



Newnan City Council Special Called Meeting

March 18, 2025

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

3:00 PM

CALL TO ORDER

INVOCATION

NEW BUSINESS

- A. Consideration of a Resolution of the City Council of the City of Newnan, Georgia Requesting the Introduction of Local Legislation in the Georgia General Assembly to Annex Coweta County Tax Parcels 087 2027 008 and 087 2027 011 into the Corporate Limits of the City of Newnan, Georgia; and for other purposes

ADJOURNMENT

RESOLUTION # _____

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF NEWNAN GEORGIA
REQUESTING THE INTRODUCTION OF LOCAL LEGISLATION IN THE GEORGIA GENERAL ASSEMBLY TO
ANNEX COWETA COUNTY TAX PARCELS 0872027008 AND 0872027011 INTO THE CORPORATE LIMITS OF
THE
CITY OF NEWNAN, GEORGIA; AND FOR OTHER PURPOSES**

WHEREAS, the parcels of land more particularly described on Exhibit A attached hereto and the plat of survey attached hereto as Exhibit B, are owned by Coweta County Georgia located within unincorporated area of the Coweta County; and

WHEREAS, the parcels of land are not contiguous to the corporate limits of the City of Newnan; and

WHEREAS, Coweta County is desirous of having the property annexed into the corporate limits of the City of Newnan for the purpose of constructing a new county administration building in order to comply with the requirements of state law, to provide for certain governmental services within the corporate limits of the City of Newnan, to obtain municipal services and for other purposes; and

WHEREAS, the City of Newnan is able to provide municipal services to the parcels of land through both the City of Newnan and Coweta County road systems; and

WHEREAS, it appears that in the best interest of the property owner, Coweta County, and the citizens of Coweta County that the parcels of land be annexed into the corporate limits of the City of Newnan; and

WHEREAS, due to the limitations set out in O.C.G.A. Title 36-36-1 et seq for the annexation of property, it has been determined that it is appropriate for the General Assembly to approve of the annexation of the property by a legislative local act; and

WHEREAS, the use of the property is not for residential purposes.

NOW THEREFORE, BE IT RESOLVED that upon a consenting resolution by the Coweta County Board of Commissioners and approval of the local legislative delegation of Coweta County and the City of Newnan, that the local legislative delegation be authorized to advertise for and prepare legislation for submission in the current General Assembly Session to annex the parcels of land more particularly described on Exhibit A and shown on Exhibit B attached hereto into the corporate limits of the City of Newnan.

FURTHER RESOLVED that the City Manager and City Attorney are authorized to assist in this process.

SO RESOLVED by the Mayor and Council in open session regularly assembled this _____ day of _____, 2025.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

L. Keith Brady, Mayor

James J. Thomasson III, Mayor Pro Tem

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

LEGAL DESCRIPTION -TAX PARCEL 087 2027 008

All that tract or parcel of land situate, lying and being in Land Lot 27 of the 2nd Land District of Coweta County, Georgia, shown as 17.504 acres as shown on plat of survey for WOODIE T. WOOD, JR. and NORA ANN WOOD made by Turner & Associates Land Surveyors, P.C., Registered Land Surveyors, as recorded in Plat Book 94, Page 40, Office of the Clerk, Coweta County, Georgia Superior Court, reference to which plat is hereby made for a more particular and accurate description of the property conveyed herein.

LEGAL DESCRIPTION -TAX PARCEL 087 2027 011

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lots 27 of the second Land District, Coweta County, Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, First, Start at the point formed by the easterly varying right-of-way of Newnan By-pass East and the southerly varying right-of-way of Poplar Road;

THE FOLLOWING 7 COURSES AND DISTANCES ARE ALONG THE EASTERLY VARYING RIGHT-OF-WAY OF NEWNAN BY-PASS EAST AS DESCRIBED D.B. 1113 PAGES 199-204:

thence S 00°26'04" E a distance of 243.36' to a concrete right-of-way monument found;

thence S 89°33'56" W a distance of 50.00' to a concrete right-of-way monument found;

thence S 00°26'04" E a distance of 1160.86' l to a concrete right-of-way monument found;

thence with a curve turning to the right with an arc length of 562.67', with a radius of 2391. 83', with a chord bearing of S 06°18' 17" W, with a chord length of 561.37', to a concrete right-of-way monument found;

thence S 76°57'21" E a distance of 50.00' to a concrete right-of-way monument found;

thence with a curve turning to the right with an arc length of 278.34', with a radius of 2441.83', with a chord bearing of S 16°18'34" W, with a chord length of 278.19', to a concrete right-of-way monument found;

thence S 19°34'30" W a distance of 111.70' to a concrete right-of-way monument found;

thence N 60°57'12" W a distance of 304.15' crossing over Newnan By-Pass East to a 1/2" iron rebar set on the westerly varying right-of-way of Newnan By-Pass East and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 60°57'12" W a distance of 111.94' leaving said westerly right-of-way of Newnan By-Pass East to a 1/2" iron rebar set;

thence N 53°27'18" W a distance of 720.45' to a 1/2" iron rebar set;

thence S 89°53'55" E a distance of 229.30' to a 3/8" iron rebar found;

thence S 89°49'49" E a distance of 567.20' to a 1" iron pipe found;

thence S 89°49'49" E a distance of 4.28' to a concrete right-of-way monument found on the westerly varying right-of-way of Newnan By-Pass East;

thence with a curve turning to the right with an arc length of 436.37', with a radius of 2141.83', with a chord bearing of S 13°44'20" W, with a chord length of 435.62', along the said westerly right-of-way of Newnan By-Pass East to a concrete right-of-way monument found;

thence S 19°34'30" W a distance of 61.65' along the said westerly right-of-way of Newnan By-Pass East to a 1/2" iron rebar set which is the TRUE POINT OF BEGINNING;

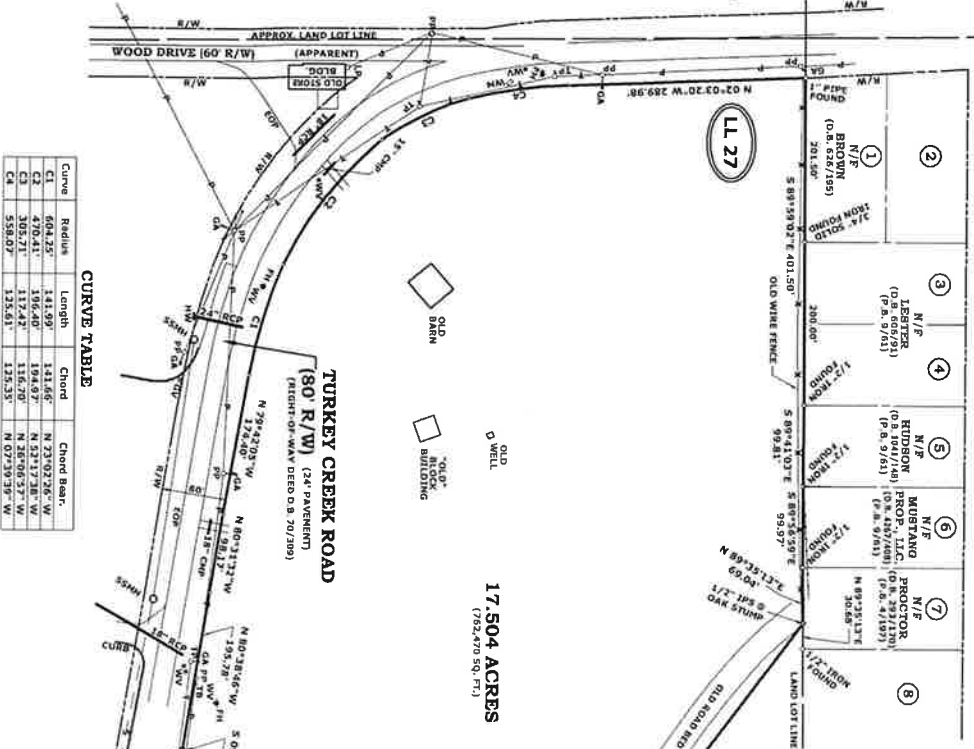
Together with and subject to covenants, easements, and restrictions of record.

Said property contains an area of 4.65 acres.

LL 6 MORNINGSIDE ESTATES
(P.B. 4/197 & P.B. 9/61)

MORNINGSIDE DRIVE

LL 7
LL 26
LL 27



17,504 ACRES
(752,470 sq. ft.)

N/F
BIG PODIAR LLC.
(O.B. 3/68/350)
(P.B. 5/1/91)

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	604.25'	141.46'	N 141.46° W	N 23°02'26" W
C2	302.13'	159.48'	N 159.48° W	N 23°02'26" W
C3	302.13'	159.48'	N 159.48° W	N 23°02'26" W
C4	558.07'	125.61'	N 125.61° W	N 07°39'35" W



NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF ANY RECORDS OR INSTRUMENTS. THE REPORT HEREON MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. REPORT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY REVEALS.

IN MY OPINION, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR THE PROFESSION OF SURVEYING IN GEORGIA AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-47.

JASON D. TURNER
GEORGIA R.L.S. 27295



- LEGEND:**
- IPF = IRON PIN FOUND
 - IP5 = IRON PIN SET
 - CP = CONCRETE POINT FOUND
 - N/F = NOT FOUND
 - D.B. = DEED BOOK
 - F.M. = PLAT BOOK
 - 50 FT. = SQUARE FEET
 - W.V. = WATER VALVE
 - PH = FIRE HYDRANT
 - SSMH = SANITARY SEWER MANHOLE
 - TR = TELEPHONE BOX
 - RCO = REINFORCED CONCRETE PIPE
 - H/W = HEADWALL
 - HP = HEADWALL LED NETAL PIPE
 - PO = POWER POLE
 - LP = TELEPHONE POLE
 - GA = GUY ANCHOR
 - OP = OVERHEAD POWER LINE
 - OWFL = OLD WIRE FENCE WORKING LINE
 - OWF = OLD WIRE FENCE
 - SS = SANITARY SEWER LINE



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF AN ANGLE ERROR OF ONE PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 250,000 FEET OR BETTER.

ANNUAL AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

NORTH ORIENTATION & BASIS OF ELEVATIONS ARE BASED ON THE STATE PLAT NETWORK. ROVER UTILIZING THE EARL CHUDLEY REFERENCE NETWORK.

TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD., SHALLESBURG, GEORGIA 30277
TITLE: (770) 883-3500 EMAIL: turner@turnerandassociates.com
JASON D. TURNER, GEORGIA REGISTERED LAND SURVEYOR NO. 27295

DIVISION FROM A PARENT TRACT SURVEY FOR:
WOODIE T. WOOD JR. & MORA ANN WOOD

LOCATED IN LAND LOT 27, 3rd LAND DISTRICT
COWETA COUNTY, GEORGIA

SCALE: 1" = 100'
PLAT DATE: 04-11-16
DATE OF LAST FIELD WORK: 03-25-16
DRAWING #: E003-WOOD-3

FILED
09:35 AM
4/15/2016
COWETA COUNTY SUPERIOR COURT
CINDY G BROWN
CLERK

BK 94 PG 40

65 PER PLAT, FLOOD HAZARD ZONE, COWETA COUNTY, GEORGIA. THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD HAZARD ZONE. FLOOD HAZARD AREA.