



Newnan City Council Work Session

May 27, 2025

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

5:30 PM

CALL TO ORDER

INVOCATION

WORK SESSION

- A. Rezoning Request – RZ2025-04 - 10.48± acres located at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018, respectively) – From CCS (Community Shopping Center District) to MXD (Mixed Use Development District) for the purpose of developing 7 townhomes, 274 multi-family apartments, and 7,700 square feet of retail/restaurant/office space
- B. Rezoning Request - RZ2024-04 - 7.06 +- acres located at 147 Temple Avenue. Applicant is Steven L. Jones, Attorney, On behalf of Templar Development Group, LLC. Request is to rezone the property from CUN (Urban Neighborhood Commercial District) to PDR (Planned Development Residential) to develop a 32 attached dwelling unit development consisting of duplexes, triplexes and townhouses.

ADJOURNMENT



City of Newnan, Georgia – Mayor and Council - Workshop

Date: May 27, 2025

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

Prepared and Presented by: Dean Smith, Senior Planner

APPLICANT INFORMATION:

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

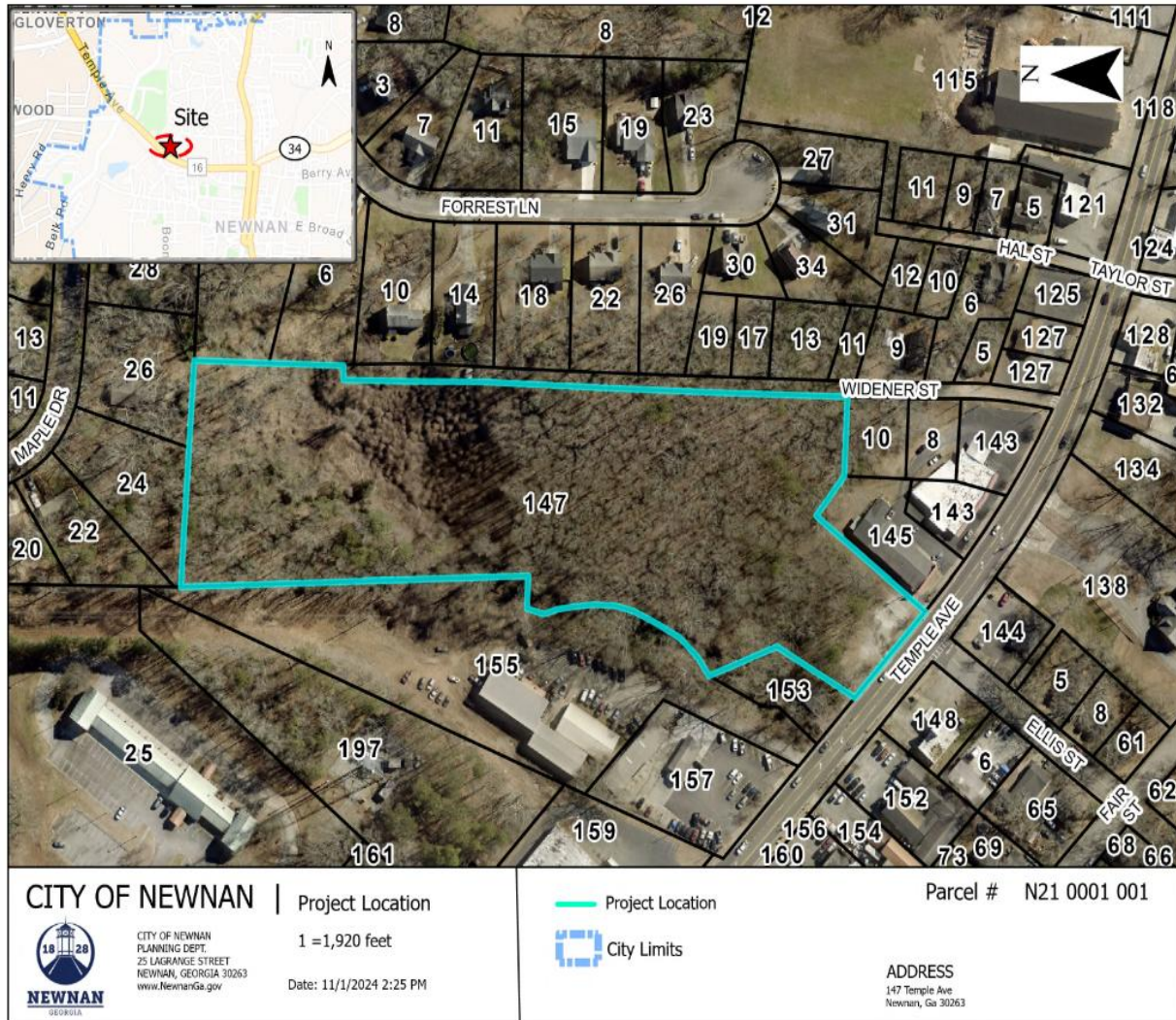
Templar Development Group, LLC is seeking to rezone 7.06± acres identified as Tax Parcel N21-0001-001, for the purpose of developing a residential community comprised of 3 different types of attached dwellings styles; townhouses, triplexes and duplexes. To accomplish this, the applicant is seeking an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

SITE INFORMATION:

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

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





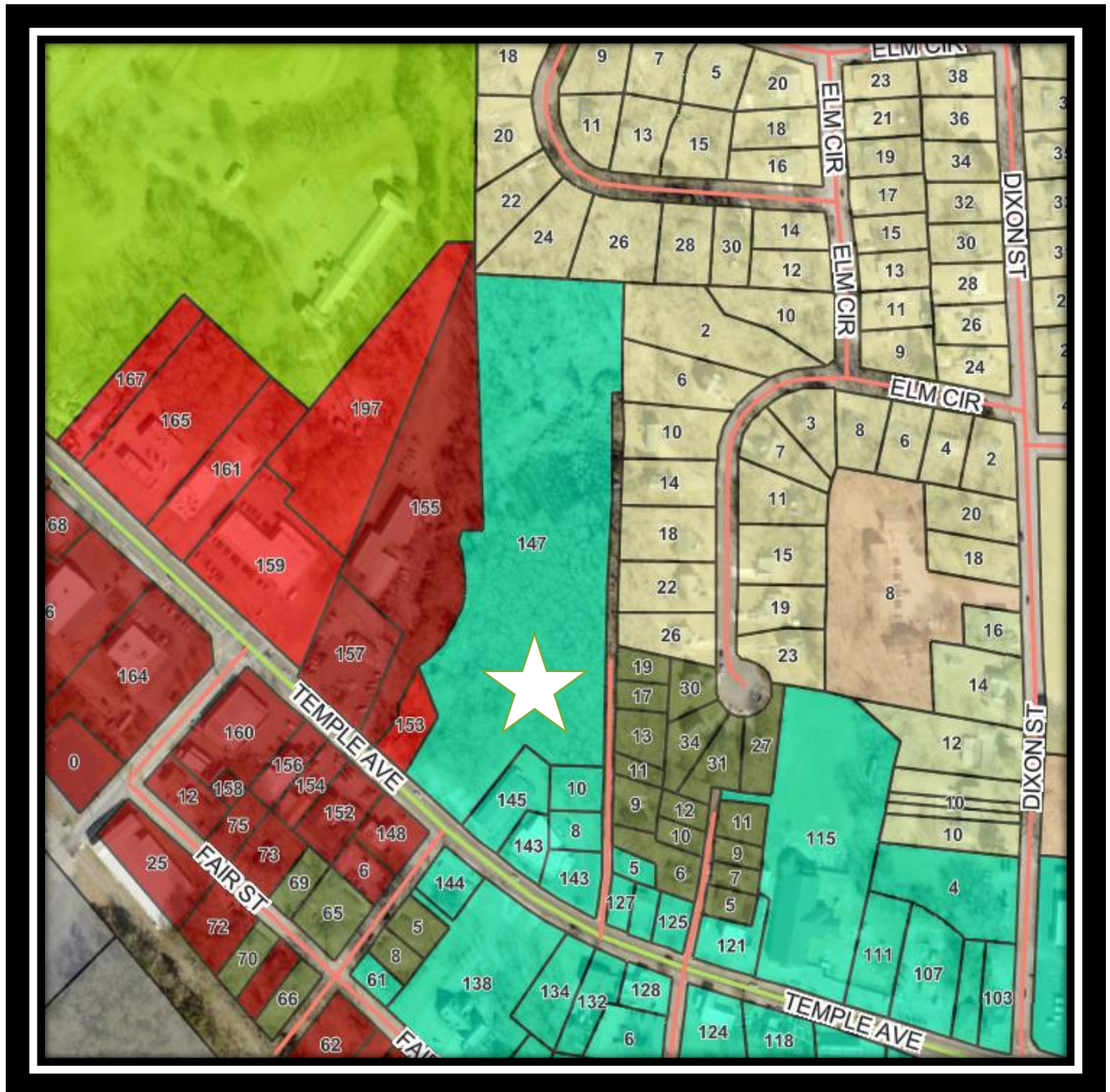
BACKGROUND

The original request, filed in 2024, sought to rezone this property from Urban Commercial Neighborhood to Planned Development Residential, to develop 29 attached dwelling units, consisting of duplexes, triplexes and townhomes.

- December 17, 2024 – Planning Commission Public Hearing – recommended approval of 29 attached residential units.
- January 7, 2025 – First Council Works Session looking at 29 Units.
- January 28, 2025 – Applicant wanted to change the request from 29 to 32 attached dwelling units. The applicant withdrew that initial rezoning petition, and the Council approved the withdrawal request in addition to waiving the 12-month waiting time on resubmitting a new application.
- March 3, 2025 – New rezoning petition filed, with 32 attached dwelling units.
- April 8, 2025 – Original Planning Commission scheduled Public Hearing, but had to be cancelled due to lack of quorum.
- May 13, 2025 – Rescheduled Planning Commission Public Hearing. The Planning Commission heard the rezoning petition for a second time with the additional 3 dwellings and some modifications on the

design, The development has now been designed with fee-simple lots and lot lines, less street parking and more off-street parking, including driveways and a remote parking area. At the end of the May 13th Public Hearing, the Planning Commission voted affirmatively to recommend approval to the City Council.

Relatively little else has changed since the last time Council looked at this rezoning petition in January, 2025.

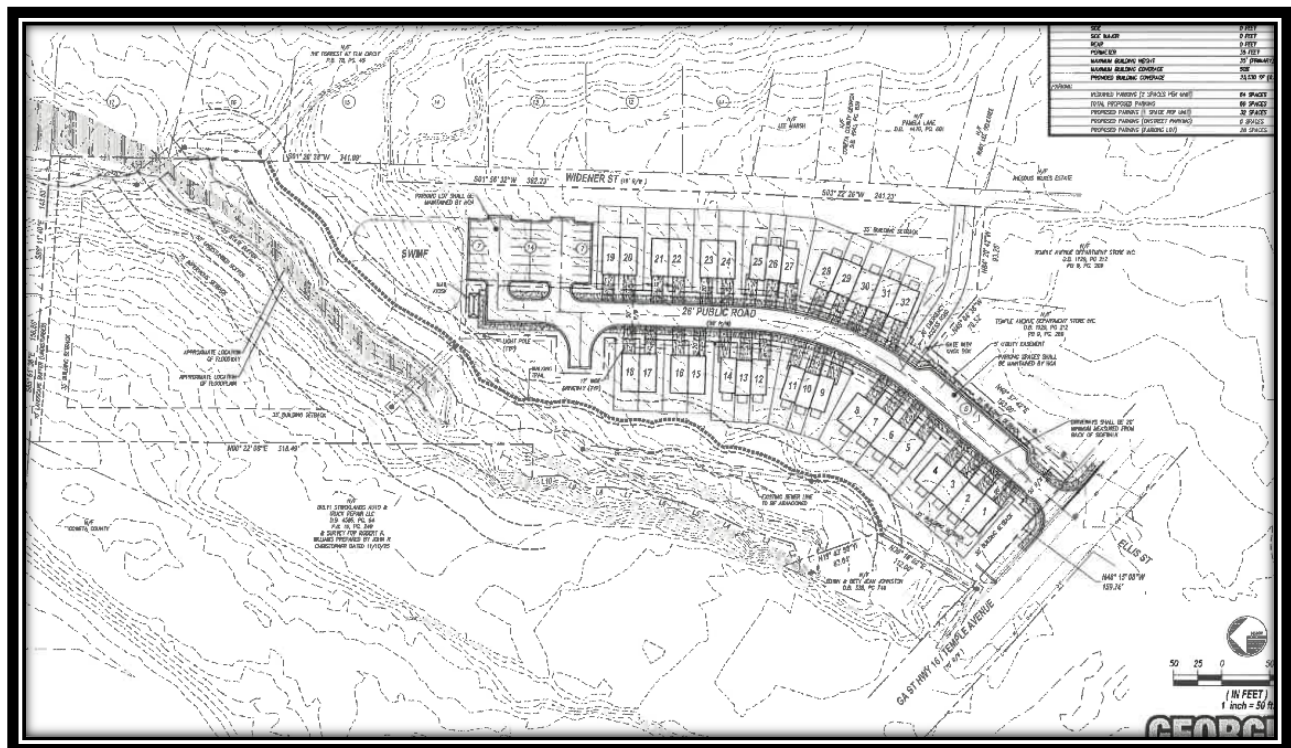


OVERVIEW OF REQUEST:

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

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

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



Applicant's Proffered Conditions:

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

Mike Furbush, City Landscape Architect and Arborist approved the applicant's preliminary tree management plan.

Michael Klahr harkened that during the development's planning stages, care will need to be taken to the site's environmental areas, streams, wetlands, floodplain and floodway. Additionally, the applicant will need to improve Widener Street to meet City standards and requirements to be used as emergency access.

Additional conditions recommended by staff:

- The project will be consistent with the density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 32 units maximum.
- Number of units for rent will be capped at 3 units

the single unit on the land can be rented. Ms. Dunnivant stated that the single unit is not included in the 10% cap unless the land is developed into multiple units or dwellings.

Commissioner Frost asked how many units are being considered. Mr. Mottola stated seven single family units with a total of eight. Commissioner Frost inquired if this would be like Platinum Point. Mr. Mottola explained that he has looked at ideas of town homes and single family detached homes.

Commissioner McEntire asked if it is mandatory for plans to be brought to the Planning Commission. Ms. Dunnivant explained that it is a suggestion since there is no plan at this time.

Commissioner Yancey asked how long the city has owned the adjoining property. Brad Sears stated that he wasn't sure, but the property was donated, possibly in the early 2000's.

Commissioner Frost asked if there is any tighter zoning for detached housing. Ms. Dunnivant explained that RU-7 would allow for smaller lots, and that would be reasonable for the area.

Chairman West asked if there is a current tenant, and have the tapped into the sewer system? Ms. Dunnivant confirmed this.

With no one coming forward with further questions or comments, Chairman West asked if there was any opposition. With none coming forward, Commissioner McEntire made a motion to approve. Commissioner Crain seconded the motion.

MOTION CARRIED (5-2)

RZ2024-04 7.06± acres located at 147 Temple Avenue (Tax Parcel #N21 0001 001)

Commissioner Hamlin recused himself due to a conflict of interest.

Senior Planner Dean Smith presented the staff report. This request was originally heard by the Planning Commission on December 17, 2024. On January 28, 2025, the applicant withdrew the original rezoning petition, and council approved, also waiving the 12 month waiting period for resubmission. The plan has been refreshed with three additional units and a new design. Mr. Smith explained that all eight of the standards are still met. Staff recommends they be consistent with these plans, limit to 32 units, limit rentals to three units, and have a walking trail. Additionally, the city landscape architect, Mike Furbush, approves of this plan.

Applicant, Steven Jones, presented on behalf of Templar Development. Mr. Jones explained that the plan has been retooled with an updated concept plan. With an aim of \$300 - \$350k per unit, driveways and parcel lines have been added, and the majority of the street has parking on the rear.

Chairman West asked if there were any present in favor or opposition. With none coming forward, the commissioners were asked for comments or questions.

Commissioner Yancey questioned what has changed. Mr. Jones replied that there has been a retooling, as they were not held to a 30-unit limit, which was originally believed to be a constraint.

Commissioner Pulicare questioned if there are enough units for a traffic light. Smith responded that is a Georgia Department of Transportation decision, but not at this time.

Commissioner Frost asked if the extra units impact the size. Mr. Jones stated that it will not.

Al Abraham questioned whether the 10% rental cap will still be imposed. Mr. Smith confirmed that, yes, the cap will still be in place.

Commissioner Yancey confirms the information on rentals versus ownership for clarification.

With no further questions or comments, Commissioner McEntire made a motion to approve with the recommended conditions. Commissioner Pulicare seconded the motion.

MOTION CARRIED (6-0) Hamlin recused

RZ2025-04 10.48± acres located at 521 & 531 Newnan Crossing Bypass (Tax Parcels #086 5044 017 and #086 5044 018)

Senior Planner, Chris Cole, presented the staff report. The applicant is requesting rezoning from CCS to MXD for a mixed-use development. The plans include seven townhomes, 274 multi-family apartments, and a retail/restaurant/office space, which will be on the ground floor of a five-story building. There will be one-, two-, and three-bedroom apartments from \$1,500 per month to \$2,750 per month. Cole then went over the eight standards of consideration. Staff found the development met six of the eight standards.

Staff suggested the following conditions:

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

Commissioner West asked the applicant to come forward. Melissa Griffis came forward and discussed the multiple documents and exhibits depicting the final project. She stated that they have a known history of successful projects. The walking path and detention pond were included, based on staff recommendations. She also stated that issues from the Community Impact Study have been addressed. She presented part of the Piedmont Newnan Hospital letter of support. She further explained that the letter from the Coweta County School System is the same letter received for every project, and they are happy to comply with any school system requirements.

Bennett Sands came forward stating that Ms. Griffis did a wonderful job presenting. He discussed who would live at this development and stated that 23 city employees resided at his

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

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

Applicant:

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

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

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

MOTION CARRIED. (7-0)

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

MOTION CARRIED. (6-1)

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

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

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

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

MOTION CARRIED. (6-0)

Line Table: Boundary

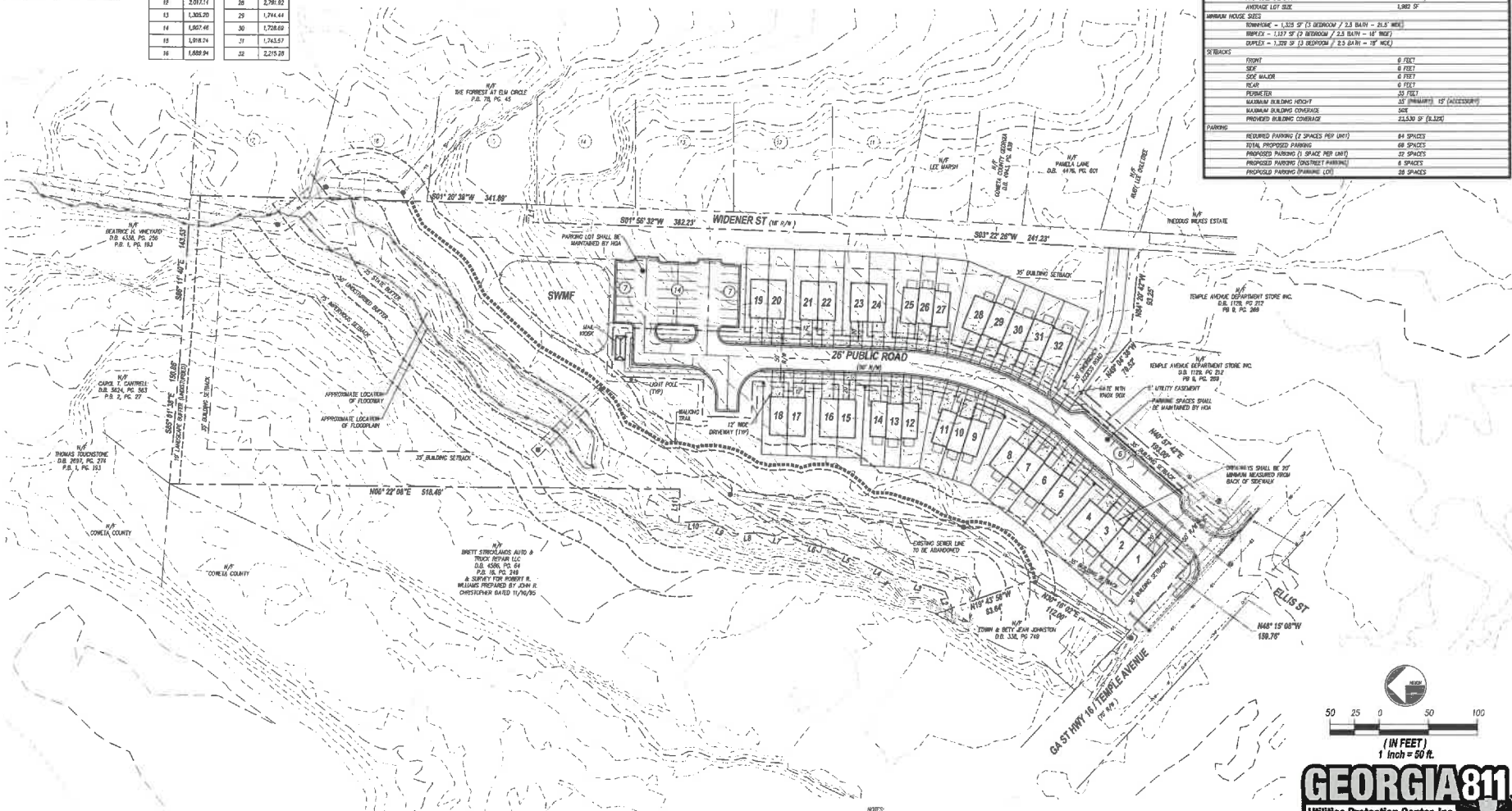
Line #	Length	Direction
L1	10.000	N87° 43' 57.20"W
L2	10.263	N57° 07' 16.44"E
L3	50.087	N17° 42' 08.68"E
L4	31.384	N25° 51' 08.37"E
L5	28.889	N08° 58' 03.19"E
L6	34.743	N04° 42' 03.56"E
L7	26.219	N08° 53' 22.89"E
L8	23.279	N02° 30' 25.81"W
L9	31.580	N24° 05' 53.74"E
L10	28.888	N02° 52' 01.93"W
L11	33.841	S88° 47' 52.45"E

PARCEL TABLE			PARCEL TABLE		
PARCEL #	AREA (SQ)		PARCEL #	AREA (SQ)	
1	2,118.10		17	1,893.94	
2	1,709.00		18	1,893.00	
3	1,709.00		19	1,933.32	
4	2,120.00		20	2,187.81	
5	2,363.52		21	2,187.81	
6	1,769.78		22	2,187.81	
7	1,769.20		23	2,187.81	
8	2,538.62		24	2,187.87	
9	2,805.73		25	2,185.34	
10	1,890.09		26	1,354.80	
11	2,593.12		27	5,343.50	
12	2,593.12		28	2,791.80	
13	1,385.70		29	1,744.44	
14	1,887.46		30	1,738.89	
15	1,918.74		31	1,743.57	
16	1,888.94		32	2,215.19	

Pursuant to the Planned Development provisions of the Zoning Ordinance of the City of Newnan, Georgia, all the requirements of Project Plan approval having been fulfilled including rezoning of the property to a designation of PD and an acceptable concept plan which shall serve to delineate phases and lead use zones of the project, this Project Plan was approved by the City Council at its meeting on _____

Date _____ City Manager _____

DEVELOPMENT SUMMARY		
EXISTING ZONING		
EXISTING ZONING	PD	OWN (UNITS) ADJACENT/COMMITTEE
PROPOSED ZONING		
PROPOSED ZONING	PD	OWN (UNITS) ADJACENT/COMMITTEE
AREA		
TOTAL SITE AREA	7.58 ACRES	
UNDEVELOPABLE AREA	1.69 ACRES	
FLOODPLAIN, UNDEVELOPABLE (BUTTERS, EASEMENTS)	5.79 ACRES	
UNDEVELOPABLE AREA - TAX UNDEVELOPABLE	5.79 ACRES	
TOTAL AREA - TAX UNDEVELOPABLE	5.79 ACRES (43,830)	
UNDEVELOPABLE AREA (INCLUDING FLOODPLAIN, UNDEVELOPABLE BUTTERS)	3.89 ACRES (43,830)	
UNDEVELOPABLE AREA (NOT INCLUDING FLOODPLAIN, UNDEVELOPABLE BUTTERS)	1.69 ACRES (19,880)	
DENSITY		
TOTAL NUMBER OF UNITS	32 UNITS	
TOWNHOMES (210' x 35')	13 UNITS	
TRIPLEX (16' x 35')	9 UNITS	
DUPLEX (16' x 35')	10 UNITS	
PROPOSED DENSITY	5.52 UNITS/ACRE	
AVERAGE LOT SIZE	1,882 SF	
MINIMUM HOUSE SIZES		
TOWNHOUSE - 1,320 SF (3 BEDROOM / 2.5 BATH - 21.5' WIDE)		
TRIPLEX - 1,127 SF (2 BEDROOM / 2.5 BATH - 16' WIDE)		
DUPLEX - 1,220 SF (2 BEDROOM / 2.5 BATH - 16' WIDE)		
DECKS		
FRONT	6 FEET	
REAR	6 FEET	
SIDE WALK	6 FEET	
REAR	6 FEET	
PERMITS	25 PERMITS	15' (ADDITIONAL)
MINIMUM BUILDING HEIGHT	8 FEET	
MINIMUM BUILDING COVERAGE	50%	
PROPOSED BUILDING COVERAGE	25.00 SF (6.12%)	
PARKING		
REQUIRED PARKING (2 SPACES PER UNIT)	64 SPACES	
TOTAL PROPOSED PARKING	64 SPACES	
PROPOSED PARKING (1 SPACE PER UNIT)	32 SPACES	
PROPOSED PARKING (ON-STREET PARKING)	6 SPACES	
PROPOSED PARKING (SHARED LOT)	26 SPACES	



0 25 50 100
1 IN FEET
1 Inch = 50 ft.

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

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

24 HOUR CONTACT:
JAY KNIGHT
770.527.0323

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF THE UTILITIES SHOWN. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL SHOWN MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
60234 Old Highway 5
Suite 200
CITY OF NEWNAN, GEORGIA 30059
OFFICE 770.933.5000

ZONING PLAN
CITADEL COTTAGES AT NEWNAN
LAND LOTS 38 & 39
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER
TEMPLAR DEVELOPMENT
160 WHITNEY STREET
FAYETTEVILLE, GEORGIA 30424

GSICC CERTIFICATION NUMBER: 9921
EXPIRATION DATE: 05-19-2019

GEORGIA811
Utilities Protection Center, Inc.

REVISIONS
01.24.2019 - CITY COMMENTS
01.24.2019 - CITY COMMENTS
02.26.2019 - CITY COMMENTS

ZONING PLAN
Z100



EACH UNIT:
1325 SF
3 BED / 2.5 BATH / OFFICE
21'6"X35'6" FOOTPRINT



THE
HOME
BUILDERS
STUDIO



contact:
info@thehomebuildersstudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2 -
CONCEPT REVIEW
6/26/2024

VERSION 3 -
CONCEPT REVIEW
7/4/2024

PLAN NAME:
TOWNHOME

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

ELEVATIONS
CONCEPT DESIGN

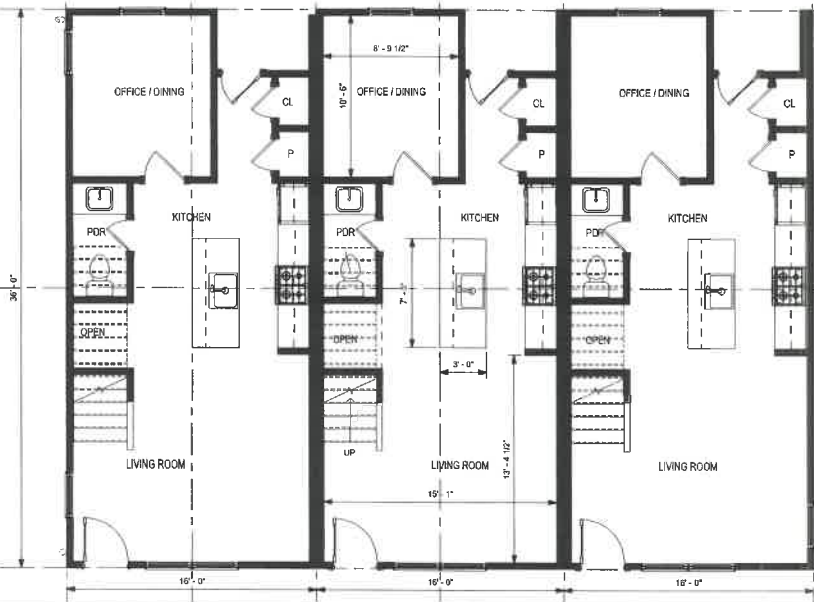
SHEET NAME

SHEET

A0



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



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



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



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contact:
info@TheHomeBuildersStudio.com

VERSION 1 -
CONCEPT REVIEW
5/24/2024
VERSION 2 -
CONCEPT REVIEW
7/3/2024

PLAN NAME:
TRIPLEX

DATE:
7/3/2024 8:17:59 AM

SHEET NAME
FLOOR PLANS
CONCEPT DESIGN

SHEET

A3



ELEVATION 1



ELEVATION 2

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



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contact:
info@thomahomebuildersstudio.com

VERSION 1 -
CONCEPT REVIEW
6/24/2024

VERSION 2-
CONCEPT REVIEW
8/26/2024

VERSION 3-
CONCEPT REVIEW
7/2/2024

PLAN NAME:
DUPLEX

DATE:
7/2/2024 4:23:46 PM

SHEET NAME
ELEVATIONS
CONCEPT DESIGN

SHEET
A0



City of Newnan, Georgia – Mayor and Council - Workshop

Date: May 27, 2025

Agenda Item: Rezoning Request – RZ2025-04 - 10.48± acres located at 521 Newnan Crossing Bypass and 531 Newnan Crossing Bypass (Tax Parcel #086-5044-017 and Tax Parcel #086-5044-018, respectively) – From CCS (Community Shopping Center District) to MXD (Mixed Use Development District) for the purpose of developing 7 townhomes, 274 multi-family apartments, and 7,700 square feet of retail/restaurant/office space

Prepared and Presented by: Chris Cole, Senior Planner

APPLICANT INFORMATION:

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

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

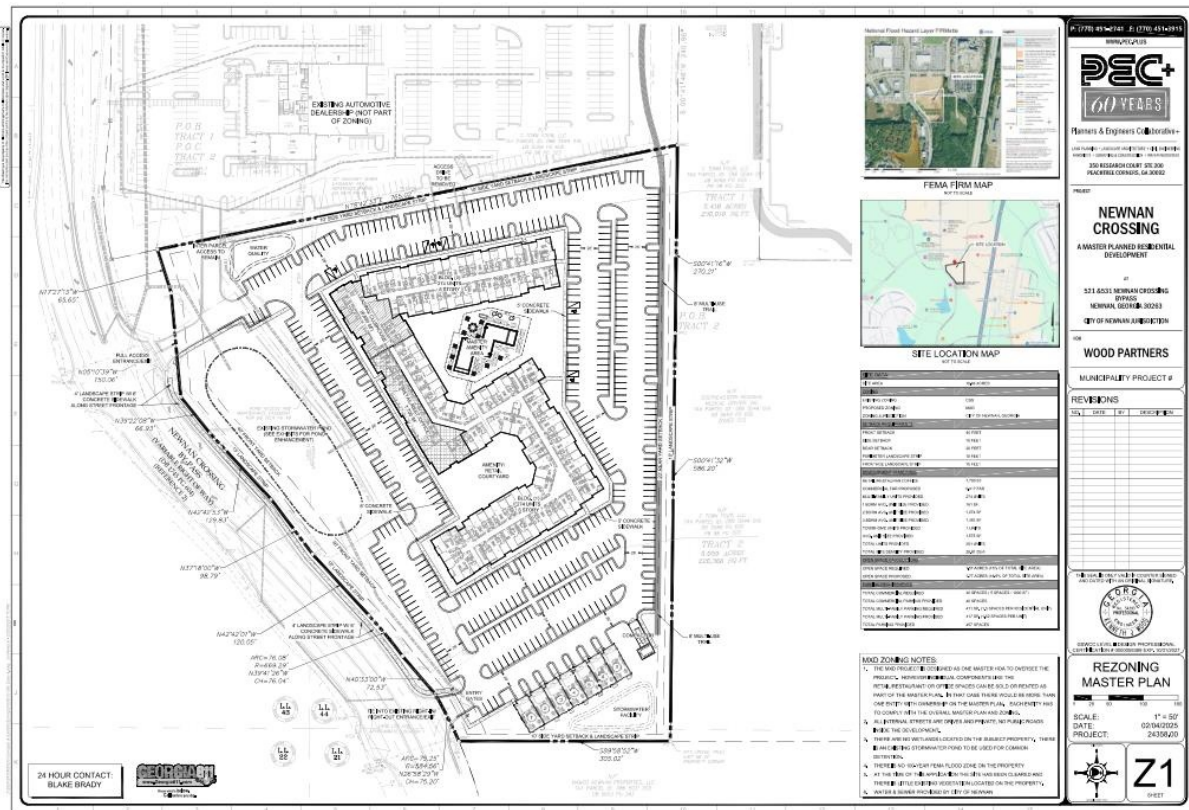
SITE INFORMATION:

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

OVERVIEW OF REQUEST:

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

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



The applicant included the following details:

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

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

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

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

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

View of Portion of Apartment Units and Ground-Floor Retail/Restaurant/Office Space Uses



APPLICANT'S PROFFERED CONDITIONS:

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

STAFF-SUGGESTED CONDITIONS TO CONSIDER:

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

CITY ARBORIST COMMENTS:

City Landscape Architect and Arborist Mike Furbush had included the following comments regarding the required Tree Management Plan:

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

Planning Commission Meeting Summary – May 13, 2025

At the conclusion of the public hearing held in front of the Planning Commission on May 13, 2025, the Commission voted to recommend denial of the rezoning request by a 7-0 vote.



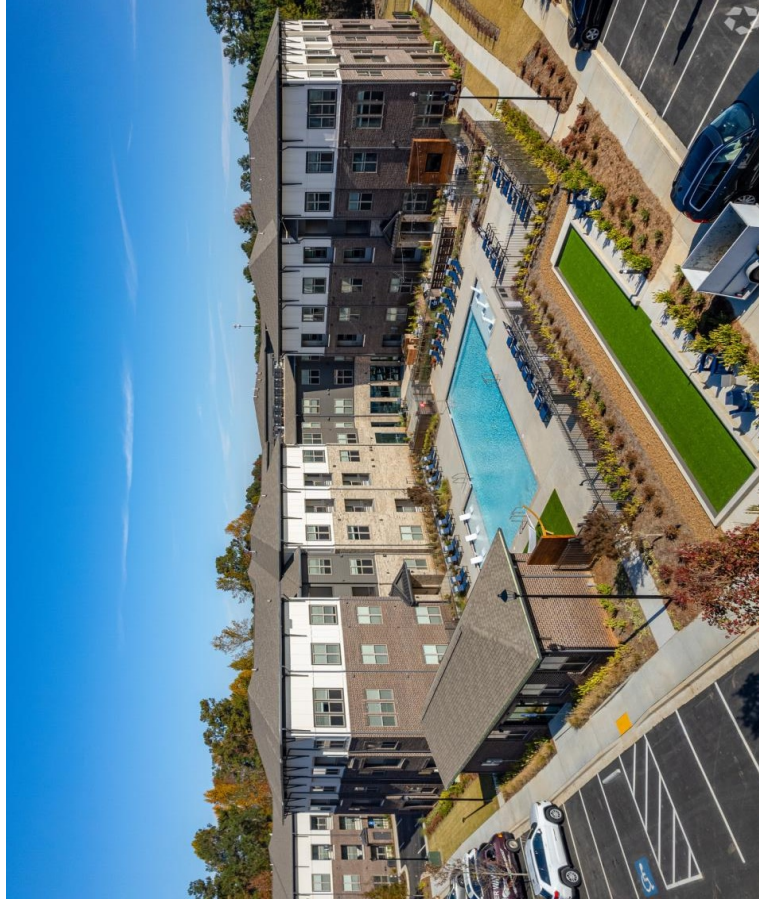
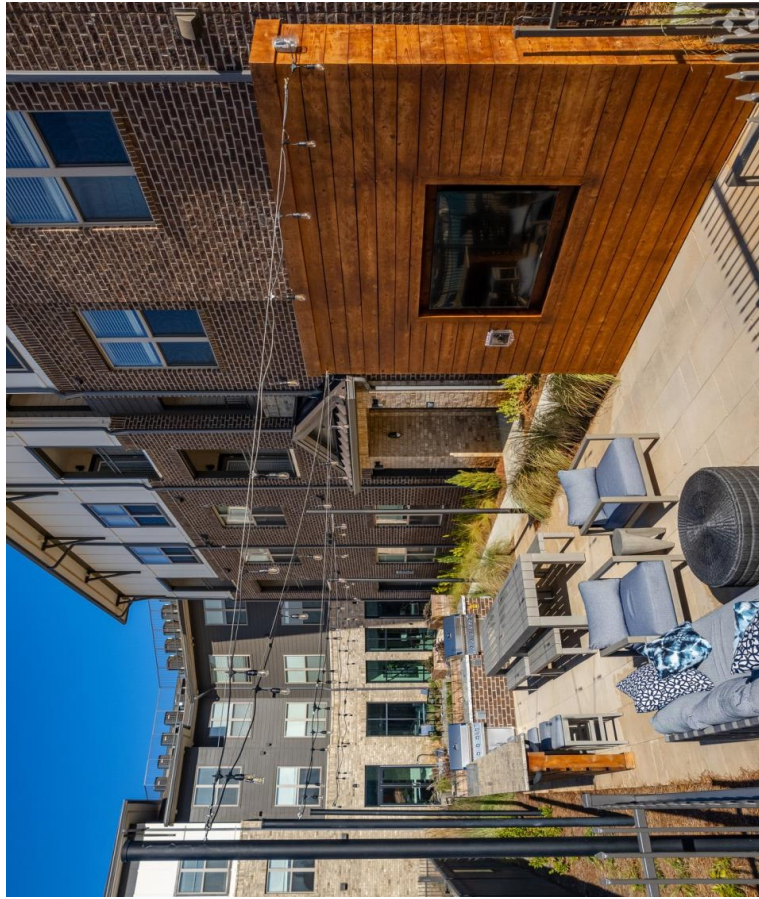
Proposed 5-Story Building with Apartments and Ground-Level Retail/Restaurant/Office Space



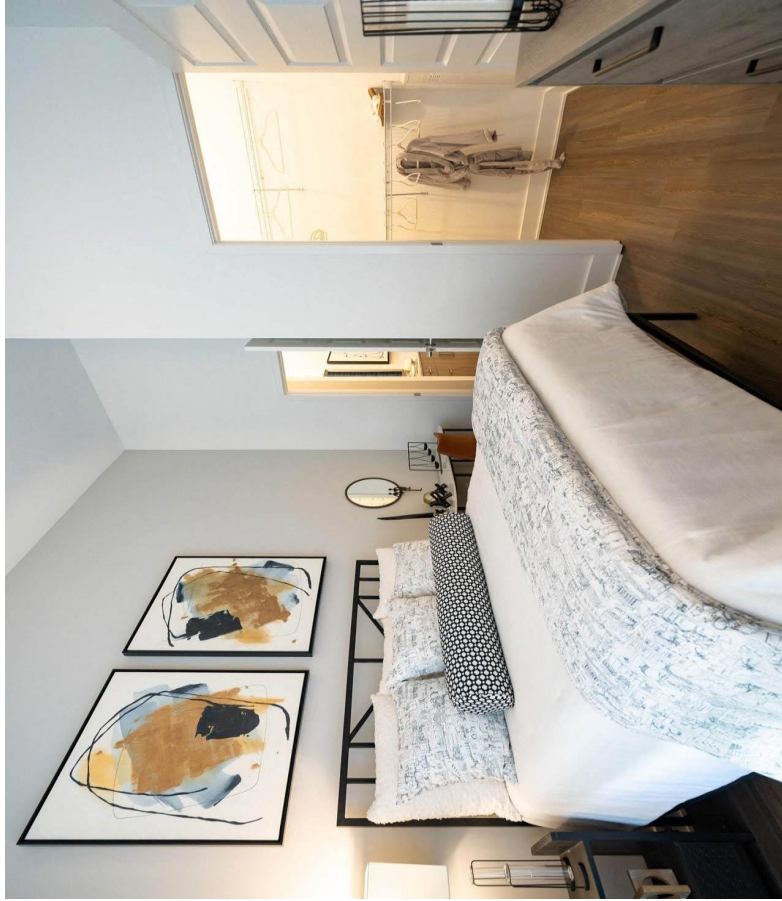
Proposed Townhome Rendering



Master Amenity Area Representative Picture – Alta Ashley Park



Unit Interiors Representative Picture – Alta Ashley Park



Unit Interiors Representative Picture – Alta Ashley Park





NEWNAN CROSSING BYPASS
CITY OF NEWNAN, GA

Planners & Engineers
Collaborative+



STORMWATER CONCEPT

$$\frac{12}{-4}$$


1 BUILDING

BUILDING HEIGHT
DIAGRAM

DRAWN BY: MP	CHECKED BY: MC
SCALE AS NOTED	DATE 2/21/09
PROJECT NUMBER 24052	
DRAWN BY: MARIAN	

ORIGINAL NUMBER
SK-7

NOT INVOLVED FOR CONSTRUCTION

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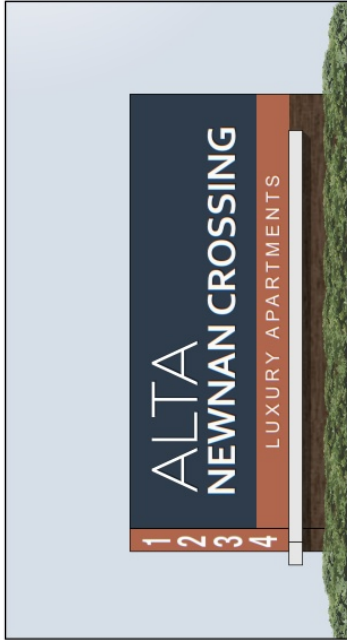
Colors & Finishes

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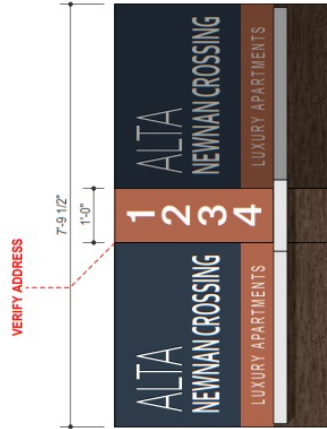
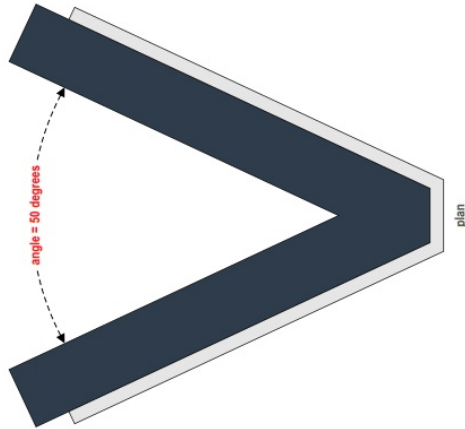
- C1** ● SW 6244 Naval
C2 ● White
C3 ● SW 6341 Reef Cent
C4 ● Matthews Brushed Aluminum
S1 ● Beilen EIK-121 Bitter Elm

Construction Specifications

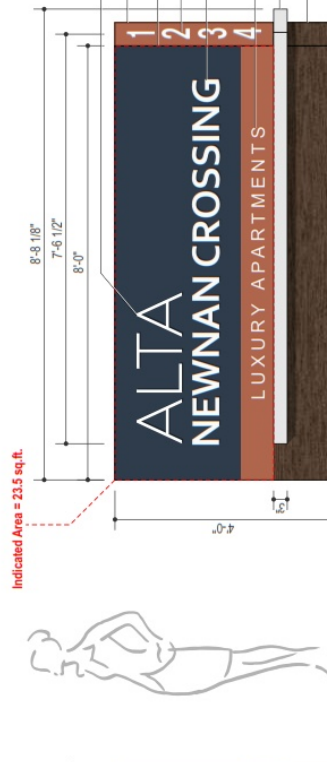
- A** aluminum fabricated cabinet with paint breaks and 1st surface applied vinyl to base
B 0.5" routed/painted acrylic flush mounted to cabinet surface
C 3" x 3" capped/painted aluminum tubing accent flush mounted to cabinet
D



right side elevation



front view



left side elevation
Main ID - 1
Qty: 1
Site:



Scale
1/2" = 1'-0"



Customer Signature Required

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Management Company
Wood Partners

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

Opportunity Number
65853

Dellyse Representative
Alex Eisen/Any P.

Designer
KC

Date
02.22.2025

Revision Date
02.26.2025 KC

1

Flitpath
V/Drawings and
Graphics/Wood
Partners/Alta Newnan
Crossing
Newnan, GA (Preliminary)
ANC Exterior Ids v1

- ☐ Concept
☒ Preliminary
☐ Production

1

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right side elevation



left side elevation
Secondary ID - 1
Qty: 1
Site:



end view

Colors & Finishes

Colors shown here are not actual color match. Colors are shown for reference only. Colors are subject to change without notice. Colors are shown for reference only. Colors are subject to change without notice. Colors are shown for reference only. Colors are subject to change without notice.

- C1 SW 6244 Naval
- C2 White
- C3 SW 6341 Red Cent
- C5 Black
- S1 Beibien EW-121 Bitter Elm
- S2 Brick TB.D

Construction Specifications

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

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Management Company Wood Partners

Property Name & Address
Alta Newnan Crossing
Marion Road
Newnan, GA 30263

Opportunity Number
65583

Denyse Representative
Alex Eisen/Amey P.

Designer
Kc

Date
02.22.2025

Revision Date
02.26.2025 Kc

1

Filepath
V:\Drawings and
P\Projects\Wood
Partners\Alta Newnan
Crossing
Newnan GA\Preliminary\
ANC Exterior Ida v1

- Concept
- Preliminary
- Production

2

Scale
3/4" = 1'-0"



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Management Company
Wood Partners

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

Opportunity Number
65853

DenNyse Representative
Alex Eisen/Amy P.

Designer
KC

Date
02/22/2025

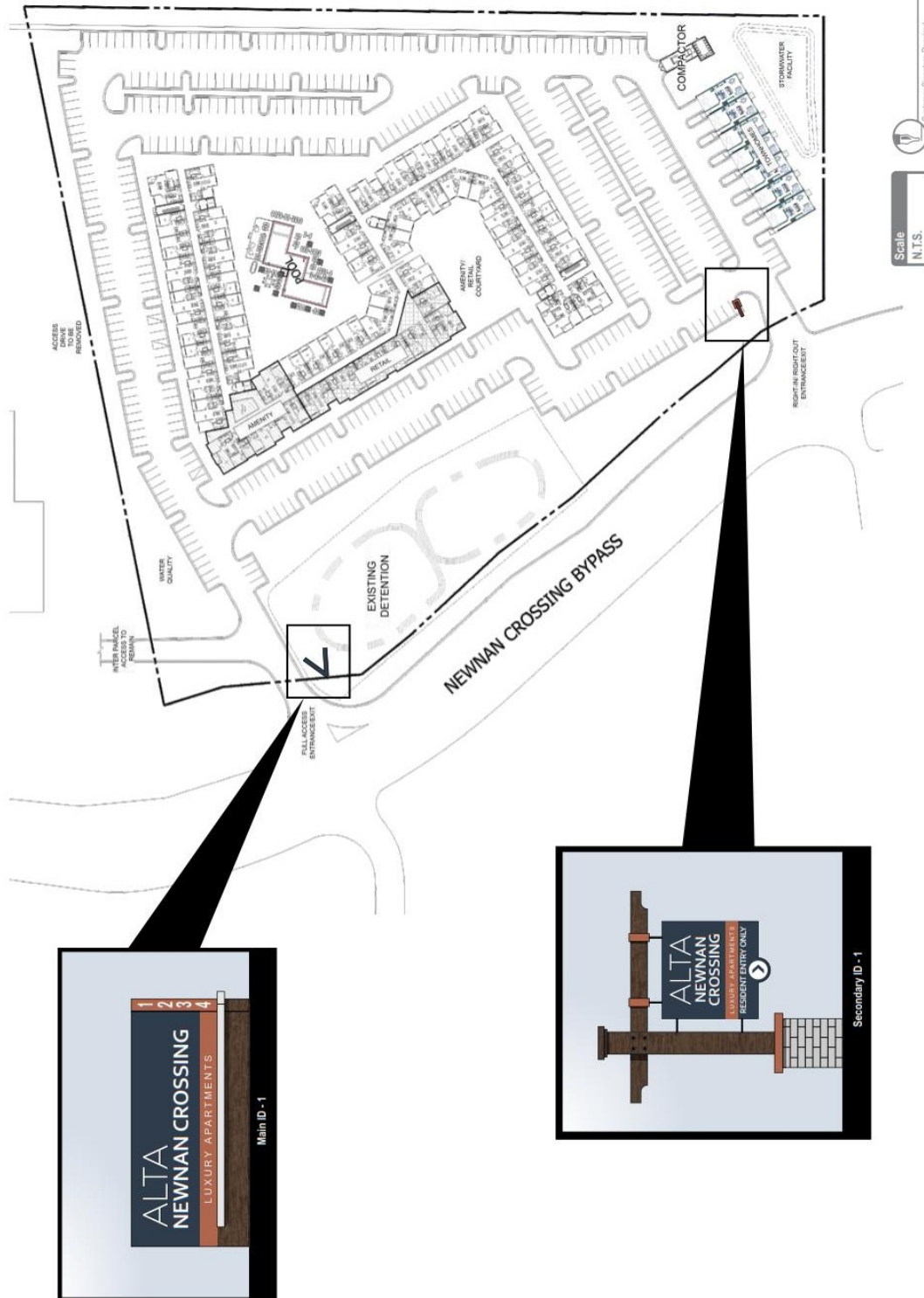
Revision Date
02/26/2025 KC

1

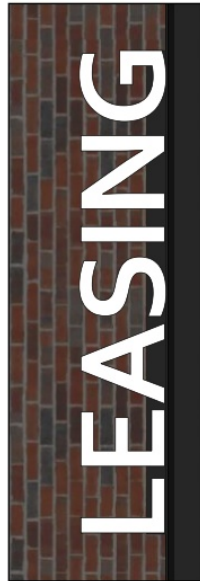
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Graphics\Wood
Partners\Alta Newnan
Crossing -
Newnan GA\Preliminary\
ANC Exterior Ids v1

○ Concept
● Preliminary
○ Production

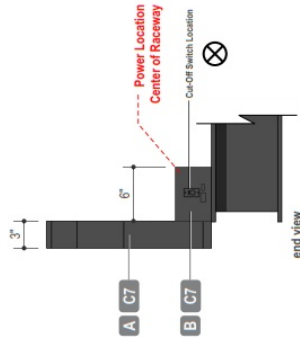
3



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evening view typical

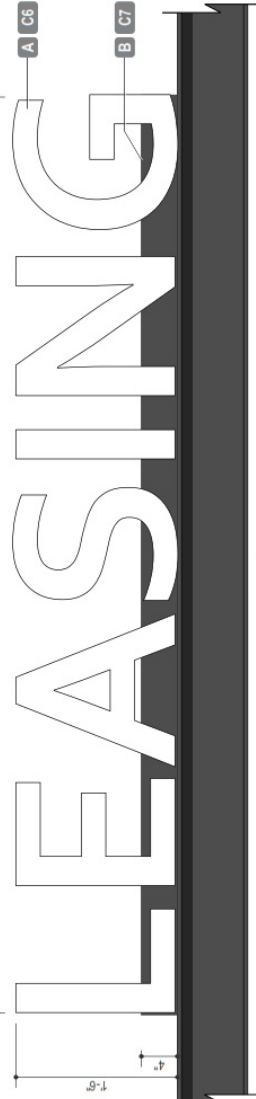


NOTE: Feasibility of design is dependent on canopy load-bearing and structural limitations. If existing canopy is unsuited for alterations required for load bearing/mounting of depicted design, revision of specifications, size, and/or placement will be necessary.

SIZE AND COPY TO VARY

8'-6"

EXAMPLE ONLY



front elevation
Letter Set - 1
Qty: 7
Site:

**NOTE: Power provision to be coordinated with architect/G.C.
NOTE: Mounting provision T.B.D. pending survey.**



Customer Signature Required

Colors & Finishes

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

- C2** ☐ White
- C6** ☐ White (Translucent)
- C7** ☐ To Match Existing Awning
- L1** ☐ 6500K White LEDs

Construction Specifications

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

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Management Company
Wood Partners

Property Name & Address
Alta Newman Crossing
Melitosh Pkwy
Newman, GA 30263

Opportunity Number
65853

DeNyse Representative
Alex Eisen/ Amy P.

Designer
KC

Date
02.22.2025

Revision Date
02.26.2025 KC



Flanagan
V/Drawing and
Graphic/AMW
Partners/Alta Newman
Crossing -
Newman GA(Preliminary)
ANC Exterior Ids v1

- ☐ Concept
- ☒ Preliminary
- ☐ Production

4

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TENTATIVE LAYOUTS

LEASING

Qty: 1
Site:

RETAIL A

Qty: 1
Site:

RETAIL C

Qty: 1
Site:

RETAIL E

Qty: 1
Site:

RETAIL B

Qty: 1
Site:

RETAIL D

Qty: 1
Site:

RETAIL F

Qty: 1
Site:

front elevation
Letter Set - 1
Qty: 7
Site:

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Management Company
Wood Partners

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

Opportunity Number
65853

DenNyse Representative
Alex Eisen/ Amy P.

Designer
kc

Date
02.22.2025

Revision Date
02.26.2025 kc

1

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Graphics\Wood
Partners\Alta Newman
Crossing -
Newnan\GA\Preliminary\
ANC Exterior Ids v1

☐ Concept
☒ Preliminary
☐ Production

5

Scale
1/2" = 1'-0"



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More Information Required
Please contact your account manager for more information or if you require additional information.





HORNE & GRIFFIS, P.C.
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Newnan, Georgia 30264
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MELISSA D. GRIFFIS (GA, AL)

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

February 28, 2025

VIA HAND DELIVERY

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

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

Dear Ms. Dunnivant:

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

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

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

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

Ms. Tracy Dunnavant
February 28, 2025
Page 2

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

Yours Truly,

A handwritten signature in blue ink, appearing to read "Melissa D. Griffis". The signature is fluid and cursive, with a large initial "M" and "D".

Melissa D. Griffis
Attorney for Wood Partners

MDG/bw
Enclosures

TAB 1

Application to Amend the Zoning Map



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant WP South Acquisitions, LLC

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

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

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

Mailing Address 111 Beaver Ridge Drive, Elgin, SC 29045

Telephone _____

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

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

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

Present Zoning Classification: CCS Proposed Zoning Classification: MXD

Present Land Use: undeveloped land

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

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

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

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

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

zoning district to allow for development of this unique parcel. The MXD zoning will allow for mixed uses, including _____
residential in the area.

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

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

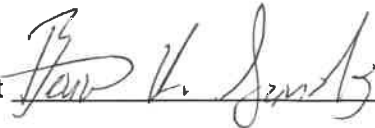
***Regarding Community Impact Studies (when required), the applicant needs to contact the Planning department to request that staff initiate the will serve letters to service providers at least 15 business days prior to filing the rezoning application. Additionally, the applicant must also provide a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

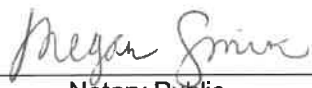
11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
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

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

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

Sworn to and subscribed before me this
25 day of February, 20 25

Signature of Applicant 


 Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

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

 DATE OF TRANSMITTAL TO CITY COUNCIL: _____
 CITY COUNCIL DECISION (DATE): _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Names & Addresses of Property Owners Within 250 Feet

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

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

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

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

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

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

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

TAB 3

Legal Description of the Property

LEGAL DESCRIPTION

OVERALL TRACT

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

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

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

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

LEGAL DESCRIPTION

TRACT 1

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

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

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

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

LEGAL DESCRIPTION

TRACT 2

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

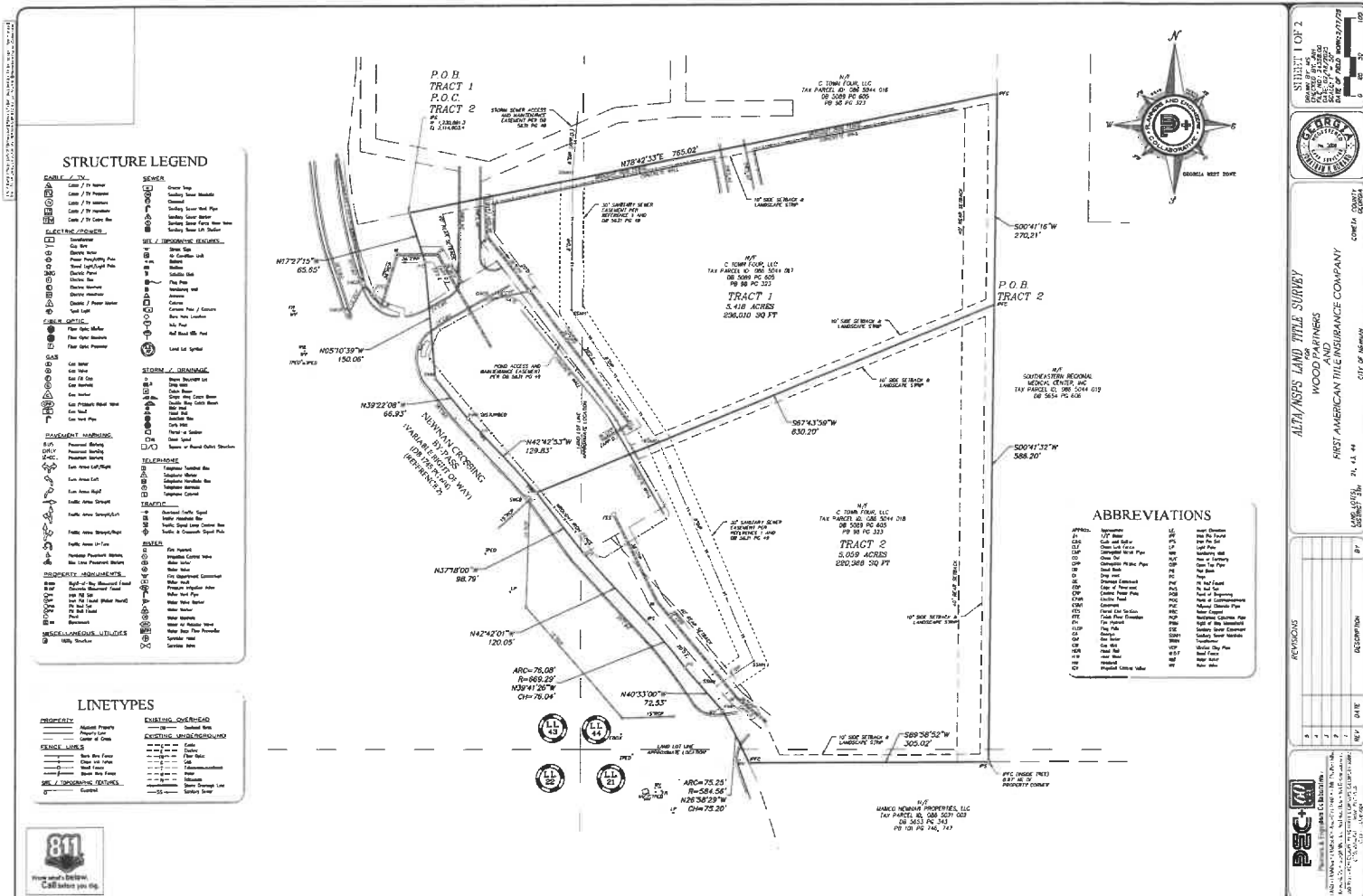
To find the TRUE POINT OF BEGINNING COMMENCE at a set 1/2 inch rebar with cap, said rebar having coordinates of North 1,230,881.3 and East: 2,114,803.4, coordinates based on NAD83 State Plane Coordinate system, Georgia West zone, said rebar located on the northeasterly right of way line of Newnan Crossing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

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

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

TAB 4

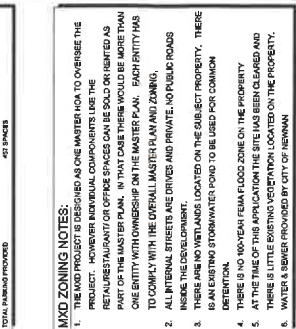
Certified Plat

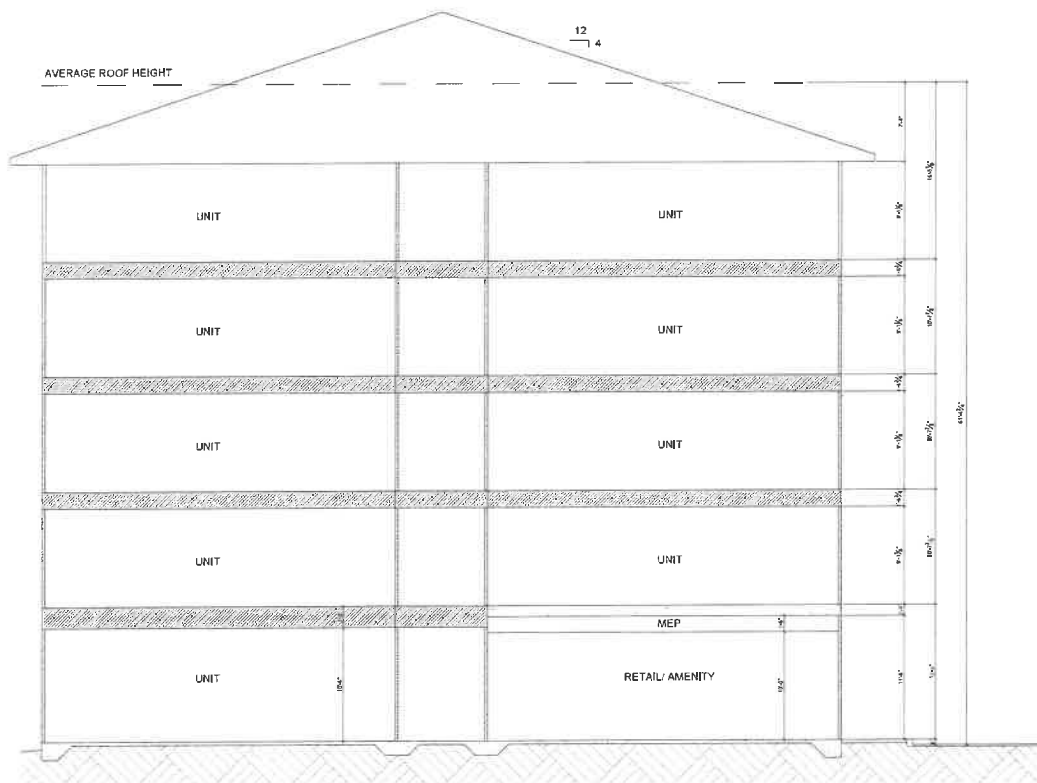




TAB 5

Conceptual Plan





BUILDING HEIGHT DIAGRAM
SCALE: 1/8" = 1'-0"



**GEHEBER
LEWIS
ARCHITECTS**

1110 W. Peachtree Street, N.W.
Atlanta, Georgia 30309
404.525.1234
www.geheberlewis.com

FILE # DATE DESCRIPTION

REF	DATE	DESCRIPTION

STAMP

CLIENT

WOOD PARTNERS
3715 NORTHSIDE PKWY.,
SUITE 4000
ATLANTA, GA 30327

PROJECT

**NEWMAN CROSSING
BYPASS**
NEWMAN CROSSING BYP
NEWMAN, GA 30065

DRAWING TITLE

**BUILDING HEIGHT
DIAGRAM**

DATE

10/1/15

10/1/15

10/1/15

10/1/15

10/1/15

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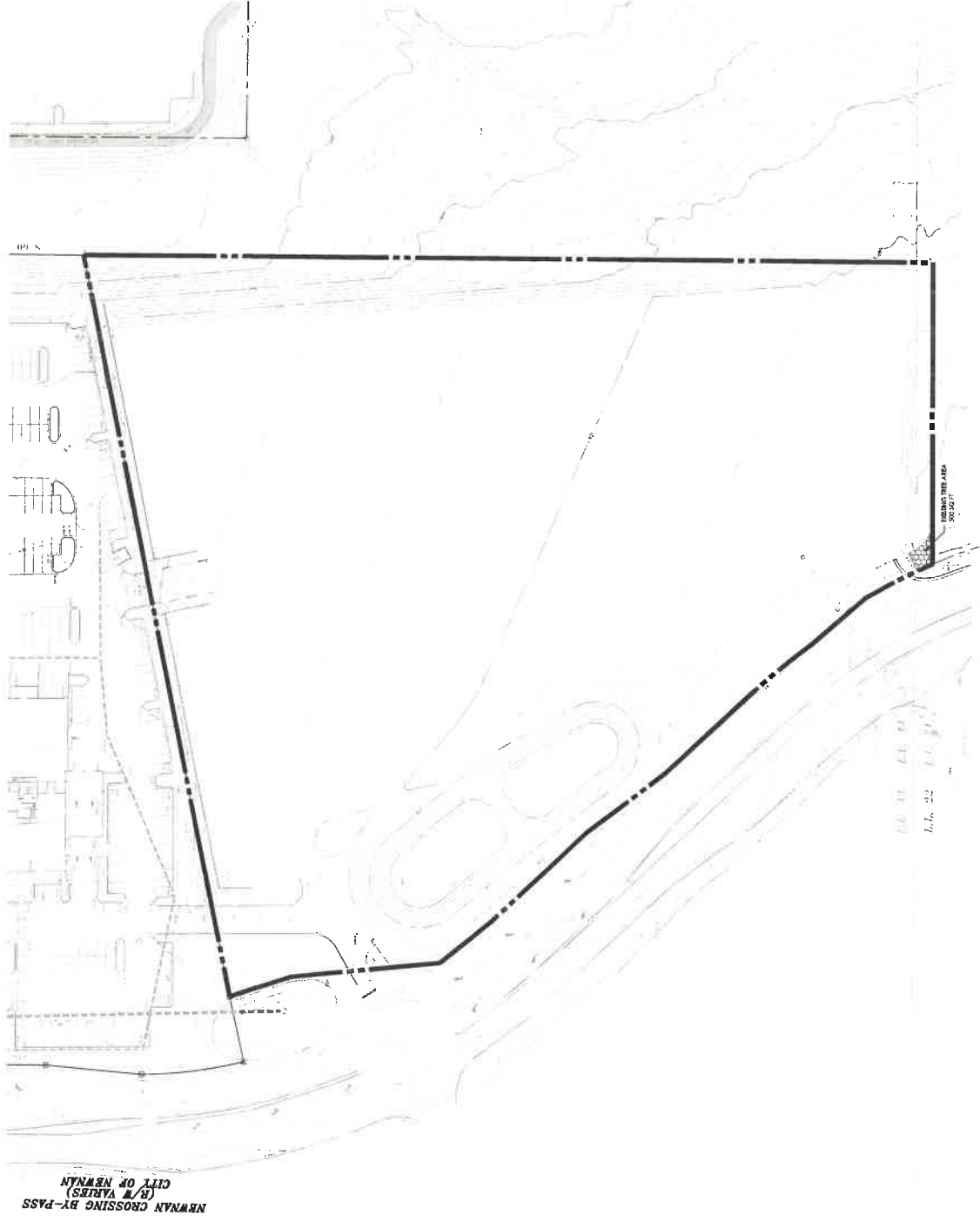
10/1/15

10/1/15

TAB 6

Preliminary Tree Management Plan







360 STUDIO
LANDSCAPE
ARCHITECTURE
A Division of
 360 RESEARCH COURT
 FARMINGTON, CT 06030
 TEL: 860.442.1234
 FAX: 860.442.1235
 C: 770.451.2741
 P: 770.451.2742
 PC@360STUDIO.COM

NEWNAN CROSSING STAYS
 NEWNAN, GA 30052
 PREPARED BY:
 JAMES W. HARRIS, JR., P.E.
 DATE:
 01.28.2015
 DRAWN BY:
 JAMES W. HARRIS, JR., P.E.
 CHECKED BY:
 JAMES W. HARRIS, JR., P.E.
 SCALE:
 1" = 50'
 TOTAL AREA:
 243,58.00
 PRELIMINARY:
 NOT TO BE RELEASED
 FOR CONSTRUCTION

TPR.1
 PRELIMINARY TREE
 MANAGEMENT PLAN
 - EXISTING
 CONDITIONS

KEY:

○	PRESERVE TREES TO BE PRESERVED
×	PRESERVE TREES TO BE REMOVED
⊗	NON-PRESERVE TREES (NPT) TO BE REMOVED
⊗	NON-PRESERVE TREES (NPT) TO BE SAVED
○	CIR OF PRESERVE TREES TO BE PRESERVED
○	CIR OF PRESERVE TREES TO BE REMOVED
□	TREE PROTECTION FENCE
□	LIMIT OF DISTURBANCE
▨	CLEAR IMPACT AREA
▩	TREE SAVE AREA

EXISTING CONDITIONS NOTE

SITE HAS PREVIOUSLY BEEN CUT EXCEPT FOR 360
 SITE HAS PREVIOUSLY BEEN CUT EXCEPT FOR 360
 SPECIMEN SECURITIES FOR A TOTAL OF 34. 37
 SPECIMEN SECURITIES FOR A TOTAL OF 34. 37
 DURING THE LIP PERMIT



NEWNAN CROSSING BY-PASS
 (N/W VARIES)
 CITY OF NEWNAN



360 STUDIO
LANDSCAPE
ARCHITECTURE

360 RESEARCH COURT
FARMINGTON, CT 06030
CITY: 860.641.2741
FAX: 860.641.2742
WWW.360STUDIO.COM

360 RESEARCH COURT
FARMINGTON, CT 06030
CITY: 860.641.2741
FAX: 860.641.2742
WWW.360STUDIO.COM

**NEWMAN
CROSSING**

511 NEWMAN CROSSING BYPASS
BURLINGTON, VT 05401

WOOD PARTNERS

3111 NORTH BAYVIEW AVE
SUITE 400
ALBANY, NY 12212

BLAKE BERRY
ARCHITECTS

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

PROJECT: 243.58.00

SCALE: 1" = 10'

DATE: 01.22.2015

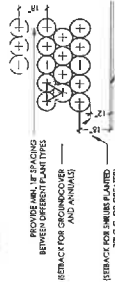
PROJECT: 243.58.00

SCALE: 1" = 10'

GENERAL PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE.
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21. ALL PLANTS MUST BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE.
22. ALL PLANTS MUST BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE. PLANTS SHOULD BE SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE.

NOTE:
ALL SHRUBS AND GROUNDCOVER PLANTS TO BE
SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE.
SPECIALLY SELECTED TO SUIT THE SITE AND CLIMATE.



TYPICAL PLANT SPACING

1" = 10'

TREE PLANTING ON (2:1) SLOPE

1" = 10'

SHRUB AND GROUNDCOVER PLANTING ON SLOPE

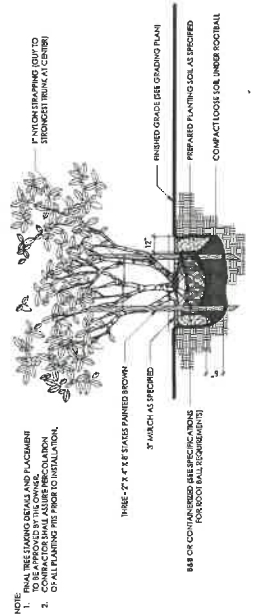
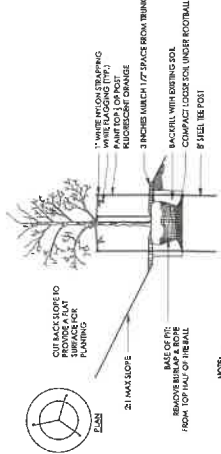
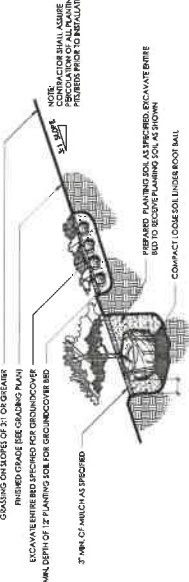
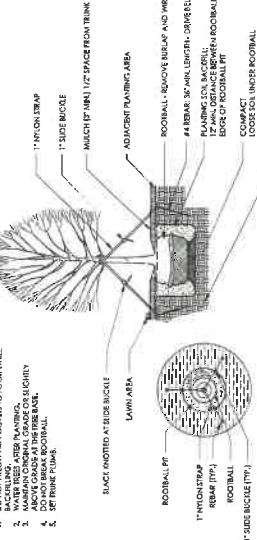
1" = 10'

SHRUB AND GROUNDCOVER PLANTING

1" = 10'

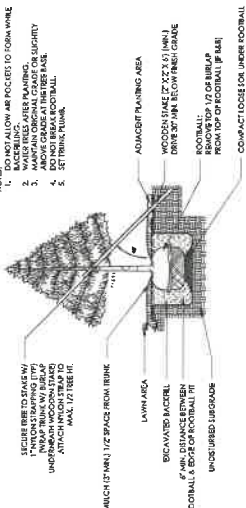
LARGE TREE PLANTING

1" = 10'



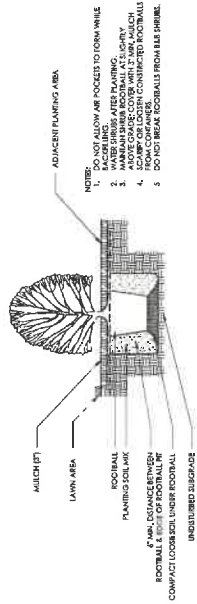
MULTI-TRUNK PLANTING

1" = 10'



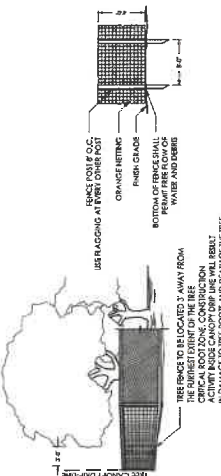
EVERGREEN TREE PLANTING

1" = 10'



SPECIMEN SHRUB PLANTING

1" = 10'



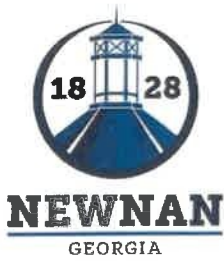
**TREE PROTECTION AREA
KEEP OUT**

THE FOLLOWING TREE SHALL BE PROTECTED BY ALL PERSONS
AND VEHICLES. NO TRUCKS, TRAILERS, OR OTHER EQUIPMENT
SHALL BE ALLOWED TO ENTER THE PROTECTION AREA.
NO TRUCKS, TRAILERS, OR OTHER EQUIPMENT SHALL BE
ALLOWED TO ENTER THE PROTECTION AREA. NO TRUCKS,
TRAILERS, OR OTHER EQUIPMENT SHALL BE ALLOWED TO
ENTER THE PROTECTION AREA. NO TRUCKS, TRAILERS,
OR OTHER EQUIPMENT SHALL BE ALLOWED TO ENTER THE
PROTECTION AREA. NO TRUCKS, TRAILERS, OR OTHER
EQUIPMENT SHALL BE ALLOWED TO ENTER THE PROTECTION
AREA. NO TRUCKS, TRAILERS, OR OTHER EQUIPMENT
SHALL BE ALLOWED TO ENTER THE PROTECTION AREA.

TREE PROTECTION FENCE

1" = 10'

TPR.3



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.

TAB 7

Proffered Conditions



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

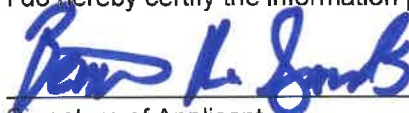
Please list any written proffered conditions below:

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

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

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

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


Signature of Applicant

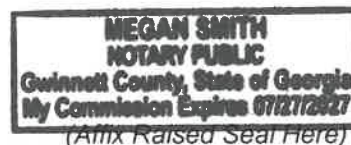

Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

 2/26/25
Signature of Notary Public 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:

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

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

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

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

Signature of Applicant

Melissa D. Griffis

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date

Brynn E. Wooten 2/26/25



(Affix Raised Seal Here)

TAB 8

Disclosure of Campaign Contributions & Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

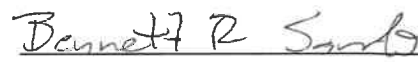
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐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

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

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

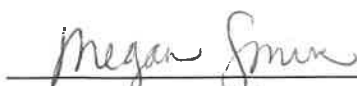
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant


Type or Print Name and Title

Signature of Applicant's Representative

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

 2/25/25
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 B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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

Signature of Applicant

Melissa D. Griffis

Type or Print Name and Title

Melissa D. Griffis, Attorney

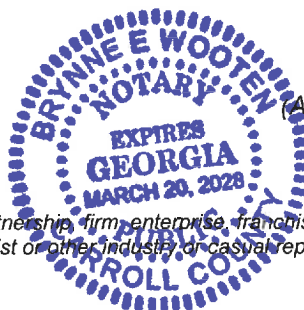
Type or Print Name and Title

Signature of Applicant's Representative

Bryne E. Wooten 2/26/25

Signature of Notary Public

Date



(Affix Raised Seal Here)

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.

TAB 9

Property Owner's Authorization



City of Newnan, Georgia

Attachment C

Property Owner's Authorization

NEWMAN
GEORGIA

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

Name of Property Owner C Town Four, LLC

Telephone Number _____

Address of Subject Property 521 & 531 Newnan Crossing Bypass

Newnan, GA 30263

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

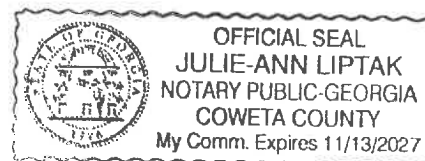
C Town Four, LLC


Signature of Property Owner

Personally appeared before me

Bill McDaniels

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



(Affix Raised Seal Here)


Notary Public

2/25/2025
Date

TAB 10

Attorney's Authorization

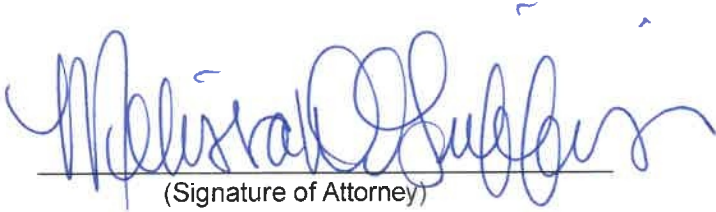


City of Newnan, Georgia
Attachment D

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 Melissa D. Griffis, Esq.

Address 32 South Court Square

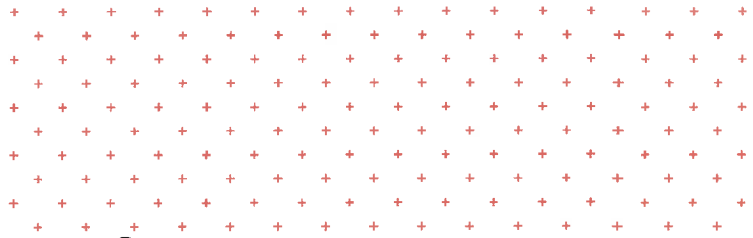
Newnan, GA 30263

Telephone (770) 253-3282

Date 2-26-2025

TAB 11

Community Impact Assessment



Community Impact Assessment

To: Tracy Dunnivant, City of Newnan Planning and Zoning Director

From: Hayley Todd, Zoning Manager, PEC+

Date: February 26, 2025

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

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

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

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

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

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



ROADS AND STREETS

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

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

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

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

Newnan Crossing Bypass and Ashley Park Boulevard

SR 34 and Newnan Crossing Bypass

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

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

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



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



NEWNAN POLICE DEPARTMENT

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

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

NEWNAN FIRE DEPARTMENT

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

NEWNAN UTILITIES

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

COWETA SCHOOL SYSTEM

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

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

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

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



TAX REVENUE

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

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

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

OTHER BENEFITS TO THE CITY OF NEWNAN

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

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



ATTACHMENTS

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



ATTACHMENT A PRELIMINARY SITE PLAN



ATTACHMENT B
LETTER FROM NEWNAN POLICE DEPARTMENT



01/30/25

Reference: McIntosh Development

Dear Tracy,

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

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

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

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



ATTACHMENT C
LETTER FROM NEWNAN FIRE DEPARTMENT



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

January 30, 2025

Dear Haley,

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

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

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

Kind Regards,


Stephen Brown



ATTACHMENT D LETTER FROM NEWNAN UTILITIES



January 27, 2025

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

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

Ms. Todd,

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

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

1. Sanitary Sewer:

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

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

- 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", with a stylized flourish at the end.

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



ATTACHMENT E TAX PARCEL DATA FROM QPUBLIC

Coweta County, GA

Summary

Parcel Number	086 5044 018
Location Address	531 NEWNAN CROSSING BYP
Legal Description	5.060 AC TR 3 LL 43 44 LD 5
	(Note: Not to be used on legal documents)
Tax District	NEWNAN 08 ANNEX (District 08)
Millage Rate	23.218
Acres	5.06
Homestead Exemption	No (S0)
Landlot/District	44 / 5

[View Map](#)

Owner

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

Land

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

Sales

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

Valuation

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

Assessment Notices

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

2023 Assessment Notice (PDF)

2024 Assessment Notice (PDF)

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

Coweta County, GA

Summary

Parcel Number	086 5044 017
Location Address	521 NEWNAN CROSSING BYP
Legal Description	5.419 AC TR 2 LL 43 44 LD 5
	(Note: Not to be used on legal documents)
Tax District	NEWNAN 08 ANNEX (District 08)
Millage Rate	23.218
Acres	5.42
Homestead Exemption	No (S0)
Landlot/District	44 / 5

[View Map](#)

Owner

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

Land

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

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/8/2020	5089 605	98 323	\$2,235,617	QUALIFIED VACANT	GEORGIA HEALTHCARE PROPERTIES LLC	C TOWN FOUR LLC
6/26/2013	3972 339		\$11,379,492	QUALIFIED VACANT	NEWNAN CROSSING PARTNERSHIP	GEORGIA HEALTHCARE PROPERTIES LLC
1/4/2011	3647 307		\$0	F/C - VACANT	FOURTH QUARTER PROPERTIES 133	NEWNAN CROSSING PARTNERSHIP
3/20/2009	3442 778		\$21,558,718	QUALIFIED MULTIPLE	NEWNAN CROSSING PARTNERSHIP	FOURTH QUARTER PROPERTIES 133 LLC
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12/5/1986	419 574		\$0	UNKNOWN STATUS		LOWER FAYETTEVILLE A
			\$0	UNKNOWN STATUS		STEVENS DALTON & CAR

Valuation

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

Assessment Notices

- 2021 Assessment Notice (PDF)
- 2022 Assessment Notice (PDF)
- 2023 Assessment Notice (PDF)
- 2024 Assessment Notice (PDF)

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

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Developed by
 SCHNEIDER
GEOSPATIAL



ATTACHMENT F
LETTER FROM COWETA SCHOOL SYSTEM

Coweta County School System

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

January 27, 2025

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

RE: Letter of Impact 521/531 Newnan Crossing Bypass

Ms. Todd,,

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

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

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

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

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

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools

Coweta Committed to Student Success



The City of Newnan, Georgia

Office of the City Engineer

March 3, 2025

City Engineer Review

REZONING REQUEST

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

Environmental:

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

Transportation:

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

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

Respectfully,

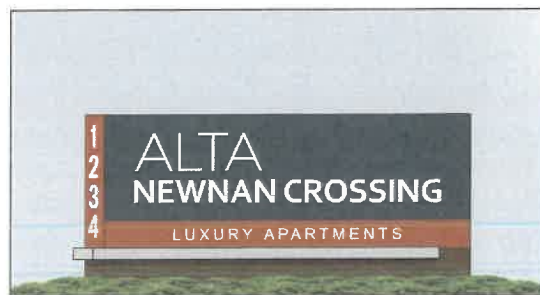
Michael Klahr

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

TAB 12

Signage Package

Project: Alta Newnan Crossing - Wood Partners
 Location: Newnan, GA
 Date: 02.22.2025
 Scale: 1/2" = 1'-0"



Colors & Finishes

- C1 SW 6244 Ivoire
- C2 White
- C3 SW 6341 Red Cent
- C4 Matthews Brushed Aluminum
- S1 Babian EW-1211 Bitter Elm

Construction Specifications

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

DENSE

10100 N. 10th St.
 Suite 100
 Newnan, GA 30283
 770.251.7446
 densestudio.com

Item	Description	Quantity	Unit	Notes
1	Aluminum Cabinet	1	ea	
2	Acrylic Panel	1	ea	
3	Aluminum Tubing	1	ea	
4	Acrylic Panel	1	ea	
5	Aluminum Tubing	1	ea	

Management Company
 Wood Partners

Property Address
 Alta Newnan Crossing
 McIntosh Place
 Newnan, GA 30283

Opportunity Number
 65853

Designer/Architect
 Alex Essensky P.

Designer
 kc

Date
 02.22.2025

Revision Date
 02.22.2025

Rev	Description
1	Initial Design
2	Revised Design
3	Final Design
4	Construction Documents
5	As-Built Documents

Placard
 V/D Drawings and Graphics/Wood Partners/Alta Newnan Crossing - Newnan GA/Preliminary/ANC Exterior Ide v1

- ☐ Concept
- ☒ Preliminary
- ☐ Production

1

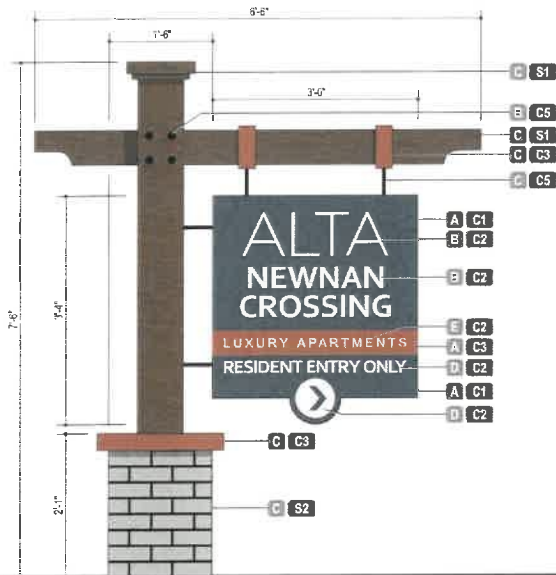


Scale
 1/2" = 1'-0"

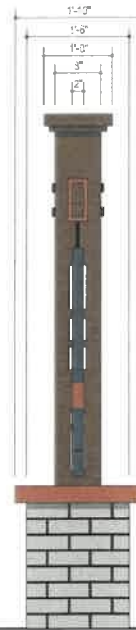




right side elevation



left side elevation
Secondary ID - 1
Qty: 1
Site:



end view

Colors & Finishes

- C1 SW 6344 Havel
- C2 White
- C3 SW 6341 Red Dirt
- C5 Black
- S1 Belben EW-1211 Oliver Elm
- S2 Brook T.B.D.

Construction Specifications

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

DENYSE

10101 Denyse Lane
Suite 100
Newman, GA 30263

Phone: 404.885.1111

Fax: 404.885.1112

Email: info@denyse.com

Website: www.denyse.com

Denyse is a leading provider of custom signage and graphics for commercial and residential applications.

Our team of experienced designers and installers will work closely with you to create a custom solution that meets your needs and budget.

Denyse is committed to providing exceptional customer service and ensuring that every project is completed on time and to the highest quality.

For more information, please contact us today at 404.885.1111.

Denyse is a proud member of the International Sign Association (ISA).

Denyse is also a member of the National Association of Sign Manufacturers (NASM).

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Denyse is also a member of the National Association of Sign Manufacturers (NASM).

Denyse is a leading provider of custom signage and graphics for commercial and residential applications.

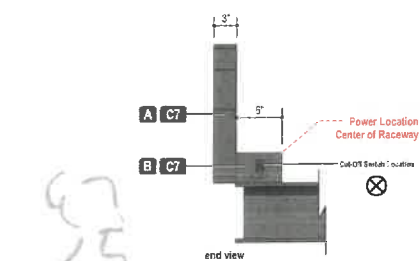
Our team of experienced designers and installers will work closely with you to create a custom solution that meets your needs and budget.

Denyse is committed to providing exceptional customer service and ensuring that every project is completed on time and to the highest quality.

For more information, please contact us today at 404.885.1111.



1. The proposed signage is intended to be installed on the existing canopy structure. The proposed signage is intended to be installed on the existing canopy structure.

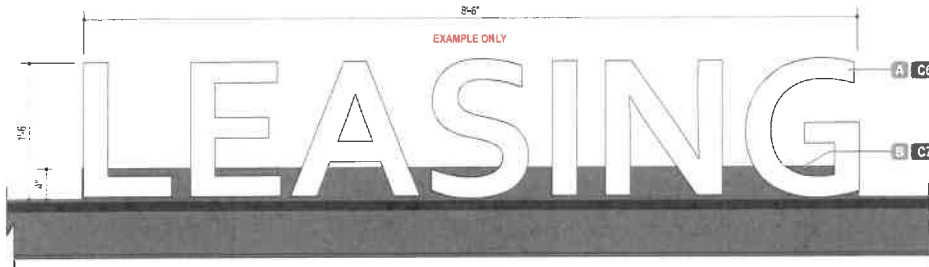


evening view typical

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

SIZE AND COPY TO VARY
8'-6"

EXAMPLE ONLY



front elevation
Letter Set - 1
Qty: 7
Site:

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

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

Colors & Finishes

- C2 ☐ White
- C6 ☐ White (Translucent)
- C7 ☐ To Match Existing Awning
- L1 ☐ 6503K White LEDs

Construction Specifications

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

DENYSE

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TENTATIVE LAYOUTS

LEASING

Qty: 1
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RETAIL A

Qty: 1
Site:

RETAIL B

Qty: 1
Site:

RETAIL C

Qty: 1
Site:

RETAIL D

Qty: 1
Site:

RETAIL E

Qty: 1
Site:

RETAIL F

Qty: 1
Site:

front elevation
Letter Set - 1
Qty: 7
Site:



DENYSE

1000 S. 10th St.
Newman, GA 30253
404.287.0445
denyse.com



Map of the Community
Wood Parkways

Property Name: A/Cross
Alta Newman Crossing
McIntosh Hwy
Newman, GA 30253

Owner: Wood Parkways
65653

Design: Wood Parkways
Alex Eisen/Amey P.

IC

02.22.2025

Revision Date



File Path:
V:\Drawings and
Graphics\Wood
Parkways\Alta Newman
Crossing -
Newman, GA\Preliminary\
ANC Exterior Ibs v1

☐ Concept
☒ Preliminary
☐ Production

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DENYSE

2100 N. 1st St.
Atlanta, GA 30309
404.523.9441
denyse@denyse.com

Drawn By	W. Wood
Check By	W. Wood
Scale	1/8" = 1'-0"
Sheet No.	1
Total Sheets	1
Project No.	1
Revision	1

Wood Partners

Property Name & Address
Alto Newman Crossing
McNash Pkwy
Newman, GA 30263

Operating Number
65853

Call to Action
Alex E. Smith

Project
10

30.22.2025

Revision Date
01.26.2025

Revision	Description
1	Initial

Project
V:\Drawings and
Graphics\Wood
Partners\Alto Newman
Crossing -
Newman, GA\Preliminary
ANC Exterior 10 v1

0 - Concept
1 - Preliminary
2 - Production

6



Letter Set - 1
Qty: 7
Site:



More Information Required
Please contact your account manager for more information.

Scale
1/8" = 1'-0"



TAB 13

Renderings





TAB 14

Stormwater Renderings



360STUDIO
LANDSCAPE
ARCHITECTURE

PEC+

Planners & Engineers
Collaborative

NEWNAN CROSSING BYPASS
CITY OF NEWNAN, GA

STORMWATER CONCEPT





TAB 15

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.