



**NEWNAN**

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## City of Newnan Planning Commission

Agenda for April 8, 2025 Planning Commission Meeting  
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
  - a. March 11, 2025, PC Minutes
3. Public Hearings
  - a. Public Hearing - Proposed changes to the zoning ordinance pertaining to language being used to describe manufacturers of alcoholic beverages.
  - b. Public Hearing - Rezoning request for RZ2024-04 by Steven L. Jones, Attorney, on behalf of Templar Development Group, LLC for 7.06 +/- acres located at 147 Temple Avenue (Tax Parcel N21-0001-001) from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential) for the purpose of developing a 32-unit residential community consisting of three types of attached dwelling units: Duplexes, Triplexes and Townhomes.
  - c. Public Hearing - Annexation request for Annex2025-01 - City Council initiated for 3.02± acres located at 423 Jefferson Street (Tax Parcel # 086 5055 002); Proposed zoning designation of RU-7 (Urban Residential Single-Family Dwelling District – High Density)
  - d. Public Hearing - Rezoning request for RZ2025-04 by Melissa D. Griffis, Attorney at Law, on behalf of WP South Acquisitions, LLC for 10.48± acres located at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018, respectively); From CCS (Community Shopping Center District) to MXD (Mixed Use Development District) for the purpose of developing 7 townhomes, 274 multi-family apartments, and 7,700 square feet of retail/restaurant/office space
4. Other Business
5. Adjourn

Any questions prior to the meeting

should be directed to the Planning and Zoning Department.

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**CITY OF NEWNAN  
Planning Commission  
Meeting Minutes**

March 11, 2025  
7:00 p.m.

Commissioners Present: Robert Coggin, Katie Frost, Fred Hamlin, Clay McEntire, John Pulicare, Alton West

Commissioners Absent: Joe Crain Jr.

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

**CALL TO ORDER**

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

**READING OF MINUTES**

Chairman West asked if everyone reviewed the January 14, 2025, meeting minutes. Commissioner McEntire made a motion to approve the minutes as drafted. Commissioner Coggin seconded the motion.

**MOTION CARRIED (5-0)**

**OTHER BUSINESS**

**Certificate of Appropriateness – 131 East Broad Street and 135 East Broad Street**

Senior Planner, Chris Cole, presented this case regarding two homes that Tom Bloom would like to construct on a recently divided lot. The previous home burned, allowing the opportunity to build two new homes: one for Mr. Bloom and his wife and one for his daughter. Mr. Bloom will be applying for a height variance for both homes at a later date. The applicant would like to move forward regarding the Certificates of Appropriateness. Cole stated that Mr. Bloom is dedicated to blending the homes with the area of influence. Although most of the homes are one

story, there is a two-story home two doors down. Mr. Bloom also believes these homes will complement the area of influence. 131 East Broad Street will be an American Foursquare plan of 1,768 square ft, and 135 East Broad Street will be a Greek Revival plan of 3,876 square ft.

Cole stated in reviewing the requirements for the HRDO district, staff reviewed the set standards in terms of the work proposed at 131 East Broad Street and 135 East Broad Street, and the two certificates of appropriateness were found to be consistent with the standards governing new construction in the Historic Residential Overlay Design District. Staff have also determined that the homes meet the building setbacks for RU-I zoning. Staff recommends approval as presented.

Mr. Bloom came forward to answer any questions. He explained his efforts to keep a historical look for the two homes and stated both houses planned to have architectural antique doors/entryways among other historical design elements.

Chairman West asked if anyone had questions or comments.

Commissioner Frost complimented Mr. Bloom's attention to detail.

With no one coming forward for question or comment, Commissioner Frost made a motion to approve the certificate of appropriateness at 131 East Broad Street, and Commissioner McEntire seconded the motion.

**MOTION CARRIED (5-0)**

Commissioner Pulicare made a motion to approve the certificate of appropriateness at 135 East Broad Street, and Commissioner Frost seconded the motion.

**MOTION CARRIED (5-0)**

**PUBLIC HEARINGS**

**Public Hearing – Zoning Ordinance Amendments – Child Daycare Center Distance Requirements**

Chairman West opened the public hearing on proposed amendments to the zoning ordinance.

Senior Planner, Dean Smith, gave the staff report regarding an application filed with the city. The request seeks to allow child daycare centers/facilities and other similarly related regulated facilities as listed in Article 3, V-Special Care Residential Accommodations, a reduction in the distance requirement. Smith stated this topic was previously discussed with the Planning Commission in 2024 along with a variety of zoning topics but was tabled at the time. Ms. Sonya Adams, seeking to amend the zoning ordinance, filed an application with the city, bringing this back into consideration.

Smith stated that Staff agrees with Ms. Adams' request to reduce the distance requirement from 1,000 ft to 300 ft from other child daycare facilities/other facilities outlined in Article 3. Smith

outlined the proposed amendments 1) Remove childcare centers from the Division V-Special Care section of Article 3 to be relocated to 3-30.2 in Division III. 2) The section previously for childcare centers, section 3-80, would become the number for Juvenile Detention Homes. 3) Section 3-30.2 would reduce the distance requirement to 300 feet from any other childcare facility. Smith stressed that this change is only proposed for child daycare centers.

Ms. Sonya Adams, daycare operator, came forward to speak regarding her application. Ms. Adams stated that this amendment is important to her, explaining that she has been servicing this community for 10 years. She has been unable to expand as she has not been able to find a suitable building that meets the criteria outlined. As a result, she has resorted to repurchasing her old facility to continue operations.

Chairman West asked if there was anyone present who opposed this amendment. With none coming forward, Chairman West closed the public hearing.

Commissioner Hamlin stated that the problem is obtaining a new property to house the facility.

Ms. Adams confirmed his statement.

Smith reiterated that Ms. Adams was ineligible to relocate to another possible facility she found, due to the current distance restrictions, so she repurchased her prior building.

Commissioner Hamlin questioned if a juvenile detention center could be within 300 ft of a childcare center. He further stated that it seemed too close, and it was giving him pause.

Commissioner McEntire also expressed concern with the juvenile detention center distance.

Commissioner Hamlin proposed leaving the 1,000 feet distance requirement for juvenile detention centers.

Smith stated that was an option.

Commissioner Pulicare agreed with the 1,000 feet for juvenile detention centers.

Chairman West asked if anyone would like to discuss this further. With no further comment, Commissioner Hamlin made a motion to approve the text amendment with the condition that juvenile detention centers would remain at 1,000 ft from childcare facilities. Commissioner Coggin seconded the motion.

**MOTION CARRIED (5-0)**

**Rezoning request-2025-02-8.3± acres located at 0 Newnan Crossing Boulevard East (Tax Parcel #098A-295)**

Chairman West opened the public hearing on the proposed rezoning request and asked staff to give their report.

Senior Planner, Dean Smith, presented the report on rezoning this site from undeveloped OI-1 to RU-7 for the purpose of developing 33 townhomes. The homes will be between 2,324 and 2,390 square feet heated with garages between 497 and 502 square feet. Smith added seeking RU-7 allows for up to 4 units per acre. The development shows approximately 2 acres remaining undeveloped due to streams, buffers, and floodplain. Amenities also include access to the LINC, a pedestrian bridge for access to the LINC, and passive park space.

Mr. Smith then discussed the 8 standards used in consideration of rezoning recommendations. Using this guideline, staff found the development met 8 of the 8 standards.

Steven Jones, on behalf of the applicant, came forward to speak regarding this development. Mr. Jones stated that the project has been reworked multiple times to come up with a product that his client is proud of. The plans include front and rear entry options, two car garages, access to the LINC trail, and buffer facing patios. He added a nearby project was proposing a tunnel or bridge to the LINC. Renderings were also proposed with two different floor plans. Mr. Jones stated the intent to stay consistent with what has been proposed.

Chairman West asked if there was anyone to speak in opposition of this project.

Dean Fawley spoke in opposition citing existing traffic concerns. He mentioned three car accidents in the last year, no proposed exits to the south, and increased traffic issues. Mr. Fawley stated it would be a nightmare even with only a slight increase in traffic.

Ann Fawley came forward to speak in opposition. Ms. Fawley stated that she agreed with Mr. Fawley's statements and added that there is a lot to consider.

Steven Jones addressed the concerns. He stated that the planning is consistent with the parcels to the north and south. The traffic is but a drop in the bucket and not an overwhelming increase. He implored the commissioners to rely on the recommendations of the city engineers and planning staff and asked them to approve the request.

With no one else coming forward, Chairman West closed the public hearing.

Commissioner Frost inquired if there was a set limit for owners versus rentals. She asked if the applicant would be willing to include a 10% cap on rentals.

Mr. Jones agreed that it would be possible.

Commissioner Coggin questioned whether there would be an adequate buffer. Smith stated that there is an existing buffer demonstrated on the map included.

Commissioner Pulicare questioned if residents would benefit from a southbound lane.

Mr. Smith replied that a traffic light may be needed in the future.

Commissioner McEntire asked if there was a concern with the drive being one way.

Mr. Smith replied that it will be a 30 ft wide road.

Commissioner McEntire inquired if this is in addition to parking and Mr. Smith confirmed.

Commissioner Hamlin asked if the current owner purchased this property with the current zoning. Brad Sears stated that the original plan had over 1,000 units. This lot was ultimately taken out of the development and rezoned individually.

Commissioner Hamlin asked to see the area on a map and Smith pointed out the area.

Commissioner Hamlin stated this area is getting more residential and asked if the property could be developed commercially. He expressed concern for traffic, schools, and more density.

Smith replied that commercial uses can produce more traffic in some cases. He added that the City Engineer had requested a traffic impact statement to determine any traffic concerns resulting from the project.

Chairman West asked if anyone would like to discuss this further. With no further comment, Commissioner Frost made a motion to recommend approval of the rezoning request with the conditions suggested by staff and the 10 percent cap on rentals. Seconded by Commissioner Coggin.

**MOTION CARRIED (3-2) Pulicare and Hamlin**

**PUBLIC COMMENTS**

None

**ADJOURN**

With no further business, the meeting adjourned at 8:23 p.m. on a motion from Commissioner McEntire and seconded by Commissioner Frost.

**MOTION CARRIED (5-0)**

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Chairman West



## City of Newnan, Georgia – Planning Commission

Date: April 8, 2025

Agenda Item: Public Hearing - Text Amendment to Zoning Ordinance to consider amending certain language pertaining manufacturers of alcoholic beverages.

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

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**Purpose:** On February 25, 2025, the City Council adopted changes to the code of ordinances pertaining to alcoholic beverage manufacturers. The changes dealt with how alcoholic beverage manufacturers have been classified. The purpose of the zoning ordinance changes are to align some of the terminology used for alcoholic beverage manufacturers to be consistent with the recent changes adopted by the Council this past February

**Background:** The zoning ordinance currently allows various types of alcoholic beverage manufacturers/retailers by type and then classifies them into appropriate zoning districts to operate.

The zoning ordinance classifies alcoholic beverage manufacturers into two primary categories: Brewers Malt Manufacturing (Special Exception in CBD and CHV and allowed in ILT and IHV zoned districts and Micro-Producers (Special Exception in PDC, CCS, CGN and allowed in CBD, CHV, ILT and IHV zoned districts).

To assist in simplifying the language and bringing more consistency between the zoning and code of ordinances, staff is suggesting the following changes:

The distinction between the types of manufacturers lies with volume. Micro-producers, per se, typically are manufacturers who produce 15,000 or less barrels per year. Brewers Malt Manufacturing or breweries and more large-scale alcoholic beverage manufacturers produce 15,000 or more barrels per year. For zoning purposes, staff would like to propose the following:

Create two classes for Alcoholic Beverage Manufacturers:

Class I – 15,000 or less barrels per year

Class II – 15,000 or more barrels per year

Changes would occur in Articles 2 and 13. In Article 2, we would change the use table and in Article 13, we would change some of the definitions.

**Proposed new language is in bold and yellow highlighted**

~~Proposed deleted language is in red and strikethrough~~

- Proposed changes in Article 2 include adding new use categories and deleting the formerly used categories:

**Table 2-B: Principal Uses Allowed by Zoning District**

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →															For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD			CGN	CHV	ILT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Retail Sales-Miscellaneous	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
6.800 Food Services and Drinking Places																				
<b>Alcoholic Beverage Manufacturers – Class I</b>	--	--	--	--	--	--	--	--	S	--	--	--	--	S	A	S	A	A	A	
Brewpub	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	
Catering service	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	✓
<b>Micro-Producers</b>	--	--	--	--	--	--	--	--	S	--	--	--	--	S	A	S	A	A	A	
Restaurant, dinner theater or other live entertainment	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A	✓
Restaurant, carry-out only	--	--	--	--	--	--	--	--	A	S	S	--	A	A	A	A	A	A	A	3-57
Restaurants, drive-in and fast food	--	--	--	--	--	--	--	--	A	S	S	--	A	A	--	A	A	A	A	3-57

**Table 2-B: Principal Uses Allowed by Zoning District**

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →															For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD			CGN	CHV	ILT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
<b>Brewers-Malt-Manufacturing</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	A	A	
<b>Alcoholic Beverage Manufacturers-Class II</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	S	A	A	
Bus terminals and repair shops	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Carting, express, or hauling establishments but exclusive of truck terminals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Carting, waste collection	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	

- Changes in Article 13 would mean adding a new definition and removing some others:

ground surface.

**ALCOHOLIC BEVERAGE MANUFACTURERS.** Meaning any maker, producer or bottler of an alcoholic beverage and, in person engaged in distilling, rectifying, or blending and distilled spirits, any brewer and any vintner, subject to the following classifications:

**Class I – 15,000 barrels or less per year**

**Class II – 15,000 barrels or more per year**

~~MICRO PRODUCERS. This is an overarching category that will include microbreweries, micro-wineries and micro-distilleries.~~

MINI-WAREHOUSES. A building consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors supplies. Also referred to as a self-service storage facility.

MINOR. Means either: (a) any person who has not attained the age of 21; or (b) of lessor or

**Funding:** N/A

**Recommendation:** N/A



## City of Newnan, Georgia - Planning Commission

Date: April 8, 2025

Agenda Item: Rezoning Request - RZ2024-04  
7.06± acres located at 147 Temple Avenue (Tax Parcel #N21-0001-001)

Prepared and Presented by: Dean Smith, Senior Planner

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## REZONING ASSESSMENT

### APPLICANT INFORMATION:

Steven L. Jones, Attorney  
On behalf of Templar Development Group, LLC  
1600 Parkwood Circle, Suite 200  
Atlanta, GA 30339

Templar Development Group, LLC is seeking to rezone 7.06± acres identified as Tax Parcel N21-0001-001, for the purpose of developing a residential community comprised of 3 different types of attached dwellings, townhouses, triplexes and duplexes. In order to accomplish this, the applicant is seeking an PDR (Planned Development Residential) zoning assignment.

### BACKGROUND

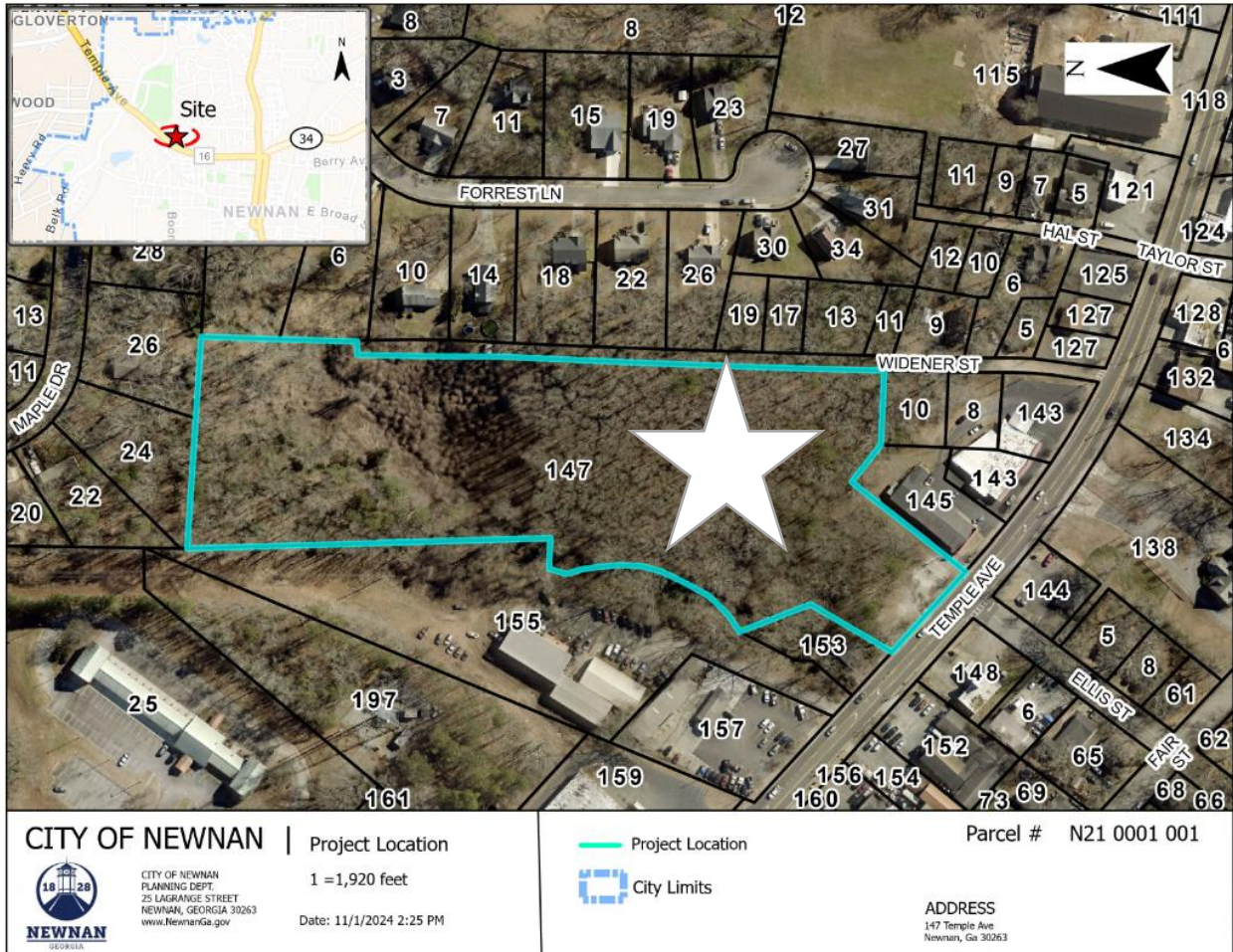
This request was originally heard by the Planning Commission on December 17, 2024. At that time, the applicant wanted to build 29 attached dwellings of varying types. After the 2024 Planning Commission hearing, the applicant opted to change the number of dwellings. On January 28, 2025, the applicant withdrew that initial rezoning petition, and the Council approved the withdrawal request in addition to waiving the 12-month waiting time on resubmitting a new application. This application has been modified from the initial submittal. The petitioner now is asking for the rezoning approval to build 32 attached dwellings.

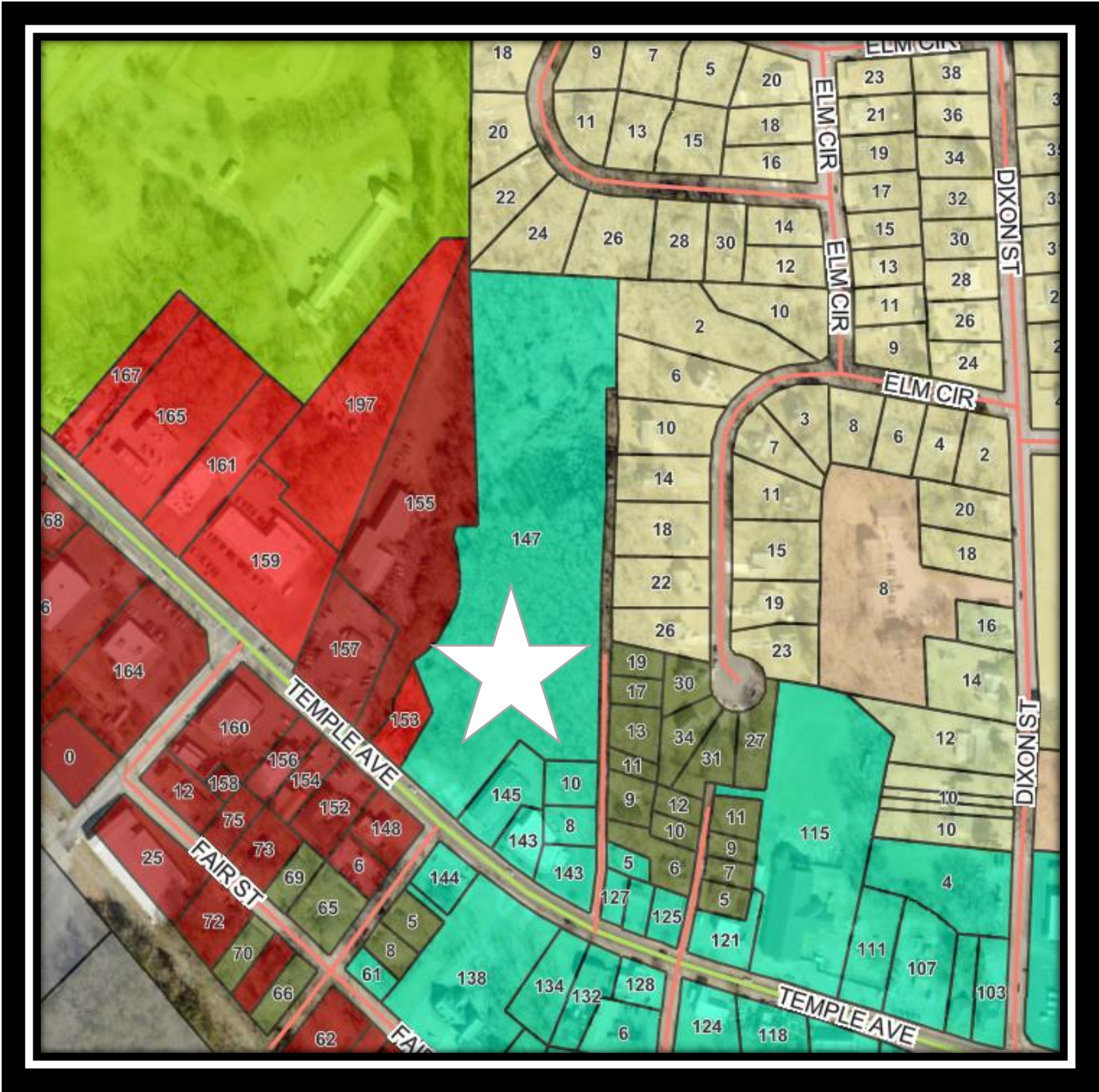
As a reminder, at the conclusion of the December 17, 2024, public hearing, the Commission voted 3-0 with one Commissioner abstaining, to recommend approval of that initial rezoning application to Council

### SITE INFORMATION:

The total site consists of 7.06± acres located along Temple Avenue/Hwy. 16., addressed as 147 Temple Avenue

The site is currently undeveloped and zoned CUN (Urban Neighborhood Commercial District).





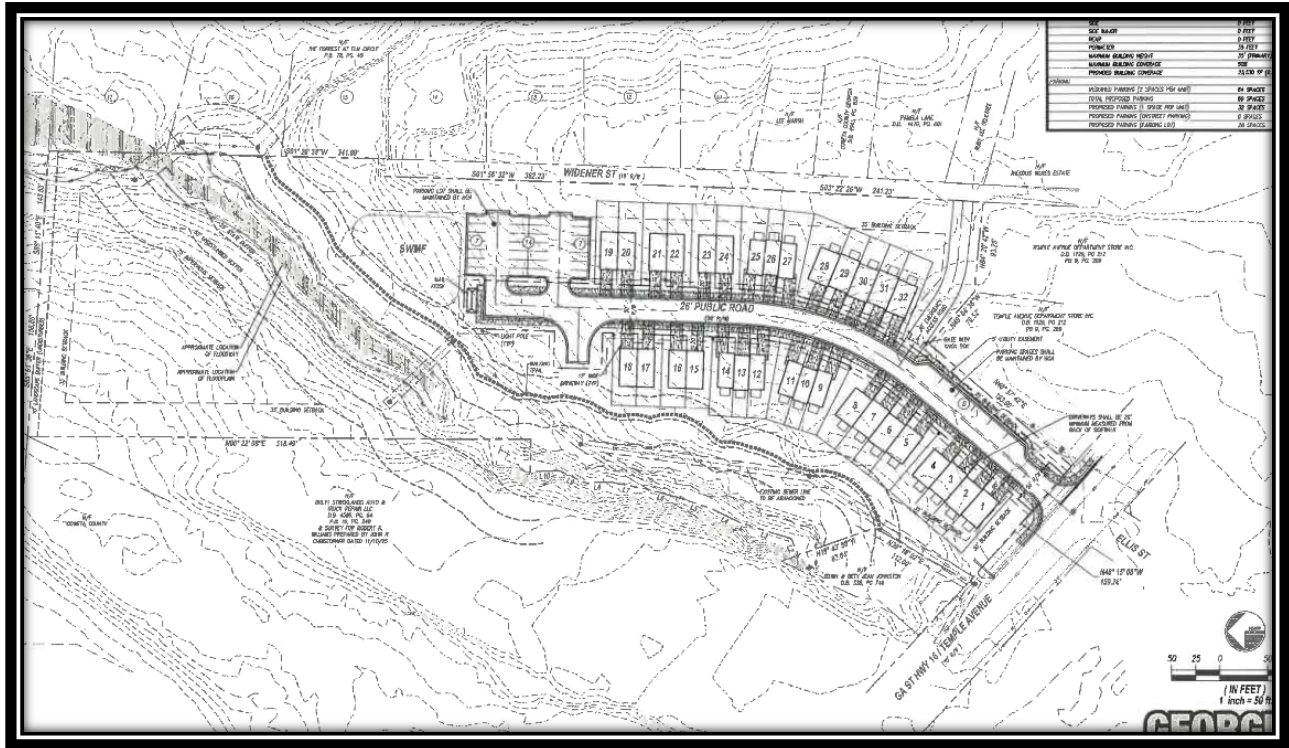


**OVERVIEW OF REQUEST:**

The applicant is requesting to rezone 7.06 ± acres located at 147 Temple Avenue. This property is currently zoned CUN (Urban Neighborhood Commercial District). The applicant is requesting a change to PDR (Planned Development Residential) zoning district for the development of 32 attached dwelling units of varying types, i.e. townhouses, duplexes and triplexes. Proposed dwellings will range in size from 1,127 to 1,329 square feet. The homes will be developed for sale at market rate conditions.

PDR is concept-based zoning, with no pre-set dimensional requirements. The proposed development shows a gross site density of approximately 4 units per acre. Part of the property will remain undeveloped because of a stream traversing the property, associated stream buffers and floodplain.

Proposed amenities include a walking trail and passive open space areas.



**Applicant's Proffered Conditions:**

- The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers and dwelling types) shall reasonably comply with the concept plan that has been submitted.
- The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted.
- The development shall include a walking trail as shown on the concept plan submitted.

**STANDARDS:**

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

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

The subject tract is bordered equally by non-residential and residential zoning designations. On the eastern and northern border of the subject site, adjacent zoning is residential, a single-family, a combination of urban residential dwelling district (RU-I) and suburban residential single family-medium density (RS-15). On the western border, the zoning is a combination of heavy commercial (CHV) and general commercial (CGN) zoning districts. Along the southeast corner, along Temple Avenue, are other pieces that are zoned urban neighborhood commercial (CUN) zoning. This site is classified on

the City's future land use map as Business/Office; thus, it was not anticipated to be developed for residential purposes. In other parts of the city, along major commercial corridors there have recently been two rezonings that repurposed those lands for residential development. In 2019, 22.456 ± acres were rezoned by the City from CGN to RMH at the intersection of Bullsboro Drive and Ashley Park that now serves as the site for an apartment complex. In 2023, the applicant, Templar Development Company, LLC, rezoned a portion of land on Bullsboro Drive from CGN to RMH for a future townhouse development, which is currently in the plan review stages. The need for housing opportunities near this vicinity has been identified by the city. The rezoning petition provides housing to assist in fulfilling this need. Additionally, CUN was intended as a transitional zoning between residential and other commercial uses. This proposed zoning and development is also a suitable transition between single-family detached developments and the commercial uses.

**Staff Assessment – PROPOSED USE IS SUITABLE. ✓**

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

The anticipated impact resulting from this rezoning would be an increase in traffic. The applicant's concept plan illustrates one ingress/egress point on Temple Avenue and an emergency egress point connecting to existing Widener Street, a portion of which is unimproved right-of-way. In the petition, the applicant states that the existing paved Widener Street will be extended and improved up to a point for use as emergency egress. The development should be confined to the limits of the property; however, potentially, the increase in traffic will impact the surrounding area.

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

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

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

To date, the city has not been asked to review any proposed development for a commercial development, as allowed by the current zoning category. The property's shape is long and narrow with streams and floodplain that limit the available area for commercial development.

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

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

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

- Police: Police Chief Blankenship has indicated that the proposed development would be a slight increase in people and traffic to the area and have a slight impact on motor vehicle accidents and calls of service. Chief Blankenship stated that the anticipated increase in service from this proposal could be managed at the current staff level.
- Fire: Chief Stephen Brown has indicated that NFD anticipates that it will have adequate resources at its current level to provide responses to any needs for service.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service have been included in the applicant's packet.
- Engineering: The City of Newnan's Director of Engineering, Michael Klahr, has provided the following response below to the proposed rezoning concept plan.

December 3, 2024

City Engineer Review

## REZONING REQUEST

Proposed Townhome Development  
 Parcel N21 0001 001  
 7.06 Acres  
 147 Temple Ave

### Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergence Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.

4. This development shall be in compliance with the City of Newnan, Georgia Stream Buffer Protection Ordinance. For intermittent and perennial streams, the undisturbed buffers applied shall be 50 feet with an additional 25-foot impervious setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

Transportation:

1. Existing sidewalk adjacent to the parcel proposed for development along Temple Ave shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. A minimum width of 5-foot sidewalks, ADA compliant within the public Right of Way, shall be provided throughout the proposed development, along both sides of all streets, and shall connect to the sidewalks in the Right of Way for Temple Ave.
2. Temple Ave is a State Route (SR 16) and any driveway or public street connection to Temple Ave shall be reviewed and approved by the Georgia Department of Transportation prior to any issuance of any permit for land disturbing activities. GDOT may require a Traffic Impact Study or Traffic Impact Statement as part of an access permit.
3. Local street, Widener St, to be used as an emergency access, shall be improved to City standards and meet the requirements for emergence access as determined by the Fire Marshall for the City of Newnan.

Respectfully,

*Michael Klahr*

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

- Coweta County Schools: Coweta County Schools has responded stating that developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area for the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. The school system has requested that, if approved, the developer provide them with advance notice of the project's construction schedule, buildout timeline and the target market for the housing.

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

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

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

The Future Land Use Map shows this property as Business/Office. The Comprehensive Plan describes this category as land dedicated to non-industrial employment generators, including retail sales, office, service and entertainment facilities. Uses are primarily located along major highways, thoroughfares or interstate corridors.

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

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

The PDR (Planned Residential Development) zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, community, and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities and by consideration of arrangement of the different uses permitted in this district. The proposed development offers varying types of attached residential housing products, preserves open space and provides some workforce housing at market rate conditions. The proposed density for this project is approximately 4 units an acre, which is also the same density allowed by the RU-7, which is a high-density residential zoning used for attached and detached housing developments.

**Staff Assessment – PROPOSED USE IS CONSISTENT WITH A TRANSITION FROM COMMERCIAL TO RESIDENTIAL PROPOSED ZONING DISTRICT. ✓**

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

The Future Land Use map also shows the property as Business/Office, which was a new category created by the City during the most recent comprehensive plan update adopted by City Council in the Fall of 2021.

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

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

Within the past five years, the city has approved several new attached residential developments, which have primarily been townhome developments and in which the majority have been categorized as market rate offerings. The proposed development would similarly fall into the market rate category.

The city routinely discusses high density multifamily developments, in various forms, with prospective developers.

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

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

### SUMMARY OF STANDARD ASSEMENT:

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

### REGULATORY CRITERIA TO CONSIDER:

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

On November 18, 2024, Mr. Mike Furbush, City Landscape Architect and Arborist, approved the preliminary tree management plan contained herein.

### STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 32 units maximum.
- Limit the number of units available as rentals to 3 units.

### OPTIONS:

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

C. Recommend denial of the rezoning request

ATTACHMENTS: Application for Rezoning

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

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

Applicant:

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

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

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

**MOTION CARRIED. (7-0)**

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

**MOTION CARRIED. (6-1)**

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

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

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

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

**MOTION CARRIED. (6-0)**

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

March 3, 2025

**VIA EMAIL: [tdunnivant@newnanga.gov](mailto:tdunnivant@newnanga.gov)**

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

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

Dear Ms. Dunnivant:

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

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

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

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

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

2 parking spaces per dwelling under the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

provides below:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Steven L. Jones

Enclosures

## EXHIBIT "A"

### CONSTITUTIONAL OBJECTION

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

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

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

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

**EXHIBIT "A"**

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

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

Respectfully submitted this 3rd day of March 2025.

**TAYLOR ENGLISH DUMA LLP**  
Counsel for the Applicant

/s/ Steven L. Jones  
Steven L. Jones

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

## EXHIBIT “B”

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

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

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

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

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

## EXHIBIT "B"

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

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

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

Respectfully submitted this 3rd day of March 2025.

**TAYLOR ENGLISH DUMA LLP**  
Counsel for the Applicant

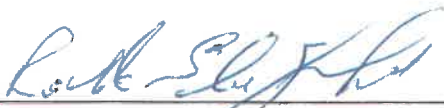
/s/ Steven L. Jones

Steven L. Jones

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

To whom it may concern:

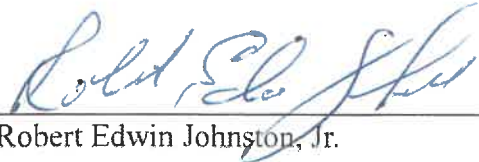
We, the undersigned owners of Coweta County Tax Parcel Identification Number N21 0001 001 (the "Property"), hereby authorize the refiling of the Application to Amend Zoning Map regarding the Property with the City of Newnan, Georgia. We further reaffirm and authorize the refiling of the Property Owner's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



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

3-3-25

Date



Robert Edwin Johnston, Jr.

3-3-25

Date



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

3/3/25

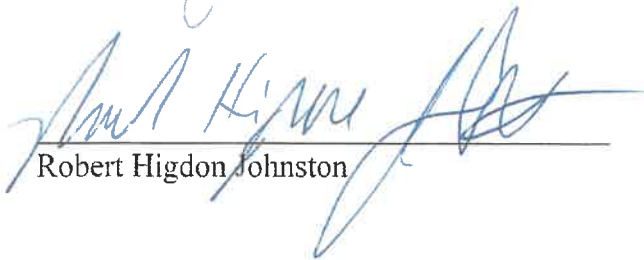
Date



Allison Johnston Davis

3/3/25

Date



Robert Higdon Johnston

3-3-25

Date



**NEWNAN**  
GEORGIA

**CITY OF NEWNAN, GEORGIA**  
**Planning & Zoning Department**

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

APPLICATION TO AMEND ZONING MAP

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

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

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

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

Property Owner (Use back if multiple names) Estate of Betty Jean Johnston; Estate of Robert Edwin Johnston  
Robert Edwin Johnston, Jr.; Robert Higdon Johnston; Allison Johnston Davis

Mailing Address 100 Golfview Club Drive, Newnan, Georgia 30263

Telephone 678-378-0223

Address/Location of Property 147 Temple Avenue

Tax Parcel No.: N21 0001 001 Land Lot 38 & 39

District/Section 5th Size of Property (Square Feet or Acres) 7.06

Present Zoning Classification: CUN Proposed Zoning Classification: PDR

Present Land Use: Undeveloped/Vacant

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

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

See attached letter of intent

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

See attached letter of intent

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

See attached letter of intent

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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.**

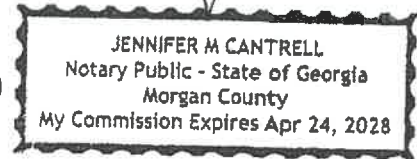
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this  
29<sup>th</sup> day of October, 2024

Signature of Applicant \_\_\_\_\_  


  
Notary Public

(Affix Raised Seal Here)



**FOR OFFICIAL USE ONLY**

DATE OF PRE-APPLICATION CONFERENCE : \_\_\_\_\_

RECEIVED BY: Dean Smith

DATE OF FILING: 3/4/25

FILING FEE RECEIVED: \_\_\_\_\_

DATE OF NOTICE TO NEWSPAPER: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION (DATE): \_\_\_\_\_

DATE OF TRANSMITTAL TO CITY COUNCIL: \_\_\_\_\_

CITY COUNCIL DECISION (DATE): \_\_\_\_\_



**NEWNAN**  
GEORGIA

City of Newnan, Georgia  
Attachment A  
**Proffered Conditions**

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

Please list any written proffered conditions below:

(1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the concept plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.

(2) The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted with the Application, as determined by the Planning and Zoning Director.

(3) The development shall include a walking trail as shown on the concept plan submitted with the Application, as determined by the Planning and Zoning Director.

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

(1) That certain "Zoning [Concept] Plan – Citadel Cottages at Newnan", prepared by Ridge Planning and Engineering for Templar Development and dated ~~October 18, 2024~~ January 31, 2025

(2) Those renderings/elevations of Citadel Cottages at Newnan submitted with the Application.

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

Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative

*CHRIS KNIGHT - Manager*

Type or Print Name and Title

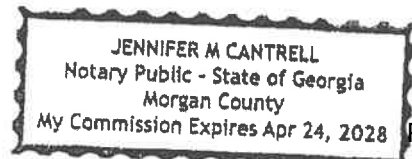
Steven L. Jones,  
Partner, Taylor English Duma LLP

Type or Print Name and Title

Signature of Notary Public

Date 10.29.2024

(Affix Raised Seal Here)





City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

**NEWNAN**  
GEORGIA

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

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

All individuals, business entities, or other organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

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

Robert Higdon Johnston; Allison Johnston Davis

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

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

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

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

Signature of Applicant

CHRIS KNIGHT - Manager

Type or Print Name and Title

Signature of Applicant's Representative

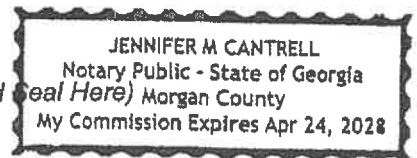
Steven L. Jones, Partner,  
Taylor English Duma LLP

Type or Print Name and Title

Signature of Notary Public

Date 10.29.2024

(Affix Raised Seal Here)



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



City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Estate of Betty Jean Johnston

Telephone Number \_\_\_\_\_

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

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

Signature of Property Owner

By: Robert Edwin Johnston, Jr.

Title: Executor of the Estate of Betty Jean Johnston

Personally appeared before me

Sam L Bowers

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

Notary Public

10/21/24  
Date





City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Robert Edwin Johnston, Jr.

Telephone Number \_\_\_\_\_

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

\_\_\_\_\_

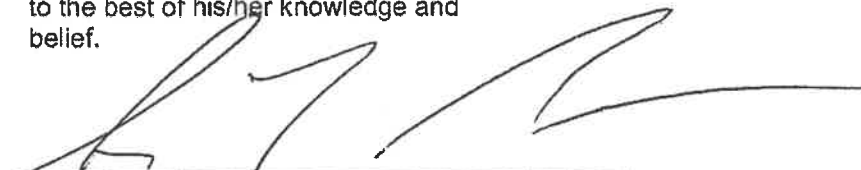
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

  
Signature of Property Owner

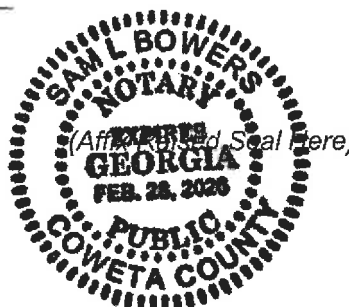
Personally appeared before me

SAM L. BOWERS

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

  
Notary Public

10/21/24  
Date





City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Estate of Robert Edwin Johnston

Telephone Number \_\_\_\_\_

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

\_\_\_\_\_

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

Signature of Property Owner  
By: Allison Glenn Johnston Davis  
Title: Executrix of the Estate of Robert Edwin Johnston

Personally appeared before me

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

Notary Public

10/21/24  
Date





City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Allison Johnston Davis

Telephone Number \_\_\_\_\_

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

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

Allison Johnston Davis  
Signature of Property Owner

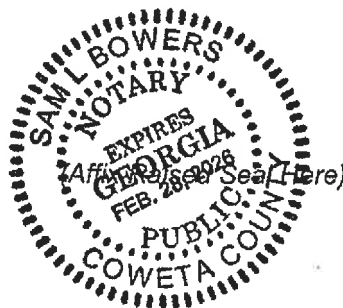
Personally appeared before me

Sam L. Bowers

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

[Signature]  
Notary Public

10/21/24  
Date





City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Robert Higdon Johnston

Telephone Number 904-379-8899

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

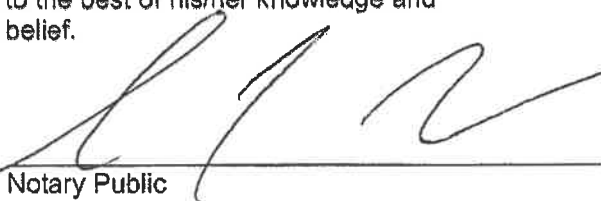
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

  
Signature of Property Owner

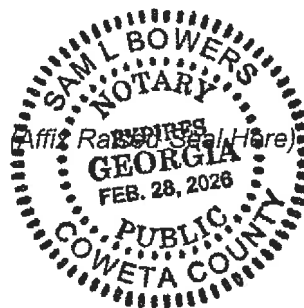
Personally appeared before me

Sam L. Bowers

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

  
Notary Public

10/21/24  
Date





City of Newnan, Georgia  
Attachment D  
**Attorney's Authorization**

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

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

\_\_\_\_\_  
(Signature of Attorney)

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

Address 1600 Parkwood Circle, Suite 200

Atlanta, Georgia 30339

Telephone 404-218-2756

Date 11/1/2024



**NEWNAN**  
GEORGIA

City of Newnan, Georgia  
Attachment E  
**Rezoning Checklist**

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

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

**Note:** Please attach this form to the filing application.



City of Newnan  
Attachment F

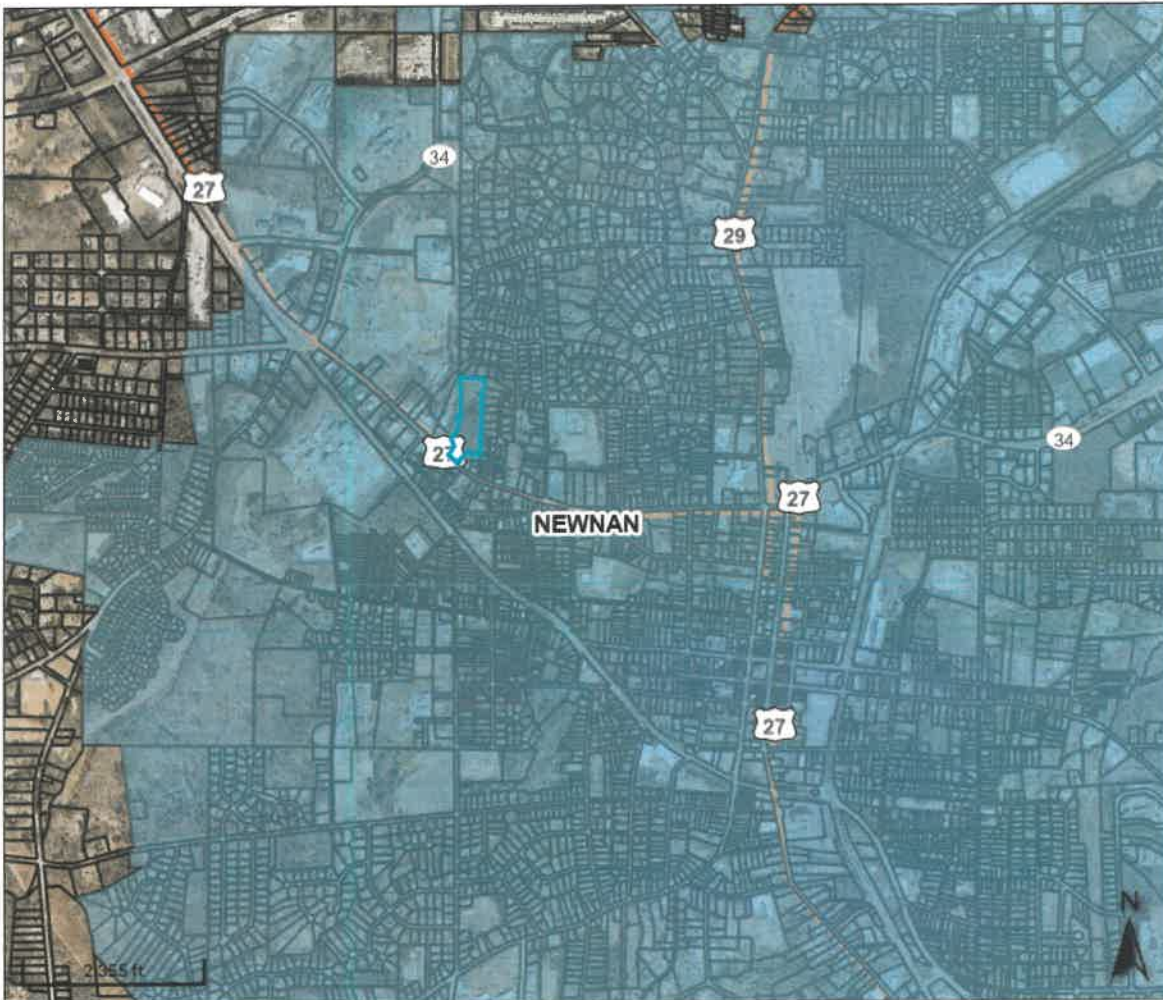
### Preliminary Tree Management Minimum Elements

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

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

# **Attachment “G”**



Overview



Legend

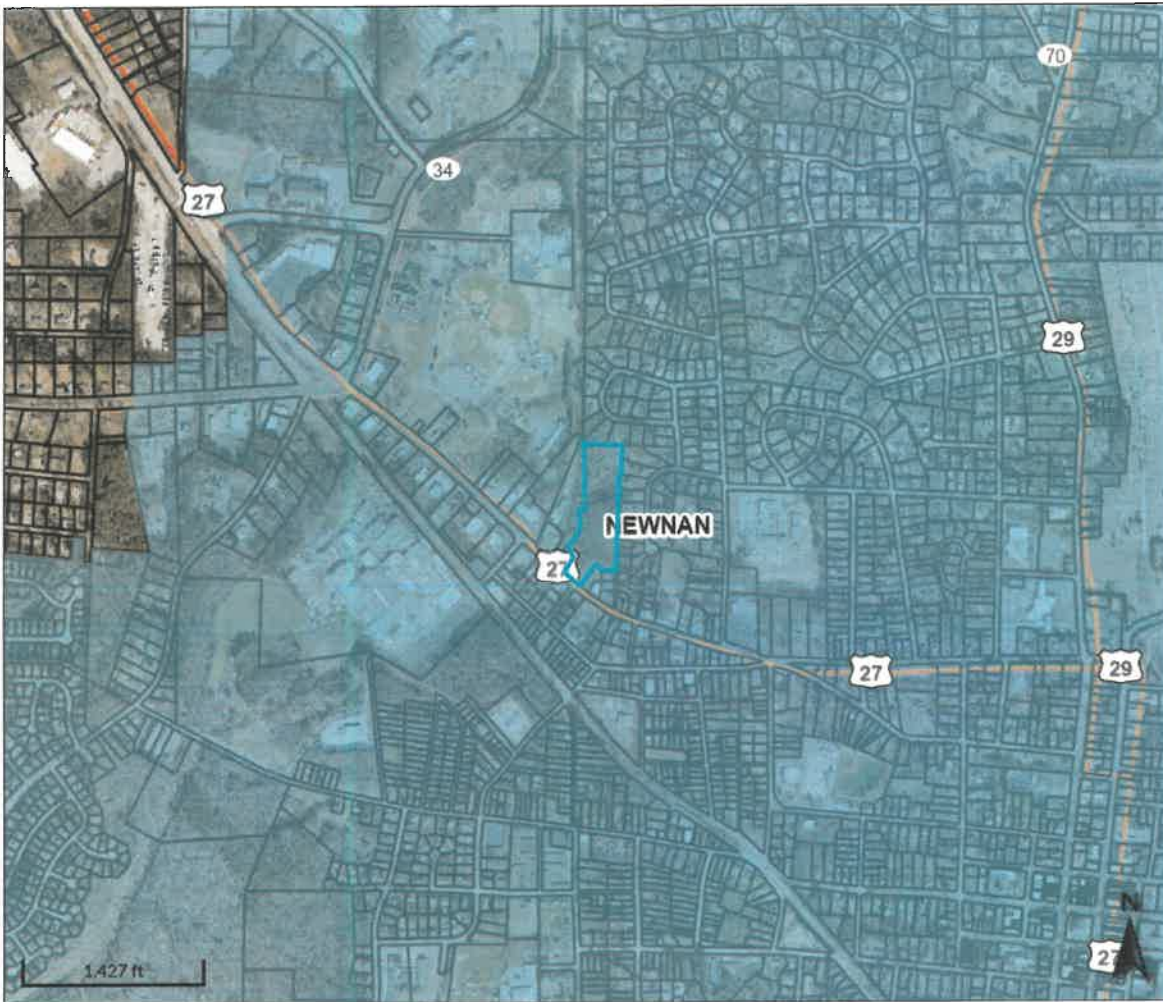
- Parcels
- Roads

<p><b>Parcel ID</b> N21 0001 001</p> <p><b>Class Code</b> Commercial</p> <p><b>Taxing District</b> NEWMAN 02</p> <p><b>Acres</b> 6.85</p>	<p><b>Owner</b> JOHNSTON ROBERT EDWIN JR &amp; ROBERT HIGDON</p> <p>JOHNSTON &amp; ALLISON JOHNSTON DAVIS</p> <p>100 GOLFFVIEW CLUB DR</p> <p>NEWMAN, GA 30263</p> <p><b>Physical Address</b> 147 TEMPLE AVE</p> <p><b>Assessed Value</b> Value \$274000</p>	<p><b>Last 2 Sales</b></p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>10/20/1998</td> <td>0</td> <td>03</td> <td>U</td> </tr> <tr> <td>3/31/1982</td> <td>0</td> <td>09</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	10/20/1998	0	03	U	3/31/1982	0	09	U
Date	Price	Reason	Qual											
10/20/1998	0	03	U											
3/31/1982	0	09	U											

(Note: Not to be used on legal documents)

Date created: 10/30/2024  
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 GEOSPATIAL



**Overview**



**Legend**

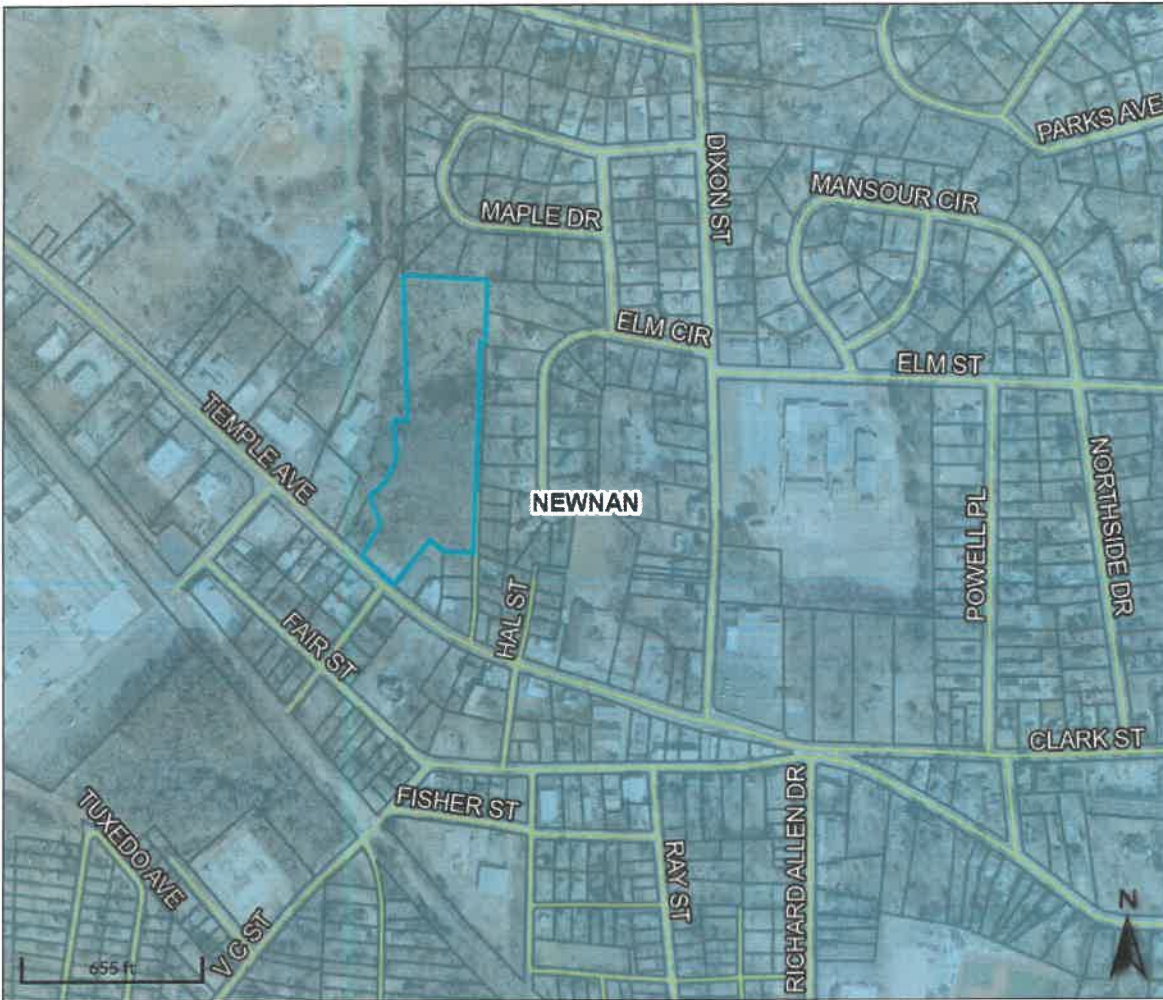
- Parcels
- Roads

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

(Note: Not to be used on legal documents)

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

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GEOSPATIAL



Overview



Legend

- Parcels
- Roads

<p><b>Parcel ID</b> N210001001</p> <p><b>Class Code</b> Commercial</p> <p><b>Taxing District</b> NEWNAN 02</p> <p><b>Acres</b> 6.85</p>	<p><b>Owner</b> JOHNSTON ROBERT EDWIN JR &amp; ROBERT HIGDON</p> <p>JOHNSTON &amp; ALLISON JOHNSTON DAVIS</p> <p>100 GOLFOVIEW CLUB DR</p> <p>NEWNAN, GA 30263</p> <p><b>Physical Address</b> 147 TEMPLE AVE</p> <p><b>Assessed Value</b> Value \$274000</p>	<p><b>Last 2 Sales</b></p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>10/20/1998</td> <td>0</td> <td>03</td> <td>U</td> </tr> <tr> <td>3/31/1982</td> <td>0</td> <td>09</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	10/20/1998	0	03	U	3/31/1982	0	09	U
Date	Price	Reason	Qual											
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Developed by SCHNEIDER  
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

<p><b>Parcel ID</b> N21 0001 001</p> <p><b>Class Code</b> Commercial</p> <p><b>Taxing District</b> NEWNAN 02</p> <p><b>Acres</b> 6.85</p>	<p><b>Owner</b> JOHNSTON ROBERT EDWIN JR &amp; ROBERT HIGDON</p> <p><b>Physical Address</b> JOHNSTON &amp; ALLISON JOHNSTON DAVIS 100 GOLFOVIEW CLUB DR NEWNAN, GA 30263 147 TEMPLE AVE</p> <p><b>Assessed Value</b> Value \$274000</p>	<p><b>Last 2 Sales</b></p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>10/20/1998</td> <td>0</td> <td>03</td> <td>U</td> </tr> <tr> <td>3/31/1982</td> <td>0</td> <td>09</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	10/20/1998	0	03	U	3/31/1982	0	09	U
Date	Price	Reason	Qual											
10/20/1998	0	03	U											
3/31/1982	0	09	U											

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

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GEO SPATIAL

# **Attachment “H”**



# **Attachment “I”**

Property Line Description for 147 Temple Avenue

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

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

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

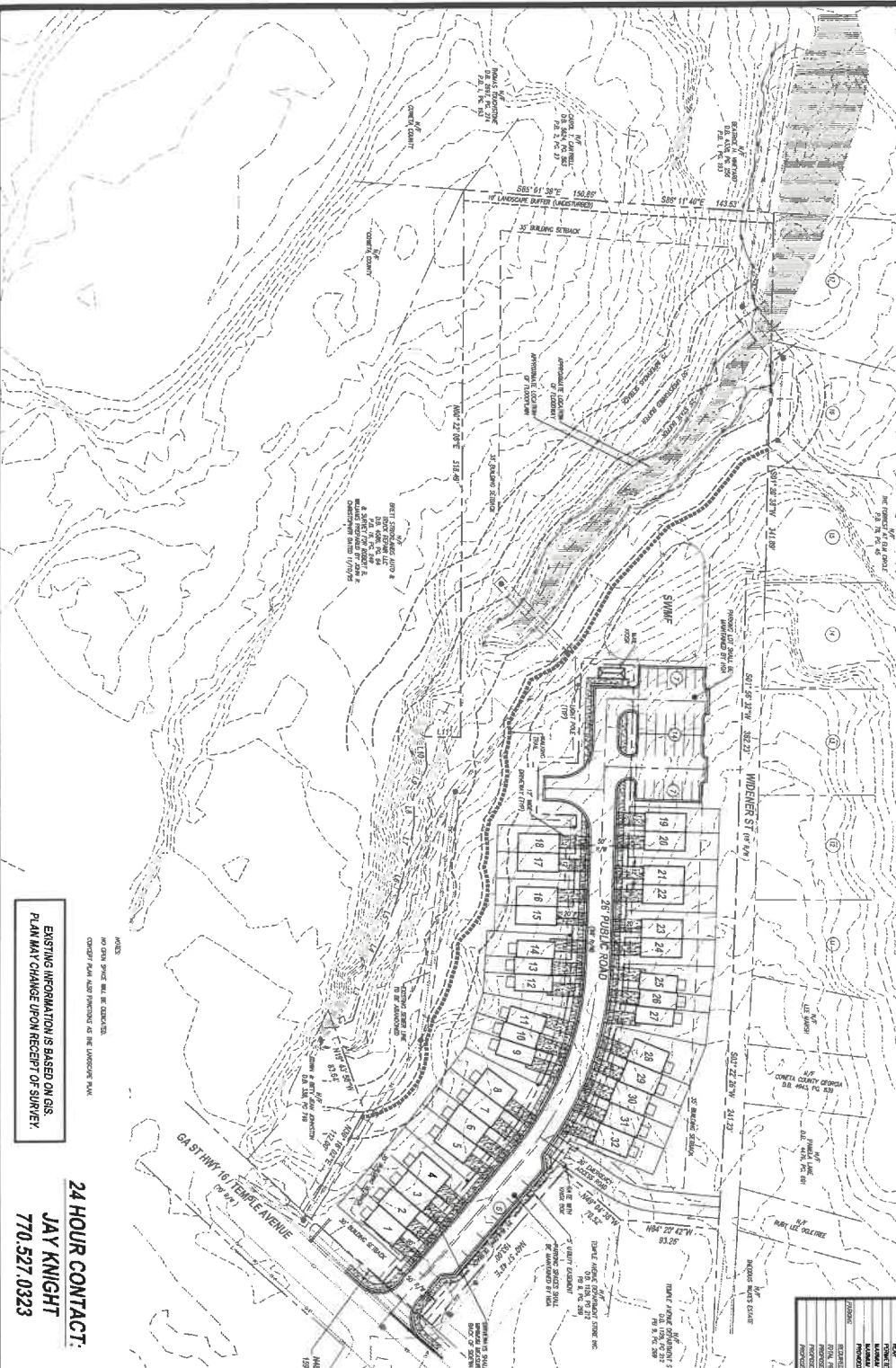
# **Attachment “J”**

**Line Table: Boundary**

Line #	Length	Direction
1	10.00	100° 00' 00" W
2	10.00	00° 00' 00" N
3	10.00	090° 00' 00" W
4	10.00	00° 00' 00" N
5	10.00	090° 00' 00" W
6	10.00	00° 00' 00" N
7	10.00	090° 00' 00" W
8	10.00	00° 00' 00" N
9	10.00	090° 00' 00" W
10	10.00	00° 00' 00" N
11	10.00	090° 00' 00" W
12	10.00	00° 00' 00" N
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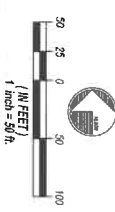
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83	1.2191	99	1.0224
84	1.2191	100	1.0224



EXISTING INFORMATION IS BASED ON GIS.  
 PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

24 HOUR CONTACT:  
 JAY KNIGHT  
 770.527.0923



THE PLANNING AND ENGINEERING FIRM HAS CONDUCTED VISUAL ANALYSIS AND PREPARED THIS ZONING PLAN IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF NEWNAN, GEORGIA. THE PLANNING AND ENGINEERING FIRM DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS COMPLETELY ACCURATE OR THAT THE INFORMATION WILL BE USED IN ANY MANNER THAT COULD BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION.

**DEVELOPMENT SUMMARY**

ITEM	DESCRIPTION	AMOUNT
TOTAL	100	100
RESIDENTIAL	100	100
COMMERCIAL	0	0
INDUSTRIAL	0	0
OFFICE	0	0
RETAIL	0	0
RESTAURANT	0	0
AMUSEMENT	0	0
RECREATION	0	0
OTHER	0	0
TOTAL	100	100

<p>REVISIONS</p> <p>DATE</p> <p>DESCRIPTION</p>		<p>OWNER/DEVELOPER</p> <p><b>TEMPLAR DEVELOPMENT</b></p> <p>160 WHITNEY STREET        FAYETTEVILLE, GEORGIA 30124</p>	<p>ZONING PLAN</p> <p>CITADEL COTTAGES AT NEWNAN</p> <p>LAND LOTS 38 &amp; 39        5TH DISTRICT        CITY OF NEWNAN, GEORGIA</p>	<p>8234 OLD HIGHWAY 5        SUITE 09-250-VALDOSTA, GA 31688        OFFICE 770.938-9000</p>
---	--	---	--	---

# **Attachment “K”**

General Tree  
Schedule  
Butterfly, Wildflower,  
Frogskin and  
Major Ecological  
Type.

To be Protected by  
Fence Installed at  
Limits of  
Disturbance



Approximate Line (General) 1/3"



A - Typical Wooded Area - HW / Pine / Mix Pockets - Dense Growth Snapped from Approx. 4-20' DBH w/ Scattered Specimen Size Trees. Primary Native Hardwoods with Small Amount of Pine Interspersed. Native Holly Present. Light Undergrowth Density Typical Except for Large Pockets of Thicket Near Frontage with Random Pockets of Private Undergrowth.



B - General Area of Site is Open and Contains Scrub Undergrowth including invasive vines.  
EXISTING VEGETATION SHADOWNOTES  
SEE MAP NOTES THIS SHEET  
The Site is Primarily Wooded.



**PLAN SUMMARY**

Total Site Area: 7.69 Acres  
 Contiguous Proposed Disturbed Area: 4.04 Acres  
 (1.58 Acres Unavailable (Undeveloped Buffer, Creek Buffer, Frontage))  
 See Plan for Location of Proposed 10' Landscape Zoning Buffer = 0.88 Acres  
 Contiguous Proposed Tree Save Area = 1.18 Acres Outside of Unavailable Areas  
 Tree Save Areas to be Protected via Standard Plans - Active Tree Protection Zones if Fence Numbers are Approximate



Temple Avenue Frontage Streetcar



Existing Ground and Adjacent Parking Area at Frontage



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

DATE	1/23/22
JOB NO.	2022024
DRAWN BY	ETC
CHECKED BY	MMG
SCALE	AS SHOWN
SHEET	10
	P/M

**PRELIMINARY TREE MANAGEMENT PLAN**  
 FOR  
**CITADEL COTTAGES AT NEWNAN**  
 Land Lots 38 & 39, 5th District, CITY OF NEWNAN, GA - COWETA COUNTY

**mondo**  
 LAND PLANNING and DESIGN, LLC  
 8000 MAIN STREET  
 WOODBRIDGE, GEORGIA 30188  
 PHONE: 770.862.2719  
 FAX: 1.866.334.6053

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

# **Attachment “L”**



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



THE HOME BUILDERS STUDIO



CONTACT: info@thehomebuildersstudio.com

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

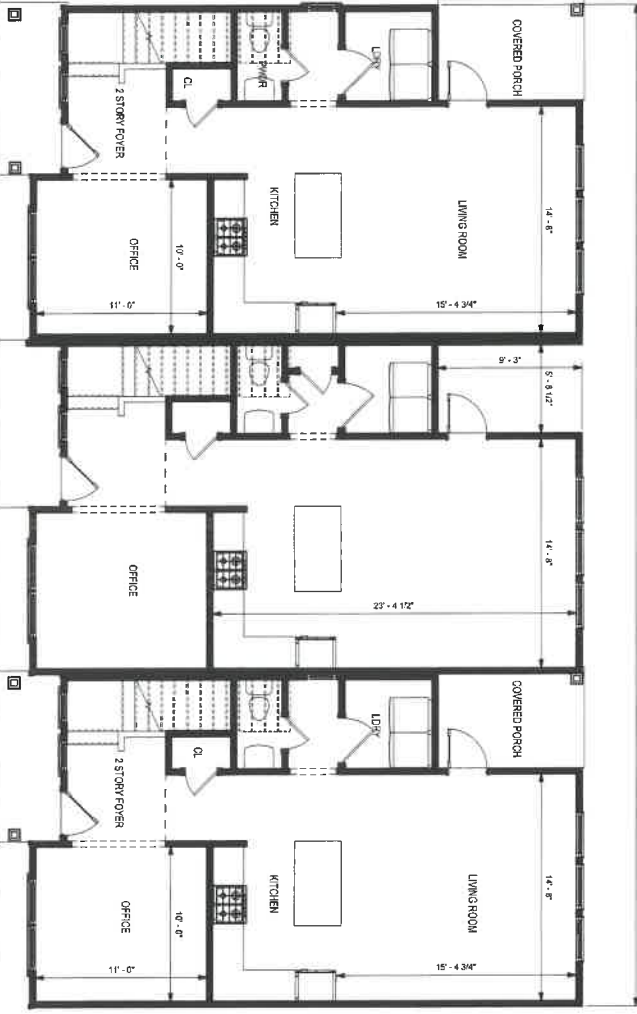
PLAN NAME:  
 TOWNHOME

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

SHEET NAME  
 ELEVATIONS  
 CONCEPT DESIGN

A0

SHEET



② FIRST FLOOR PLAN  
1/4" = 1'-0"



① SECOND FLOOR PLAN  
1/4" = 1'-0"

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



A3

SHEET NAME  
**FLOOR PLANS**  
CONCEPT DESIGN

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

PLAN NAME:  
TOWNHOME

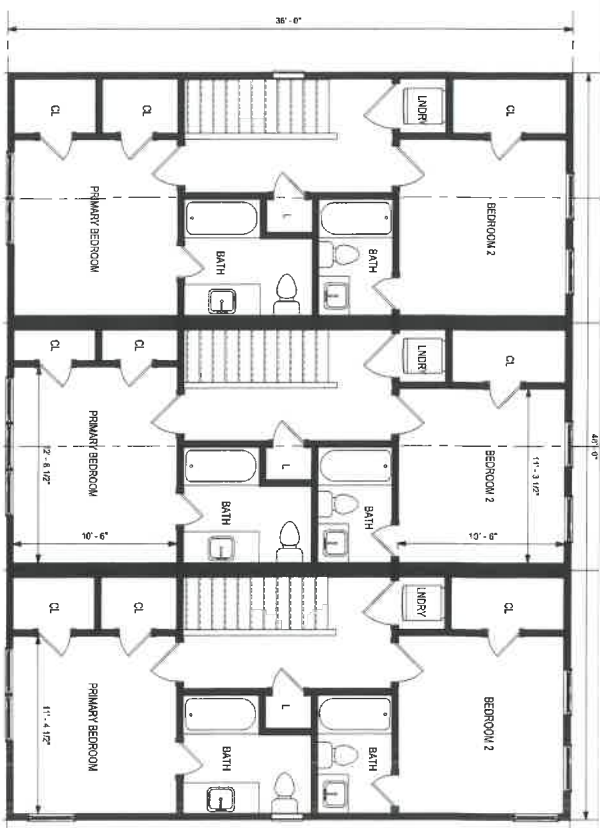
CONTROL:  
info@templardesign.com  
VERSION 1 -  
CONCEPT REVIEW  
02/28/2024  
VERSION 2 -  
CONCEPT REVIEW  
02/28/2024  
VERSION 3 -  
CONCEPT REVIEW  
7/4/2024



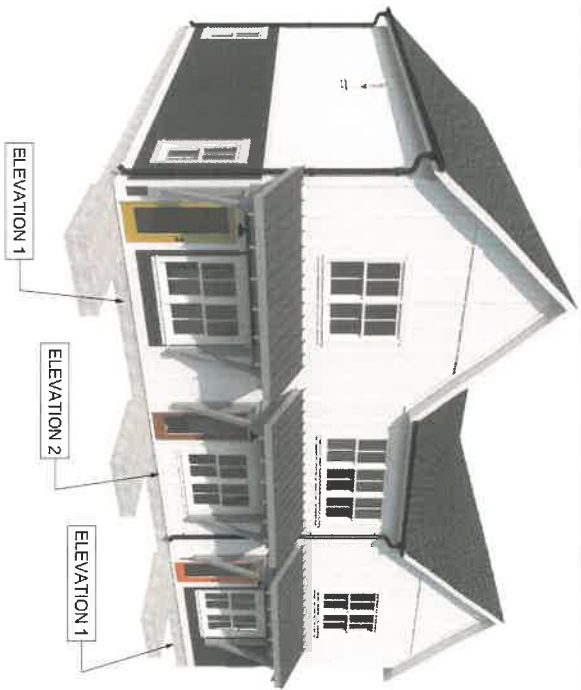
THE HOME BUILDERS STUDIO



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



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



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



A3

SHEET NAME

FLOOR PLANS  
CONCEPT DESIGN

DATE:

7/3/2024 8:17:59 AM

PLAN NAME:

TRIPLEX

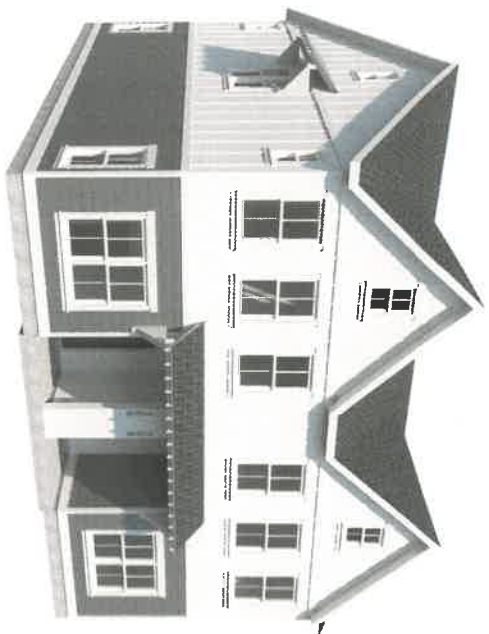
Client:  
11BS Home Builders Studio, Inc.  
VERSION 1 -  
CONCEPT REVIEW  
6/24/2024  
VERSION 2 -  
CONCEPT REVIEW  
7/9/2024



THE HOME BUILDERS STUDIO



ELEVATION 1



ELEVATION 2

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



THE HOME BUILDERS STUDIO



contact:  
[info@thehomebuildersstudio.com](mailto:info@thehomebuildersstudio.com)

VERSION 1 -  
 CONCEPT REVIEW  
 02/26/2024

VERSION 2 -  
 CONCEPT REVIEW  
 02/26/2024

VERSION 3 -  
 CONCEPT REVIEW  
 02/26/2024

VERSION 4 -  
 CONCEPT REVIEW  
 02/26/2024

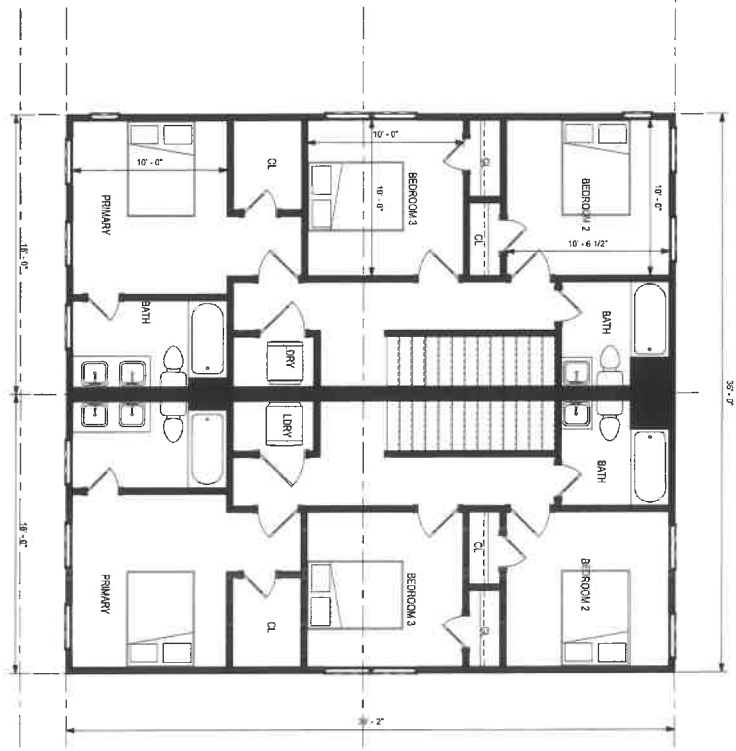
PLAN NAME:  
 DUPLEX

DATE:  
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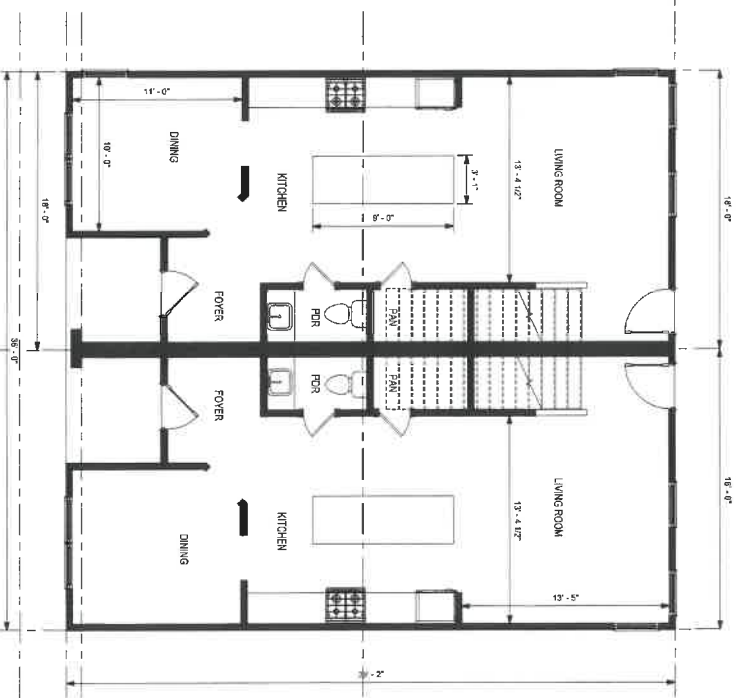
SHEET NAME  
 ELEVATIONS  
 CONCEPT DESIGN

SHEET  
 A0

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



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



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



A3

SHEET NAME  
**FLOOR PLANS**  
CONCEPT DESIGN

DATE:  
7/2/2024 4:23:47 PM

PLAN NAME:  
**DUPLEX**

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



THE HOME BUILDERS STUDIO

# **Attachment “M”**



September 18, 2024

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

- Citadel Cottages at Newnan, Parcel Number N21 0001 001

Ms. Cantrell,

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

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

1. Electric:

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

2. Sanitary Sewer:

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

70 Sewell Road  
Newnan, GA 30263  
770-683-5516  
770-683-0292 fax  
[www.NewnanUtilities.org](http://www.NewnanUtilities.org)

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

3. Water:

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

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

Sincerely,



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





## City of Newnan, Georgia – Planning Commission

Date: April 8, 2025

Agenda Item: Annex2025-01 - Council Initiated Annexation of an Unincorporated Island  
3.02± acres located at 423 Jefferson Street (Tax Parcel # 086 5055 0022) - Requested zoning of RU-7 (Urban Residential Single-Family Dwelling District – High Density)

Prepared and Presented by: Tracy Dunnavant, Planning Director

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### **ANNEXATION ASSESSMENT**

#### **OWNER INFORMATION:**

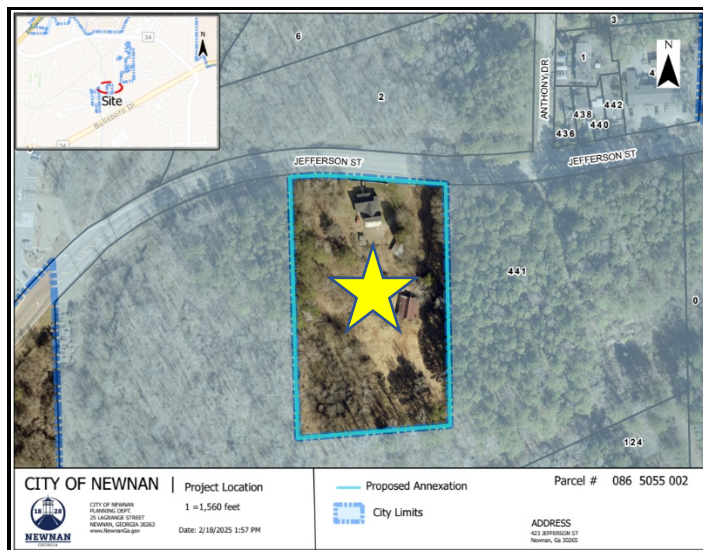
Cornerstone Rentals, LLC  
3499 Sharpsburg McCollum Road  
Newnan, GA 30265

#### **SITE INFORMATION:**

The City of Newnan has initiated the annexation of 3.02± acres located at 423 Jefferson Street. The property is the site of a single-family home that was built in the 1930s. There are also two outbuildings, a retaining wall, and a barn on the property.



The tract is surrounded by parcels within the city limits and therefore is classified as an unincorporated island. The owner's representative has indicated that he is agreeable to an RU-7 (Urban Residential Single-Family Dwelling District – High Density) zoning designation, which would allow the development of 4 residential units per acre or up to 12 total units.



The tracts are currently under Coweta County’s jurisdiction and are zoned R-2 (Multifamily Residential District).

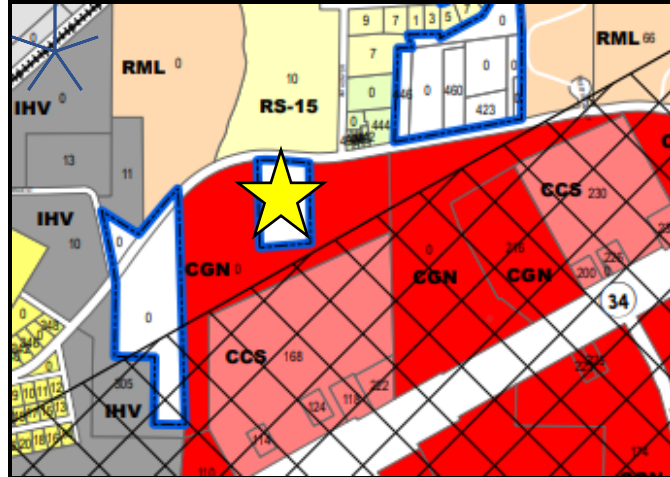
**OVERVIEW OF REQUEST:**

On February 11, 2025, Van Mottola, representing the property owner, approached the Council regarding the possibility of connecting to the city sewer system. He advised them that the current septic system has failed and there is an existing sewer line in front of the property. Mottola added that he planned to request annexation in the future for a residential development, but did not have a concept plan to present at this time. The council voted to grant permission for the property to connect to the sewer system and initiated the annexation process for the unincorporated island. It should be noted that Council had previously asked staff to begin working on annexation of unincorporated islands, which was a topic of discussion at its latest Council retreat in March.

**STANDARDS:**

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed annexation/rezoning and those with a red “X” ✗ as standards not being met.

**Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** The subject tract is located at 423 Jefferson Street. It is surrounded on three sides (east, west and south) by a single undeveloped parcel owned by the City of Newnan that is currently zoned CGN. The tract to the north across Jefferson Street is also undeveloped and is zoned RS-15. Properties in the vicinity that also front Jefferson Street are primarily developed with townhouses or apartments.



The tract is currently zoned multi-family residential in the county which would allow up to twelve units per acre with sewer. The RU-7 zoning would allow up to 4 single-family units per acre, which would be considered a down zoning.

As previously stated, there are numerous residential developments in the area. An RU-7 zoning designation would be a good transition between the RS-15 zoning to the north across Jefferson and the CGN zoning to the south. In addition, the RU-7 would be a down zoning as it would only allow 12 total units instead of the 36 units permitted under the county's R-2 zoning and it would not permit apartments. Therefore, staff feels the proposed use of the land would be suitable in terms of the existing zoning and development of the adjacent and nearby properties.

**Staff Assessment – PROPOSED USE IS SUITABLE ✓**

**Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?** Traffic will have the greatest impact from this development; however, with a maximum of twelve units, the impact will be minimal. As previously stated, the county would allow 36 units now that the property has sewer, so the down zoning will actually decrease the impact that could occur if the property were developed as currently zoned.

**Staff Assessment – ADVERSE AFFECT IN TERMS OF ADDITIONAL TRAFFIC, BUT THE IMPACT WILL BE MINIMAL AND LESS THAN CURRENTLY ZONED IN THE COUNTY ✓**

**Are their substantial reasons why the property cannot or should not be used as currently zoned?** The property is currently zoned R-2 (Multi-Family Residential District) in the County. The R-2 district allows up to 12 units per acre for property that is sewered. The proposed zoning category in the city is RU-7, which would only yield 4 units per acre. Although the site could be developed as currently zoned, the down zoning to RU-7 would be less impactful and still serve as a transition between the commercial tract owned by the city and the single-family residential property across Jefferson.

**Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED, BUT RU-7 WOULD HAVE LESS IMPACT ON THE COMMUNITY ✓**

**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 annexation did not require a community impact study, but staff did reach out to the community service providers to get their assessment on the potential impact if the property were developed in the future with the proposed zoning.

Police: Chief Blankenship has indicated that there would be a slight increase in people and vehicle traffic to the area. He states that the development would have an impact on motor vehicle accidents, calls of service and response time to other parts of the city. Chief Blankenship estimates that the project could be managed at current staff level.

Fire: Chief Stephen Brown has indicated that NFD can service this development but minimal impact.

Newnan Utilities: Scott Tolar, Newnan Utilities, reviewed the project and indicated that Newnan Utilities does have ample capacity to serve the proposed subdivision with both water and sewer. He also provided a list of needs from the developer in terms of each service that has been provided as an attachment to the assessment.

It should be noted that the City Council chose to initiate the annexation process to ensure the property would be located within the city limits once the Council agreed to extend the sewer service.

Engineering:

Environmental:

1. This Parcel contains floodplain and floodway. With any plat revisions, all streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be identified by field survey methods.
2. State waters buffers shall be 50 feet as measured from the point of wretched vegetation and shall be delineated in the field, with an additional 25 foot impervious surface setback
3. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Transportation:

1. Annexation of this Parcel will incorporate the adjacent portion of Jefferson Steet into the jurisdiction of the City of Newnan, approximating 316 centerline feet. Jefferson Street was recently rehabilitated (full depth reclamation and paving) so this should not be of concern in the short and intermediate term, (12- 15 years).
2. No drainage pipes or culverts have been identified that would be subject to the jurisdiction of the City of Newnan.

3. There is no sidewalk within the Right-of-Way adjacent to the Parcel.

Coweta County Schools: Ronnie Cheek, Executive Director of Facilities, stated that the current school district lines would place students in neighborhoods within the following locations:

Jefferson Parkway Elementary School (74% Capacity)  
Madras Middle School (88% Capacity)  
Northgate High School (94% Capacity)

He also stated that “due to the high density of housing in the are of the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now nearing capacity. If approved, we would request that the developer provide us advance notice of a schedule for construction and planning purposes.”

### **Fiscal Impact Analysis**

In an effort to ascertain fiscal impact, staff conducted an analysis of the impact to revenues and expenditures, which have been included in this report.

Methodology:

- Maximum # of proposed households – 12
- Average # of people per household based on US Census average for Newnan – 2.54
- Total new people added for the subdivision:  $12 \times 2.54 = 30$  new persons
- Total 2024 Population based on census projections for Newnan – 44,940
- Total 2024 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 67,442

Annual General Fund Expenditures per Operating Category based on 2022 Budget:

- General Government:  $\$9,843,522 / (44,940 + 67,442) = \$87.59$  per person;  
 $\$87.59 \times 30 = \mathbf{\$2,627.70}$
- Public Safety:  $\$19,292,345 / (44,940 + 67,442) = \$171.67$  per person;  $\$171.67 \times 30 = \mathbf{\$5,150.10}$
- Public Works:  $\$3,544,068 / (44,940 + 58,336) = \$31.54$  per person;  
 $\$31.54 \times 30 = \mathbf{\$946.08}$
- Community Development:  $\$4,193,121 / (44,940 + 58,336) = \$37.31$ ;  
 $\$37.31 \times 30 = \mathbf{\$1,119.30}$
- Other Services (Main Street, Business Development, Carnegie Building):  $\$1,038,609 / (44,940 + 58,336) = \$9.24$  per person;  $\$9.24 \times 30 = \mathbf{\$277.20}$

Projected Annual Expenditures: **\$10,120.38**

Annual Revenues based on 2025 Budget:

- Property Taxes: Based on \$400,000 home with a 3.12 millage rate = \$499.20  
 $\$499.20 \times 12 = \mathbf{\$5,990.40}$
- Sales Tax Generated:  $\$12,300,000$  budgeted /  $(44,940 + 58,336) = \$109.45$  per person;

$\$109.45 \times 30 = \mathbf{\$3,283.50}$

- Inspections and Permits:  $\$529,400 / (44,940 + 58,336) = \$4.71$  per person;  
 $\$4.71 \times 30 = \mathbf{\$141.30}$

Projected Annual Revenues for the Subdivision: **\$9,415.02**

**Note** – Staff used \$400,000 as the home price based on the median list price for 2025.

Up Front Revenues during Construction:

- Impact Fees:  $12 \times \$1,110.81$  (residential fee not including Newnan Utilities) =  
**\$13,329.72**
- Permits and Inspections: (1,600 square foot house at \$450,000)  $\$1,300 \times 12 = \mathbf{\$15,600}$

Projected up front revenues for the subdivision: **\$28,929.72**

As with all development, there will be some impact on service provision; however, none of the providers have indicated that they will not be able to serve the development. In addition, any traffic impacts will be reviewed by the City Engineer to see if mitigation is needed. Also, the fiscal impact analysis shows annual expenditures to be slightly higher than revenues for the project; however, up front revenues are shown at \$28,929 which will cover the difference.

**Staff Assessment – PROJECT WILL HAVE SOME IMPACT ON SERVICE PROVISION  
HOWEVER, IT WILL NOT BE EXCESSIVE ✓**

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

The properties are outside of the city limits and therefore were not considered in the City's Comprehensive Plan. However, the County's Comprehensive Plan shows this area as Priority Development on its current Character Area Map. Priority Development Areas include "a mix of detached single-family residential and attached senior housing." They also include "older established communities and compact neighborhoods that border regional and local commercial centers. With the mixture of residential uses and the proximity to the shopping centers just south of this site on Bullsboro Drive, staff feels this site would be compatible with the County's Comprehensive Plan.

**Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE ✓**

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

The overall purpose of the RU-7 district is to provide for higher density residential development designed to allow more walkable neighborhoods. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. As such, it would be consistent with the purpose and intent of the proposed zoning designation.

**Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING  
DISTRICT REQUESTED ✓**

**Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?** The subject tract was not included in the Comprehensive Plan, but the adjacent tracts within the city limits across Jefferson Street are shown as future “built community” and the adjacent tracts on the south of Jefferson Street are shown as “redevelopment opportunity area”. A residential development would be consistent with both of those categories. In addition, the County updated their Comprehensive Plan including their Character Area Map and showed these properties as “Priority Development Character Area”. They indicate that these character areas “intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment”.

**Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS AS BOTH THE CITY AND COUNTY UPDATED THEIR COMPREHENSIVE PLANS AND FUTURE LAND USE/CHARACTER AREA MAPS IN 2021 AND THE REQUEST IS CONSISTENT WITH THOSE DOCUMENTS ✓**

**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?**

As stated above, the surrounding land uses are primarily residential with the exception of the commercial tract to the west. Although the proposed density will be greater than both of the abutting subdivisions, it is still consistent with several of the residential developments in the area. In addition, the applicant plans to only build the detached product where the property abuts the lower density subdivisions. The townhomes will abut the commercial tract and the detached homes to be built on the site.

The greatest impact will be traffic; however, the applicant will be providing a traffic impact statement as discussed above. The City Engineer will determine what, if any, mitigation efforts will be necessary based on the results of the statement and the timing of the Lower Fayetteville Road project.

Although the project will impact traffic and some areas of service provision, it appears all service providers have indicated they can serve the development with existing resources, if approved. In addition, the product is consistent with other residential options in the area and the development would serve as a transition from the lower density subdivisions to the higher density apartments.

**Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE - ✓**

**SUMMARY OF STAFF FINDINGS:**

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

**COWETA COUNTY RESPONSE TO THE ANNEXATION:**

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing

process. The County reviewed the application and advised the City that they will not be filing a Notice of Objection.

**TREE MANAGEMENT PLAN COMMENTS:**

Mike Furbush, City Landscape Architect, has indicated that there is no need for a tree management plan at this time, since the annexation is Council initiated. He added that he will conduct a review and provide comments once a concept plan has been provided in the future.

**STAFF SUGGESTED CONDITIONS TO CONSIDER:**

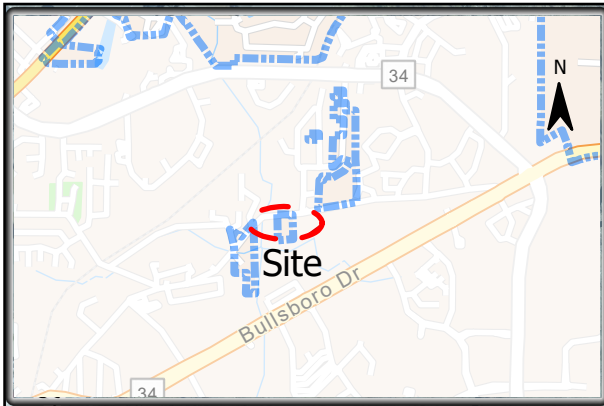
Should the Commission elect to recommend approval of the request, Staff would suggest the following conditions be considered:

- If more than one unit is proposed on the site, the owner will bring the final concept plan and proposed elevations back to the Planning Commission for approval.
- If more than one unit is proposed on the site, no more than 10% of the units will be used for rental properties.

**OPTIONS:**

- A. Approve the annexation and rezoning
- B. Approve the annexation and rezoning with conditions
- C. Deny the rezoning

**ATTACHMENTS:**      Location Map  
                                 Service Provision Comments  
                                 Council Initiation Minutes  
                                 County Notification on Objection Letter



**CITY OF NEWNAN**



CITY OF NEWNAN  
 PLANNING DEPT.  
 25 LAGRANGE STREET  
 NEWNAN, GEORGIA 30263  
[www.NewnanGa.gov](http://www.NewnanGa.gov)

Project Location

1 = 1,560 feet

Date: 2/18/2025 1:57 PM

 Proposed Annexation

 City Limits

Parcel # 086 5055 002

ADDRESS  
 423 JEFFERSON ST  
 Newnan, Ga 30265



**NEWNAN**  
**POLICE**

**BRENT BLANKENSHIP**  
**CHIEF OF POLICE**

03/24/25

Reference: 423 Jefferson St.

Tracy Dunnavant,

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

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

Thanks,

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

Brent Blankenship

Chief of Police

Newnan Police Department



# NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

March 27, 2025

Dear Tracy,

I have reviewed the potential annexation which is located at 423 Jefferson Street. Currently, the Newnan Fire Department has the resources to provide services to the proposed annexation with minimal impact.

Please contact me if you have any questions.

Sincerely,

Stephen Brown



# *The City of Newnan, Georgia*

*Public Works Department*

City Engineer Review

ANNEXATION REQUEST

423 Jefferson Street

(Tax ID: 086 5055 002)

Environmental:

1. This Parcel contains floodplain and floodway. With any plat revisions, all streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be identified by field survey methods.
2. State waters buffers shall be 50 feet as measured from the point of wrosted vegetation and shall be delineated in the field, with an additional 25 foot impervious surface setback
3. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Transportation:

1. Annexation of this Parcel will incorporate the adjacent portion of Jefferson Steet into the jurisdiction of the City of Newnan, approximating 316 centerline feet. Jefferson Street was recently rehabilitated (full depth reclamation and paving) so this should not be of concern in the short and intermediate term, (12- 15 years).
2. No drainage pipes or culverts have been identified that would be subject to the jurisdiction of the City of Newnan.
3. There is no sidewalk within the Right-of-Way adjacent to the Parcel.



March 31, 2025

Tracy S Dunnavant  
Planning and Zoning Director  
City of Newnan  
25 Lagrange Street  
Newnan, Georgia 30263

RE: 423 Jefferson Street, RU-7 12 Total Units

Ms. Dunnavant

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 Number 086 5055 002
- 3 Acres

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.
  - 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.

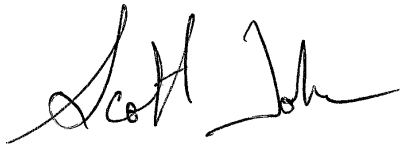
70 Sewell Road  
Newnan, GA 30263  
770-683-5516  
770-683-0292 fax  
[www.NewnanUtilities.org](http://www.NewnanUtilities.org)

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.

This letter is good for one year from the date of the letter. Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Tolar".

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

# Coweta County School System

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

March 31, 2025

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

RE: Rezoning Request 423 Jefferson Street

Tracy,

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

The proposed development would potentially contain up to twelve (12) residential units. The current school district lines would place students in this neighborhood in the following locations:

Jefferson Parkway Elementary School (74% Capacity), Madras Middle School (88% Capacity), and Northgate High School (94%).

Due to the high density of housing in the area of the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now nearing capacity. If approved, we would request that the developer provide us advance notice of a schedule for construction and planning purposes.

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

*Ronald C. Cheek*

Ronald C. Cheek  
Executive Director of Facilities  
Coweta County Schools

*Coweta Committed to Student Success*

**CITY OF NEWNAN, GEORGIA  
REGULAR COUNCIL MEETING**

**FEBRUARY 11, 2025**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 11, 2025 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

**CALL TO ORDER**

Mayor Brady called the meeting to order and delivered the invocation.

**PRESENT**

Mayor Keith Brady: Council members present: Ray DuBose, Jim Thomasson, Rhodes Shell, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

**READING OF MINUTES**

**A. Minutes from the Regular Meeting on January 28, 2025**

Motion by Councilman Shell, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on January 28, 2025 and adopt them as presented.

**MOTION CARRIED. (7-0)**

**REPORTS OF BOARDS AND COMMISSIONS**

**B. 1 Appointment - Ethics Commission, 2-year term**

Motion by Councilman Guillaume, seconded by Councilman Koritko to re-appoint John Pirro for another term.

**MOTION CARRIED. (7-0)**

**C. 1 Appointment - Tree & Parks Commission, 3-year term**

Continue to next agenda.

**D. Consideration of a Resolution to Declare the Farmer Street Cemetery Commission Inactive**

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

**MOTION CARRIED. (7-0)**

NEW BUSINESS**E. Consideration of a Request to Connect to the Municipal Sewer System at 423 Jefferson Street**

Mr. Van Mottola with Cornerstone Rentals explained that when they bought this property, they were unsure if it was City or County. It is an island of County property surrounded by City, there is a sewer line in front, and they do plan on requesting to annex the property into the City at some point. In the meantime, the septic system that it is on has failed. They are requesting to tie the single-family residence onto the sewer system with the intention of annexing in the future.

Motion by Councilman Shell, seconded by Councilwoman Jenkins to begin the process for annexation and to allow the owner to hook up to the Newnan Utilities sewer system.

City Attorney stated that since the statute predates the zoning procedures so it's hard to look at the requirements. There was a similar case in the City of Fayetteville and they referred it to their Planning Commission as an annexation request.

Mr. Mottola said that the current zoning designation in the County is R2, which is multi-family. They don't see that for the property and have met with City staff about some concepts that would fall under the RU-7 zoning. They do want to do something residential, that is congruent with the surrounding area. Mayor Brady asked how much time they would have once this is referred to Planning Commission. Tracy Dunnivant, Planning Director, said that once it's referred to Planning Commission then there is a 15-day advertising period, so possibly April depending on discussions. Councilman Thomasson asked if they could just grant the sewer tap for the current resident only? Mr. Sears commented that the County still must be notified and that could add to the timeline. Mr. Mottola said that the timeline would not be a burden for them.

Mayor Brady reiterated that the motion is to initiate the annexation process but not to wait on the sewer connection for the property. Councilman Thomasson asked to add 'for the existing owner'.

Amended Motion by Councilman Shell, seconded by Councilwoman Jenkins to initiate the annexation process and allow sewer connection to proceed with the current owner.

**MOTION CARRIED. (7-0)**

**F. Rezoning Request RZ2025-01 by Melissa Griffis, on behalf of Oxford Properties, LLC for 29.626 + acres at 3000 McIntosh Parkway (Tax Parcel #086-5043-002) from CGN to MXD for the purpose of developing 70 townhomes, 329 apartments and 26,760 square feet of non-residential/commercial space - For Information Only**

No action needed.

**G. Rezoning Request RZ2025-02 by Steven L. Jones on behalf of GHV Newnan, LLC for 8.30 + acres on Newnan Crossing Blvd E (Tax Parcel #098A-295) from OI-1 to RU-7 for the purpose of developing a townhouse community - For Information Only**

No action needed.

**H. Rezoning Request RZ2025-03 by Brett Sledge on behalf of The Turnstone Group for 63.09 + acres off Newnan Crossing Blvd E and Diplomat Parkway (Tax Parcel #s 086 5044 005; 086 5044 044; 098 5052 001; 086 5044 015) from OI-1, CGN and OCR to MXD for the purpose of developing 258 townhome units, 52 single-family rear load lots, 36 single-family front load lots, 28 condo units and 36,000 square feet of commercial space - For Information Only**

No action needed.

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

Dean Smith, Senior Planner, stated that this is a petition from Sonya Adams, to consider a legislative text amendment to the zoning ordinance to permit child day care facilities to be closer than 1,000 ft from certain other uses. This was an item previously presented for discussion. This petition requests reducing from 1,000ft to 300ft and this is similar to the distance used for alcohol sales.

Mayor Brady proposed that they refer this to the Planning Commission.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman DuBose to refer this item to the Planning Commission.

**MOTION CARRIED. (7-0)**

**UNFINISHED BUSINESS**

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

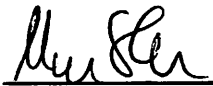
Motion by Councilwoman Jenkins, seconded by Councilman Shell to accept the recommendation from the Ad Hoc Committee as presented.

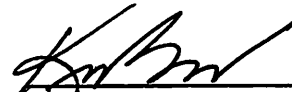
**MOTION CARRIED. (7-0)**

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilman Koritko to adjourn the Council meeting at 2:46pm.

**MOTION CARRIED. (7-0)**

  
\_\_\_\_\_  
Megan Shea, City Clerk

  
\_\_\_\_\_  
Keith Brady, Mayor



**Jon Amason, Director**  
22 East Broad St.  
Newnan, GA 30263  
Email: [jamason@coweta.ga.us](mailto:jamason@coweta.ga.us)  
770-254-2635

April 2, 2025

Tracy S. Dunnavant  
Planning Director  
City of Newnan  
P.O. Box 1193  
Newnan, GA 30264

RE: Annexation – City of Newnan

Applicant: City of Newnan  
3.02± acres located at 423 Jefferson Street  
Tax ID#’s: 086-5055-002  
Petition # AN 001-25

Dear Ms. Dunnavant:

The Coweta County Board of Commissioners voted on April 1, 2025, to file **No Objection** to the above referenced annexation petition:

A copy of the report that was submitted to the Board of Commissioners for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved by the Board of Commissioners at the April 15, 2025, Public Hearing.

Please forward a copy of your official minutes in which you formalize the annexation so that we may have that for our records.

If we can be of further assistance, please feel free to contact our office.

Sincerely,

Nicole K Blackwell  
Zoning Associate

C: Michael Fouts, County Administrator  
Cleatus Phillips, City Manager  
Kelly Mickle, Assistant Administrator

Sandy Wisenbaker, Assistant Administrator  
Tod Handley, Public Works Administrator  
Jon Amason, Director  
Ben Sewell, Assistant Director  
Lisa Eschman, Zoning Manager  
Clint Richmond, GIS  
Ashley Gay, Director of Elections and Voter Registration  
Dean Henson, Chief Appraiser/Director



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## City of Newnan, Georgia – Planning Commission

Date: April 8, 2025

Agenda Item: Rezoning Request – RZ2025-04  
10.48± acres located at 521 Newnan Crossing Bypass and 531  
Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax  
Parcel #086-5044-018, respectively)

Prepared and Presented by: Chris Cole, Senior Planner

---

## **REZONING ASSESSMENT**

### **APPLICANT INFORMATION:**

Melissa Griffis, Attorney at Law (representing)  
WP South Acquisitions, LLC  
3715 Northside Parkway NW  
Suite 4-600  
Atlanta, GA 30327

WP South Acquisitions, LLC seeks to develop the subject properties with a mixture of multifamily and retail/restaurant/office space uses. In order to accomplish this, the applicant is seeking an MXD (Mixed Use Development District) zoning for the aggregate total of 10.48 ± acres located on Newnan Crossing Bypass.

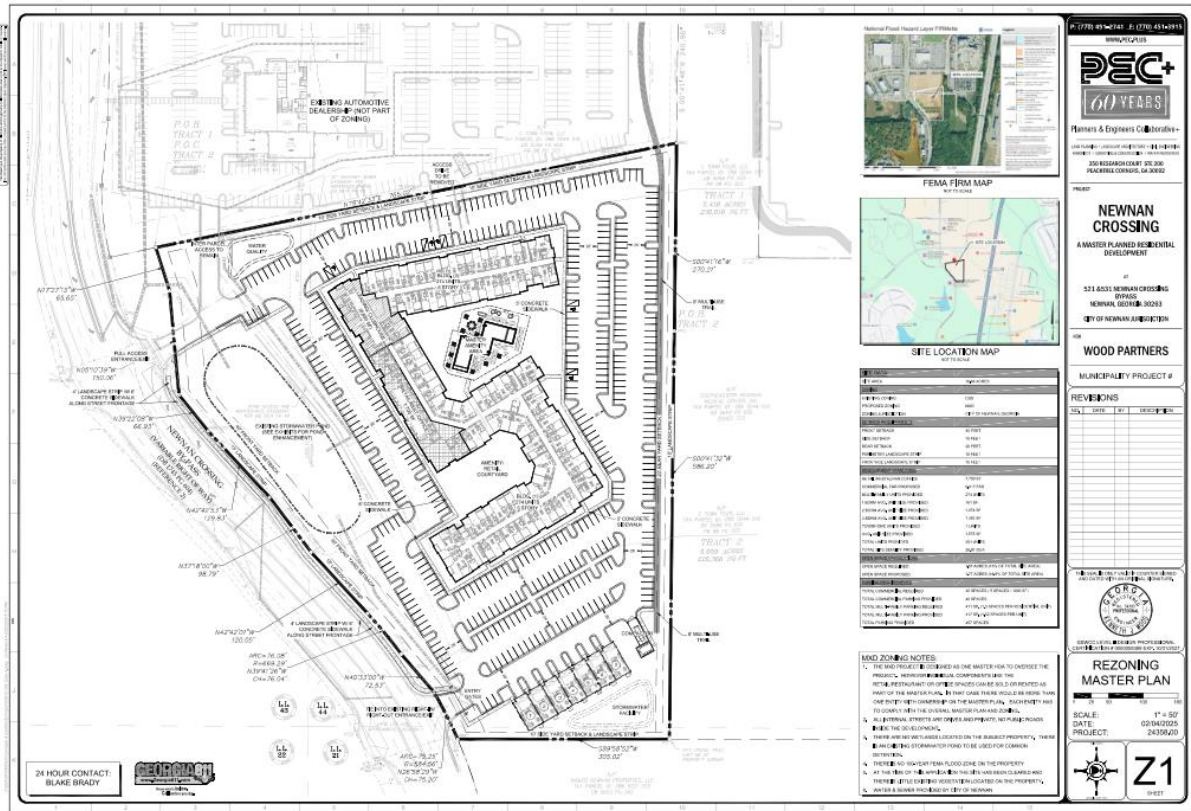
### **SITE INFORMATION:**

The site consists of 10.48± acres located on Newnan Crossing Bypass. The subject properties are located at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018, respectively). The tracts are currently vacant and are zoned CCS (Community Shopping Center District).

### **OVERVIEW OF REQUEST:**

The applicant is requesting the rezoning of a 10.48± acres located on Newnan Crossing Bypass for a mixed-use development. The properties are zoned CCS (Community Shopping Center District) and the applicant is requesting that the properties be rezoned to MXD (Mixed Use Development District). The applicant plans to develop 7 townhomes, 274 multi-family apartments, and 7,700 square feet of retail/restaurant/office space. The retail/restaurant/office space uses will be located on the ground floor in a portion of the proposed 5-story building.

The gross density for residential units is 26.81 dwelling units per acre. The applicant states that out of the 10.48+/- acres, approximately 7.54 acres is developable. Deducting the areas that are not developable, this equates to a net density of approximately 37 dwelling units per acre. With MXD zoning, the density is not predetermined, but contingent upon the overall MXD Rezoning Master Plan that is submitted by the applicant.



The applicant included the following details:

- The exterior features will include brick, fiber cement panel siding, fiber cement lap siding, and vinyl windows. Exterior features will be of similar quality to Alta Ashley Park (a multifamily community at 101 Ashley Park Drive, was developed by the current applicant). Staff Note – Alta Ashley Park is also referred to as Ashley Apartments in this report.
- Vinyl plank flooring throughout.
- Stainless steel appliances, soft-close cabinets, and quartz countertops.
- The area labeled ‘Master Amenity Area’ is not a structure but includes:
  - Master Amenity Area: Pool, pool deck, grilling stations, outdoor televisions, lounge chairs, etc.
  - An 8-foot multi-use trail will be built on the subject property to allow residents access to the LINC trailhead along McIntosh Parkway. It will take residents to McIntosh Parkway through the back of the existing Acura property (where the residents will be able to access the LINC trailhead along McIntosh Parkway). The applicant has an agreement in place with the Acura owner for this trail construction.
  - Leasing office, club room, business center, day offices, resident lounge, and fitness center
  - Amenity courtyard
- Regarding the Acura interparcel access that is to remain, that access will be limited to employees of the Acura dealership, prospective Acura buyers, etc. We have negotiated an agreement with the owner of the Acura site.
- Regarding the images found in the application’s Tab 14 Stormwater Renderings, the applicant indicated, “This is depicting the proposed improvements to the existing stormwater detention pond. This area will be improved with landscaping, seating, lighting, etc.”
- Alta Ashley Park provides many examples of features that the proposed development will utilize. Regarding the Master Amenity Area, the applicant indicated, “We don’t have a final design of the Master Amenity Area yet, but the attached Master Amenity Area pictures from Alta Ashley Park provides a good representation of what we will do here.” Staff Note – See attached depictions in the packet. Also included in the packet are depictions of interior units from Alta Ashley Park that are representative of what the applicant intends to construct.

The targeted unit mix for the apartment facility is one-bedroom (135 units with 761 average square feet), two-bedrooms (125 units with 1,074 average square feet), three-bedrooms (14 units with 1,383 average square feet), and for the townhome facility three-bedrooms (7 units with 1,575 average square feet). This totals 281 units with an average square footage of 951 square feet (including the townhomes). City zoning requires that the average square footage for multifamily development is 800 square feet. The proposed average unit size exceeds the City's minimum requirements. All the residential units, including townhomes, are rental. The expected rental prices are shown below:

- 1-bedroom apartment: Starting at \$1,500
- 2-bedroom apartment: Starting at \$1,785
- 3-bedroom apartment: Starting at \$2,385
- 3-bedroom townhouse: Starting at \$2,750

Regarding how conditions have changed that renders the zoning map designation invalid and no longer applicable, the applicant stated, "The Subject Property is undeveloped land that has been vacant for many years as zoned CCS." Regarding the explanation as to why this property should be placed in a different zoning district than all adjoining property, as well as answering how does this property differ from adjoining property and why should it be subject to different restrictions, the applicant stated, "The Subject Property should be included in the MXD zoning district to allow for development of this unique parcel. The MXD zoning will allow for mixed uses, including residential in the area."

Per the Rezoning Master Plan, the apartments will be housed in a single 5-story building. A portion of these apartment units will be on the ground level (along with the retail/restaurant/office space uses) and floors 2 through 5 will consist solely of the apartment units. The proposed building height for the 5-story building is 61' – 4 3/4". The average roof height for the townhomes is 24' - 3/4".

The proposal contains a total of 457 parking spaces. The "Total Multifamily Parking Provided" on the Rezoning Master Plan does not include the garage parking for the townhomes. Each townhome will have a 2-car garage. Regarding the apartment units, the minimum parking spaces per dwelling unit requirement is 1.5 spaces per unit (this would equate to a required 411 spaces). The applicant is providing 417 parking spaces. Regarding retail/restaurant/office space parking, the applicant is providing 40 spaces (which is the required amount). Commercial visitor parking will be located directly in front of the spaces labeled 'Retail/Restaurant/Office' and 'Amenity/Retail Courtyard.' Residential parking spaces will be all other parking spaces. The minimum open space requirement is 15% and the applicant is proposing to provide 16.9% open space. As of the writing of this report, staff has received no phone calls or emails seeking information about the request.



Regarding adherence to the townhouse-design requirements from the Zoning Ordinance, the applicant must meet the requirements shown below prior to obtaining site plan approval or any permits.

(c) Townhouses.

- (1) A row of townhouses shall not contain more than 8 dwelling units.
- (2) Townhouses shall not be designed to give the appearance of row houses. Facades of each unit shall be offset a minimum of 18 inches to create the appearance of separate buildings and shall be articulated within the building façade-meaning variation in the look and structure often achieved through the inclusion of architectural features (porches, porticos, balconies, bay windows and roof lines) and can also be accomplished with using various building material types materials). No two facades shall be alike in a single row of townhouse buildings.
- (3) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Planning and Zoning Director; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Planning

and Zoning Director; wood, traditional three coat stucco, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. The use of architectural details such as hip returns, operable window shutters, transoms, wrought iron railings, gas lights, brick molding, and multiple exterior finish materials are strongly encouraged. Structures utilizing a single exterior finish material shall not be permitted without written authorization from the Planning and Zoning Director. End elevations must be consistent with front facades.

- (4) Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or have a minimum 6:12 roof pitch. Architecturally dimensioned roof covering shall be required. Vents and similar objects shall not be visible from the front of the structure.
- (5) For pitched roofs, the use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
- (6) HVAC units shall not be visible from the right-of-way.
- (7) All townhouses shall incorporate front covered porches or front covered stoops in their designs. Porches shall be a minimum of 6 feet in depth. Stoops shall be a minimum of 3 feet in depth.
- (8) Each townhouse shall front on a dedicated public street. Townhouses may only front on a private street in accordance with the City of Newnan Subdivision Regulations.
- (9) Townhouse developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.
- (10) Driveway standards for townhouses shall conform to the following:
  - a. All driveways shall be separated a minimum of 8 feet from adjacent driveways. The 8-foot area between the driveways shall be sodded. One exception can be made per every eight units to allow a minimum of 4 feet of sodded area between driveways.
  - b. Townhouses are encouraged to utilize rear garages. Front entry garages must employ carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. For developments consisting of 20 acres or greater, no more than 50% of the units shall have front entry garages.

## Townhome Rendering



### **STANDARDS:**

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

### **Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?**

The proposed use would be primarily surrounded by commercial designations with CCS zonings on the north, east, and west sides of the subject properties, along with CGN (General Commercial) zoning to the south. The proposed use includes retail/restaurant/office space uses that would fully align with the zoning and development of adjacent and nearby properties. The proposed residential uses would be in keeping with several nearby multifamily developments. These include the nearby Ashley Apartments at 101 Ashley Park Drive, The Willows at Ashley Park at 300 Ashley Park Boulevard, Promenade at Newnan Crossing at 1450 Newnan Crossing Boulevard East, and Springs at Newnan at 2019 Newnan Crossing Bypass (just to name a few).

There are also the yet-to-be-built apartments at 440 Newnan Crossing Bypass (zoned MXD) that are separated by only three parcels from the closest subject property. This MXD-zoned property at 440 Newnan Crossing Bypass will consist of 278 apartment units and the recently constructed commercial portion that fronts Newnan Crossing Bypass. These nearby multifamily developments, along with the

current proposal, provide expanded housing choices. The adjacent and nearby properties will also be benefited by the natural buffers and required landscaping. In addition, the proposed residential units will help this core shopping area along Newnan Crossing Bypass (including Ashley Park) remain vibrant as they would provide built-in consumers and potential employees.

**Staff Assessment – The proposed use is suitable. ✓**

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

As with most residential developments, the greatest impact on adjacent or nearby properties resulting from this rezoning would be additional traffic. According to the City’s Engineering Department, Newnan Crossing Bypass is considered a Minor Arterial (per an email from the City’s Director of Engineering Michael Klahr on April 1, 2025). Mr. Klahr added, “The development proposes to use existing driveways/existing driveway cuts.” In addition, he indicated that the full access aligns with Ashley Park Boulevard while the second entrance aligns with the driveway access to a commercial building (but is “right-in-right-out” only). He concluded that there is no median break at this location.

**Staff Assessment – The proposed use will not adversely affect the existing use or usability of adjacent or nearby property. ✓**

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

There are no substantial reasons as to why the subject properties cannot or should not be used as currently zoned. It should be noted, however, that the application states, “The Subject Property is undeveloped land that has been vacant for many years as zoned CCS.”

**Staff Assessment – The subject properties could be used as currently zoned. ✗**

**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?**

As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A copy of the full assessment has been provided with the accompanying documentation for this report. A summary of the assessment’s findings and additional information that has been provided since the study was completed is as follows:

- ***Police:*** Police Chief Blankenship has indicated that there would be an increase of people and vehicle traffic to the area, impacting calls of service to that area and response times to other areas. The additional personnel required would have a monetary value of \$41,250.00. Chief Blankenship estimates this development would generate an increase of approximately 730 calls in a two-year period.

- Fire: Chief Stephen Brown has indicated that his department has the resources to service the proposed development. However, the growth in population and traffic (including motor vehicle accidents) could result in increased call volume and response times to this property and other areas. Chief Brown added that the proposed property may require additional equipment and manpower in the future.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in the applicant's packet.
- Engineering: The Engineering Department indicated the following:

Environmental:

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

Transportation:

1. Interconnectivity utilizing ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, and shall connect to the public Right of Way for Newnan Crossing Bypass at least at both driveways. Additionally 6-foot wide sidewalks, ADA compliant, offset 4 feet from back of curb, shall be provided along the frontage of Newnan Crossing Bypass for the full length of both parcels.
2. Highway standard streetlights shall be installed along Newnan Crossing Bypass for the full length of both parcels and shall accommodate pedestrian level activities. The City of Newnan shall assume responsibility for and service of the lights following installation.

3. Traffic impact: applicant shall provide a Traffic Impact Study, including discussion for the peak hour trip generation, AM and PM, for the development, in accordance with the ITE (Institute of Transportation Engineers) Trip Generation Manual, latest edition. The Engineer of Record for the study shall establish the methodology with the City Engineer for the City of Newnan.
4. For the two existing access driveways and right turn lanes, the developer shall bring up to standards, the asphalt pavement sections and traffic control devices, including thermoplastic pavement markings. All traffic control devices shall be in compliance with the latest standards of the MUTCD (Manual on Uniform Traffic Control Devices), including retroreflectivity and installation on GDOT Type 7 posts.
5. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.

- *Traffic:* A Traffic Impact Study was performed for the proposed development by the applicant. The Executive Summary and Study Intersections Map are shown below:

## Executive Summary

The analysis reveals that two intersections currently experience unacceptable levels of service:

- ◆ Intersection No. 3: Newnan Crossing Bypass and Ashley Park Boulevard
- ◆ Intersection No. 8: SR 34 and Newnan Crossing Bypass

The proposed development is scheduled for completion by mid-2027. Using a growth rate of 1.7% per year, No-Build Volumes were estimated for the development's completion year of 2027. The capacity analysis of these No-Build Volumes suggests no significant changes in traffic operations compared to Existing Conditions.

Analysis of traffic projections for the conditions after the completion of the planned development (275 apartment units) indicated no changes in levels of service for most intersections when compared to the No-Build Condition. However, **Intersection No. 3** would significantly degrade to severely poor levels of service.

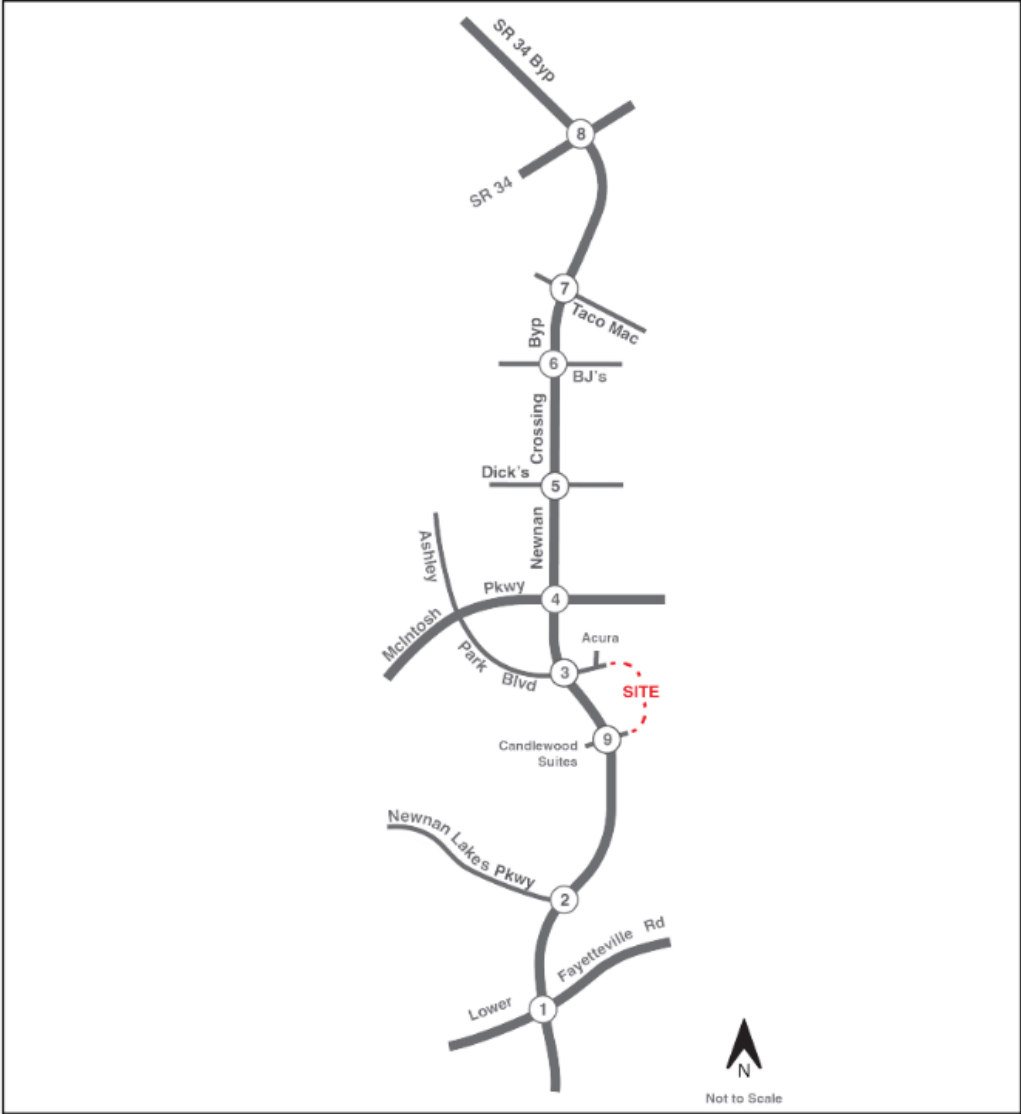
At **Intersection No. 3**, traffic volumes on the side streets were found to be too low to justify traffic signals. The only viable improvement identified is the addition of right-turn lanes for both side streets. With these adjustments, left-turn and through movements would continue to operate at poor levels of service, but right-turn movements would improve to LOS C or better after development completion.

For **Intersection No. 8**, a system improvement involving a Displaced Left Turn (DLT) configuration for the southbound approach on SR 34 Bypass was suggested (refer to Figure 13 on page 24). While a detailed analysis of this solution is outside the scope of this study, it is anticipated that this configuration could significantly enhance traffic flow by allowing concurrent operation of all southbound movements from SR 34 Bypass, northbound through movements, and westbound right turns onto SR 34 Bypass.

# Study Intersections

Figure 2 indicates the intersections and the roadway segments that are included in this study.

Figure 2: Study Intersections



- Coweta County Schools: Coweta County School System Director of Facilities, Ronnie Cheek, responded to the request for the proposed development’s impact on the school system. Mr. Cheek stated that the proposed apartment complex presents challenges when planning for school enrollment and meeting students’ needs. He added that due the higher density housing in the area of the proposal, school capacity is an ongoing concern. Some schools serving the area in question are at or near capacity. Mr. Cheek’s requested that if approved, the school system be provided with advance notice of the project’s construction schedule.
- Tax Revenue: Per the CIA, it is estimated that the fair market value of the subject properties identified as Parcels 086 5044 017 and 086 5044 018 would increase to \$60 million with the proposed improvements. The current assessed value of the parcels is \$2,065,831 and \$1,928,623, respectively. The following table shows the estimated change in tax revenues for the County, City and School System:

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

In addition to the estimated tax revenue, the CIA indicates that the property would require significant impact fees paid to the City of Newnan and Newnan Utilities totaling over \$717,637.

**Staff Assessment - As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. Most of the service providers that have responded have indicated that they will be in position to meet the demands. The Police Department and the Fire Department indicated personnel provision and equipment needs would be issues due to the proposal. Coweta County Schools expressed concern about their ability to meet the proposal’s projected population. ✓**

### **Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?**

The Future Land Use Map in the Comprehensive Plan shows the subject properties as Business/Office. The category Business/Office is defined as, “land dedicated to non-industrial employment generators, including retail sales, office, service, and entertainment facilities. Uses are primarily located along major highways, thoroughfares, or interstate corridors.” While a small portion of the proposal (the retail/restaurant/office space uses making up approximately 3% of the proposed square footage) is compatible with the purpose and intent of the Business/Office category, the remaining approximately 97% of the proposed square footage designated for residential use is not compatible with the Business/Office category.

**Staff Assessment – The proposed use is not compatible with the purpose and intent of the Comprehensive Plan. ✘**

### **Is the proposed use consistent with the purpose and intent of the proposed zoning district?**

The MXD, Mixed Use District, is intended to:

- (1) Accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including residential, on the ground floor and/or residential uses above non-residential uses.
- (2) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- (3) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.
- (4) This zoning district is intended to provide for vertical and horizontal mixed uses. It is intended to integrate uses primarily within the same building or group of buildings. This may permit buildings and uses to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. In the MXD district smaller lots than might otherwise be under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic or aesthetic resources as well as the provision of site amenities such as plazas, parks, open space, walking trails, etc.

The MXD district is not intended to encourage greater density of development, nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments which enhance the surrounding area. MXD may also be utilized to foster the adaptive reuse of existing buildings. A minimum of two (2) different use categories is required for an MXD district.

#### **Key elements of an MXD project include:**

- Diverse Mix of Uses – The proposal identifies five uses including residential apartments and townhomes, as well as retail/restaurant/office space uses.
- Attractive Central Plaza – The applicant’s Rezoning Master Plan illustrates a Master Amenity Area located in a central area between portions of the main building. This area features a pool, pool deck, grilling stations, outdoor televisions, lounge chairs, etc.
- Pedestrian-Friendly Building Design – Concept renderings provided in the application seem to support that this element has been met.

- Appropriately Scaled Height – The site is located within the I-85 Building Height Overlay which would allow any nonresidential development to build up to a maximum height of 85 feet. The applicant is proffering a condition to cap the height of the 5-story building at 65 feet.
- Distinctive – The elevation and renderings that have been provided are in alignment with other projects approved by the City (such as the Ashley Apartments) and they have incorporated quality design elements such as brick, fiber cement panel siding, and fiber cement lap siding as a part of this proposed project.
- Sign Package – The proposed sign package meets MXD standards.

**Staff Assessment – The proposed use is consistent with the proposed zoning district. ✓**

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

The Future Land Use Map in the Comprehensive Plan shows the subject properties designated as Business/Office. A portion of the proposed use (retail/restaurant/office space uses) is compatible with the purpose and intent of this Future Land Use map category. The proposed residential uses are aligned with certain Goals and Policies from the Comprehensive Plan. Regarding the subject properties, there are no new or changing conditions that have been discussed or considered since the Comprehensive Plan update.

**Staff Assessment – There are no new or changing conditions that would impact the Comprehensive Plan’s intent in relation to the proposed development. As shown in the Comprehensive Plan’s Goals and Policies, as well as the Needs and Opportunities, the need for more housing options is evident and this proposal helps to accommodate that need. ✓**

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

The general area where the subject properties are located primarily contains residential and commercial uses within the city limits. As mentioned earlier in this report, the rezoning site is currently zoned CCS and consists of an aggregate total of 10.48 ± acres. There are many intense uses that are permitted in the CCS zoning category, ranging from “storefront” shopping centers to convenience stores (that also have impacts on issues like traffic). Staff believes the proposed mixed-use concept provides uses that could be beneficial not just for existing residents and visitors, but also for those desiring to move to Newnan with a need for housing. The “retail/restaurant/office space uses” component of the proposal will be in keeping with the types of uses residents and visitors alike support in the nearby Ashley Park and Newnan Crossing shopping centers.

As mentioned earlier, this area has also seen the development of nearby multifamily properties, including future apartment units related to an MXD rezoning at 440 Newnan Crossing Bypass. In addition, one of the Needs and Opportunities in the Comprehensive Plan is “Mixed-use developments should be encouraged increasingly as a way to improve overall quality of life (increased housing opportunities, traffic improvements, etc.)” This proposal would certainly help pursue this idea.

**Staff Assessment – The proposed project would reflect a reasonable balance. ✓**

### **SUMMARY OF STAFF FINDINGS:**

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **6 of the 8 standards**.

### **APPLICANT'S PROFFERED CONDITIONS:**

- The applicant shall pull a permit for building the proposed retail use at the same time as the multi-family permit.
- The proffered condition for building height is 65 feet.
- Any and all documents submitted with the application and any additional documents presented by the applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in this development.

### **REVIEW STANDARDS FOR MXD REZONING:**

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding development as shown on the Future Land Use Plan.
4. Quality of architectural, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.
8. The Mayor and City Council for the City of Newnan may require changes or alterations in the master concept plan during the approval process in order to further promote the intent and standards of the MXD District.

The proposed project demonstrates overall conformity with these review standards.

### **STAFF-SUGGESTED CONDITIONS TO CONSIDER:**

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

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- Approval of the Rezoning Master Plan through the rezoning process does not relieve the applicant from meeting the requirements set forth in the City of Newnan's Tree Preservation and Landscape Ordinance.

### **REGULATORY CRITERIA TO CONSIDER:**

In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance. Section 10-84 of that ordinance requires that any application for annexation, rezoning or preliminary subdivision plats must include a Preliminary Tree Management Plan which shall include, at a minimum:

- Graphic representation of existing tree canopy;

- descriptive written or labeling 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 buffers and 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.

The City Landscape Architect Mike Furbush conducts a preliminary review and recommends conditions to consider during the approval of any of the aforementioned processes. The applicant submitted what they labeled a Tree Management Plan, which is contained in the attachments.

**LANDSCAPE ARCHITECT COMMENTS:**

In addition to staff’s proposed conditions, the City’s Landscape Architect Mike Furbush has included the following comments regarding the required Tree Management Plan that should be addressed if the Commission recommends approval:

1. I have reviewed the latest revised Tree Management Plan (03/28/25) for rezoning of the MXD development along Newnan Crossing Boulevard. The revised plan addresses the minimum requirements of a Tree Management Plan and has also addressed a couple of site plan issues that were previously raised; however, I have some reservations that the tree density requirements can be met, as stated on the revised plan, with the large amount of impervious area and proposed spacing of the required trees. It should be noted that the tracts have been previously cleared and had specimen tree recompense assigned to the properties. The required recompense has been proposed to be paid through alternative compliance plan process and be paid to the City of Newnan’s Tree Bank. At this point, without a careful review of detailed construction plan’s site layout, grading, and landscaping, it is difficult to determine if tree density can actually be met and whether alternative compliance is acceptable for specimen recompense. Please make sure that an approval of the concept plan does not relieve them from meeting the requirements set forth in the City of Newnan’s Tree Preservation and Landscape Ordinance.

**OPTIONS:**

- A. Approve the rezoning request as submitted
- B. Approve the rezoning request with conditions
- C. Deny the rezoning request

**ATTACHMENTS:**      Application for Rezoning  
    Location Map  
    Community Impact Assessment (including Traffic Impact Study Summary)



**CITY OF NEWNAN**



CITY OF NEWNAN  
 PLANNING DEPT.  
 25 LAGRANGE STREET  
 NEWNAN, GEORGIA 30263  
[www.NewnanGa.gov](http://www.NewnanGa.gov)

Project Location

1 = 3,744 feet

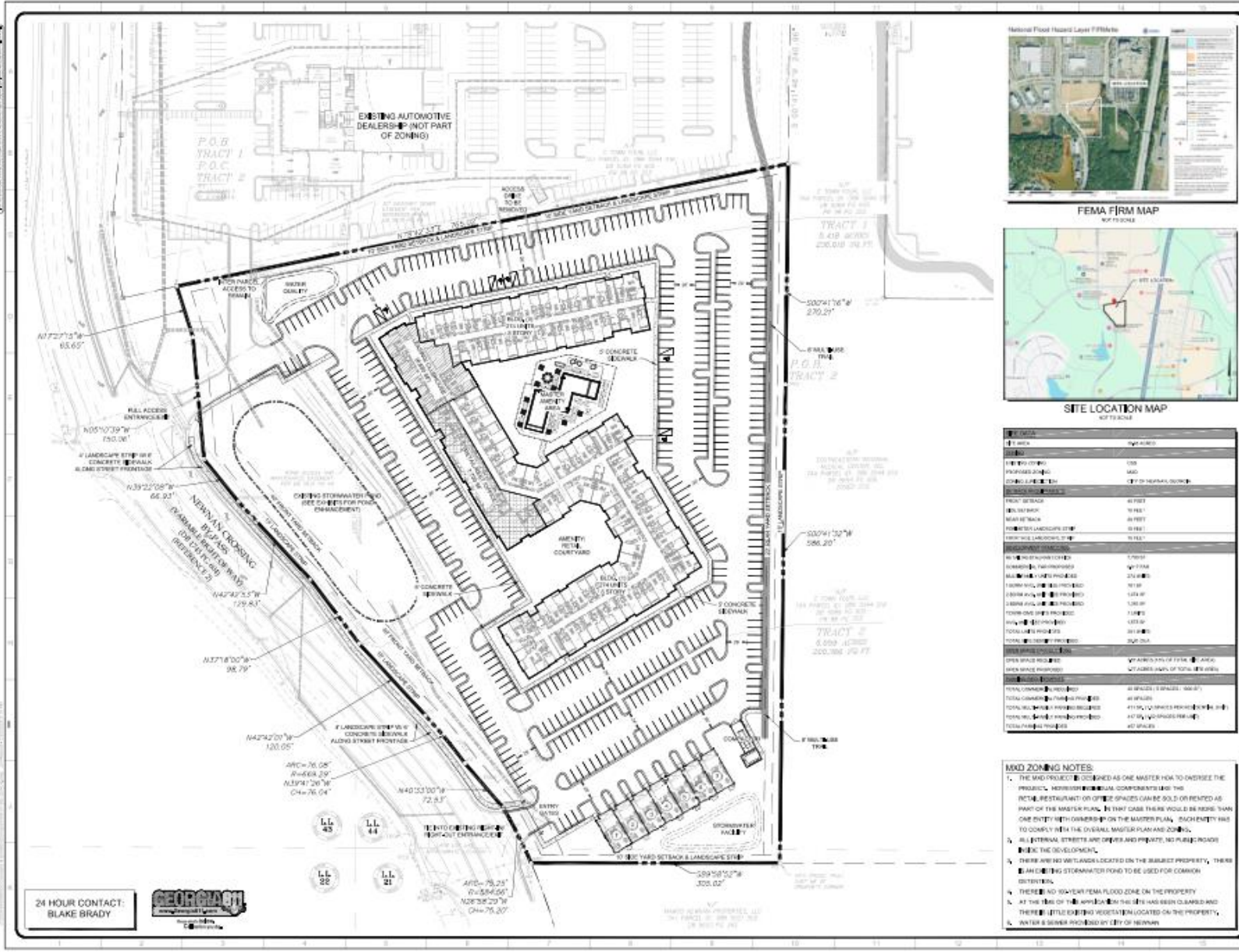
Date: 2/28/2025 12:20 PM

 Project Location

 City Limits

Parcel # 086 5044 018  
 086 5044 017

ADDRESS  
 521 NEWNAN CROSSING BYP  
 531 NEWNAN CROSSING BYP  
 Newnan, Ga 30263



FEMA FIRM MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

ITEM	QUANTITY	UNIT	PRICE	TOTAL
<b>LANDSCAPE</b>				
PLANTING	100	SQ. FT.	10.00	1000.00
IRRIGATION	100	SQ. FT.	10.00	1000.00
LANDSCAPE MAINTENANCE	100	SQ. FT.	10.00	1000.00
<b>CONCRETE</b>				
CONCRETE DRIVEWAY	100	SQ. FT.	10.00	1000.00
CONCRETE SIDEWALK	100	SQ. FT.	10.00	1000.00
CONCRETE CURB	100	SQ. FT.	10.00	1000.00
<b>STORMWATER</b>				
STORMWATER POND	100	SQ. FT.	10.00	1000.00
STORMWATER POND WALL	100	SQ. FT.	10.00	1000.00
STORMWATER POND FILL	100	SQ. FT.	10.00	1000.00
<b>UTILITIES</b>				
UTILITY TRENCH	100	SQ. FT.	10.00	1000.00
UTILITY TRENCH FILL	100	SQ. FT.	10.00	1000.00
UTILITY TRENCH COVER	100	SQ. FT.	10.00	1000.00
<b>TOTALS</b>				
TOTAL LANDSCAPE				3000.00
TOTAL CONCRETE				3000.00
TOTAL STORMWATER				2000.00
TOTAL UTILITIES				3000.00
<b>TOTAL PROJECT</b>				<b>11000.00</b>

**MDZ ZONING NOTES:**

1. THE MDZ PROJECT IS COMPOSED AS ONE MASTER HOA TO OVERSEE THE PROJECT. MEMBERSHIP COVENANTS AND THE RESTAURANT OR OTHER SPACES CAN BE SOLD OR RENTED AS PART OF THE MASTER PLAN. IN THAT CASE THERE WOULD BE MORE THAN ONE ENTRY WITH OWNERSHIP ON THE MASTER PLAN. EACH ENTRY HAS TO COMPLY WITH THE OVERALL MASTER PLAN AND ZONING.
2. ALL INTERNAL STREETS ARE DEDICATED AND PRIVATE. NO PUBLIC ROADS ARE IN THE DEVELOPMENT.
3. THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY. THERE IS AN EXISTING STORMWATER POND TO BE USED FOR COMMON DEDICATION.
4. THERE IS NO 100-YEAR FLOOD ZONE ON THE PROPERTY.
5. AT THE TIME OF THIS APPLICATION THE SITE HAS BEEN CLASSIFIED AS ZONING DISTRICT 1. THE ZONING DISTRICT IS LOCATED ON THE PROPERTY. WATER IS SUPPLIED BY CITY OF NEWNAN.

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WATER RESOURCES • ENVIRONMENTAL SCIENCE • TRANSPORTATION

350 RESEARCH COURT, STE 300  
ROCKVILLE, GEORGIA, GA 30082

PROJECT:

### NEWNAN CROSSING

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT  
521 5031 NEWNAN CROSSING BYPASS  
NEWNAN, GEORGIA 30263  
CITY OF NEWNAN JURISDICTION

FOR  
**WOOD PARTNERS**

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

SEAL OF THE CITY OF NEWNAN, GEORGIA

REZONING MASTER PLAN

SCALE: 1" = 50'

DATE: 02/14/2025

PROJECT: 2436870

**Z1**  
SHEET

24 HOUR CONTACT:  
BLAKE BRADY



Proposed 5-Story Building with Apartments and Ground-Level Retail/Restaurant/Office Space



Proposed Townhome Rendering



# Master Amenity Area Representative Picture – Alta Ashley Park



# Unit Interiors Representative Picture – Alta Ashley Park

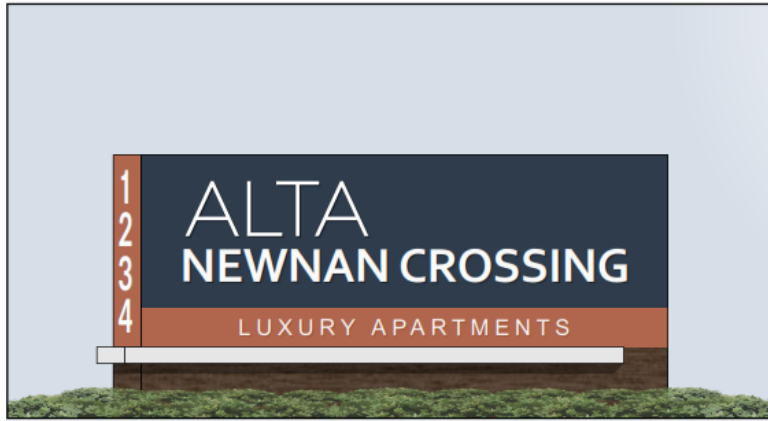
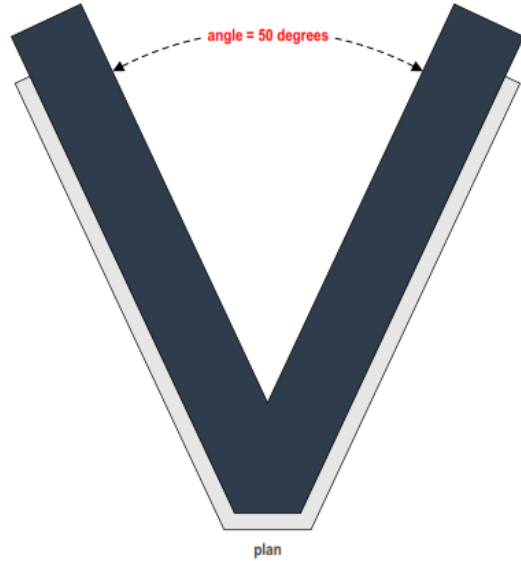


## Unit Interiors Representative Picture – Alta Ashley Park









**Colors & Finishes**

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 ● SW 6244 Naval
- C2 ○ White
- C3 ● SW 6341 Red Cent
- C4 ○ Matthews Brushed Aluminum
- S1 ● Belbien EW-1211 Bitter Elm

**Construction Specifications**

- A aluminum fabricated cabinet with paint breaks, and 1st surface applied vinyl to base
- B 0.5" routed/painted acrylic flush mounted to cabinet surface
- C 3" x 3" capped/painted aluminum tubing accent flush mounted to cabinet
- D

**DENYSE**

SIGNAGE & ARCHITECTURAL ELEMENTS  
1.800.941.7446  
denyseco.com

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Management Company  
Wood Partners

Property Name & Address  
Alta Newnan Crossing  
McIntosh Pkwy  
Newnan, GA 30263

Opportunity Number  
65853

DeNyse Representative  
Alex Eisen/Amy P.

Designer  
kc

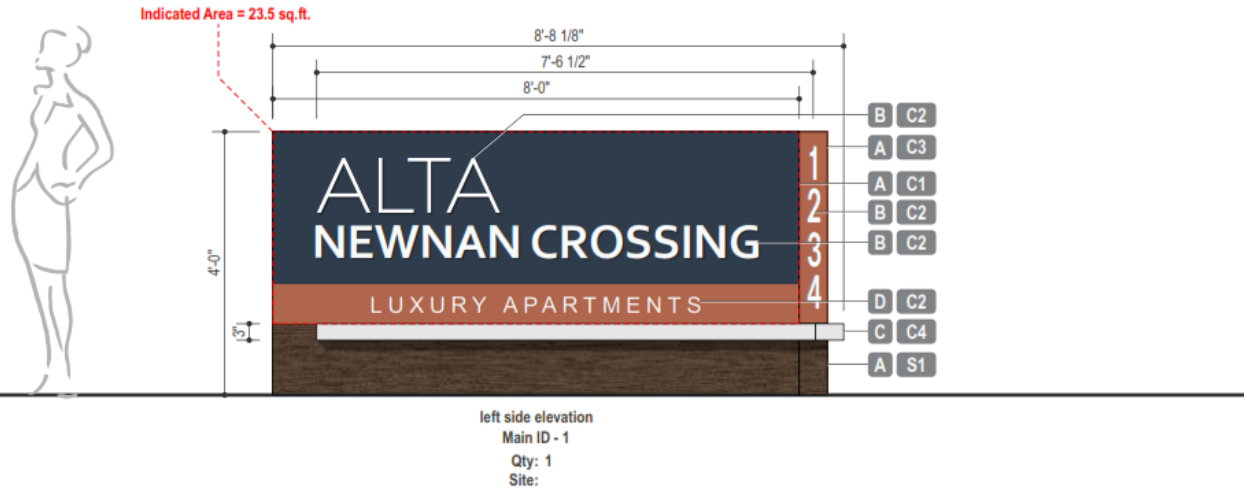
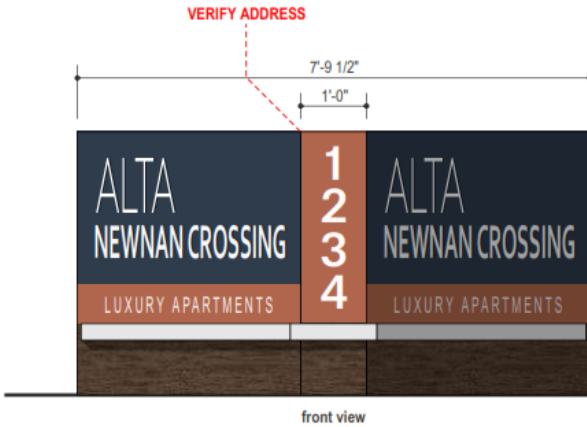
Date  
02.22.2025

Revision Date  
02.26.2025 kc

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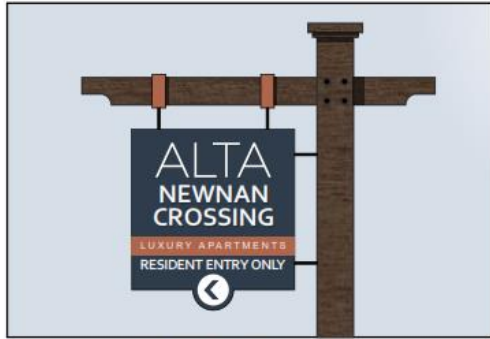
- Concept
- Preliminary
- Production



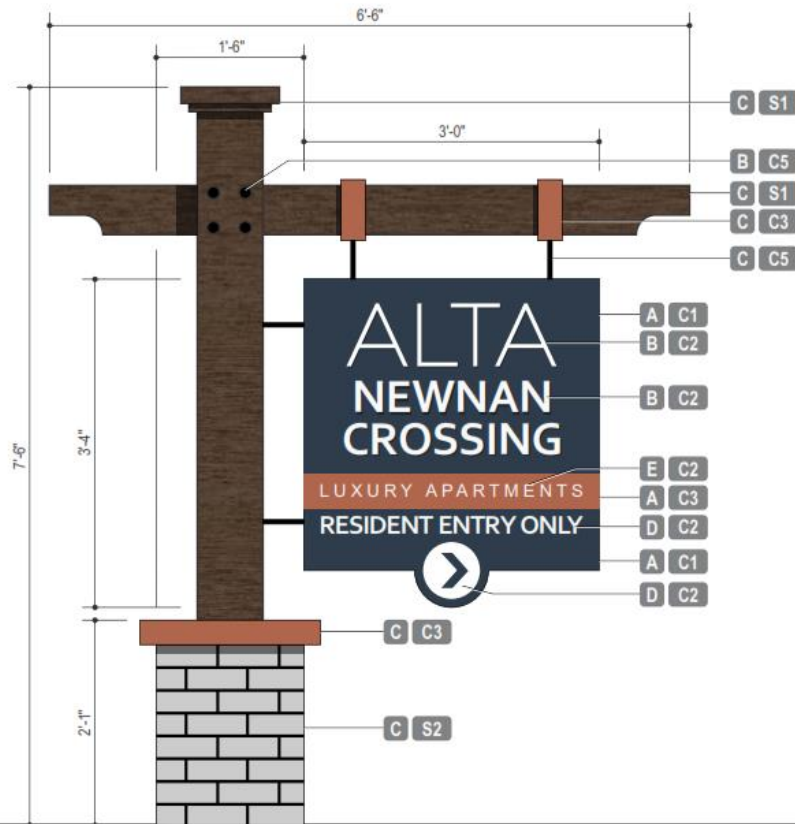
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Customer Signature Required

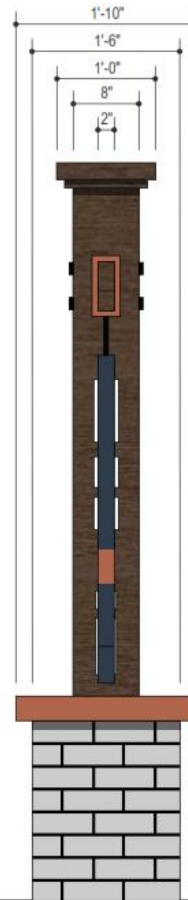


right side elevation



left side elevation  
Secondary ID - 1

Qty: 1  
Site:



end view

**Colors & Finishes**

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications.

- C1** ● SW 6244 Naval
- C2** ○ White
- C3** ● SW 6341 Red Cent
- C5** ● Black
- S1** ● Belbien EW-1211 Bitter Elm
- S2** ● Brick T.B.D.

**Construction Specifications**

- A** aluminum fabricated pan with paint breaks, and 1st surface applied vinyl to base
- B** 0.5" routed/painted acrylic flush mounted to surface
- C** aluminum constructed column and outrigger with paint break, 1st surface exterior vinyl, and brick base
- D** 0.25" routed/painted acrylic flush mounted to cabinet surface
- E** 1st surface H.P. vinyl

**DENYSE**

SIGNAGE &  
ARCHITECTURAL  
ELEMENTS  
1.800.941.7446  
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V:\Drawings and Graphics\Wood Partners\Alta Newnan Crossing - Newnan, GA\Preliminary\ANC Exterior Ids v1

- Concept
- Preliminary
- Production

Scale  
3/4" = 1'-0"



Customer Signature Required

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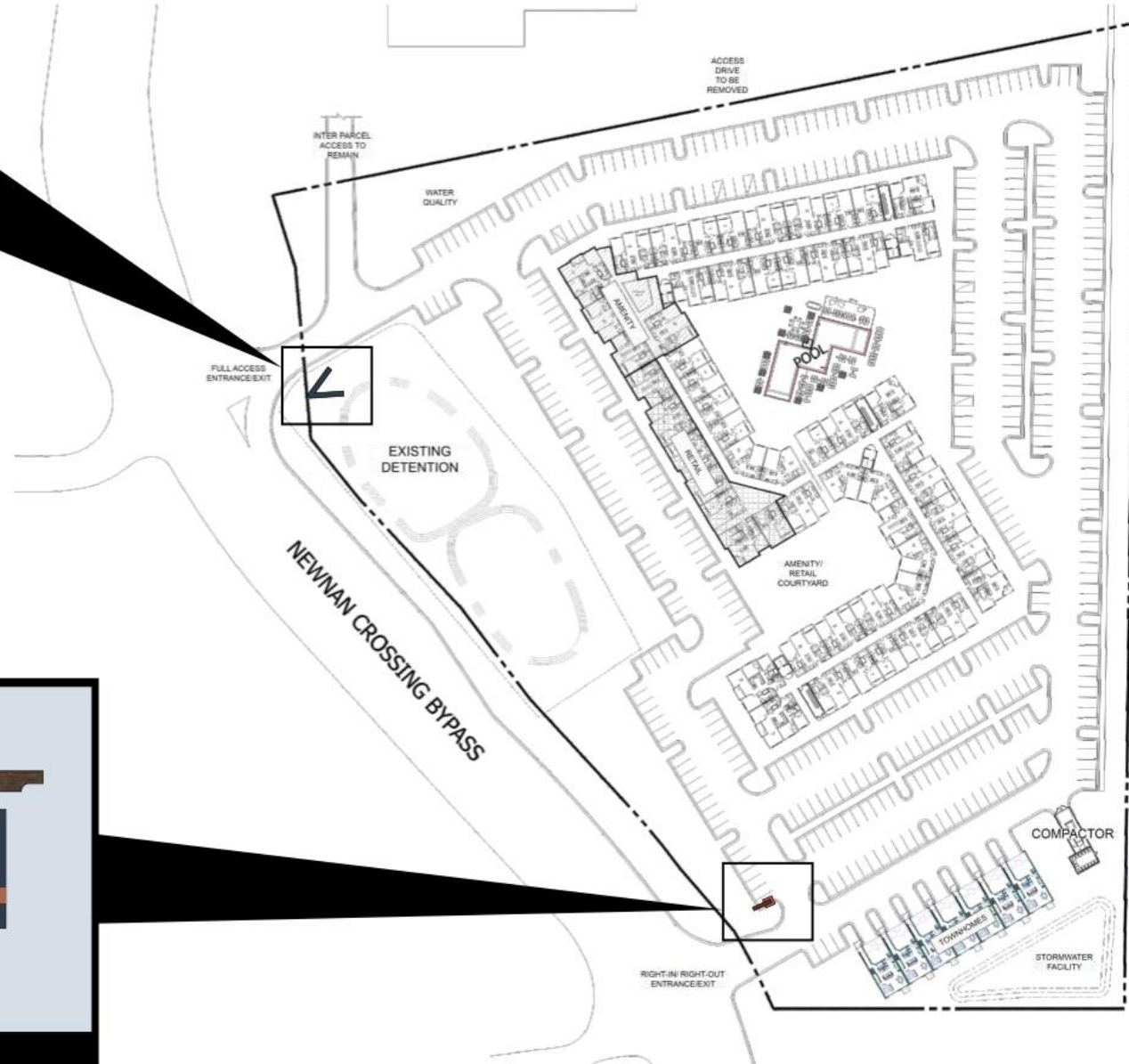
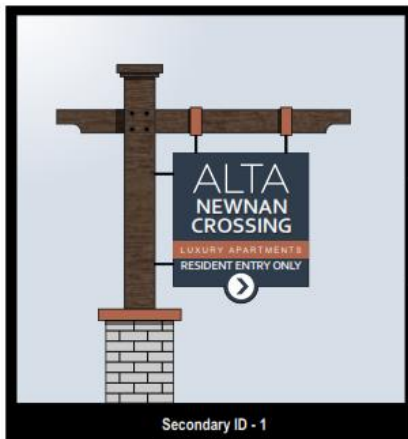
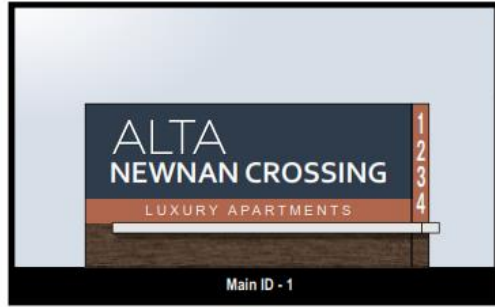
Date  
02.22.2025

Revision Date  
02.26.2025 kc

1	02.26.2025 kc

Filepath  
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- Concept
- Preliminary
- Production



Scale  
N.T.S.

Customer Signature Required

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Alex Eisen/Amy P.

Designer  
kc

Date  
02.22.2025

Revision	Date
1	02.26.2025 kc

Filepath  
V:\Drawings and Graphics\Wood Partners\Alta Newnan Crossing - Newnan,GA\Preliminary\ANC Exterior Ids v1

- Concept
- Preliminary
- Production

**Colors & Finishes**

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

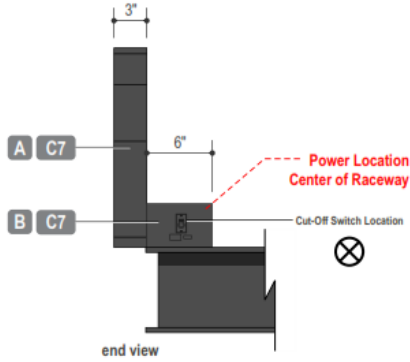
- C2  White
- C6  White (Translucent)
- C7  To Match Existing Awning
- L1  6500K White LEDS

**Construction Specifications**

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



evening view typical



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

SIZE AND COPY TO VARY

8'-6"

EXAMPLE ONLY



front elevation  
Letter Set - 1  
Qty: 7  
Site:



**NOTE: Power provision to be coordinated with architect/G.C.**

**NOTE: Mounting provision T.B.D. pending survey.**



More Information Required  
Before fabrication can proceed on this sign, additional information is required.

Scale

1" = 1'-0"



Customer Signature Required

TENTATIVE LAYOUTS



Qty: 1  
Site:



Qty: 1  
Site:



Qty: 1  
Site:



Qty: 1  
Site:



Qty: 1  
Site:



Qty: 1  
Site:



Qty: 1  
Site:

front elevation

Letter Set - 1

Qty: 7  
Site:

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02.26.2025 kc

Filepath  
V:\Drawings and Graphics\Wood Partners\Alta Newnan Crossing - Newnan,GA\ Preliminary\ ANC Exterior Ids v1

- Concept
- Preliminary
- Production



More Information Required

Before fabrication can proceed on this sign, additional information is required.

Scale

1/2" = 1'-0"



Customer Signature Required



**HORNE & GRIFFIS, P.C.**  
32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnanlaw.com](http://www.newnanlaw.com)

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282  
FACSIMILE (770) 251-7262  
EMAIL: [melissa@newnanlaw.com](mailto:melissa@newnanlaw.com)

February 28, 2025

**VIA HAND DELIVERY**

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

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

Dear Ms. Dunnavant:

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

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

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

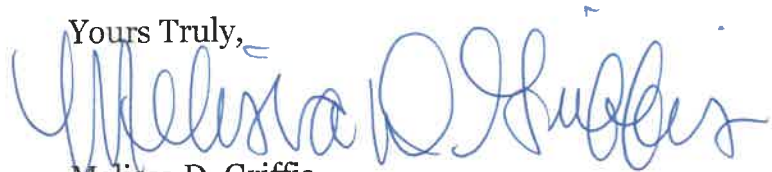
Wood Partners has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance enacted in November of 2002. **As always, should you have any questions about the material submitted, or should you require additional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

Ms. Tracy Dunnavant  
February 28, 2025  
Page 2

---

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

Yours Truly,



Melissa D. Griffis  
Attorney for Wood Partners

MDG/bw  
Enclosures

# **TAB 1**

## **Application to Amend the Zoning Map**



**NEWNAN**  
GEORGIA

**CITY OF NEWNAN, GEORGIA**  
**Planning & Zoning Department**

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

**APPLICATION TO AMEND ZONING MAP**

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

Name of Applicant WP South Acquisitions, LLC

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

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

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

Mailing Address 111 Beaver Ridge Drive, Elgin, SC 29045

Telephone \_\_\_\_\_

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

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

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

Present Zoning Classification: CCS Proposed Zoning Classification: MXD

Present Land Use: undeveloped land

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

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

The Subject Property is undeveloped land that has been vacant for many years as zoned CCS. \_\_\_\_\_

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

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

zoning district to allow for development of this unique parcel. The MXD zoning will allow for mixed uses, including \_\_\_\_\_

residential in the area.

---

---

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

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

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

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

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

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

Sworn to and subscribed before me this

25 day of February, 2025

Signature of Applicant 

  
Notary Public

(Affix Raised Seal Here)



**FOR OFFICIAL USE ONLY**

DATE OF PRE-APPLICATION CONFERENCE : 1-30-2025; 2-13-2025  
 RECEIVED BY: Cris Cole DATE OF FILING: 2-28-2025 FILING FEE RECEIVED: \_\_\_\_\_  
 DATE OF NOTICE TO NEWSPAPER: \_\_\_\_\_  
 DATE OF PUBLIC HEARING: \_\_\_\_\_  
 PLANNING COMMISSION RECOMMENDATION (DATE): \_\_\_\_\_  
 \_\_\_\_\_  
 DATE OF TRANSMITTAL TO CITY COUNCIL: \_\_\_\_\_  
 CITY COUNCIL DECISION (DATE): \_\_\_\_\_

## **TAB 2**

### **Names and Addresses of All Property Owners Within 250' Feet**

Names & Addresses of Property Owners Within 250 Feet

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

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

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

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

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

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

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

## **TAB 3**

# **Legal Description of the Property**

LEGAL DESCRIPTION

OVERALL TRACT

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

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

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

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

LEGAL DESCRIPTION

TRACT 1

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

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

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

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

## LEGAL DESCRIPTION

### TRACT 2

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

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

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

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

**TAB 4**

**Certified Plat**





# **TAB 5**

## **Conceptual Plan**





## **TAB 6**

# **Preliminary Tree Management Plan**



**360 STUDIO**  
LANDSCAPE ARCHITECTURE  
A Division of  
360 DESIGN GROUP  
130 BERRY AVE, SUITE 400  
ROCKFORD, GEORGIA 30087  
CITY: 770.617.9141  
PC@360STUDIO.COM

360 STUDIO LANDSCAPE ARCHITECTURE  
A Division of  
360 DESIGN GROUP  
130 BERRY AVE, SUITE 400  
ROCKFORD, GEORGIA 30087  
CITY: 770.617.9141  
PC@360STUDIO.COM

NEWMAN CROSSING  
NEWMAN, VA 24125

313 INTERSTATE PARKWAY  
NEWMAN, VA 24125

WOOD PARTNERS  
313 INTERSTATE PARKWAY  
NEWMAN, VA 24125

BLAKE BERRY  
404-966-9949

DATE	04/11/2025
BY	BLAKE BERRY
PROJECT NO.	24358.00
SCALE	AS SHOWN
DRAWN BY	BLAKE BERRY
CHECKED BY	BLAKE BERRY
DATE	04/11/2025

PRELIMINARY  
NOT TO BE RELEASED  
FOR CONSTRUCTION

DATE: 03.28.2025  
SCALE: AS SHOWN

PRELIMINARY TREE  
MANAGEMENT PLAN  
- PROPOSED  
CONDITIONS

TPR.2

**KEY:**

○	SPECIMEN TREE TO BE PRESERVED
×	SPECIMEN TREE TO BE REMOVED
⊗	NON SPECIMEN TREE (HST) TO BE REMOVED
⊗	NON SPECIMEN TREE (HST) TO BE SAVED
○	CUT OF SPECIMEN TREE TO BE PRESERVED
○	CUT OF SPECIMEN TREE TO BE REMOVED
○	THE PROTECTION FENCE
□	LIMIT OF DISTURBANCE
□	CUT IMPACTION AREA
□	TREE LAWN AREA

**LEGEND**

□	SPECIMEN TREE TO BE PRESERVED
□	PLANTING SCHEDULE SCHEDULE

**LANDSCAPE NOTES**

- ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS TO BE REMOVED. EXISTING TREES TO BE PRESERVED AND COVERED WITH MULCH. EXISTING TREES TO BE REMOVED AND COVERED WITH MULCH. EXISTING TREES TO BE REMOVED AND COVERED WITH MULCH.

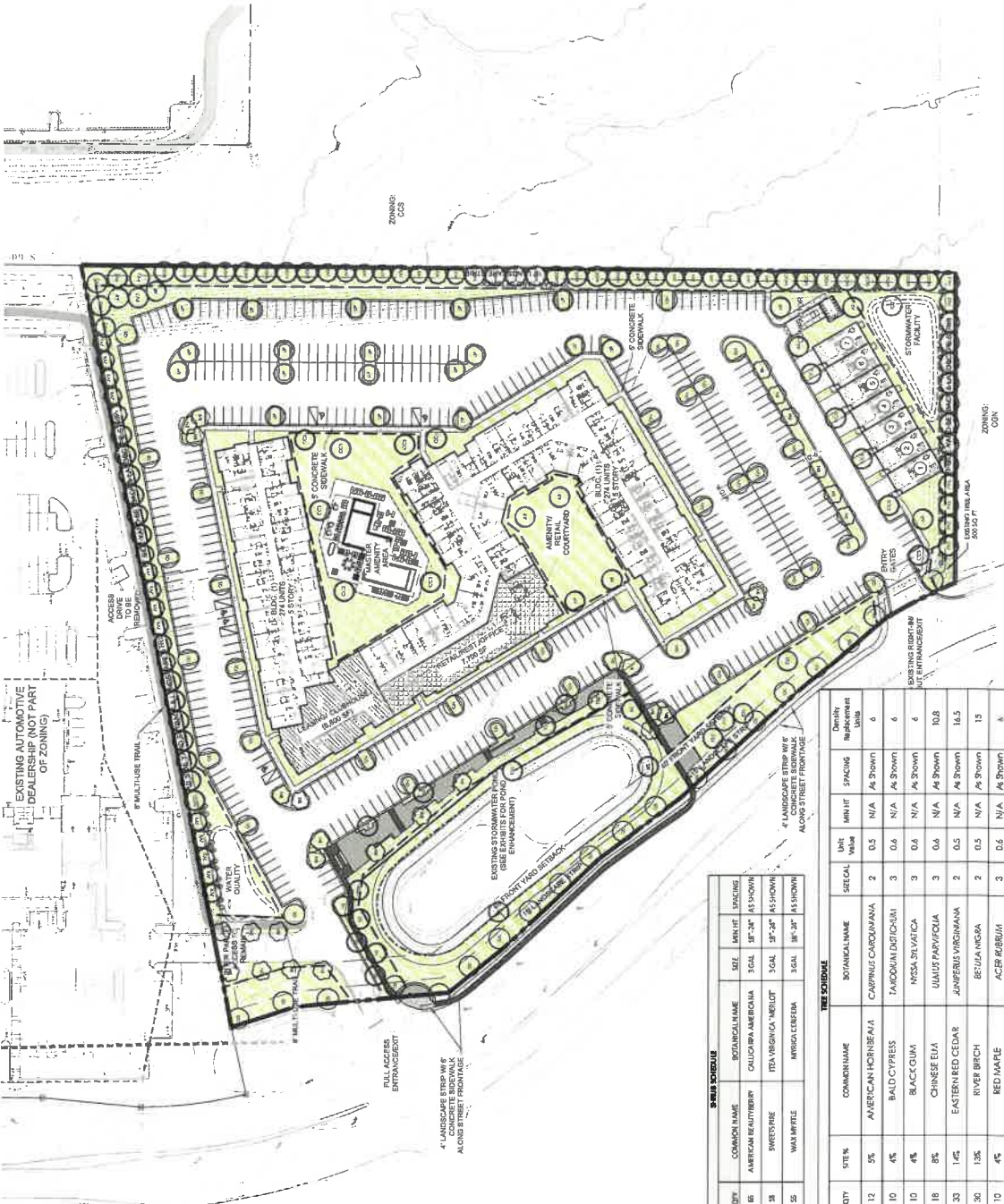
**NEWMAN LANDSCAPE NOTES**

1. WHERE LANDSCAPING AREAS ADJOIN, GRASSED CITY RIGHTS OF WAY, SUCH AREAS SHALL BE MAINTAINED FOR THE PURPOSE OF MAINTENANCE. AS OF COMPLETION OF THE PROJECT, ALL AREAS SHALL HAVE AN APPLICABLE EASEMENT ON BEHALF OF THE CITY OF NEWMAN. ALL AREAS SHALL BE MAINTAINED IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.

2. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL LANDSCAPING. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL LANDSCAPING. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL LANDSCAPING.

**SITE DATA**

TOTAL SITE AREA:	18.68 AC
TOTAL DISTURBED ACREAGE:	9.83 AC
EXISTING TREES:	85 AC
TREE SAVE AREA:	0.00 AC



**SPECIMEN TREE NOTE**

SITE DENSITY IS MET ON SITE BUT THE SPECIMEN REQUIREMENTS CANNOT BE MET. THEREFORE, THE SPECIMEN TREES TO BE PLANTED FROM THE CLEARING OF THE SITE SHALL BE REPLACED WITH 5-INCH TREE.

**Site Density Requirements**

Site Area	Required Units Per Acre	Site Density Required
18.68	12	223.8

**TREE SCHEDULE**

SYMBOL	CODE	QTY	SITE%	COMMON NAME	BOTANICAL NAME	SECAL	UNIT VALUE	MIN HT	SPACING	DENSITY Requirement
+	CC1	12	5%	AMERICAN HORSE CHESNUT	CAPPALUS CAROLINIANA	2	0.5	N/A	AS SHOWN	6
+	CC2	10	4%	BALD CYPRESS	TAXODIUM DISTICHUM	3	0.6	N/A	AS SHOWN	6
+	NS	10	4%	BLACK OLIVE	MOSSA SYLVATICA	3	0.6	N/A	AS SHOWN	6
+	UP	18	8%	CHINESE ELM	ULMUS PARVIFLUA	3	0.6	N/A	AS SHOWN	10.8
+	JX	33	14%	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	2	0.5	N/A	AS SHOWN	16.5
+	BN	30	13%	RIVER BIRCH	BETULA NIGRA	2	0.5	N/A	AS SHOWN	15
+	AR	10	4%	RED MAPLE	ACER RUBRUM	3	0.6	N/A	AS SHOWN	6
+	ON	22	2%	HITTAL OAK	QUERCUS NUTTALLI	3	0.6	N/A	AS SHOWN	13.2
+	OS	33	14%	SOUTHERN HEMLOCK	QUERCUS SHUMARDII	3	0.6	N/A	AS SHOWN	19.8
+	MCC	37	15%	SOUTHERN HEMLOCK	MAGNOLIA GRANDIFLORA	2	0.5	N/A	AS SHOWN	18.5
+	PV2	20	9%	VIRGINIA PINE	PINUS VIRGINIANA	2	0.5	N/A	AS SHOWN	10
<b>TOTAL</b>										<b>223.8</b>



A Division of  
**360 STUDIO**  
 LANDSCAPE  
 ARCHITECTURE  
 360 NORTH CROSSING COURT  
 ATLANTA, GEORGIA 30307  
 C: 770.451.2741  
 P: 404.521.0600  
 WWW.360STUDIO.COM

360 STUDIO LANDSCAPE ARCHITECTURE  
 IS AN EQUAL OPPORTUNITY EMPLOYER  
 AND PROVIDES AN ACCOMMODATION  
 FOR INDIVIDUALS WITH DISABILITIES  
 WHO ARE EMPLOYEES OR APPLICANTS  
 FOR EMPLOYMENT. IF YOU ARE  
 AN INDIVIDUAL WITH A DISABILITY  
 AND NEED AN ACCOMMODATION  
 TO PARTICIPATE IN ONE OF OUR  
 SERVICES, PLEASE CONTACT US AT  
 770.451.2741

**NEWMAN  
 CROSSING**

311 NEWMAN CROSSING BYPASS  
 NEWMAN, GA 30158

FOR  
 WOOD PARTNERS  
 3115 NORTHSHORE BLVD NW  
 SUITE 4-405  
 ATLANTA, GA 30327

DATE: 01/28/2015  
 DRAWN BY: J.P.  
 CHECKED BY: R.H.  
 24358.00

**PRELIMINARY  
 NOT TO BE RELEASED  
 FOR CONSTRUCTION**

DATE: 01/28/2015

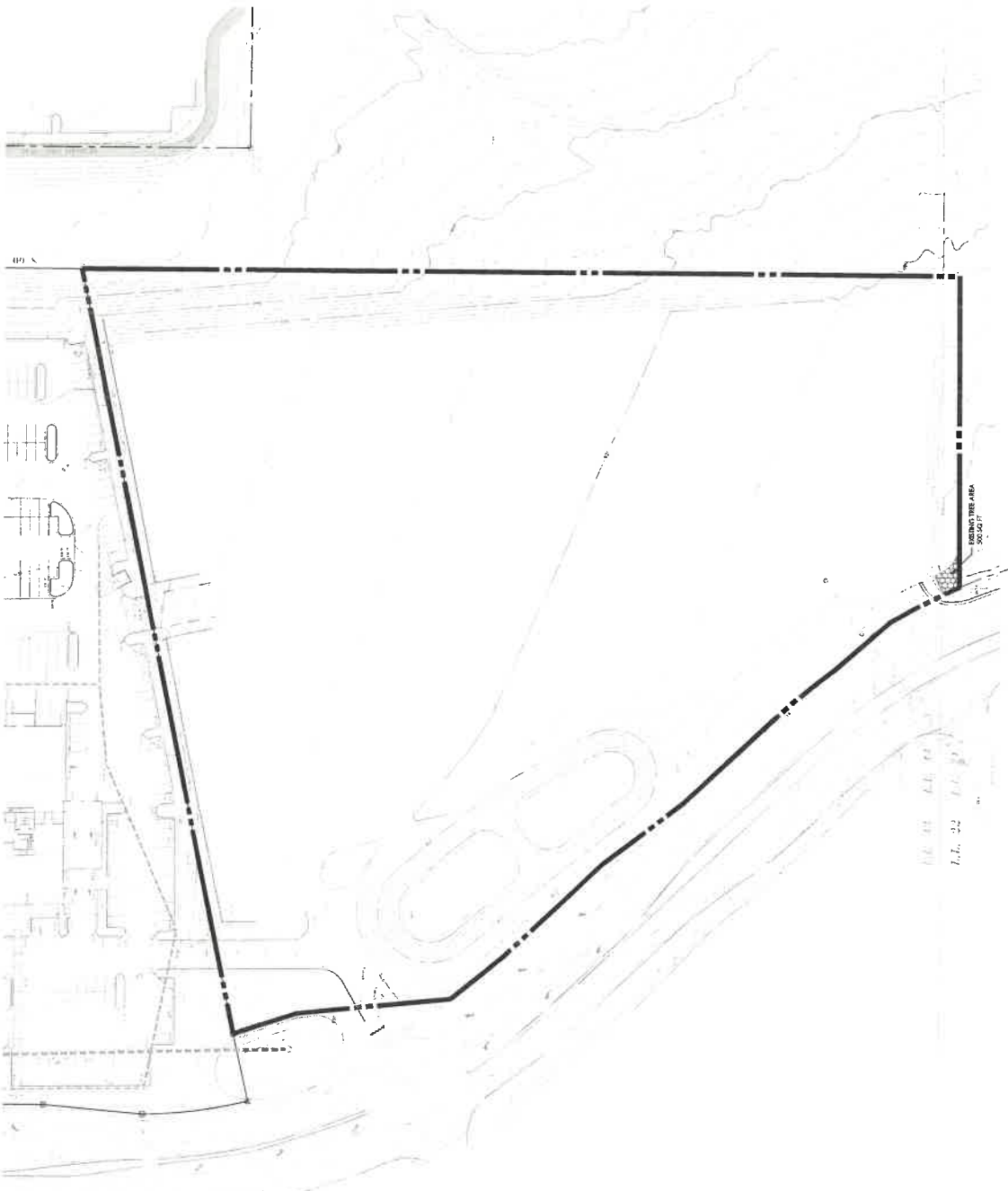
**PRELIMINARY TREE  
 MANAGEMENT PLAN  
 - EXISTING  
 CONDITIONS**

**TPR.1**

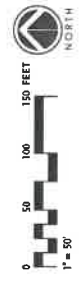
**KEY:**

- SPECIMEN TREE TO BE PRESERVED
- ✕ SPECIMEN TREE TO BE REMOVED
- ⊗ NON-SPECIMEN TREE (NOT) TO BE REMOVED
- ⊗ NON-SPECIMEN TREE (NOT) TO BE SAVED
- SIZE OF SPECIMEN TREE TO BE PRESERVED
- SIZE OF SPECIMEN TREE TO BE REMOVED
- ▭ TREE PROTECTION FENCE
- ▭ LIMIT OF DISTURBANCE
- ▨ CBI IMPACT AREA
- ▨ TREE SAVI AREA

**EXISTING CONDITIONS NOTE**  
 ALL TREES SHALL BE CLEAR CUT EXCEPT FOR 200  
 SQ FT SPECIMEN TREES. ALL SPECIMEN TREES SHALL  
 BE REMOVED AND REPLACED WITH A TOTAL OF 28-30  
 SPECIMEN TREES TO BE PRESERVED AS SHOWN  
 DURING THE LDP PERMIT



NEWMAN CROSSING BY-PASS  
 (2" X 4" VERTICALS)  
 CITY OF NEWMAN







City of Newnan  
Attachment F

Preliminary Tree Management Minimum Elements

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

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

# **TAB 7**

## **Proffered Conditions**



City of Newnan, Georgia  
Attachment A  
**Proffered Conditions**

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

Please list any written proffered conditions below:

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

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

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

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

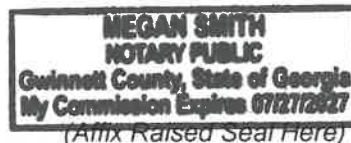
*Bennett R. Smith*  
Signature of Applicant

Bennett R. Smith, VP  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

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

*Megan Smith*      2/26/25  
Signature of Notary Public      Date





City of Newnan, Georgia  
Attachment A  
**Proffered Conditions**

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

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

Signature of Applicant

*Melissa D. Griffis*

Signature of Applicant's Representative

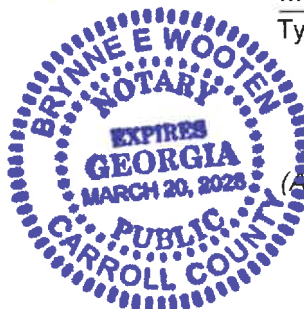
Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

*Bryne E. Wooten*  
Signature of Notary Public

*2/26/25*  
Date



*(Affix Raised Seal Here)*

## **TAB 8**

# **Disclosure of Campaign Contributions & Gifts**



**NEWNAN**  
GEORGIA

City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

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

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

All individuals, business entities, or other organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

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

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

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

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

*Bennett R. Smith*  
Signature of Applicant

Bennett R. Smith  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

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

*Megan Smith*    2/25/25  
Signature of Notary Public                      Date

**MEGAN SMITH**  
**NOTARY PUBLIC**  
Gwinnett County, State of Georgia  
My Commission Expires 07/27/2027  
*(Affix Raised Seal Here)*

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



City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

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

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---

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

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

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

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

Signature of Applicant

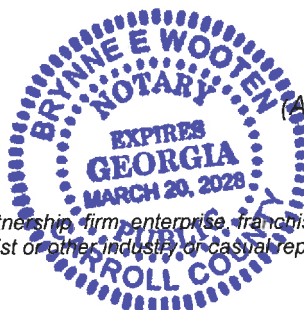
Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Applicant's Representative

Bryne E. Wooten    2/26/25  
Signature of Notary Public                      Date



(Affix Raised Seal Here)

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

## **TAB 9**

# **Property Owner's Authorization**



City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

**NEWNAN**  
GEORGIA

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

Name of Property Owner C Town Four, LLC  
Telephone Number \_\_\_\_\_

Address of Subject Property 521 & 531 Newnan Crossing Bypass

Newnan, GA 30263

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

C Town Four, LLC

  
Signature of Property Owner

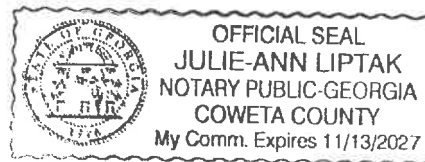
Personally appeared before me

Bill McDaniels

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

  
Notary Public

2/25/2025  
Date



(Affix Raised Seal Here)

**TAB 10**

**Attorney's Authorization**



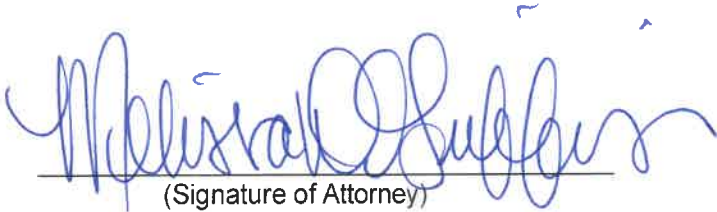
City of Newnan, Georgia  
Attachment D  
**Attorney's Authorization**

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---

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

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



(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square  
Newnan, GA 30263

Telephone (770) 253-3282

Date 2-26-2025

# **TAB 11**

## **Community Impact Assessment**



# Community Impact Assessment

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

**From:** Hayley Todd, Zoning Manager, PEC+

**Date:** February 26, 2025

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

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

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

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

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

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



## ROADS AND STREETS

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

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

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

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

Newnan Crossing Bypass and Ashley Park Boulevard

SR 34 and Newnan Crossing Bypass

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

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

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



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



## NEWNAN POLICE DEPARTMENT

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

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

## NEWNAN FIRE DEPARTMENT

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

## NEWNAN UTILITIES

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

## COWETA SCHOOL SYSTEM

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

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

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

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



## TAX REVENUE

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

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

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

## OTHER BENEFITS TO THE CITY OF NEWNAN

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

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



## ATTACHMENTS

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



**ATTACHMENT A  
PRELIMINARY SITE PLAN**





**ATTACHMENT B  
LETTER FROM NEWNAN POLICE DEPARTMENT**



01/30/25

Reference: McIntosh Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 730 calls, 21 motor vehicle accidents and 129 traffic stops in a two-year period for this development.

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

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$41,250.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



**ATTACHMENT C  
LETTER FROM NEWNAN FIRE DEPARTMENT**



# NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

January 30, 2025

Dear Haley,

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

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

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

Kind Regards,

  
Stephen Brown



**ATTACHMENT D  
LETTER FROM NEWNAN UTILITIES**



January 27, 2025

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

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

Ms. Todd,

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

- Parcel Numbers 086 5044 017 and 086 5044 018
- 10.48 Acres
- 8,000 Sq Ft of Retail, 7 townhomes, and 274 Multi-Family Units
- Attached concept plan

1. Sanitary Sewer:

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

70 Sewell Road  
Newnan, GA 30263  
770-683-5516  
770-683-0292 fax  
[www.NewnanUtilities.org](http://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](mailto:stolar@newnanutilities.org)



**ATTACHMENT E  
TAX PARCEL DATA FROM QPUBLIC**

# Coweta County, GA

## Summary

**Parcel Number** 086 5044 018  
**Location Address** 531 NEWNAN CROSSING BYP  
**Legal Description** 5.060 AC TR 3 LL 43 44 LD 5  
 (Note: Not to be used on legal documents)  
**Tax District** NEWNAN 08 ANNEX (District 08)  
**Millage Rate** 23.218  
**Acres** 5.06  
**Homestead Exemption** No (50)  
**Landlot/District** 44 / 5

[View Map](#)

## Owner

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

## Land

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

## Sales

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

## Valuation

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

## Assessment Notices

- [2021 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2024 Assessment Notice \(PDF\)](#)

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

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data provided here or interpreted as. The assessment information is from the last certified parcel. All other data is subject to change.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/30/2025, 12:44:35 AM

Contact Us



# Coweta County, GA

## Summary

**Parcel Number** 086 5044 017  
**Location Address** 521 NEWNAN CROSSING BYP  
**Legal Description** 5,419 AC TR 2 LL 43 44 LD 5  
(Note: Not to be used on legal documents)  
**Tax District** NEWNAN 08 ANNEX (District 08)  
**Millage Rate** 23.218  
**Acres** 5.42  
**Homestead Exemption** No (50)  
**Landlot/District** 44 / 5

[View Map](#)

## Owner

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

## Land

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

## Sales

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

## Valuation

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

## Assessment Notices

- [2021 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2024 Assessment Notice \(PDF\)](#)

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

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 1/30/2025, 12:44:35 AM

Contact Us

Developed by  

**SCHNEIDER**  
 GEOSPATIAL



**ATTACHMENT F  
LETTER FROM COWETA SCHOOL SYSTEM**

# Coweta County School System

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

January 27, 2025

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

RE: Letter of Impact 521/531 Newnan Crossing Bypass

Ms. Todd,,

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

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

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

Developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area of the proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. If approved, we would request that the developer provide us advance notice of a schedule for construction and planning purposes.

Thank you for the opportunity to provide feedback on this proposal.

Sincerely,

*Ronald C. Cheek*

Ronald C. Cheek  
Executive Director of Facilities  
Coweta County Schools

*Coweta Committed to Student Success*



# The City of Newnan, Georgia

Office of the City Engineer

March 3, 2025

City Engineer Review

REZONING REQUEST

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

Environmental:

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

Transportation:

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

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

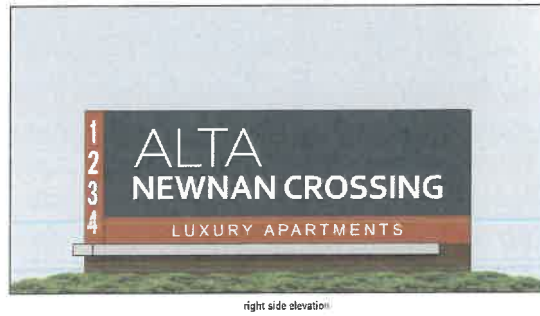
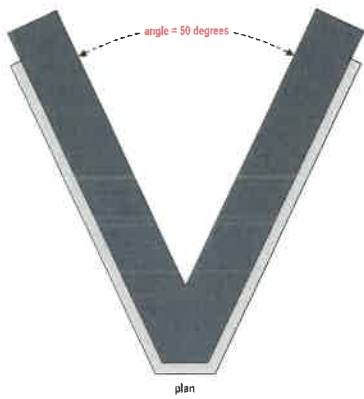
Respectfully,

*Michael Klahr*

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

# **TAB 12**

## **Signage Package**



**Colors & Finishes**

- C1 ● SW 6244 Naval
- C2 ○ White
- C3 ● SW 6341 Red Coat
- C4 ● Matthews Brushed Aluminum
- S1 ● Belton EW-1211 Bitter Elm

**Construction Specifications**

- A aluminum fabricated cabinet with paint breaks and 1st surface applied vinyl to base
- B 3.5" rounded beamed acrylic flush mounted to cabinet surface
- C 3" x 3" capped painted aluminum tubing accent flush mounted to cabinet
- D

**DENSE**

1 602 251 2446

10/26/2025

Wood Partners

Community Number: 65853

Discipline: Architecture

Designer: Alex E. Sessamy P.

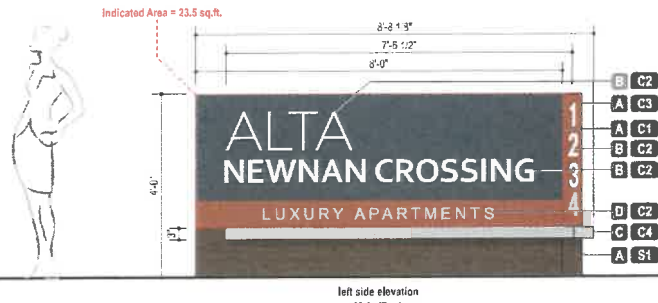
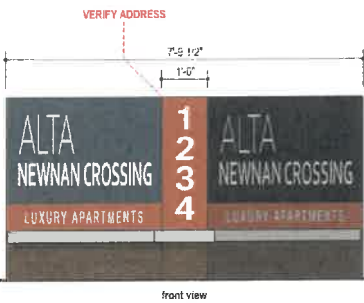
Date: 02.22.2025

Revision Date: 02.26.2025

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- Preliminary
- Production

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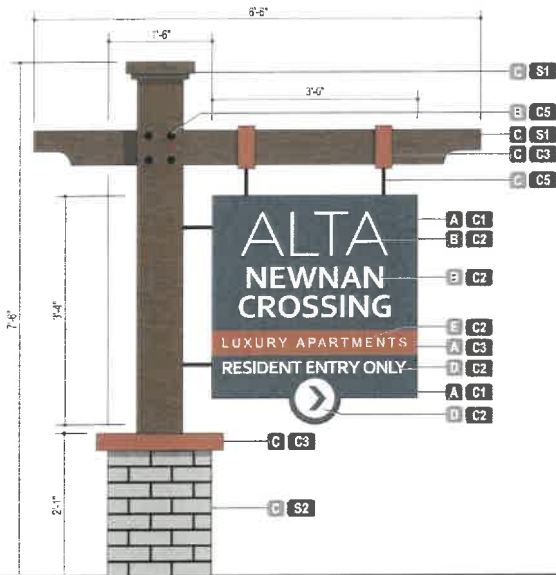
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- A C3
- A C1
- B C2
- B C2
- D C2
- C C4
- A S1

Main ID - 1  
Qty: 1  
Site:

Scale  
1/2" = 1'-0"

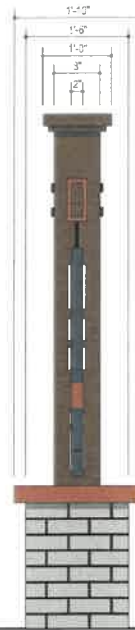


right side elevation



left side elevation  
Secondary ID - 1

Qty: 1  
Site:



end view

Colors & Finishes

- C1 ● SW 6244 Kiva
- C2 ○ White
- C3 ● SW 6341 Red Cent
- C5 ● Black
- S1 ● Behr SW-7211 Bitter Elm
- S2 ● Brick T.B.D.

Construction Specifications

- A aluminum fabricated pan with paint breaks, and 1st surface applied vinyl to base
- B 3/8" rounded/painted acrylic flush mounted to surface
- C aluminum constructed column and outrigger with paint break, 1st surface exterior vinyl, and brick base
- D 0.25" rounded/painted acrylic flush mounted to cabinet surface
- E 1st surface H.P. vinyl

DENISE

3150 Peachtree  
Atlanta, GA 30328  
404.525.1234  
denise@denise.com

Project Number: 65853

Project Name: Alta Newnan Crossing

Project Address: McIntosh Place  
Newnan, GA 30283

Client: Wood Partners

Manufacturer: Wood Partners

Project Name & Address:  
Alta Newnan Crossing  
McIntosh Place  
Newnan, GA 30283

Quantity Number:  
65853

Designer:  
Alex Eschen/amy P.

Designer:  
koc

Date:  
22.22.2025

Revision Date:  
03.26.2025

File Path:  
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- Complete
- Preliminary
- Preliminary

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**DENYSE**

1000 EAST PARK  
 SUITE 100  
 NEWNAN, GA 30263

ARCHITECT

PROJECT NAME  
 PROJECT NUMBER  
 PROJECT LOCATION  
 PROJECT DATE

ARCHITECT  
 Wood Partners

PROJECT NAME  
 ALTA NEWNAN CROSSING  
 PROJECT NUMBER  
 NEWNAN, GA 30263

OPPORTUNITY NUMBER  
 65863

DATE  
 Alex Eisen/Amy P.

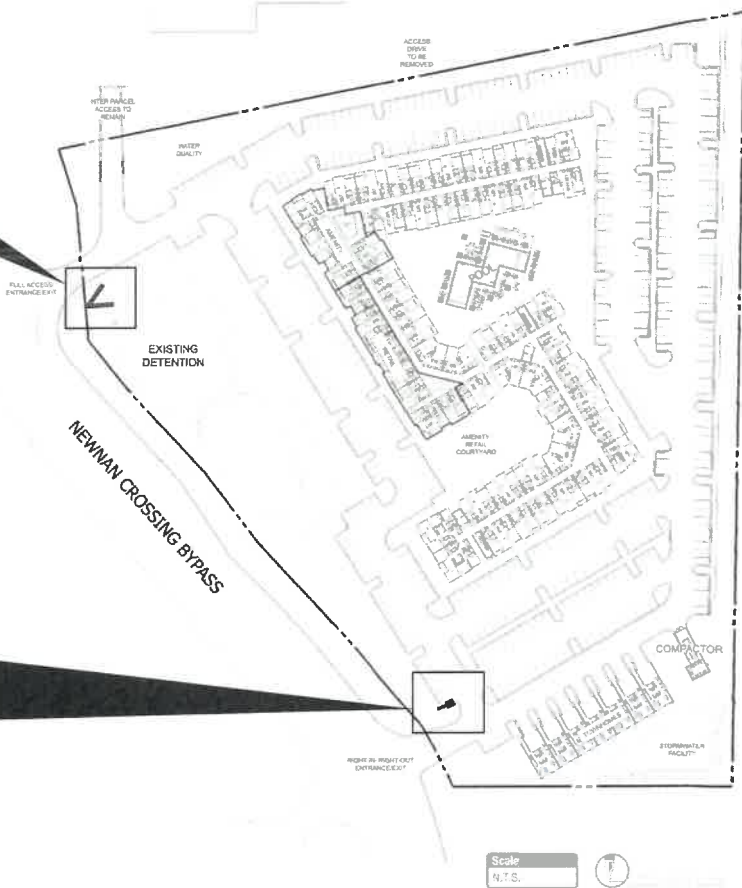
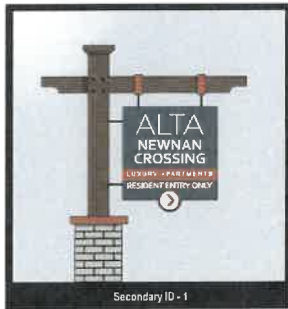
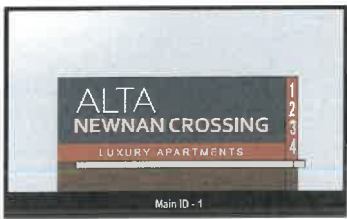
SCALE  
 KC

DATE  
 02.22.2025

REVISION DATE  
 02.26.2025

FILED BY  
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- Concept
- Preliminary
- Production









# **TAB 13**

## **Renderings**





# **TAB 14**

## **Stormwater Renderings**





# **TAB 15**

## **Rezoning Checklist**



City of Newnan, Georgia  
Attachment E  
**Rezoning Checklist**

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

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

**Note:** Please attach this form to the filing application.