as described in attachments to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Section 22-3-140 and therefore Sections 32-3-4 thru 32-3-19; and

IT IS ORDERED AND RESOLVED that the Mayor and City Council, through the Mayor and City Attorney, proceed to acquire the title, estate or interest in the lands hereinafter described in attachments to this order and resolution by condemnation under the provisions of said Code, and the City Attorney, is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title,

estate or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code. It is further ordered and resolved that the Mayor is authorized to take all actions and sign all documents necessary to proceed with this condemnation.

SO ORDERED AND RESOLVED in lawfully assembled open session, this ____ day of _____, 2025.

City Clerk

Mayor

Appendix "A" - 1

PROJECT.: Newnan Crossing Bypass at SR 34 Right Turn Lane
PARCEL NO.: 03
COUNTY: Coweta
DATE OF R/W PLANS: August 2, 2023
REVISION DATE: NA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 53 of the 5th Land District, City of Newnan, Coweta County, Georgia, being more particularly described as follows:

Required Right of Way

Beginning at a point 55.41 feet right of and opposite station 105+31.77 on the construction centerline of Newnan Crossing Bypass; running thence northwesterly 149.00 feet along the arc of a curve (said curve having a radius of 826.58 feet and a chord distance of 148.79 feet on a bearing of N 6°41'58.6" W) to the point 52.78 feet right of and opposite station 106+70.52 on said construction centerline laid out for Newnan Crossing Bypass; thence N 76°49'20.0" E a distance of 12.23 feet to a point 65.00 feet right of and opposite station 106+70.92 on said construction centerline laid out for Newnan Crossing Bypass; thence southeasterly 151.72 feet along the arc of a curve (said curve having a radius of 791.00 feet and a chord distance of 151.48 feet on a bearing of S 5°41'39.4" E) to the point 64.98 feet right of and opposite station 105+31.57 on said construction centerline laid out for Newnan Crossing Bypass; thence N 88°58'53.4" W a distance of 9.58 feet back to the point of beginning.

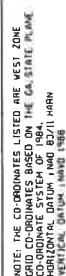
Containing 0.038 acres more or less.

Permanent Easement

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area shown on the attached plat and is more particularly described as follows:

Beginning at a point 64.98 feet right of and opposite station 105+31.57 on the construction centerline of Newnan Crossing Bypass; running thence northwesterly 151.72 feet along the arc of a curve (said curve having a radius of 791.00 feet and a chord distance of 151.48 feet on a bearing of N 5°41'39.4" W) to the point 65.00 feet right of and opposite station 106+70.92 on said construction centerline laid out for Newnan Crossing Bypass; thence N 76°49'20.0" E a distance of 20.01 feet to a point 85.00 feet right of and opposite station 106+71.54 on said construction centerline laid out for Newnan Crossing Bypass; thence S 32°19'46.3" W a distance of 24.96 feet to a point 68.00 feet right of and opposite station 106+55.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 9°15'22.7" E a distance of 115.45 feet to a point 75.00 feet right of and opposite station 105+50.00 on said construction centerline laid out for Newnan Crossing Bypass; thence S 41°28'30.6" E a distance of 27.70 feet to a point 93.00 feet right of and opposite station 105+30.99 on said construction centerline laid out for Newnan Crossing Bypass; thence N 88°58'53.4" W a distance of 28.02 feet back to the point of beginning.

Containing 0.027 acres more or less.



LOCALLY FUNDED PROJECT

STATE OR COUNTY LINE
CITY LIMIT LINE
LAND LOT LINE
PROPERTY LINE
SURVEY OR BASE LINE
RIGHT OF WAY LINE
FENCE
RAILROAD
POWER LINE
TELEPHONE LINE
POWER POLES
TELEPHONE OR TELEGRAPH



Heath & Lineback
2390 Canton Road Building 200
Marietta, Georgia 30066
770 424 1668

PLANS PREPARED BY

PLANS COMPLETED DATE: 08-02-2023

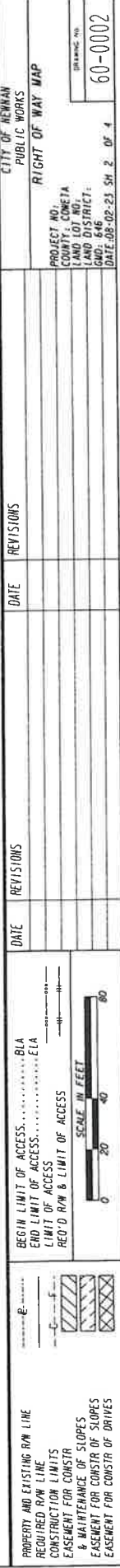
SCALE IN FEET

COWETA COUNTY

LENGTH OF RIGHT OF WAY PROJECT		COUNTY NO 077	MILES
NET LENGTH OF RIGHT OF WAY			0.170
NET LENGTH OF BRIDGES			0.000
NET LENGTH OF EXCEPTIONS			0.000
TOTAL LENGTH OF RIGHT OF WAY			0.170

THIS PROJECT IS LOCATED 100% IN COMETA COUNTY AND CONGRESSIONAL DISTRICT 7.

DRAWING NO.
60-0001

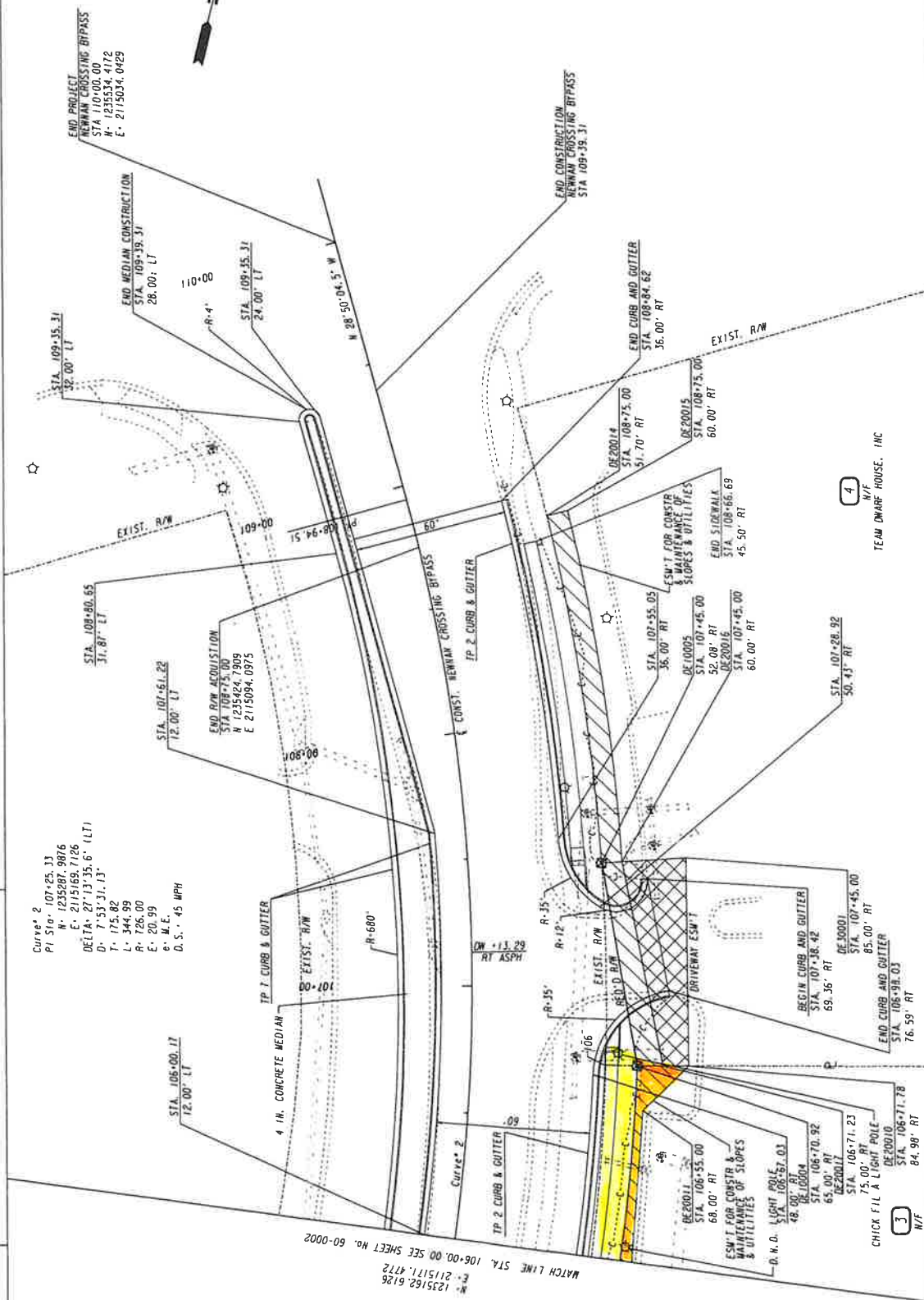


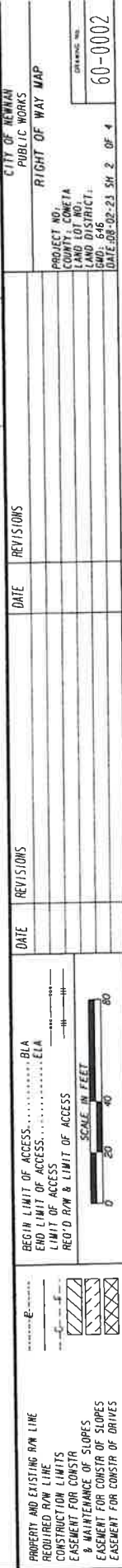
Health & Nutrition
2350 Canyon Road, Building 30
Marietta, Georgia 30066
770.431.1828

Curve 2
PI S10° 107'25.33
N. 1235287.9876
E. 2115169.7126
DELTA 27'13'35.6"
D. 7'53'31.13"
T. 175.82
L. 344.99
R. 726.00
E. 20.99
e. M.E.
D. 5.45 MPH

W. 1235162.6126
E. 2115171.4772
MATCH LINE STA. 106+00.00 SEE SHEET NO. 60-0002

EXHIBIT B
PAGE 3 OF 4

[illegible]



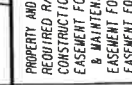


EXHIBIT B

PARCEL 6 OF 6

Parcel 1	RECD R/W	DE 100	STATION/ BEARING	ALIGNMENT
PNT	OFFSET/ DIST			
DE 10000	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	43.63	35.56.9° E		
CHORD BEAR	41.67			
LNTH CHORD	41.67			
RADIUS	814.71			
DEGREE	14.01	52.7°		
DE 10001	258.03 R	102+41.08		Newman Crossing Bypass
ARC LENGTH	258.03			
CHORD BEAR	258.03	101+03.24.4° E		
LNTH CHORD	258.03			
RADIUS	258.03			
DEGREE	7.01	56.3°		
DE 10002	103			Newman Crossing Bypass
ARC LENGTH	43.41 R	104+84.77		
CHORD BEAR	43.41 R	104+84.77		
LNTH CHORD	43.41 R	104+84.77		
RADIUS	43.41 R	104+84.77		
DEGREE	43.41 R	104+84.77		
DE 20001	51.98 R	104+84.77		Newman Crossing Bypass
ARC LENGTH	51.98 R	104+84.77		
CHORD BEAR	51.98 R	104+84.77		
LNTH CHORD	51.98 R	104+84.77		
RADIUS	51.98 R	104+84.77		
DEGREE	51.98 R	104+84.77		
DE 20002	31.92 R	104+50.00		Newman Crossing Bypass
ARC LENGTH	31.92 R	104+50.00		
CHORD BEAR	31.92 R	104+50.00		
LNTH CHORD	31.92 R	104+50.00		
RADIUS	31.92 R	104+50.00		
DEGREE	31.92 R	104+50.00		
DE 20003	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20004	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20005	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20006	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20007	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20008	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20009	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20010	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20011	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20012	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20013	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20014	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20015	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20016	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20017	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20018	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20019	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20020	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20021	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20022	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20023	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20024	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20025	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20026	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20027	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20028	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20029	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20030	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20031	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20032	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20033	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20034	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20035	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20036	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20037	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20038	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20039	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20040	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20041	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	102+00.00		
LNTH CHORD	48.71 R	102+00.00		
RADIUS	48.71 R	102+00.00		
DEGREE	48.71 R	102+00.00		
DE 20042	48.71 R	102+00.00		Newman Crossing Bypass
ARC LENGTH	48.71 R	102+00.00		
CHORD BEAR	48.71 R	10		

EXHIBIT B
PAGE 6 OF 6

CITY OF NEWARK PUBLIC WORKS	PROJECT NO. COUNTRY, CONETA AND LOT NO. AND DISTRICT, AND 646 DATE, 08-02-23 SH 4 OF 4	Drawing No.
		60-0004

[illegible][illegible][illegible][illegible]

.....BLA
.....ELA

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SC35

BEGIN LIMIT OF ACCESS. END LIMIT OF ACCESS. LIMIT OF ACCESS REQ'D ROW & LIMIT OF ACCESS	
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114 R SF
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0.016

DE20002
REQD EASMT =
REQD EASMT =

GEORGIA, COWETA COUNTY

I, Meagan Shea do hereby certify that I am the City Clerk for the City of Newnan, Georgia.

I further certify that the forgoing ____ pages constitute a true and exact copy of an Order and Resolution of Mayor and City Council of the City of Newnan, of Coweta County, Georgia entered on the ____ day of _____, 2025, as same applied to tract or parcel of land described in said ____ pages; and the original of said Order is in file at my office at the City Hall, City of Newnan, 25 Lagrange Street, Newnan, Georgia.

Given Under my hand and seal, this ____ day of _____, 2025.

This the _____ day of _____, 2025

Megan Shea, City Clerk
City of Newnan, Georgia

Hi, Megan!

I know it may be late notice, but one of our local charity organizations is planning a fundraising Poker Run that will end at RPM. They have asked if we can request the section of Madison St to be closed for the safety of pedestrians and riders. I'm happy to be sure all the residents and businesses on that section know in advance!

Event: Southern Riders 1st Annual Poker Run

Purpose: In memory of Mike Thacker for Bikers Down

Date: Saturday March 22, 2025

Time: 11am to 6pm

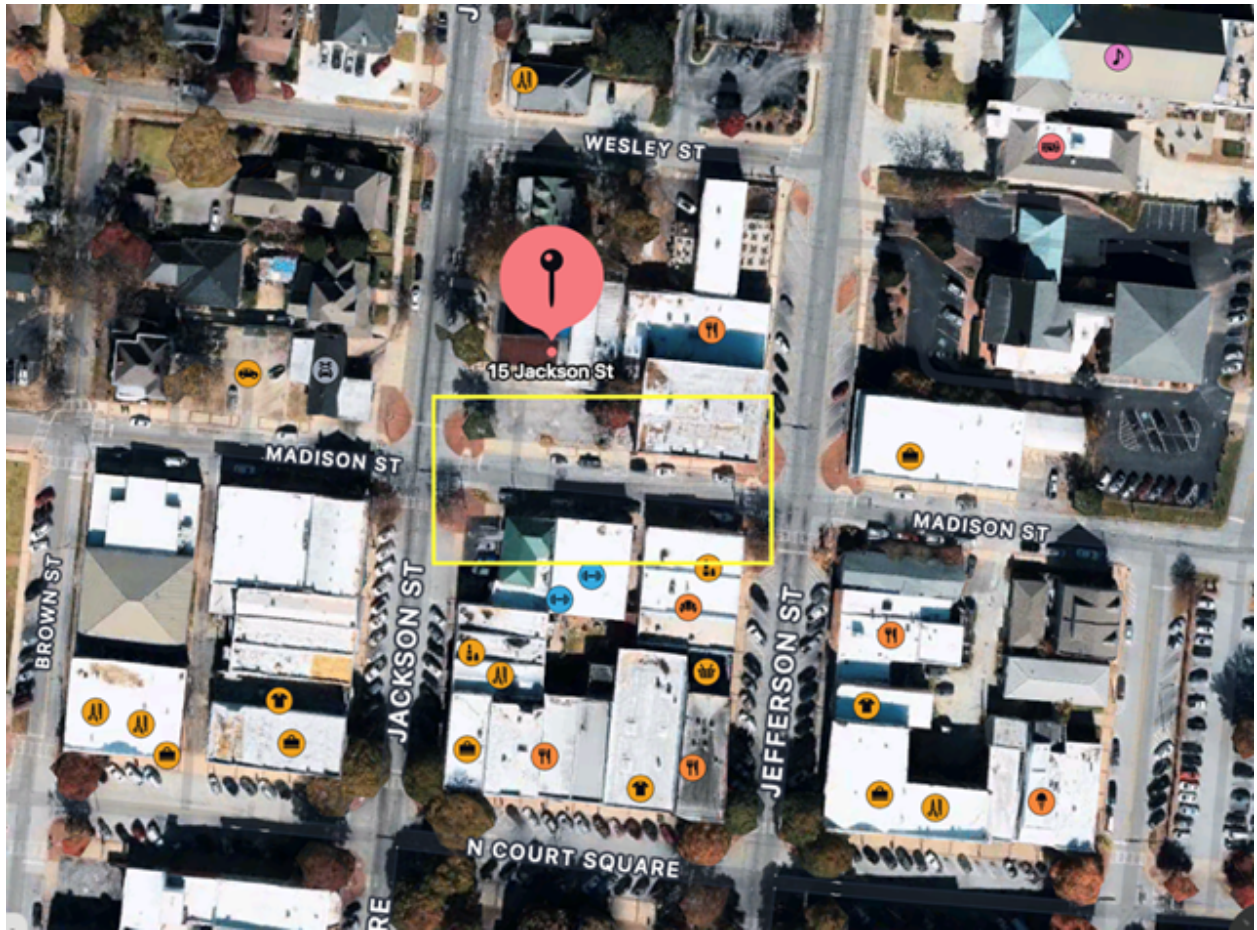
Location: RPM Full Service, 15 Jackson St, Newnan, GA

Would it be possible to be added to the agenda in time for the event? I totally understand if it's just too late!

Many thanks!

Anna-Elizabeth Nix

678.517.5589







Coweta County
YOUTH COUNCIL

59H8-B Coweta Co YC NAACP
90-F Glenda Trace, Suite 261
Newnan, GA 30265
cowetanaacpyouth@gmail.com

Dear Members of the City Council of Newnan, Georgia,

I hope this message finds you well. My name is Tarsha Terrell, and I am writing on behalf of the NAACP Coweta County Youth Council with support of the NAACP Coweta County Branch. We are excited to present a request for the inclusion of a Juneteenth Parade in celebration of African American Freedom Day to be held annually on the third Saturday of June.

Our request is for the Juneteenth Parade to follow the traditional downtown parade route, identical to the one used for the Fourth of July Parade. This event aims to commemorate the emancipation of African American slaves in the United States and to celebrate the rich history and contributions of African Americans in our community.

The parade will feature:

- Floats
- Bands
- Corporations and Organizations
- Churches
- Dance Squads
- Step Teams
- Walking Groups
- Motor Vehicles and Motorcycles

We believe this parade will foster community spirit, celebrate our shared heritage, and provide an opportunity for local residents and visitors to come together in a meaningful and joyful celebration. We have garnered significant support from local community members and organizations, and we are confident this event will be a resounding success.

We kindly request the opportunity to present our proposal in detail at the next city council meeting. We would be grateful for the council's consideration and approval to add the Juneteenth Parade to the city's official parade list.

Thank you for your time and consideration.

Sincerely,

Tarsha Terrell
Youth Advisor, NAACP Coweta County Youth Council
Community Coordination Chair, NAACP Coweta County Branch



Film, Television, Music and Video Production Permit Application

Contact Information

Production Company	By Any Means
Address	3133 Continental Colony Pkwy SW
City	Atlanta
State	GA
Zip Code	30331
Location Manager Name	Kyle Hinshaw
Location Manager Cell Phone Number	404.788.9412
Location Manager Email Address	kylehinshaw@gmail.com

(Section Break)

Film/Project Information

Type of Project	Feature Film
If Other: Type of Project	<i>Field not completed.</i>

***Student Projects must have an email from the supervising professor to verify current enrollment status before a permit is issued. Applications will not be processed until this correspondence is received. While there is not a permit fee for student projects, there will be fees associated with any City or County services required.

Description of Project	1966 true story covering the murder of Vernon Dahmer, a civil rights activist killed by the KKK
------------------------	---

Prep Dates/Times	17 Jefferson st: Prep April 7-11 (7a-7p) & Strike April 15 -16 (7a-7p) [No work on weekends] Newnan Square: Prep 9-11 (7a-7p) & Strike 16-17 (7a-7p) [No work on weekends] Cole St: Prep April 14-15 (7a-7p) & Strike April 17 (7a-7p) [no work on weekends]
Film Dates/Times	17 Jefferson st: Film April 14 (5p - 2a) Newnan Square: Film April 14-15 (9a-7p) Cole St: Film April 16 (11a - 3a)
Locations of Sites/Properties	Commercial, Residential
Please feel free to attach a diagram or map of location areas where you plan to film	Newnan Overheads.pdf
List any Property Modifications Needed	As the production is a 1966 era film, we will need to make period accurate signage for businesses that are willing to work with us. Additionally, as the production takes place in Mississippi, we are interested in adding Mississippi state flags to the courthouse and other signage to indicate the state around the square. Given the content of the script involving the KKK, we also plan to install a cross in the town square which for a scene shows it on fire (safely with propane and on/off control like a stove), as well as some more sensitive but period accurate, "Whites Only" or "No Colored" signage on windows to correctly and accurately depict the temperament of the town at that time in history.
Special Requests	Street Closure, Lane Closure, Camera on Street, Camera on Curb, Camera on Sidewalk, Drive Shots of Car, Smoke/Fire/Pyro
Services Required	Police Department, Fire Department
If Other: Services Required	<i>Field not completed.</i>
Special Effects or Stunts	Smoke/Fire/Pyro, Vehicles, Simulated Weapons Used
If Other: Special Effects or Stunts	<i>Field not completed.</i>
Nature of Filming: Please provide us with a concise description of the filming that is to be conducted.	Newnan Square: [jefferson st/E sq ct/ US ALT 27] We have three area around newnan square we are interested in filming. First on Monday April 14th is a scene of our heroes driving in to town witnessing a protest taking place with visible imagery of the KKK influence on the town (burning cross). The intention is to work with GDOT to close the state route for our driving work as depicted in the overhead on Jefferson st. The same day we have a funeral scene on the same strip of town on Jefferson/E sq ct where the casket is being carried down the street. We are hoping this scene will take place between 1p-6p that day which would affect the later half of rush hour. Given the era of the

production we are requesting enough control to place period accurate vehicles in parking lanes and flow of traffic to emulate a 2 way street on Jefferson.

Adjacent Newnan Square [East Broad & Spring ST]: These two scenes are both working bus stops but one will be in Jackson and one will be in Hattiesburg. Very short sequences which hope to be 2-3 hours tops. We again need to have road closure for safety, control, and period accurate vehicles. The scene involves a bus pulling up to the stop and our characters getting on/off as scripted.

17 Jefferson st: This will be our 'Sambo Toy Store' and 'Arcade'. Mostly involves interior dialogue but there is one exterior scene where the car drives up and enters the store for an establishing scene. We are requesting road closure for safety and control of the view outside the windows. This scene on day one would begin 6p and go until perhaps 1a-3a depending on the start of the day.

Cole st: We have two scenes here involving our hero's driving and then stopping the car to have an argument. Later in the day we are working with the African American Heritage Museum to film in the woods adjacent to Cole street for a scene where our FBI agent chases down the bad guys. It's possible he will have a weapon drawn but there is currently no simulated gunfire. Also on this street is currently scripted to have KKK dressed members abduct a man from his home in the night. We will be working the the neighbors while we depict the sensitive nature of these scenes so the community is aware and not alarmed. As these scenes take place at night and exterior we are hoping to film until 3-4a as sunset in April is at 8p.

Lastly, there is a location we are still looking and scouting for in newnan that we hope to select by the end of the week. Once found and contracted we will submit a new permit request for it independently since it is not known at this time to submit today.

Impacts

Please share the estimated number of personnel that will be working on this production below:

Number of Crew	100
Number of Cast	5
Number of Extras/Background Actors	50-75
Number of Police Staff Needed	Per Police Chief - happy to meet and discuss

(Section Break)

Please list any other film
needs you may have.

I am working with GDOT on the state permit and currently have a meeting with them Mon 3/3 at 3p. Traffic Control plans have been requested through Southeastern Traffic Supply which will be emailed to Aimee Hadden upon receipt. Art Department survey and alteration requests are being composed and will hopefully be ready by the council meeting Tuesday 3/11.

I have begun contacting local business in the affected area and would be happy to share the details of our agreements if required.

I have read and agree to the
City of Newnan's Film,
Television, Music and Video
Production Guidelines.

Yes

Electronic Signature
Agreement

I agree.

Electronic Signature

Jenni ivers

Email not displaying correctly? [View it in your browser.](#)



I have put together a collection of overheads illustrating our intended filming locations and road closures; I am working with GDOT for permit requests for State Routes. We are very early in our scouting/selection process but I wanted to put together our intended plan with dates in the event there were any immediate red flags preventing us from moving forward.

Our Movie is the retelling of a true story taking place in 1960s Hattiesburg, Mississippi. This story includes racial tension in a small rural community and so to tell the story with accuracy we will be recreating some of this more sensitive imagery. We will be working diligently in the community to communicate what will be happening and offer explanation for some potentially triggering tableaux that will be visible around the square.

To set the tone of the town during the arrival of our heroes, it is scripted for them to drive by seeing a burning cross in the square. These flames will be controllable like turning on/off your stove and will be handled with safety experts in conjunction with local FD. The placement of this cross is in the grass quarter on the corner of N Ct Square and E Ct Square as indicated by the little flame icon on the overhead attached below

Our art department is working on putting together a list of work notes which will visibly represent all of our requests for ease of understanding. Anything especially sensitive such as signage saying, "Whites Only" can be bagged or covered when we are not working and over weekends.

Our filming dates/addresses are as follows:

Monday 4/14 (Partial night time work)

Begin Day in **Newnan Square**

- Road closure on E ct Square
- Intermittent traffic control (depicted in blue)
- Parking lanes for parking period correct vehicles for camera (depicted in yellow)

Company Move to **17 Jefferson ST**

- Road closure on Jefferson outside the building
- Intermittent traffic control at intersection for exterior scenes
- Parking lanes for parking period correct vehicles for camera

Tuesday 4/15

Newnan Square Adjacent

- Road closure on E Broad
- Parking lanes for creating bus stop
- Intermittent traffic control for bus approach and drive away

Company move to **Spring St**

- Road closure on
- Parking lanes for creating bus stop
- Intermittent traffic control for bus approach and drive away

Company move to **TBD (Newnan)** *this location has not been selected yet but we know we would like to find it in town*

Wednesday 4/16 (Partial night time work)

Cole St

- Road closure on Cole between Murray St and E Washington
- Working with neighbors to do exterior scenes.
- Filming in the woods and working with the African American Museum

I am working on getting a schedule of Prep/Strike time needed at all locations as well as timing of our filming days. In the beginning of early next week this might tweak slightly as new information comes to light but it is my intention to have this ready and complete for you prior to 3/10. We are looking forward to working with you.

Best,

Jen Ivers | LMGI

404.272.5917

Jenni.ivers@gmail.com



Monday April 14

Scene 23

- Protesters
- Hero Car drives wrong way down the one way
- Burning Cross in square
- Cars parked opposite diagonal on courthouse side to create 2 way street

Scene 107

- Funeral
- Coffin walk

Parking Lane Closure

Intermittent Traffic Control

Road Closure



Monday April 14

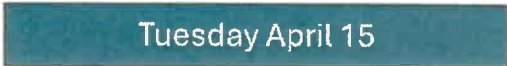
E/I Sambo

Scn 80,16,17,18,15

Parking Lane Closure

Intermittent Traffic Control

Road Closure



Tuesday April 15

Ext Hattiesburg Bus Stop

Scn 7

Parking Lane Closure

Intermittent Traffic Control

Road Closure



Tuesday April 15

Ext Jackson Bus Stop
Scn 5

Parking Lane Closure

Intermittent Traffic Control

Road Closure



Wednesday April 16

EXT neighborhood / Woods

Scn 79, 93, 95, 94, 83

Parking Lane Closure

Intermittent Traffic Control



Road Closure





AFFIDAVIT FOR PRODUCTION

The City of Newnan requires that any production wishing to film in the City shall complete, sign, and notarize this affidavit. In addition, the applicant shall provide a list of individuals/businesses which will be impacted by the proposed production activity.

Please Note: Failure to complete and submit this affidavit may result in denial of overall request to film within the city by staff and/or Newnan City Council.

I, Jenni Ivers of Any Means Production LLC
(production representative) (production company)

hereby acknowledge that during the dates of April 7 - April 17
(dates / time frames)

all impacted business owners and residents in the area/location of Newnan Square
(location of filming area)

may be impacted by the filming/production of By Any Means
(working title of production)

have been contacted in accordance with the City of Newnan's Guidelines / Checklist for Filming.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code § 16-10-20 and face criminal penalties as allowed by such criminal statute.

Executed in Smyrna City, Georgia State

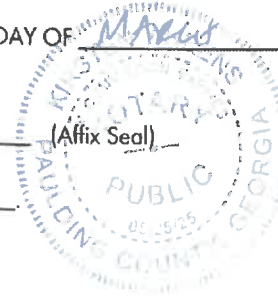
Jenni Ivers
Name of applicant (printed)

[Signature]
Signature of applicant

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 3 DAY OF March, 2025.

Notary Public: [Signature]

My Commission Expires: 9/25/25



REVISED 6/2022

These connections were made in first contact to make the community aware of our intent to film and communicate impending impact. There will be more communication as the art department plans come forward. Some businesses were closed and i will return with a letter with dates and times. Intending to go in contract in some form with all listed below

List of Contacted Individuals Impacted by Filming/Production

Name	Address	Type of Contact	Type of Contact
Rachel Stevenson - Bank OZK	16 E Broad Street Newnan GA	Spoke with in person about filming coming in April.	☒ In Person ☐ Phone ☐ Email ☐ Letter
Leah Sumner & Theodore Meeker @ Sumner Meeker law firm	14 E Broad St Newnan GA	Spoke with receptionist, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Cecelia Hiltonm - Fine Lines Art and Framing	10 E Broad	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
George P Harper — Paramount Engineerin	11 E broad	Spoke with George, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Graylin Ward — ward law office	27 E broad	Spoke with receptionist, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Rachel Cochran - Whimzical Cafe	33 E Broad	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Terry Ingram, one divine design	9 East Broad	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Megan Wallin at wallin Law	5 east broad	Spoke with receptionist, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Cheyenne Latham - Sure Brides	2 greenville st	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Kathy - Baker bag co	8 lagrange st	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter

REVISED 6/2022

These connections were made in first contact to make the community aware of our intent to film and communicate impending impact. There will be more communication as the art department plans come forward

List of Contacted Individuals Impacted by Filming/Production

Name	Address	Type of Contact	Type of Contact
Nolan Carroll and Dee Glazier - Dragonfly running	10 lagrange	Spoke with in person about filming coming in April.	☒ In Person ☐ Phone ☐ Email ☐ Letter
Patrick McKee Law office	19 Spring St	Spoke with receptionist, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Mary Moseley - Truffles Vein specialist	8 E Ct Sq	Spoke with in person about filming coming in April.	☒ In Person ☐ Phone ☐ Email ☐ Letter
Donna Pate Cook office Equipment	3 E ct sq	Spoke with in person about filming coming in April.	☒ In Person ☐ Phone ☐ Email ☐ Letter
Maridee Wise - goldens on the swaure	9 E Ct Sq	Spoke with in person about filming coming in April.	☒ In Person ☐ Phone ☐ Email ☐ Letter
Murphey Florist	6 Lagrange st	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Tiffany Sumler - polish me pretty	5 Lagrange St	Spoke with employee, left card	☒ In Person ☐ Phone ☐ Email ☐ Letter
Cher at Leaf and Bean	22 W ct sq newnan	Spoke with directly about filming in April	☒ In Person ☐ Phone ☐ Email ☐ Letter
William Owens - Oz tactical	1 e ct sq	spoke with power of attourney over the building	☒ In Person ☐ Phone ☐ Email ☐ Letter
			☐ In Person ☐ Phone ☐ Email ☐ Letter

REVISED 6/2022

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).