



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for March 11, 2025 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. January 14, 2025, Meeting Minutes
3. Other Business
 - a. Certificate of Appropriateness (COA) – 131 East Broad Street and 135 East Broad Street
4. Public Hearings
 - a. Public Hearing-Application to Amend Zoning Ordinance pertaining to the distance restrictions for Child Day Care Centers
 - b. RZ2025-02-Rezoning request-8.3 +/-acres located on Tax Parcel 098A-295 from OI-1 to RU-7 - by Steven L. Jones on behalf of GHV Newnan, LLC
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

January 14, 2025
7:00 p.m.

Commissioners Present: Robert Coggin, Joe Crain Jr., Katie Frost, Fred Hamlin, Clay McEntire, John Pulicare

Commissioners Absent: Alton West

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

CALL TO ORDER

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

READING OF MINUTES

Vice Chairman Hamlin asked if everyone reviewed the December 17, 2024, meeting minutes. Commissioner Coggin made a motion to approve the minutes as drafted. Commissioner Pulicare seconded the motion.

MOTION CARRIED (6-0)

PUBLIC HEARINGS

Proposed Text Amendments to Articles 2, 3 and 13 of the Zoning Ordinance.

Vice Chairman Hamlin opened the public hearing on proposed text amendments to the zoning ordinance. Dean Smith gave the staff report. Smith stated that the amendments to Articles 2, 3, and 13, focus primarily on vape shops, car dealerships, and extended stay hotels/motels.

Smith explained that the amendments to Article 3 concerned vape shops and all nicotine-based businesses. He stated the changes would regulate distances from certain areas. Such shops would not be located within 300 feet of any parcel upon which an elementary/secondary school,

college campus, substance abuse treatment facility or any residence is located. In addition, no vape shop or alternative nicotine product establishment shall be located within 300 feet of another establishment selling vape or alternative nicotine products.

Smith stated the next amendment is in relation to new vehicle sales. Staff is proposing restrictions to allow a special exception in three categories: CGN, CHV, and IHV, with public input. Smith added a 2-acre minimum would be required in addition to adherence with zoning overlay requirements and sign ordinances. He discussed additional standards that had to be met regarding size, operating condition, vehicle repairs and a strict adherence to the overlay requirements.

Smith discussed the last amendment, pertaining to extended stay hotels/motels. He stated the amendment creates a definition that includes a 14 day or longer length of stay in a 30-day period, rooms having facilities for storage/refrigeration/prep of food that are advertised, designed, or utilized for weekly or monthly occupancy, not referring to single-family or multi-family residences. He discussed additional proposed requirements and added that the use would also have to obtain special exception approval. Smith said a 50-foot buffer from property zoned as multi-family residential and/or a 100 foot buffer for any property zoned single-family residential would be required and added that the building shall not be placed within 300 feet of any residentially zoned property.

Smith added that staff was also proposing that recreational vehicle dealerships would require a special exception to operate in CGN but would be permitted outright in light and heavy industrial. He mentioned that used car sales would still need special exception approval in the same zoning districts as before. Motorcycle, light vehicle, boat, and RV sales would be restricted to CGN, CHV, ILT, and IHV zoning with an approved special exception.

Vice Chairman Hamlin asked if anyone would like to speak in favor/opposition of the proposed amendments.

With no member of the public coming forward, Commissioner Frost inquired if this would be in line with what the city has set in terms of zoning for other retailers. Commissioner Crain questioned if businesses could be grandfathered into previous rules. Smith replied yes to both. Commissioner Crain inquired how the city would know if a business were grandfathered. Smith stated that staff can flag and check renewals. Dunnivant added that staff can also check water/sewer accounts for renewals to ensure that a business has been in operation.

Vice Chairman Hamlin opened discussion of the new vehicle sales. Commissioner Frost asked about the size and weight restrictions. Vice Chairman Hamlin questioned the rezoning of car dealers. Smith encouraged a discussion on the vehicle weight adjustments and added that the rezoning decision came from Council's desire for the city to have less dealerships in a row. Commissioner Crain said he believes the weight limit eliminates some average/working type trucks including farm trucks. Commissioner Frost proposed possibly amending the weight restriction. Smith asked if 16,000 pounds would be satisfactory. After further discussion, the consensus of the Commission was to remove the weight restriction for passenger vehicles. Pulicare advised that the wording need to specify "passenger vehicles."

Commissioner Crain motioned to eliminate the weight restriction for passenger vehicles from the proposed amendments. Commissioner Frost seconded.

MOTION CARRIED (6-0)

Vice Chairman Hamlin opened the discussion of extended stay hotel/motels. Commissioner Hamlin questioned if swimming pools could be a requirement. Smith stated that he did not believe a pool to be a current requirement. There was further discussion regarding indoor and outdoor recreation options. The Commission also discussed the proposed buffer requirements.

Vice Chairman Hamlin opened the discussion on used car lots. With no questions forthcoming, the discussion was closed.

Commissioner Frost made a motion to approve the recommended amendments to the Zoning Ordinance with the edits agreed upon by the Planning Commission. Commissioner Pulicare seconded the motion.

MOTION CARRIED (6-0)

Dunnavant stated the need to elect a Chairman and Vice Chairman for the new year.

With Alton West nominated as Chairman, Commissioner Pulicare made a motion to approve. Commissioner Crain seconded the motion.

MOTION CARRIED (6-0)

With Commissioner Hamlin nominated as Vice Chairman, Commissioner Frost made a motion to approve. Commissioner Crain seconded the motion.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 7:42 p.m. on a motion from Commissioner Frost and seconded by Commissioner McEntire.

MOTION CARRIED (6-0)

Chairman



To: Mayor and Council

Date: March 11, 2025

Agenda Item: Certificate of Appropriateness (COA) – 131 East Broad Street and 135 East Broad Street

Prepared By: Chris Cole, Senior Planner

Purpose:

Background:

Funding:

Recommendation:

Attachments:

1. City of Newnan - COA Report for 131 and 135 East Broad Street - 3-11-2025 PC

Previous Discussion with Council:



City of Newnan, Georgia – Planning Commission

Date: March 11, 2025

Agenda Item: Certificate of Appropriateness (COA) – 131 East Broad Street and 135 East Broad Street

Prepared by: Chris Cole, Senior Planner

Purpose: To consider a certificate of appropriateness application pursuant to the requirements of Section 5-7 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 131 East Broad Street and a new residence at 135 East Broad Street. The properties are both presently vacant.

Background: Tom Bloom is requesting COA approval for a new house to be built on each of two recently created lots. Staff is addressing both applications with this single staff report. A fire burned the previous house at the “former” address of 135 East Broad Street in April 2021. Earlier this year, this former lot was legally subdivided into two new lots: 131 East Broad Street (0.53 acre) and a “new” 135 East Broad Street (0.68 acre). The applicant subdivided this lot so that his daughter could live in the proposed home at 131 East Broad Street and so that he and his wife could live in the proposed home at 135 East Broad Street. Staff also confirmed that the proposed homes will meet the building setbacks for RU-I zoning. All new residential construction projects within the HRDO district are required to obtain a Certificate of Appropriateness.

Staff also informed the applicant on March 5, 2025 that further information will have to be provided to staff to show that the proposed homes meet the **Maximum Principal Building Height** for RU-I zoning. The requirement is that any new home must meet the “**Average of adjacent units or block average.**” If the applicant is unable to show that he can meet this requirement, then a Variance application will need to be filed for a future Board of Zoning Appeals meeting. Note – The COA review can still proceed at this time and the applicant wants to proceed with the COA review at this time.

Applicant’s Plan for 131 East Broad Street

- The applicant intends to build a Foursquare plan, a type that was constructed as the American Foursquare from 1890 to 1935. The inspiration was Prairie-style architecture introduced by Frank Lloyd Wright.
- The applicant is utilizing an architectural firm that specializes in historic replications. The applicant plans on using 6-inch Hardie plan lap siding with a 5-inch weather exposure. This gives it a more historical appearance than the 8-inch siding commonly used in most residential construction. There will be a full front porch that will have tapered Craftsman-style columns that will sit on brick bases.
- The second floor will be Hardie shake and there will be a dormer with windows above the second floor. The first and second floor will be banded with a 10-inch skirt board. The front door is an Edwardian-style door from the 1890s that was purchased as a functioning architectural antique.
- The colors used are Sherwin Williams Topiary Tint for the siding body color and Sherwin Williams Greek Villa as the trim color. The roof will be black shingles.
- The total heated square feet will be 1,768 square feet. The proposed plan for 131 East Broad Street is the Priscilla (also known as the Cumberland) Plan.
- The applicant stated that he believes the proposed home will be consistent with the architecture of the houses around it and will make a fine addition to the houses on East Broad Street.

Applicant's Plan for 135 East Broad Street

- According to the applicant, Greek Revival design was a favorite style of architecture between 1820 and 1860 in the United States. Those residences that utilized it incorporated full front porches, low-pitched roofs, six-over-six double-hung windows, large Greek-temple style columns, small rectangular windows set immediately below a wide frieze-board cornice, and elaborate door surrounds.
- The applicant's house will have a full-raised brick front porch. The porch will be 10 feet tall to the porch beam. The columns are proposed to be wooden-fluted, having a 16-inch base with an entasis taper. The style is Roman Doric with Tuscan caps and bases. The windows will be six-over-six double-hung windows. The front door will be a period door that the applicant bought as a functioning architectural antique.
- The siding will be 6-inch Hardie with a 5-inch weather exposure in keeping with that time period. The first and second floor will be banded with skirt board with the siding over that. The porch will be a low-pitch metal roof in keeping with the style of home. There will be a 14-inch frieze board above the second-story windows and acanthus leaf corbels attached to that. The main roof will be black architectural shingle and the low-pitch porch roof will be metal. The chimney chase will be brick.
- The siding color is Sherwin Williams Gorgeous White and the trim color is Greek Villa. Both are off-white colors.
- The total heated square feet will be 3,876 square feet.
- The applicant added that the proposed home is not small, but that care was taken to make sure the front profile does not distract from the houses around it. The applicant commented that he believes the home will make a nice addition to East Broad Street.

In reviewing the requests in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 131 East Broad Street and 135 East Broad Street:

1. **Define Area of Influence.** The first step in considering the appropriateness of the design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

- a) **Building Orientation and Setback** – The applicant desires to orient the new houses similarly to the other structures along East Broad Street. The proposed structures will conform to the building setbacks for this zoning district.
- b) **Directional Emphasis** – The majority of the homes in the area of influence demonstrate horizontal directional emphasis. However, the applicant's proposals demonstrate vertical directional emphasis.
- c) **Shape** – The principal elements and shapes proposed for the structures will be compatible with neighboring buildings along East Broad Street. The applicant has gone to great lengths to incorporate historical concepts, taking care not to disrupt existing shape "forms" in the area of influence.

- d) **Proportion** – The proportions of the new homes will not conflict with the existing homes in the area of influence. The applicant had this in mind, for example, when choosing to make the front width of the proposed home at 131 East Broad Street only 28 feet wide and the front width of the proposed home at 135 East Broad Street only 42 feet wide.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the homes is compatible with the overall massing of the existing structures in the area of influence.
- g) **Scale and Height** – The proposed homes do not conform fully to the scale and height of the dominant pattern of existing structures within the area of influence. Most of these homes appear to be one-story homes (with lower heights). According to the applicant, the height of the two-story home proposed for 131 East Broad Street is 29 feet tall (excluding the foundation). The height of the two-story home proposed for 135 East Broad Street is 28 feet tall (all the way to the peak). These elements do help the proposed homes complement each other. It should also be noted that there is a two-story home two lots down from 135 East Broad Street.
- h) **Architectural and Site Elements** – The renderings and drawings illustrate that the proposed homes will meet the predominant architectural and site elements within the area of influence. The applicant has also made great efforts to pay heed to the historical nature of downtown Newnan by incorporating historical research into the designs for both homes.

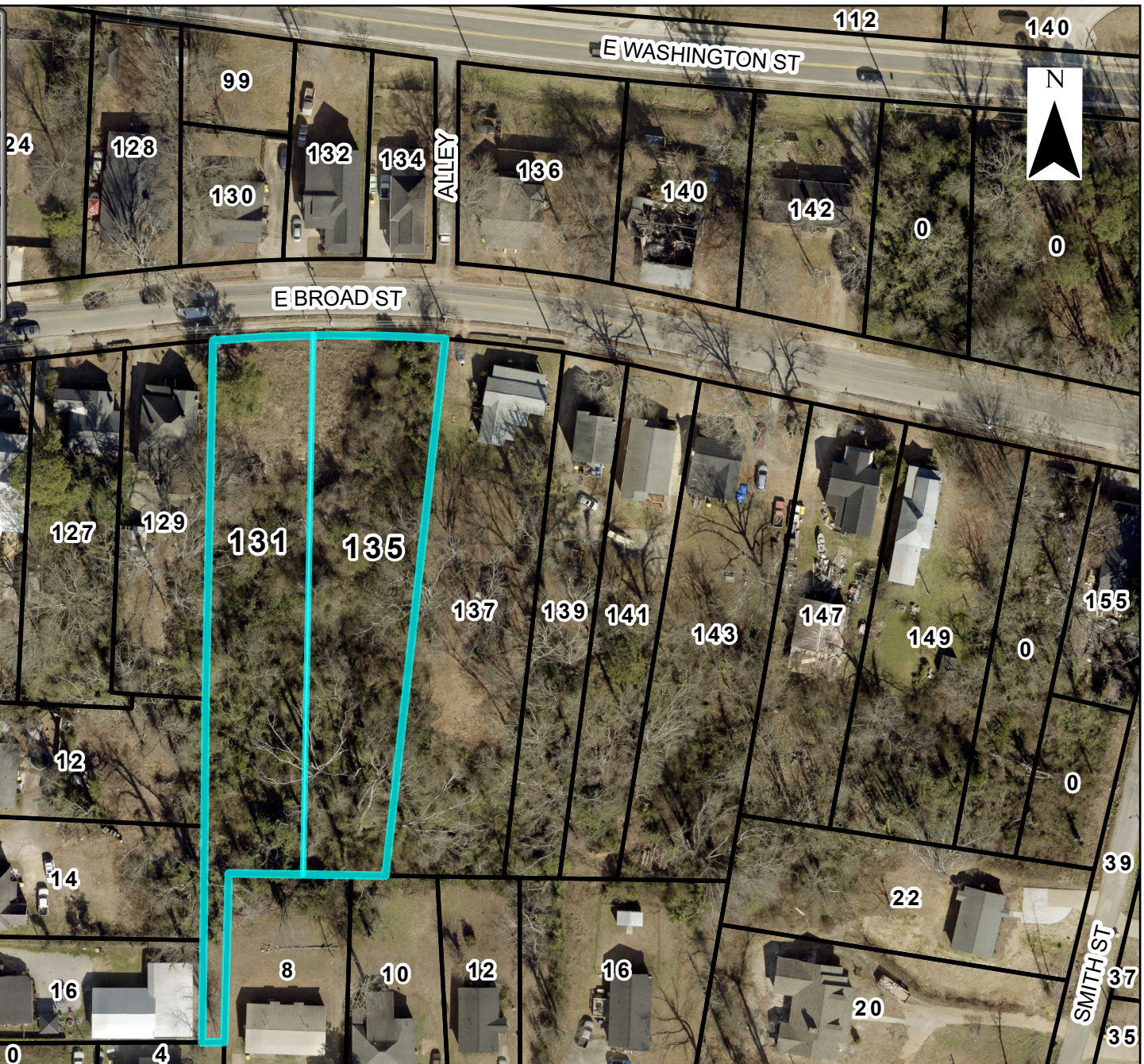
Options:

- A. Approve the certificate of appropriateness for new construction at 131 East Broad Street and 135 East Broad Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Recommendation: Staff reviewed the certificate of appropriateness requests and found them to be consistent with the standards governing new construction in the Historic Residential Overlay Design District. Staff would recommend approval of the Certificates of Appropriateness as presented.

Attachments: Certificate of Appropriateness Applications

Previous Discussions with Commission: None



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NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 131 EAST BROAD NEWNAN
Name of Applicant TOM BLOOM
Mailing Address 196 BROGDON RD FAYETTEVILLE, GA. 30214
Telephone 770 304 6792
Property Owner (Use back if multiple names) TOM BLOOM
Mailing Address 196 BROGDON RD FAYETTEVILLE, GA. 30214
Telephone 770 304 6792
Map # N 140005021 Block # _____ Parcel # _____ Land Lot _____
District/Section 02 Present Zoning Classification _____
Present Land Use _____

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:

- | | |
|--|---|
| ☒ New Construction | ☐ Relocation of Building |
| ☐ Repairs or Alterations | ☐ Sign Erection or Placement |
| ☐ Demolition | ☐ Other |

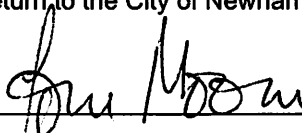
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): _____

CONSTRUCTION OF NEW SINGLE FAMILY HOUSE

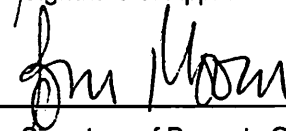
Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I further understand that any modifications, changes or alterations to the approved COA must be submitted to the City of Newnan's Planning Department before commencing or proceeding with any work to determine if said changes would need to return to the City of Newnan's Planning Commission for approval.



Signature of Applicant



Signature of Property Owner(s)

131 East Broad St. Newnan

I'd like to build a Foursquare plan at 135 East Broad St. The following is a short description of what a Foursquare plan is.

The American foursquare was constructed from 1890 until 1935, just before World War II ended. These houses were one of the most popular styles in both small cities and rural areas. The inspiration behind the foursquare was the Prairie-style architecture that was introduced by Frank Lloyd Wright.

The low-pitched roof of a foursquare was at the time considered a modern design, hence the reason this style home is also referred to as the Prairie Box. The façade of an American Foursquare house varies in a variety of materials – brick, stucco, stone, shingle, and clapboard siding. But in general, they will have these 4 exterior features: cube shape, hipped roof, dormer, and full porch.

The plan was drawn by Home Patterns. They are an architectural firm that specializes in drawing historic replications. I plan on using 6" Hardie plank lap siding with a 5" weather exposure. This gives it a more historical appearance than the 8" siding commonly used in most residential construction. There will be a full front porch that will have tapered craftsman style columns that will sit on brick bases. The second floor will be Hardie shake. There will be a dormer with windows above the second floor. The first and second floor will be banded with a 10" skirt board. The front door is an Edwardian style door from the 1890's that was purchased as a functioning architectural antique.

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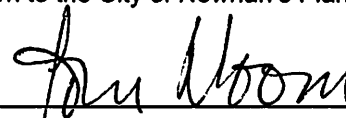
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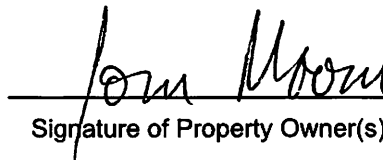
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Signature of Applicant



Signature of Property Owner(s)

135 East Broad Newnan

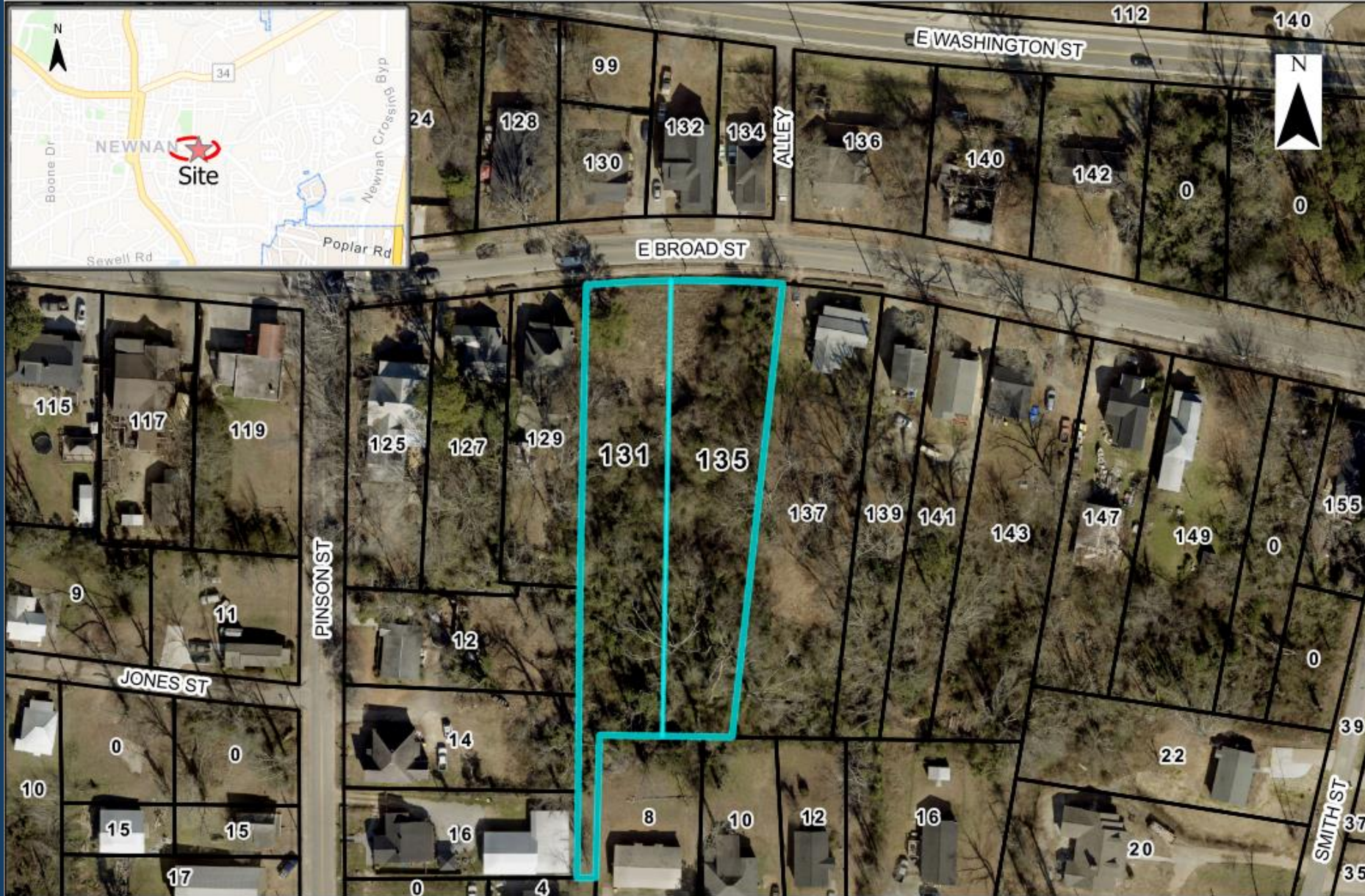
Between 1820 and 1860, Greek Revival design was the favorite style of architecture for state capitols, grand Southern plantation houses, urban row houses and unassuming one-story homes. They incorporated full front porches, low pitched roofs, six over six double hung windows, large greek temple style columns, small rectangular windows set immediately below a wide frieze board cornice, and elaborate door surrounds as some of the features.

My plan is drawn by Lew Oliver. He is a well known Atlanta architect.

Many of his homes are featured in Serenbe and Trillith and among many other projects. I had revisions to that plan done by another Atlanta area architect but I have left all the exterior design elements as originally drawn.

The house will have a full raised brick front porch. The porch is 10' tall to the porch beam. The columns are wooden fluted, have a 16" base with an entasis taper. The style is roman doric with tuscan caps and bases. The windows will be six over six double hung windows. The front door is a period door I bought as a functioning architectural antique. The siding will be 6" hardie with a 5" weather in keeping with that time period. The first and second floor will be banded with skirt board with the siding over that. The porch roof will be a low pitch metal roof in keeping with the style of home. There will be a 14" frieze board above the second story windows and acanthus leaf corbels attached to that. The main roof will be black architectural shingle, the low pitch porch roof will be metal. The chimney chase will be brick. The siding color is Sherwin Williams gorgeous white and the trim color is greek villa. Both are off whites.

This is not a small home but care was taken to make sure the front profile doesn't detract from the houses around it. I think it will make a nice addition to East Broad St.



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131 East Broad Street and 135 East Broad Street COA

Subject properties with debris removed



Subject properties with debris removed



131 East Broad Street and 135 East Broad Street COA

**Previous home at the previous 135 East Broad
Street that burned down**



**View of 137 East Broad Street
(House adjacent to newly assigned 135 East Broad
Street)**



131 East Broad Street and 135 East Broad Street COA

**View of 129 East Broad Street
(House adjacent to newly assigned 131 East Broad Street)**



NK: 101 PG: 1641-1641
Filed and Recorded
02-11-2025 12:17 PM
DOC# P2025-000033
NIKI SEWELL
NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY

DATE OF THIS PLAT: 02/11/25
INFORMATION

SYMBOL LEGEND	
1	1" CTP
2	2" CTP
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LINE LEGEND	
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ABBREVIATION LEGEND	
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Change Statement Note:
The first plat shall have the following note clearly and legibly printed:
The owner of record, or his/her agent, and all successors in interest specifically release the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A change statement is hereby established for the sole purpose of providing for the emergency protection of the flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within the easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, obstruction, filling and the like necessary to remedy a condition which in the judgment of the Public Works Director, is potentially injurious to life, property or the public health or safety. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor an abrogation of the City's right to seek reimbursement for expenses from the owners of the property/ies at the time that generated the conditions.

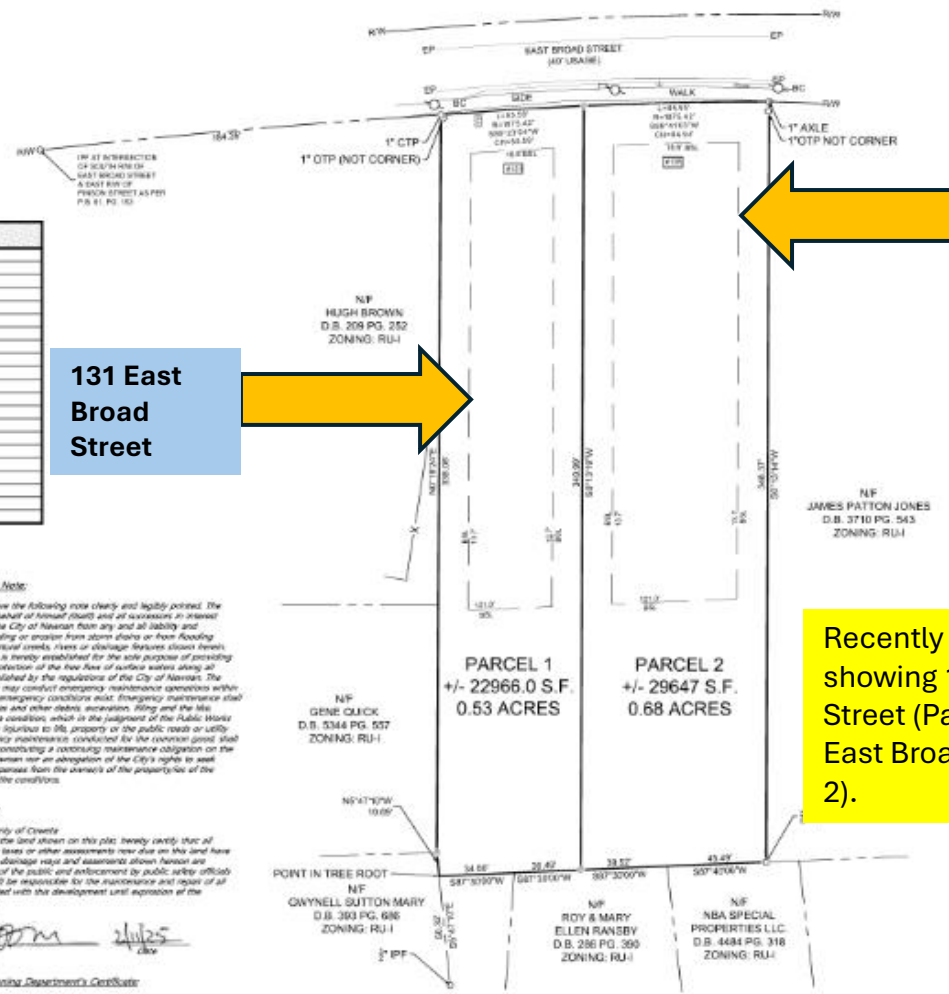
Owner's Certificate:
I, being the owner of the land shown on this plat, hereby certify that all state and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown herein are dedicated to the use of the public and enforcement by public safety officials; I am not responsible for the maintenance and repair of all infrastructure associated with the development until expiration of the maintenance period.

Director of the Planning Department's Certificate:
Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given.

Final approval on February 11, 2025.

Director of the Planning Department

THE PURPOSE OF THIS BOUNDARY SURVEY AND MINOR SUBDIVISION PLAT IS TO DIVIDE TAX PARCEL # N14 0005 021 INTO TWO PARCELS, LOT 1 & 2 LOCATED AT 135 E BROAD STREET



135 East Broad Street

Recently Recorded Plat showing 131 East Broad Street (Parcel 1) and 135 East Broad Street (Parcel 2).

OWNER/DEVELOPER:

PREMIUM BUILDERS, INC.
concrete55@gmail.com

24 HOUR CONTACT:

TOM BLOOM
(770) 364-0782



GENERAL NOTES:

1. PROPERTY ADDRESS: 135 E BROAD ST
2. TAX PARCEL: 135 E BROAD ST
3. THIS PARCEL OF LAND IS NOT IN THE 10-YEAR FLOODPLAIN ACCORDING TO FLOOD FLOOD INFORMATION ON DATE MAP. (COMMUNITY NUMBER: 33000, 34000 NUMBER: 34000000 DATED: 2000/01/01)
4. ALL CONCRETE FOUNDATIONS SHALL BE 12 INCH REBAR WITH PLASTIC CAP UNDER OTHERWISE NOTED.
5. LOCATION OF EXISTING UTILITIES ON OR SERVING THE PROPERTY IS SHOWN BY ABOVE GROUND UTILITIES IN POWER ONLY. OTHER BURIED UTILITIES NOT SHOWN BY THIS PLAT.
6. THE CERTIFICATION AS SHOWN HEREON IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON THE FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSION OR IMPLIED WARRANTY OR GUARANTEE.
7. THIS SURVEY COMPLETED WITHIN THE RULES OF THE GEORGIA BOARD OF SURVEYORS FOR PROFESSIONAL ENGINEERS, ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (LEGAL PLAT AS AMENDED BY HENR 2011), IN THAT WORK A CORRECTED VERSION OF THESE RULES OF SURVEYING AND THE REQUIREMENTS OF LAND PRACTICE.
8. THE PROPERTY SURVEY HEREON IS BASED ON THE FIELD BOOK PROVIDED IN BOOK 3007 PAGE 120-5. IT IS DEEMED THE PROPERTY AS THE PARCELS OF LAND.
9. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND ON THE CERTIFICATION, AND USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
10. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE SURVEYOR AND THE PROJECT'S SEAL, IN CONJUNCTION WITH.

GEORGIA SURVEY NOTES:

1. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025. ALL OR PREVIOUS DATA BASED ON FIELD SURVEYING INFORMATION AND BELIEF AND BASED ON THE FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSION OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCORDANT WITH:
PARCEL 1: 1.0000 IN 1000.00 FEET
PARCEL 2: 1.0000 IN 1000.00 FEET
3. BASIS OF BEARING: PLAT BOOK 3007, PAGE 120-5
4. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
5. PROPERTY CORNERS SET (NORTH AND 12 INCH REBAR WITH PLASTIC CAP STAMPED "PLASTIC" 100% UNDER THE CORNER POINT).
6. CURRENT ZONING: RU-1
ZONING CLASSIFICATION IS BASED ON CITY OF NEWNAN ZONING MAP.
7. SETBACKS: FRONT - 10.0
SIDE - 10.0
REAR - 10.0
SOURCE OF SETBACK INFORMATION: ARTICLE 11.107 AND 11.108 OF THE CITY OF NEWNAN ZONING MAP.
8. REQUIREMENT TABLE 11.107-A, RESIDENTIAL ZONING DISTRICTS.

"THIS DOCUMENT WAS PRODUCED ON A 24 HOUR SHEET, INCLUDING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR, INCLUDING THE PROJECT'S SEAL, AND THE SURVEYOR'S SIGNATURE AND A COPY OF THE ORIGINAL DOCUMENT IS DEPOSITED IN THE OFFICE OF THE SURVEYOR. ANY REVISIONS OR CORRECTIONS TO THIS DOCUMENT, ANY DIGITAL COPY OF THIS DOCUMENT, THAT DOES NOT CONTAIN A DIGITAL SIGNATURE AT THE SAME TIME AND DATE, OR CONTAINS 255 E.F. HAS BEEN VOIDED. ANY DIGITAL SIGNATURE COPIES ARE NOT AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT."

SURVEYOR'S CERTIFICATION

I, the undersigned, being duly qualified and licensed as a Professional Engineer, Engineer and Land Surveyor, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer, Engineer and Land Surveyor. I am not responsible for the maintenance and repair of all infrastructure associated with the development until expiration of the maintenance period.



NO. 31095
CONNIE F. AND THOMAS M. BLOOM
DATE: 1/10/2024



REVISIONS

NO.	DATE	DESCRIPTION
1	1/10/2024	AS SHOWN

CONNIE F. AND THOMAS M. BLOOM
PROJECT LOCATION

CALL BEFORE YOU DIG



SCALE & NORTH ARROW



SURVEY INFO:
DRAWN BY: JMB
REVIEWED BY: JMB
DATE: 1/10/2024

SHEET NUMBER

1 OF 1

THE PURPOSE OF THIS BOUNDARY SURVEY AND MINOR SUBDIVISION
PLAT IS TO DIVIDE TAX PARCEL # N14 0005 021 INTO TWO PARCELS, LOT 1
& 2 LOCATED AT 135 E BROAD STREET

CLERK OF THE SUPERIOR COURT RECORDING
INFORMATION

SYMBOL LEGEND

⊠	LIGHT POLE
⊡	TRAFFIC SIGNAL POLE
⊢	WATER METER
⊣	GUT WIRE

LINE LEGEND

---	STORM SEWER
---	FIBER OPTIC
---	OVERHEAD POWER
---	MAJOR CONTOUR
---	FENCE
---	PROPERTY LINE
---	CREEK CENTERLINE
---	QUADRANT
---	ADJOINING LOT LINE
---	SANITARY SEWER
---	WATER MAIN
---	UNDERGROUND POWER
---	GAS
---	MINOR CONTOUR
---	ROAD CENTERLINE
---	LAND LOT LINE
---	CRITICAL ROOT ZONE
---	RIGHT OF WAY
---	OVERHEAD UTILITY
---	EASEMENT
---	TELECOMMUNICATIONS

ABBREVIATION LEGEND

R/W	RIGHT OF WAY
RF	REBAR FOUND
CTF	CRAMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
BL	BROKEN LINE (NOT TO SCALE)
CI	CURB INLET
BI	BUILT ELEVATION
BC	BACK OF CURB
FFE	FINISHED FLOOR ELEVATION
RI	RECORD ANGLE
NF	NOW OR FORMERLY
TE	TITLE EXCEPTION NUMBER
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
OTF	OPEN TOP PIPE FOUND
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DI	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
END	END NOT LOCATED
DI	DROP INLET
MSL	EXISTING SPOT ELEVATION
TM	TOP OF WALL
MD	MEASURED DISTANCE
EP	EDGE OF PAVEMENT
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER

Drainage Easement Note:

The final plat shall have the following note clearly and legibly printed. The owner of record on behalf of himself (itself) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good and not for the private benefit of any individual, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor an abrogation of the City's rights to seek reimbursement for expenses from the owner of the property/ies of the lands that generated the conditions.

Owner's Certificate:

State of Georgia, County of Coweta
I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Property Owner

Date

Director of the Planning Department's Certificate:

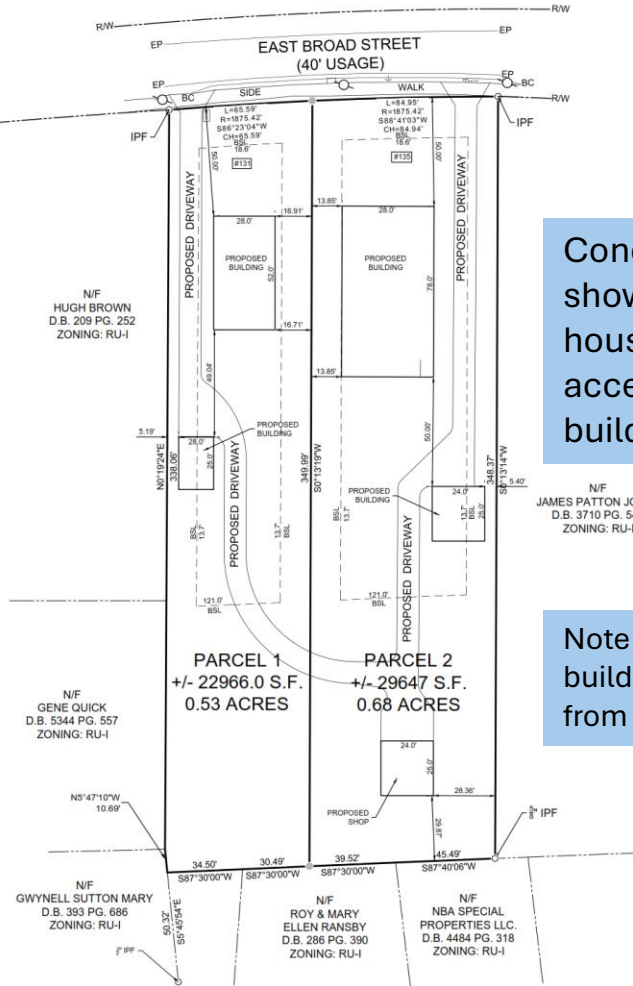
Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given

final approval on

20

Director of the Planning Department

Date



Concept Plan
showing location of
houses and their
accessory
buildings

Note - Accessory
buildings are exempt
from COA review



GENERAL NOTES:

- PROPERTY ADDRESS: 135 E BROAD ST
- TAX PARCEL ID: N14 0005 021
- THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP. COMMUNITY NUMBER: 13062, MAP NUMBER: 130702010, DATED: 02/06/2013.
- ALL CORNER MONUMENTS SET ARE 12-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
- LOCATION OF EXISTING UTILITIES ON OR SERVING THE PROPERTY IS SHOWN BY ABOVE GROUND VISIBLE EVIDENCE ONLY. OTHER BURIED STRUCTURES OR UTILITIES MAY EXIST ON THE PROPERTY.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 13-6-67 AS AMENDED BY HB76 (2017), IN THAT THEREAFTER A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- THE PROPERTY SHOWN HEREON IS BASED ON THE TITLE DEED RECORD IN DEED BOOK 3687, PAGE 1295 & IT DESCRIBES THE PROPERTY AS ONE PARCEL OF LAND.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
- THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.

GEORGIA SURVEY NOTES:

- THE FIELD SURVEY WAS PERFORMED ON SEPTEMBER 21, 2024. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 27,732 FEET. AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMBINED RULE. CIRCULAR MEASUREMENTS WERE OBTAINED USING A GOMAX ZOOM 90 ROBOTIC TOTAL STATION.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN:
PARCEL 1: 1 FOOT IN 106,810.8 FEET
PARCEL 2: 1 FOOT IN 106,834.8 FEET
- BASIS OF BEARINGS: PLAT BOOK 61, PAGE 153
- ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.
- PROPERTY CORNERS SET (RMBBS) ARE 12 INCH REBAR WITH PLASTIC CAP STAMPED "SL-1517 1317" UNLESS OTHERWISE NOTED.
- CURRENT ZONING: RU-1
ZONING CLASSIFICATION IS BASED ON: CITY OF NEWNAN, ZONING MAP
- SETBACKS: FRONT - 15.6' BACK - 12' SIDE - 13.7'
SOURCE OF SETBACK INFORMATION: ARTICLE 4 - LOT AND BUILDING STANDARDS, SEC. 4.32. REQUIREMENT TABLES, TABLE 4-A. RESIDENTIAL DIMENSIONAL REQUIREMENTS.

"THIS DOCUMENT WAS PRODUCED ON A 22" X 34" SHEET UTILIZING ELECTRONIC MEDIA AND DIGITALLY SIGNED BY THE SURVEYOR UTILIZING NITRO-PRO PDF EDITOR AT THE TIME AND DATE SHOWN AND A COPY OF THE ORIGINAL DOCUMENT IS KEPT IN THE OFFICE OF THE SURVEYOR. ANY MODIFICATIONS MADE THEREAFTER ARE INVALID. ANY DIGITAL COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN A SIGNATURE, VALIDATION AT THE SAME TIME AND DATE OR CONTAINS PDF EDITS HAS BEEN MODIFIED. ANY DIGITAL OR PAPER COPIES CAN BE AUTHENTICATED USING THE ORIGINAL SURVEYOR'S DOCUMENT."

SURVEYOR'S CERTIFICATION

(I) AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 13-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURE, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO ANY INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 13-6-67.

CHRIS W. ROBERTSON
GEORGIA PLS NO. 3195
DATE: 11/20/2024



REVISIONS:	
NO.	DATE
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SURVEY FOR
CONNIE F. AND THOMAS M. BLOOM

PROJECT LOCATION

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

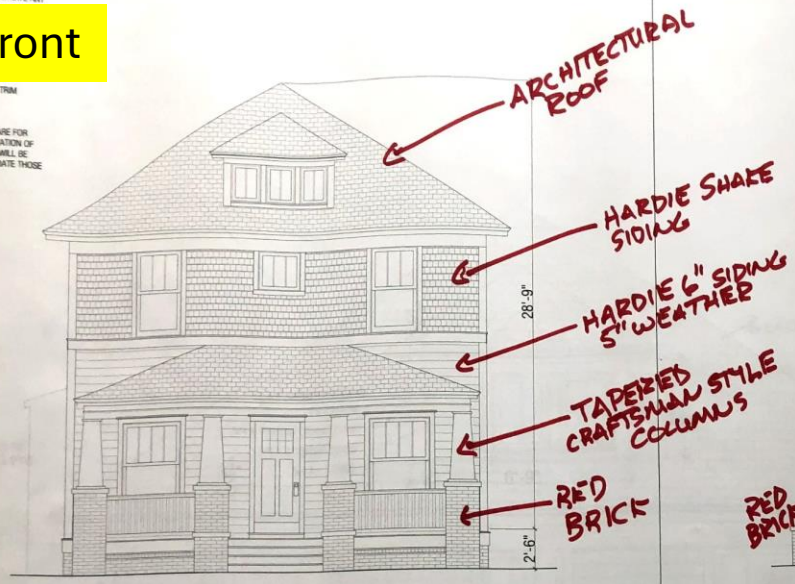


SURVEY INFO:	
DRAWN BY:	MNA
REVIEWED BY:	CRW
JOB #:	4580001.000
DATE:	11.20.2024
SHEET NUMBER	

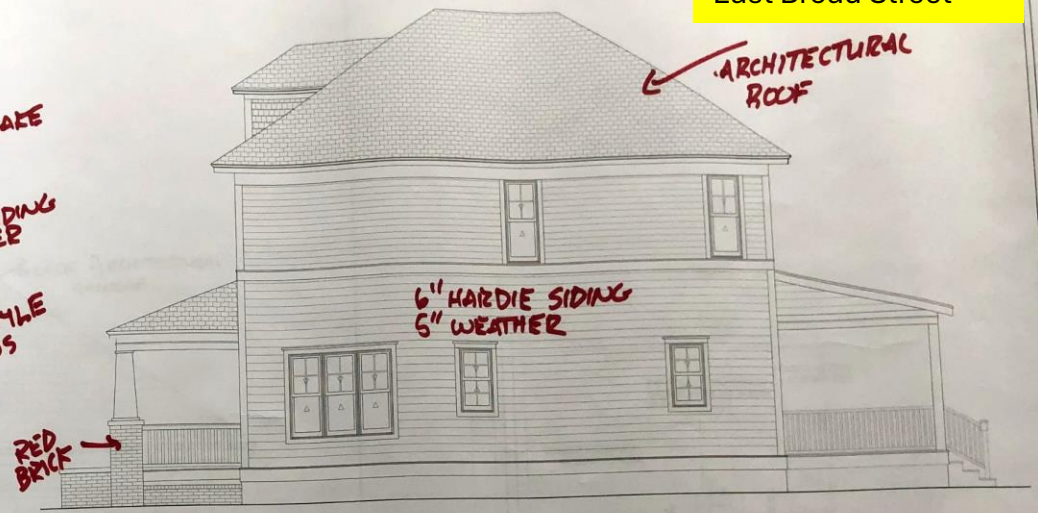
131 East Broad Street Materials

ENDING GRADES AND COORDINATE ANY
OWNER
LINES IN
PUBLIC
NOTED TO
BE REQUIRED
FOR EXTERIOR TRIM FROM
ARCHITECT PRIOR TO
CONSTRUCTION
DIMENSIONS & DETAILS ARE FOR
ACCURATE REPRESENTATION OF
THE FINAL GRADE WILL BE
SUBJECT TO ACCOMMODATE THOSE

Front



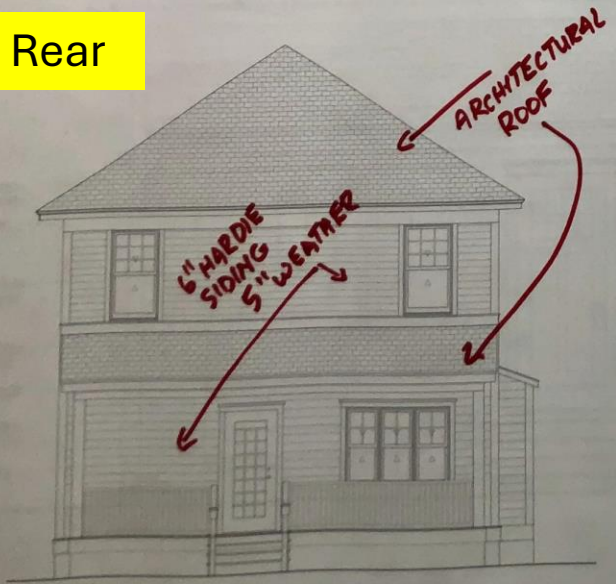
Right - facing 129
East Broad Street



SIDE 1 ELEVATION
1/4"=1'-0"

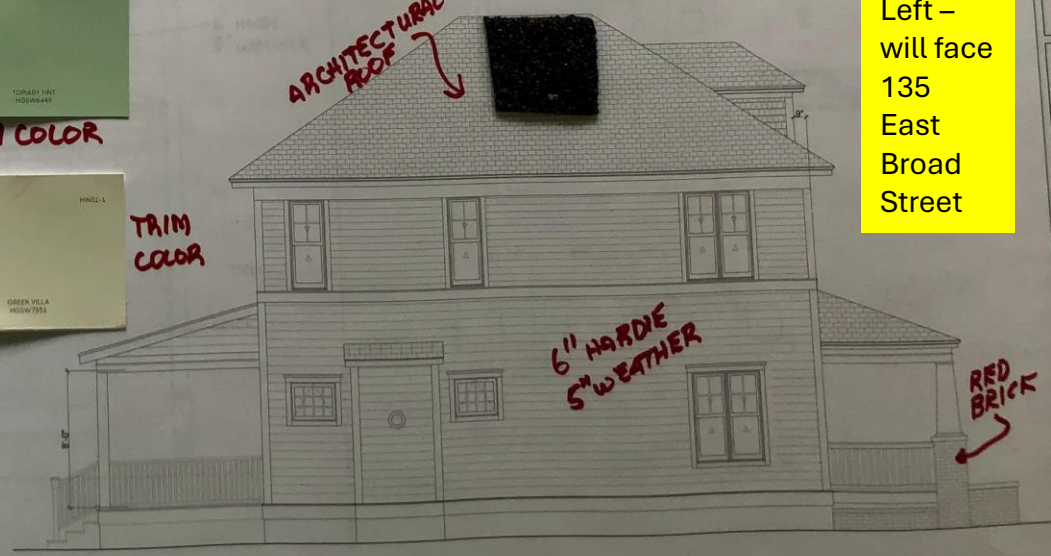
131 East Broad Street Proposed Design and
Color Schemes

Rear



TRIM
COLOR

ARCHITECTURAL
ROOF



Left -
will face
135
East
Broad
Street

SIDE 2 ELEVATION

as By Others:
LION PAPER PATTERNS crafted simplicity

Revision

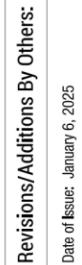
Page 24 of 102



FLOOR PLAN NOTES

- A. INTERIOR DIMENSIONS ARE FROM FACE TO FACE OF STUDY. DIMENSIONS TAKEN TO EXTERIOR EDGE OF BUILDING ARE MEASURED TO THE FACE OF STUDY.
- B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES. IF A PLAN EXHIBIT RELATES TO BUILDING TYPES, WINDOW SIZES SHALL BE VERTICALLY, PLEASE VERIFY ALL OPENINGS.
- C. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.
- D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCEMENT. USE 5/8" CORNER BOARD ON METAL CORNER.
- G. HANDRAILS SHALL BE MOUNTED 36" ABOVE FINISH OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
- H. PROVIDE ACCESS TO ALL CONCEALED ATLAS SPACES.

FIRST FLOOR PLAN



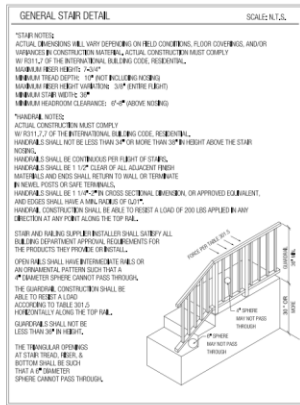
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BUILDING CODE INFORMATION
Although Home Patterns LLC provides complete package architectural drawings, Patterns LLC is in good standing with all local building codes and provides a house plan that meets common national building codes. Residential Code One & Two and local building codes are not to be met with said drawings. Some local building codes may include building requirements, conditions, etc. Some municipalities may require the home plan buyer to need a local professional to review and grant permission for the local architect, engineer, or compliance, Home Patterns LLC but takes no responsibility. Patterns LLC will make no code compliance, however, guarantee of strict local code deferrals should be obtained from professionals with specific conditions and

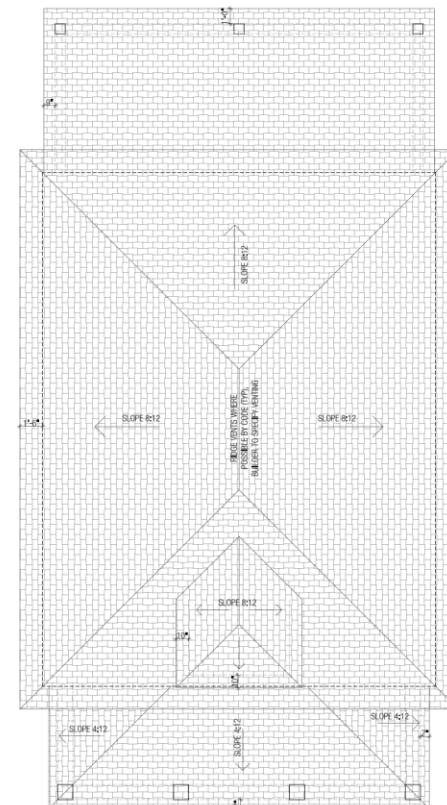
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sheet no.
A1

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM



- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES, GUTTERS AND DOWNSPOUTS TO BE PREFORMED 5" DEEP STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PERMANENT ON A BRACK HANGER SYSTEM, NO DOWNSPOUTS TO FOUNDATION DRAINAGE.
- B. ALL METAL PERFORMING TO BE INSTALLED WITH 1/2" HEMMED EDGES.
- C. WATERPROOFING SHALL BE UNDERLAINMENT CERTAINTED WATERPROOF AT ALL ROOF EAVES LESS THAN 42" AND ROOF PERFORMING, INSULATED TO BE UNDERLAINMENT CERTAINTED WATERPROOF, ALL STEP FLASHINGS, DRAIN FLASHING, VALLEY FLASHING, AND VALLEY FLASHING PER MANUFACTURERS SPECIFICATIONS.
- D. EAVE FLASHING SHALL BE CONTINUOUS DOWP EDGE FLASHING AT ALL EAVES, EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 4" OVER HEATED SPALL, FELT TO LAP OVER DOWP EDGE, ALL DOWP EDGE TO LAP FASIN BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING SHALL BE CONTINUOUS DOWP EDGE FLASH OVER SINGLES AT ALL ROOF EAVES, RAKE FLASHING TO LAP DAWSE AND SHALLOW DOWNS.
- F. LEVEL VALLEY FLASHING, SHALL BE FLASHING OVER SINGLES AT DOWN SLOPES, EXTEND PERFORMED METAL FLASHING 6" INCHES UP VERTICAL WALL AND 6" INCHES DOWN ROOF, ALL EDGES TO BE HEMMED.
- G. VALLEY FLASHING SHALL BE VALLEY FLASHING OVER "INTERVALGUT", ALL CONTINUOUS PERFORMED METAL FLASHING 6" INCHES UP VERTICAL WALL CHIMNEY 1' AT CENTER, RAKING TO OVERLAP SINGLES 18" EACH SIDE, MAXIMUM 5" GAP BETWEEN ROOFING EDGES, ALL FLASHING EDGES TO BE HEMMED.
- H. STEEPED VALLEY FLASHING CERTAINTED WATERPROOF (WHEREVER) WHERE VERTICAL WALL MEETS ROOF, LAP SHALL BE 2" INCHES UP WALL AND 2" INCHES ON ROOF, INSTALL STEP FLASHING AND COMBINATION ROOF OVER TWO", ALL STEP FLASHING TO EXTEND 4" INCHES UP WALL AND 6" INCHES ON ROOF, MEET STEP FLASHING WITH INTERVALGUTTING, STEP FLASHING SHALL BE A MINIMUM OF 2" AT INTERVALS, MAXIMUM 18" INCHES FROM DOWN SIDE OF VERTICAL TO ROOF.
- I. ROOF FILL: INSTALL 15 LB FILL OVER SHEATHING, ON SLOPES OF LESS 12:12 OR LESS, USE TWO LAYERS, LAP ALL HORIZONTAL AND VERTICAL SEAMS 6" INCHES MINIMUM IN SINGLE FLASHING.
- J. ROOFING INSTALL 30 YEAR COM. ROOFING PER MANUFACTURERS RECOMMENDATIONS.



Revisions/Additions By Others:

Date of Issue: January 6, 2025

HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

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sheet no.
A2

ELEVATION NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TRIMMER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- E. NOTE THE GRADE LINE SHOWN ON PLANS, ELEVATIONS & DETAILS ARE FOR ILLUSTRATING PURPOSES ONLY & NOT AS AN ACCURATE REPRESENTATION OF THE ACTUAL SLOPE ON THE SUBJECT PROPERTY, THE FINAL GRADE WILL BE VERIFIED ON SITE & THE FOUNDATION WILL BE BUILT TO ACCOMMODATE THOSE CONDITIONS.

Front



FRONT ELEVATION

1/4"=1'-0"

Rear



BACK ELEVATION

1/4"=1'-0"

Right



SIDE 1 ELEVATION

1/4"=1'-0"

Left



SIDE 2 ELEVATION

1/4"=1'-0"

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Revisions/Additions By Others:

Date of Issue: January 6, 2025

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The user is responsible for obtaining all necessary permits and for ensuring that the construction of the house complies with all applicable local, state, and federal codes and regulations. Home Patterns LLC is not responsible for any damages or losses resulting from the use of this drawing.

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sheet no.
A3

Front


$$3/4^{\circ} = 1^{\circ} - 0^{\circ}$$

$$3/4^n = 1 - 0^n$$

Revisions/Additions By Others:

Date of Issue: January 6, 2025

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LLC is strictly prohibited. The purchase of construction plans
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limited license to use these construction plans to construct one,
and only one, dwelling unit. Additional construction plans
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dwelling unit. Contact Home Patterns LLC (864 278 0568)
for further questions regarding reproduction and copyright
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Although Home Patterns LLC offers to create the most complete package available, it is not possible for Home Patterns LLC to give full guarantee that this plan will meet all your requirements. Home Patterns LLC provides a plan that meets the minimum requirements and common national building codes. Current International Residential Code One & Two Family Dwellings Code, Present and building codes and zoning regulations may or may not be in effect for these areas. Home Patterns may obtain building requirements, floor area measures, setback conditions, etc. Some states, cities, or municipalities may require a professional seal, and if so, the Homeowner is responsible for providing directly with a local architect or engineer. Home Patterns LLC provides permit for all other states to ensure local code compliance. Home Patterns LLC grants permission to alter design and to respond to local building codes. Home Patterns LLC does make reasonable efforts to insure national code compliance, however the plan is sold as is with no guarantee of all local code compliance. All structural alterations should be in strict accordance with local building codes and all other applicable codes and all specific conditions and codes.

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sheet no.
A4

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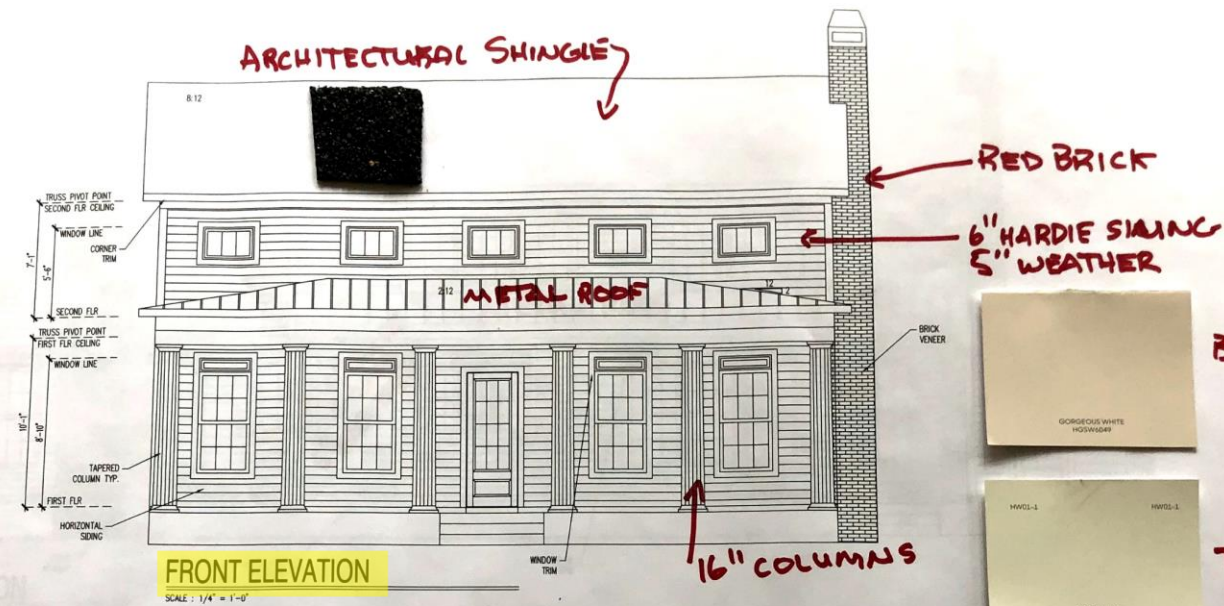
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copying and/or preparation of derivative works, for any
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LLC is strictly prohibited. The purchase of construction plans
in any way transfers any ownership to the buyer, except for a
limited license to use these construction plans to construct
one, and only one, dwelling unit. Additional construction plans
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sheet no.

A5

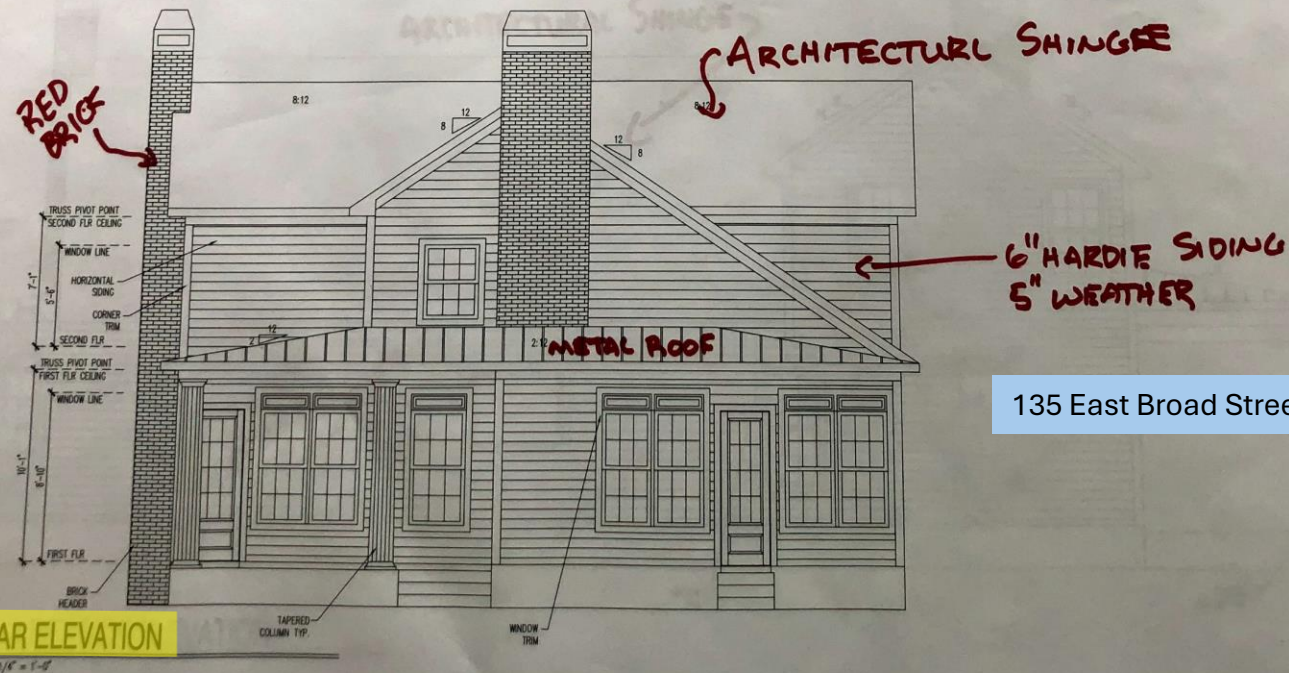
135 East Broad Street Materials



BODY COLOR

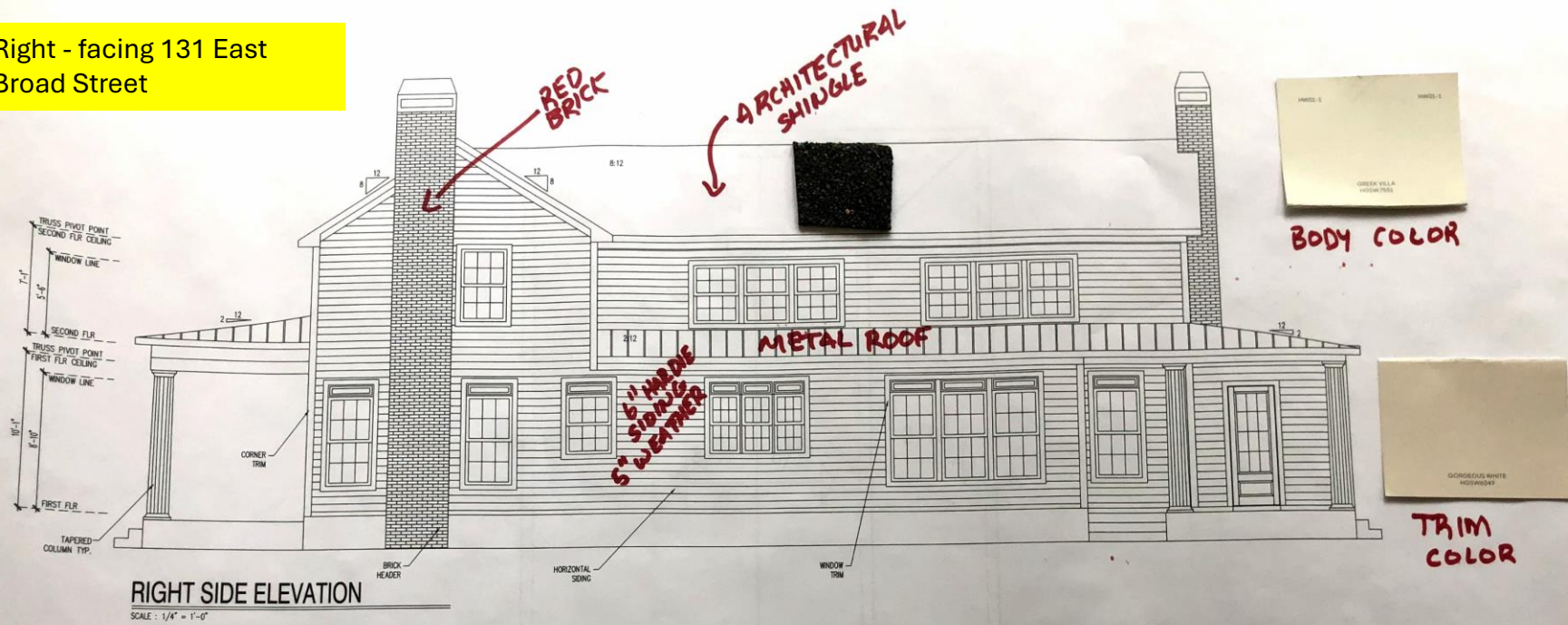


TRIM COLOR

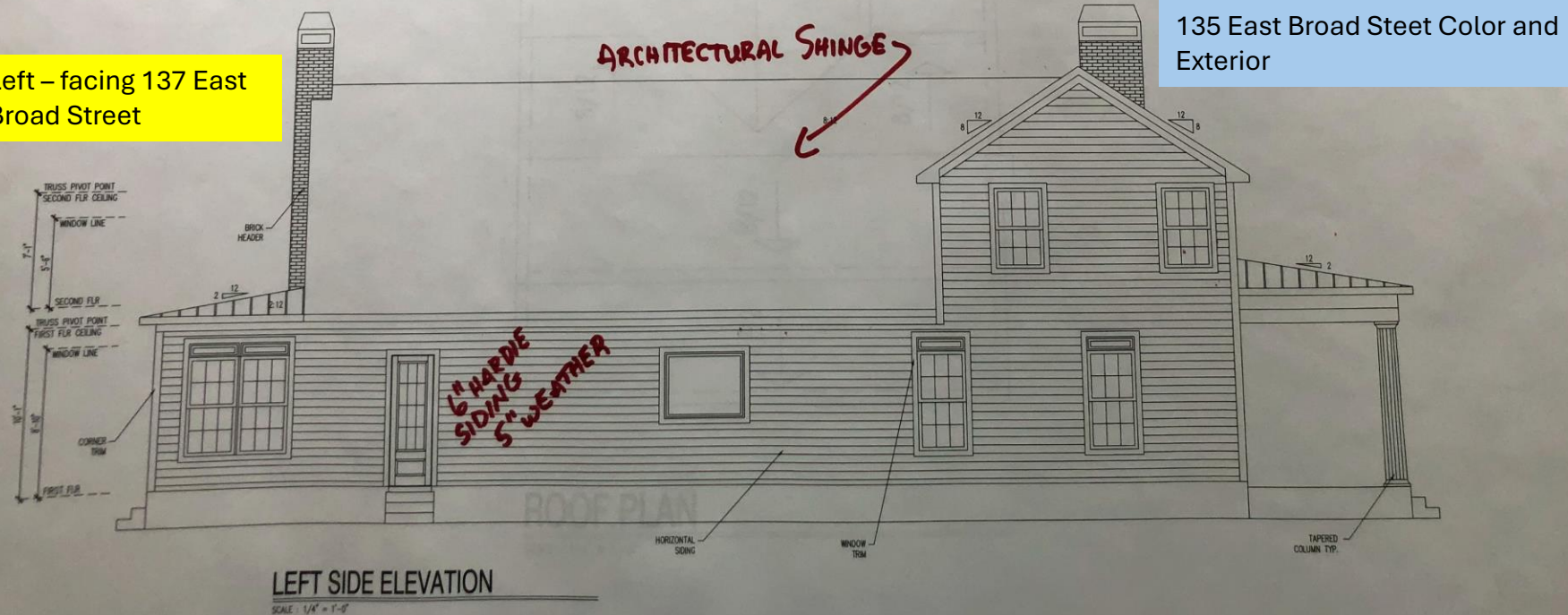


135 East Broad Street color and exterior

Right - facing 131 East
Broad Street



Left - facing 137 East
Broad Street



135 E BROAD STREET

DRAWING INDEX

- 0.0 COVER SHEET
- 2.0 SLAB PLAN
- 2.1 FIRST FLOOR PLAN
- 2.2 SECOND FLOOR PLAN
- 3.1 FRONT & REAR ELEVATION
- 3.2 SIDE ELEVATIONS
- 5.1 FIRST FLOOR ELECTRICAL PLAN
- 5.2 SECOND FLOOR ELECTRICAL PLAN



BUILDING INFO.

DESIGN CODES

INTERNATIONAL RESIDENTIAL CODE 2018 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE 2018 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE 2018 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE 2018 EDITION – WITH ALL GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE 2018 EDITION – WITH ALL GEORGIA AMENDMENTS
NATIONAL ELECTRICAL CODE 2020 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION – WITH ALL GEORGIA AMENDMENTS

BUILDING CODE ANALYSIS

USE GROUP : ONE & TWO FAMILY DWELLING
CONSTRUCTION CLASS : UNPROTECTED
HEIGHT & AREA LIMITATION : 3 STORY MAXIMUM HGT 35 FEET
EMERGENCY ESCAPE : EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.
GARAGE/HOUSE CEILING/HOUSE ASSEMBLY :

DESIGN LOADS : LIVE LOAD : SLEEPING = 30 PSF
NON-SLEEPING = 40 PSF
DECKS = 40 PSF
DEAD LOAD = 10 PSF
BASIC WIND SPEED = PER ENGINEERING
STAIR LOADS = 40 PSF
ROOF LIVE LOAD = 20 PSF
LATERAL SOIL PRESSURE = 30 PSF (ASSUMED)

REVISIONS

No.	DESCRIPTION	No.	DESCRIPTION
1		1	
2		2	
3		3	
4		4	
5		5	

RELEASE FOR
CONSTRUCTION

PRODUCT ACTION REQUEST / REVISION TRACKING

SQUARE FOOTAGES

BASE HOUSE	
FIRST FLOOR	2432 SQ. FT.
SECOND FLOOR	1444 SQ. FT.
TOTAL HEATED AREA	3876 SQ. FT.
FRONT PORCH	393 SQ. FT.
REAR PORCH	250 SQ. FT.
WIDTH / DEPTH	38'-0" x 78'-0"

PROJECT:
COVER PAGE

SHEET TITLE:
COVER PAGE

DESIGNED BY:	PLAN NAME:
DRAWN BY:	SCALE:
CHECKED BY:	1/8"=1'-0"
REVIEWED BY:	PRODUCT TYPE:
RELEASE DATE:	SHEET:

0.0

GENERAL NOTES:

- G1 CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES
- G2 ALL WALLS ARE FRAMED W/ 2X4 STUDS U.N.O. W/ EXTERIOR & LOAD BEARING WALLS @ 16" O.C. INTERIOR NON-LOAD BEARING WALLS @ 24" O.C.
LOAD BEARING WALLS SYMBOL
BALLOON FRAME ALL TWO STORY WALLS. PROVIDE WOOD BLOCKING BEHIND CEILING FANS
- G3 PROVIDE ADEQUATE BLOCKING FOR ALL WALL CABINETS.
- G5 CLOSETS TO HAVE 1 ROD AND 1 SHELF WHERE SHOWN UNLESS NOTED OTHERWISE
- G6 1R&1S - SHELF 60" A.F.F. 2R&1S-SHELF & 80" A.F.F. 2nd ROD 38" A.F.F.
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- G10 ALL MIRROR WIDTHS TO BE 3" LESS THAN OVERALL VANITY WIDTH. MIRROR HEIGHTS ARE PER COMMUNITY SPECS
- G11 CENTER OF TOILET TO BE A MIN. OF 15" FROM THE VERTICAL SURFACE OF SIDE WALLS. CABINETS OR OTHER OBSTRUCTION PROVIDE A MIN OF 21" CLEAR FROM TOILET TO THE VERTICAL FACE OF A TUB OR OTHER OBSTRUCTION. EDGE OF TOILET TO BE A MIN. 10" FROM PEDESTAL OR WALL MOUNTED LAV.
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- G13 A/C PADS ARE TO BE 36"x36" OR 36"x72" FOR 2-UNIT A/C PAD
- G14 STUB GAS LINE 6" AFF AT CENTERLINE OF RANGE
- G15 FIRE CAULK ALL PLATE PENETRATIONS

FIREPLACE ROUGH OPENING

FP ROUGH OPENING SCHEDULE		
FP BOX SIZE	OPENING WIDTH	OPENING HEIGHT
36" BOX	42"	34 1/2"
42" BOX	48"	34 1/2"

HEADERS

HEADER SCHEDULE		
SPAN	FRAMING	LABEL
UP TO 6'-6"	2-2x12	HDR-A
6'-7" TO 9'-0"	2-9 1/4" LW	HDR-B
OVER 9'-0"	BY ENGINEER	ENG.

- H1 HEADER MATERIAL TO BE A MIN. # 2 S.Y.P.
- H2 PROVIDE 2-2x12 HEADERS AT ALL GARAGE DOOR OPENINGS AND WINDOWS 6'-0" OR GREATER. HEADERS, LONGER THAN 9'-0", IF NOT SPECIFIED ON PLANS, ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- H3 LOCATE HEADER DIRECTLY ABOVE OPENING. PROVIDE CRIPPLE FRAMING FROM TOP PLATES TO HEADER AS REQUIRED.
- H4 TABLE APPLIES TO ALL EXTERIOR WALLS AND LOAD BEARING INTERIOR WALLS. FOR NON-LOAD BEARING INTERIOR WALLS, USE 2-2x4S CUT FROM STUDS.
- H5 DO NOT USE TABLE IF HEADERS SUPPORT CONCENTRATED LOADS.

DRAINAGE

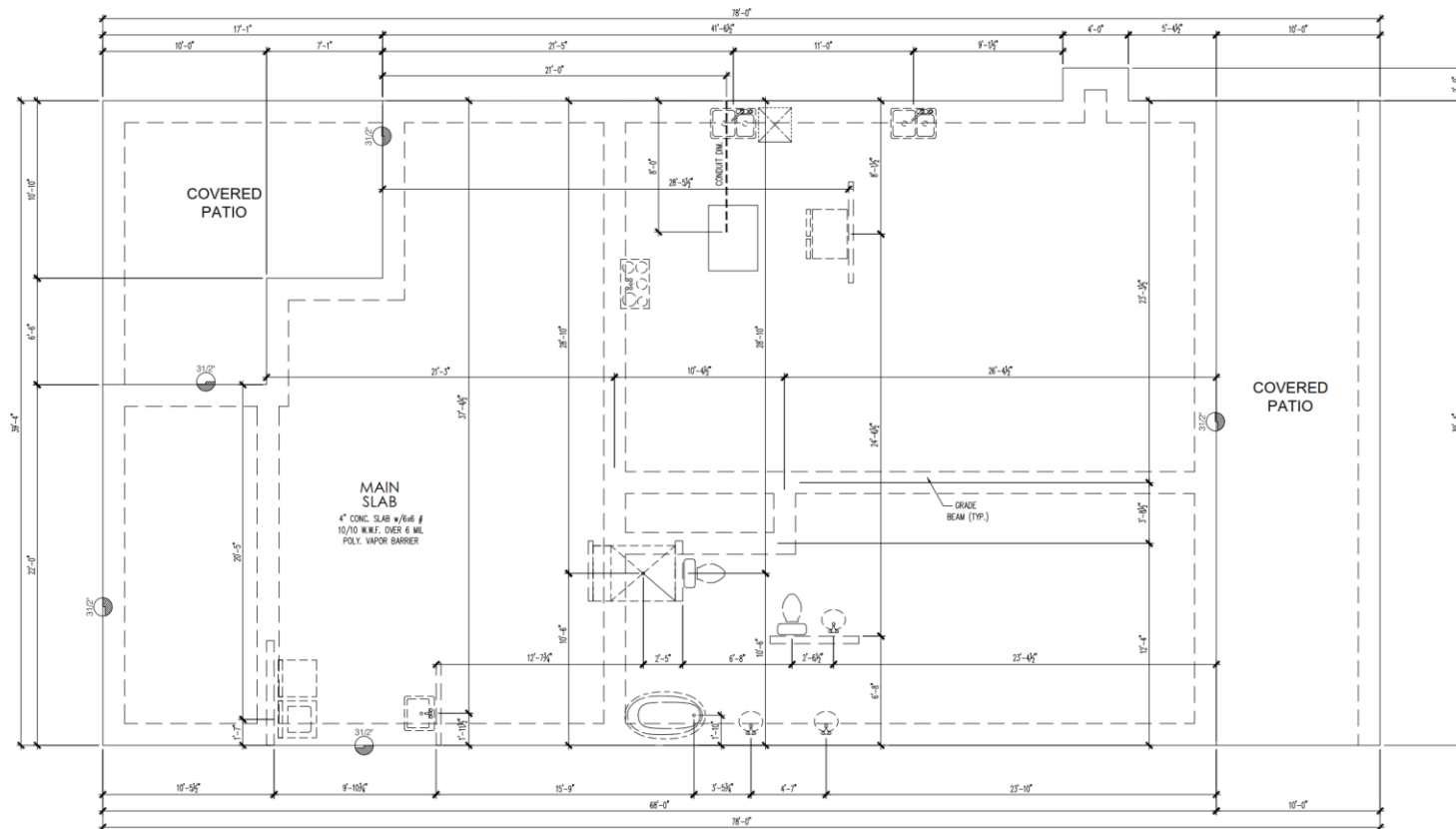
- D1 PROVIDE SITE DRAINAGE AS REQUIRE BY SITE TOPOGRAPHY
- D2 FINISH FLOOR SHALL BE A MIN. OF 8" ABOVE ADJ. FINISH GRADE FINISH GRADE SHALL SLOPE 5% FOR A MIN. DISTANCE OF 10'-0" FROM HOUSE TO AN APPROVED DRAINAGE SYS.

FLOORING ABBREVIATIONS

CPT = FLOORING CHANGE LINE
WRF = WATER RESISTANT FLOORING
CPT = CARPET

PLUMBING

PLUMBING FIXTURES WILL NOT PENETRATE FIREWALLS UNDER ANY CIRCUMSTANCE



REVISIONS

No.	DESCRIPTION	No.	DESCRIPTION
1		2	
3		4	
5		6	
7		8	

RELEASE CONSTRUCTION

PROJECT: **135 E. BROAD STREET**
SLAB PLAN

SHEET TITLE:

SLAB

DESIGNED BY:	PLAN NAME:
DRAWN BY:	SCALE:
CHECKED BY:	PRODUCT TYPE:
REVIEWED BY:	SHEET:
RELEASE DATE:	2.05

GENERAL NOTES:

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- G6 1R&1S - SHELF @ 9" A.F.F. 2R&1S - SHELF & 80" A.F.F. 2nd ROD 36" A.F.F.
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UP TO 6'-6"	2-2x12	HDR-A
6'-7" TO 9'-0"	2-9 1/4" LVL	HDR-B
OVER 9'-0"	BY ENGINEER	ENG.

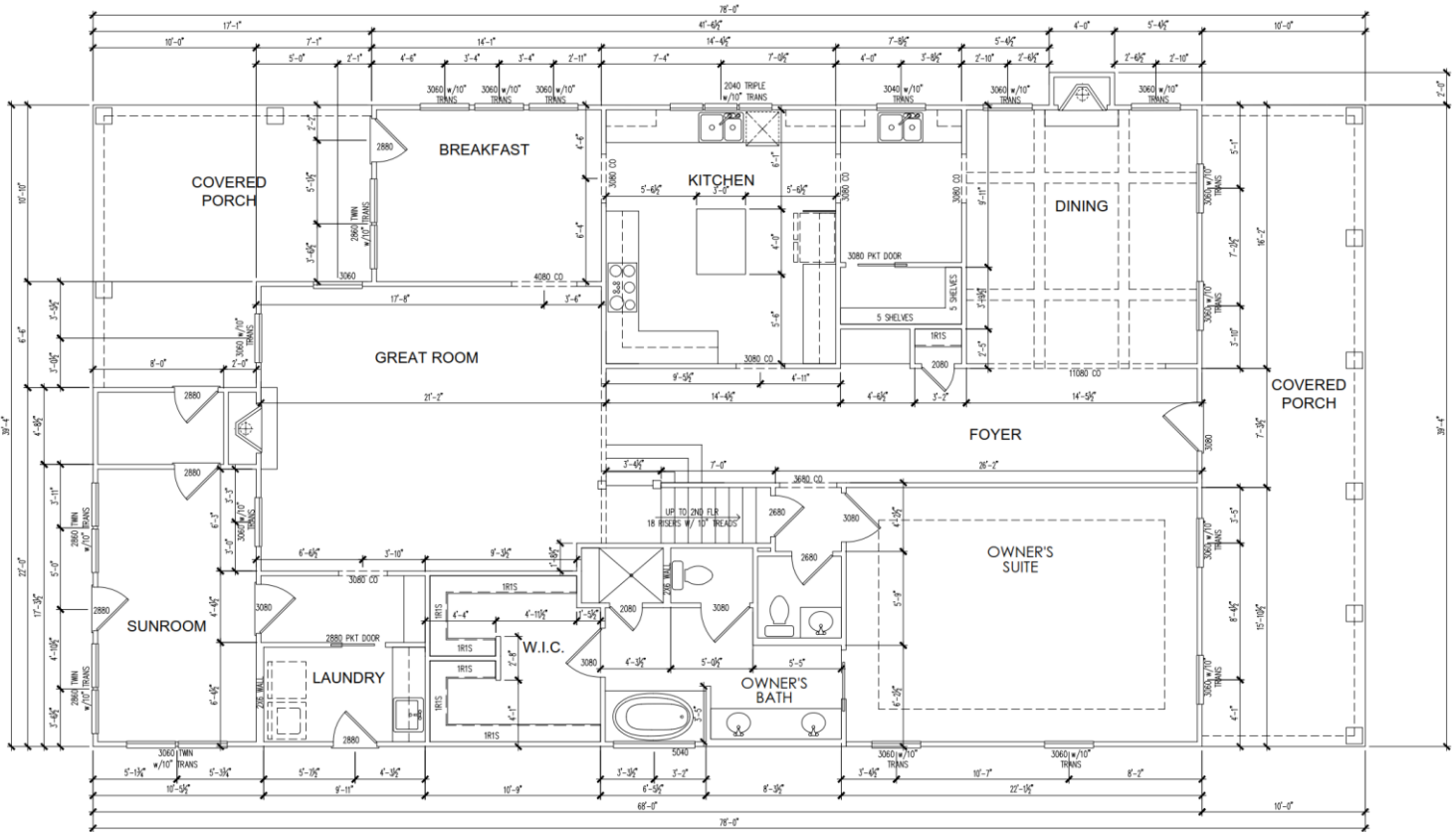
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PLUMBING

PLUMBING FIXTURES WILL NOT PENETRATE FIREWALLS UNDER ANY CIRCUMSTANCE



HIGHLAND PARC
DESIGN

REVISIONS

NO.	DESCRIPTION	NO.	DESCRIPTION
1		1	
2		2	
3		3	
4		4	

RELEASE
CONSTRUCTION

PROJECT:
135 E. BROAD STREET
FIRST FLOOR

SHEET TITLE:

FLOOR PLAN

DESIGNED BY:

PLAN NAME:

DRAWN BY:

SCALE:

CHECKED BY:

PRODUCT TYPE:

REVIEWED BY:

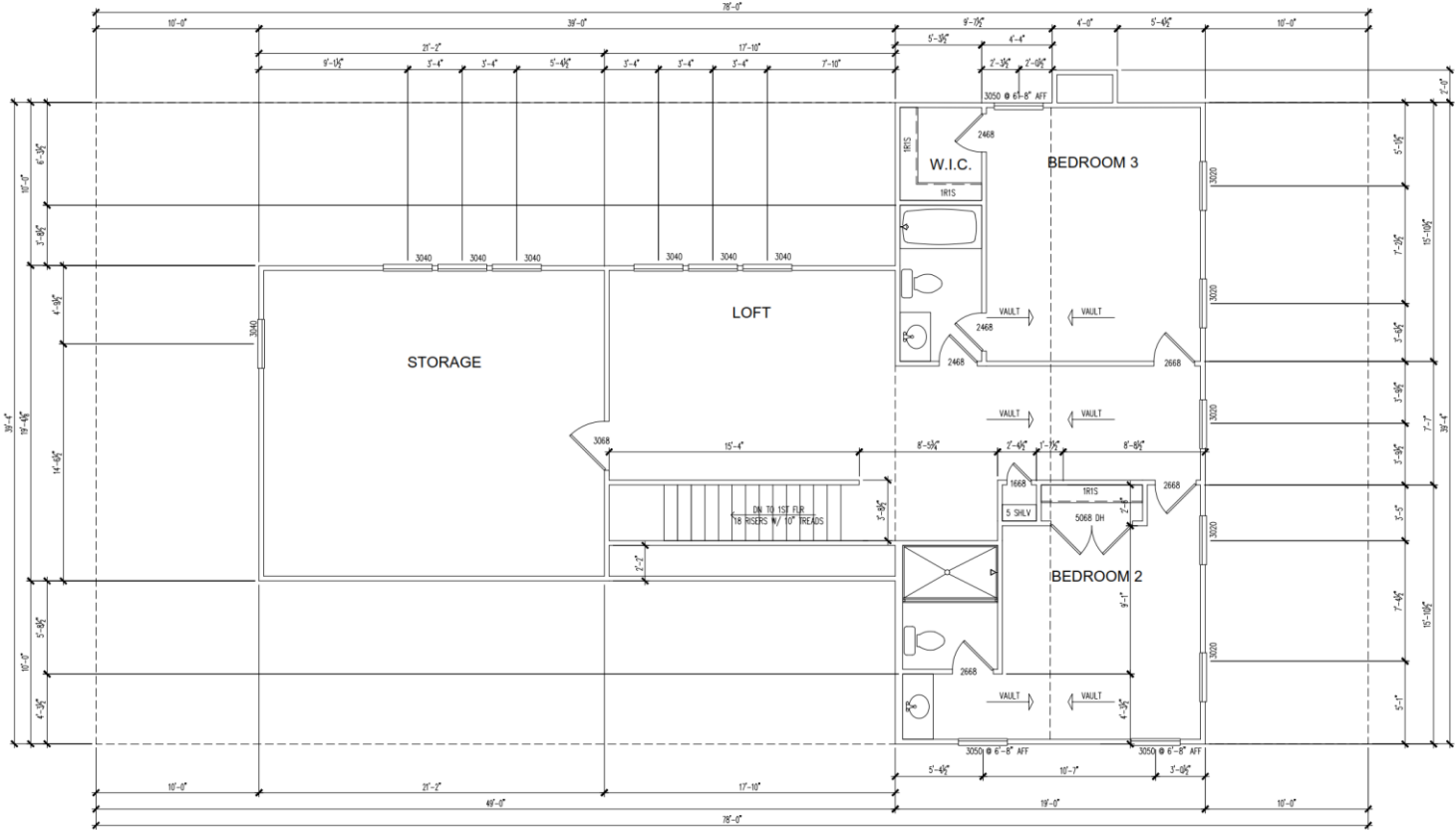
SHEET:

RELEASE DATE:

2.1

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- FIREPLACE ROUGH OPENING
- | FP ROUGH OPENING SCHEDULE | | |
|---------------------------|------------|-------------|
| FP BOX SIZE | OPNG WIDTH | OPNG HEIGHT |
| 36" BOX | 42" | 34 3/4" |
| 42" BOX | 48" | 34 3/4" |
- HEADERS
- | HEADER SCHEDULE | | |
|-----------------|--------------|-------|
| SPAN | FRAMING | LABEL |
| UP TO 6'-6" | 2-2x12 | HDR-A |
| 6'-7" TO 9'-0" | 2-2 1/4" LVL | HDR-B |
| OVER 9'-0" | BY ENGINEER | ENG. |
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WRF = WATER RESISTANT FLOORING
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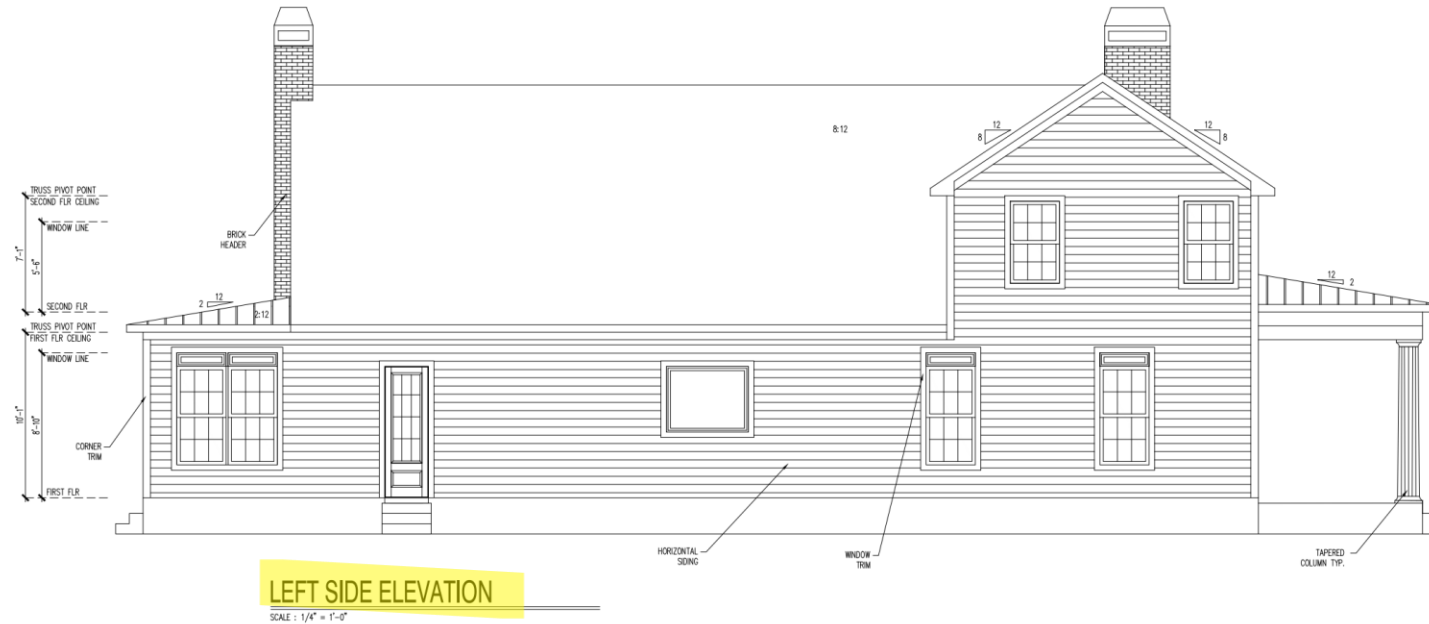
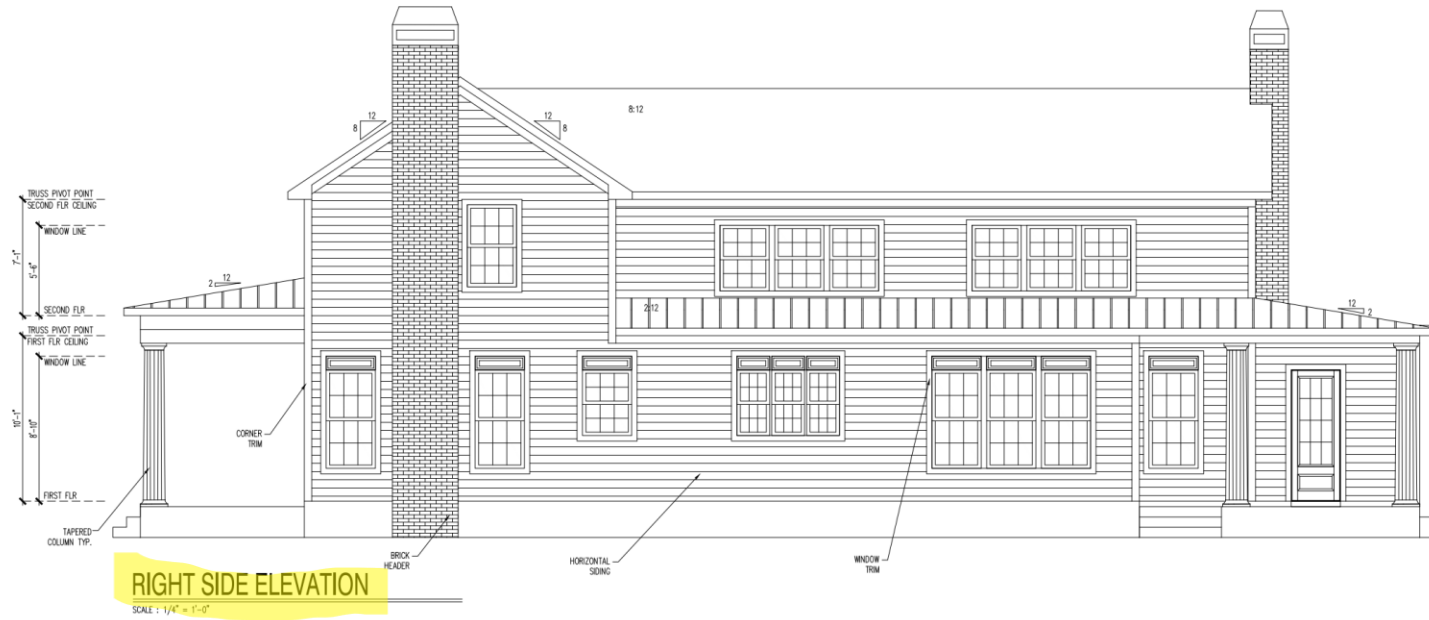


REVISIONS	
No.	DESCRIPTION
1	
2	
3	
4	

RELEASE	
CONSTRUCTION	

PROJECT:
135 E. BROAD STREET
SECOND FLOOR

FLOOR PLAN	
DESIGNED BY:	PLAN NAME:
DRAWN BY:	SCALE:
CHECKED BY:	PRODUCT TYPE:
REVIEWED BY:	SHEET:
RELEASE DATE:	2.2

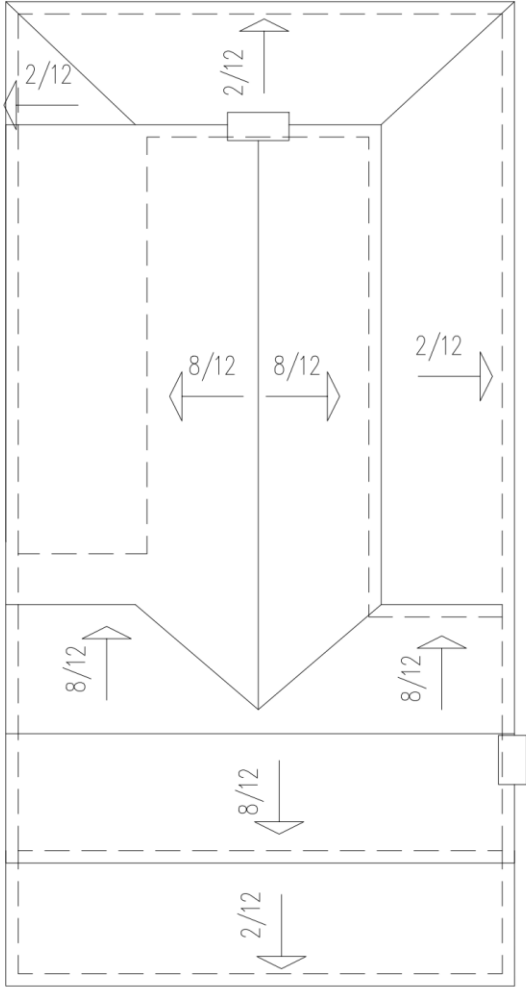


REVISIONS	
NO.	DESCRIPTION
1	
2	
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4	
5	

RELEASE FOR
CONSTRUCTION

PROJECT:
SIDE ELEVATIONS

DESIGNED BY:	PLAN NAME:
DRAWN BY:	SCALE:
CHECKED BY:	PRODUCT TYPE:
REVIEWED BY:	SHEET:
RELEASE DATE:	3.2



ROOF PLAN

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

REVISIONS			
NO	DESCRIPTION	NO	DESCRIPTION
1		6	
2		7	
3		8	
4		9	
5		10	

RELEASE FOR
CONSTRUCTION

PROJECT:
ROOF PLAN

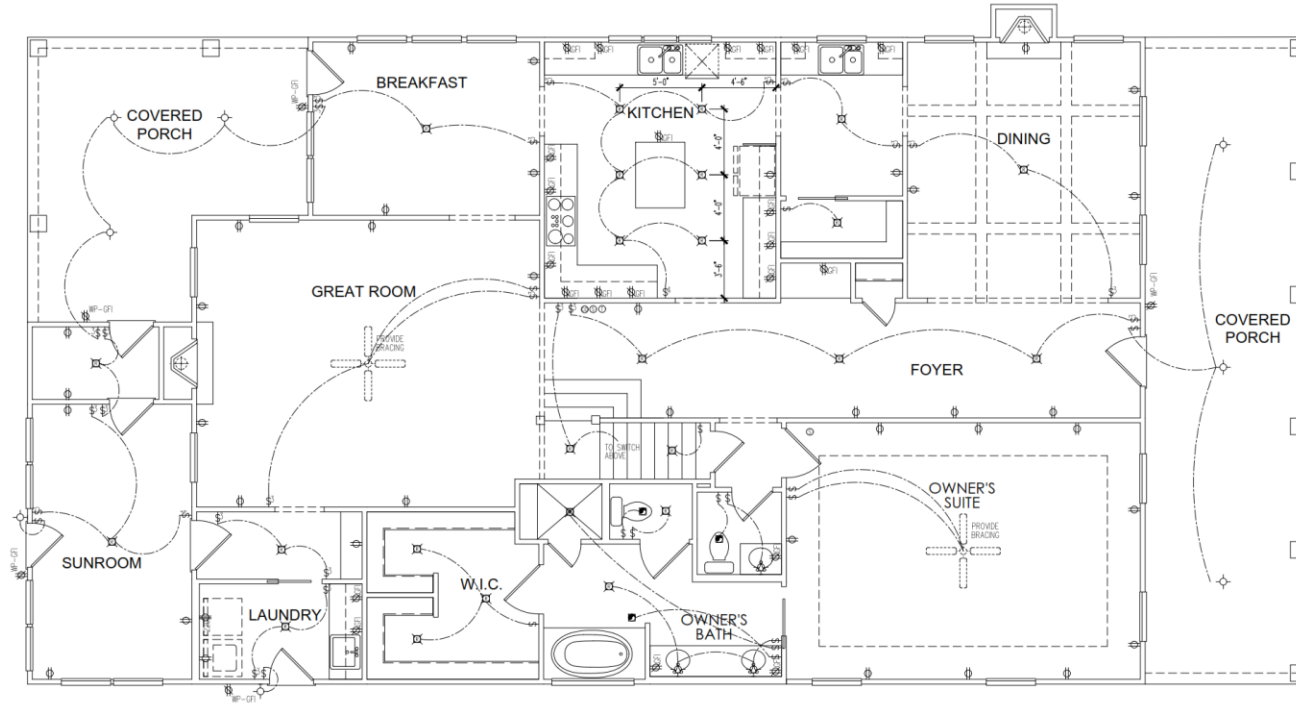
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DESIGNED BY	PLAN NAME
DRAWN BY	SCALE: 1/8"=1'-0"
CHECKED BY	PRODUCT TYPE
REVIEWED BY	SHEET: 40
RELEASE DATE	

ELECTRICAL NOTES:

- E1 ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA-70
- E2 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ELECTRICAL PERMITS AND INSPECTIONS
- E3 CONVENIENCE RECEPTACLE - MOUNT AT 12" A.F.F. UNLESS NOTED OTHERWISE
- E4 SWITCHES - MOUNT AT 48" A.F.F. AND LOCATED WITHIN 6" OF DOOR OR OPENING
- E5 MICROWAVE OVEN - SEPARATE 20 AMP SINGLE RECEPTACLE AT 78" A.F.F..
- E6 BATHROOM RECEPTACLES - GFI MOUNT 42" A.F.F.
- E7 RECEPTACLES IN THE GARAGE TO BE GFI UNLESS NOTED FOR APPLIANCES
- E8 EXTERIOR RECEPTACLES TO BE GFI AND WEATHER PROTECTED
- E9 WASHER/DRYER - SEPARATE 20 AMP DUPLEX RECEPTACLE AT 44" A.F.F.
- E10 TELEPHONE OUTLETS - PROVIDE BOX (MOUNT AT 12" A.F.F. UNLESS NOTED OTHERWISE), COVER PLATE, 4/C WIRE. TERMINATE NEAR PANEL
- E11 KITCHEN COUNTER AND REFRIGERATOR RECEPTACLES AND APPLIANCE SWITCHES MOUNT AT 44" A.F.F.
- E12 WALL LIGHT FIXTURE @ 7'-0" A.F.F. A.F.F. (STYLE PER SPEC. LEVEL)
- E13 SMOKE DETECTORS - INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS A MIN. OF 3'-0" FROM DUCT OPENINGS AND A MIN. OF 10'-0" FROM SLEEPING ROOM DOORS. PROVIDE DETECTORS ON EACH STORY INCLUDING BASEMENTS. ALL SMOKE DETECTORS ARE TO BE INTERCONNECTED BY PERMANENTLY WIRING AND HAVE BATTERY BACK-UPS.

**ELECTRICAL
LEGEND**

	DUPLEX OUTLET
	SWITCHED DUPLEX OUTLET
	GFI OUTLET
	WATER-PROOF GFI OUTLET
	CEILING MOUNTED OUTLET
	220V OUTLET
	VENT FAN
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING MOUNTED LIGHT
	RECESSED CEILING LIGHT
	WALL MOUNTED LIGHT
	CEILING FAN W/ LIGHT PER SPEC
	SMOKE DETECTOR
	TELEPHONE OUTLET
	CABLE TV OUTLET
	FLOOD LIGHT
	ELECTRICAL PANEL
	THERMOSTAT
	DOOR CHIMES



REVISIONS

No.	DESCRIPTION	No.	DESCRIPTION
1		1	
2		2	
3		3	
4		4	
5		5	

RELEASE
CONSTRUCTION

PROJECT:
135 E. BROAD STREET
FIRST FLOOR ELECTRICAL

SHEET TITLE:
ELECTRICAL

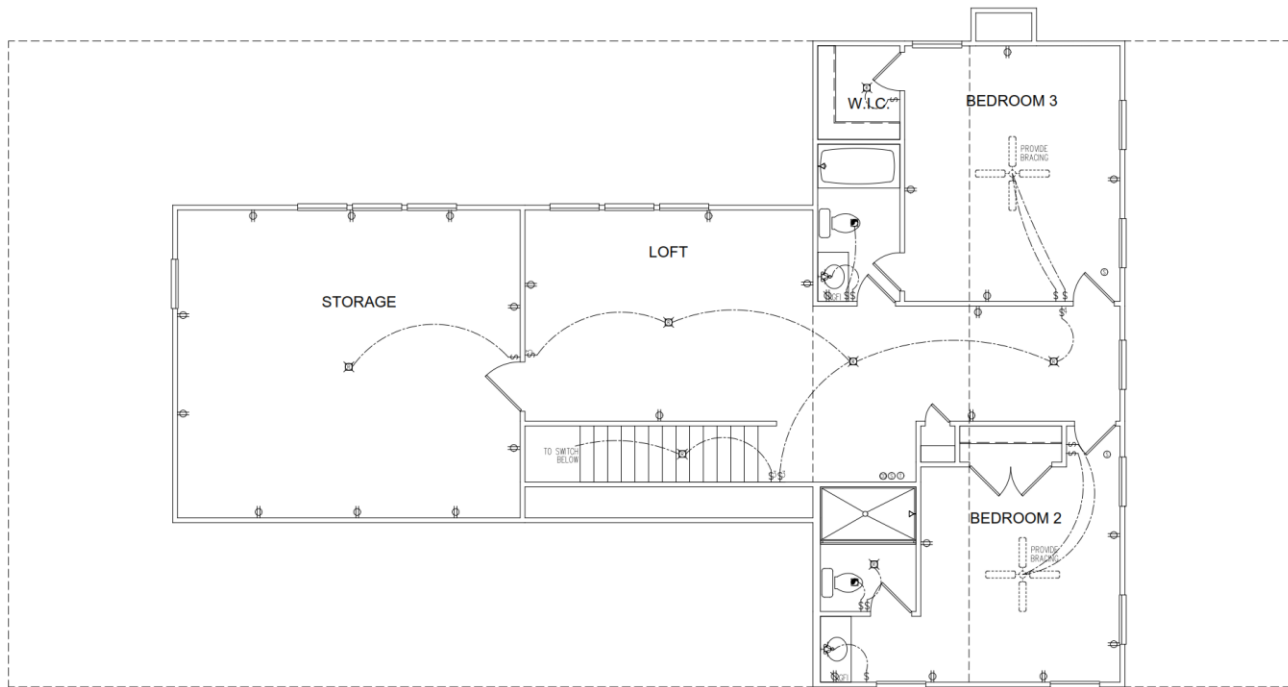
DESIGNED BY:	PLAN NAME:
DRAWN BY:	SCALE:
CHECKED BY:	PRODUCT TYPE:
REVIEWED BY:	SHEET:
RELEASE DATE:	5.1

ELECTRICAL NOTES:

- E1 ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, NFPA-70.
- E2 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ELECTRICAL PERMITS AND INSPECTIONS
- E3 CONVENIENCE RECEPTACLE - MOUNT AT 12" A.F.F. UNLESS NOTED OTHERWISE
- E4 SWITCHES - MOUNT AT 48" A.F.F. AND LOCATED WITHIN 6" OF DOOR OR OPENING
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**ELECTRICAL
LEGEND**

	DUPLEX OUTLET
	SWITCHED DUPLEX OUTLET
	GFI OUTLET
	WATER-PROOF GFI OUTLET
	CEILING MOUNTED OUTLET
	220V OULET
	VENT FAN
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING MOUNTED LIGHT
	RECESSED CEILING LIGHT
	WALL MOUNTED LIGHT
	CEILING FAN W/ LIGHT PER SPEC
	SMOKE DETECTOR
	TELEPHONE OUTLET
	CABLE TV OUTLET
	FLOOD LIGHT
	ELECTRICAL PANEL
	THERMOSTAT
	DOOR CHIMES



REVISIONS

No.	DESCRIPTION	No.	DESCRIPTION
1		2	
3		4	
5		6	
7		8	

**RELEASE
CONSTRUCTION**

PROJECT:
135 E. BROAD STREET
SECOND FLOOR ELECTRICAL

SHEET TITLE:
ELECTRICAL

DESIGNED BY:	PLAN NAME:
DRAWN BY:	SCALE:
CHECKED BY:	PRODUCT TYPE:
REVIEWED BY:	SHEET:
RELEASE DATE:	5.2



City of Newnan, Georgia – Planning Commission

Date: March 11, 2025

Agenda Item: Public Hearing– Zoning ordinance amendments

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To conduct a public hearing concerning an application filed with the City seeking to amend the zoning ordinance. The request seeks a change in the zoning ordinance to allow child day care centers/facilities to be established less than 1,000 feet from other child day care centers/facilities and other similarly regulated facilities as listed in Article 3, Division V-Special Care Residential Accommodations.

Background: In 2024, at the behest of City Council, staff had several meetings and discussions with the Planning Commission on a variety of zoning topics, including reducing the distance requirement for child day care centers/facilities. The City Council opted to table this topic; however, on February 1, 2025, Ms. Sonya Adams filed an application with City, seeking to amend the zoning ordinance on this issue. Ms. Adams requests that the City consider reducing the distance requirement for child day care centers/facilities, from 1,000 feet down to 300 feet from other Child Day Care Facilities and other facilities so regulated in Article 3, Division V-Special Care Residential Accommodations in the zoning ordinance.

Staff agrees with Ms. Adams that reducing the distance for child day care centers/facilities is an appropriate request. What we would like to propose for the Commission's consideration is as follows:

1. Remove Child Day Care Centers from the Division V-Special Care Residential Accommodations section of Article 3 and relocate it to a new Section 3-30.2 in Division III – Restrictions on Certain Principal uses which is also in Article 3.
2. The section number formerly for Child Day Care Centers (Section 3-80) will now become the section number for Juvenile Detention Homes and remain in the Division V-Special Care Residential Accommodations section of Article 3.
3. In the new section 3-30.2, reduce the distance requirement just for Child Day Care Centers to 300 feet from other child day care centers, and from other facilities listed in Division V-Special Care Residential Accommodations, which include: adult day care facilities; assisted living facilities; retirement communities; juvenile detention homes; developmentally disabled facilities; patient family homes; hospice care facilities; transitional shelters; mental health and substance abuse facilities and personal care group homes. Note, this proposed change is only for Child Day Care Centers/Facilities and does not change how far a group home must be from a substance abuse facility and so forth, as an example.
4. Update the use table 2-B in Article 2 to reference the new section number for child day care facilities, changing it from 3-80 to 3-30.2 and to change the section number for Juvenile Detention Homes from 3-81 to 3-80

Options:

- A. Approve the amendments as proposed with a favorable recommendation to City Council.
- B. Approve the amendments with conditions or exclusions with a favorable recommendation to City Council.
- C. Deny the amendments with an unfavorable recommendation to City Council.

Recommendation:

Staff hopes that the Planning Commission will approve the proposed changes and forward a favorable recommendation to City Council.

Previous Discussions with Planning Commission: May 14, 2024, June 11, 2024, and July 9, 2024.

➤ **Sec. 3-30.2. - Residential and Short-Term Care Options for Children.**

(a) Purpose and Intent.

These facilities are designed to provide for children with specific needs and requirements for care and/or supervision. No child day care center or facility may be within 300 feet of another child day care center or facility, nor within 300 feet of any other facility that is also regulated in Division V-Special Care Residential Accommodations, found elsewhere in this Article. The method of measurement shall be from property line in all directions.

(b) Exemptions.

The following facilities are exempted from these rules:

- (1) Programs for children five years and older which operate solely for educational purposes with an established curriculum during the school term for the customary seven 7-hour school day.
- (2) A facility operated by a local school on school board property for children 5 years or older before and after the customary 7-hour day during the regular school term.
- (3) Nursery schools, play schools, kindergartens, or other educational programs for children 2 through 6 years of age which operate for no more than 4 consecutive hours per day.
- (4) Mother's Morning Out or similar programs which operate for no more than 2 days per week or which limit attendance to no more than 8 hours per week per child.
- (5) Any short-term baby-sitting service provided by an establishment (e.g. church, health club, bowling lanes, etc.) on its premises to children for the convenience of their parents or guardians who are participating in activities being provided by the establishment. No child shall be permitted to remain in the establishment's baby-sitting facility for more than 4 hours per day and 8 hours per week. This exemption does not apply to programs operated by an organization for its employees or registered students.
- (6) Drop-in recreation programs where the children are free to come and go from the premises without being escorted by a parent or other responsible person and short-term educational programs or classes for children in which the supervision and care of the children are incidental to their participation in the activity or training in specific subject(s) such as music, dance, religion, etc. and the program provider is not assuming responsibility for the provision of daily childcare outside the scheduled program.
- (7) Day camping programs for children 5 years and older which have as the primary emphasis outdoor education and recreation and are operated between school terms for no more than 7 hours per day or which are accredited by the American Camping Association (ACA) or other national standard-setting agency or church camp accreditation programs, which must provide standards equivalent to the ACA standards.

(8) Child welfare agencies and other facilities and institutions wherein children and youths are detained which are operated by any department or agency of State, County, or Municipal government.

(c) Child Day Care Center.

(1) Class I. (3 to 6 children per facility)

A Class I Child Day Care Center is a facility operated out of one's home and are permitted only by special exception in residential zoning districts.

a. The facility shall submit a work program indicating that it shall comply with the rules and regulations of the Georgia Department of Human Resources for family day care homes Chapter 290-2-3 inclusive.

b. There shall be a minimum of one full-time staff person present for supervision of participants at all times that participants are in attendance at the center.

c. Total designated participant activity space (PAS) which excludes halls, kitchens, storage, bathrooms, and offices shall be greater than or equal to 35 square feet of useable space per participant.

d. The facility shall be operated out of the principal residence of the owner or operator who shall also occupy the residence and shall not be operated out of an accessory building.

e. A play area of a minimum 100 square feet per concurrent participants shall be provided in the rear yard of the residence. This play area shall be enclosed with a minimum 4-foot fence and screened with a buffer, as specified in the City's Tree Preservation and Landscaping Ordinance.

f. No person, partnership, association, corporation, or entity shall operate a child day care home in the State without having first obtained a license or commission from the authorizing State agency having jurisdiction over the facility to operate the center by demonstrating compliance with the necessary requirements set forth in these and other applicable rules and regulations.

(2) Class II. (7-18 children per facility)

a. The facility shall submit a work program indicating that it shall comply with the rules and regulations of the Georgia Department of Human Resources for group day care homes Chapter 290-2-1 inclusive.

b. There shall be a minimum of one full-time staff person for each 15 participants and at least two staff persons present for supervision of participants at all times that participants are in attendance at the center.

c. Total participant activity space (PAS) which excludes halls, kitchens, storage, bathrooms, and offices shall be greater than or equal to 35 square feet of useable space per participant.

d. A play area of a minimum 100 square feet per concurrent participants shall be provided in the rear or side yard of the facility. This recreational area shall be enclosed with a minimum 6-foot fence and screened with a buffer, as specified in the City's Tree Preservation and Landscaping Ordinance.

e. No person, partnership, association, corporation, or entity shall operate a child day care center in the State without having first obtained a license or commission from the authorizing State agency having jurisdiction over the facility to operate the center by demonstrating compliance with the necessary requirements set forth in these and other applicable rules and regulations.

(3) Class III. (19-49 children per facility)

a. The facility shall submit a work program indicating that it shall comply with the rules and regulations of the Georgia Department of Human Resources for child day care centers § 290-2-2 inclusive.

b. There shall be a minimum of one full-time staff person for each 15 participants and at least two staff persons present for the supervision of participants at all times that participants are in attendance at the center.

c. Total participant activity space (PAS) which excludes halls, kitchens, storage, bathrooms, and offices shall be greater than or equal to 35 square feet of useable space per participant.

d. The facility, including any area set aside for participants shall not be located any closer than 100 feet from the right-of-way of an arterial road.

e. A play area of a minimum 100 square feet per concurrent participants shall be provided in the side or rear yard of the facility. This play area shall be enclosed with a minimum 6-foot fence and screened with a buffer, as specified in the City's Tree Preservation and Landscaping Ordinance, adjacent to any residentially zoned property.

f. No person, partnership, association, corporation, or entity shall operate a child day care center in the State without having first obtained a license or commission from the authorizing State agency having jurisdiction over the facility to operate the center by demonstrating compliance with the necessary requirements set forth in these and other applicable rules and regulations.

(4) Class IV. (more than 50 children per facility)

Must comply with the requirements of a Class III facility.

➤ Article 2, Table 2-B changes

Table 2-B: Principal Uses Allowed by Zoning District																				
Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																			
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				See also Accessory Use Table
Schools, Private, parochial or other elementary or secondary schools not part of the public school system	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
5.200 Health Care																				
Home health care services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Clinics of health practitioners	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Outpatient care centers and other ambulatory health care services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	
Hospitals	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-46
Vocational rehabilitation services	--	--	--	--	--	--	--	--	A	A	A	A	--	--	A	A	A	A	A	
5.300 Child Care																				
Child day care center (Class I)	S	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	3-30.2
Child day care center (Class II)	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	3-30.2
Child day care center (Class III)	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	3-30.2
Child day care center (Class IV)	--	--	--	--	--	--	--	--	A/R	--	A/R	--	A/R	A/R	A/R	A/R	--	--	--	3-30.2

Table 2-B: Principal Uses Allowed by Zoning District

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																	For Restrictions, see Sec.:	See also Accessory Use Table		
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
1.000 Residential Uses																					
1.100 Single-Family Residences																					
Single-family detached: Site-Built or Modular Home	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
Single-family detached: Manufactured Home	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
Single-family detached: Zero lot line residence	--	--	A	--	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--		
Ground Floor Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--		
Townhouse	--	--	A/R	S	A/R	A/R	A/R	A/R	--	--	--	--	--	--	S	--	--	--	--	3-7	
1.200 Two-Family Residences																					
Duplex	--	--	--	A	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
1.300 Multifamily Residences																					
Triplex and Quadplex	--	--	--	--	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--		
Apartment	--	--	--	--	--	A	A	A/R	--	--	--	--	--	--	--	--	--	--	--		
Apartments above commercial properties	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	3-73	
1.400 Group Living Uses																					
Dormitories, fraternity houses, and sorority houses	--	S	S	--	--	A/R	A/R	--	--	--	--	--	--	--	--	--	--	--	--	3-38	
Rooming or boarding houses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--		
Adult assisted living facilities (Class I)	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-79	
Adult assisted living facilities (Class II)	--	--	--	--	--	--	--	S	S	S	--	--	S	--	S	--	--	--	--	3-79	
Adult assisted living facilities (Class III)	--	--	--	--	--	--	--	S	S	S	S	S	S	--	S	S	--	--	--	3-79	
Adult assisted living facilities (Class IV)	--	--	--	--	--	S	S	S	S	S	S	S	S	--	S	S	--	--	--	3-79	
Retirement Community – Independent	--	--	S	--	S	S	S	A/R	S	S	--	--	--	--	--	--	--	--	--	3-79	
Retirement Community – Dependent	--	--	S	--	S	S	S	A/R	S	S	S	--	S	--	--	--	--	--	--	3-79	
Nursing Home (Class II & III)	--	--	--	--	--	--	--	S	S	S	S	S	S	--	--	S	S	--	--	3-79	
Nursing Home (Class IV)	--	--	--	--	--	S	S	S	S	S	S	S	S		--	S	S	--	--	3-30	
Juvenile detention home (Class I)	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	--	--	3-80	



City of Newnan, Georgia – Planning Commission

Date: March 11, 2026

Agenda Item: Rezoning Request – RZ2025-02
8.3± acres located at 0 Newnan Crossing Boulevard East (Tax Parcel #098A-295)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

Steven L. Jones, Attorney
On behalf of GHV Newnan, LLC
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339

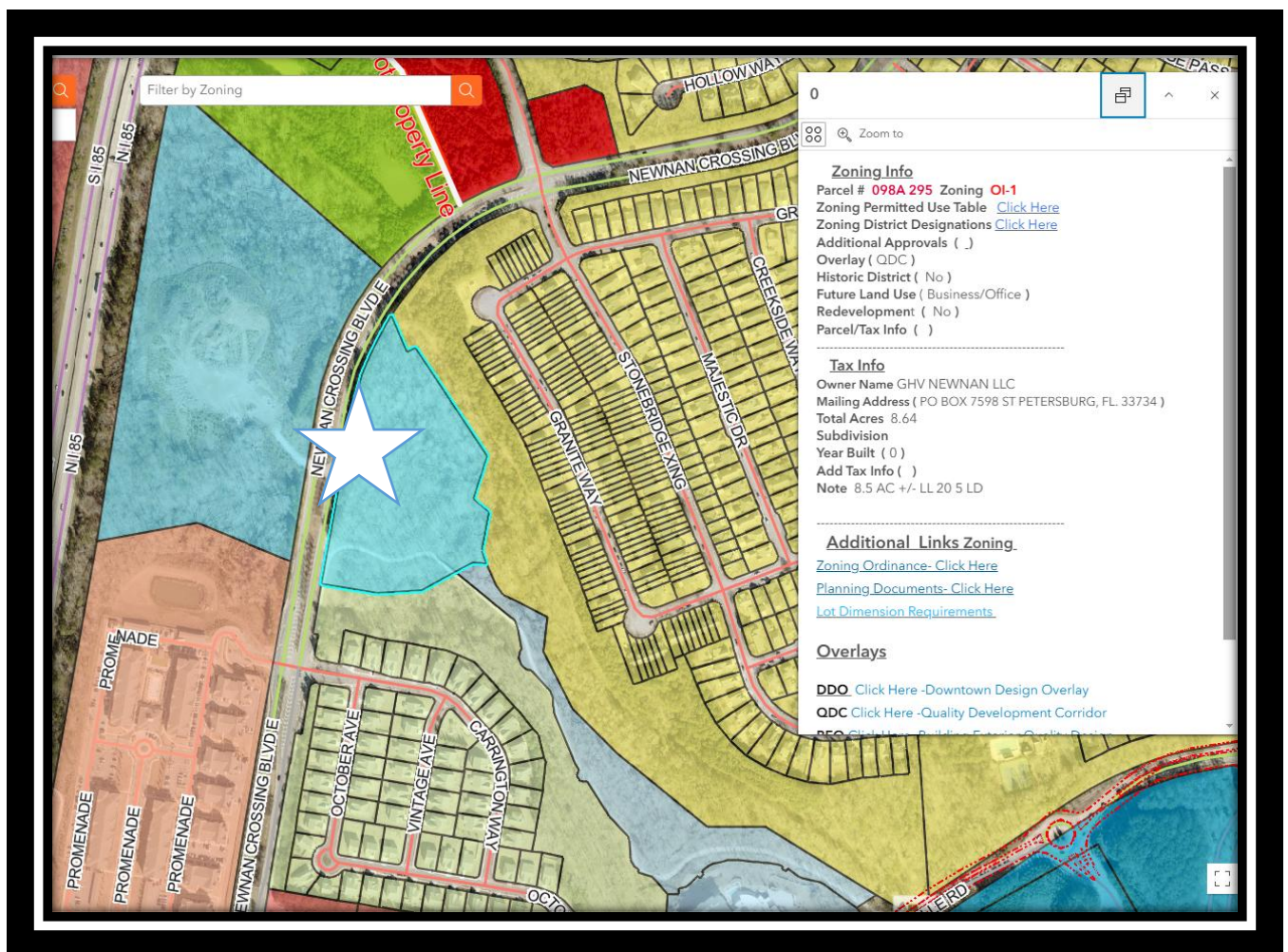
GHV Newnan LLC is seeking to rezone 8.3± acres identified as Tax Parcel 098A-295 for the purpose of developing a townhouse residential development. In order to accomplish this, the applicant is seeking a RU-7 (Urban Residential Single-Family Dwelling District-High Density) zoning assignment.

SITE INFORMATION:

The total site consists of 8.3± acres located along Newnan Crossing Boulevard East

The site is currently undeveloped and zoned OI-1 (Low Density Office and Institutional District).





OVERVIEW OF REQUEST:

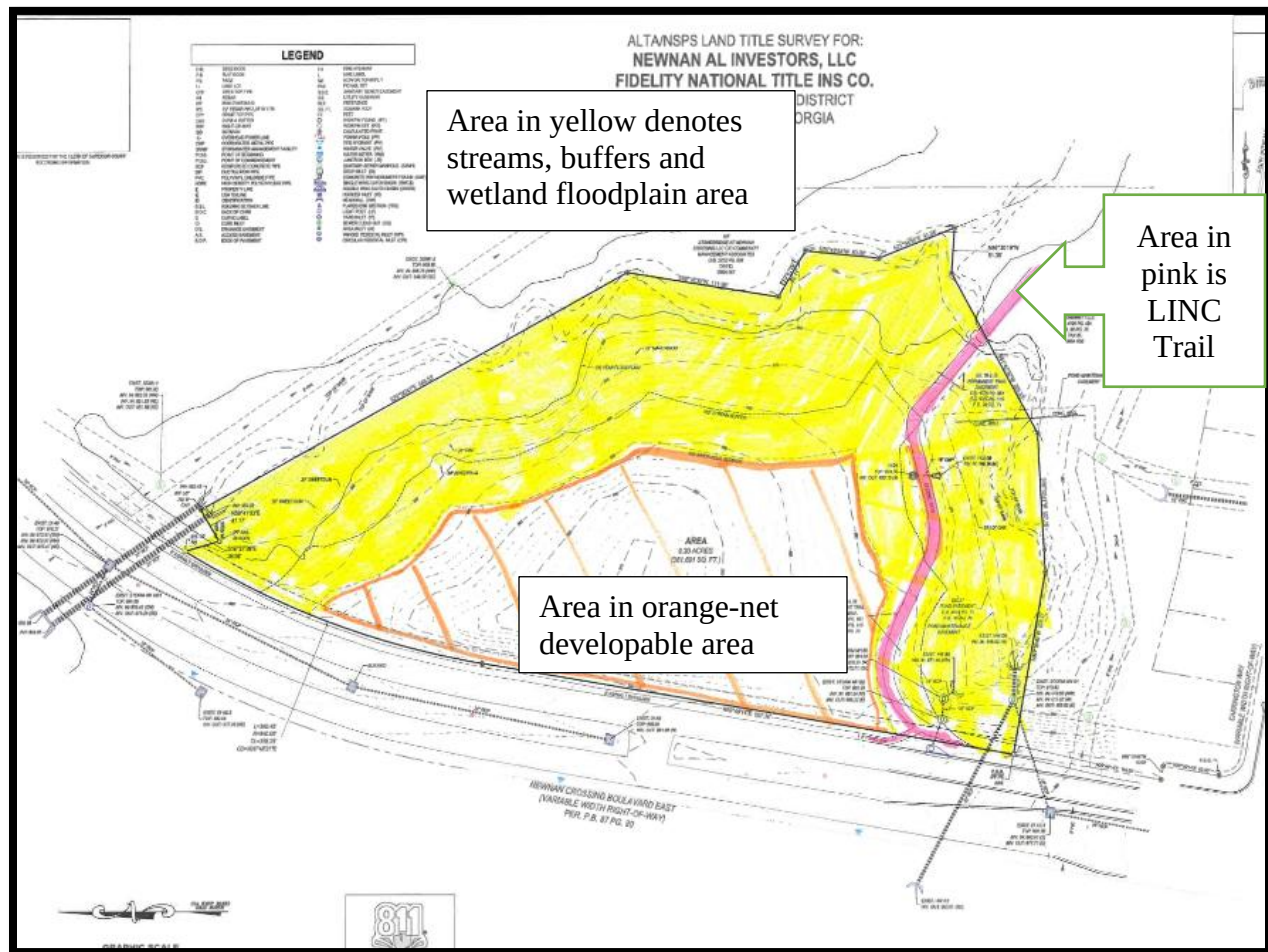
The applicant is requesting to rezone 8.3 ± acres located on Tax Parcel 098A-295. This property is currently zoned OI-1 (Low Density Office and Institutional District). The applicant is requesting a change to RU-7 (Urban Residential Single-Family Dwelling District-High Density) for the purpose of developing 33 townhouses. The homes will be developed for sale at market rate conditions. The anticipated market price of the units in today's market ranges from the high 400k to low 500k; however, the applicant does proffer that with the anticipated completion of the first townhouse for sale in 2026, market conditions may dictate a different listing price. Rear entry townhouses will be 2,324 heated square feet with a 502 square foot garage. Front entry townhouses are expected to be 2,390 heated square feet with a 497 square foot garage. (plans and renderings for the townhouses are included in this application.)

The proposed development shows a gross site density of approximately 4 units per acre. Approximately 2 acres of the 8.3-acre tract will remain undeveloped due to streams, associated stream buffers and floodplain.

Proposed amenities include accessing the existing LINC trail, making improvements to the LINC trail including working with the developer of a neighboring project to coordinate the construction of a pedestrian LINC bridge across Newnan Crossing Boulevard East and passive open space areas.

Applicant's Proffered Conditions:

- The development (including but not limited to number of dwelling units, lot width and depth, lot frontage, setbacks, buffers, percentage of front yard occupied by a driveway, driveway length and street and sidewalk width, layout and orientation shall reasonably comply with the concept plan submitted with the application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development, notwithstanding any provision of the Zoning Ordinance or the Subdivision Regulations to the contrary.
- Additionally, the minimum lot size shall be 2,100 square feet.
- The dwellings construction within the development shall be generally consistent with the building plans submitted with the application.



STANDARDS:

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

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

The subject tract is bordered predominantly by residential zoning designations. On the eastern and northern and southern borders of the subject site, adjacent zoning is residential – two zoning classifications; RU-7 (Urban Residential Single-Family-High Density) and a residual townhouse zoning category, RU-2 (Townhouse Residential). The western border runs adjacent to Newnan Crossing Boulevard East and the zoning of the property to the west of the subject property and across Newnan Crossing Boulevard East is OI-2 (Office & Institutional – Medium Density).

The subject property was previously zoned RU-2 (Townhouse Residential). In 2004, this site was considered as a part of a development called "Golden Gate". Golden Gate was originally planned as a 188-unit townhouse development. This portion of the Golden Gate development would have originally contained 21 out of the 188 townhouses. The plans later changed and in 2008, this property was rezoned from RU-2 to the current zoning of OI-1. The residential zoned area of the Golden Gate plan was changed from townhouses to single-family dwellings and is now known as Woodbury Estates.

Under the original zoning of RU-2, the density allotment would have been 5 units per acre. With the applicant's proposed rezoning to RU-7, the density that is allowed is 4 units per acre. The RU-7 does represent a small downgrade from the original RU-2 zoning category, yet a higher use than the OI-1 current designation.

Overall, staff feels that the proposed use is suitable.

Staff Assessment – PROPOSED USE IS SUITABLE. ✓

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

The anticipated impact resulting from this rezoning would be an increase in traffic. The applicant's concept plan illustrates one way traffic, with ingress at the southern portion and egress at the northern portion of the subject property. Surrounding properties are residential with sufficient buffer areas between the developments to minimize any noise or nuisance related issues. Staff feels that the proposed use will not adversely affect the existing use or usability of adjacent or nearby property, other than an increase in traffic on Newnan Crossing Boulevard East.

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

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

The property is currently zoned for non-residential development. The future land use map shows it as Business/Office. The property has sat vacant with the current OL-1 zoning designation since 2008. There are environmental constraints on the property that limit the available area that can be developed, as illustrated on the survey and concept plans provided as an attachment to this report.

To date, the city has not been asked to review any proposed development for commercial/office developments, as allowed by the current zoning category.

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

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

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

- Police: Police Chief Blankenship has indicated that the proposed development would be a slight increase in people and traffic to the area and have a slight impact on motor vehicle accidents and calls of service. Chief Blankenship stated that the anticipated increase in service from this proposal could be managed at the current staff level.
- Fire: Chief Stephen Brown has indicated that NFD has the resources to provide services to the proposed development; however, Chief Brown further cautions that the increase in similar residential developments along with existing residential neighborhoods does present a concern for the department's future abilities to provide service and anticipates that a need for additional manpower and equipment will probably be forthcoming.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service have been included in the applicant's packet.
- Engineering: The City of Newnan's Director of Engineering, Michael Klahr, has provided the following response below to the proposed rezoning concept plan.

February 28, 2025

City Engineer Review

REZONING REQUEST

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This parcel contains a perennial stream, therefore, 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. ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, on both sides of all internal streets, and shall connect to the LINC proposed in the Right of Way for Newnan Crossing Blvd E. Roll Back curb, internally, may be considered to better accommodate the close proximity of adjacent driveways and sidewalks.
2. The LINC shall be constructed within the R/W for Newnan Crossing Blvd E and shall have the same typical section as existing approaching the site, 12-foot wide, with a 5-foot offset from the back of curb. Curb and gutter required along the frontage of the site with Newnan Crossing Blvd E.
3. Traffic impact: applicant shall provide a Traffic Impact Statement, 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. A peak hour trip generation of 100 or more shall require a Traffic Impact Study, in accordance with standards established by ITE.

4. Access: the development requires two separate entrances, as shown in the Concept Plan. Applicant shall assess the need for a right turn/ deceleration lane in accordance with GDOT standards and provide such as determined by the analysis.
5. Traffic Control Devices: all traffic control devices shall be in compliance with the latest standards of the MUTCD (Manual on Uniform Traffic Control Devices), including installation on GDOT Type 7 posts. All pavement markings shall be in thermoplastic.
6. 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

- Coweta County Schools: Coweta County Schools has not responded to the City regarding this particular project; however, with past projects the School system has provided a response stating that developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area for the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. The school system has requested that, if approved, the developer provide them with advance notice of the project's construction schedule, buildout timeline and the target market for the housing. The link embedded herein refers to a Coweta County School System Enrollment Analysis and Projection, dated January 2023, for your information and reference:

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

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

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

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

The Future Land Use Map shows this property as Business/Office. The Comprehensive Plan describes this category as land dedicated to non-industrial employment generators, including retail sales, office, service and entertainment facilities. Uses are primarily located along major highways, thoroughfares or interstate corridors. The City's Comprehensive Plan also identifies a need for encouraging housing opportunities, as the population increases.

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

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

The RU-7 zoning district allows residential development for single-family homes and townhouses. The proposed density for this project is approximately 4 units an acre, which is the density allowed by the RU-7 zoning category.

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

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

The Future Land Use map also shows the property as Business/Office, which was a new category created by the City during the most recent comprehensive plan update adopted by City Council in the Fall of 2021. The property has remained vacant since 2008, with the sole exception of a portion of the property being used to construct the City of Newnan's LINC trail system. When a property is vacant after several years since a rezoning, it can be construed that the property is not viable for the uses allowed under the site's current zoning.

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

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

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

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

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

SUMMARY OF STANDARD ASSEMENT:

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

REGULATORY CRITERIA TO CONSIDER:

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

On February 24, 2025, the City's Landscape Architect Mike Furbush provided the following response to the preliminary tree management plan:

I have reviewed the Tree Management Plan for the pending rezoning case, RZ2025-02. The project involves a proposed 33 townhouse development, off of Newnan Crossing Boulevard East (Tax Parcel 098A-295). While the Tree Management Plan meets the minimum requirements, the proposed development is quite dense with little room remaining for required tree plantings. We would like to see a typical building layout to show how much room is provided in the front and back of these units for required tree plantings. Projects, such as these, generally struggle to provide enough room for adequate tree plantings due to other site elements such as grading, parking, water lines, light poles, and electrical transformers. There is also some landscape concerns along the frontage of Newnan Crossing Boulevard East. The proposed units face directly along the road frontage and appear to include a twelve foot wide section of the LINC. I would like the Tree Management Plan to dimension the available width of the landscape area between the edge of the LINC and the front of the proposed units.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

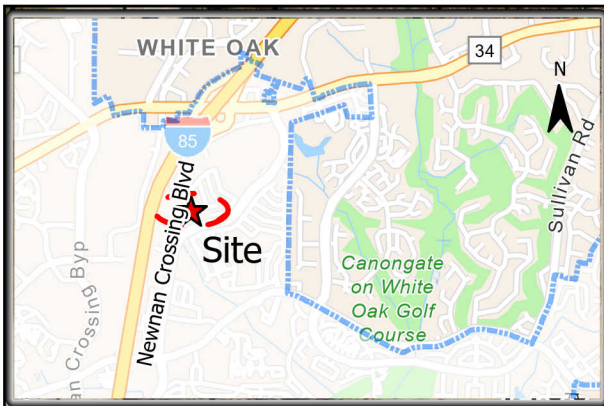
Should the Commission elect to recommend approval of the request, staff would recommend the following conditions be considered:

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 33 units maximum

OPTIONS:

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

ATTACHMENTS: Application for Rezoning



CITY OF NEWNAN

Project Location

1" = 2,640 feet

Date: 1/31/2025 3:00 PM



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

 Project Location

 City Limits

Parcel # 098A 295

ADDRESS
Newnan Crossing Blvd
Newnan, Ga 30263

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

January 31, 2025

VIA EMAIL: tdunnavant@newnanga.gov

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

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

Newnan City Council:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Newnan, Georgia
January 31, 2025
Page 5

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

Sincerely,

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

Steven L. Jones

cc: Applicant

Enclosures

Exhibit "A" – Constitutional Objection to Current Zoning

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

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

As applied to the real property of GHV Newnan, LLC (the “Owner”), which property is identified as the Coweta County Tax Assessor Parcel Identification Number 098A-295 (the “Property”) and is the subject of the Rezoning Application to Amend the Zoning Map of the City of Newnan (“Application”), filed contemporaneously by GHV Newnan, LLC (the “Applicant”) and to which this Constitutional Objection is attached, if the Application is not approved or is approved with condition(s) not consented to by the Applicant, the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning Ordinance”) will be unconstitutional in that the Owner’s/Applicant’s property rights in and to the Subject Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. As applied to the Subject Property, in such case, such action on the Application as well as the Zoning Ordinance will deprive the Owner/the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

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

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

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Subject Property will be unconstitutional and discriminate against the Owner and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner/the Applicant and others

EXHIBIT “A”

similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

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

Respectfully submitted this 31st day of January 2025.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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

EXHIBIT “B”

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

Regarding the Rezoning Application to Amend the Zoning Map of the City of Newnan (“Application”) filed by GHV Newnan, LLC (the “Applicant”) and to which this objection is attached regarding the real property of the GHV Newnan, LLC (the “Owner”), which property is identified as Coweta County Tax Assessor Parcel Identification Number 098A-295 (the “Property”) any and every public hearing regarding, and any City Council of the City of Newnan, Georgia (the “Council”) action (including, but not limited, any final action) on, the Application and the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning Ordinance”), facially and as applied to the Subject Property, the Applicant/the Owner, and the Application, are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

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

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

Additionally, the Applicant/the Owner object to any Council action that does not approve the Application or approves the Application with conditions not consented to by the Applicant and any other action of the City to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the Council; (3) made upon unlawful procedure;

EXHIBIT “B”

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

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

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

Respectfully submitted this 31st day of January 2025.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

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

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

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

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

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

Telephone 404-218-2756

Address/Location of Property 0 E. Newnan Crossing Blvd

Tax Parcel No.: 098A 295 Land Lot 44

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

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

Present Land Use: Vacant

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____
See attached letter of intent

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

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

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

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

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

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

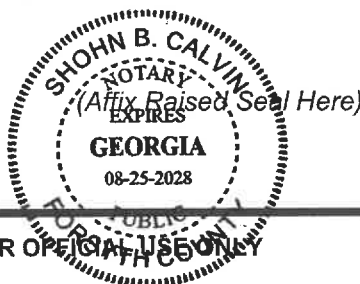
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

30th day of January, 2025

Signature of Applicant

Shohn B. Calvin
Notary Public



DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: ☐ Dean Smith _____

DATE OF FILING: 1.31.25 _____

FILING FEE RECEIVED: Yes _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

- (1) The development (including, but not limited to, number of dwelling units, lot width and depth, lot frontage, setbacks, buffers, percentage of front yard occupied by a driveway, driveway length, and street and sidewalk width, layout, and orientation) shall reasonably comply with the concept plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development, notwithstanding any provision of the Zoning Ordinance or the Subdivision Regulations to the contrary. Additionally, the minimum lot size shall be 2,100 square feet.
- (2) The dwellings constructed within the development shall be generally consistent with the building plans submitted with the Application, as determined by the Planning and Zoning Director, notwithstanding any provision of the Zoning Ordinance to the contrary.

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

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

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



Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative

James Nash, Manager

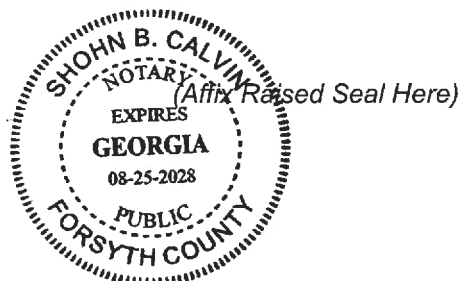
Type or Print Name and Title

Steven L. Jones
Taylor English Duma LLP

Type or Print Name and Title

 1-30-25

Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

GHV Newnan LLC

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

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

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

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

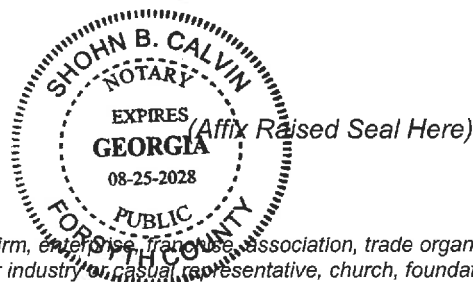
[Signature]
Signature of Applicant

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

JAMES NASH, Manager
Type or Print Name and Title

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

[Signature] 1.30.25
Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner GHV Newnan LLC

Telephone Number 404-218-2756

Address of Subject Property 0 E. Newnan Crossing Blvd

Coweta County TPN 098A 295

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

Signature of Property Owner

Personally appeared before me

JAMES NASH

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

Notary Public

1.30.25

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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

(Signature of Attorney)

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

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

Telephone 404-218-2756

Date 404-218-2756



City of Newnan, Georgia
Attachment E
Rezoning Checklist

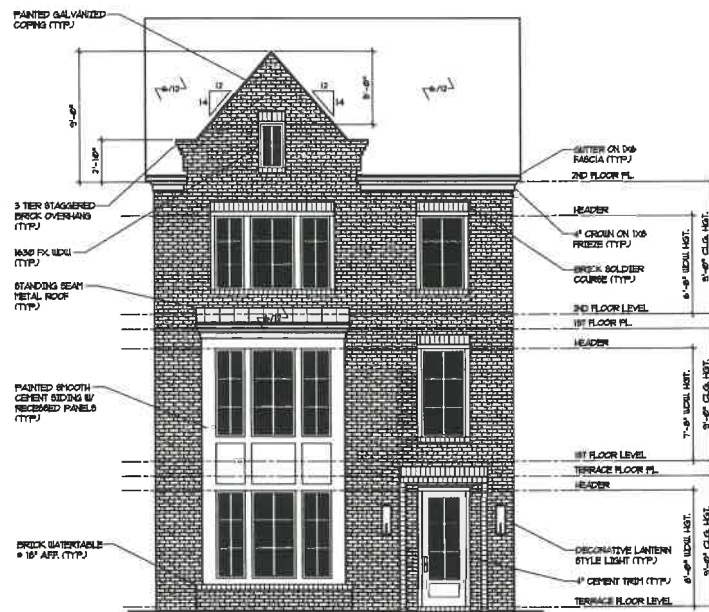
The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

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

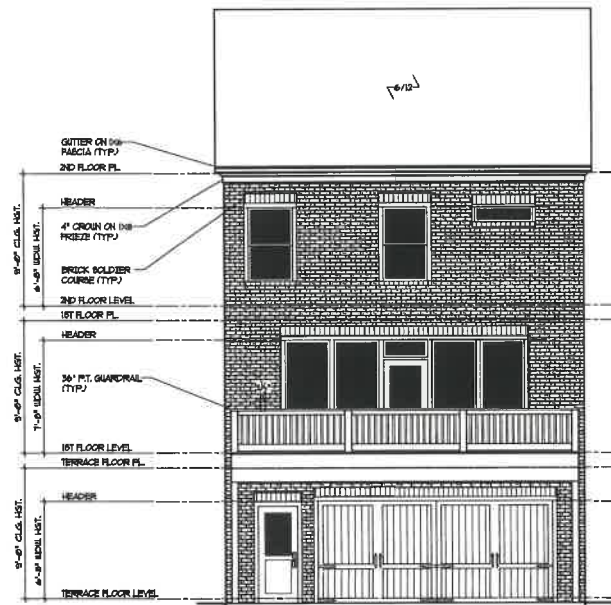
Note: Please attach this form to the filing application.

BK:5351 PG:63

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



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



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

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

CADD
DRAFTING
SERVICES
LLC

THE IVEY

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



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CHECKED BY:	J.H.
DATE	03/14/20
REVISED	
NO.	DATE

sheet no.

A-1

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SERVICES
LLC

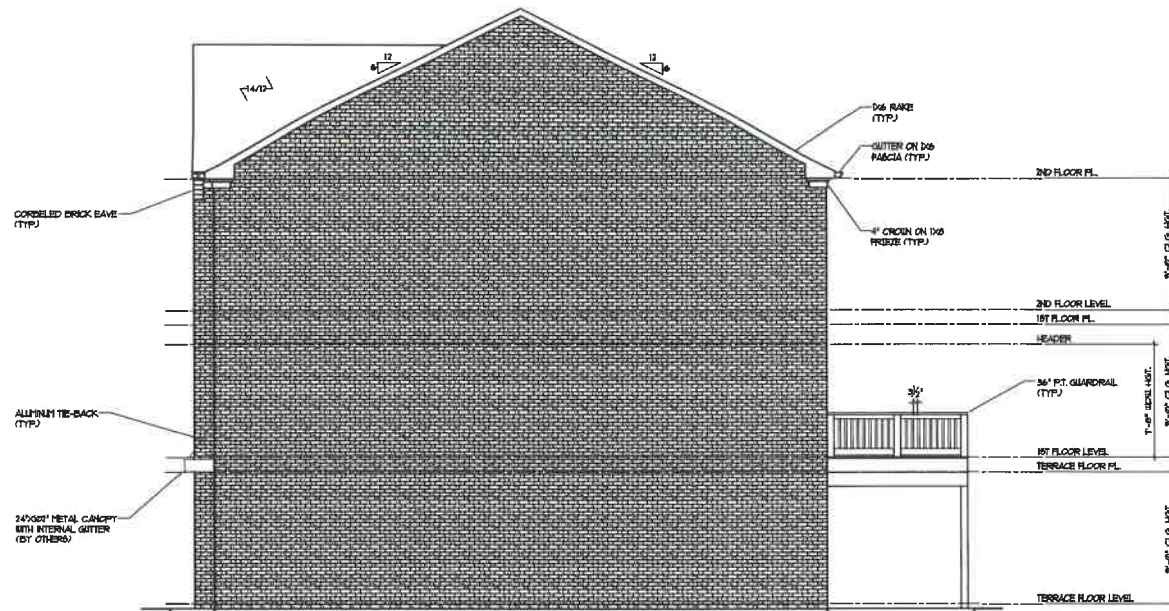
THE IVEY

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

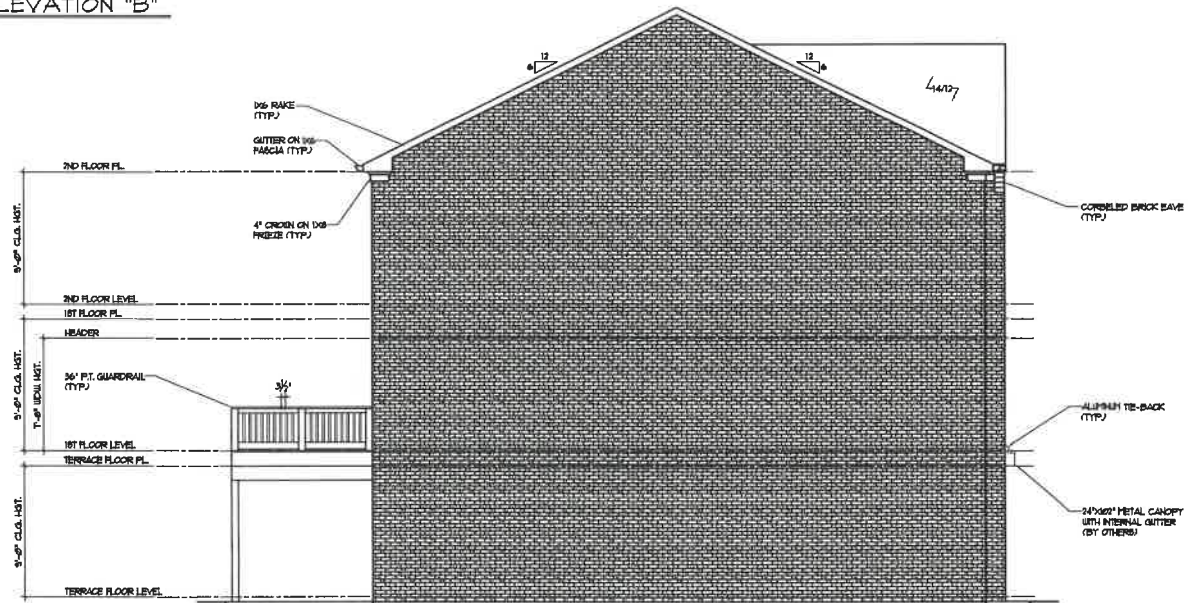
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quest. no.

A-3



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



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

PLANS NOT FOR CONSTRUCTION

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Norcross, GA 30092
Phone: 678-447-4438

CADD
DRAFTING
SERVICES
LLC

THE IVEY

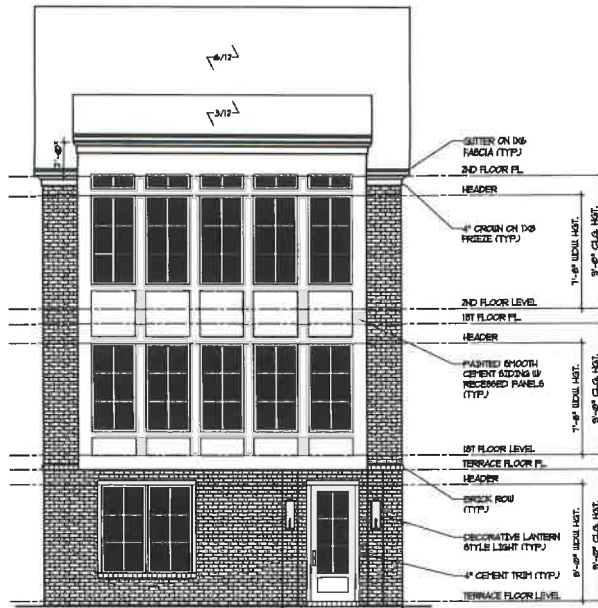
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SUITE 175
ATLANTA, GA 30326
Phone: 678-643-3412



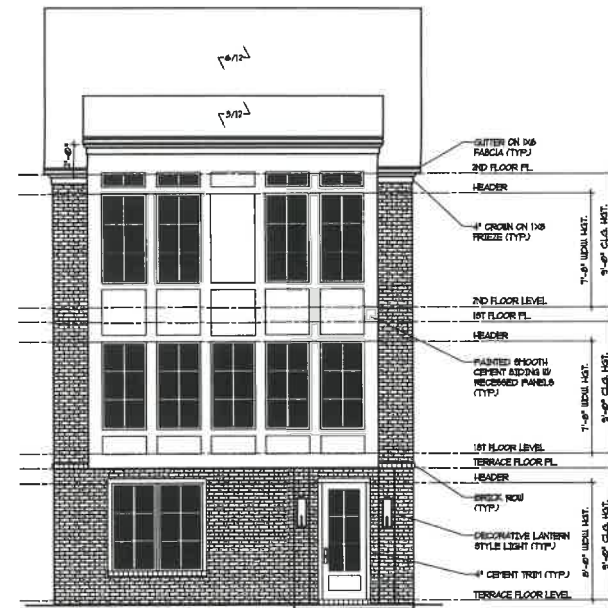
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REVISION	
NO.	DATE

Sheet No.

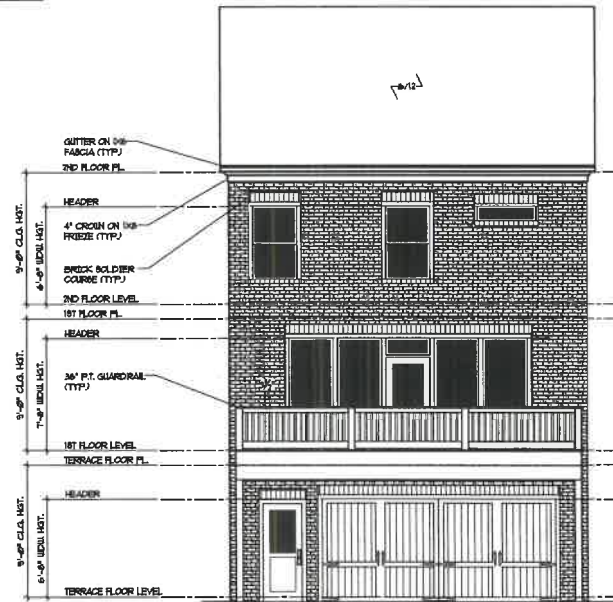
A-4



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



SECOND FLOOR PLAN "C"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 9'-0" CLS. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

1438 Vineland Way
Marietta, GA 30066
Phone: 770-581-4633

CADD
DRAFTING
SERVICES
LLC

THE IVEY

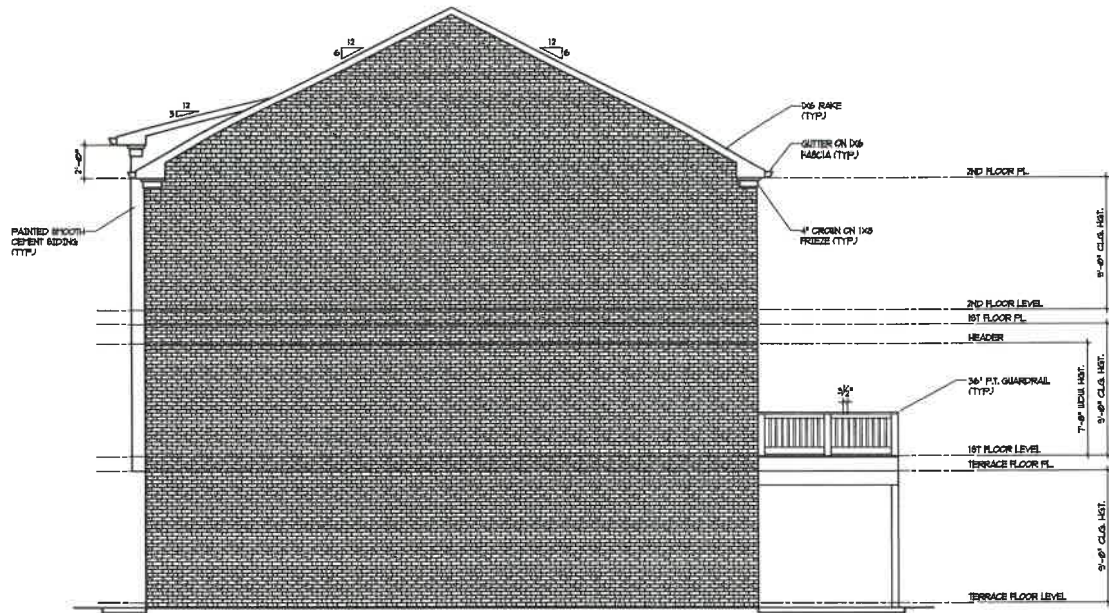
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SUITE 125
ATLANTA, GA 30326
Phone: 678-663-3412



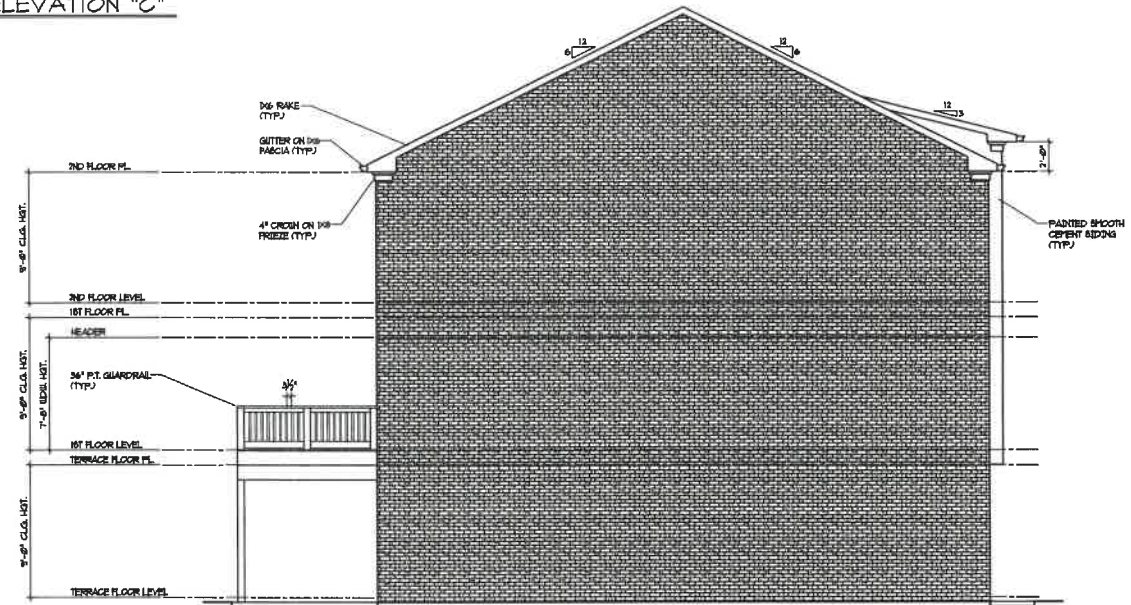
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DATE	09/14/20
REVISED	
NO.	DATE

Sheet No.

A-5



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



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

PLANS RELEASED FOR CONSTRUCTION

1498 Vandorsh Way
Marietta, Ga. 30066
Phone: 678-497-4039

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SERVICES
LLC

THE IVEY

1384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA. 30326
Phone: 678-613-3412



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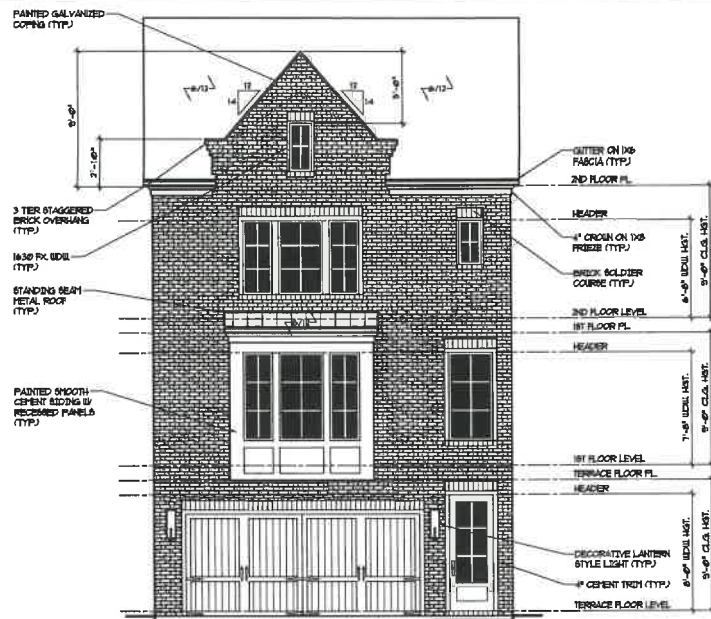
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C-1

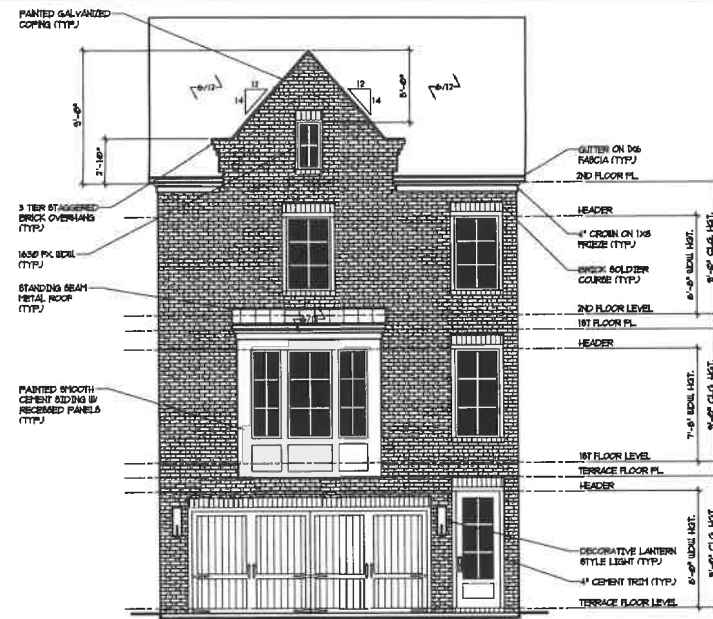
11. ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL NATIONAL BUILDING CODES.

PLANS RELEASED FOR CONSTRUCTION

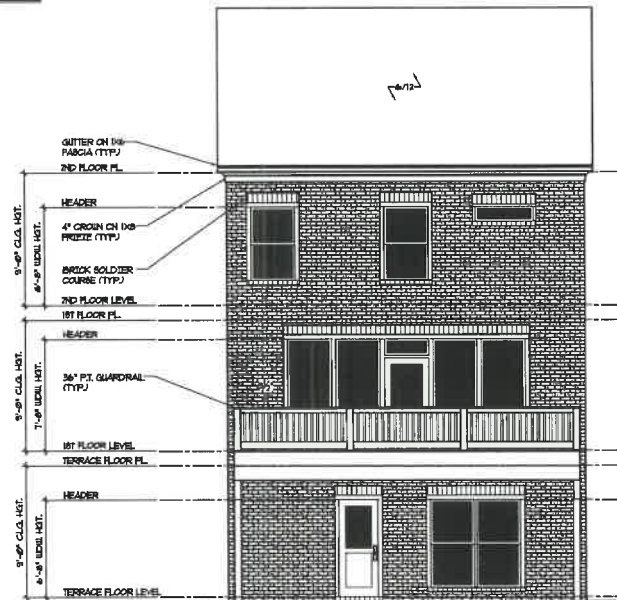
- C-1 COVER SHEET
- A-1 FRONT & REAR ELEVATION "A"
- A-2 SIDE ELEVATIONS "A"
- A-3 FRONT & REAR ELEVATION "B"
- A-4 SIDE ELEVATIONS "B"
- A-5 FRONT & REAR ELEVATION "C"
- A-6 SIDE ELEVATIONS "C"
- A-7 TERRACE & FIRST FLOOR PLAN "A"
- A-8 SECOND FLOOR PLANS "A"
- A-9 TERRACE & FIRST FLOOR PLAN "B"
- A-10 SECOND FLOOR PLANS "B"
- A-11 TERRACE & FIRST FLOOR PLAN "C"
- A-12 SECOND FLOOR PLANS "C"
- A-13 ROOF PLANS
- D-1 TYPICAL DETAILS
- D-2 TYPICAL DETAILS
- D-3 TYPICAL DETAILS
- D-4 TYPICAL DECK DETAILS



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



SECOND FLOOR PLAN "A"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 9'-0" CLS. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

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

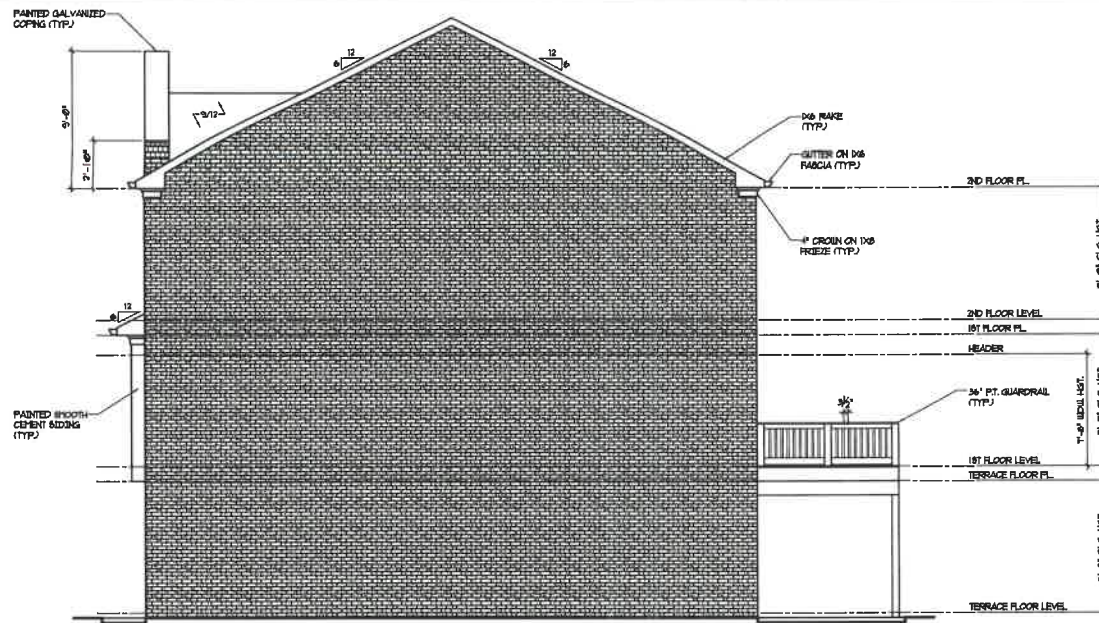
THE IVEY
FRONT ENTRY

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

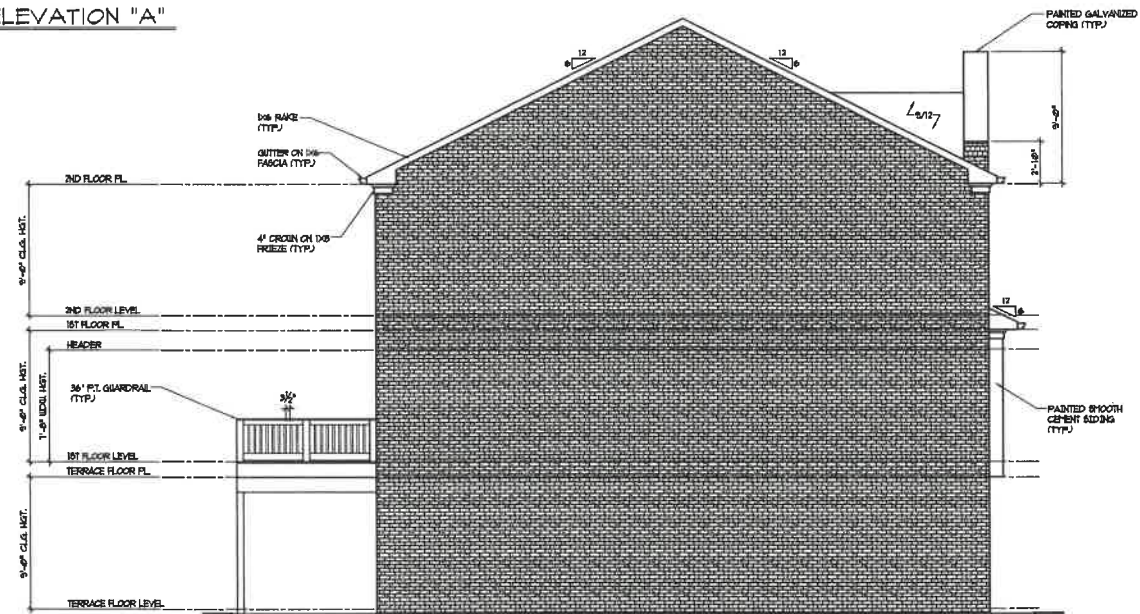


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NO.	DATE

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A-1



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



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

PLANS RELEASED FOR CONSTRUCTION

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

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LLC

THE IVEY
FRONT ENTRY

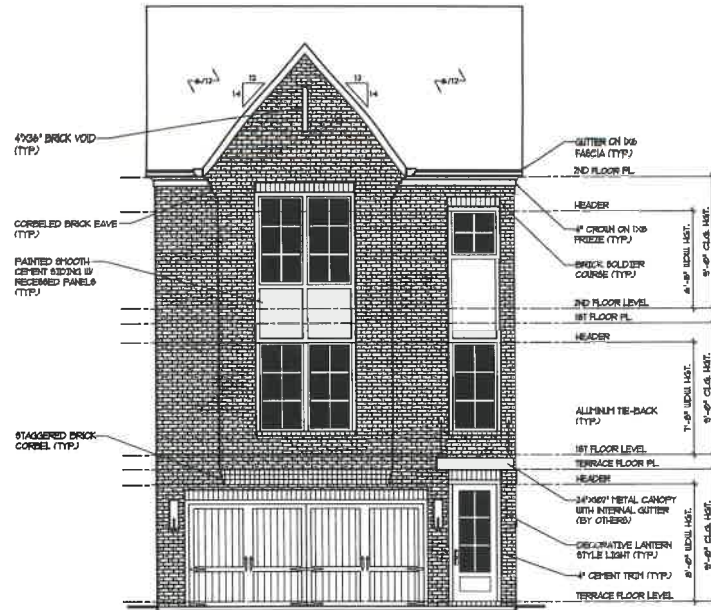
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SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412



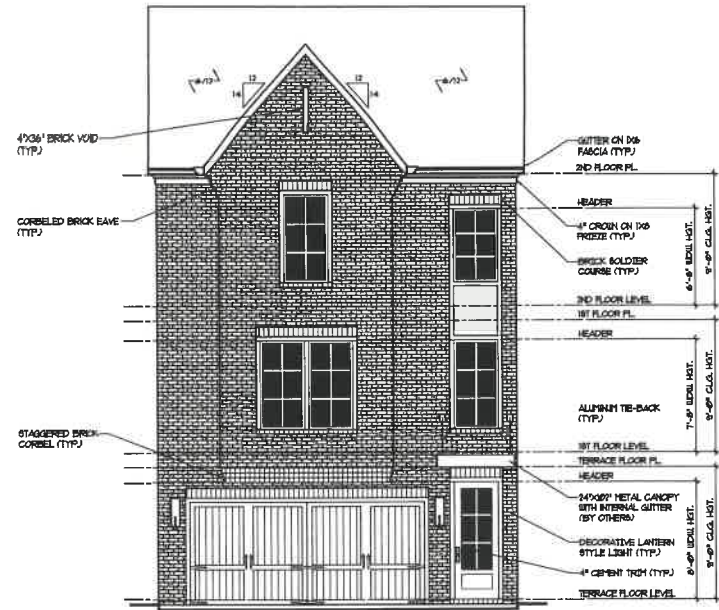
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NO.	DATE

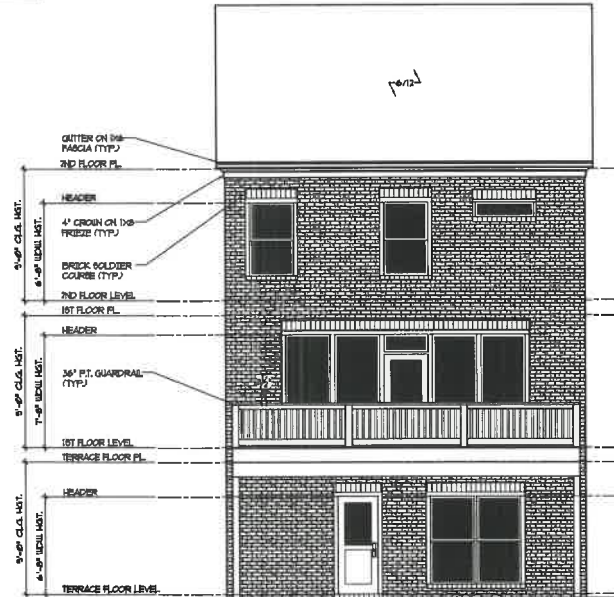
Sheet No.
A-2



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



SECOND FLOOR PLAN "B"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 4'-0" CLS. 107.



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

PLANS RELEASED FOR CONSTRUCTION

148 N. Peachtree Way
Atlanta, GA 30309
Phone: 678-487-4888

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SERVICES
LLC

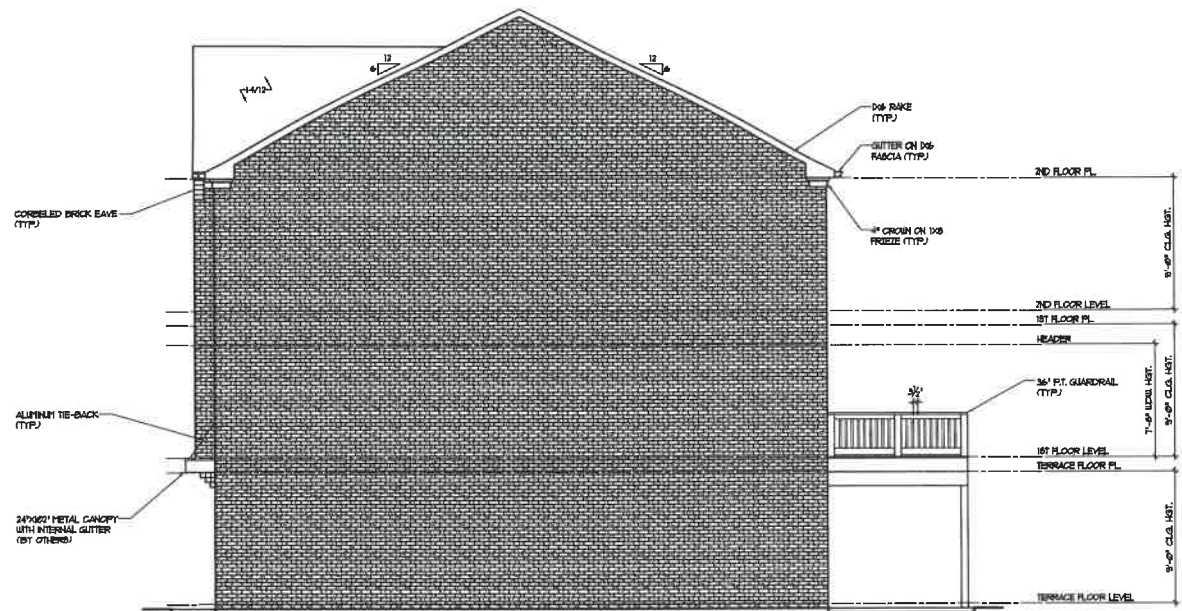
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FRONT ENTRY

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

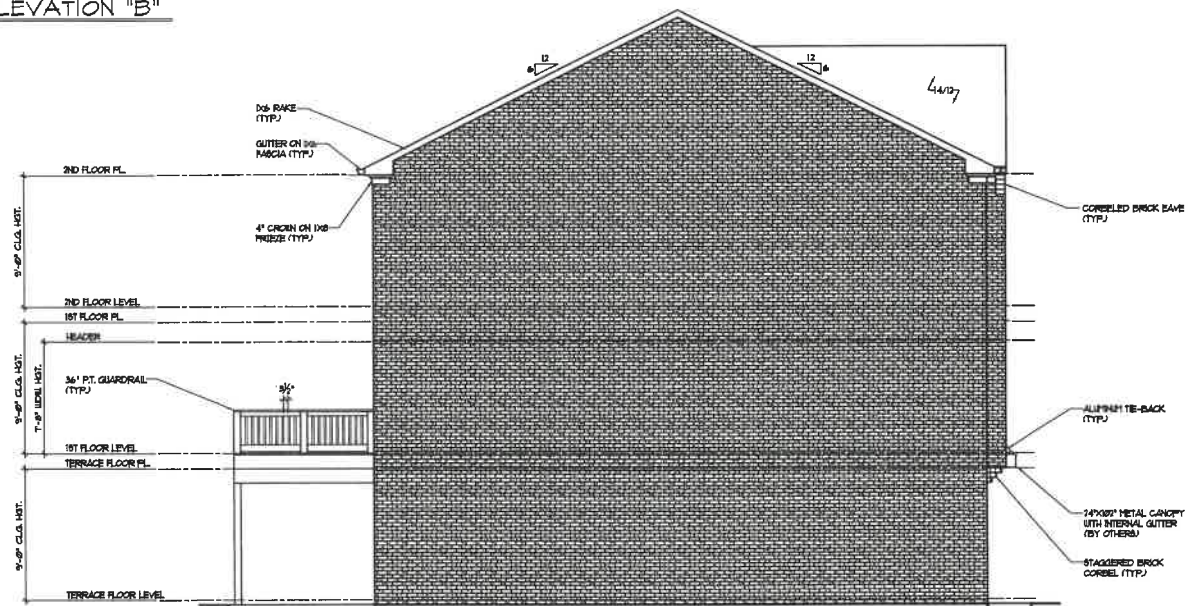


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NO.	DATE

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A-3



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



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

PLANS NOT FOR CONSTRUCTION

1111 Peachtree Ave
Suite 100
Atlanta, GA 30309
Phone: 404-521-1000

CADD
DRAFTING
SERVICES
LLC

THE IVEY
FRONT ENTRY

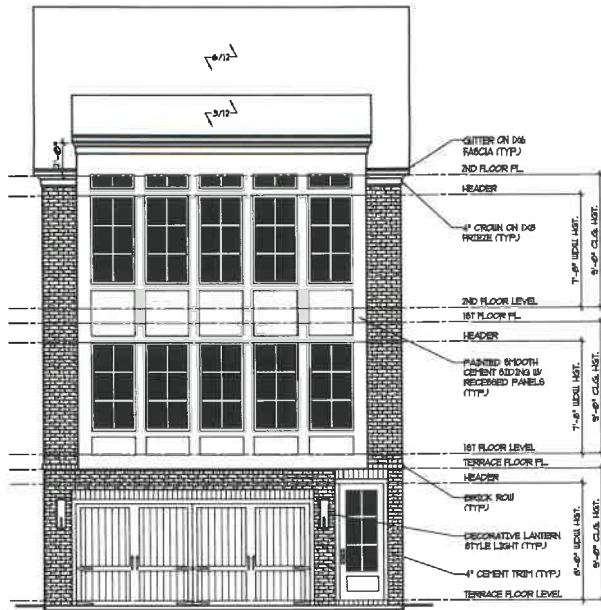
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SUITE 100
ATLANTA, GA 30326
Phone: 678-643-3412



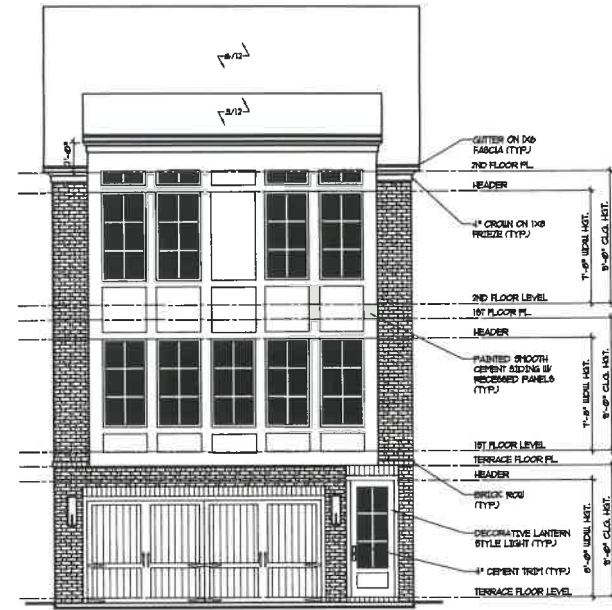
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NO.	DATE

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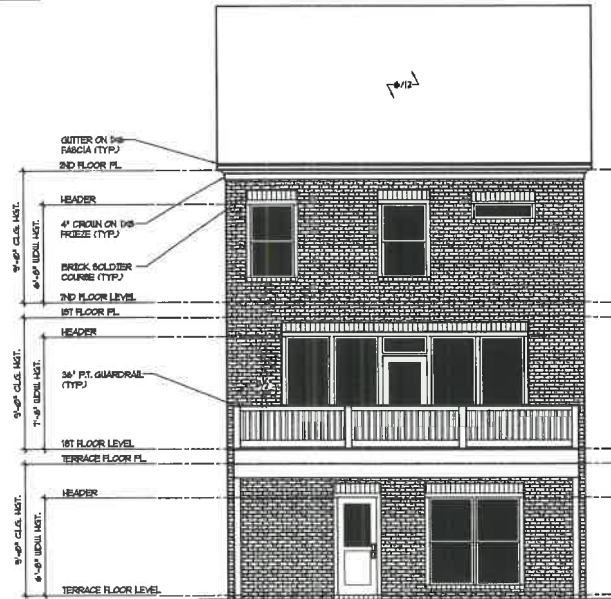
A-4



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



SECOND FLOOR PLAN "C"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 9'-0" CLS. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

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

CADD
DRAFTING
SERVICES
LLC

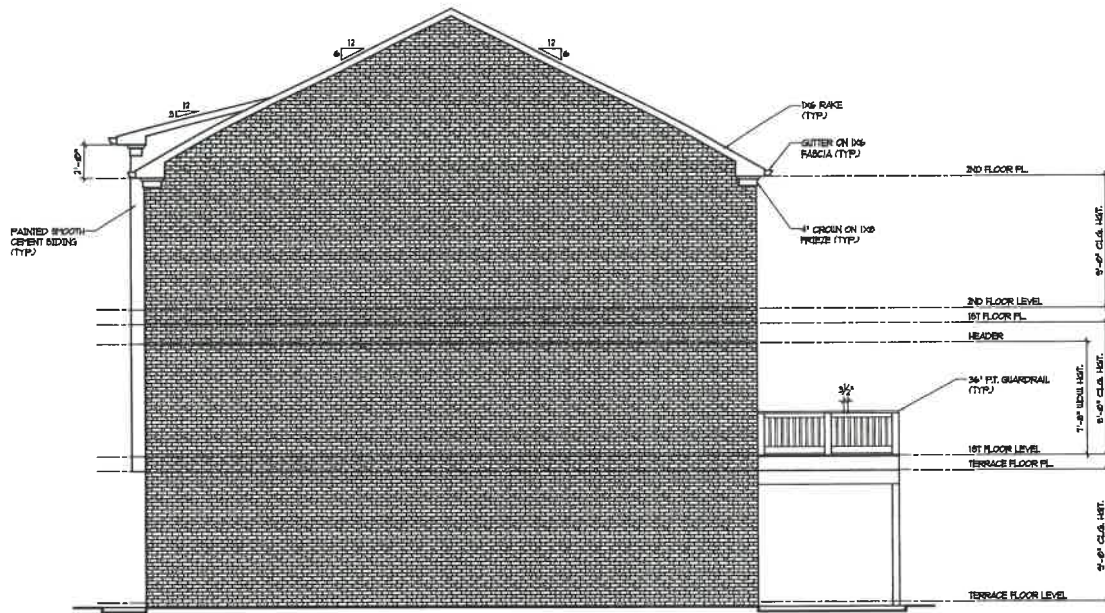
THE IVEY
FRONT ENTRY

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

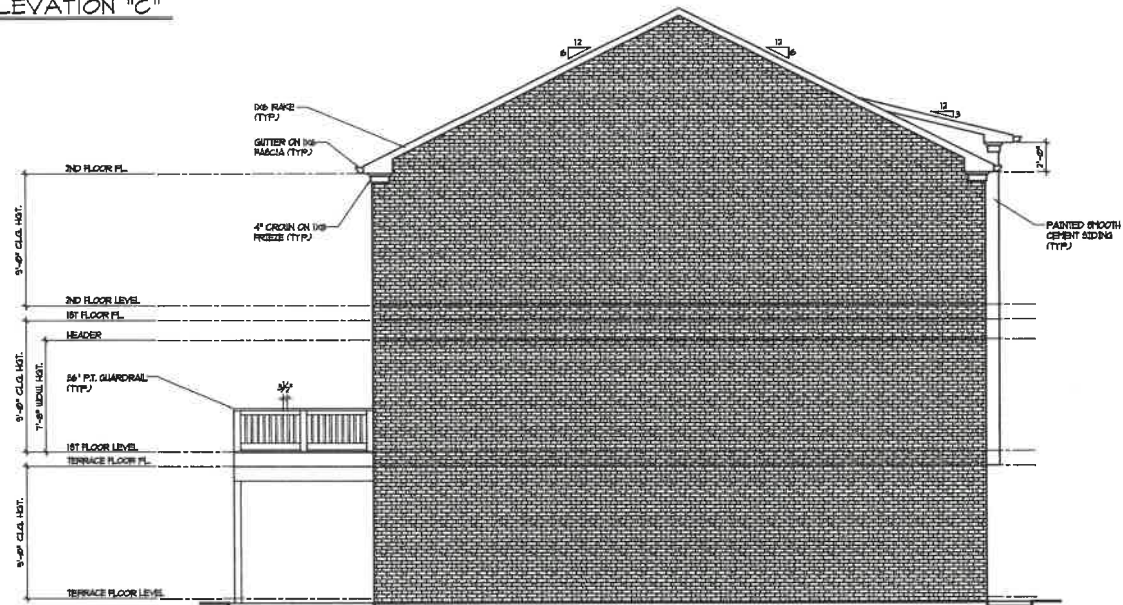


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DATE	03/02/21
REVISED	
NO.	DATE

A-5



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



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

PLANS RELEASED FOR CONSTRUCTION

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

CADD
DRAFTING
SERVICES
LLC

THE IVEY
FRONT ENTRY

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



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CHECKED BY:	J.H.
DATE	03/09/21
REVISED	
NO.	DATE

Sheet No.
A-6













January 30, 2025

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

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

Ms. Powers,

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

- Parcel Numbers 098A 295
- 8.50 Acres
- 33 Townhomes
- Attached concept plan

1. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.

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

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

2. Water:

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

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

Sincerely,



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





NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

February 27, 2025

Dear Dean,

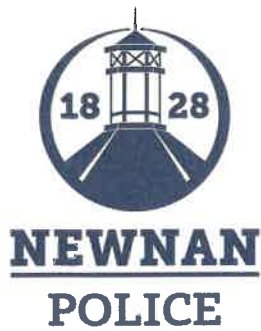
I have reviewed the request for the pending rezoning case, RZ2025-02. Currently, the Newnan Fire Department has the resources to provide services to the proposed development. However, upon full completion, it could impact the specific area with a significant increase in population and traffic. The growth in population and traffic could ultimately result in more motor vehicle accidents, 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.

Please contact me if you have any questions.

Sincerely,


Stephen Brown



BRENT BLANKENSHIP
CHIEF OF POLICE

02/18/25

Reference: Newnan Crossing Blvd. Project

Dean Smith,

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

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

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department