



Newnan City Council Work Session

March 25, 2025

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

5:30 PM

CALL TO ORDER

INVOCATION

WORK SESSION

- A. Rezoning Request-RZ2025-02-8.3 +/- acres on Tax Parcel 098A-295 from OI-1 (Low Density Office and Institutional District) to RU-7 (Urban Residential Single-Family Dwelling District) for the purpose of developing a townhouse neighborhood.

ADJOURNMENT



City of Newnan, Georgia – Mayor and Council - Workshop

Date: March 25, 2025

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

APPLICANT INFORMATION:

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

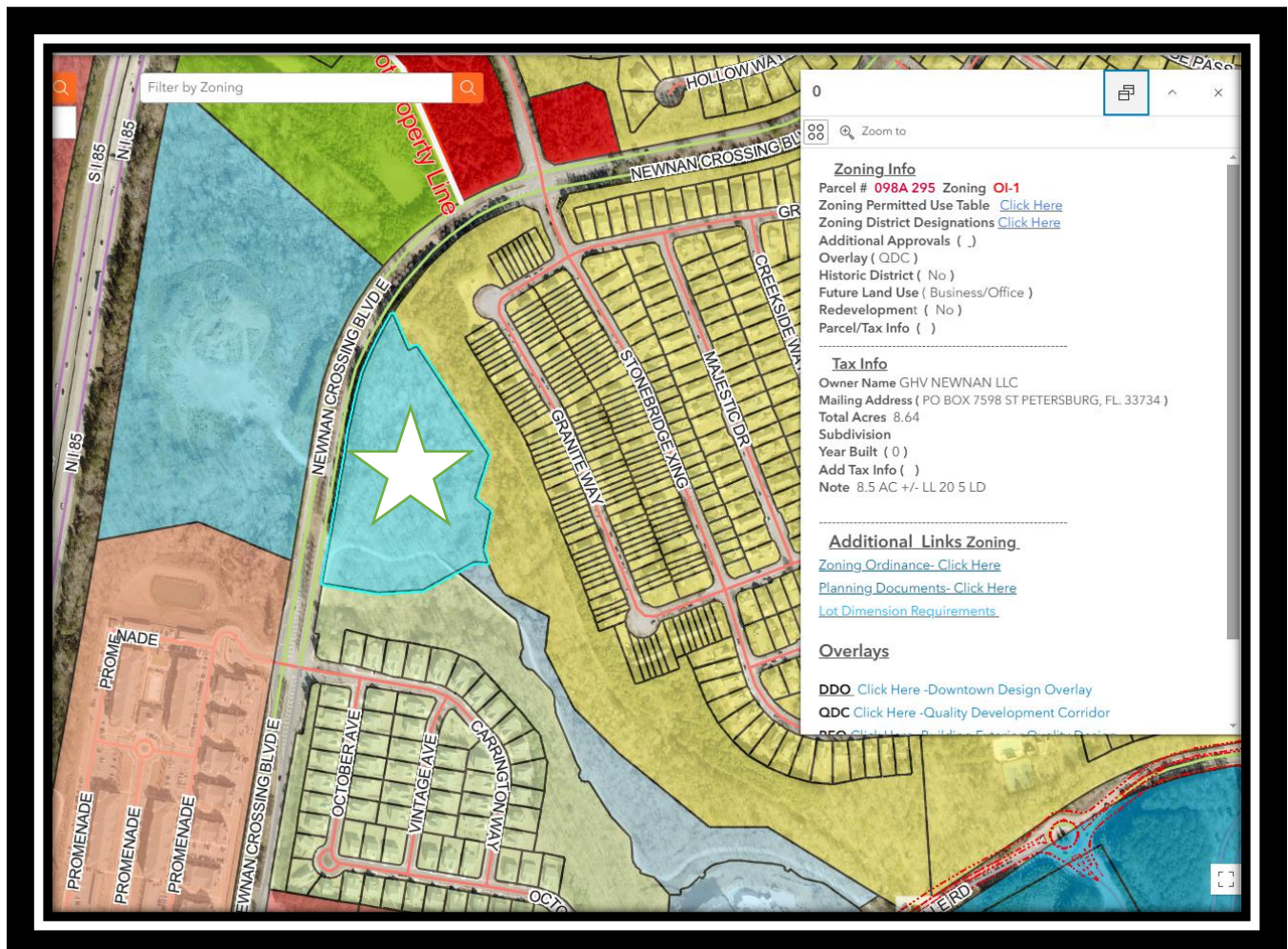
GHV Newnan LLC is seeking to rezone 8.3± acres identified as Tax Parcel 098A-295 for the purpose of developing a townhouse residential development. In order to accomplish this, the applicant is seeking a RU-7 (Urban Residential Single-Family Dwelling District-High Density) zoning assignment.

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).





Tax Parcel 098A-295 was originally approved in 2004 as a part of a 186-unit townhouse development (see preliminary plat attached). That development was called Golden Gate at Newnan Crossing and was initially zoned RU-2 which is a formerly used zoning district called Townhouse Residential. In 2008, Tax Parcel 098A-295 was rezoned from RU-2 to the current zoning OI-1, as the applicant wanted to change the use of Tax Parcel 098A-295 from the original townhouse development to be able to construct 8 medical and general office buildings. Since 2008, the property has remained largely wooded and vacant, apart from the City's LINC construction project.

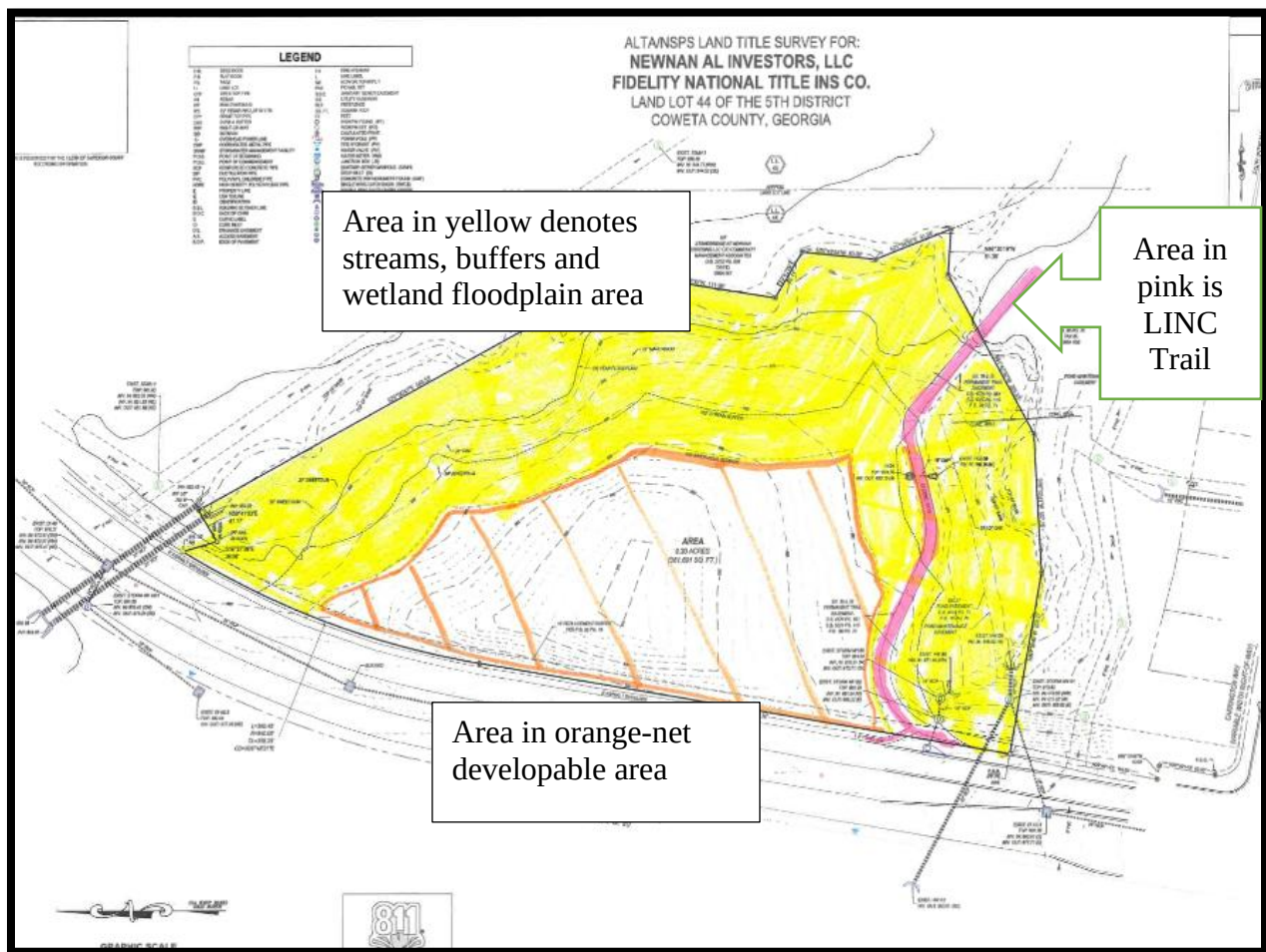
OVERVIEW OF REQUEST:

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 square feet heated 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.

Mike Furbush, City Landscape Architect and Arborist had the following comments pertaining to the applicant's 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.

Michael Klahr harkened that during the development's planning stages, care will need to be taken to the site's environmental areas, streams, wetlands, floodplain and floodway. Additionally, the applicant will need to install ADA sidewalk on both sides of all internal streets and shall connect to the LINC proposed in the right of way for Newnan Crossing Boulevard East. Mr. Klahr has further requested that the applicant provide a Traffic Impact Statement discussing peak hour trip generation, AM and PM. A peak hour trip generation of 100 or more shall then require a Traffic Impact Study.

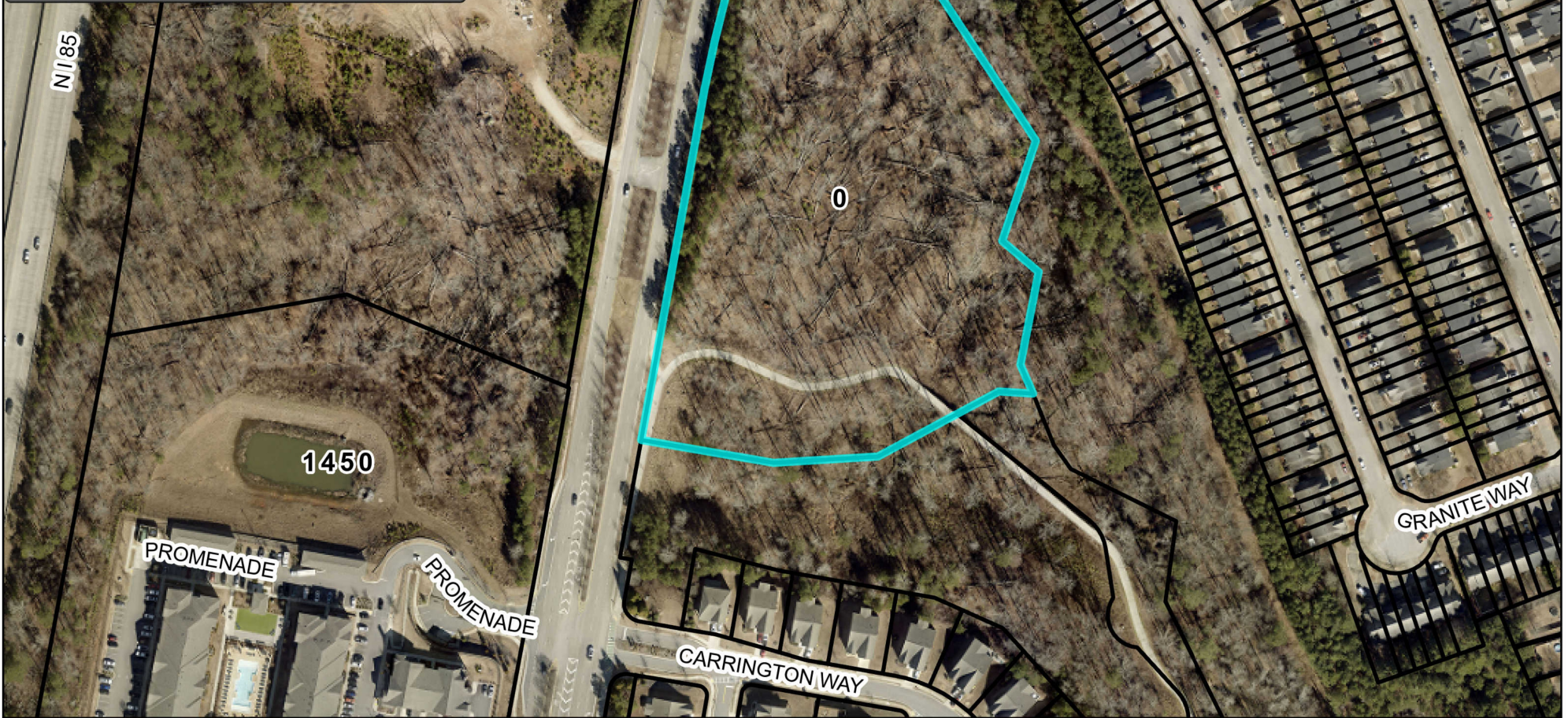
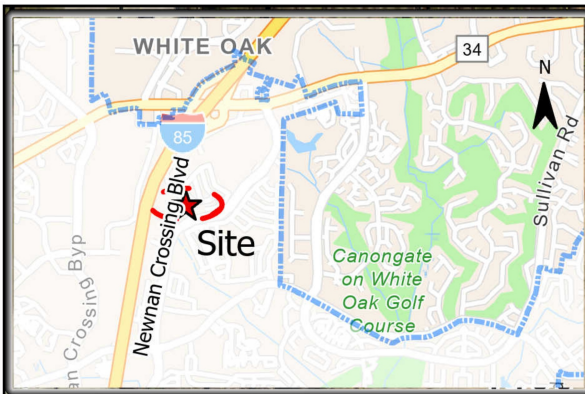
Additional conditions recommended by staff:

- 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.

Planning Commission Meeting Summary – December 17, 2024

At the conclusion of the public hearing held in front of the Planning Commission on March 11, 2025, the Commission voted to recommend approval of the rezoning request by a 3-2 vote inclusive of the applicant's proffered conditions, staff conditions and an additional condition from the Planning Commission, that the

number of rental units be capped at 10% units total out of the 33 proposed units. (See minutes from said meeting attached)



CITY OF NEWNAN

Project Location

Parcel # 098A 295



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

1 = 2,640 feet

Date: 1/31/2025 3:00 PM

 Project Location

 City Limits

ADDRESS
Newnan Crossing Blvd
Newnan, Ga 30263

2004 Golden Gate at Newnan Crossing Preliminary Plat

Area:
2,194,958 Sq. Ft.
50.39 Acres
2,163,538 Sq. Ft.
49.67 Acres
(To Proposed Future R/W)

DEVELOPER AGREES TO PARTICIPATE
IN A PRORATED SHARE OF THE COST TO
INSTALL TRAFFIC SIGNAL AT THE
PROPOSED INTERSECTION AT THE
TIME ITS INSTALLATION IS WARRANTED

Tax Parcel
098A-295

Newnan Crossing Boulevard East

N/F
STONEBRIDGE SUBDIVISION

AREAS OF STEEP SLOPE (>25%) = 4.8 ACRES

OPEN SPACE/AMENITY AREA = 19.14 ACRES

PROPOSED NATURE TRAIL

DEFENTION
OPEN SPACE AREA = 3.58 ACRES

OPEN SPACE AREA = 6.24 ACRES

AMENITY AREA = 1.38 ACRES



Moore Bass
CONSULTING
ATLANTA
DESTIN
www.moorebass.com
(770) 911-2500 (Fax)
(770) 911-2500 (Tel)

PROJECT NAME
GOLDEN GATE
AT
NEWNAN CROSSING
CLIENT NAME
LIGHTY BROTHERS
22 HILLWOOD CIRCLE
NEWNAN, GEORGIA 30063

REVISIONS
1. REVISED PER PLANNING STAFF COMMENTS 12-26-04 BAR



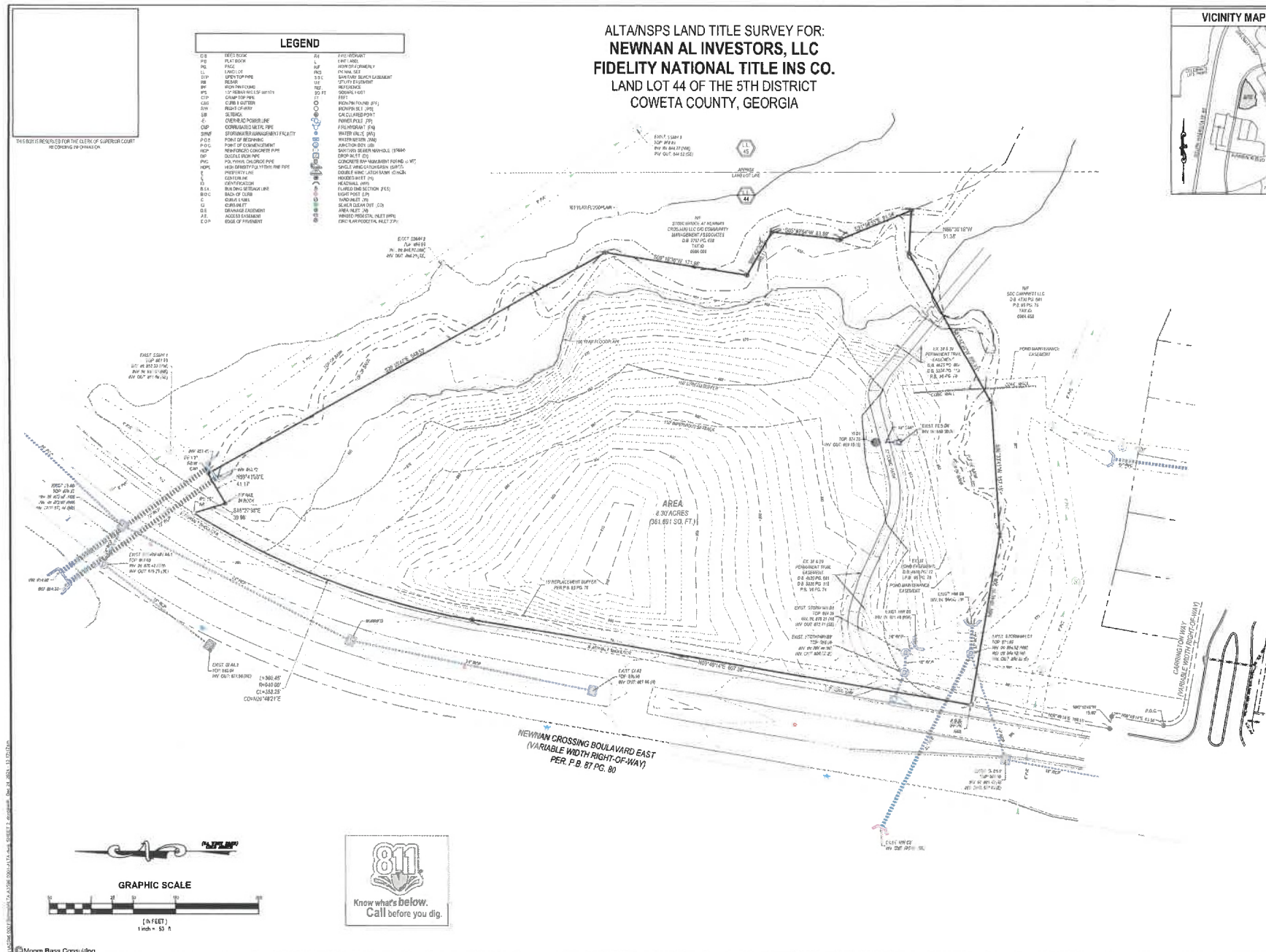
BS1001-PRE-PLAT.dwg
ARCHIVE
DATE 01-13-2004
FILE # 2003-282
CONTRACT # A1181.0001.00

DRAWN BY
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are to be used only for the Project and for the site shown on the drawings. MBC shall be deemed to have no liability for any errors or omissions in the drawings and shall not be responsible for any claims, damages or other losses, including the cost of construction, arising from the use of these drawings.

SEAL

SHEET TITLE
PRELIMINARY
PLAT
SHEET
2.0

© Moore Bass Consulting



ALTA/NSPS LAND TITLE SURVEY FOR:
NEWNAN AL INVESTORS, LLC
FIDELITY NATIONAL TITLE INS CO.
 LAND LOT 44 OF THE 5TH DISTRICT
 COWETA COUNTY, GEORGIA



- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

NEWNAN TOWNHOMES
COWETA COUNTY, GEORGIA

HEATHERLAND HOMES LLC
4250 KEITH BRIDGES ROAD
E 280 CUMMINGS, GEORGIA 30033

PROJECT NAME

CLIENT NAME

REVISIONS

4358 0001-AL T

DATE	12-28-2002
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CONTRACT #	A3398.500
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Five Drawings: Specifications and other documents prepared by Marine West Coast Contract, Inc. 00000

the project by maintaining complete control over the information. The project has various structures imposed, but still has changed the nature of the documents and what roles or content you, statutory and other related rights, including the

THE KIDS' FERRY COAST

SEAL

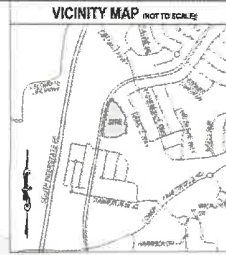
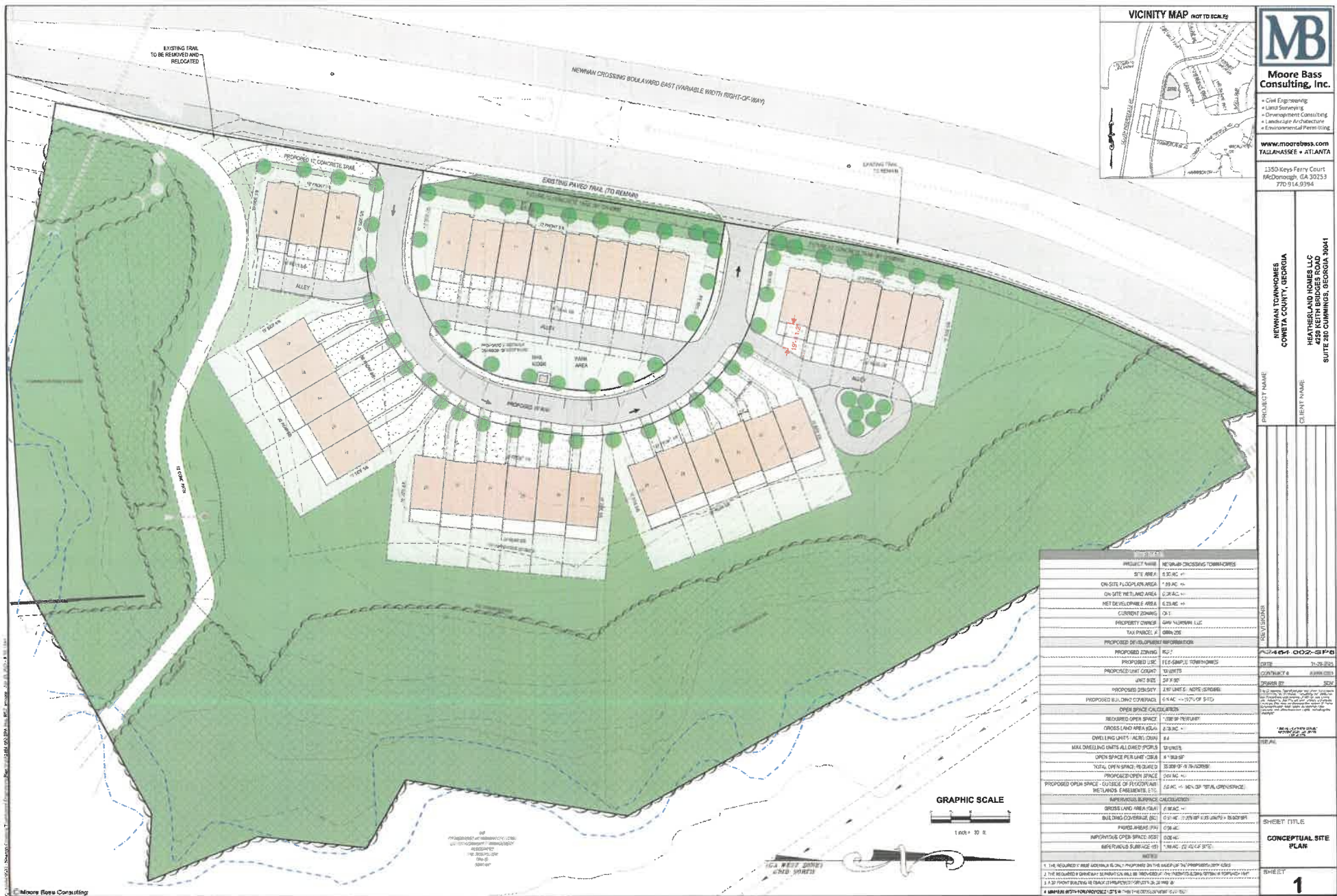


SHEET TITLE

ALTA / NSI
SURVEY

SHEET

2 OF 2



MB
Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Environmental Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
NEWMAN CROSSING TOWNHOMES
CONETA COUNTY, GEORGIA
CLIENT NAME
HEATHERLAND HOMES LLC
4250 KETTY BRIDGES ROAD
SUITE 200 CUMMINGS, GEORGIA 30041

PROJECT DATA	
PROJECT NAME	NEWMAN CROSSING TOWNHOMES
SITE AREA	6.30 AC +/-
ON-SITE PAVED OPEN AREA	7.20 AC +/-
ON-SITE WETLAND AREA	0.20 AC +/-
NET DEVELOPABLE AREA	6.10 AC +/-
CURRENT ZONING	CR-1
PROPERTY OWNER	GMV HOLDINGS, LLC
TAX PARCEL #	0001200
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	R2-7
PROPOSED USE	1-FP-SMP-1: TOWNHOMES
PROPOSED UNIT COUNT	10 UNITS
UNIT SIZE	2,000 SF
PROPOSED DENSITY	2.80 UNIT/AC (ACRES/LOT)
PROPOSED BUILDING COVERAGE	0.4 AC +/- (10% OF SITE)
OPEN SPACE CALCULATIONS	
REQUIRED OPEN SPACE	1,000 SF PER UNIT
GROSS LAND AREA (GSA)	6.30 AC +/-
IMPERVIOUS SURFACE CHECK (SUM)	84
MAX DWELLING UNITS ALLOWED PER LOT	3 UNITS
OPEN SPACE PER UNIT (OSU)	1,000 SF
TOTAL OPEN SPACE REQUIRED	10,000 SF (0.36 AC)
PROPOSED OPEN SPACE	10,000 SF (0.36 AC)
PROPOSED OPEN SPACE - OUTSIDE OF PAVED/PAVED WETLANDS (EQUIVALENT, ETC.)	10,000 SF (0.36 AC)
PROPOSED OPEN SPACE - TOTAL	10,000 SF (0.36 AC)
IMPERVIOUS SURFACE CHECK (SUM)	84
GROSS LAND AREA (GSA)	6.30 AC +/-
BUILDING COVERAGE (BC)	0.4 AC +/- (10% OF GSA) (10,000 SF)
PAVED AREAS (PA)	0.20 AC
IMPERVIOUS OPEN SPACE (OS)	0.20 AC
IMPERVIOUS SURFACE (IS)	1.00 AC (2.00% OF SITE)
NOTES	
1. THE REQUIRED OPEN SPACE IS ONLY REQUIRED ON THE BASIS OF THE PROPOSED UNIT COUNT.	
2. THE REQUIRED OPEN SPACE IS ONLY REQUIRED ON THE BASIS OF THE PROPOSED UNIT COUNT.	
3. A 30' FRONT BUILDING SETBACK IS REQUIRED FOR ALL UNITS.	
4. IMPROVEMENTS FOR THE PROJECT ARE THE DEVELOPER'S RESPONSIBILITY.	

REVISIONS

NO.	DESCRIPTION	DATE
1	1-24-24	02-28-24
2	1-24-24	03-08-24
3	1-24-24	03-08-24
4	1-24-24	03-08-24

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 03-08-24

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET
1

Moore Bass Consulting

State of Georgia



COUNTY OF COWETA OFFICE OF THE CLERK OF SUPERIOR COURT

ELECTRONIC DOCUMENT CERTIFICATION

Certification Date: 01/28/25

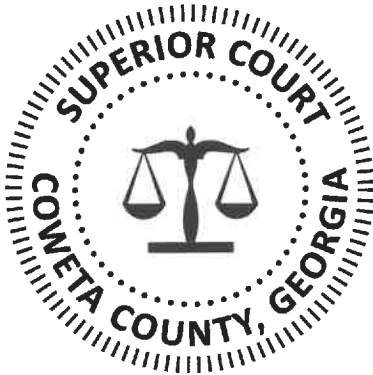
Book Reference:

Authentication Code: YT3HV-2CW2H-NQUS

Number of Pages:

5

I, **Niki Sewell**, Clerk of Superior Court, or Deputy Clerk specified below, hereby certify that the attached page(s) is/are a true and correct copy of the document(s) enumerated herein, and that said document(s) are on file as a part of the official records of this office, of which I am the official custodian, as authorized by Georgia law. Witness my hand and official seal of this office on the date written.



Official Seal of Clerk

Niki Sewell
Niki Sewell, Clerk

Billie LaMontagne
Prepared by:

INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

This electronically certified record can be authenticated as having been duly certified by the issuing officer by accessing the link below:

<https://ecert.gsccca.org/document/YT3HV-2CW2H-NQUS>

Authentication of a certified document is a multiple step process. Instructions for authenticating a certified document can be found at the link below:

<https://ecert.gsccca.org/authenticationinstructions>



AUTHENTICATION CODE LISTED ON EACH CERTIFIED PAGE

4128904500
PARTICIPANT ID
BKC-9S PG:76-76

P2017000153
FILED IN OFFICE
CLERK OF COURT
05/24/2017 02:29 PM
JIMMY G. BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy A. Brown

THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

DEVELOPMENTAL DATA:

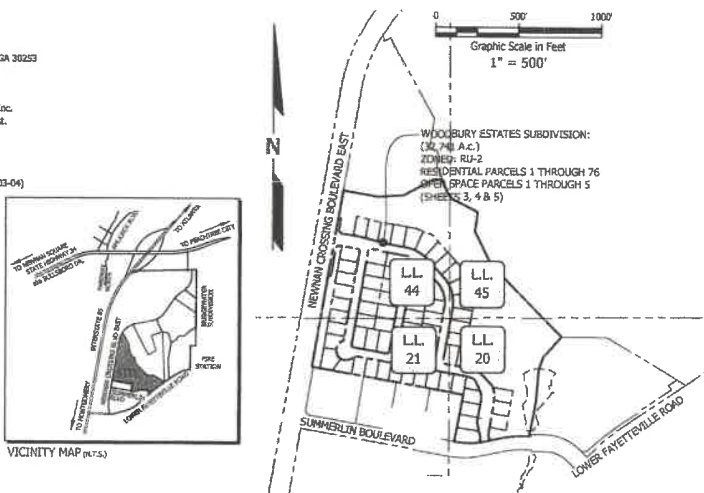
1. Subdivider: W-A WE Holdings VII, LLC
900 N Michigan Avenue, Suite 1800
Chicago, Illinois 60611
770-616-7525 (Gregg Goldenberg)
2. Property Owner:
(Residential): W-A WE Holdings VII, LLC
900 N Michigan Avenue, Suite 1800
Chicago, Illinois 60611
770-616-7525 (Gregg Goldenberg)
(Commercial): Box LLC
PO Box 2240
Cumming, Ga 30028
3. Surveyor / Engineer: Land Engineering, Inc.
1601 S Zack Hinton Parkway, McDonough, GA 30223
678-814-4346
4. Subdivision Configuration:
A. Source of Data: Boundary Survey Performed by Land Engineering, Inc.
B. Locating Lower Fayetteville Road & Newnan Crossing Boulevard East.
C. Project Area: 32.24 acres
14.25 acres (Single Family Lots Only)
13.72 (Open Space)
4.77 acres R/W
D. Zoning: Residential Lots & Open Space - RU-2 with Variance (RZ-2003-04)
E. Type of Subdivision: Single Family Residential
F. Number of Lots: 40 Residential, 2 Commercial
G. Residential Density: 2.08 units/acre (68 units / 32.24 acres)
H. Lot Size: Residential Lots (RU-2):
Min. Lot Width: 75 L.F.
Min. Lot Depth: 90 L.F.
Min. Lot Area: 7,500 S.F.
I. Street Length and Area:
Total: 3,780 L.F. / 2.27
October Avenue: 1,850 L.F. / 1.19 A.C.
Village Avenue: 643 L.F. / .33 A.C.
Carrington Way: 1,250 L.F. / .75 A.C.
J. Type of Streets: Public
K. R/W Width: 30' Typical with 80' at two entrances.
L. R/W Area: 4,277 A.C.
M. Pavement Width: 26' B.O.C. to B.O.C.
N. Building Setbacks:
Residential Lots (RU-2):
Front: 32.5' Per Variance, 15' from R/W to Front of Garage
Side: 7'
Street Side: 20'
Rear: 20'
O. Total Linear Length of Sidewalks: 47,289 L.F. (5' minimum width)
October Avenue: 3,793 L.F.
Village Avenue: 1,184 L.F.
Carrington Way: 2,312 L.F.
P. Total Area of Sidewalks: 40.04 acres
October Avenue: .14 A.C.
Village Avenue: .14 A.C.
Carrington Way: .27 A.C.
Q. Average Residential Lot Size: 0.203 acres
R. Required Common Recreation Area is 125 s.f. per unit
Required Area: 68 X 125 = 8,500 s.f.
Provided Area: 13,222 s.f. (Open Space 5 - see sheet 3)

SURVEY SPECIFIC NOTES:

1. This drawing was created electronically. This media shall not be considered a certified document unless it has been properly sealed and originally signed by a Registered Land Surveyor or Land Engineering, Inc. authority of O.C.G.A. 43-15-22.
2. This map or plat has been calculated for closure and is found to be accurate within one foot in 655,514 feet. A Leica TPS1201 robotic total station was used to obtain the linear and angular measurements used in the preparation of this plat. The field data upon which this plat is based has a closure of one foot in 18,770 feet and was adjusted using the method of least squares. All distances shown herein are surface distances.
3. Property corners are marked as indicated with 5/8" rebar with a red cap stamped "Property Corner - LSF 0946".
4. UTILITIES shown are located based on above ground (visible) appurtenances. Additional utilities may exist that are not shown. The surveyor makes no warranty or guarantee that all utilities are shown.
5. A portion of this property is located within Zone X having a 0.2% annual chance (500 Year) flood per F.L.R.M. Map Numbers 1307700144C & 1307700163C, dated February 6, 2013.

FINAL SUBDIVISION PLAT FOR WOODBURY ESTATES AT NEWMAN CROSSING

LAND LOTS 20, 21, 44 & 45 - 5th DISTRICT
CITY OF NEWMAN
COWETA COUNTY, GEORGIA
TAX P.I.N. 098A 658 (BEING SUBDIVIDED)



CERTIFICATE OF SURVEYOR

AS REQUIRED BY SUBSECTION 302 OF O.C.G.A. SECTION 15-4-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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 15-4-67.

BY: *Mitchell J. Paulk*
Mitchell J. Paulk, GA RLS #2775
Date: MAY 15, 2017

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 enforced by the public safety officials hereto; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

[Signature] 5-12-17
Property Owner Date

CITY OF NEWMAN CERTIFICATE

The City of Newnan hereby accepts all street right-of-ways and the improvements thereon and any catch basins, junction boxes, storm drainage pipe, easements, and other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

[Signature] 5/25/17
City Manager Date

DIRECTOR OF THE PLANNING DEPARTMENT CERTIFICATE

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this plat was given final approval on 5/25/17.

[Signature] 5/25/17
Director of the Planning Department Date

VARIANCE CONDITIONS: (RZ-2003-04)

- 1) TRACT 3 SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) UNITS PER ACRE
- 2) 50 FOOT UNDISTURBED BUFFER ALONG NEWMAN CROSSING BOULEVARD RIGHT-OF-WAY AT RESIDENTIAL PROPERTIES (SINGLE AND MULTI-FAMILY) SHALL BE PROVIDED.
- 3) 40 FOOT UNDISTURBED BUFFER ALONG LOWER FAYETTEVILLE ROAD RIGHT-OF-WAY FOR ALL PROPERTIES SHALL BE PROVIDED.

DRAINAGE EASEMENT NOTE:

The owner of record, on behalf of himself (hers) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drain 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 regulation 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 needs or utility system. 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 rights to seek reimbursement for expenses from the owners of the properties of the lands that generated the conditions.

LAND ENGINEERING

1601 S Zack Hinton Parkway
McDonough, Georgia 30253
T 678.814.4346, F 678.814.4348
www.land.engineering
GA LSF #0946



SURVEYOR'S CERTIFICATION
THE SURVEYOR WHOSE SEAL IS AFFIXED HEREON CERTIFIES THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-67.

REVISION / ISSUE	NO.	DATE	DESCRIPTION
0	1-3-17		FIELD SURVEY
1	3-6-17		Address Comments
2	4-20-17		Add Re-Zoning Conditions
3	5-2-17		Rename Streets
4	5-15-17		Reply to Current Standards

CLIENT: PROJECT NAME:

W-A WE HOLDINGS VII, LLC
WOODBURY ESTATES

SITE LOCATION:
LAND LOT(S): 20, 21, 44, & 45
LAND DISTRICT: 5th
SECTION: -
CITY: NEWMAN
COUNTY: COWETA
STATE: GEORGIA

SCALE:	ONE INCH AT FULL SCALE
DRAWN BY: GNB	CHK BY: BJD
PROJ. NO.: 4025-001	DATE: 01-05-17
SHEET TITLE: FINAL PLAT	
SHEET: 1 TOTAL SHEETS: 6	

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenghish.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", written in a cursive style.

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.

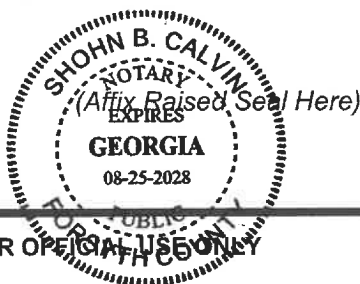
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Shawn B. Calvin
Notary Public



DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: ☐ _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

- (1) The development (including, but not limited to, number of dwelling units, 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

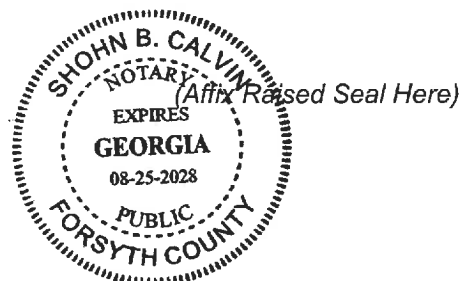
Type or Print Name and Title

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.

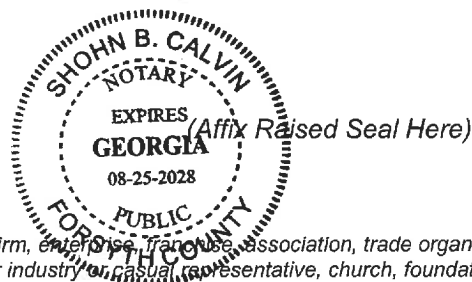
[Signature]
Signature of Applicant

/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.



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

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

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

State of Georgia



COUNTY OF COWETA OFFICE OF THE CLERK OF SUPERIOR COURT

ELECTRONIC DOCUMENT CERTIFICATION

Certification Date: 01/28/25

Book Reference: _____

Authentication Code: 2KBC6-2MQ6R-KDPY

Number of Pages: 7

I, **Niki Sewell**, Clerk of Superior Court, or Deputy Clerk specified below, hereby certify that the attached page(s) is/are a true and correct copy of the document(s) enumerated herein, and that said document(s) are on file as a part of the official records of this office, of which I am the official custodian, as authorized by Georgia law. Witness my hand and official seal of this office on the date written.



Official Seal of Clerk

Niki Sewell
Niki Sewell, Clerk

Billie LaMontagne
Prepared by:

INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

This electronically certified record can be authenticated as having been duly certified by the issuing officer by accessing the link below:

<https://ecert.gsccca.org/document/2KBC6-2MQ6R-KDPY>

Authentication of a certified document is a multiple step process. Instructions for authenticating a certified document can be found at the link below:

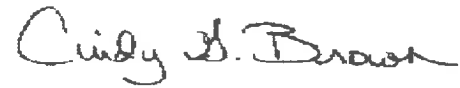
<https://ecert.gsccca.org/authenticationinstructions>



AUTHENTICATION CODE LISTED ON EACH CERTIFIED PAGE

BK:5351 PG:57-63**D2021017889**

FILED IN OFFICE
CLERK OF COURT
06/21/2021 04:50 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

**PT-61 038-2021-004506**

7339863107
7067927936
PARTICIPANT ID

After Recording, Return to:
McMichael and Gray, P.C.
2055 N. Brown Road, Suite 250
Lawrenceville, Georgia 30043

REAL ESTATE
TRANSFER TAX
PAID: \$486.00

CONST-210989

Tax Parcel 098A 295

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 18th day of June, 2021, by and between **BOEX, LLC**, a Florida limited liability company, as party of the first part, (hereinafter referred to as "Grantor"), and **GHV NEWNAN LLC**, a South Dakota limited liability company, as party of the second part, (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land as more particularly described on Exhibit "A" attached hereto and incorporated by this reference (the "Property"). This conveyance is made subject to the Permitted Exceptions shown on Exhibit "B" attached hereto and incorporated by this reference.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, any and all of the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to, the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

BK:5351 PG:58

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed as of the day and year first above written.

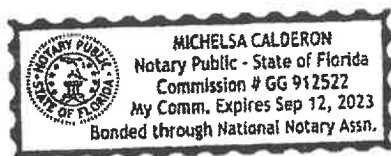
Signed, sealed and delivered
in the presence of:

Gileen Allen
Unofficial Witness

Michelsa Calderon
Notary Public

My Commission Expires: Sept. 12, 2023

[AFFIX NOTARIAL SEAL]



GRANTOR:

BOEX, LLC,
a Florida limited liability company

By: Troy D. Templeton
Authorized Signatory

BK:5351 PG:59

EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 20, 21, 44 and 45, 5th District, Coweta County, Georgia and being more particularly described as follows;

COMMENCING at a point at the intersection of the eastern right-of-way of Interstate 85 (R/W Varies) and the northern right-of-way of Lower Fayetteville Road (R/W Varies), thence leaving the eastern right-of-way of Interstate 85 and running along the right-of-way of Lower Fayetteville Road (R/W Varies) North 80° 06' 42" East, a distance of 216.83 feet, thence South 85° 38' 31" East, a distance of 350.82 feet to the southwestern property corner of Tract 10; thence South 85° 38' 31" East, a distance of 148.37 feet; thence North 82° 25' 03" West, a distance of 133.71 feet to a point that is the intersection of the northern right-of-way line of Lower Fayetteville Road (R/W Varies) and the proposed western right-of-way line of Newnan Crossing Boulevard East (120' R/W); thence continuing along said line 120 feet to the intersection of the northern right-of-way line of Lower Fayetteville Road (R/W Varies) and the proposed eastern right-of-way line of Newnan Crossing Boulevard East (120' R/W); thence running along the Northern right-of-way line of Lower Fayetteville Road (R/W Varies) North 82° 25' 03" East, a distance of 135.27 feet; thence South 12° 14' 56" East, a distance of 25.00 feet; thence along a curve to the left having an arc length of 400.64 feet with a radius of 2,414.30 feet with chord distance of 400.18 feet with a chord bearing of North 73° 06' 32" East; thence North 68° 21' 18" East, a distance of 462.90 feet; thence along a curve to the left having an arc length of 221.08 feet with a radius of 1,288.88 feet with chord distance of 220.81 feet with a chord bearing of North 63° 30' 27" East being the common south property corner of tracts CCS and OI; thence continue along a curve to the left having an arc length of 417.44 feet with a radius of 1,288.88 feet with chord distance of 415.52 feet with a chord bearing of North 49° 14' 15" East, North 39° 58' 13" East, a distance of 271.33 feet; thence along a curve to the right having an arc length of 205.71 feet with a radius of 1,872.12 feet with chord distance of 205.61 feet with a chord bearing of North 43° 07' 05" East, said point the POINT OF BEGINNING; thence North 44° 41' 09" West, a distance of 58.19 feet; thence along a curve to the left having an arc length of 229.36 feet with a radius of 290.00 feet with chord distance of 223.43 feet with a chord bearing of North 67° 20' 34" West; thence 90° 00' 00" West, a distance of 148.14 feet; thence along a curve to the left having an arc length of 114.65 feet with a radius of 540.00 feet with chord distance of 114.43 feet with a chord bearing of South 83° 55' 04" West; thence South 77° 50' 07" West, a distance of 132.93 feet; thence along a curve to the right having an arc length of 157.38 feet with a radius of 460.00 feet with chord distance of 156.61 feet with a chord bearing of South 87° 38' 12" West to a point on the common property lines of Tract CCS and RU-2; thence running along said line North 10° 41' 25" East, a distance of 299.64 feet; thence North 80° 10' 46" West, a distance of 924.15 feet to a point on the proposed right-of-way of Newnan Crossing Boulevard East (R/W 120'); thence leaving said common property line and following proposed right-of-way of Newnan Crossing Boulevard East (R/W 120') North 09° 49' 14" East, a distance of 1,690.41 feet; thence along a curve to the right having an arc length of 360.45 feet with a radius of 940.00 feet with chord distance of 358.25 feet with a chord bearing of North 20° 48' 21" East; thence leaving said proposed right-of-way South 16° 27' 38" East, a distance of 39.98 feet thence North 59° 41' 03" East, a distance of 41.17 feet; thence South 29° 05' 47" East a distance of 548.53 feet; thence South 09° 18' 38" West, a distance of 171.96 feet; thence South 59° 42' 00" East, a distance of 60.11 feet; thence South 05° 49' 54" West, a distance of 83.89 feet; thence South 21° 54' 55" East, a distance of 174.64 feet; thence South 35° 24' 10" East, a distance of 43.93 feet; thence South 63° 39' 22" East, a distance of 175.87 feet; thence South 07° 39' 10" West, a distance of 121.03 feet; thence South 26° 17' 37" East, a distance of 228.12 feet; thence South 44° 48' 41" East, a distance of 601.63 feet; thence South 89° 21' 03" East, a distance of 275.27 feet; thence South 58° 47' 15" East, a distance of 553.45 feet to a point on the northern right-of-way of Lower Fayetteville Road (R/W Varies); thence running along said line South 56° 08' 17" West, a distance of 420.22 feet; thence along a curve to the left having an arc length of 322.57 feet with a radius of 1,872.12 feet with a chord distance of 322.17 feet with a chord bearing of South 51° 12' 07" West to the POINT OF BEGINNING.

Containing 2,194,955 square feet or 50.39 acres, more or less.

BK:5351 PG:60

LESS AND EXCEPT:

All that tract or parcel of land located in Land Lots 20, 21, 44 & 45 of the 5th Land District, City of Newnan, Coweta County, Georgia and further described as follows:

COMMENCING at a point located on the northerly end of the mitered intersection the northerly right of way of Summerlin Boulevard (having a variable width right of way) and the easterly right of way of Newnan Crossing Boulevard East (having 128.5' right of way width in this section), as shown on Plat Book 87, Page 221 of the Coweta County Records: Thence along the easterly right of way of Newnan Crossing Boulevard East North 09 Degrees 49 Minutes 20 Seconds East a distance of 266.30 feet to a point; Thence North 80 Degrees 10 Minutes 46 Seconds West a distance of 8.50 feet to a 1/2" rebar found; said rebar also being the POINT OF BEGINNING;

Thence along the easterly right of way of Newnan Crossing Boulevard East (having 120' right of way width in this section) North 09 Degrees 49 Minutes 14 Seconds East a distance of 558.00 feet to a 5/8" rebar with cap set; Thence North 09 Degrees 49 Minutes 14 Seconds East a distance of 355.50 feet to a 5/8" rebar with cap set; Thence North 09 Degrees 49 Minutes 14 Seconds East a distance of 169.55 feet to a point; Thence leaving said right of way along the common boundary line with (now or formerly) Boex, LLC South 80 Degrees 10 Minutes 46 Seconds East a distance of 208.27 feet to a point; Thence North 86 Degrees 33 Minutes 41 Seconds East a distance of 157.15 feet to a point; Thence North 61 Degrees 42 Minutes 36 Seconds East a distance of 205.33 feet to a point; Thence South 86 Degrees 30 Minutes 19 Seconds East a distance of 51.38 feet to a point; Thence along the common boundary line with (now or formerly) Stonebridge at Newnan Crossing South 21 Degrees 54 Minutes 55 Seconds East a distance of 83.10 feet to a point; Thence South 35 Degrees 24 Minutes 10 Seconds East a distance of 43.93 feet to a point; Thence South 63 Degrees 39 Minutes 22 Seconds East a distance of 175.87 feet to a point; Thence South 07 Degrees 39 Minutes 10 Seconds West a distance of 121.03 feet to a point; Thence South 28 Degrees 17 Minutes 37 Seconds East a distance of 228.12 feet to a point; Thence South 44 Degrees 48 Minutes 41 Seconds East a distance of 601.63 feet to a point; Thence along the common boundary line with (now or formerly) Boex, LLC South 41 Degrees 37 Minutes 13 Seconds West a distance of 165.91 feet to a point; Thence South 18 Degrees 16 Minutes 52 Seconds West a distance of 86.83 feet to a point; Thence South 04 Degrees 37 Minutes 57 Seconds West a distance of 181.66 feet to a point; Thence South 10 Degrees 46 Minutes 27 Seconds West a distance of 214.73 feet to a 5/8" rebar with cap set on the northerly right of way of Summerlin Boulevard; Thence along said right of way North 90 Degrees 00 Minutes 00 Seconds West a distance of 54.44 feet to a 5/8" rebar with cap set; Thence along a curve to the left having a radius of 540.00 feet and an arc length of 114.65 feet, being subtended by a chord South 83 Degrees 55 Minutes 04 Seconds West for a distance of 114.43 feet to a 5/8" rebar with cap set; Thence South 77 Degrees 50 Minutes 07 Seconds West a distance of 48.12 feet to a 5/8" rebar with cap set; Thence South 77 Degrees 50 Minutes 07 Seconds West a distance of 52.19 feet to a point; Thence along a curve to the right having a radius of 460.00 feet and an arc length of 50.22 feet, being subtended by a chord South 80 Degrees 58 Minutes 02 Seconds West for a distance of 50.20 feet to a 5/8" rebar with cap set; Thence along a curve to the right having a radius of 480.00 feet and an arc length of 137.22 feet, being subtended by a chord North 87 Degrees 21 Minutes 53 Seconds West for a distance of 136.72 feet to a 1/2" rebar found; Thence leaving said right of way along the common boundary line with (now or formerly) "The Outparcels at Summerlin Boulevard" (as shown on Plat Book 87, Page 221, aforesaid records) North 10 Degrees 41 Minutes 25 Seconds East a distance of 287.69 feet to a 5/8" rebar with cap set; Thence North 80 Degrees 10 Minutes 46 Seconds West a distance of 924.15 feet to a 1/2" rebar found on the easterly right of way of Newman Crossing Boulevard East; said rebar also being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.
Said property contains 1,426,183 square feet or 32.74 acres more or less.

BK:5351 PG:61

FURTHER LESS AND EXCEPT:

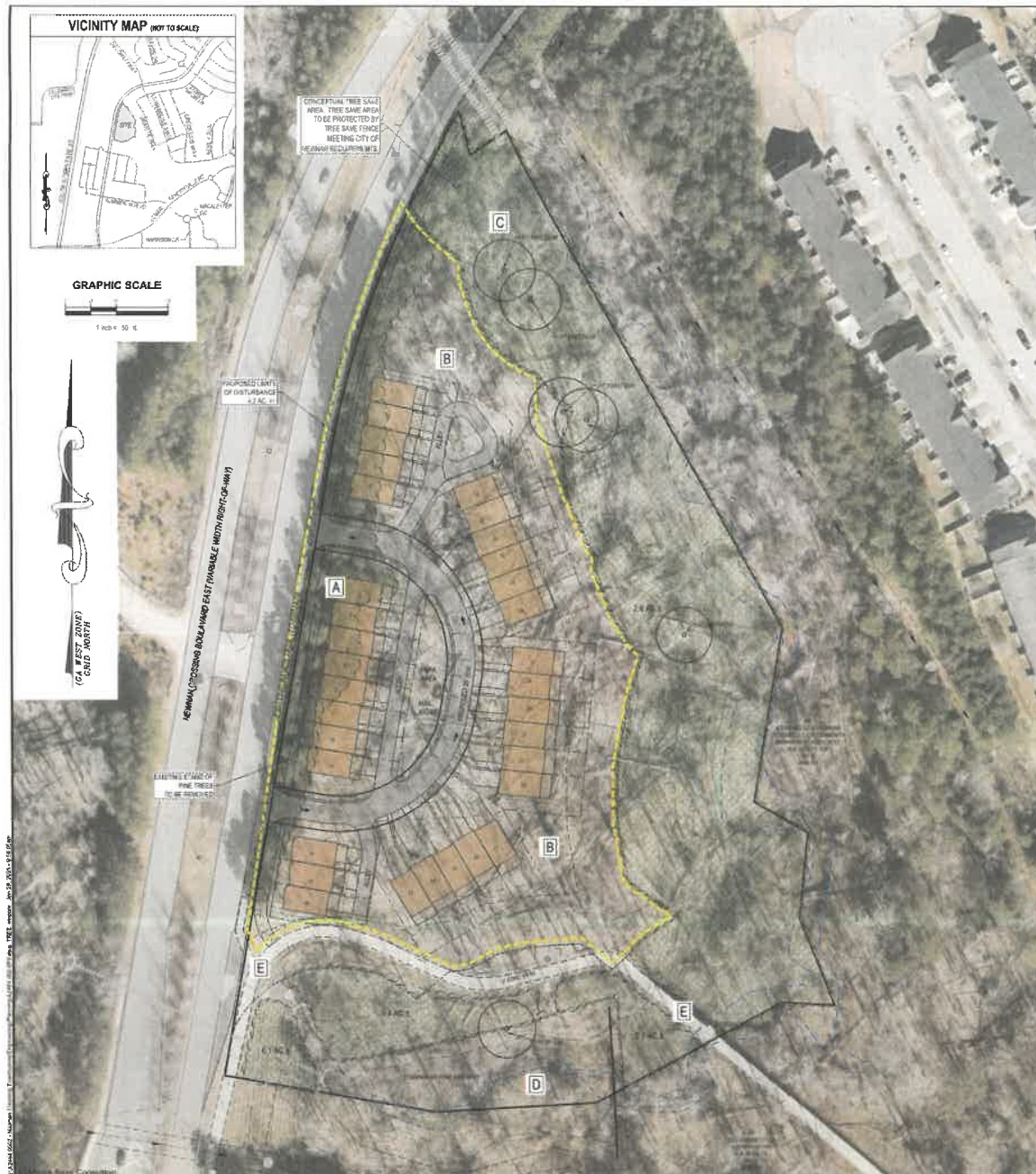
All that tract or parcel of land lying and being in Land Lot 20, 5th District, Coweta County, Georgia and being more particularly described as follows: BEGINNING at the intersection of the northern right-of-way of Summerlin Boulevard (R/W Varies) and the northwesterly right-of-way of Lower Fayetteville Road (R/W Varies) as recorded in Plat Book 87 Page 118, Coweta County, Georgia records; Thence along northern right-of-way of Summerlin Boulevard, North 44 degrees 41 minutes 09 seconds West, a distance of 22.09 feet; Thence along a curve to the left having a radius of 300.00 feet and an arc length of 237.26 feet, being subtended by a chord of North 67 degrees 20 minutes 34 seconds West for a distance of 231.13 feet; Thence South 90 degrees 00 minutes 00 seconds West, a distance of 79.56 feet; Thence South 00 degrees 00 minutes 00 seconds East, a distance of 10.00 feet; Thence South 90 degrees 00 minutes 00 seconds West, a distance of 14.15 feet to the easterly line of lands described in Deed Book 4138 Page 483; Thence along said easterly line, North 10 degrees 46 minutes 27 seconds East, a distance of 214.74 feet; Thence North 04 degrees 37 minutes 57 seconds East, a distance of 181.66 feet; Thence North 18 degrees 16 minutes 52 seconds East, a distance of 86.83 feet; Thence North 41 degrees 37 minutes 13 seconds East, a distance of 165.91 feet to the south line of lands described in Deed Book 2232 Page 628; Thence along said south line, South 89 degrees 21 minutes 03 seconds East, a distance of 275.27 feet; Thence South 58 degrees 47 minutes 15 seconds East, a distance of 432.79 feet to the proposed northwesterly right-of-way of Lower Fayetteville Road (R/W Varies); Thence along said proposed northwesterly right-of-way, South 56 degrees 08 minutes 17 seconds West, a distance of 84.28 feet; Thence South 33 degrees 51 minutes 43 seconds East, a distance of 73.15 feet; Thence South 56 degrees 08 minutes 17 seconds West, a distance of 285.08 feet; Thence along a curve to the left having a radius of 1,908.40 feet and an arc length of 319.42 feet, being subtended by a chord of South 51 degrees 20 minutes 35 seconds West for a distance of 319.05 feet to the POINT OF BEGINNING. Containing approximately 8.46 acres and shown on survey prepared by Scott D. Grusenmeyer (GRLS No. 3130) of Integrated Science & Engineering, Project #1346.1601.

BK:5351 PG:62**EXHIBIT B**

1. All taxes for the year 2021 and subsequent years not yet due and payable.
2. Drainage Easement Agreement by and between BOEX, LLC and W. A WE Holdings VII, L.L.C. recorded in Deed Book 4610, page 72, Coweta County records.
3. Condemnation Order and Judgment in favor of City of Newnan recorded in Deed Book 4720, page 661 and Deed Book 5326, page 115, aforesaid records.
4. Right of Way Deed to City of Newnan recorded in Deed Book 4490, page 835, aforesaid records.
5. Drainage Easement Agreement by and between BOEX, LLC and Newnan Crossing Partners, LLC recorded in Deed Book 4083, page 684, aforesaid records.
6. Easements as contained in that certain Right of Way Deed to Commissioner of Roads and Revenues recorded in Deed Book 43, page 125, aforesaid records.
7. Easements as contained in that certain Right of Way Deed to Commissioner of Roads and Revenues recorded in Deed Book 43, page 126, aforesaid records.
8. Easements as contained in that certain Right of Way Deed to Commissioner of Roads and Revenues recorded in Deed Book 43, page 127, aforesaid records.
9. Easements as contained in that certain Right of Way Deed to Commissioner of Roads and Revenues recorded in Deed Book 43, page 130, aforesaid records.
10. Easements as contained in that certain Right of Way Deed to Commissioner of Roads and Revenues recorded in Deed Book 43, page 131, aforesaid records.
11. Easements to Georgia Power Company recorded in Deed Book 45, page 191; Deed Book 166, page 184; Deed Book 171, page 260, and Deed Book 2934, page 21, aforesaid records.
12. Right of Way Easement to Georgia Power Company recorded in Deed Book 50, page 84, aforesaid records.
13. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed (Limited Access) to State Highway Department of Georgia recorded in Deed Book 144, page 299, aforesaid records.
14. Easements to Newnan Water Sewage and Light Commission recorded in Deed Book 1314, page 623 and Deed Book 1314, page 632, aforesaid records.
15. Sanitary Sewer Easements to City of Newnan recorded in Deed Book 1745, page 448, Deed Book 1907, page 266, Deed Book 1907, page 270 and Deed Book 1907, page 274, aforesaid records.

BK:5351 PG:63

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



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



B EXISTING VEGETATION TO BE REMOVED FOR DEVELOPMENT CONSTRUCTION



C EXISTING VEGETATION TO BE PRESERVED

- NOTES:**
THE SITE IS PARTIALLY WOODED. THE PROPERTY CURRENTLY CONTAINS THE FOLLOWING FEATURES:
A. A SMALL STAND OF EXISTING PINE TREES ALONG MEADOW CREEK BULKHEAD.
B. WITHIN THE CENTER OF THE SITE, A MAJORITY OF THE VEGETATION CONSISTS OF DOWNED / STORM DAMAGED TREES.
C. APPROXIMATELY 3.1 ACRES OF TREE SAVE AREA IS PROPOSED INSIDE OF THE PROPOSED LIMITS OF DISTURBANCE.
D. EXISTING "RECREATION FACILITY" IS PARTIALLY LOCATED ON THE SUBJECT PROPERTY. PINE CONSTRUCTION INCLUDES THE INSTALLATION OF A CONCRETE WALL, IMPROVEMENT OVER AN EXISTING TRIANGLE.
E. AN EXISTING CONCRETE PAVED MULTIPLE USE PATH TRAVELING FROM THE SOUTH TOWARD MEADOW CROSSING BULKHEAD.
- SECTION TREE (P.P.)**



PROJECT INFO	
PROJECT NAME	MEADOW CROSSING TOWNHOMES
SITE AREA	1.50 AC ±
ON-SITE FLOODPLAIN AREA	1.40 AC ±
ON-SITE WETLAND AREA	0.30 AC ±
NET DEVELOPABLE AREA	0.23 AC ±
CURRENT ZONING	OK-1
PROPERTY OWNER	GARY MEADOWS LLC
TAX PARCEL #	0004 295
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	OK-1
PROPOSED USE	FLEXIBLE TOWNHOMES
PROPOSED UNIT COUNT	20 UNITS
UNIT SIZE	2700 SF
PROPOSED DENSITY	1.33 UNITS / ACRE (SAROL)
PROPOSED BUILDING COVERAGE	1.1 AC ± (72% OF SITE)
OPEN SPACE CALCULATION	
REQUIRED OPEN SPACE	1.00 AC PER UNIT
GROSS LAND AREA (GAL)	0.30 AC ±
DWELLING UNITS / ACRE (DU/A)	3.4
MAX DWELLING UNITS ALLOWED (PUD)	13 UNITS
OPEN SPACE PER UNIT (OSU)	1.00 AC
TOTAL OPEN SPACE REQUIRED	20.00 AC (7.4 AC MIN)
PROPOSED OPEN SPACE	1.00 AC
PROPOSED OPEN SPACE - OUTSIDE OF FLOODPLAIN WETLANDS, CAGMENTS, ETC.	0.4 AC ± (20% OF TOTAL OPEN SPACE)
SUPERVISORY SURFACE CALCULATION	
GROSS LAND AREA (GAL)	0.30 AC ±
BUILDING COVERAGE (BC)	0.8 AC ± 1.00 AC ± 0.20 UNITS ± 18.00 SF
PAVED AREAS (PA)	0.5 AC
IMPERVIOUS OPEN SPACE (OS)	0.5 AC
IMPERVIOUS SURFACE (IS)	1.0 AC (50% OF SITE)
NOTES	
1. THE REQUIRED 1.00 AC MINIMUM OPEN SPACE IS BASED ON THE PROPOSED 1.00 AC MINIMUM.	
2. THE REQUIRED 0.40 AC MINIMUM OPEN SPACE IS BASED ON THE PROPOSED 0.40 AC MINIMUM.	
3. A 30' FRONT BUILDING SETBACK IS PROPOSED FOR LOT 1, 2, 3, AND 4.	
4. A MAXIMUM HEIGHT OF 30' IS PROPOSED FOR LOT 1, 2, 3, AND 4.	

Moore Bass Consulting, Inc.

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

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Rays Farm Court
Macon, GA 30203
770 914 0394

PROJECT NAME

MEADOW CROSSING TOWNHOMES
CONNETTA COUNTY, GEORGIA

CLIENT NAME

MEADOWS TOWNHOMES LLC
HEATHERLAND HOMES LLC
SUITE 200 CUMMINGS, GEORGIA 30041

REVISIONS

NO.	DATE	DESCRIPTION
1	01/10/2024	ISSUED FOR PERMIT

DATE

01/10/2024

CONTRACT #

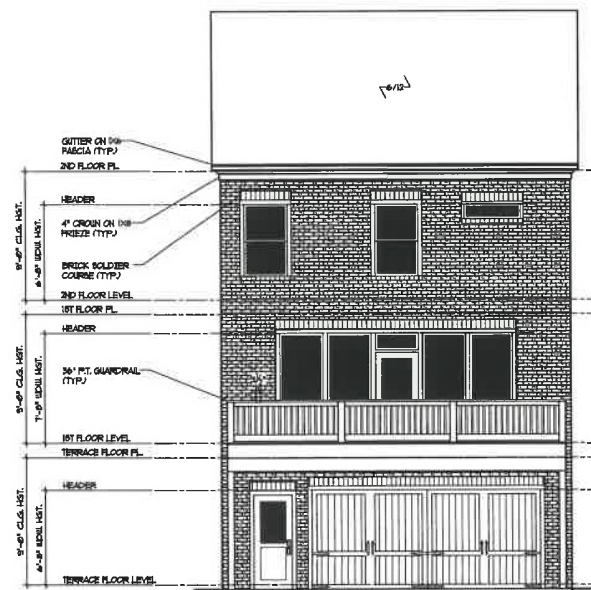
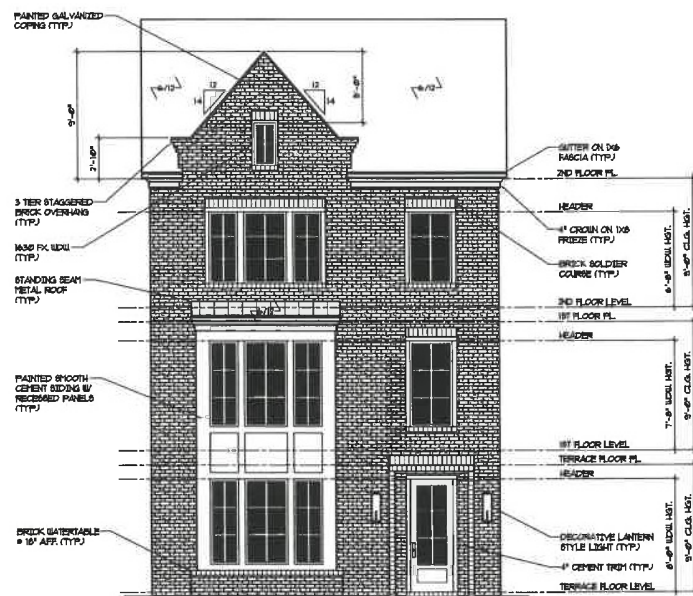
AC200201

SHEET TITLE

PRELIMINARY TREE MANAGEMENT PLAN

SHEET

2



PLANS RELEASED FOR CONSTRUCTION

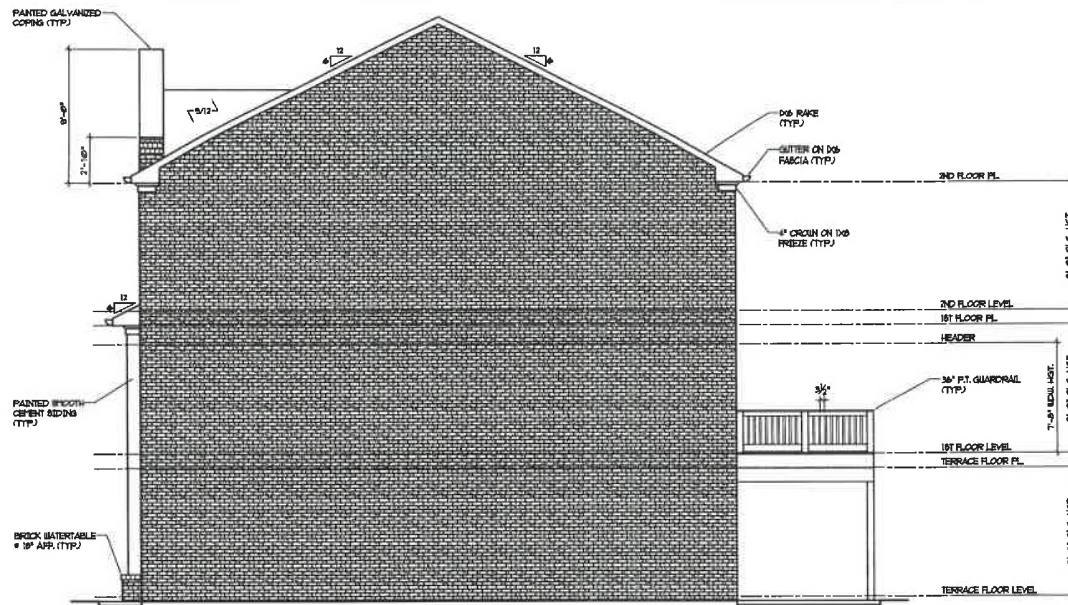
CADD
DRAFTING
SERVICES

THE IVEY

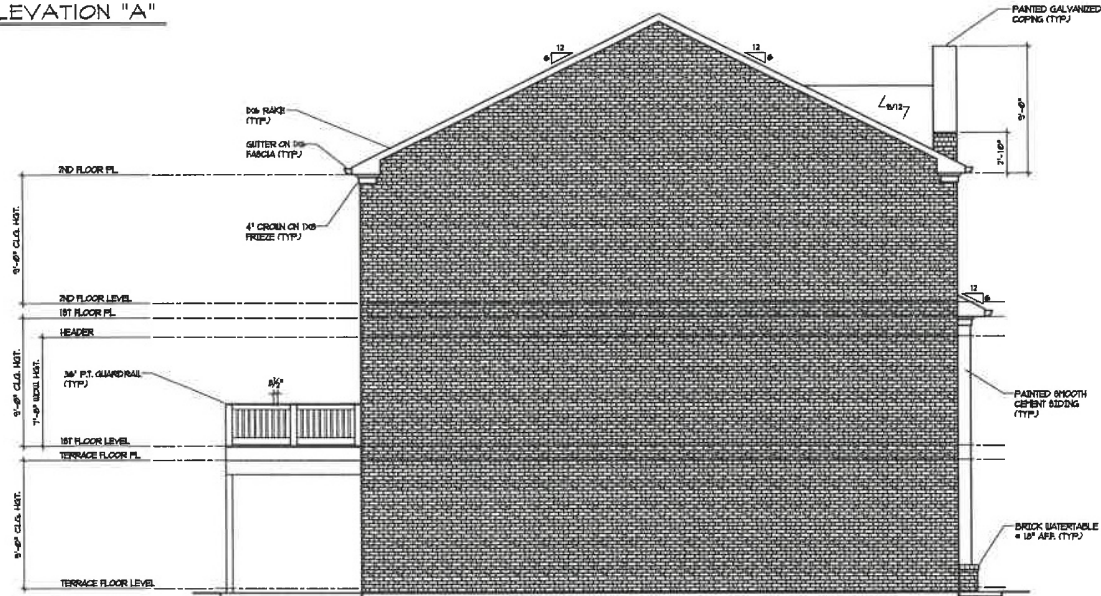
384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-643-3412

[illegible]

sheet no. **A-1**



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



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

PLANS RELEASED FOR CONSTRUCTION

145 Vandeventer Ave
Norcross, GA 30092
Phone: 678-441-1000

CADD
DRAFTING
SERVICES LLC

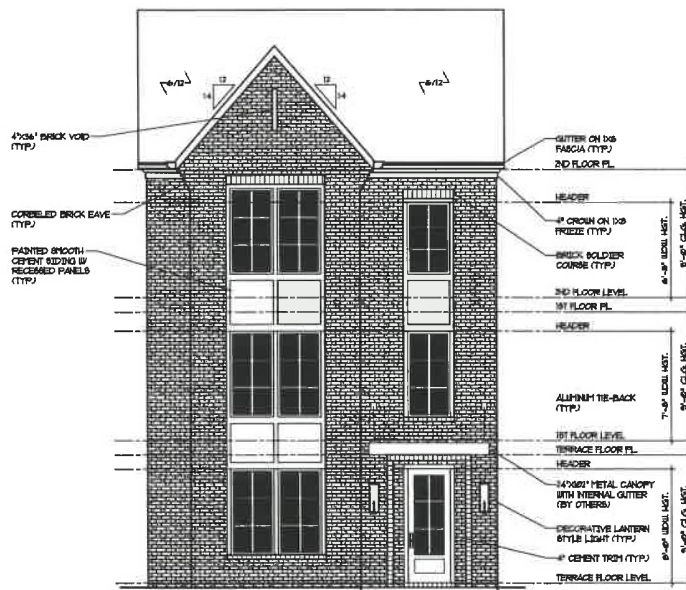
THE IVEY

3384 PEACHTREE ROAD NE
ATLANTA, GA 30326
Phone: 678-663-3412

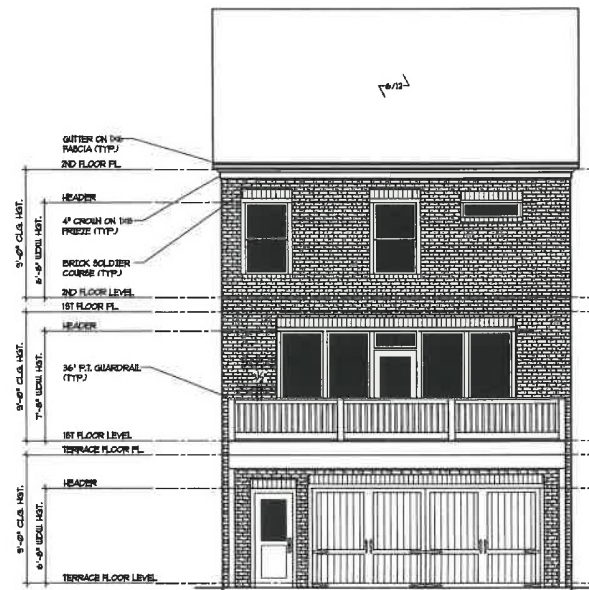


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CHECKED BY:	J.H.
DATE:	03/14/20
REVISED	
NO.	DATE

Sheet no.
A-2

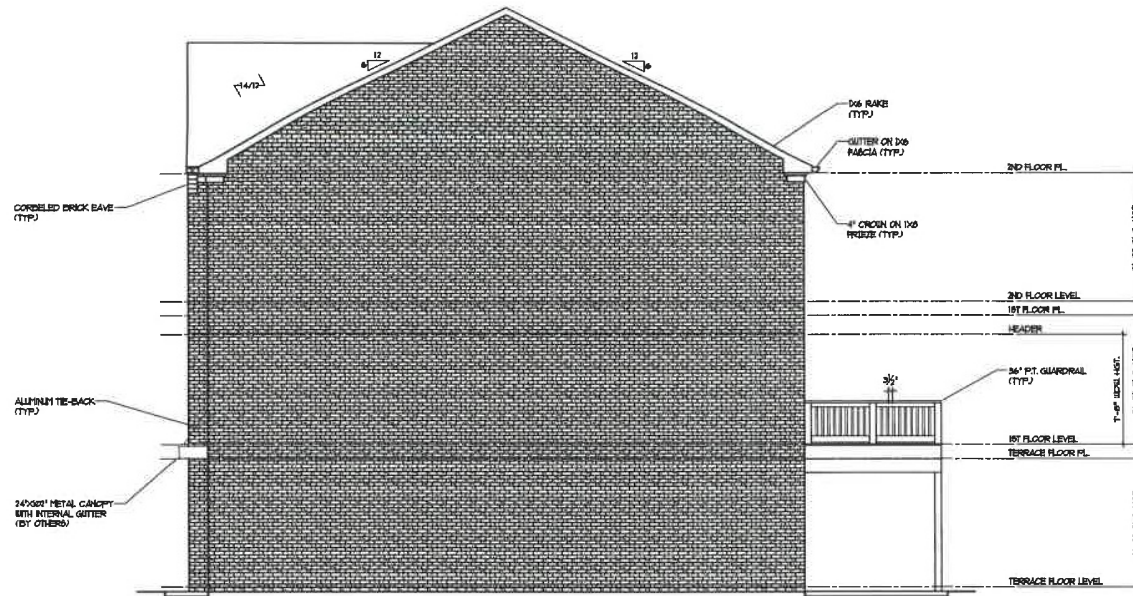


FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

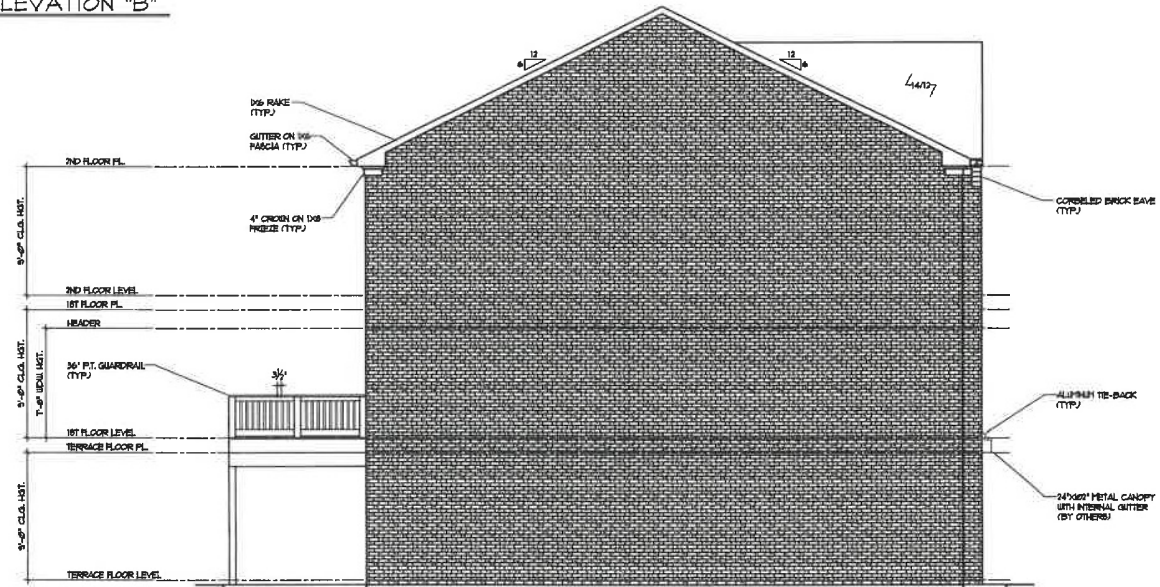


REAR ELEVATION "B"
SCALE: 1/4" = 1'-0"

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



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



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

PLANS NOT FOR CONSTRUCTION

1458 Vandenberg Way
Marietta, Ga. 30068
Phone: 678-481-8398

CADD
DRAFTING
SERVICES
LLC

THE IVEY

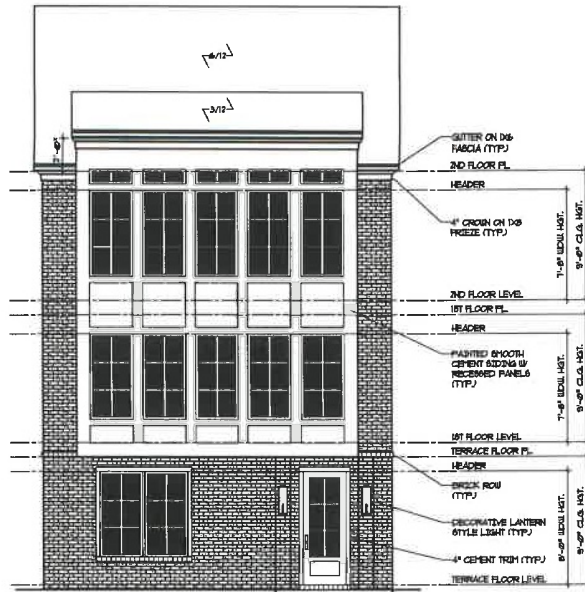
3384 PEACHTREE ROAD NE
SUITE 112, 30326
ATLANTA, GA 30326
Phone: 678-443-3412



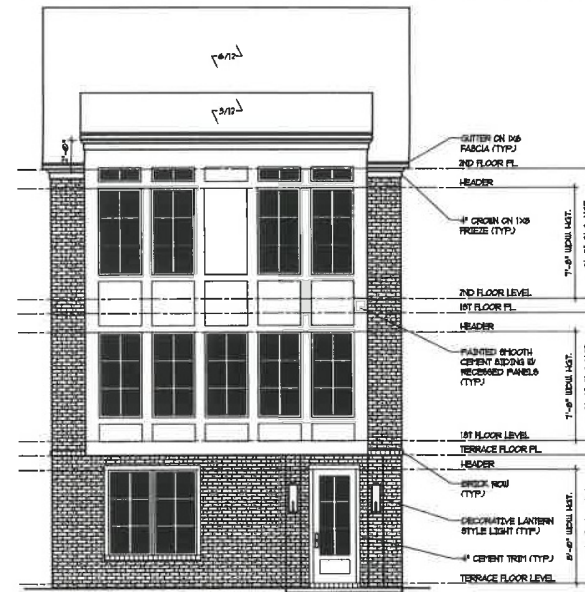
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DRAWN BY:	J.J.
CHECKED BY:	J.J.
DATE	09/14/20
REVISION	
NO.	DATE

sheet no.

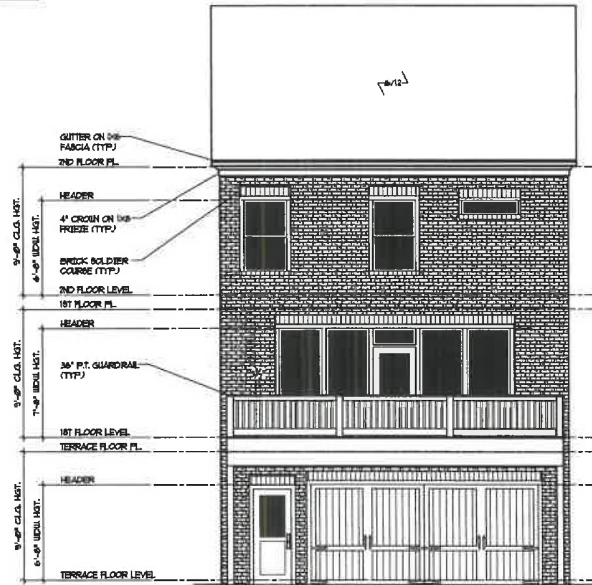
A-4



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



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



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

PLANS RELEASED FOR CONSTRUCTION

148 VANDERBILT AVE
PEACHTREE CITY, GA 30326
Phone: 678-643-3412

CADD
DRAFTING
SERVICES
LLC

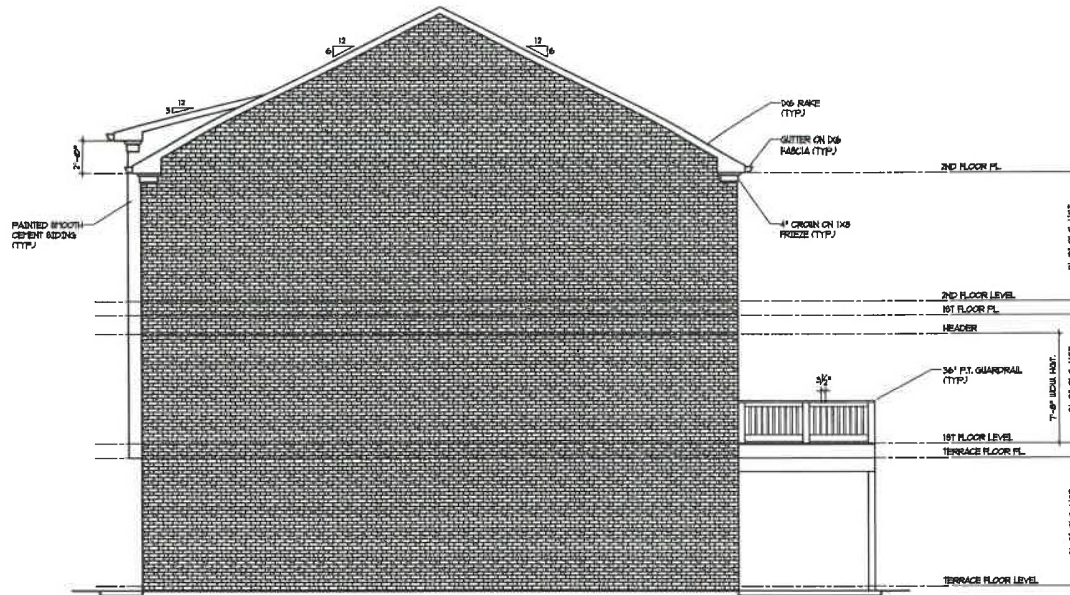
THE IVEY

3384 PEACHTREE ROAD NE
SUITE 112
ATLANTA, GA 30326
Phone: 678-643-3412

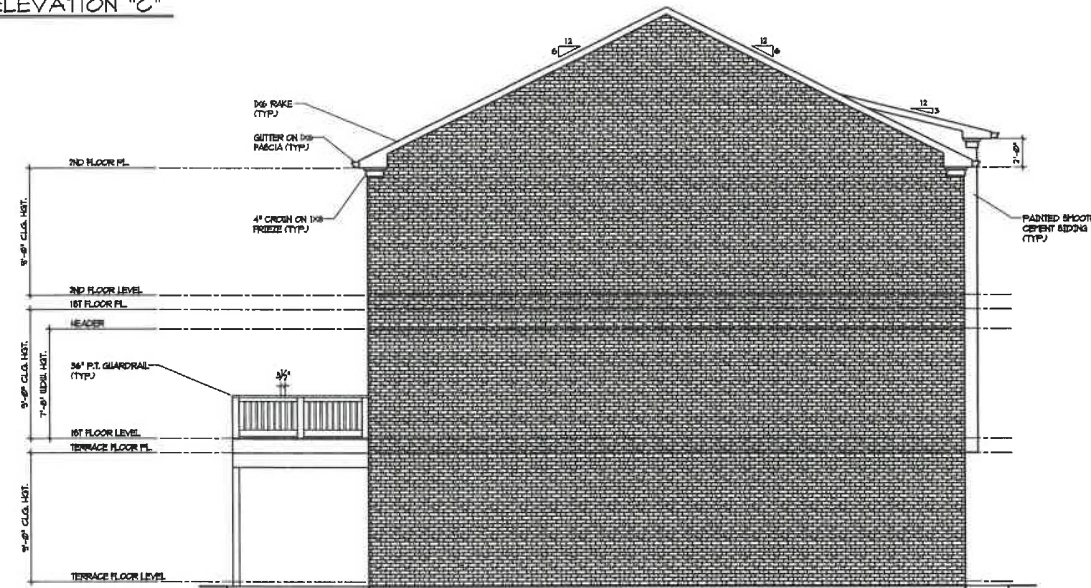


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DATE:	05/14/20
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NO.	DATE

Sheet No.
A-5



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



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

PLANS RELEASED FOR CONSTRUCTION

138 Peachtree Ave
Norfolk, GA 30268
Phone: 678-687-8239

CADD
DRAFTING
SERVICES
LLC

THE IVEY

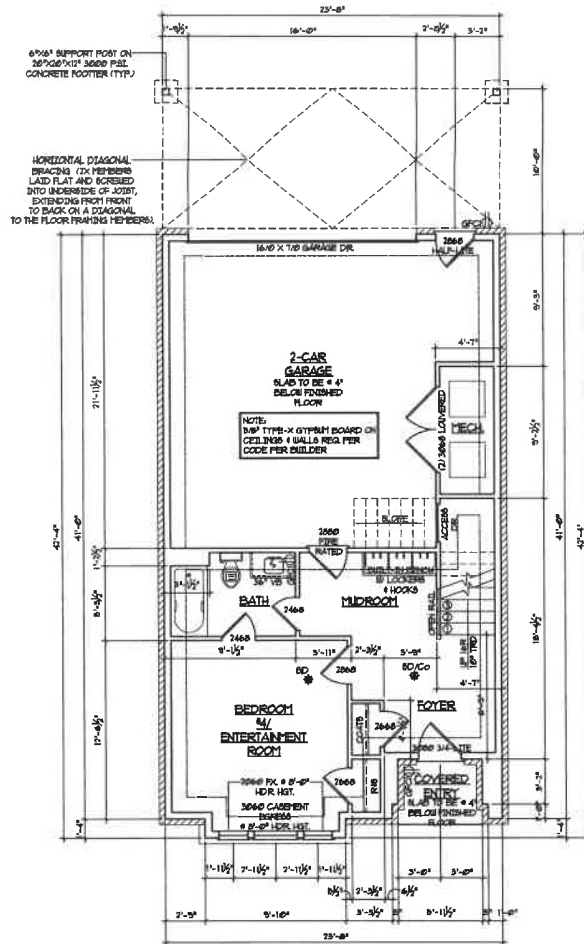
1384 PEACHTREE ROAD NE
SUITE 1.2.5
ATLANTA, GA 30326
Phone: 678-643-3412

Heatherland
LLC

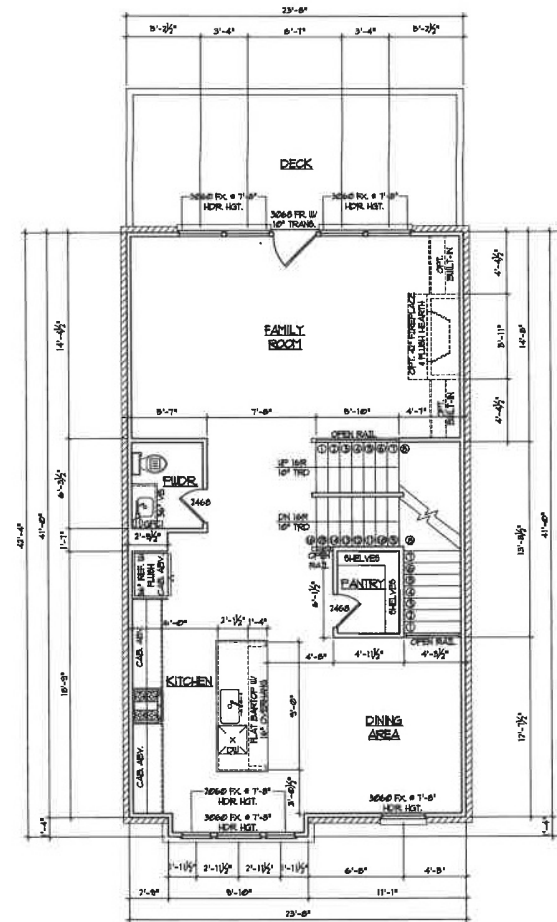
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NO.	DATE

Sheet No.

A-6



TERRACE FLOOR PLAN
SCALE: 1/8" = 1'-0" 9'-0" CLS. NOT.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" 9'-0" CLS. NOT.

SQUARE FOOTAGE	
TERRACE PLAN	447 SQ. FT.
FIRST FLOOR PLAN	983 SQ. FT.
SECOND FLOOR PLAN	884 SQ. FT.
TOTAL	2,324 SQ. FT.
GARAGE	302 SQ. FT.

NO/Co	SMOKE DETECTOR & CARBON MONOXIDE
NO	SMOKE DETECTOR
NO/Co	GFCI OUTLET
EX	EXHAUST FAN

PLANS RELEASED FOR CONSTRUCTION

1451 Vantage Way
Marietta, GA 30066
Phone: 678-487-8838

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SERVICES
LLC**

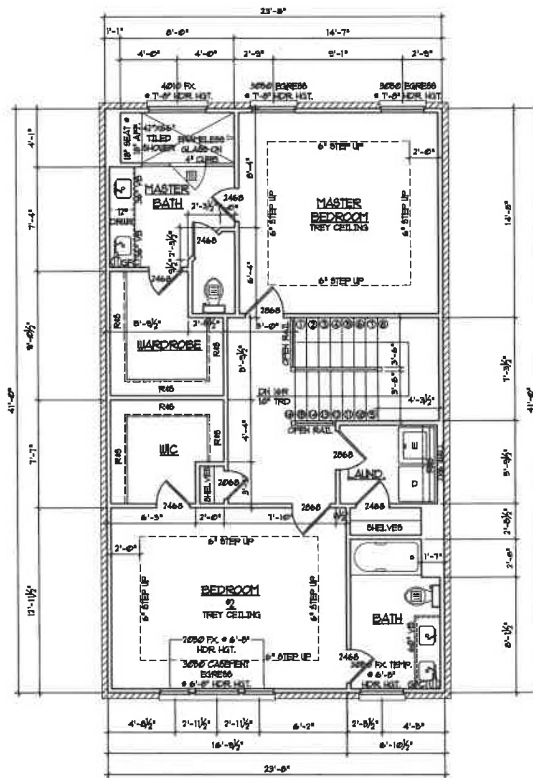
THE IVEY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 770-663-3412

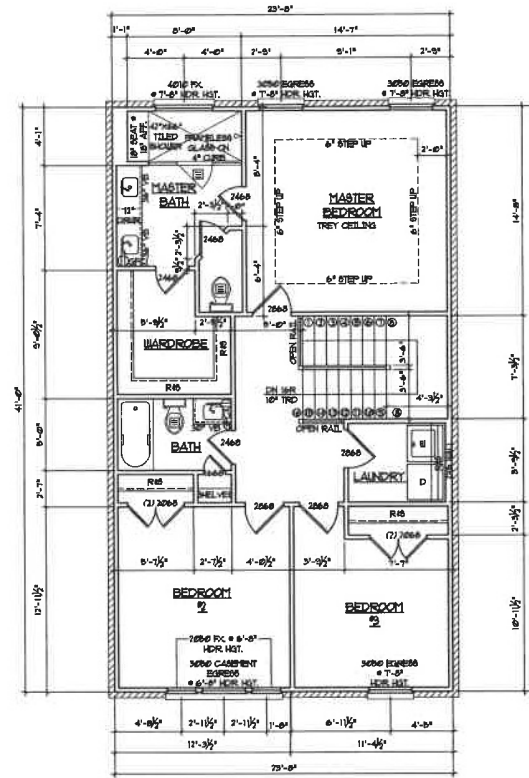


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A-7



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 9'-0" CLS. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

CADD
DRAFTING
SERVICES
LLC

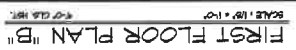
THE IVEY

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ATLANTA, GA 30326
Phone: 678-643-3412



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A-8



	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
	CO OUTLET

SQUARE FOOTAGE	447 SQ. FT.
TERRACE PLAN	983 SQ. FT.
FIRST FLOOR PLAN	894 SQ. FT.
SECOND FLOOR PLAN	2,324 SQ. FT.
TOTAL	502 SQ. FT.
GARAGE	

6-V

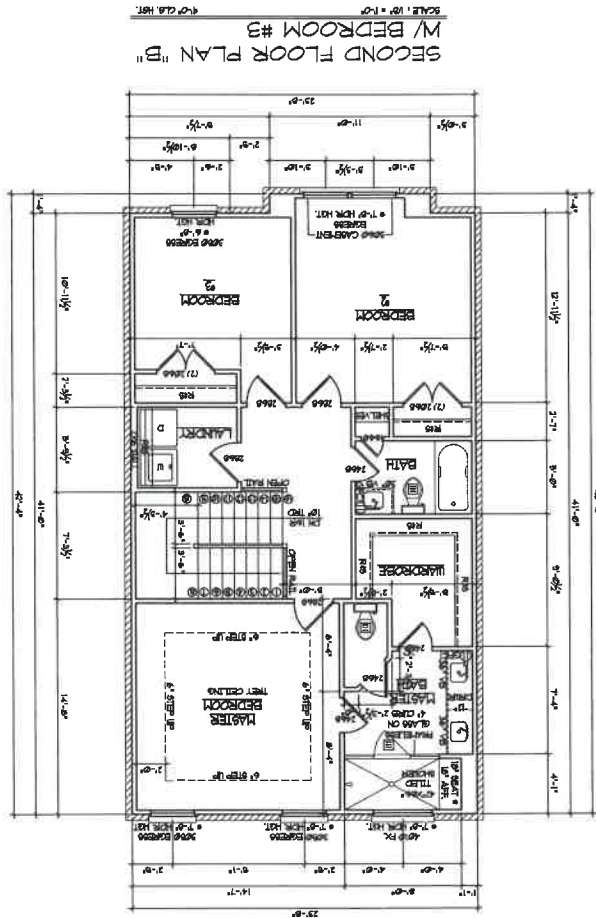
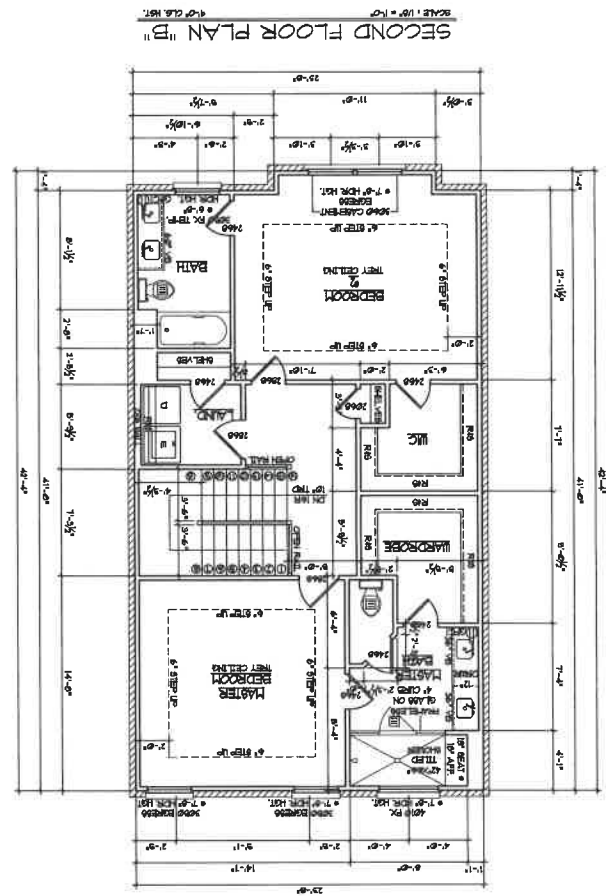
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3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-643-3412

THE IVEY

**CADD
DRAFTING
SERVICES
LLC**

14,98 Vandeventer Way
Marbleton, Ga. 30086
Phone: 678-687-0038



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A-10

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DATE

REVISED

DATE

DESIGNED BY

DATE

DRAWN BY

DATE

CHECKED BY

DATE

APPROVED BY

DATE

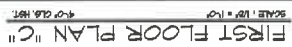
Headland

1384 BEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412

THE IVEY

CADD
DRAFTING
SERVICES
LLC

108 Vandeventer Way
Norcross, GA 30064
Phone: 678-481-8833



SQUARE FOOTAGE	
TERRACE PLAN	434 SQ. FT.
FIRST FLOOR PLAN	997 SQ. FT.
SECOND FLOOR PLAN	921 SQ. FT.
TOTAL	2,352 SQ. FT.
GARAGE	502 SQ. FT.

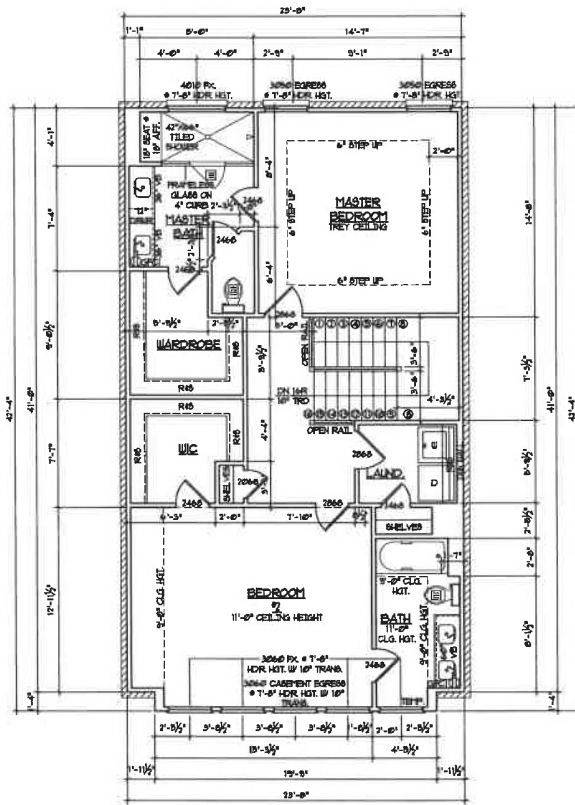
11-V



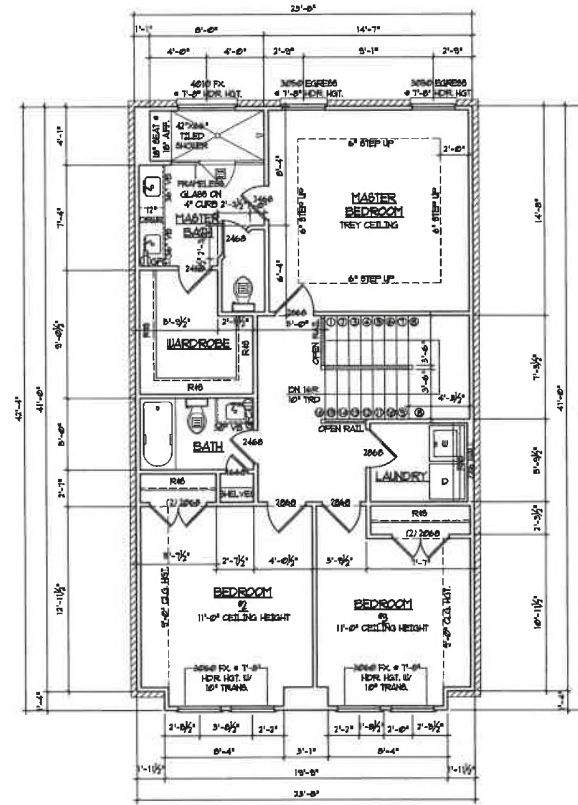
THE IVEY

**CADD
DRAFTING
SERVICES
LLC**

1436 Vanderbilt Way
Marietta, Ga. 30068
Phone 678-687-6038



SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0" 8'-0" CLG. HGT.



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

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1498 Vandeventer Way
Marietta, GA 30068
Phone: 678-981-8989

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3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
PHONE: 678-661-3412



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GENERAL NOTES

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LLC**

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FRONT ENTRY

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

[illegible]

Sheet no.

C-1

CLIENT



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

CONSULANT



1498 Vanderbilt Way
Marietta, Ga. 30068
Phone:
878-687-8038

CODE INFORMATION

CODES:
BUILDING CONSTRUCTION DESCRIBED IN THESE PLANS SHALL
BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE LATEST
CITY CONSTRUCTION CODE WHICH INCLUDES APPENDICES
AND AMENDMENTS TO THE FOLLOWING CODES:

INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS 2020.

INTERNATIONAL RESIDENTIAL CODE: 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.

INTERNATIONAL FIRE CODE, 2018 EDITION

INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS 2020.

INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS 2020.

INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS 2020.

INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH
GEORGIA SUPPLEMENTS AND AMENDMENTS 2020.

NATIONAL ELECTRICAL CODE: 2020 EDITION

INTERNATIONAL SWIMMING POOL AND SPA CODE: 2018 EDITION, WITH
GEORGIA AMENDMENTS 2020.

PREScriptive DECK DETAILS CODE: 2012 EDITION, WITH GEORGIA AMENDMENTS.

ELEVATION



LIST OF SHEETS

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

SQUARE FOOTAGE

SQUARE FOOTAGE	
TERRACE PLAN	513 SQ. FT.
FIRST FLOOR PLAN	983 SQ. FT.
SECOND FLOOR PLAN	894 SQ. FT.
TOTAL	2,390 SQ. FT.
GARAGE	457 SQ. FT.

REVISIONS

[illegible]

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND THE CURRENT CBO INTERNATIONAL BUILDING CODE WITH ALL CURRENT ADOPTED EDITIONS.

2. CONTRACTOR AND OR SUB-TRADEES SHALL PRIOR TO ANY SITE DISTURBANCE, VERIFY ALL SITE AND SOIL CONDITIONS AND REPORT AND DOCUMENT THE EXISTING CONDITIONS TO THE OWNER AND OR HIS/HER REPRESENTATIVES.

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE GENERAL CONTRACTOR AND/OR SUB-TRADES SHALL REPORT ANY PLAN OR DOCUMENT DISCREPANCIES. THE GENERAL CONTRACTOR, HIGHER SUB-TRADES AND REPRESENTATIVES WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.

3. ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR, HIS/HER SUB-TRADES AND

4. ALL DRAWINGS, DETAILS, SECTIONS, ETC. SHALL NEVER BE SCALED.

5. STRUCTURAL FOOTINGS SHOULD ALWAYS BE BELOW THE REQUIRED LOCAL FROST LINE AND MUST REST ON UNDISTURBED OR ENGINEERED FILL VERIFIED BY A LICENSED ENGINEER. A LICENSED SOILS OR STRUCTURAL ENGINEER SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF CONSTRUCTION TO VERIFY PROPOSED FOOTING SIZES, DEPTHS AND REBAR REQUIREMENTS BASED UPON THE PROJECTS SITE CONDITIONS AND LOCAL CODES.

6. ALL FOUNDATIONS AND FOOTINGS SHALL BE REINFORCED PER LOCAL CODES AND VERIFIED BY A LICENSED ENGINEER PRIOR TO CONSTRUCTION.

7. ALL FOUNDATION, WALLS, FOOTINGS, GRADE BEAMS, FLOOR AND ROOF STRUCTURAL MEMBERS SHALL BE DESIGNED AND SEALED BASED UPON LOCAL CODES BY A LICENSED ENGINEER.

8. TO INSURE A SAFE AND WELL CONSTRUCTED STRUCTURE AND OR DWELLING THE GENERAL CONTRACTOR, HIS/her SUB-TRADES AND REPRESENTATIVES SHALL VERIFY AND PROVIDE ADJUSTMENTS TO ANY PROPOSED STRUCTURAL MEMBERS OR MATERIALS TO MEET ALL LOCAL AND OR NATIONAL CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

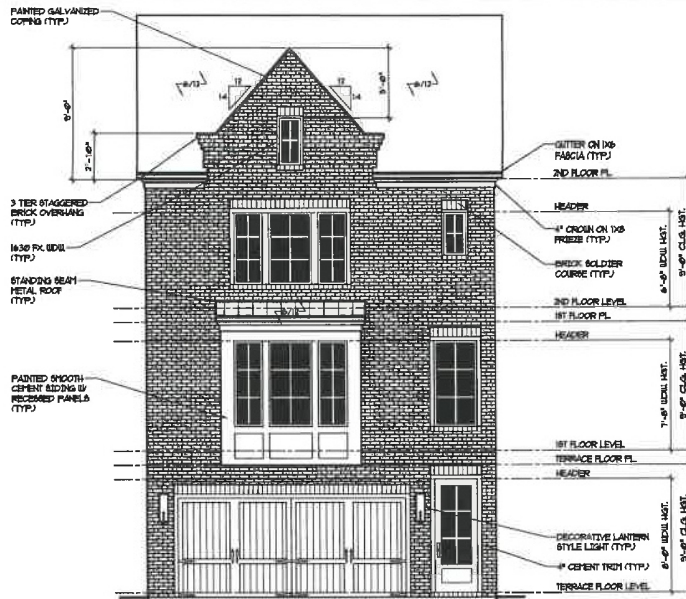
2. ALL CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS SHALL MEET ALL LOCAL/NATIONAL CODES.

10. ALL STRUCTURAL MEMBERS SUCH AS CONCRETE, STEEL, WOOD AND OR COMPOSITE MATERIALS USED ABOVE COLUMNS, BEAMS AND BRACING SHALL BE DESIGNED TO CARRY/TRANSFER ALL REQUIRED BEARING LOADS THROUGH THE ENTIRE STRUCTURE AND SHALL TERMINATE THOSE LOADS TO THE STRUCTURAL FOUNDATIONS/FOOTINGS ON UNDISTURBED SOIL OR ENGINEERED FILL.

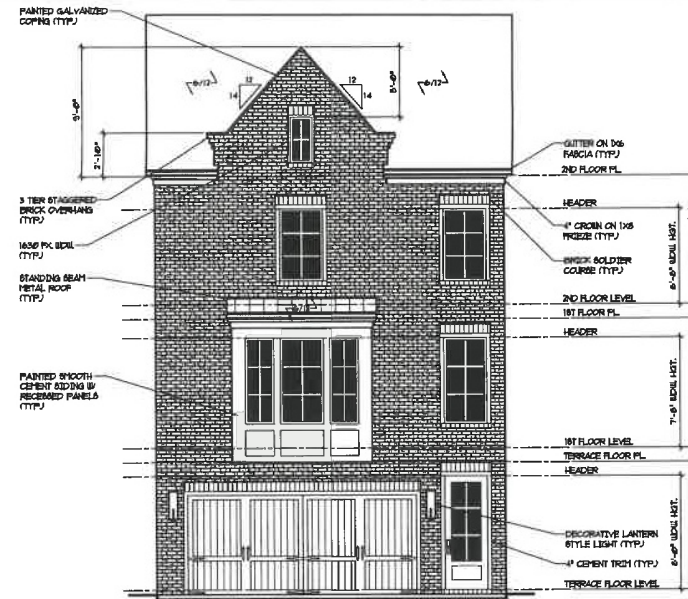
11. ALL WOOD FRAMING MEMBERS USED SHALL BE APPROVED FOR USE BY LOCAL NATIONAL BUILDING CODES.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED ARE OWNED BY, AND THE PROPERTY OF CADDO DRAFTING SERVICES THEY ARE PROTECTED BY THE CLIENT'S ARCHITECTURAL, ENGINEERING, PROFESSIONAL, ACT, AND OTHER APPLICABLE LAWS. THESE DRAWINGS WERE CREATED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE. WHATSOEVER OR WITHOUT THE WRITTEN PERMISSION OF CADDO DRAFTING SERVICES. THIS AGREEMENT IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY CERTIFIED BY CADDO DRAFTING SERVICES FOR CONSTRUCTION ONLY.

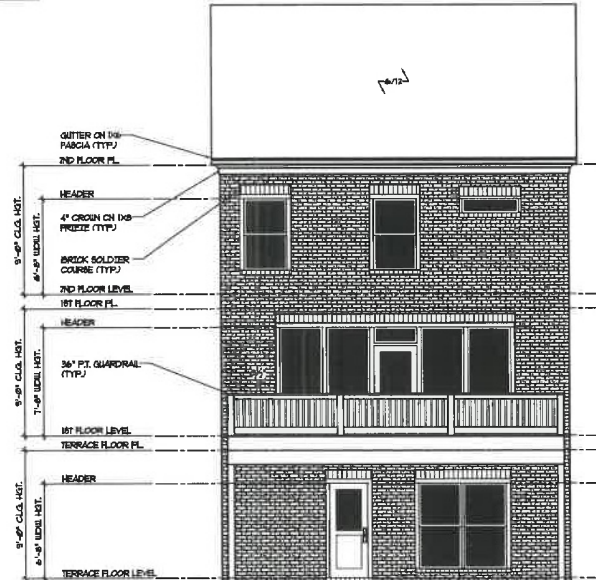
PLANS RELEASED FOR CONSTRUCTION



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



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



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

PLANS RELEASED FOR CONSTRUCTION

145 Venable Ave
Pineville, NC 28134
Phone: 704-887-1838

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SERVICES LLC**

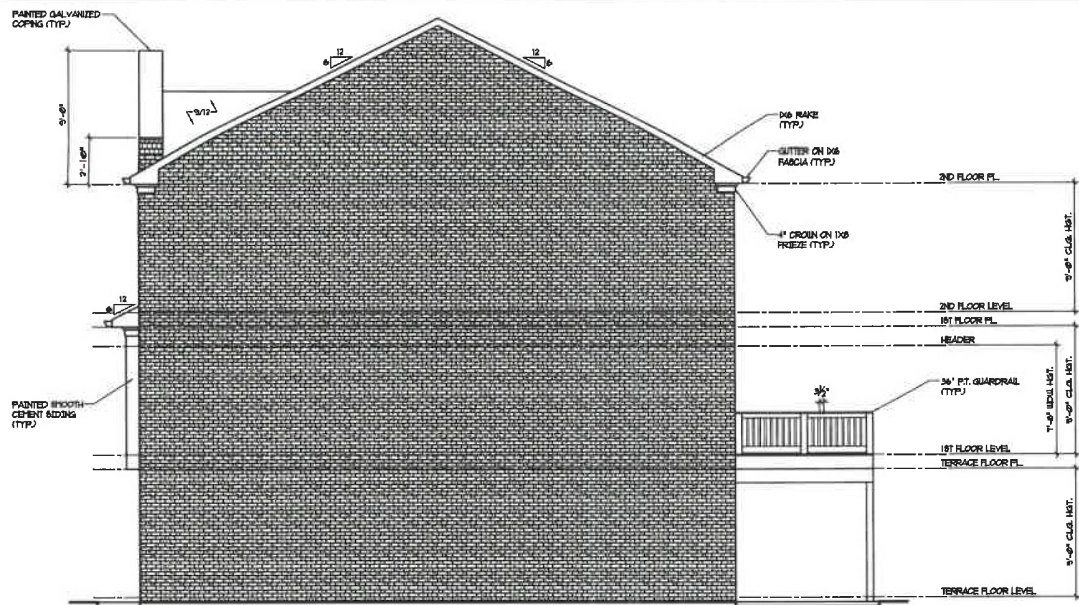
THE IVEY
FRONT ENTRY

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

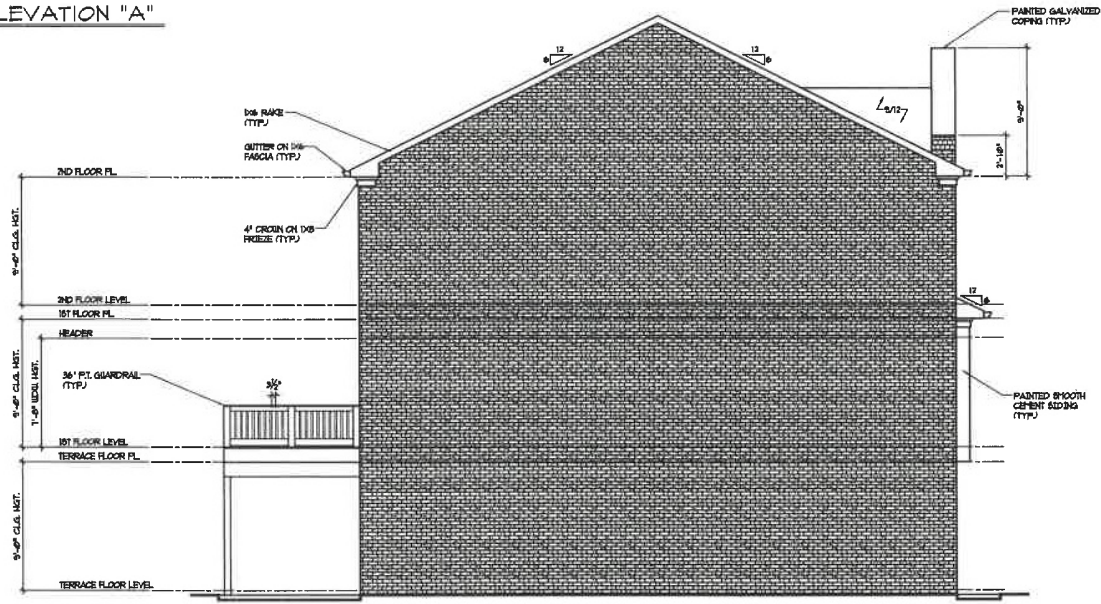


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NO.	DATE

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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

149 Vanderhill Way
Marietta, Ga 30066
Phone: 678-547-1838

CADD
DRAFTING
SERVICES LLC

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3384 PEACHTREE ROAD NE
SUITE 135
ATLANTA, Ga. 30326
Phone: 678-643-3412

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LLC**

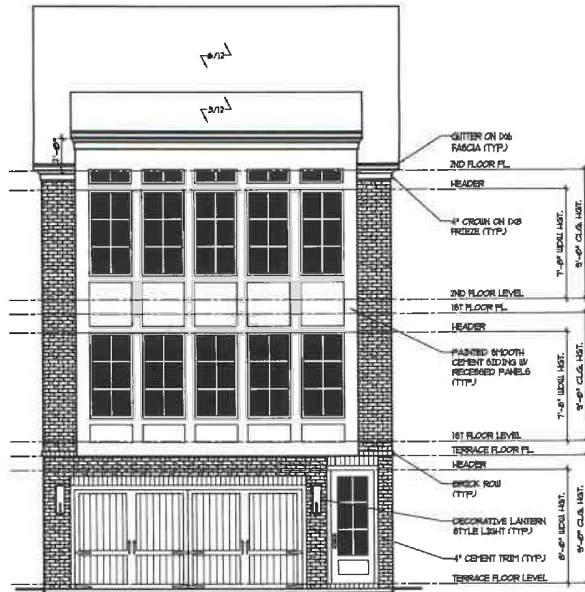
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FRONT ENTRY

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

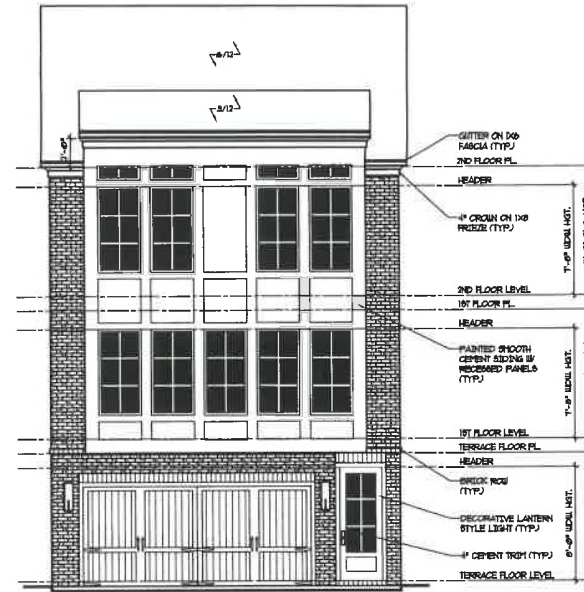
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sheet no.

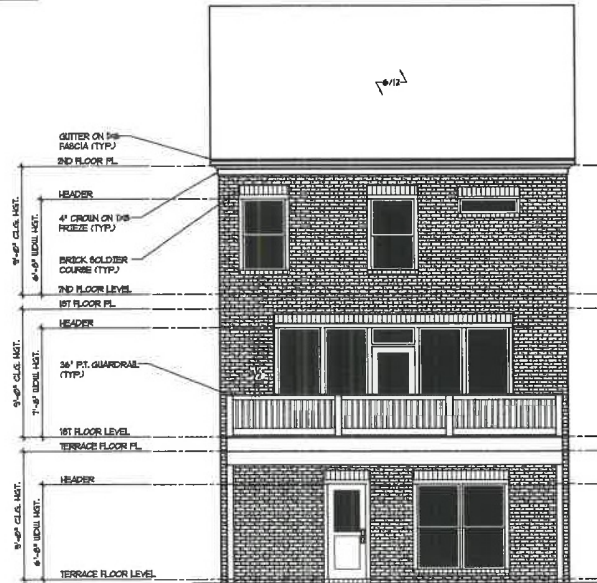
A-4



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



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



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

PLANS RELEASED FOR CONSTRUCTION

160 Vandalia Key
Nashville, TN 37203
Phone: 615-981-1028
CADD
DRAFTING
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LLC

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3384 PEACHTREE ROAD NE
SUITE 200
ATLANTA, GA 30326
Phone: 678-663-3412



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SD/Co	SMOKE DETECTOR CARBON MONOXIDE
SD	SMOKE DETECTOR
GFCI	GFCI OUTLET
	EXHAUST FAN

CADD
DRAFTING
SERVICES
LLC

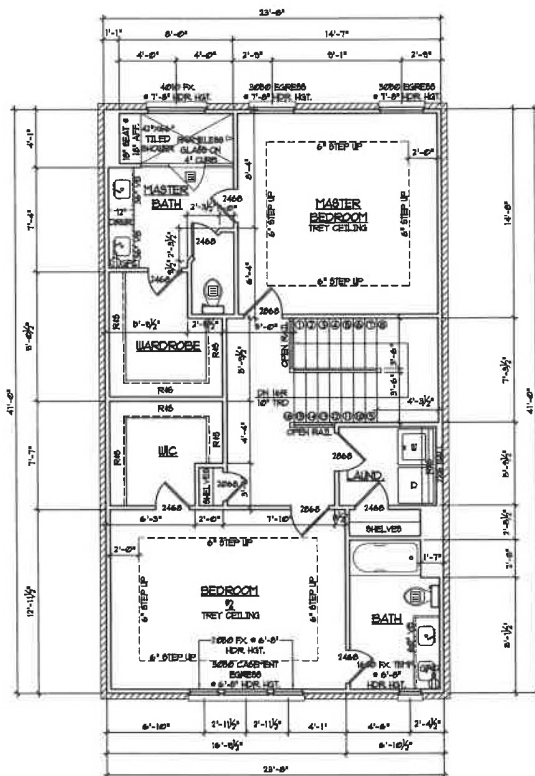
THE IVEY
FRONT ENTRY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 578-645-3412

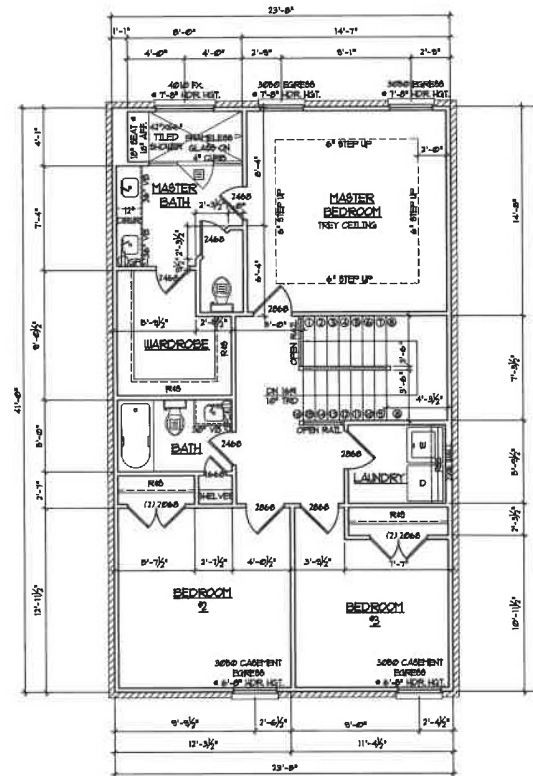
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sheet no.

A-7



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" 9'-0" C.L.B. HST.



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

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148 Vandalia Way
Hickory, NC 28601
Phone: 704-341-1438

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DRAFTING
SERVICES
LLC

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FRONT ENTRY

3384 PEACHTREE ROAD NE
SUITE 112 30326
ATLANTA, GA 30326
Phone: 678-543-3412



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50/Co 	SMOKE DETECTOR CARBON MONOXIDE
50 	SMOKE DETECTOR
 GFCI	GFCI OUTLET
	EXHAUST FAN

CADD
DRAFTING
SERVICES^{LLC}

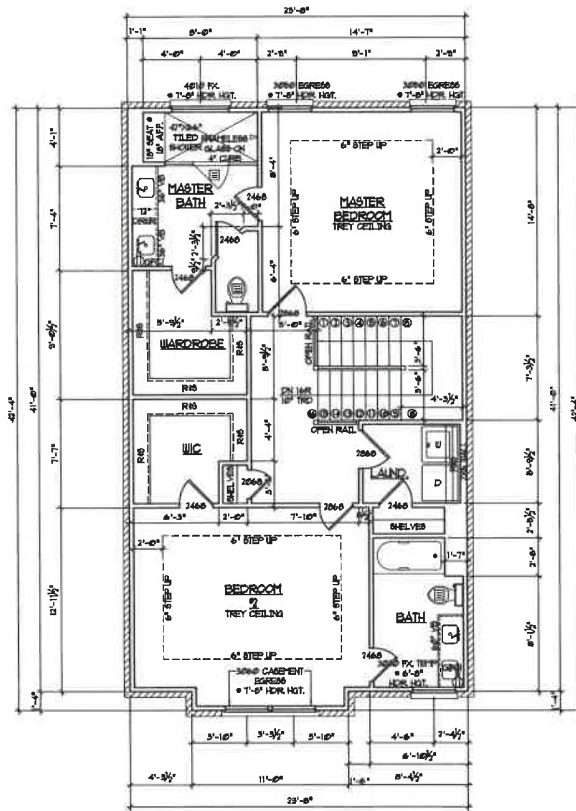
THE IVEY
FRONT ENTRY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-543-3412

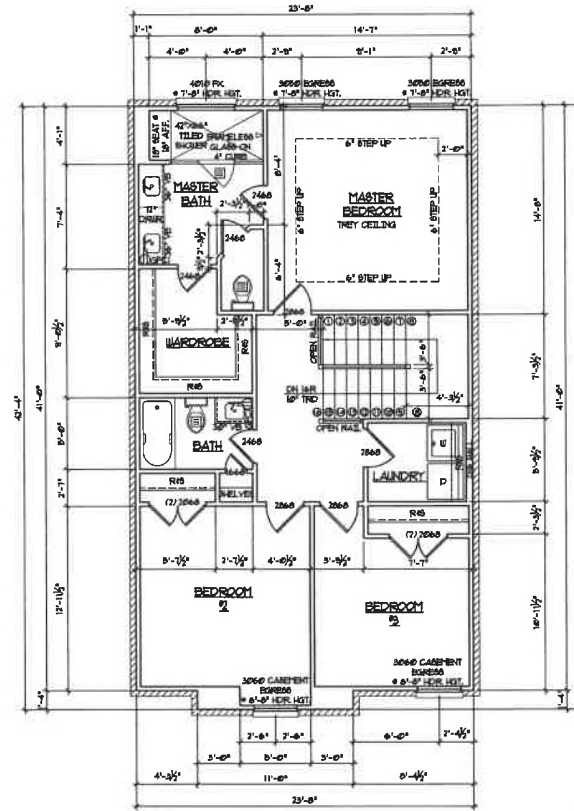
[illegible]

sheet no.

A-9



SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"
9'-0" CLS. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

1581 Venable Way
Marietta, GA 30066
Phone 678-401-4838

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SUITE 125
ATLANTA, GA 30326
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NO. DATE

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	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	GFI OUTLET
	EXHAUST FAN

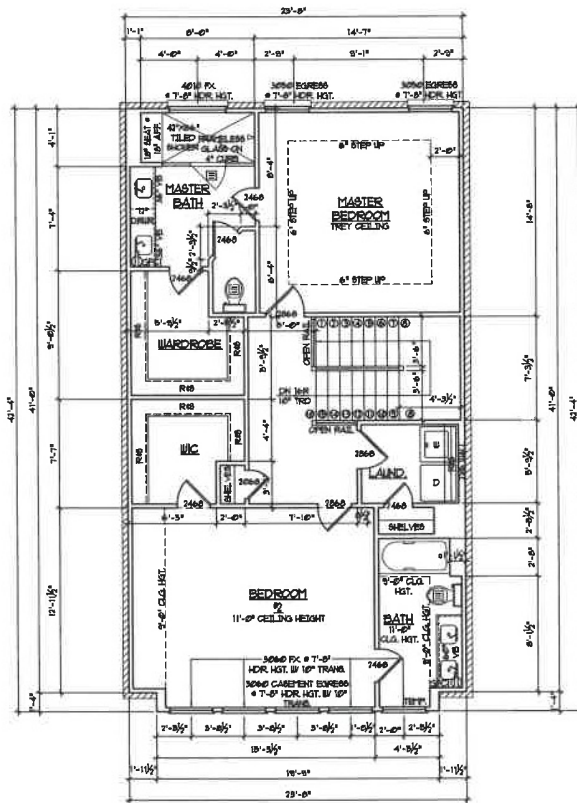
**CADD
DRAFTING
SERVICES
LLC**

THE IVEY
FRONT ENTRY

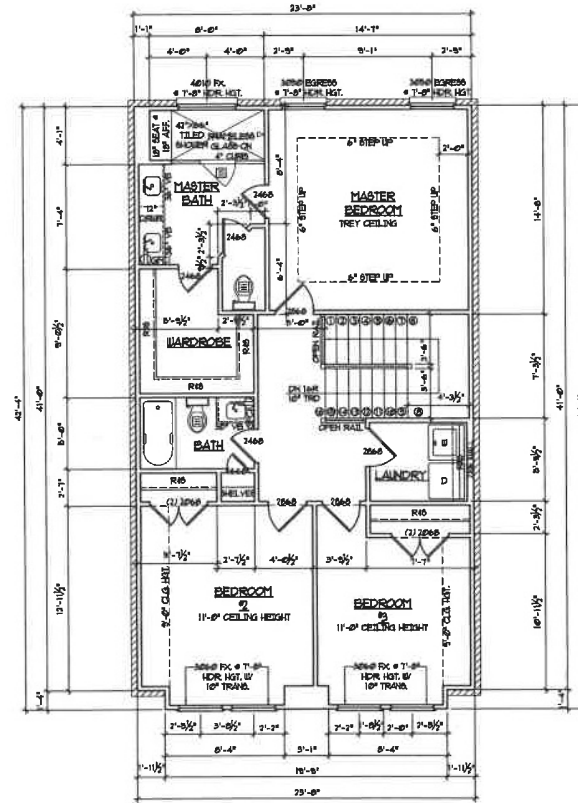
3364 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-643-3412

[illegible]

A-11



SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0" 9'-0" CLG. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

118 Vandell Way
Marietta, GA 30066
Phone 770-487-8833

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SUITE 125
ATLANTA, GA 30326
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A-12













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

