



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on March 25, 2025
- B. Minutes from Work Session on March 25, 2025

REPORTS OF BOARDS AND COMMISSIONS

- C. Newnan Youth Council Graduates
- D. 3 Appointments - Newnan Urban Redevelopment Agency, 3-year terms
- E. 1 Appointment - Tree & Parks Commission, 3-year term
- F. 3 Appointments - Youth Activities, 3-year terms

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- G. Update on 27 Clark Street lease with Historical Society

NEW BUSINESS

- H. Public Hearing - Application for Alcohol Beverage License - A Bronx Tale, LLC - Retail on Premise (Pouring) Sales of Malt Beverages and Wine - 31 Market Square Rd., Ste 101 - Reason: New Business
- I. Authorization to Proceed with Ordinance Amendments as discussed during Council Retreat
- J. Consideration of the Guaranteed Maximum Price (GMP) for the expansion of the House of Pickleball facility; and approval of the associated budget.
- K. Consideration to Accept Auction Offer on the City-Owned Property at 28 Westgate Park Lane

UNFINISHED BUSINESS

- L. Public Hearing - Zoning Ordinance Text Amendments to Articles 2 and 3-revising the distance requirement for Child Day Care center locations to other child day care centers and certain other uses.

- M. Public Hearing-Rezoning Request for RZ2025-02 by Steven L. Jones, Attorney at Law on behalf of GHV Newnan, LLC for 8.30 +/- acres located on Newnan Crossing Boulevard East (Tax Parcel #098A-295) from OI-1 (Low Density Office and Institutional District) to RU-7 (Urban Residential Single-Family District) for the purpose of developing a townhouse community.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- N. Request from Race for Orphans to block parking and close Brown St. between W. Washington St. and Madison St. starting at 6pm on Friday, May 2nd for Saturday, May 3rd event
- O. Request from Dooley Mack Constructors for exemption to the City Noise Ordinance, to pour concrete for Tractor Supply Project at 4am on Saturday, May 3rd
- P. Consideration of Contract Terms from Caldwell Development Investments regarding 57 East

MOTION TO ENTER INTO EXECUTIVE SESSION

- Q. Motion to Enter into Executive Session

ADJOURNMENT

[MEET_FOOT]

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MARCH 25, 2025

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 25, 2025 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Jim Thomasson, Cynthia Jenkins, Rhodes Shell, 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 March 11, 2025

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

MOTION CARRIED. (7-0)

B. Minutes from the Work Session on March 11, 2025

Motion by Councilman Koritko, seconded by Councilman Shell to dispense with the reading of the minutes of the Work Session on March 11, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

A. Minutes from the Special Called Meeting on March 18, 2025

Motion by Councilman Koritko, seconded by Councilman Shell to dispense with the reading of the minutes of the Special Called Meeting on March 18, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

D. 1 Appointment – Planning Commission, 3-year terms

Mayor Pro Tem Thomasson wanted to thank Mr. Bob Coggin for his years of service on the Planning Commission.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to appoint Anne Yancey to the Planning Commission.

MOTION CARRIED. (7-0)

E. 2 Appointments – Tree & Parks Commission, 3-year terms

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Jennifer Griffin to the Tree & Parks Commission.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to appoint Rudy Ortega to the Tree & Parks Commission.

MOTION CARRIED. (7-0)

Youth Council Attendees

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance. Ellie Behm, Francesca Parker and Madison Pater.

NEW BUSINESS

F. Public Hearing – 64 Wesley St. Demo Application

Mayor Brady opened the public hearing.

Bryan Partin, Chief Building Official, stated that the owners of the property are requesting a permit for demolition. The property is in a historic district, but the structure is not on the historic registry.

Ms. Ansley Knight Campbell, the owner, said that she does plan to rebuild. They also own the lot next door. Councilwoman Jenkins asked what they plan to build, and Ms. Knight Campbell said a single-family home.

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

Motion by Councilman Guillaume, seconded by Councilman Koritko to approve the request as presented.

MOTION CARRIED. (7-0)

G. Consideration of Contract Award for Cemetery Master Planning Services

Hasco Craver, Assistant City Manager, explained that this was discussed at a previous Council retreat. Proposals were received by Staff and the recommendation is to go with WLA Studio. They have worked in Newnan in the past. They are being recommended because of their deep experience doing exactly what Council is looking for but they were not the lowest bidder. Mr. Craver and Mr. Norton interviewed the 3 lowest firms and WLA Studio far exceeds the other firms with their experience.

Motion by Councilman DuBose, seconded by Mayor Pro Tem Thomasson to accept the recommendation of WLA Studio as presented.

MOTION CARRIED. (7-0)

H. Discussion and Direction regarding cemetery burial openings being performed by a private contractor

Ray Norton, Public Works Director, said there was previous discussion about an outside company doing burials so city staff can shift to focus on maintenance of the cemeteries. Staff did receive bids. The ordinance needs to be changed if Council wishes to proceed with this.

Mayor Pro Tem Thomasson asked how this benefits the City. Mr. Norton said it will eliminate the need to add personnel in the next budget cycle. City Manager did note that there would be a cost difference. Currently the city charges \$600 for burial and the bids came back ranging from \$850-900. If they don't outsource then additional staff will be needed, especially when the city takes full responsibility with the Farmer Street Cemetery.

Councilwoman Jenkins spoke about the cost increase and her concern with doing that. Mayor Brady asked how long the proposals received are good for and Mr. Norton said a year. Mr. Phillips stated again that service levels are struggling already and once the other cemetery is added then additional staff will be needed. An additional 4-6 employees would be needed so that is a cost as well.

Motion by Councilman Guillaume, seconded by Councilman Koritko to move ahead with the ordinance amendment. Council also asked for Staff to bring back a study with the increased service levels and a cost comparison, as well as looking at past performance with contractors used at the cemeteries. Opposed: Jenkins.

MOTION CARRIED. (6-1)

I. Consideration of a Resolution to Accept the Coweta County 2024 Hazard Mitigation Plan

City Manager explained that this allows for eligibility with GEMA and FEMA funding. There has been discussion about creating a hazard mitigation plan for the City of Newnan and that can still happen.

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

MOTION CARRIED. (7-0)

J. Consideration of Amendments to the 2024 Fiscal Year Budgets per Audit

Meg Kelsey, Assistant City Manager, explained that there are several budget amendments for FY2024 per the auditors. Most of the amendments are in the General Fund, increasing revenue by

\$2 million and increasing expenses by \$3.5 million. The majority of this is related to allocations for street paving projects.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

K. Annexation Request – Annex2025-03 by Greg K. Rogers; 1.1994 + acres on State Route 34 Bypass (a portion of Tax Parcel #073B 033) and 0.4996 + acres on Roscoe Rd. (a portion of Tax Parcel #073B 032); Requested zoning of RU-7 (Urban Residential Single-Family Dwelling) – High Density District – Decision on Referral to Planning Commission

Tracy Dunnavant, Planning Director, stated that the next agenda item is also related to this, as they will be combined for the project. The request is for the development of 61 single-family detached homes and will be fee simple with proposed prices around \$550,000. If Council chooses not to move this on to the Planning Commission then nothing else happens. If Council does refer it to Planning Commission then the County and School board will be notified. The applicant has asked that the annexation and rezoning be considered at the same time.

Councilwoman Jenkins asked how they will look at this as one big project when it's two requests? Ms. Dunnavant explained that due to the process with the annexation they want to wait on the rezoning until both can be considered together. City Attorney said it's just the timing. The property is zoned commercial and the request is to rezone to develop residential and that would mean zoning the annexed property the same.

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to refer to the Planning Commission.

MOTION CARRIED. (7-0)

L. Rezoning Request RZ2025-05 by Greg K. Rogers; 20.0119 + acres on Roscoe Rd. (Tax Parcel #073B 010); Requested zoning of RU-7 (Urban Residential Single-Family Dwelling – High Density District) – part of a development requesting 61 single-family detached homes – For Information Only

No action needed.

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and real estate and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council

taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 6:58PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

TENNIE CLAIM

Motion by Councilman Shell, seconded by Councilman Koritko to deny the claim as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to adjourn the Council meeting at 7:12pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, March 25, 2025 at 5:30PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. 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.

Call to Order

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

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

Dean Smith, Senior Planner, stated that this request has already been to the Planning Commission. The location was shown including some wetlands area that is unbuildable around it. They are requesting to build 33 units; the price of the units would be high \$400s to low \$500s. Staff have gone through a few revisions to the site map with the applicant. The site map did show existing LINC and one way in and out to help mitigate traffic. Engineering has also agreed to rollback curbs. Mr. Smith showed some examples of the streetscapes. The applicant has agreed to expand and improve the LINC path along the front of the property and possibly working with the developer across the street for connection access.

Mike Furbush, City Landscape Architect has reviewed the plans and did have concerns about spacing for plantings. Also, the stream buffers are a concern, but the applicant is not asking for any variances from the buffer requirements. The Planning Commission did vote 3-2 for approval of the project but added that there be a cap on rentals at 10%.

Mayor Pro Tem Thomasson asked about the LINC connection, has that been proffered? Mr. Smith said it's not written but there have been conversations about it. Mayor Pro Tem Thomasson also asked if the LINC could run behind the homes instead? Mr. Smith said the issue with that would be the buffers and wetlands.

Councilman Koritko asked if there would be adequate parking and any issues with trash service? Mr. Steven Jones, on behalf of the applicant, said that there will be on street parking and each townhome has a two-car garage and the driveways will accommodate 2 cars. There were conversations with staff regarding the street and needing to accommodate for emergency vehicles and trash and their engineers have complied with those requirements.

Mayor Pro Tem Thomasson asked Mr. Jones what they are willing to do with the LINC? Mr. Jones said he will discuss the feedback from Council with the applicant. He explained that there will be a

landscape strip between Newnan Crossing Bypass and the LINC. He showed an animated rendering of the property and what that strip would look like. Mayor Pro Tem Thomasson expressed concern about the shared use of the sidewalk and LINC as opposed to a dedicated LINC path. He asked that they work with staff and look at the options.

Councilman Koritko said he would like to see other amenities. Councilwoman Jenkins asked what their target age is for buying these? Mr. Jones said they are thinking a move-up buyer or empty nester. Councilman Guillaume commented that it seems like a nice fit for the area.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Mayor Pro Tem Thomasson to adjourn the meeting at 5:50PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

APPLICATION FOR ALCOHOL BEVERAGE LICENSE

Name: **A Bronx Tale, LLC**

Licensee: **Jennifer Marino**

License Representative: **N/A**

Type License: **Retail On Premise (Pouring) Malt Beverages & Wine**

Location: **31 Market Square Rd, Ste 101**

TO THE CITY COUNCIL: REASON – NEW BUSINESS

(1) The above application with supporting documents and application fee has been filed in the City Clerk's office; reviewed by the appropriate departments of the City and appears to be (complete). (Sec 3-33)

If incomplete, reasons _____

(2) The citizenship requirements (have) been met. (Sec. 3-34)

If not, reasons _____

(3) Residency requirements (have) been met. (Sec. 3-35)

If not, reasons _____

(4) The location appears (to comply) with zoning requirements. (Sec 3-37)

If not, reasons _____

(5) The location of the proposed premises appears (to comply) with the distance requirements set forth in Sec. 3-39.

If not, reasons _____

(6) All taxes or other debts to the City (are) current. (Sec 3-38)

If not, reasons _____

(7) A publisher's affidavit (has not) been filed showing the notice requirement (has not) been complied with. (Sec 3-40 (a))

If not, reasons Advertised. Will file affidavit prior to hearing.

(8) An affidavit from the applicant certifying posting of the proposed premises (has) been filed. (Sec. 3-40(b))

N/A

Respectfully submitted,

Megan Shea
City Clerk



To: Mayor and Council

Date: April 15, 2025

Agenda Item: Authorization to Proceed with Ordinance Amendments as discussed during Council Retreat

Prepared By: Cleatus Phillips, City Manager

Purpose:

During the Council Retreat on March 27 and 28, City Council discussed the potential for amending a specific set of ordinances. Specifically, these potential ordinance amendments are as presented below.

Background:

- 1) Amendment to increase the number of 'Model Homes' in new subdivisions from 1 to 3. The basis behind this amendment is that the PDR Zoning requires 3 different housing types, but yet our current ordinance only allows the construction of 1 Model Home.
- 2) Development of an ordinance to regulate Short Term Vacation Rentals (STVRs). This potential ordinance was discussed in 2018, but at that time, City Council elected not to implement such an ordinance. Since that time, the City has seen more STVRs open within the City and it may be beneficial to regulate such uses for the protection of neighborhoods and the safety of persons staying in the STVR.
- 3) Development of an ordinance to allow for backyard chickens. This ordinance would permit, with certain regulations, the raising of chickens within the City of Newnan. This ordinance would not supersede the covenants and restrictions of a homeowners' association.

Funding:

N/A

Recommendation:

Staff recommends authorization to proceed with the crafting of such ordinances for future consideration by City Council.

Attachments:

None

Previous Discussion with Council:

2025 Retreat



To: Mayor and Council

Date: April 15, 2025

Agenda Item: Consideration of the Guranteed Maximum Price (GMP) for the expansion of the House of Pickleball facility; and approval of the associated budget.

Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

Consideration of the Guaranteed Maximum Price (GMP) for the addition of 6 additional pickleball courts at the HOP.

Background:

In 2023, City of Newnan residents approved the SPLOST 2025 referendum, which included a line item for the addition of 6 pickleball courts at the House of Pickleball. The original project budget was \$900,000.

A Request for Qualifications (RFQ) for Design-Build Services for the Pickleball complex addition was issued on May 14, 2024.

On August 13, 2024, City Council awarded the Design-Build Contract to Headley Construction Company. Council also approved the fee proposal for design at \$100,584 and pre-construction fees of \$10,000. Council was notified at the time of award that following the completion of the design, staff would present to the Council the guaranteed maximum price (GMP) for the project for final approval.

Over the next 8 months, city staff, Croy Engineering and Headley Construction worked diligently to maintain the previously approved budget. However, due to continued inflation in the construction industry, the team was forced to reevaluate the previously established budget in order to construct the number of required courts and maintain the look and feel of the existing complex.

Headley Construction provided a Guaranteed Maximum Price (GMP) of \$1,297,475 on April 7, 2025. This includes total Cost of Work \$1,163,480; Contingency (3%) \$34,904; and Fee of \$99,091.

Funding:

SPLOST 2025

Recommendation:

Staff recommends approval.

Attachments:

1. Newnan HOP 100% CD Estimate

Previous Discussion with Council:

Council awarded the Design/Build Contract to Headley Construction on August 13, 2024.

The council was updated on the project's status during its retreat on March 28, 2025.

Project Estimate					
Job Name Job Number Square Foot	Newnan Pickleball Addition 24013	Estimator PM	Andrea Reese Andrea Reese		
					HEADLEY GENERAL CONTRACTOR BUILD BETTER
Description / Scope	Subcontractor / Supplier		Estimate		Notes
			100% CD's	Total Estimate	
Division 1					
General Conditions			\$165,440	\$165,440	6 Months GC
P&P Bonds			\$20,475	\$20,475	
Builders Risk			\$1,785	\$1,785	
Temporary Water			\$1,800	\$1,800	
Temporary Power			\$3,300	\$3,300	
Division 2					
Demolition/Existing Conditions	TW Brown		\$27,507	\$27,507	Additional demo
Earthwork / Utilities	TW Brown		\$85,881	\$85,881	Addition to UGD system (estimate)
Sanitary Reroute / Sleeve Detail	TW Brown		\$67,385	\$67,385	
Underground Detention System (ATS)	TW Brown		\$285,134	\$285,134	
Landscaping & Irrigation	Allowance		\$29,660	\$29,660	Pricing based on reduced landscaping package. Design to be submitted and approved.
Erosion Control	TW Brown		\$14,010	\$14,010	
Division 3					
CIP Concrete: Sidewalks / Foundations	A Abby		\$43,344	\$43,344	
Division 4					
Masonry Walls	A Abby		\$31,660	\$31,660	
Division 5					
Steel Railings	Excluded		\$0	\$0	Removed from scope
Division 7					
Joint Sealants	Metro Waterproofing		\$5,000	\$5,000	
Division 12					
Courts/Nets/Fencing/Windscreen	Signature Tennis		\$234,000	\$234,000	
Canopies/Sunshade	USA Shade		\$25,399	\$25,399	
Benches / Ammenities	Peach State Amenities		\$9,390	\$9,390	
Padding	Signature Tennis		\$8,000	\$8,000	(padding at CMU wall)
Division 16					
Electrical	Shenandoah		\$104,310	\$104,310	
TOTALS					
			100% CD's	Total Budget	
	Total Cost of Work		\$ 1,163,480	\$ 1,163,480	
	Contingency	3%	\$ 34,904	\$ 34,904	
	Fee		\$ 99,091	\$ 99,091	
	Total Contract Amount		\$ 1,297,475	\$ 1,297,475	



To: Mayor and Council

Date: April 15, 2025

Agenda Item: Consideration to Accept Auction Offer on the City-Owned Property at 28 Westgate Park Lane

Prepared By: Andrew Moody, Special Projects Manager

Purpose:

To Consider the offer of Five Thousand Dollars (\$5,000) entered by the Housing Authority of the City of Newnan during the public auction of the lot at 28 Westgate Park Lane.

Background:

Council had previously surplused the lot located at 28 Westgate Park Lane and ordered the lot be offered in a public auction. The Housing Authority of Newnan is the sole bidder.

Funding:

N/A

Recommendation:

Council may consider accepting or rejecting the offer.

Attachments:

1. Notice of Sale - Auction Offer
2. Affidavit of Publication
3. Additional Notification of Publication

Previous Discussion with Council:

Upon an inquiry from a neighboring property owner about purchasing the property at 28 Westgate Park Lane, staff presented to the City Council options for action. The Council elected to have the lot placed into surplus and auctioned in a public forum.

NOTICE OF SALE

The City of Newnan, Georgia will conduct a live action to receive bids from all interested persons for an unimproved tract of land containing 0.13 acres located at 28 Westgate Park Lane in the City of Newnan, said lot being more particularly described as follows:

All that tract or parcel of land, with improvements thereon, situate, lying and being in the City of Newnan, Coweta County, Georgia, known and designated as Lot 229, Section 2, Westgate Park Subdivision, as shown on plat recorded in Plat Book 14, Page 253, Office of the Clerk, Coweta Superior Court, to which plat reference is hereby made and incorporated herein for a more complete and accurate description of the property.

Said lot being identified as Coweta County Tax Map No. N43A035.

The lot is currently zoned RU-7 (Urban Residential Single Family-High Density District).

Said lot shall be sold and conveyed subject to easements, covenants and restrictions appearing of record.

The auction will be held in the Richard A. Bolin Council Chambers at Newnan City Hall, 25 LaGrange Street, Newnan, GA, 30263, beginning 9:00 a.m. on Tuesday, April 1, 2025.

The City reserves the right to reject any and all bids.

~~For additional information, contact: Andrew Moody, Special Projects Manager, City of Newnan, at 678-673-5414.~~

I will now open the bidding.

Do I have an opening bid. \$5000

The opening bid is \$5000

Do I have any other bid. _____

The bid is for _____

Do I have any other bid _____

The bid is for _____

Do I have any other bid _____

The bid is for _____

Etc

Hearing no other bids, I now close the bidding The last bid was for 5000

And will be taken to The City Council for Consideration.

Thank You

Newnan Housing Authority
Clara Fordham
9:00 AM
4/1/2025

AFFP
83213-28 Westgate Park Ln

Affidavit of Publication

STATE OF GEORGIA } SS
COUNTY OF COWETA }

C. Clayton Neely & Elizabeth C. Neely, being duly sworn,
says:

That he is Co-Publishers of the Newnan Times-Herald, a
daily newspaper of general circulation, printed and
published in Newnan, Coweta County, Georgia; that the
publication, a copy of which is attached hereto, was

March 12, 2025

NOTICE OF SALE

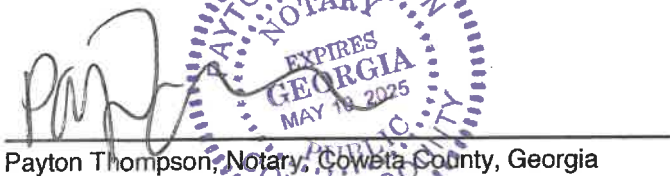
The City of Newnan, Georgia will conduct a live auction to receive bids from all interested persons for an unimproved tract of land containing 0.13 acres located at 28 Westgate Park Lane in the City of Newnan, said lot being more particularly described as follows: All that tract or parcel of land, with improvements thereon, situate, lying and being in the City of Newnan, Coweta County, Georgia, known and designated as Lot 229, Section 2, Westgate Park Subdivision, as shown on plat recorded in Plat Book 14, Page 253, Office of the Clerk, Coweta Superior Court, to which plat reference is hereby made and incorporated herein for a more complete and accurate description of the property. Said lot being identified as Coweta County Tax Map No. N43A035. The lot is currently zoned RU-7 (Urban Residential Single Family-High Density District). Said lot shall be sold and conveyed subject to easements, covenants and restrictions appearing of record. The auction will be held in the Richard A. Bolin Council Chambers at Newnan City Hall, 25 LaGrange Street, Newnan, GA, 30263, beginning 9:00 a.m. on Tuesday, April 1, 2025. The City reserves the right to reject any and all bids. For additional information, contact: Andrew Moody, Special Projects Manager, City of Newnan, at 678-673-5414. No.83213-3-12

That said newspaper was regularly issued and circulated
on those dates.

SIGNED:


Co-Publishers

Subscribed to and sworn to me this 12th day of March
2025.


Payton Thompson, Notary, Coweta County, Georgia

My commission expires: May 10, 2025

02101594 00141207

Debbie Snider
City of Newnan Legals
P. O. Box 1193
NEWNAN, GA 30264

The Newnan Times-Herald
The Newnan Times-Herald

Publication Name:

The Newnan Times-Herald

Publication URL:

Publication City and State:

Newnan, GA

Publication County:

Coweta

Notice Popular Keyword Category:

Notice Keywords:

83213

Notice Authentication Number:

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Notice URL:

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Notice Publish Date:

Wednesday, March 12, 2025

Notice Content

CLASS:010 NOTICE OF SALE The City of Newnan, Georgia will conduct a live auction to receive bids from all interested persons for an unimproved tract of land containing 0.13 acres located at 28 Westgate Park Lane in the City of Newnan, said lot being more particularly described as follows: All that tract or parcel of land, with improvements thereon, situate, lying and being in the City of Newnan, Coweta County, Georgia, known and designated as Lot 229, Section 2, Westgate Park Subdivision, as shown on plat recorded in Plat Book 14, Page 253, Office of the Clerk, Coweta Superior Court, to which plat reference is hereby made and incorporated herein for a more complete and accurate description of the property. Said lot being identified as Coweta County Tax Map No. N43A035. The lot is currently zoned RU-7 (Urban Residential Single Family-High Density District). Said lot shall be sold and conveyed subject to easements, covenants and restrictions appearing of record. The auction will be held in the Richard A. Bolin Council Chambers at Newnan City Hall, 25 LaGrange Street, Newnan, GA, 30263, beginning 9:00 a.m. on Tuesday, April 1, 2025. The City reserves the right to reject any and all bids. For additional information, contact: Andrew Moody, Special Projects Manager, City of Newnan, at 678-673-5414. No.83213-3-12

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City of Newnan, Georgia – Mayor and City Council

Date: April 15, 2025

Agenda Item: Public Hearing– Zoning ordinance amendments

Prepared and presented by: Dean Smith, Senior Planner

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

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

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

1. Remove Child Day Care Centers from the Division V-Special Care Residential Accommodations section of Article 3 and relocate it to a new Section 3-30.2 in Division III – Restrictions on Certain Principal uses which is also in Article 3.
2. The section number formerly for Child Day Care Centers (Section 3-80) will now become the section number for Juvenile Detention Homes and remain in the Division V-Special Care Residential Accommodations section of Article 3.
3. In the new section 3-30.2, reduce the distance requirement just for Child Day Care Centers to 300 feet from other child day care centers, and from other facilities listed in Division V-Special Care Residential Accommodations, which include: adult day care facilities; assisted living facilities; retirement communities; developmentally disabled facilities; patient family homes; hospice care facilities; transitional shelters; mental health and substance abuse facilities and personal care group homes. Note, this proposed change is only for Child Day Care Centers/Facilities and does not change how far a group home must be from a substance abuse facility and so forth, as an example.
4. Planning Commission recommended at their meeting on March 11, 2025, to keep the distance for a Juvenile Detention Facility to remain at 1,000 feet from any child day care facility.
5. Update the use table 2-B in Article 2 to reference the new section number for child day care facilities, changing it from 3-80 to 3-30.2 and to change the section number for Juvenile Detention Homes from 3-81 to 3-80

On March 11, 2025, the City of Newnan's Planning Commission held a public hearing and at the conclusion of that hearing, voted to give a favorable recommendation to City Council on the proposed zoning ordinance text amendments.

Options:

- A. Approve the amendments as proposed.
- B. Approve the amendments with conditions or exclusions.
- C. Deny the amendments.

Recommendation:

Staff recommends approval of the proposed changes.

Previous Discussions with Planning Commission: February 11, 2025

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

(a) Purpose and Intent.

These facilities are designed to provide for children with specific needs and requirements for care and/or supervision. No child day care center or facility may be within 300 feet of another child day care center or facility, nor within 300 feet of any other facility that is also regulated in Division V-Special Care Residential Accommodations, with the sole exception of juvenile detention facilities. The distance for Child Day Care Centers to a Juvenile Detention facility will remain at 1,000 feet, and vice versa for the distance a Juvenile Detention Center must be from a Child Day Care Center. The method of measurement shall be from property lines in all direction.

(b) Exemptions.

The following facilities are exempted from these rules:

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

(7) Day camping programs for children 5 years and older which have as the primary emphasis outdoor education and recreation and are operated between school terms for no more than 7 hours per day or which are accredited by the American Camping Association (ACA) or other national standard-setting agency or church camp accreditation programs, which must provide standards equivalent to the ACA standards.

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

(c) Child Day Care Center.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Must comply with the requirements of a Class III facility.

➤ Article 2, Table 2-B changes

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

Table 2-B: Principal Uses Allowed by Zoning District

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

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Zoning Ordinance with regard to certain regulations and requirements of the City's Zoning Ordinance adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Zoning Ordinance; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendments; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the text amendments not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 15th day of April, 2025; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations to amend the regulations and requirements of the City's Zoning Ordinance and the City's Subdivision Regulations.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations be and are hereby adopted as follows:

Section I. Zoning Ordinance Amendments.

1. Remove Child Day Care Centers from the Division V-Special Care Residential Accommodations section of Article 3 and relocate it to a new Section 3-30.2 in Division III – Restrictions on Certain Principal uses which is also in Article 3.
2. The section number formerly for Child Day Care Centers (Section 3-80) will now become the section number for Juvenile Detention Homes and remain in the Division V-Special Care Residential Accommodations section of Article 3.
3. In the new section 3-30.2, reduce the distance requirement just for Child Day Care Centers to 300 feet from other child day care centers, and from other facilities listed in Division V-Special Care Residential Accommodations, which include: adult day care facilities; assisted living facilities; retirement communities; developmentally disabled facilities;

patient family homes; hospice care facilities; transitional shelters; mental health and substance abuse facilities and personal care group homes. Note, this proposed change is only for Child Day Care Centers/Facilities and does not change how far a group home must be from a substance abuse facility and so forth, as an example.

4. Update the use table 2-B in Article 2 to reference the new section number for child day care facilities, changing it from 3-80 to 3.30.2 and to change the section number for Juvenile Detention Homes from 3-81 to 3-80.

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2025 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

James J. Thomasson III, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia – Mayor and Council

Date: April 15, 2025

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

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

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

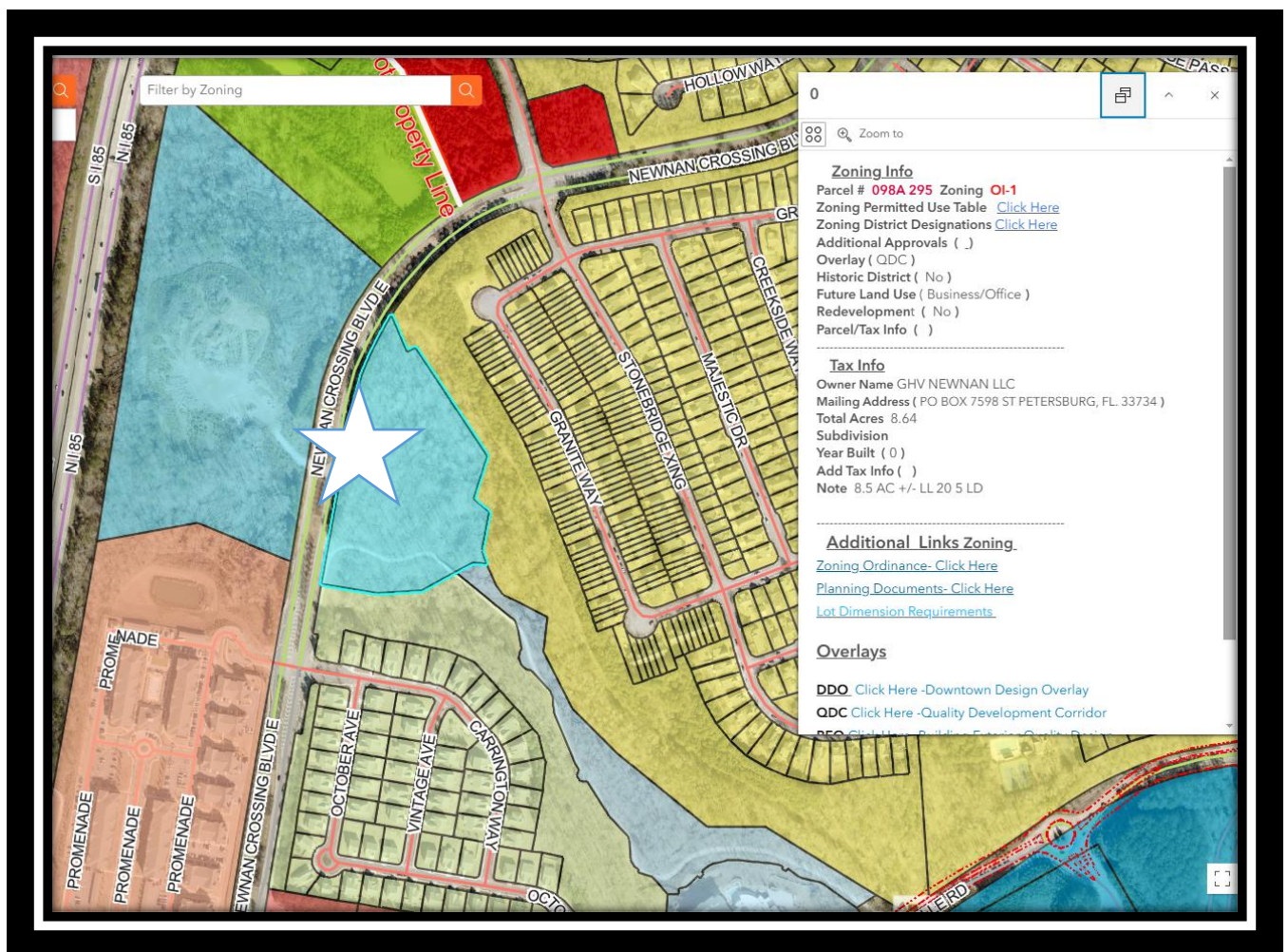
GHV Newnan LLC is seeking to rezone 8.3± acres identified as Tax Parcel 098A-295 for the purpose of developing a townhouse residential development. In order to accomplish this, the applicant is seeking a RU-7 (Urban Residential Single-Family Dwelling District-High Density) zoning assignment.

SITE INFORMATION:

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

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





OVERVIEW OF REQUEST:

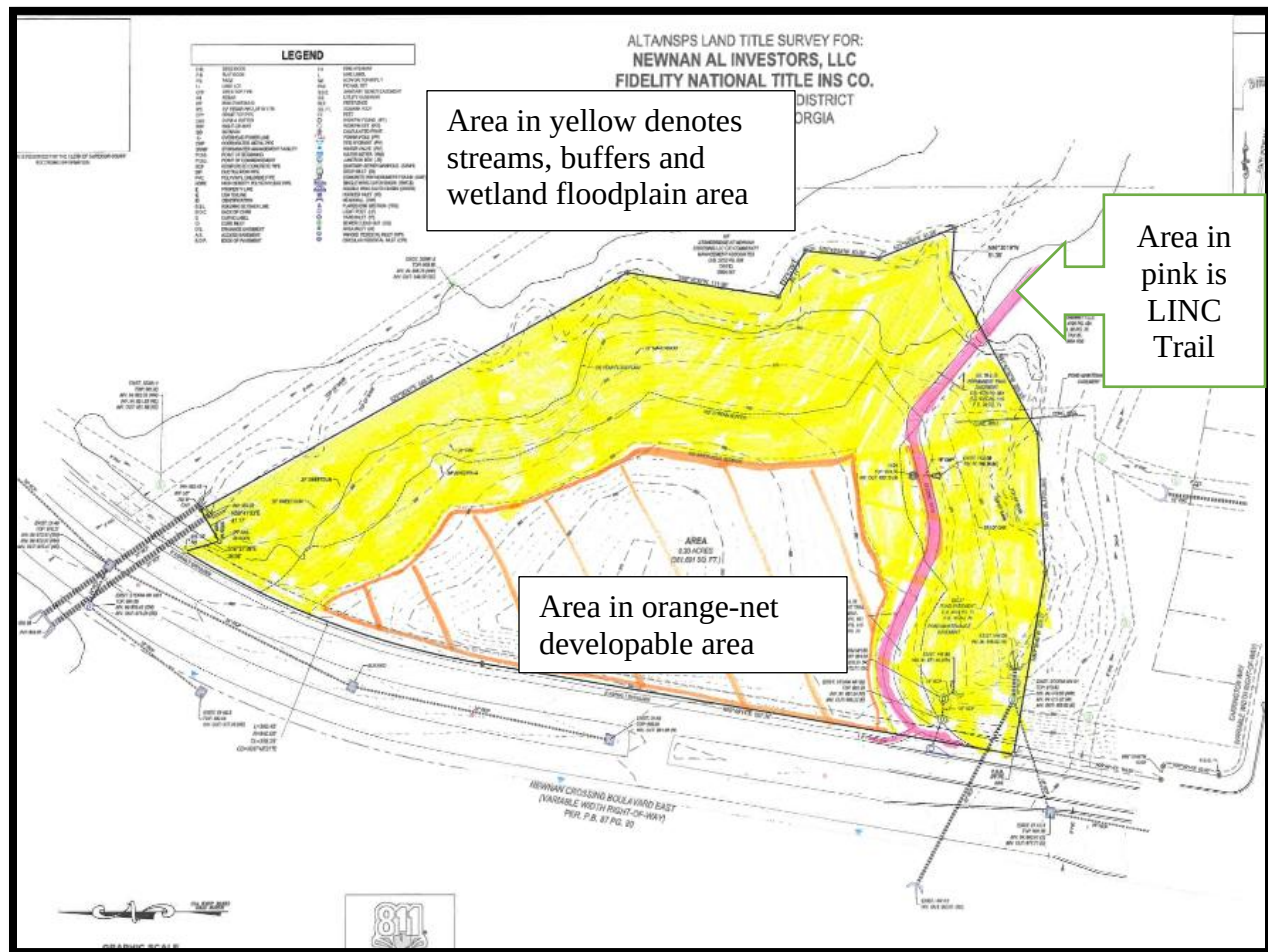
The applicant is requesting to rezone 8.3 ± acres located on Tax Parcel 098A-295. This property is currently zoned OI-1 (Low Density Office and Institutional District). The applicant is requesting a change to RU-7 (Urban Residential Single-Family Dwelling District-High Density) for the purpose of developing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

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

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

Applicant's Proffered Conditions:

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



STANDARDS:

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

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

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

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

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

Overall, staff feels that the proposed use is suitable.

Staff Assessment – PROPOSED USE IS SUITABLE. ✓

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

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

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

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

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

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

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

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

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

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

February 28, 2025

City Engineer Review

REZONING REQUEST

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This parcel contains a perennial stream, therefore, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Transportation:

1. ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, on both sides of all internal streets, and shall connect to the LINC proposed in the Right of Way for Newnan Crossing Blvd E. Roll Back curb, internally, may be considered to better accommodate the close proximity of adjacent driveways and sidewalks.
2. The LINC shall be constructed within the R/W for Newnan Crossing Blvd E and shall have the same typical section as existing approaching the site, 12-foot wide, with a 5-foot offset from the back of curb. Curb and gutter required along the frontage of the site with Newnan Crossing Blvd E.
3. Traffic impact: applicant shall provide a Traffic Impact Statement, including discussion for the peak hour trip generation, AM and PM, for the development, in accordance with the ITE (Institute of Transportation Engineers) Trip Generation Manual, latest edition. A peak hour trip generation of 100 or more shall require a Traffic Impact Study, in accordance with standards established by ITE.

4. Access: the development requires two separate entrances, as shown in the Concept Plan. Applicant shall assess the need for a right turn/ deceleration lane in accordance with GDOT standards and provide such as determined by the analysis.
5. Traffic Control Devices: all traffic control devices shall be in compliance with the latest standards of the MUTCD (Manual on Uniform Traffic Control Devices), including installation on GDOT Type 7 posts. All pavement markings shall be in thermoplastic.
6. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.

Respectfully,

Michael Klahr

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUMMARY OF STANDARD ASSESSMENT:

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

REGULATORY CRITERIA TO CONSIDER:

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

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

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

STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 33 units maximum
- Rental units shall be capped at 10% of the 33 units maximum

Planning Commission Meeting Summary – March 11, 2025

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

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

OPTIONS:

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

ATTACHMENTS: Application for Rezoning and related materials.



**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 complemented 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)

Chairman West

2004 Golden Gate at Newnan
Crossing Preliminary Plat

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

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

N/F
STONEBRIDGE SUBDIVISION

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

PROPOSED NATURE TRAIL

OPEN SPACE/AMENITY AREA = 19.14 ACRES

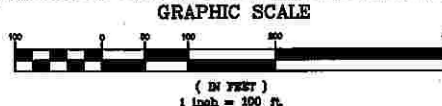
Tax Parcel
098A-295

OPEN SPACE AREA = 6.24 ACRES

AMENITY AREA = 1.38 ACRES

Newnan Crossing Boulevard East

MEDIAN CROSS-OVER



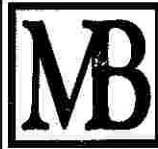
Moore Bass

CONSULTING
ATLANTA, GEORGIA
(770) 914-9990
www.moorebass.com

PROJECT NAME
GOLDEN GATE
AT
NEWNAN CROSSING

CLIENT NAME
LIGHTY BROTHERS
22 HILLWOOD CIRCLE
NEWNAN, GEORGIA 30263

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



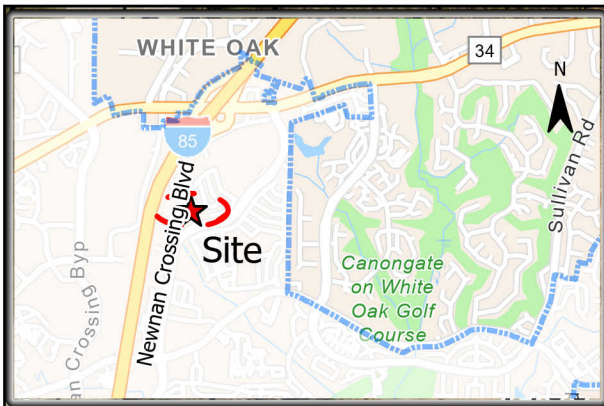
BS1001-PRE-PLAT.dwg
ARCHIVE
DATE 01-13-2004
FILE # 2003-282
CONTRACT # A1161.0001.00

DRAWN BY BAR
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are to be used only for the Project and site shown on the drawings. They shall be returned to the client upon completion of the Project and shall not be used for any other purpose without the written consent of Moore Bass Consulting, Inc.

SEAL

SHEET TITLE
PRELIMINARY
PLAT

SHEET
2.0



CITY OF NEWNAN

Project Location

1 = 2,640 feet

Date: 1/31/2025 3:00 PM



NEWNAN
GEORGIA

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

 Project Location

 City Limits

Parcel # 098A 295

ADDRESS
Newnan Crossing Blvd
Newnan, Ga 30263

State of Georgia



COUNTY OF COWETA OFFICE OF THE CLERK OF SUPERIOR COURT

ELECTRONIC DOCUMENT CERTIFICATION

Certification Date: 01/28/25

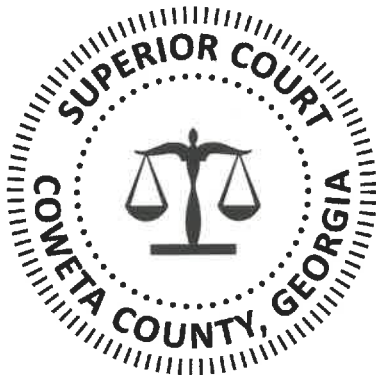
Book Reference:

Authentication Code: YT3HV-2CW2H-NQUS

Number of Pages:

5

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



Official Seal of Clerk

Niki Sewell
Niki Sewell, Clerk

Billie LaMontagne
Prepared by:

INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

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

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

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

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



AUTHENTICATION CODE LISTED ON EACH CERTIFIED PAGE

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PARTICIPANT ID
BKC95 PG:76-76

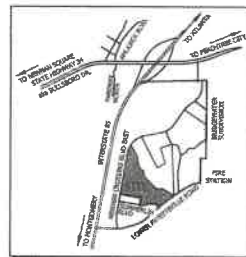
P2017000153
FILED IN OFFICE
CLERK OF COURT
05/24/2017 02:29 PM
CINDY G. BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy G. Brown

THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

DEVELOPMENTAL DATA:

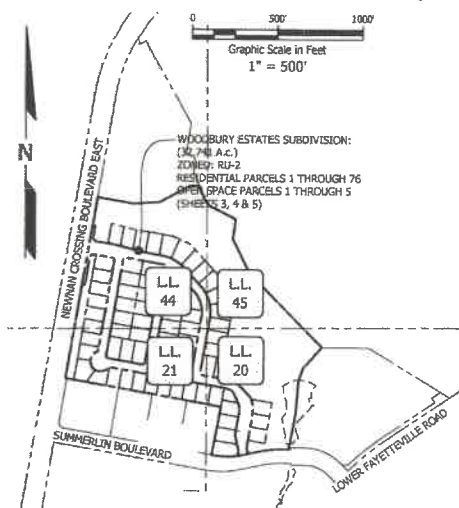
1. Subdivider: W-A WE Holdings VII, LLC
900 N Michigan Avenue, Suite 1800
Chicago, Illinois 60611
778-616-7525 (Gregg Goldenberg)
2. Property Owner:
(Residential): W-A WE Holdings VII, LLC
900 N Michigan Avenue, Suite 1800
Chicago, Illinois 60611
778-616-7525 (Gregg Goldenberg)
(Commercial): Boex LLC
PO Box 2249
Cumming, Ga 30028
3. Surveyor / Engineer: Land Engineering, Inc.
1601 S Zack Hinton Parkway, McDonough, GA 30253
678-814-4346
4. Subdivision Configuration:
A. Source of Data: Boundary Survey Performed by Land Engineering, Inc.
B. Location: Lower Fayetteville Road & Newnan Crossing Boulevard East.
C. Project Area: 32.74 acres
14.25 acres (Single Family Lots Only)
13.72 (Open Space)
4.77 acres R/W
D. Zoning: Residential Lots & Open Space - RU-2 with Variance (RZ-2003-04)
E. Type of Subdivision: Single Family Residential
F. Number of Lots: 68 Residential, 2 Commercial
G. Residential Density: 2.08 units/acre (68 units / 32.74 acres)
H. Lot Size: Residential Lots (RU-2):
Min. Lot Width: 75 LF
Min. Lot Depth: 90 LF
Min. Lot Area: 7,500 S.F.
I. Street Length and Areas:
Total: 3,780 L.F. / 2.27
Oakdale Avenue: 1,869 L.F. / 1.19 A.C.
Village Avenue: 643 L.F. / .33 A.C.
Carrington Way: 1,250 L.F. / .75 A.C.
J. Type of Streets: Public
K. R/W Acquire: 477 A.C.
L. Pavement Width: 26' B.O.C. to B.O.C.
M. Building Setbacks:
Residential Lots (RU-2):
Front: 12.5' Per Variance, 15' from R/W to Front of Garage
Side: 7'
Street Side: 20'
Rear: 20'
N. Total Linear Length of Sidewalks: 47,289 L.F. (5' minimum width)
Oakdale Avenue: 3,793 L.F.
Village Avenue: 1,184 L.F.
Carrington Way: 2,312 L.F.
O. Total Area of Sidewalks: 40.84 acres
Oakdale Avenue: .44 A.C.
Village Avenue: .14 A.C.
Carrington Way: .27 A.C.
P. Average Residential Lot Size: 0.209 acres
R. Required Common Recreation Area is 125 s.f. per unit
Required Area: 68 X 125 = 8,500 s.f.
Provided Area: 13,222 s.f. (Open Space 5 - see sheet 3)



VICINITY MAP (N.T.S.)

FINAL SUBDIVISION PLAT FOR WOODBURY ESTATES AT NEWMAN CROSSING

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



CERTIFICATE OF SURVEYOR

AS REQUIRED BY SUBSECTION 100 OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

OWNER'S CERTIFICATE

State of Georgia, County of Coweta

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

Property Owner: *S-12-17*
Date

CITY OF NEWMAN CERTIFICATE

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

City Manager: *5/22/17*
Date

DIRECTOR OF THE PLANNING DEPARTMENT CERTIFICATE

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this plat was given final approval on May 23, 2017.

Director of the Planning Department: *05/23/17*
Date

VARIANCE CONDITIONS: (RZ-2003-04)

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

DRAINAGE EASEMENT NOTE:

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

LAND ENGINEERING

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

SEAL:



SURVEYOR'S CERTIFICATION
THE SURVEYOR WHOSE SEAL IS AFFIXED HEREON CERTIFIES THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REVISION / ISSUE

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

CLIENT: PROJECT NAME:

W-A WE HOLDINGS VII, LLC.

WOODBURY ESTATES

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

SCALE: ONE INCH
AT PLAT SCALE

DRAWN BY: GNB
GND BY: BJD
PROD. NO.: 4025-001
DATE: 01-05-17

SHEET TITLE:

FINAL PLAT

SHEET: 1
TOTAL SHEETS: 6

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER	1
OVERALL LAYOUT	2
FINAL PLAT	3-5
DETENTION POND EASEMENTS	6
UTILITY & STORM ASBUILTS	7-9

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

January 31, 2025

VIA EMAIL: tdunnavant@newnanga.gov

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

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

Newnan City Council:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Newnan, Georgia
January 31, 2025
Page 5

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

Sincerely,

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

Steven L. Jones

cc: Applicant

Enclosures

Exhibit "A" – Constitutional Objection to Current Zoning

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

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

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

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

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

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

EXHIBIT “A”

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

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

Respectfully submitted this 31st day of January 2025.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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

EXHIBIT “B”

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

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

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

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

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

EXHIBIT “B”

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

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

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

Respectfully submitted this 31st day of January 2025.

TAYLOR ENGLISH DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

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



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

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

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

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

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

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

Telephone 404-218-2756

Address/Location of Property 0 E. Newnan Crossing Blvd

Tax Parcel No.: 098A 295 Land Lot 44

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

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

Present Land Use: Vacant

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

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

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

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

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

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

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

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

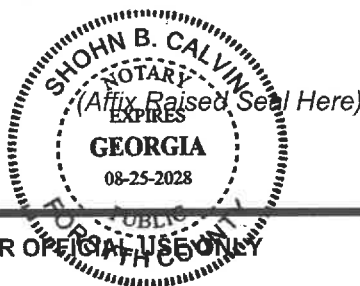
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

30th day of January, 2025

Signature of Applicant

Shawn B. Calvin
Notary Public



DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: ☐ _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Please list any written proffered conditions below:

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

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

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

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



Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative

James Nash, Manager

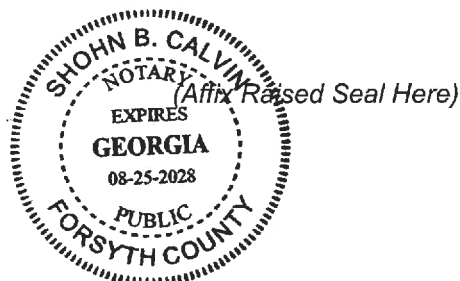
Type or Print Name and Title

Steven L. Jones
Taylor English Duma LLP

Type or Print Name and Title

 1-30-25

Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

GHV Newnan LLC

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

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

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

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

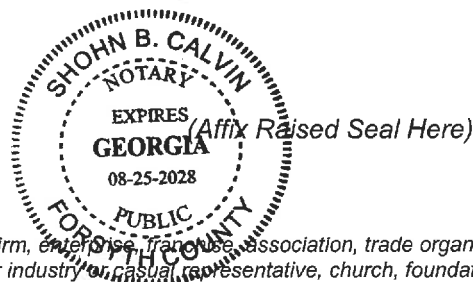
[Signature]
Signature of Applicant

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

JAMES NASH, Manager
Type or Print Name and Title

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

[Signature] 1.30.25
Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner GHV Newnan LLC

Telephone Number 404-218-2756

Address of Subject Property 0 E. Newnan Crossing Blvd

Coweta County TPN 098A 295

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

Signature of Property Owner

Personally appeared before me

JAMES NASH

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

Notary Public

1.30.25

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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

(Signature of Attorney)

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

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

Telephone 404-218-2756

Date 404-218-2756



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

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

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

State of Georgia



COUNTY OF COWETA OFFICE OF THE CLERK OF SUPERIOR COURT

ELECTRONIC DOCUMENT CERTIFICATION

Certification Date: 01/28/25

Book Reference: _____

Authentication Code: 2KBC6-2MQ6R-KDPY

Number of Pages: 7

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



Official Seal of Clerk

Niki Sewell
Niki Sewell, Clerk

Billie LaMontagne
Prepared by:

INSTRUCTIONS FOR AUTHENTICATING THIS CERTIFICATION

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

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

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

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AUTHENTICATION CODE LISTED ON EACH CERTIFIED PAGE

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

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

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

REAL ESTATE
TRANSFER TAX
PAID: \$486.00

7339863107
7067927936
PARTICIPANT ID

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

CONST-210989

Tax Parcel 098A 295

LIMITED WARRANTY DEED

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

WITNESSETH:

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

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

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

BK:5351 PG:58

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

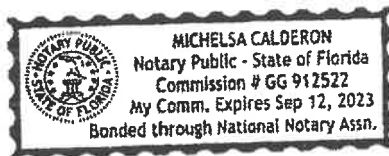
Signed, sealed and delivered
in the presence of:

Gileen Allen
Unofficial Witness

Michelsa Calderon
Notary Public

My Commission Expires: Sept. 12, 2023

[AFFIX NOTARIAL SEAL]



GRANTOR:

BOEX, LLC,
a Florida limited liability company

By: Troy D. Templeton
Authorized Signatory

BK:5351 PG:59

EXHIBIT A

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

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

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

BK:5351 PG:60

LESS AND EXCEPT:

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

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

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

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

BK:5351 PG:61

FURTHER LESS AND EXCEPT:

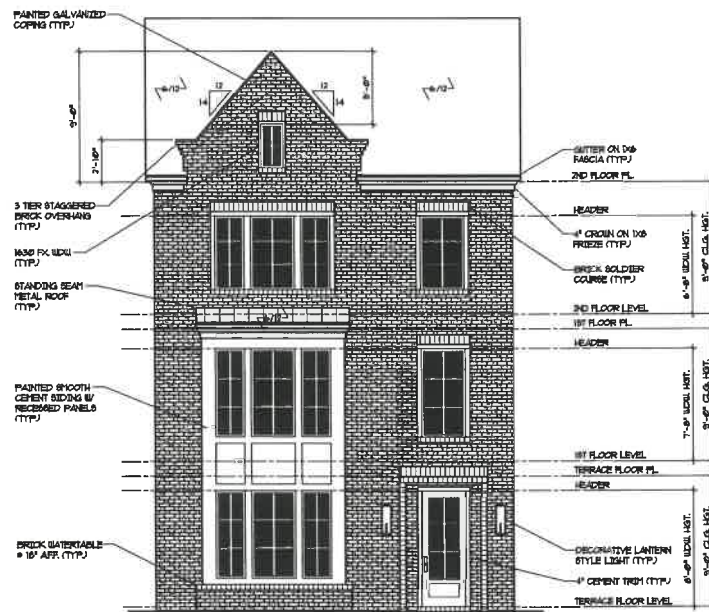
All that tract or parcel of land lying and being in Land Lot 20, 5th District, Coweta County, Georgia and being more particularly described as follows: BEGINNING at the intersection of the northern right-of-way of Summerlin Boulevard (R/W Varies) and the northwesterly right-of-way of Lower Fayetteville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

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

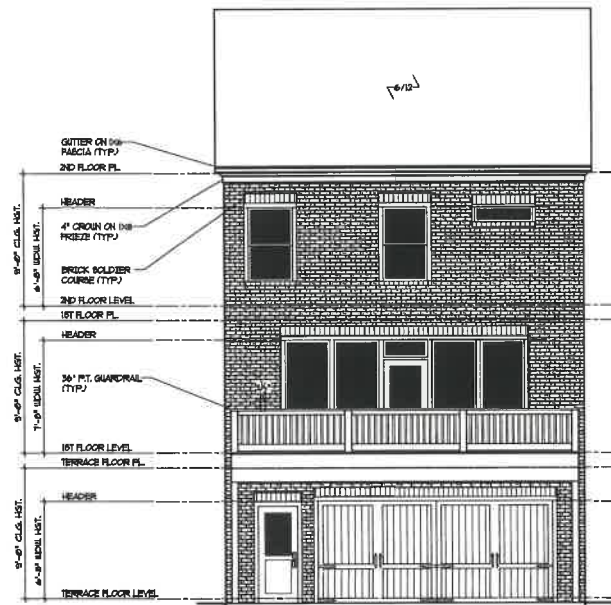
1. All taxes for the year 2021 and subsequent years not yet due and payable.
2. Drainage Easement Agreement by and between BOEX, LLC and W. A WE Holdings VII, L.L.C. recorded in Deed Book 4610, page 72, Coweta County records.
3. Condemnation Order and Judgment in favor of City of Newnan recorded in Deed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

BK:5351 PG:63

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



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



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

1438 Vandorbi Way
Marietta, Ga. 30068
Phone: 678-961-8633

CADD
DRAFTING
SERVICES
LLC

THE IVEY

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

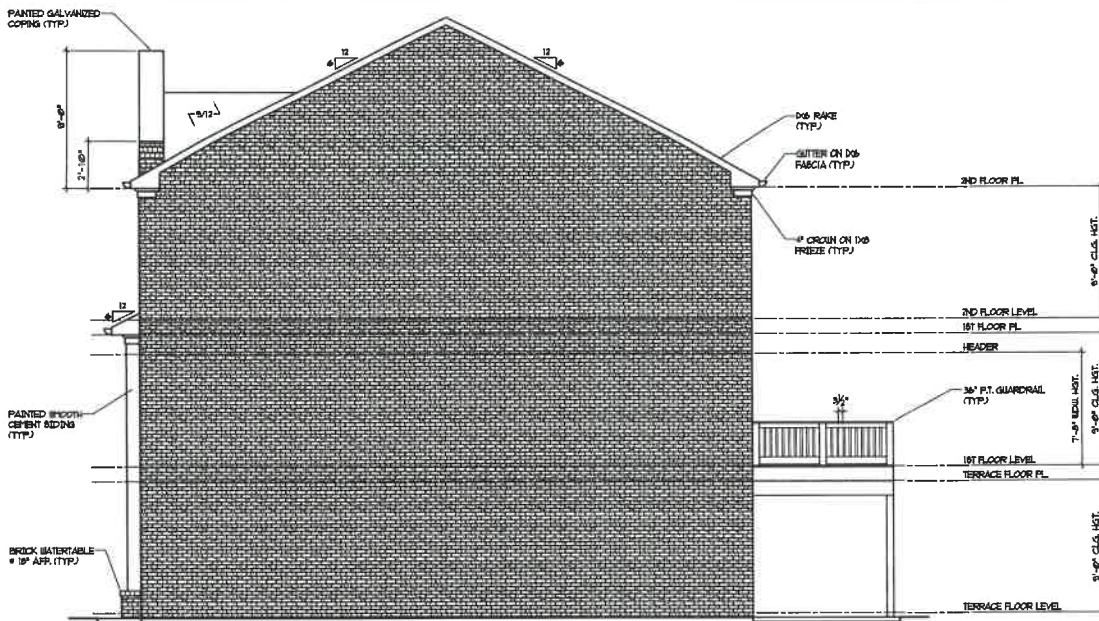


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NO.	DATE

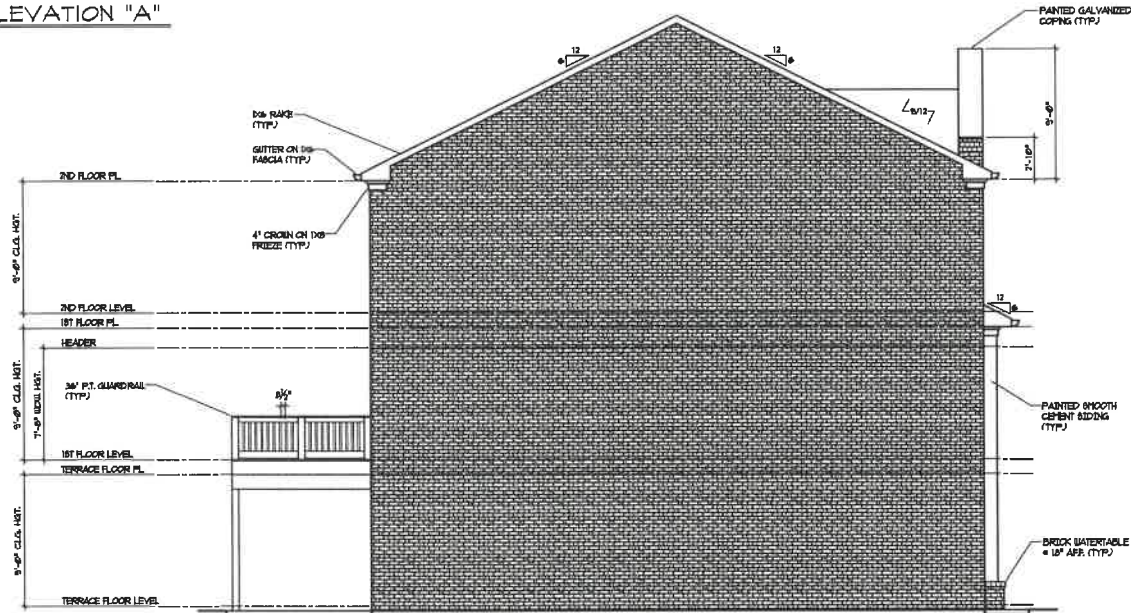
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A-1

PLANS RELEASED FOR CONSTRUCTION



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



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

PLANS RELEASED FOR CONSTRUCTION

1430 Unruh Rd
Norfolk, VA 23502
Phone: 757-481-4388

CADD
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SERVICES
LLC

THE IVEY

3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-663-3412

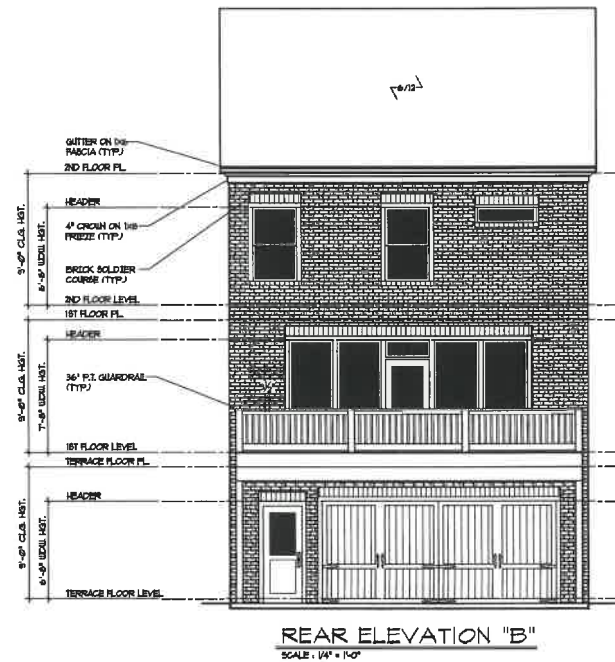
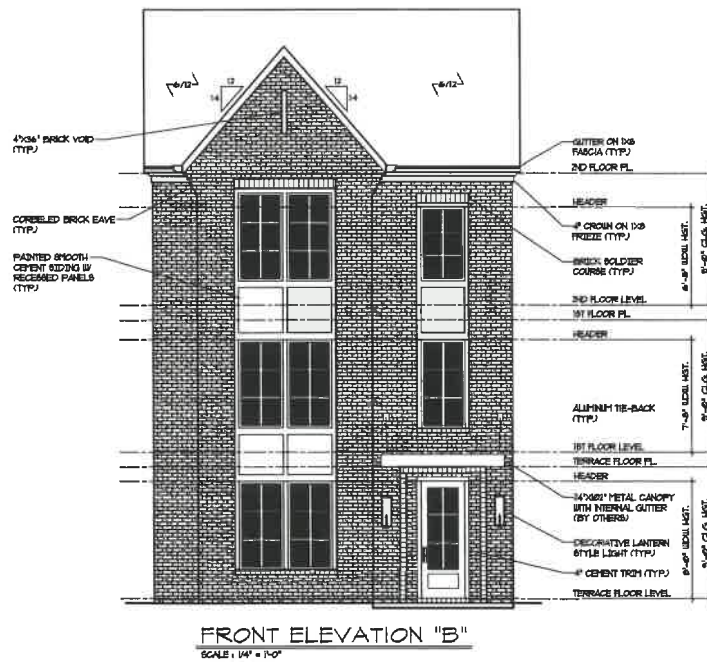
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Headland

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DATE:	09/14/20
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NO.	DATE

sheet no.

A-2



PLANS RELEASED FOR CONSTRUCTION

148 Vandell Way
Marietta, GA 30068
Phone: 678-497-4938

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SERVICES
LLC

THE IVEY

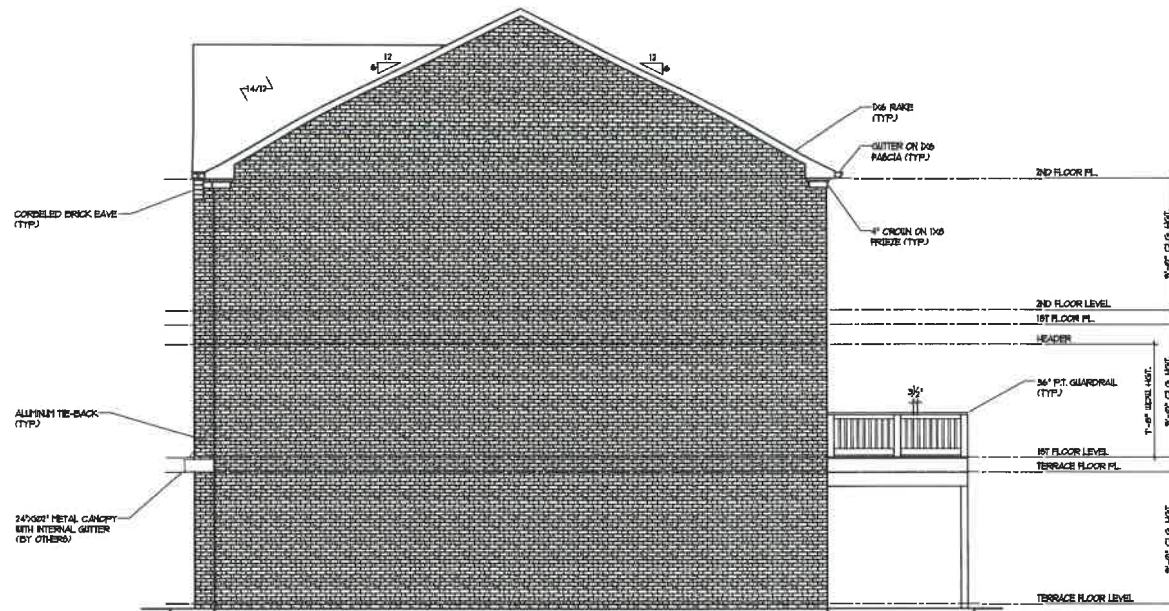
2384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412



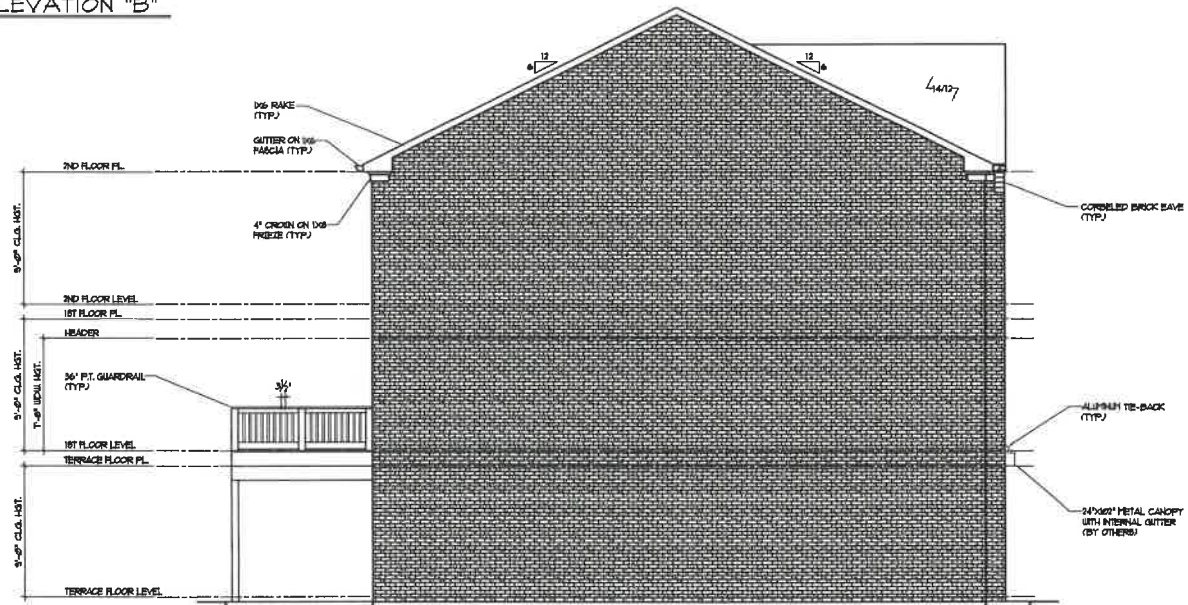
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DATE	09/14/20
REVISED	
NO.	DATE

Sheet No.

A-3



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



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

PLANS NOT FOR CONSTRUCTION

1439 Vandeventer Way
Norcross, GA 30092
Phone: 678-461-4438

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SERVICES
LLC

THE IVEY

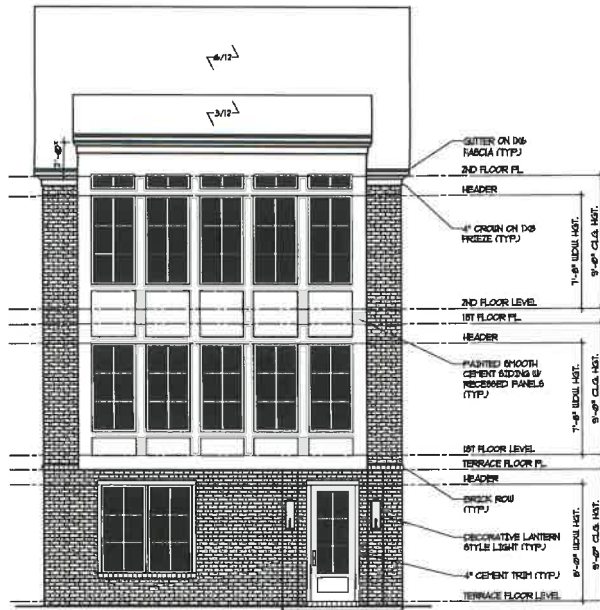
3384 PEGULTER ROAD NE
SUITE 175
ATLANTA, GA 30326
Phone: 678-649-3412



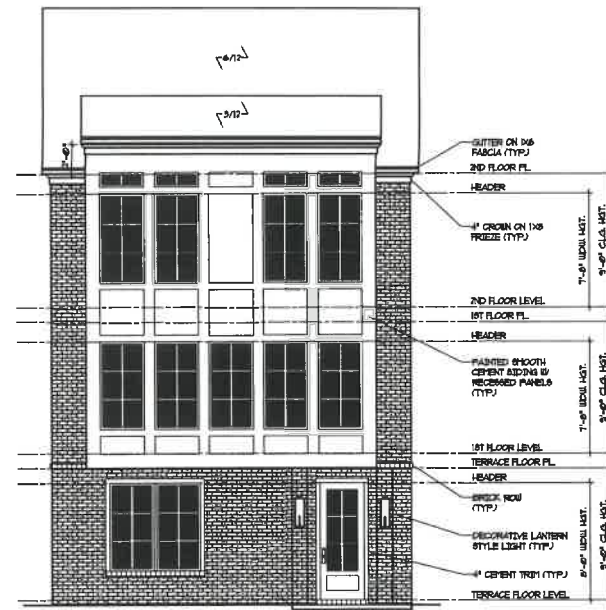
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NO.	DATE

Sheet No.

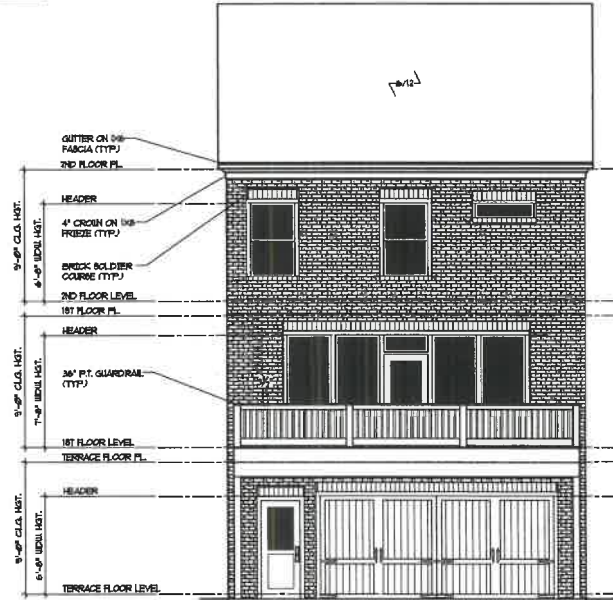
A-4



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



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



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

PLANS RELEASED FOR CONSTRUCTION

1438 Vineyard Way
Marietta, GA 30066
Phone: 770-491-4633

CADD
DRAFTING
SERVICES
LLC

THE IVEY

5384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-663-3412



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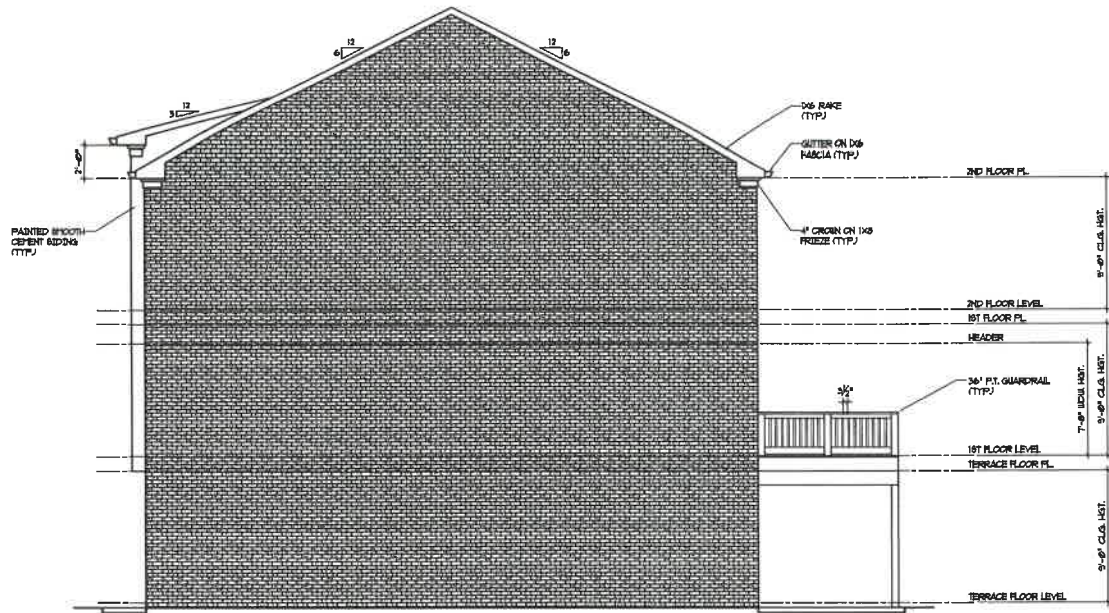
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DATE: 09/14/20

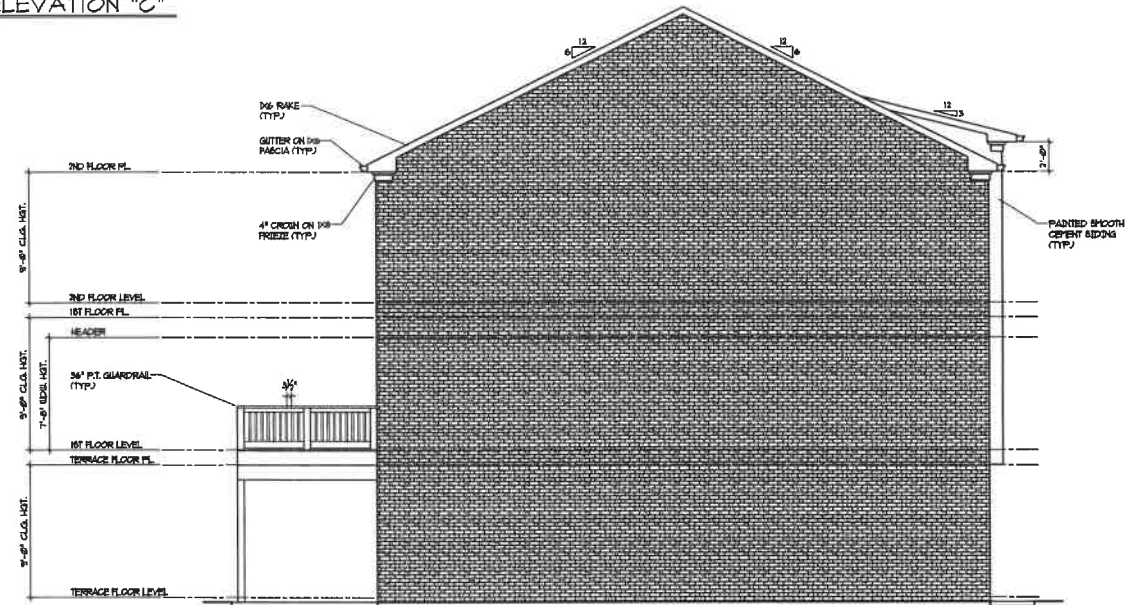
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Sheet No.
A-5



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



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

PLANS RELEASED FOR CONSTRUCTION

1498 Vandorsh Way
Marietta, Ga. 30066
Phone: 678-671-4039

CADD
DRAFTING
SERVICES
LLC

THE IVEY

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

Headshand
ARCHITECTS

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DATE	09/14/20
REVISED	
NO.	DATE

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A-6



8D/Co 	SMOKE DETECTOR CARBON MONOXIDE
8D 	SMOKE DETECTOR
 GFCI	GFCI OUTLET
	EXHAUST FAN

1498 Vanderbilt Way
Marietta, Ga. 30068
Phone: 678-687-8038

CADD
DRAFTING
SERVICES
LLC

THE IVEY

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



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DATE 09/14/20

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NO.	DATE

NO.	DATE

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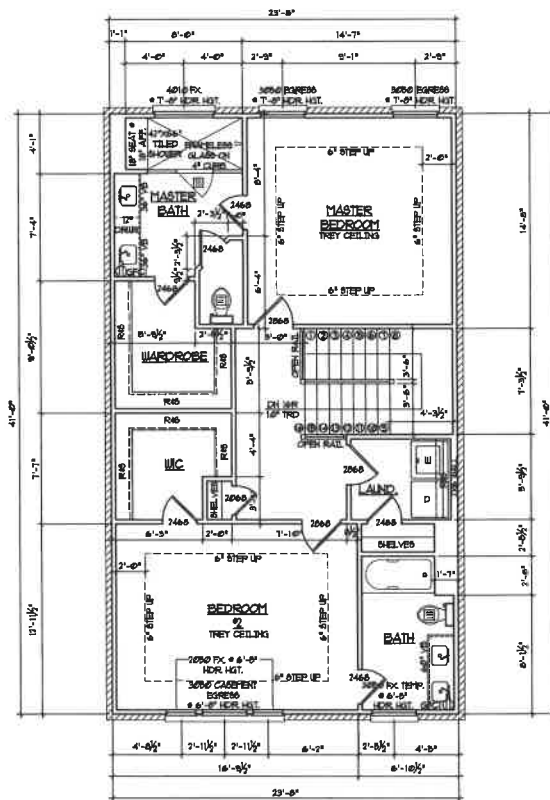
A-7

A. B.

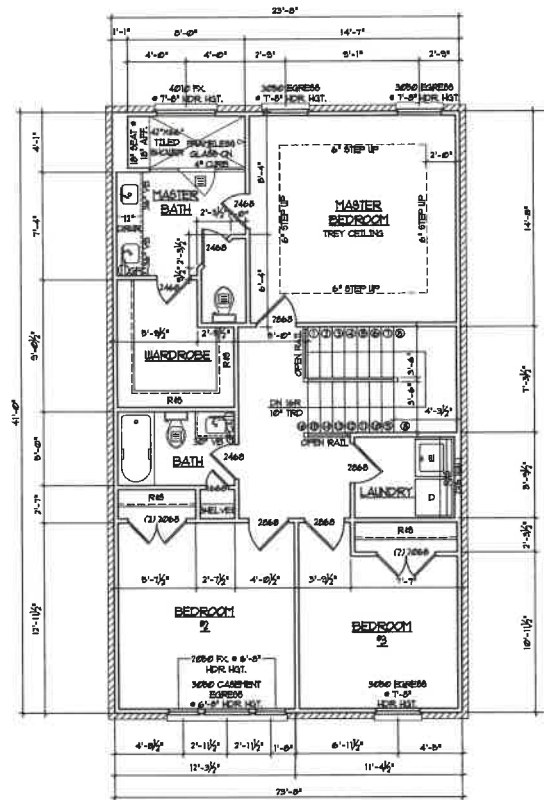
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3 of 130



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



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

PLANS RELEASED FOR CONSTRUCTION

1405 Vandeventer Way
Norcross, Ga. 30092
Phone: 770-497-4038

CADD
DRAFTING
SERVICES
LLC

THE IVEY

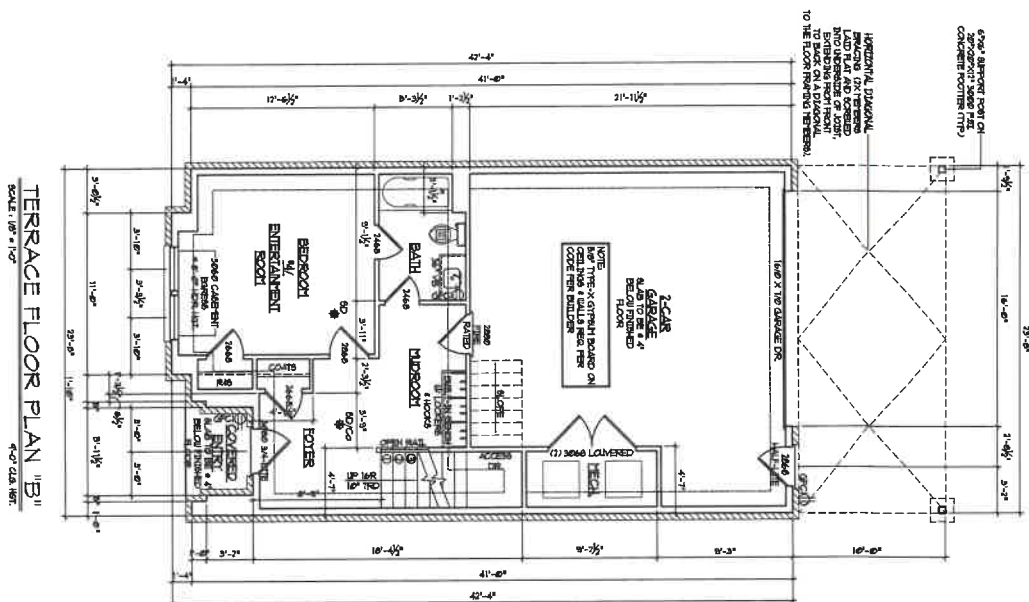
5384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA. 30326
Phone: 678-643-3412



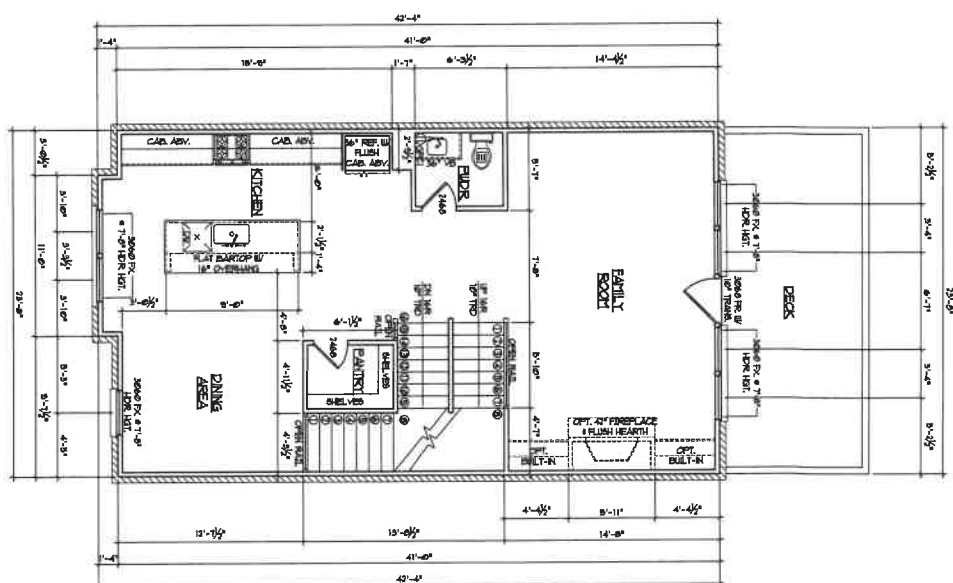
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DATE	03/14/20
REVIEWED	
NO.	DATE

Sheet No.

A-8



TERRACE FLOOR PLAN "B"

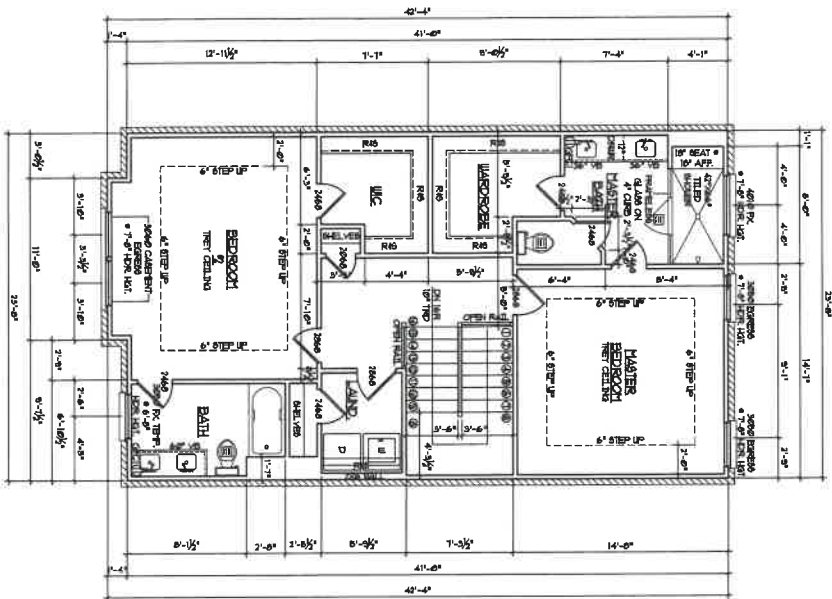


FIRST FLOOR PLAN "B"

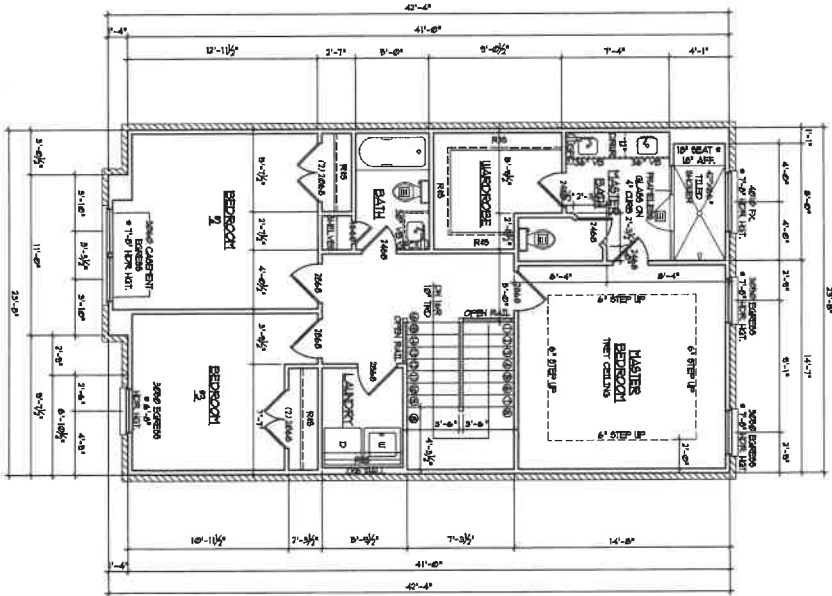
	SQUARE FOOTAGE
TERRACE PLAN	447 SQ. FT.
FIRST FLOOR PLAN	980 SQ. FT.
SECOND FLOOR PLAN	894 SQ. FT.
TOTAL	2,324 SQ. FT.
GARAGE	502 SQ. FT.

	SMOKE DETECTOR CARBON MONOXIDE
	SMOKE DETECTOR
	EXPIRATION DATE
	EXHAUST FAN

PLANS RELEASED FOR CONSTRUCTION



SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0"



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

PLANS RELEASED FOR CONSTRUCTION



NO.	DATE
1	7/1/00
2	7/1/00
3	7/1/00
4	7/1/00
5	7/1/00
6	7/1/00
7	7/1/00
8	7/1/00
9	7/1/00
10	7/1/00



1364 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-643-3412



CADD DRAFTING SERVICES
1498 Vanderbilt Way
Marietta, Ga. 30066
Phone: 678-681-8838



	SD/CO	SMOKE DETECTOR & CARBON MONOXIDE
	SD	SMOKE DETECTOR
	EF/FC	EXHAUST OUTLET
		EXHAUST FAN

A-11

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NO.	DATE

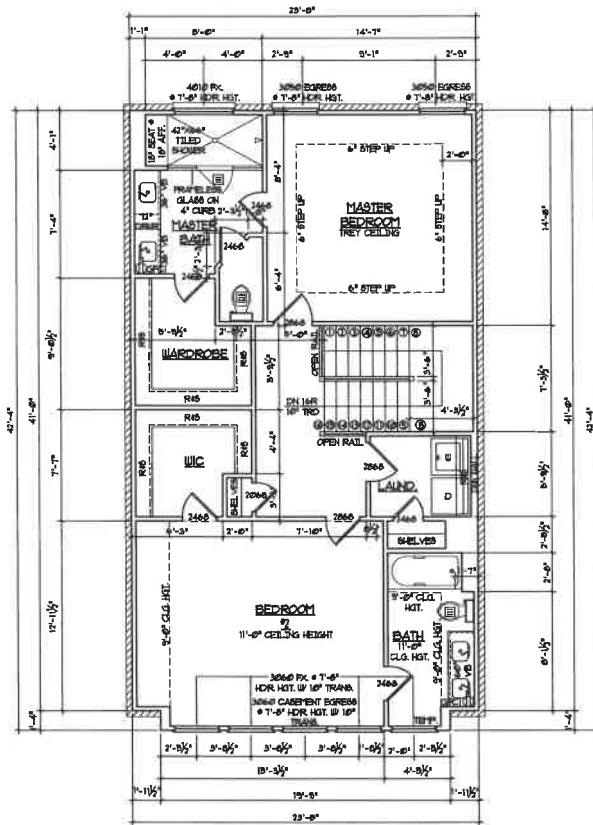


3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 678-643-3412

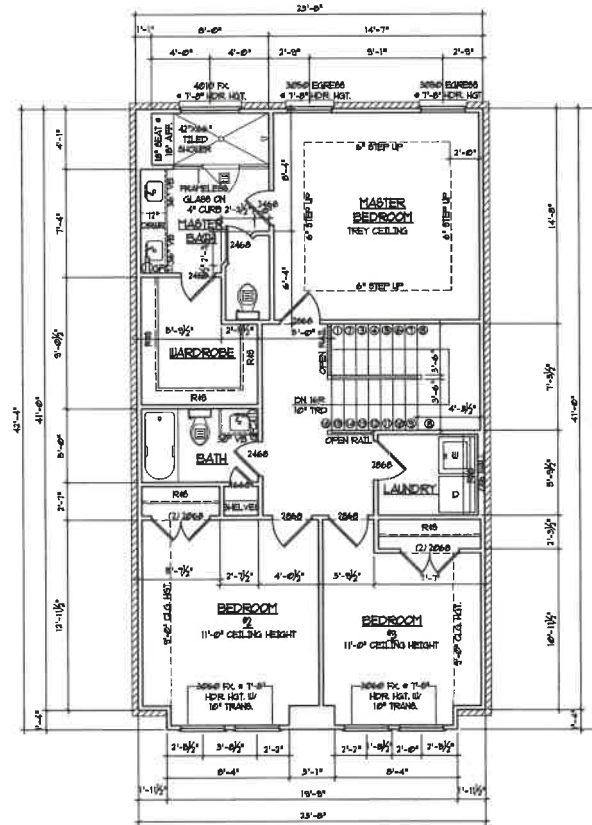
THE IVEY

CADD
DRAFTING
SERVICES

1498 Vanderbilt Way
Marietta, Ga. 30068
Phone: 678-687-6038



SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0" 4'-0" CLG. HGT.



SECOND FLOOR PLAN "C"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 4'-0" CLG. HGT.

PLANS RELEASED FOR CONSTRUCTION

149 Vandell Way
Marietta, GA 30067
Phone 678-674-3398

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SERVICES LLC

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3384 PEACHTREE ROAD NE
SUITE 123
ATLANTA, GA 30326
Phone: 678-643-3412



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A-12

THE IVEY

FRONT ENTRY

GENERAL NOTES

**CADD
DRAFTING
SERVICES
LLC**

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FRONT ENTRY

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

[illegible]

Sheet no.

C-1

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

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

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

3. ALL DRAWING AND DOCUMENT DIMENSIONS, NOTES, DETAILS, SECTIONS, ETC. SHALL BE REVIEWED, CALCULATED AND VERIFIED BY THE GENERAL CONTRACTOR. HIS/her SUB-TRADES AND REPRESENTATIVES PRIOR TO COMMENCEMENT OF CONSTRUCTION OR HE/she WILL ASSUME ALL RESPONSIBILITIES FOR DISCREPANCIES NOT REPORTED.

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

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

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

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

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

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

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

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

CLIENT



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

CONSULANT



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

CODE INFORMATION

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

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

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

INTERNATIONAL FIRE CODE: 2018 EDITION

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

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

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

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

NATIONAL ELECTRICAL CODE: 2020 EDITION

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

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

ELEVATION



LIST OF SHEETS

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

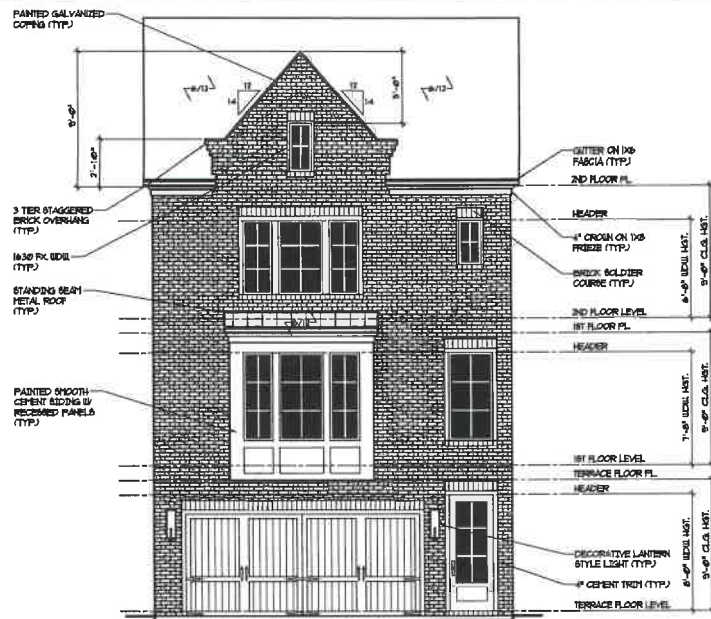
SQUARE FOOTAGE

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

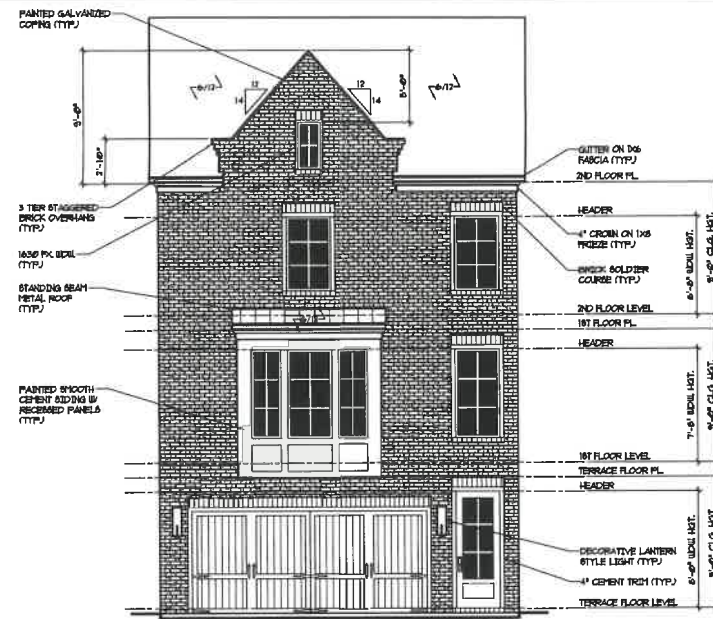
REVISIONS

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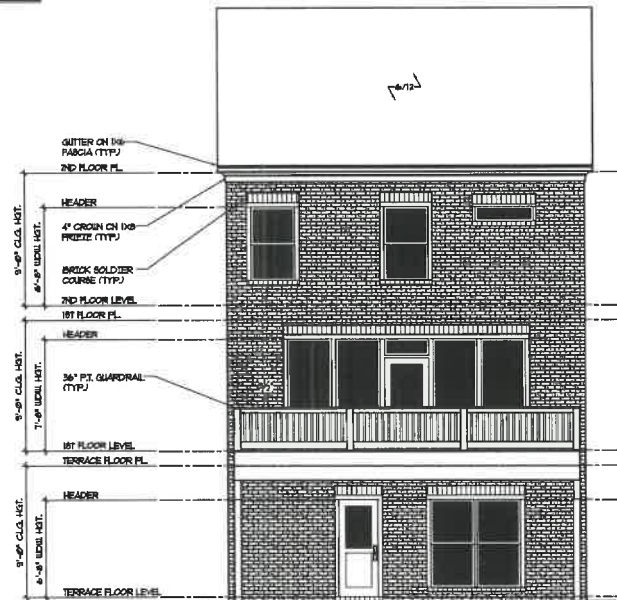
PLANS RELEASED FOR CONSTRUCTION



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



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



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

PLANS RELEASED FOR CONSTRUCTION

1488 Vantage Way
Marietta, GA 30066
Phone: 678-497-4328
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LLC

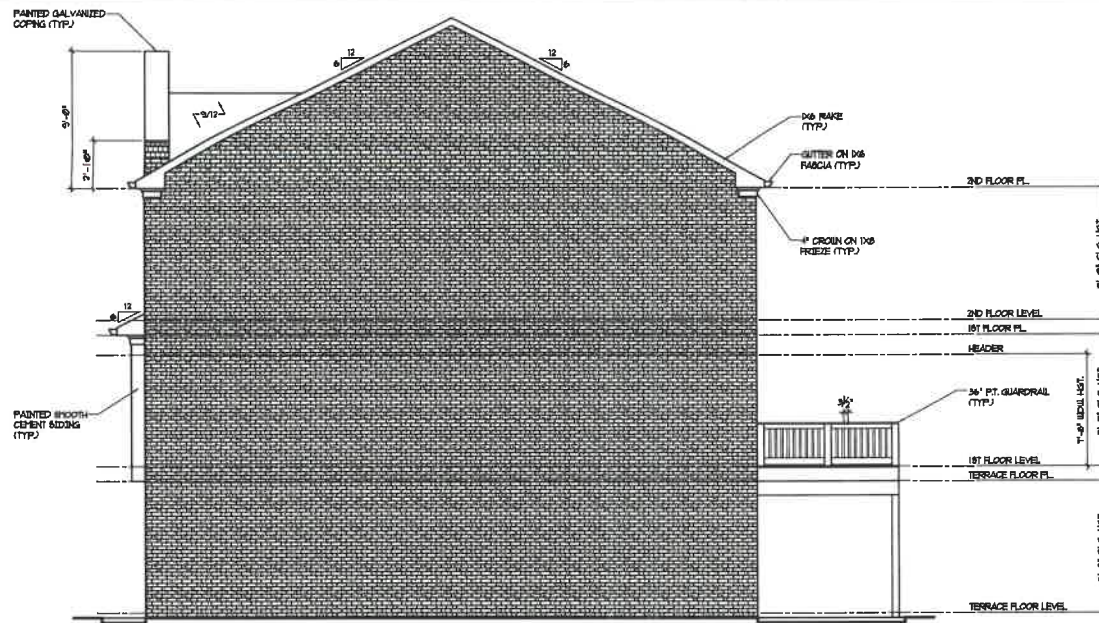
THE IVEY
FRONT ENTRY

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

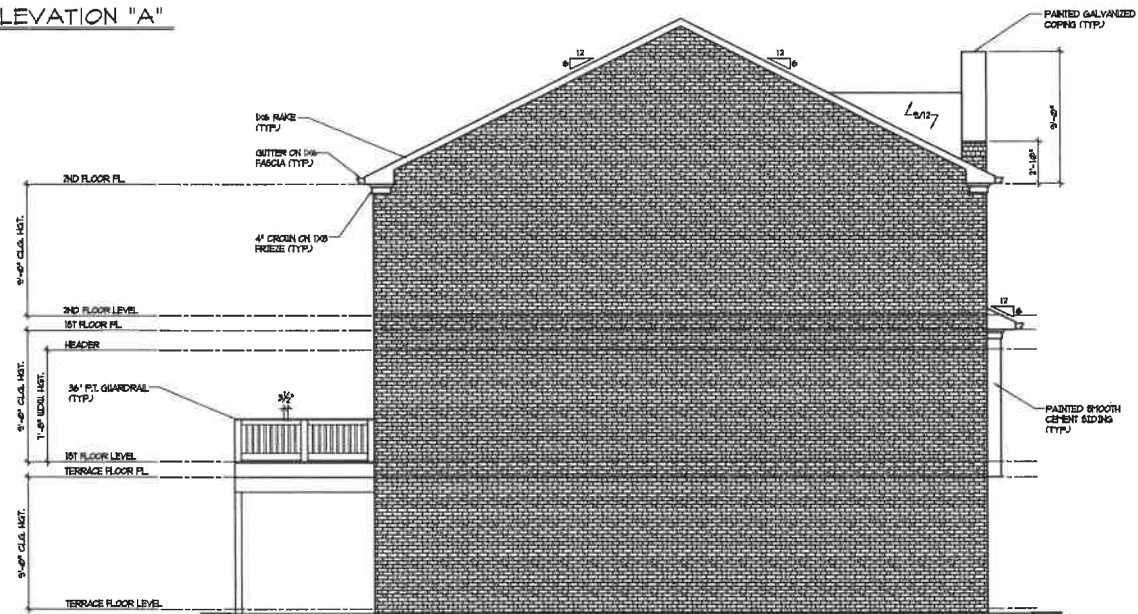


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NO.	DATE

Sheet No.
A-1



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



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

PLANS RELEASED FOR CONSTRUCTION

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

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SERVICES
LLC

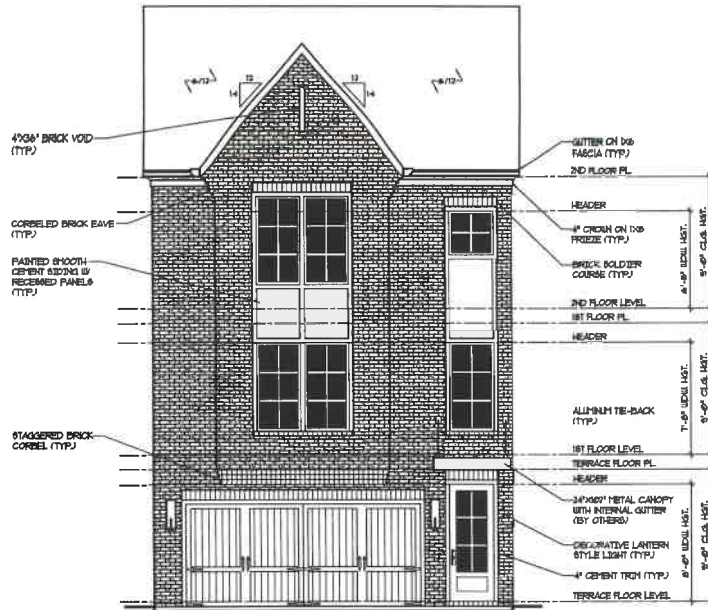
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FRONT ENTRY

3354 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-643-3412

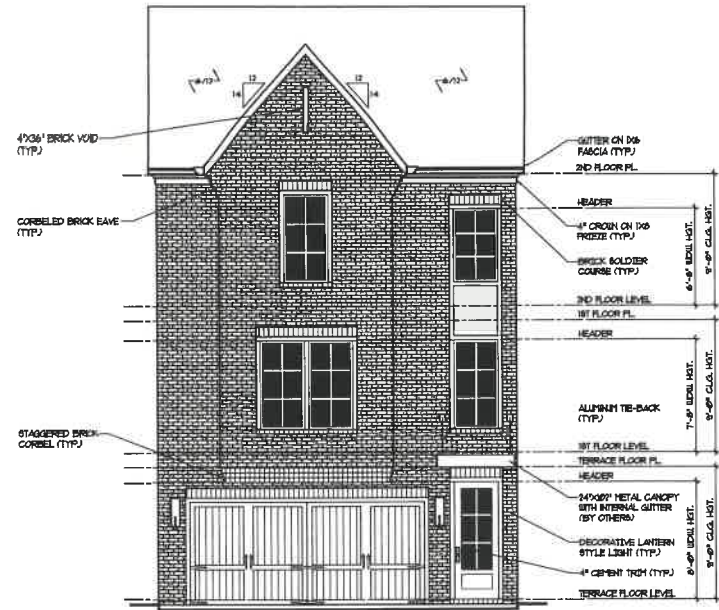


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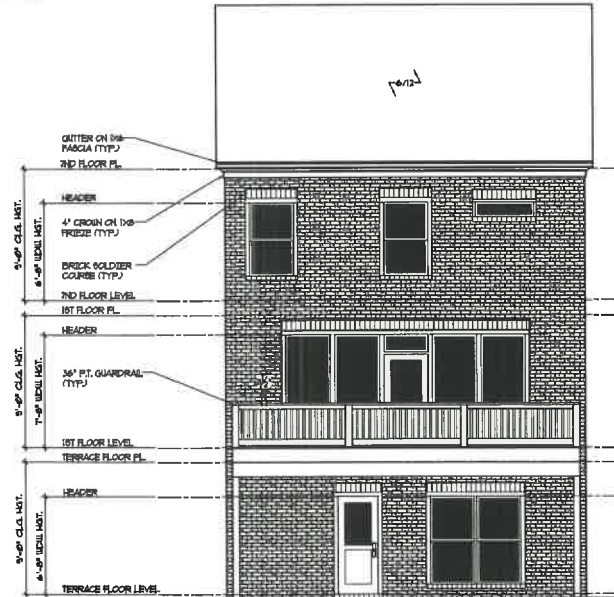
Sheet No.
A-2



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



SECOND FLOOR PLAN "B"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 4'-0" CLS. 10T.



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

PLANS RELEASED FOR CONSTRUCTION

148 Venable Way
Marietta, GA 30066
Phone: 678-487-4888

CADD
DRAFTING
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LLC

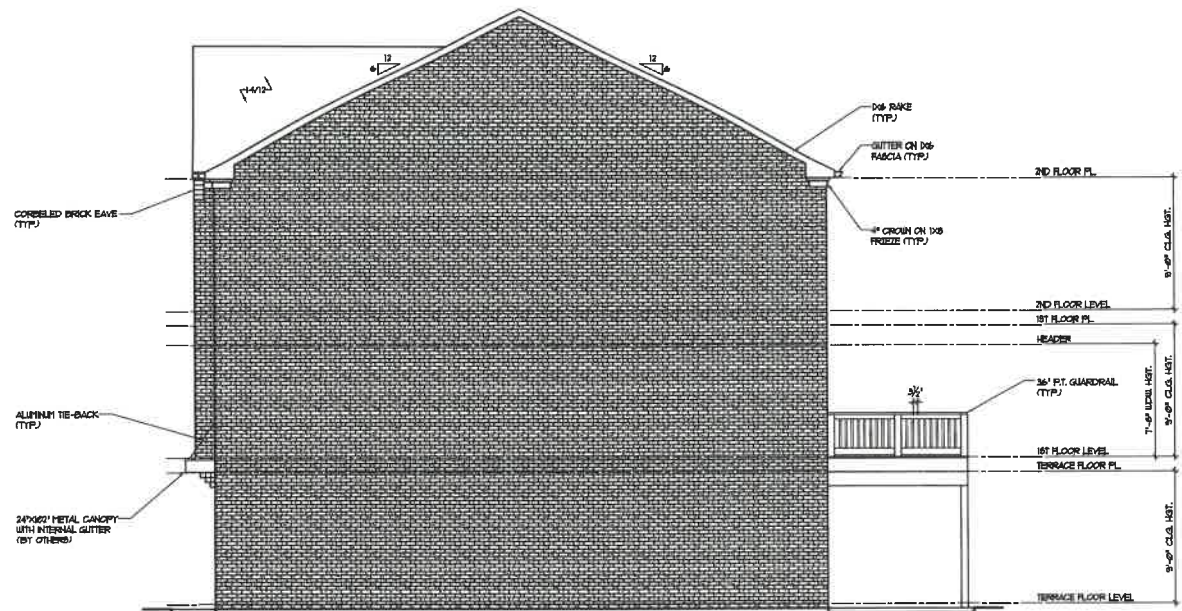
THE IVEY
FRONT ENTRY

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

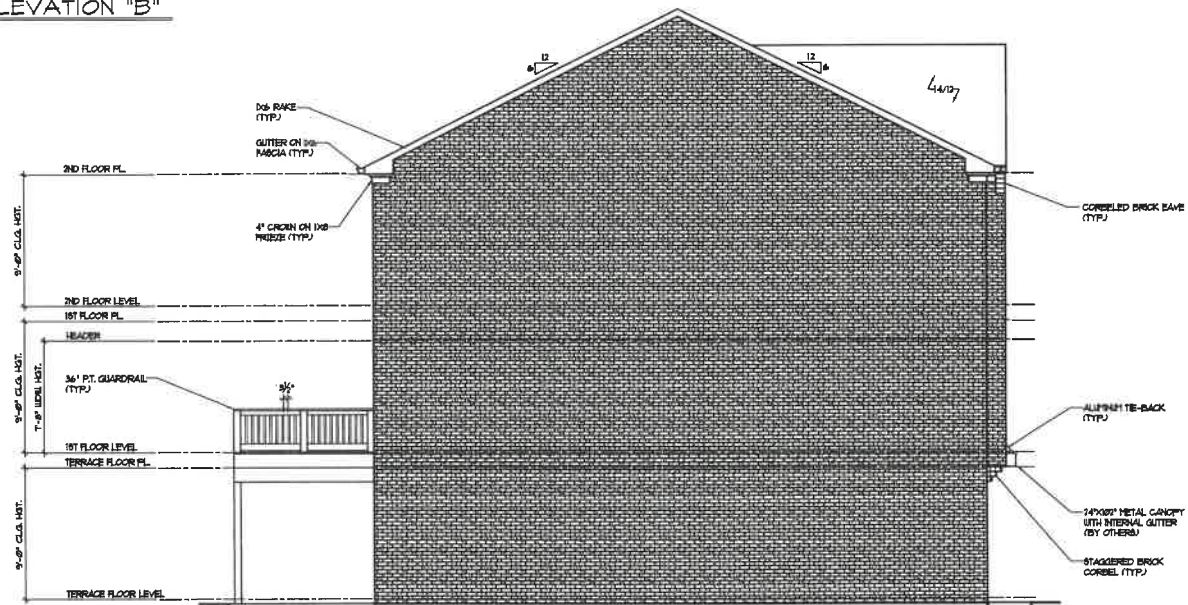


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Sheet No.
A-3



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



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

PLANS NOT FOR CONSTRUCTION

188 Newkirk Ave
Atlanta, GA 30308
Phone: 404-461-1661

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LLC

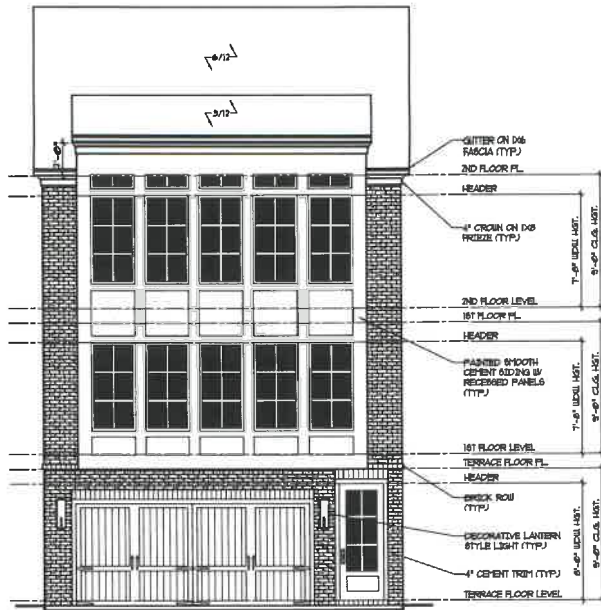
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FRONT ENTRY

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

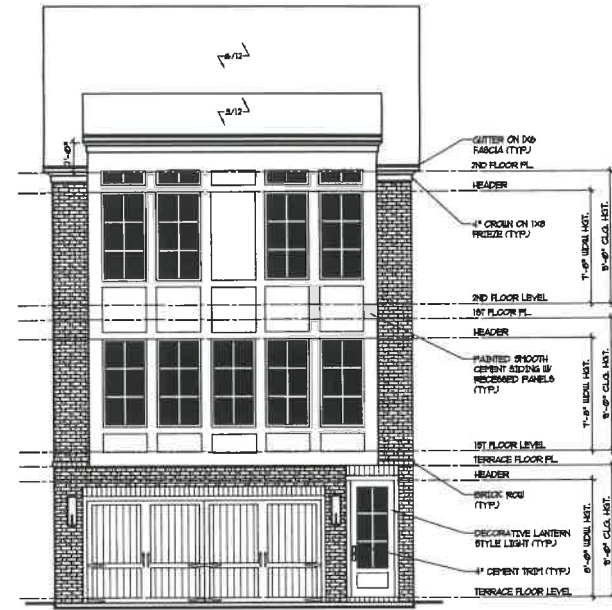


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NO.	DATE

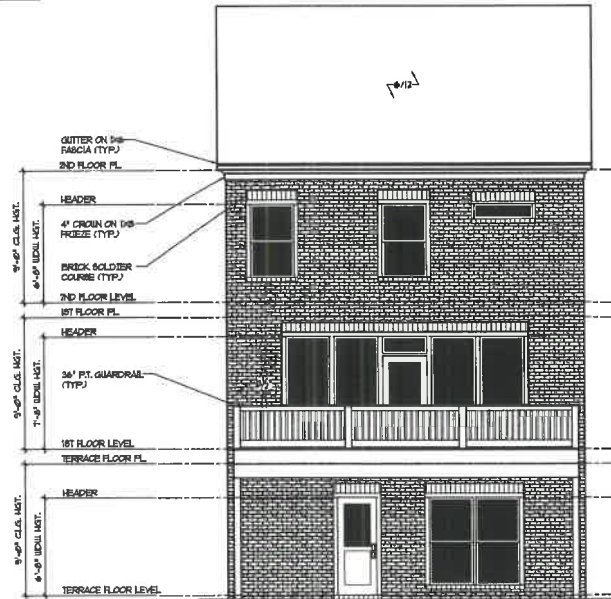
Sheet No.
A-4



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



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



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

PLANS RELEASED FOR CONSTRUCTION

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

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LLC

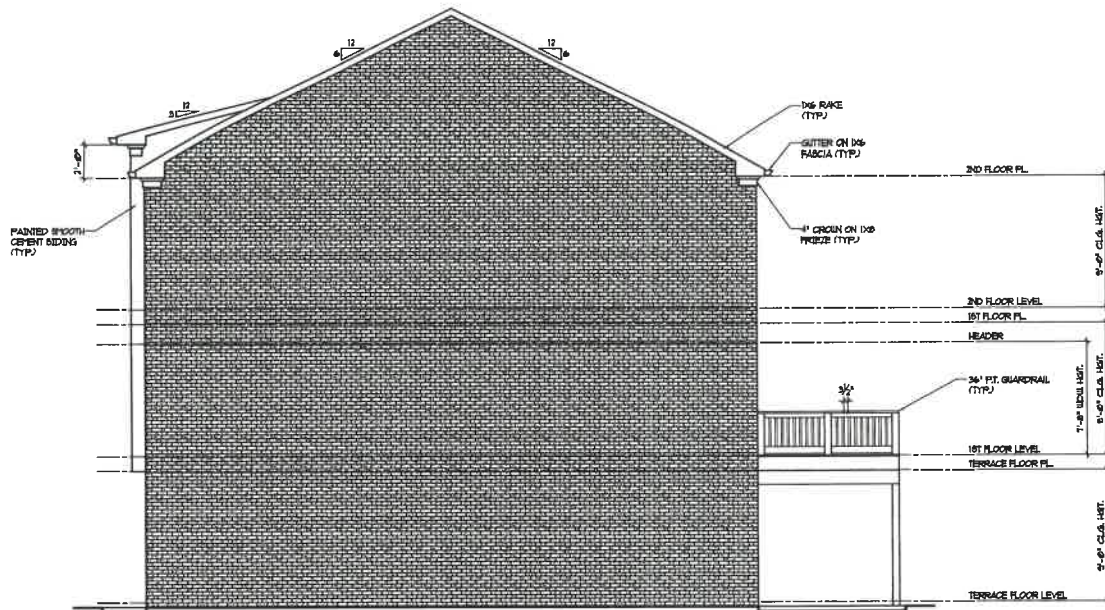
THE IVEY
FRONT ENTRY

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

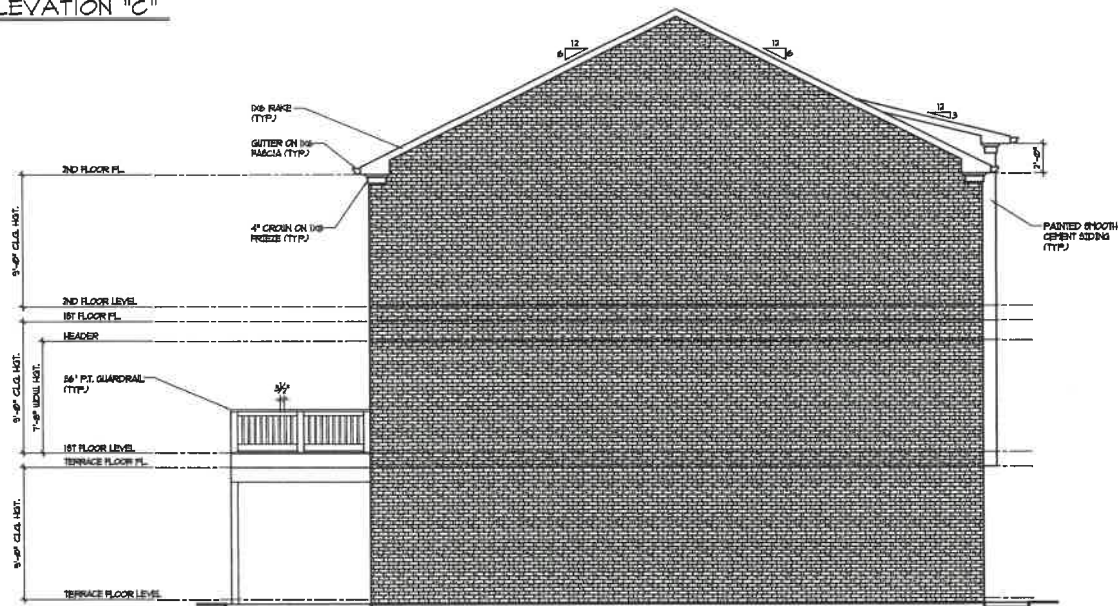


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A-5



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



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

PLANS RELEASED FOR CONSTRUCTION

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

CADD
DRAFTING
SERVICES
LLC

THE IVEY
FRONT ENTRY

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



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A-6



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

CADD
DRAFTING
SERVICES
LLC

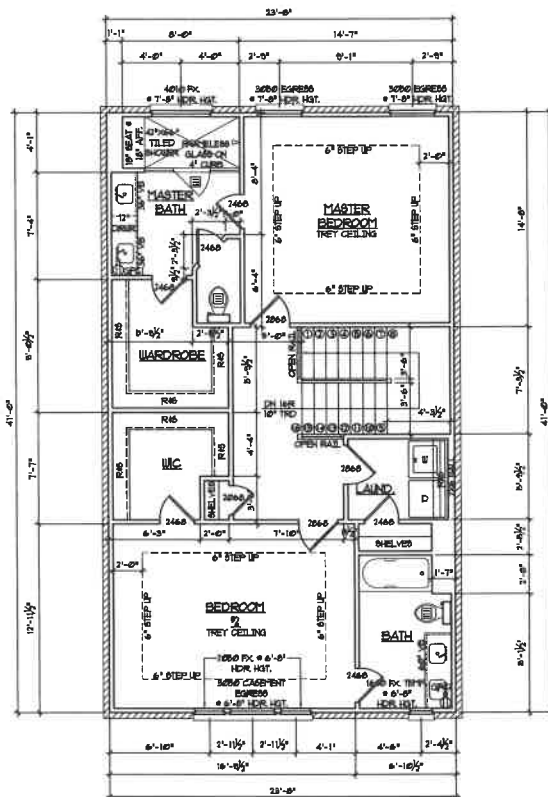
1498 Vanderbilt Way
Marietta, Ga. 30066
Phone: 678-587-4038

THE IVEY
FRONT ENTRY

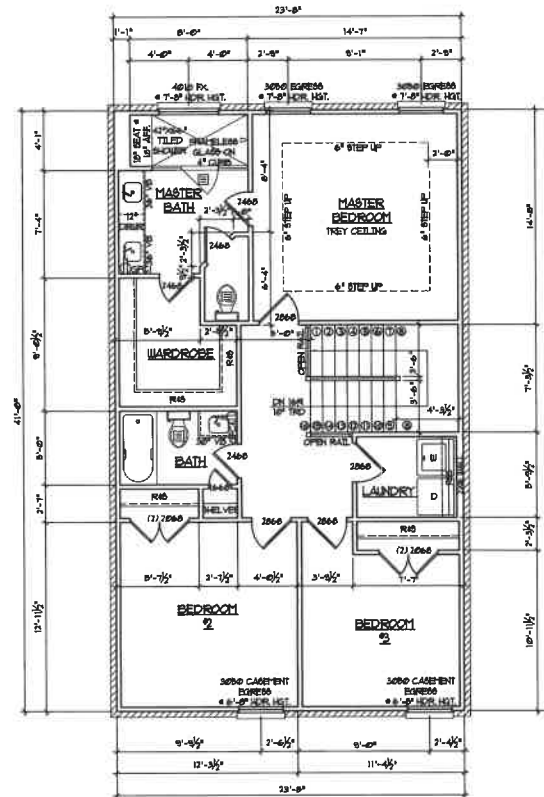
3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, Ga. 30326
Phone: 578-643-3412

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A-7



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



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

PLANS RELEASED FOR CONSTRUCTION

138 Peachtree Key
Atlanta, GA 30326
Phone: 678-543-4838

CADD
DRAFTING
SERVICES
LLC

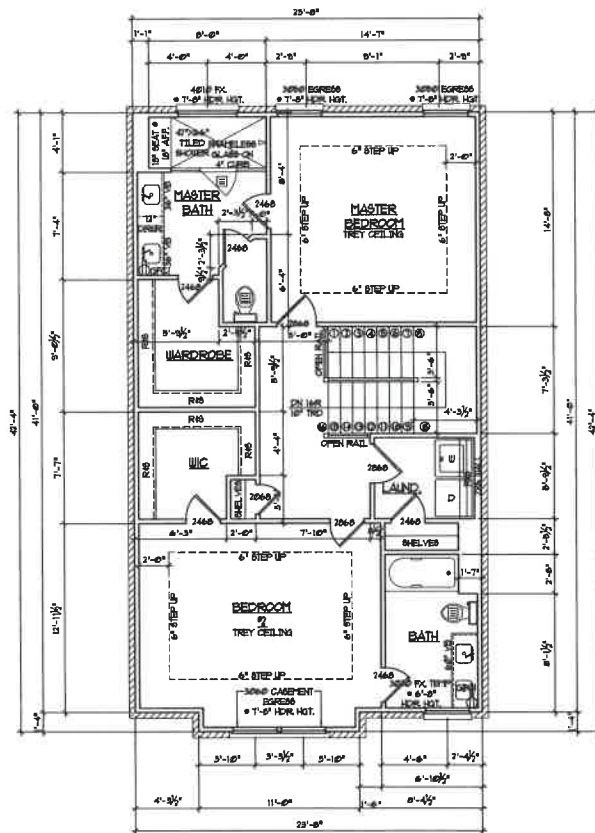
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3384 PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA 30326
Phone: 678-543-4412

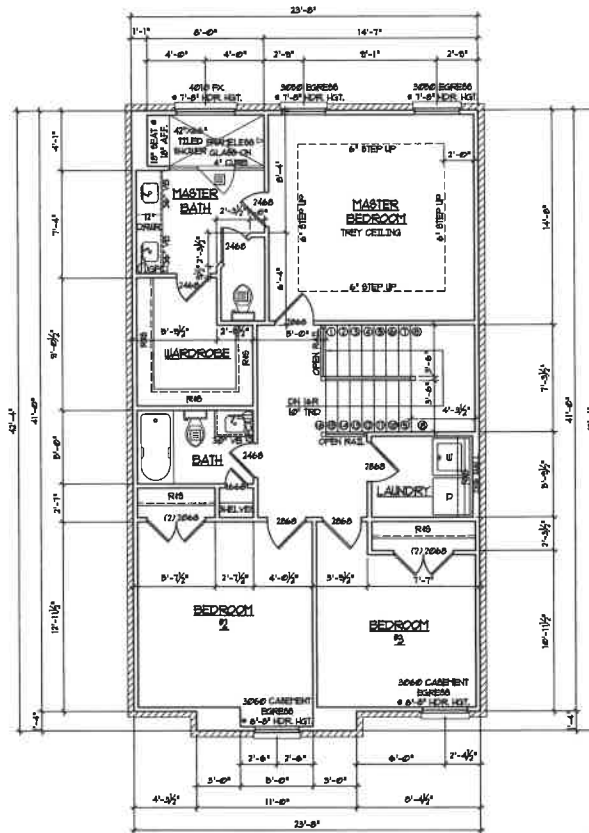


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NO.	DATE

A-8



SECOND FLOOR PLAN "B"
SCALE: 1/8" = 1'-0" 4'-0" CLG. HGT.



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

PLANS RELEASED FOR CONSTRUCTION

1435 Peachtree Way
Atlanta, GA 30326
Phone: 678-643-3412

CADD
DRAFTING
SERVICES
LLC

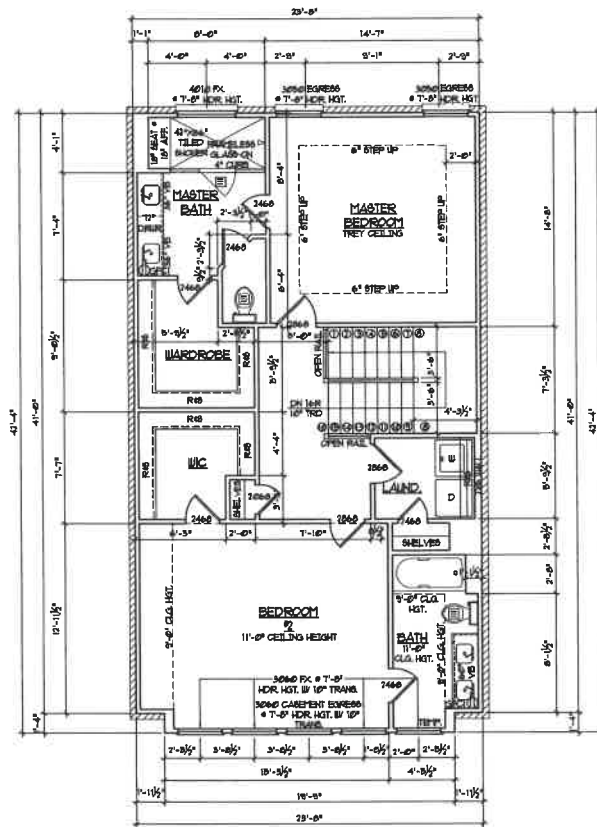
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FRONT ENTRY

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

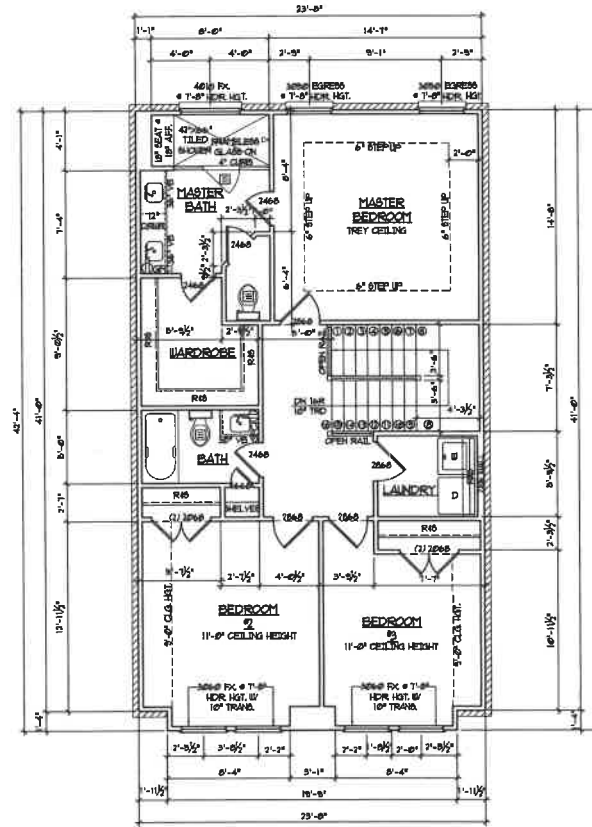


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A-10



SECOND FLOOR PLAN "C"
SCALE: 1/8" = 1'-0" 4'-0" CLG. HGT.



SECOND FLOOR PLAN "C"
W/ BEDROOM #3
SCALE: 1/8" = 1'-0" 4'-0" CLG. HGT.

PLANS RELEASED FOR CONSTRUCTION

100 Vandell Way
Meritts, GA 30086
Phone 678-643-1483

CADD
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SERVICES
LLC

THE IVEY
FRONT ENTRY

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



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DATE: 03/29/21

NO.	DATE

Sheet no.

A-12













January 30, 2025

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

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

Ms. Powers,

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

- Parcel Numbers 098A 295
 - 8.50 Acres
 - 33 Townhomes
 - Attached concept plan
1. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.

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

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

2. Water:

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

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

Sincerely,

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

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



GHV Newnan LLC
Land Lots 20,21,44 and 45 Fifth LD
8.3+/- acres along Newnan
Crossing Blvd. East
Portion of Tax Parcel #098A-295

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOTS 20,21,44 AND 45 OF THE 5TH LAND DISTRICT
ALONG NEWNAN CROSSING BLVD. EAST, IN THE CITY OF NEWNAN,
GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property described on Exhibit "A" and shown on the Plat of Survey attached hereto as Exhibit "B" from the City of Newnan Zoning Classification OI-1 (Low Density Office and Institutional) to RU7 (Urban Residential Single-Family Dwelling District-High Density); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 15th day of April, 2025; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof be rezoned RU7 (Urban Residential Single-Family Dwelling District-High Density) subject to the following conditions:

1. The development will be consistent with the density, project data, amenities, proffered conditions, as amended herein, architectural details site plan and elevations as provided as part of the application and including but not limited to what is shown on Exhibit "C" attached hereto and made a part hereof.
2. Density will not exceed 33 units and shall be capped at 33 units.
3. No more than 10% of the 33 units will be rentals. This provision shall be enforced by the Applicant, its successors in title, and the homeowner's association as follows: 1) The property shall be protected with a recorded restrictive covenant that no more

than 10% of the 33 units will be rentals, and 2) at closing, all purchasers shall execute a document certifying that they are not purchasing a unit for the purpose of renting that unit.

Section II. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section III. All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2025 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

James J Thomasson III, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

BK:5351 PG:59

TRACT BEING RE-ZONED CONSISTS OF 8.3 ± ACRES ONLY

EXHIBIT A

EXHIBIT A
PAGE 1 OF 3

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

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

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

BK:5351 PG:60

EXHIBIT A
PAGE 2 OF 3

LESS AND EXCEPT:

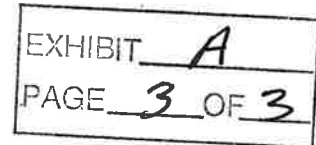
All that tract or parcel of land located in Land Lots 20, 21, 44 & 45 of the 5th Land District, City of Newnan, Coweta County, Georgia and further described as follows:

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

Thence along the easterly right of way of Newnan Crossing Boulevard East (having 120' right of way width in this section) North 09 Degrees 49 Minutes 14 Seconds East a distance of 558.00 feet to a 5/8" rebar with cap set; Thence North 09 Degrees 49 Minutes 14 Seconds East a distance of 355.50 feet to a 5/8" rebar with cap set; Thence North 09 Degrees 49 Minutes 14 Seconds East a distance of 169.55 feet to a point; Thence leaving said right of way along the common boundary line with (now or formerly) Boex, LLC South 80 Degrees 10 Minutes 46 Seconds East a distance of 208.27 feet to a point; Thence North 86 Degrees 33 Minutes 41 Seconds East a distance of 157.15 feet to a point; Thence North 81 Degrees 86 Degrees 33 Minutes 41 Seconds East a distance of 205.33 feet to a point; Thence South 86 Degrees 30 Minutes 42 Minutes 36 Seconds East a distance of 51.38 feet to a point; Thence along the common boundary line with (now or formerly) Stonebridge at Newnan Crossing South 21 Degrees 54 Minutes 55 Seconds East a distance of 83.10 feet to a point; Thence South 35 Degrees 24 Minutes 10 Seconds East a distance of 43.93 feet to a point; Thence South 63 Degrees 39 Minutes 22 Seconds East a distance of 175.87 feet to a point; Thence South 07 Degrees 39 Minutes 10 Seconds West a distance of 121.03 feet to a point; Thence South 28 Degrees 17 Minutes 37 Seconds East a distance of 228.12 feet to a point; Thence South 44 Degrees 48 Minutes 41 Seconds East a distance of 601.63 feet to a point; Thence along the common boundary line with (now or formerly) Boex, LLC South 41 Degrees 37 Minutes 13 Seconds West a distance of 165.91 feet to a point; Thence South 18 Degrees 16 Minutes 52 Seconds West a distance of 85.83 feet to a point; Thence South 04 Degrees 37 Minutes 57 Seconds West a distance of 181.66 feet to a point; Thence South 10 Degrees 46 Minutes 27 Seconds West a distance of 214.73 feet to a 5/8" rebar with cap set on the northerly right of way of Summerlin Boulevard; Thence along said right of way North 90 Degrees 00 Minutes 00 Seconds West a distance of 54.44 feet to a 5/8" rebar with cap set; Thence along a curve to the left having a radius of 540.00 feet and an arc length of 114.65 feet, being subtended by a chord South 83 Degrees 55 Minutes 04 Seconds West for a distance of 114.43 feet to a 5/8" rebar with cap set; Thence South 77 Degrees 50 Minutes 07 Seconds West a distance of 48.12 feet to a 5/8" rebar with cap set; Thence South 77 Degrees 50 Minutes 07 Seconds West a distance of 52.19 feet to a point; Thence along a curve to the right having a radius of 460.00 feet and an arc length of 50.22 feet, being subtended by a chord South 80 Degrees 59 Minutes 02 Seconds West for a distance of 50.20 feet to a 5/8" rebar with cap set; Thence along a curve to the right having a radius of 460.00 feet and an arc length of 137.22 feet, being subtended by a chord North 87 Degrees 21 Minutes 53 Seconds West for a distance of 136.72 feet to a 1/2" rebar found; Thence leaving said right of way along the common boundary line with (now or formerly) "The Outparcels at Summerlin Boulevard" (as shown on Plat Book 87, Page 221, aforesaid records) North 10 Degrees 41 Minutes 25 Seconds East a distance of 287.69 feet to a 5/8" rebar with cap set; Thence North 80 Degrees 10 Minutes 46 Seconds West a distance of 924.15 feet to a 1/2" rebar found on the easterly right of way of Newnan Crossing Boulevard East; said rebar also being the POINT OF BEGINNING.

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

BK:5351 PG:61



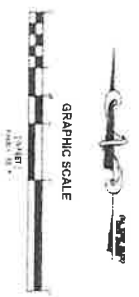
FURTHER LESS AND EXCEPT:

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

EXHIBIT B
PAGE 1 OF 2

LEGEND

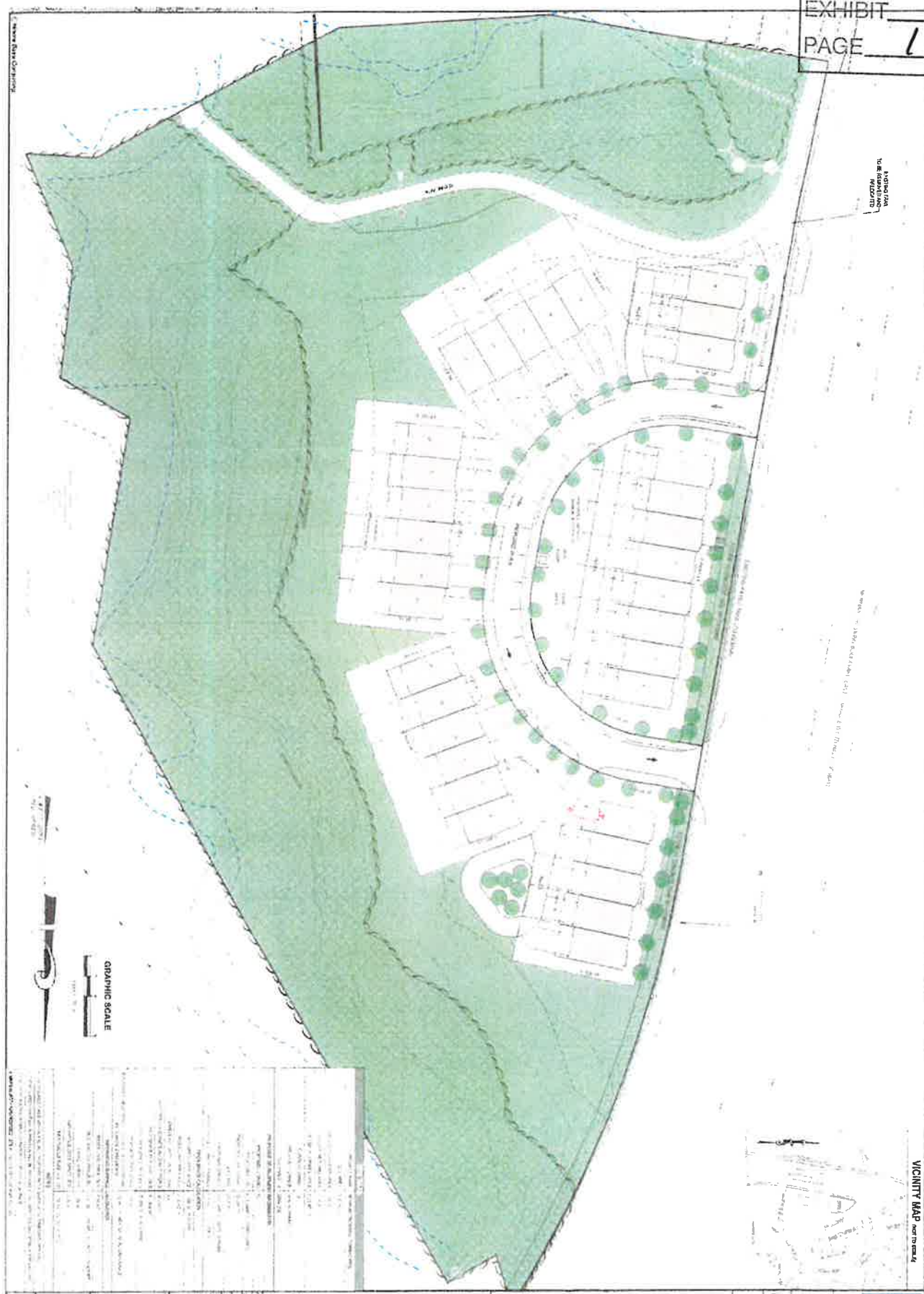
ALTA MSPS LAND TITLE SURVEY FOR:
NEWMAN AL INVESTORS, LLC
FIDELITY NATIONAL TITLE INS CO.
LAND LOT 44 OF THE 5TH DISTRICT
COWETA COUNTY, GEORGIA



AN EXISTING POLYLINE EAST
ROUTE 100 (MOUNT CUMMINGS)
PER P.B. 87-12, 80



 Moore Bass Consulting, Inc. 1355 West Park Court McDonough, GA 30222 770.811.8594 www.moorebass.com • Full Service • Surveying • Engineering • Inspection • Environmental • Construction		PROJECT NAME NEWMAN TOWNHOMES COWETA COUNTY, GEORGIA CLIENT NAME HEATHERLAND HOMES LLC 4940 KETH BRIDGES ROAD SUITE 280 CUMMINGS, GEORGIA 30041	SURVEYOR JAMES H. HARRIS, JR. STATE OF GEORGIA COMMISSION NO. 12345 EXPIRATION DATE 12/31/2024	DATE 10/15/2024 SHEET 2 OF 2
--	--	---	--	---------------------------------------



GRAPHIC SCALE 1" = 20'	LEGEND 1. EXISTING LOT LINES 2. EXISTING BUILDING FOOTPRINTS 3. EXISTING DRIVEWAYS 4. EXISTING PARKING SPACES 5. EXISTING LANDSCAPING 6. EXISTING UTILITIES 7. EXISTING EROSION CONTROL 8. EXISTING FENCE LINES 9. EXISTING SIGNAGE 10. EXISTING LIGHTING 11. EXISTING SECURITY 12. EXISTING ACCESSORIES 13. EXISTING FURNITURE 14. EXISTING EQUIPMENT 15. EXISTING MATERIALS 16. EXISTING FINISHES 17. EXISTING FIXTURES 18. EXISTING APPLIANCES 19. EXISTING TOOLS 20. EXISTING SUPPLIES 21. EXISTING SERVICES 22. EXISTING PROFESSIONALS 23. EXISTING REGULATIONS 24. EXISTING STANDARDS 25. EXISTING BEST PRACTICES
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A EXISTING PINE VEGETATION TO BE REMOVED FOR TURN LANE / MULTI USE PATH CONSTRUCTION



EXISTING VEGETATION TO BE REMOVED FOR DEVELOPMENT CONSTRUCTION



EXISTING VEGETATION TO BE PRESERVED

NOTES:

1. IN THE JOURNAL, "WOMEN IN AMERICAN CIVILIZATION," THE EDITOR HAS REQUESTED THAT CONTRIBUTORS SUBMIT ARTICLES IN THE FOLLOWING FORM:

A. TYPE, PLEASE, IN DOUBLE SPACING, WITH ONE INCH MARGINS ALL AROUND.

B. PRINT THE TITLE OF EACH ARTICLE IN ALL CAPITAL LETTERS.

C. PRINT THE AUTHOR'S NAME IN ALL CAPITAL LETTERS, AND THE ADDRESS OF THE AUTHOR IN ALL CAPITAL LETTERS, IN THE LEFT MARGIN, WITH A SPACE BETWEEN THE NAME AND ADDRESS.

D. PRINT THE TITLE OF EACH ARTICLE IN ALL CAPITAL LETTERS, IN THE LEFT MARGIN, WITH A SPACE BETWEEN THE NAME AND ADDRESS.

E. PRINT THE AUTHOR'S NAME IN ALL CAPITAL LETTERS, AND THE ADDRESS OF THE AUTHOR IN ALL CAPITAL LETTERS, IN THE LEFT MARGIN, WITH A SPACE BETWEEN THE NAME AND ADDRESS.

2000

[illegible]

THE IVEY

CLIENT



3864 PEACHTREE ROAD NW
SUITE 125
ATLANTA, GA. 30356
Phone: 678-687-3412

CONSULTANT

**CADD
DRAFTING
SERVICES
LLC**

1480 Vanderbilt Way
Marietta, Ga. 30066
Phone: 678-687-3038

CODE INFORMATION

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

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.
- INTERNATIONAL FIRE CODE, 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.
- INTERNATIONAL P.E. 649 CODE, 2018 EDITION, WITH GEORGIA
AMENDMENTS 2020.
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH
GEORGIA SUPPLEMENTS AND AMENDMENTS 2020.
- NATIONAL ELECTRICAL CODE, 2017 EDITION
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH
GEORGIA AMENDMENTS 2020.
- PRESCRIPTIVE DECK DETAILS CODE, 2012 EDITION, WITH GEORGIA
AMENDMENTS.

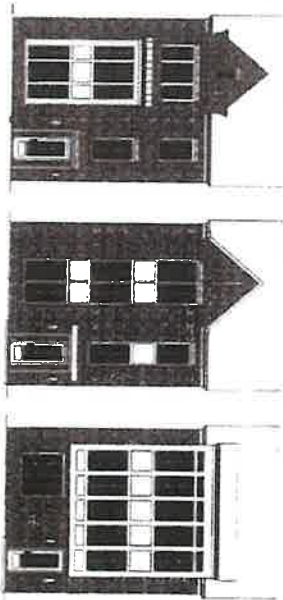
SQUARE FOOTAGE

SQUARE FOOTAGE	
TERMINAL PLAN	442 SQ. FT.
FIRST FLOOR PLAN	981 SQ. FT.
SECOND FLOOR PLAN	884 SQ. FT.
TOTAL	2,324 SQ. FT.
OVERAGE	302 SQ. FT.

LIST OF SHEETS

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

ELEVATION



REVISIONS

NO. DATE

DESCRIPTION

PLANS RELEASED FOR CONSTRUCTION

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ATLANTA, GEORGIA, LOCAL ORDINANCES AND THE CURRENT CODES, ORDINANCES, RULES AND REGULATIONS, AND THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ATLANTA, GEORGIA, AND THE LOCAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ATLANTA, GEORGIA, AND THE LOCAL AGENCIES.
4. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
7. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
8. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
9. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
10. ALL FINISHES AND MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

**CADD
DRAFTING
SERVICES
LLC**

1480 Vanderbilt Way
Marietta, Ga. 30066
Phone: 678-687-3038

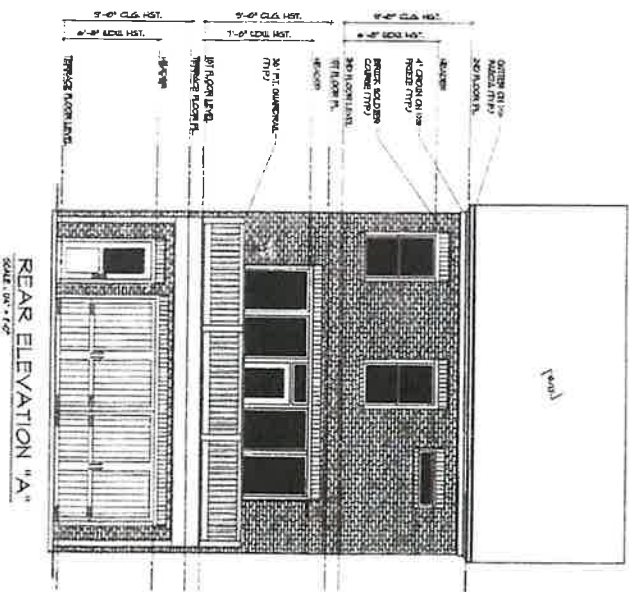
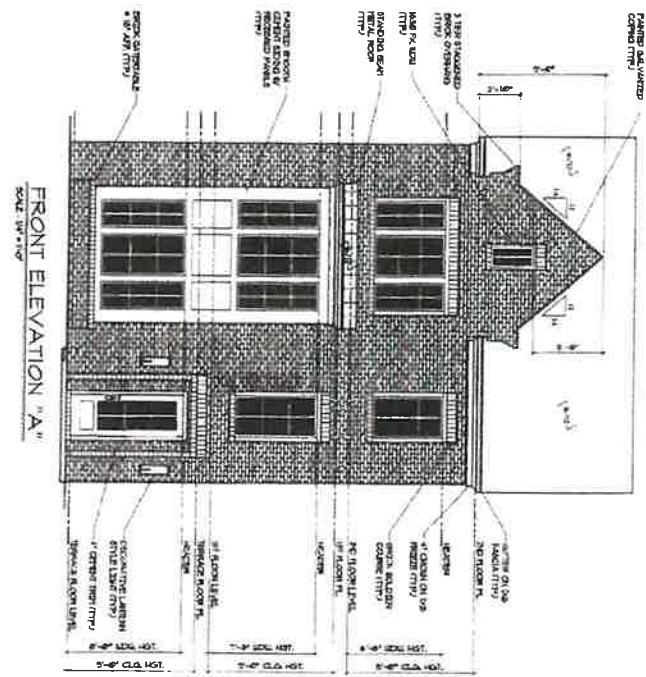
THE IVEY

3864 PEACHTREE ROAD NW
SUITE 125
ATLANTA, GA. 30326
Phone: 678-687-3412



COMPILED BY	JLK
CHECKED BY	JLK
DATE	05/14/20
REVISION	
NO.	DATE





PLANS RELEASED FOR CONSTRUCTION

A-1

DATE: 05/14/20
DRAWN BY: JAH
CHECKED BY: JAH
DATE: 05/14/20
REVIEWED: [blank]
NO: [blank]



136- PEACHTREE ROAD NE
SUITE 125
ATLANTA, GA. 30326
Phone: 578-662-2412

THE IVEY

CADD
DRAFTING
SERVICES
LLC

8419 Vandeventer Way
Houston, TX 77061
Phone: 281-581-8028







EXHIBIT C
PAGE 8 OF 9





RACE for the Orphans is requesting the following parking closure for 6:00 PM May 2nd – 11:30 AM May 3rd.

Street parking on Brown St.
between Wesley St. &
Madison St.

Parking spaces on Brown St.
between Madison St. & W.
Washington St.



RACE for the Orphans is requesting the following road closure for 6:00 PM May 2nd – 11:30 AM May 3rd.

Brown St. between Madison St. & W. Washington St.





To: Mayor and Council
Date: April 15, 2025
Agenda Item: Consideration of Contract Terms from Caldwell Development Investments regarding 57 East
Prepared By: Cleatus Phillips, City Manager

Purpose:

To discuss the contract terms of a Purchase and Sale Agreement between Caldwell Development Investments and the Downtown Development Authority for property referred to as 57 East.

Background:

The Newnan City Council, Caldwell Development Investments, and the Downtown Development Authority have previously entered into a three (3) party Letter of Intent. Caldwell Development Investments presented their concept plan to City Council on March 11, 2025. Caldwell Development Investments is now prepared to submit their contract terms for consideration. If acceptable to the City Council, the next action would be to create an Intergovernmental Agreement between the City of Newnan and the Downtown Development Authority.

Funding:

N/A

Recommendation:

Staff recommends that Council discuss the contract terms in Executive Session under the statutory authorization for the discussion of real estate.

Attachments:

None

Previous Discussion with Council:

The last discussion with the City Council was on March 11, 2025.

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).