



NEWNAN

GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for June 10, 2025 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. June 10, 2025, Meeting Minutes
3. Public Hearings
 - a. Public Hearing - Proposed zoning ordinance amendments pertaining to Model Homes and Short-Term Rental properties
 - b. Public Hearing - Rezoning Request by Greg K. Rogers – RZ2025-05; 20.0119± acres on Roscoe Road (Tax Parcel #073B 010); Annexation Request by Greg K. Rogers – Annex2025-03; 1.1994+/- acres on State Route 34 Bypass (a portion of Tax Parcel #073B 033) and 0.4996+/- acre on Roscoe Road (a portion of Tax Parcel 073B 032)
4. Other Business
 - a. Certificate of Appropriateness Request - 32 Jackson Street
 - b. Certificate of Appropriateness Request - 15 Jackson Street
 - c. Certificate of Appropriateness Request - 140 East Broad Street
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

May 13, 2025
7:00 p.m.

Commissioners Present: Joe Crain Jr, Katie Frost, Fred Hamlin, Clay McEntire, John Pulicare, Alton West, Anne Yancey

Commissioners Absent: None

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

CALL TO ORDER

Chairman West called the meeting to order at 7:03 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman West asked if everyone reviewed the March 11, 2025, meeting minutes. Commissioner Pulicare made a motion to approve the minutes as drafted. Commissioner Frost seconded the motion.

MOTION CARRIED (7-0)

PUBLIC HEARINGS

Proposed changes to the zoning ordinance pertaining to language being used to describe manufacturers of alcoholic beverages

Senior Planner, Dean Smith, presented this proposal to simplify the language regarding alcoholic beverage manufacturers. He explained that the distinction between types of manufacturers lies

with volume. Micro-producers typically produce 15,000 or less barrels per year. More large-scale manufacturers produce 15,000 barrels or more per year.

This would create two classes for Alcoholic Beverage Manufacturers:

- Class 1 – 15,000 or less barrels per year
- Class 2 – 15,000 barrels or more per year

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

Chairman West opened a public hearing and asked if anyone had questions or comments.

Commissioner Frost asked if we currently have anyone who produces more than 15,000 per year. Mr. Smith replied that we do not.

With no further questions or comments, Chairman West closed the public hearing and Commissioner Hamlin made a motion to recommend approval of the proposed zoning ordinance amendments. Commissioner McEntire seconded the motion.

MOTION CARRIED (7-0)

Annex 2025-01 – Council Initiated Annexation of an Unincorporated Island 3.02± acres located at 423 Jefferson Street (Tax Parcel #086 5055 0022) Requested zoning of RU-7

Planning and Zoning Director, Tracy Dunnivant, presented this case regarding the annexation of 423 Jefferson Street. She stated that Van Mottola had approached the Council about having this property connected to the city sewer system. The current septic system has failed, and there is an existing sewer line in front of the property. The tract is surrounded by parcels within the city limits and is classified as an unincorporated island. The owner is agreeable to an RU-7 zoning designation.

Ms. Dunnivant presented the standards for consideration. As the property is surrounded by city parcels and RU-7 would be consistent with the surrounding area, staff feels this zoning designation is suitable. Traffic impacts are projected to be minimal. RU-7 would allow less units per acre than the current R-2 zoning, which would be less impactful on the surrounding area. Police, Fire, and Newnan Utilities state that development of this land would have minimal impact. Furthermore, the county has no intent to object. Staff would like to recommend approval of this annexation with the two following conditions:

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

Chairman West opened a public hearing and asked Van Mottola to come forward. Mr. Mottola stated that this annexation was not anticipated so soon. He discussed the septic system failure and the need to tie into the city sewer system. Mr. Mottola further stated that RU-7 would be appropriate. He also questioned if 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 the development in Platinum Point. Mr. Mottola explained that he has looked at possibly town homes and/or single family detached houses.

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 given neighboring zoning and uses.

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

Chairman West asked if there was anyone else who would like to speak in favor or opposition. With no one coming forward, Chairman West closed the public hearing and Commissioner McEntire made a motion to recommend approval of the annexation with an RU-7 zoning designation and staff's two conditions. 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. He stated 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 waived 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, limited to 32 units, limited to three rental units, and have a walking trail. Mr. Smith added that city landscape architect, Mike Furbush, reviewed and approves this plan.

Chairman West opened a public hearing on the rezoning request. 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 to warrant a traffic light. Mr. 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 of the homes. Mr. Jones stated that it will not.

Mr. 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 confirmed the information on rentals versus ownership for clarification.

With no further questions or comments, Chairman West closed the public hearing and Commissioner McEntire made a motion to recommend approval with staff's 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. Mr. 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 opened a public hearing and asked the applicant to come forward. Melissa Griffis came forward and discussed the multiple documents and exhibits depicting the final project. She stated that her client has 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. Ms. Griffis presented 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 prior development, when opened. That number is now eight, as many have moved on to homeownership. He further discussed the mixed-use nature of Ashely Park, making an ideal area to combine retail and apartments. Mr. Sands believes that younger renters are attracted to the amenities of the area.

Chairman West asked if anyone would like to speak in favor of or against this item. With no one coming forward, Chairman West closed the public hearing and asked the commissioners for questions or comments.

Commissioner Frost inquired about the canned letter response from the school system and what numbers have been previously seen in these letters. She added that East Coweta High School is showing at 108% capacity. Ms. Griffis stated that these letters do not usually show a percentage. Ms. Dunnivant stated that the percentage is a recent addition. Mr. Sands stated that he does not believe there will be many high school students in the proposed complex.

Commissioner Pulicare inquired about the 458 parking spaces. He felt this was putting the cart before the horse in regard to traffic impacts. Mr. Cole stated that Mr. Klahr wasn't overly negative regarding the impact.

Chairman West inquired what makes this a minor arterial road. Mr. Cole replied that it could be because it is a four-lane road. Ms. Dunnivant stated that the city uses the GDOT classification system for the roads. Commissioner Frost discussed the traffic report presented with the assessment. Ms. Griffis stated that Mr. Wilburn completed the study and Mr. Klahr was satisfied. Commissioner McEntire asked if the traffic would be one way. Commissioner Hamlin asked if there was a blind spot in the area. Commissioner Yancey pointed out that the report shows several accidents estimated. Commissioner McEntire again asked if this is one way in and out. Ms. Griffis confirms this.

Commissioner Frost inquires about the current occupancy of a prior complex. Mr. Sands replies 93%. Commissioner Hamlin asks what the fill rate of apartments in the area are currently. Mr. Smith replied 80-90% around a year and a half ago.

Commissioner Hamlin asks where the restaurants will be located. This area is pointed out in the plans by Mr. Cole. Mr. Sands states that he would like to see a fitness complex or a dry cleaner. There would not be pawn shops, only tenants of value.

Commissioner Hamlin asked what the community cost is versus what will be generated. Ms. Dunnavant replied that staff only does that for annexations and have not compiled that information. Commissioner Hamlin stated that this could be a burden on the police and fire departments. Ms. Griffis stated that there will be a sprinkler system.

Commissioner Crain stated that there are approved apartments that are not being built. We want apartments for Coweta residents, not people who commute and do not live their lives here. He further states that there are other rental opportunities without milking our resources. Mr. Sands states that people want the lifestyle of Newnan. They start out as renters and become homeowners. We want to create a walkable lifestyle for doctors and nurses. We pay impact fees to support those services. Mr. Cole stated the amount collected in impact fees for this type of development. This was confirmed by Mr. Smith.

Commissioner Frost stated that she has serious concerns with 37 units per acre.

With no further questions or comments, Commissioner Frost made a motion to recommend denial of the rezoning request. This motion was seconded by Commissioner Yancey.

MOTION CARRIED (7-0)

OTHER BUSINESS

Certificate of Appropriateness – 6 Perry Street – Foundation Church

Senior planner, Dean Smith, presented this case. Foundation Church would like to request a change in exterior building materials from the previously approved Certificate of Appropriateness. They would like to exchange the use of brick for stucco, which is an allowable material. The only consideration today is the replacement of brick with hard stucco.

Commissioner Yancey asked if this is a cost issue. Jeremy Brown, a representative of the church, confirmed this. With cost savings of around \$100,000.

There was discussion regarding the percentage of stucco used, and could brick be used for part of the exterior. Mr. Brown reiterated that they are trying to save on the costs.

Commissioner McEntire wanted to be sure that we are not setting a bad precedent. Mr. Smith stated that it does meet the standards of the downtown area. Mr. Crain stated that he believes all stucco would be a mistake.

The commissioners decided they would like the church to amend their renderings to incorporate more brick and less stucco.

With no further questions or comments, Commissioner Crain made a motion to approve the revised COA conditioned upon the final design incorporating more brick accents and with staff approving the final revisions. This motion was seconded by Commissioner Frost.

MOTION CARRIED (7-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 9:08 p.m. on a motion from Commissioner Frost and seconded by Commissioner Crain.

MOTION CARRIED (7-0)

Chairman West



City of Newnan, Georgia – Planning Commission

Date: June 10, 2025

Agenda Item: Public Hearing - Text Amendment to Zoning Ordinance pertaining to model homes and short-term rentals.

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

Purpose: During the Council retreat on March 27 and 28, 2025, the City Council discussed the potential for amending the zoning ordinance on specific items. On April 15, 2025, the Council authorized staff to proceed with crafting ordinance changes. These proposed ordinance amendments are presented as below.

Background:

1. Amend the zoning ordinance to increase the number of “model homes” in new subdivisions from 1 or 1 per phase, to 3. The basis behind this amendment is that the PDR zoning requires 3 different housing types and our current ordinance only allows one model home, or one model home per phase, if the subdivision is a phased development.
2. Develop an ordinance to regulate Short-Term Rentals (STR). A potential ordinance was previously discussed in 2018, but that time, City Council opted to table regulating Short-Term Rentals until a later date. Since that time, the City has seen more STRs open within the City and it may be beneficial to regulate such uses for the protection of neighborhoods and the safety of persons staying in the STR

Attached are proposed changes. Both changes would be to Article 3 of the zoning ordinance.

➤ **Model Homes** – proposed new language is **highlighted and in bold**

- Amend Article 3, Section 3-86, (c), as follows:

(c) Model Sales Homes.

Model sales homes shall be allowed within a new residential development subject to approval by the Building Official as a temporary use provided that:

(1) The model sales home is located on a lot that was approved by the City as part of the subdivision or development, or a model sales home may be permitted prior to subdivision under the following conditions:

a. No more than one unit per residential development or proposed phase shall be allowed **except for planned residential developments (PDR) that have multiple types of housing. Approved planned residential developments can have up to three (3) model sales homes. In PDR developments, each model sales home shall represent a different type of residential product offered with the development.**

b. A sales unit agreement providing for a limitation on the amount of time such a unit may be located on un-subdivided property and that the unit may not be sold until the unit is located on a platted lot shall be executed.

- c. The home will be converted to residential use after it is used as a sales office;and
 - d. Only one informational ground sign is erected on the property, with a height no greater than 42 inches and a surface area no greater than 15 square feet.
- (2) Model sales homes may be approved for a period of up to 3 years. This period may be renewed for additional 6 month periods, for good cause shown, upon approval of a written request for such an extension by the Building Official. Imposing other requirements as he or she deems necessary should be done to avoid adverse impacts that the use as a model sales home may have on adjacent properties or the community as a whole. If at any time the model sales home fails to comply with the provisions of this section, the Planning Director may revoke approval of the model sales home.

➤ **Short-Term Rentals**

- Short-Term Rentals will be added as a new section to Article 3, under Section 3-14, to be entitled, Residential Accessory Uses – Short-Term Rentals. The 2018 proposed ordinance has been augmented and the changes added in 2025 are **highlighted and in bold**

Section 3-14: -Residential Accessory Uses-Short-Term Rentals

(1). Definition: A Short-Term Rental is an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for no more than 30 days. A residential dwelling includes all housing types with the exception that the use excludes group or congregate living or lodging uses.

(2). Stipulations

a. Advertisements promoting a property as a residential short-term rental shall constitute prima facie evidence of the operation of a residential short-term rental dwelling unit.

b. A Short-Term Rental Certificate must be obtained from the City of Newnan’s Planning & Zoning Department:

(1). A certificate shall be valid for one year and must be renewed annually effective the first of January of the following calendar year.

(2). A certificate is non-transferable should the property be sold.

(3). Each short-term rental property must have a separate certificate

c. The owner/operator of a short-term rental property must also obtain an Occupation Tax Certificate from the City of Newnan.

d. The property owner must designate an individual to serve as a rental agent to respond to issues associated with short-term rentals. The agent can also be the property owner.

e. Within the Historic Residential Overlay Districts, no more than 20% of homes within each district shall be used as short-term rentals.

f. Tenants must be a least 25 years of age to enter into a contractual arrangement with the owner/operator of a short term rental dwelling.

- g. Properties containing both a principal residential dwelling and accessory residential dwelling, shall only use one residential structure as a short-term rental, not both.
- h. Properties in residentially zoned districts must provide sufficient off-street parking to accommodate both residents and/or guests.
- i. Short-term rentals are conditionally permitted in all residential zoning districts and zoning districts where residential units are permitted.

(3). Definitions

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bedroom shall mean an attached room which is intended, arranged, or designed to be occupied by one or more persons primarily for sleeping purposes.

City shall mean Newnan, Georgia.

Garbage shall mean and include all waste and accumulation of animal, fruit, or vegetable matter that attends or results from the preparation, use, handling, cooking, serving or storage of meats, fish, fowl, fruit, vegetable matter of any nature whatsoever, which is subject to decay, putrefaction, and the generation of noxious and offensive gases and odors, or which may serve as breeding or feeding materials for flies and or germ-carrying insects. Garbage, for the purposes of this Section, shall also include recyclable materials and rubbish, as defined in the City of Newnan's Code of Ordinances.

Guest shall mean anyone who has a home address somewhere other than where he or she is spending the night and other than where he or she pays a fee for accommodations.

Innkeeper shall mean any person who is furnishing for value to the public any room(s), lodging, or accommodations.

Local contact person/rental agent shall mean a person, firm or agency representing an owner or owners of a short-term rental who has access and authority to assume operational management of the short-term rental and take remedial measures.

Noise regulations shall mean those regulations contained in the Official Code of City of Newnan.

Occupancy, transient, shall mean occupancy or use by a paying guest or tenant for a period of not more than 30 consecutive days or by the offering or advertising of a residence as being available in whole or in part to be used for such occupancy. Such occupancy is characteristic of short-term rentals or other establishments, by whatever name called.

Operator shall mean any person operating a short-term rental (as defined in this section) in the city limits of Newnan, GA, including but not limited to the owner or proprietor of the premises, lessee, lender in possession, or any other person otherwise operating a short-term rental.

Owner shall mean a person or entity that holds legal and or equitable title to private property.

Premises shall mean and include all physical buildings, appurtenances, parking lots, and all property owned and/or used by and for the short-term rental.

Private shall mean intended for or restricted to the occupants and or guests of the short-term rental; not for public use.

Rental term shall mean the period of time a person rents or leases a short-term rental.

Short-term rental shall mean any residential property, facility, or structure used for transient occupancy

providing overnight lodging and accommodations for not more than 30 consecutive days.

Special event or private function shall mean an organized activity for profit or non-profit having as its purpose entertainment, recreation and or education, including but not limited to a festival, party, reception, celebration or assembly.

(4). Procedure

- a. Every person engaging in or about to engage as an operator of a short-term rental shall immediately apply for a certificate with the Planning and Zoning department on the forms provided by the same. Persons engaged in such operations must apply for a permit no later than 60 days after this regulation becomes effective; but such grace period for registration after the effective date of this regulation shall not relieve any person from the obligation of payment or collection of any required fees nor meeting the requirements of this section on and after the date of imposition thereof. The required certificate hereunder shall set forth the name under which the operator transacts business, and other such information as would be required by the Planning and Zoning department. The certificate application shall be signed by the owner if a natural person, by a member or partner in case of ownership by partnership, an officer in the case of corporation, or an agent acting on behalf of the property owner.
- b. A separate certificate will be required for each individual location of a short-term rental.
- c. Short-Term Rentals are approved administratively by the City's designee. A Short-Term Rental Certificate shall include, at a minimum, the following:
 - (1). A report from a certified Home Inspector verifying that the rental unit is in compliance with life safety and habitability codes **when applied initially and for each renewal.**
 - (2). Name, phone number and email address of the rental agent/local contact who is available 24 hours a day, seven days a week, to respond to complaints regarding the operation or occupancy of the short-term rental unit/property. **The owner must immediately notify the Planning and Zoning department, in writing, upon a change in the local contact person or the local contact person's telephone number. The new, revised contact name and phone number must be posted in the guest areas of the short-term rental before occupants can rent the short-term rental.**
 - (3). A notarized statement signed by the owner or operator that the short-term rental will be in compliance with these regulations.
 - (4). Proof of ownership
 - (5). Proof of insurance
 - (6). Evidence short-term rental property/ies are enrolled with City of Newnan's trash contractor.
 - (7). Copy of Short-Term Rental Agreement used by the owner/operator. **This agreement shall contain, at a minimum, notices to occupants regarding the City of Newnan's noise ordinances, special event prohibitions, prohibition on sub-leasing and notice that failure to vacate the premises for violating the agreement will be considered trespassing and thus subject to criminal prosecution.**

(8). Affidavit of Adjacent Property Owner Notification. The applicant of a short-term rental shall provide, in writing, notice to adjacent property owners within 250 feet, a local telephone number, name and address of a rental agent/property manager who will accept and handle complaints immediately relating to tenant activities. **If this contact person changes, then a new affidavit of adjacent property owners notification must be mailed within 10 days of any change in the contact person.**

(9). Certificates are issued to the applicant and do not carry with the land or premises. No certificate issued pursuant to this section shall be transferrable from one person to another. Any violation of this section shall constitute due cause for probation, suspension or revocation of the certificate.

(5). Rental Unit Conditions

- a. Each short-term rental must provide sufficient off-street parking on paved surfaces for residents and/or guests.
- b. Maximum occupancy is limited to 4 adults per dwelling unit with up to two bedrooms. For dwelling units with three or more bedrooms, the number shall not exceed 2 adults per bedroom.
- c. The Short-Term Rental Agreement used by the owner/operator must include the following provisions:
 - All trash will be promptly and properly disposed of within 12 hours of the departure of a guest.
 - That the owners/operators and guests will comply with the City of Newnan's noise ordinance.
 - If the property is not within the Central Business District, the following provision must be added: No on-street parking for guests will be allowed
 - 24 hour contact
 - A statement from the tenant stating that he/she will use their best efforts to assure that the use of the premises by short term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.

c. Accommodation standards

- **All swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code as adopted and amended by the Georgia Department of Community Affairs and the City of Newnan Ordinances.**
- **No exterior alterations may be made to a residence to indicate that it is being used as a short-term rental. House numbers shall be visible from the public street at all times.**
- **No advertising shall be visible from the street or from adjoining properties.**
- **No recreational vehicles or trailers shall be used as a short-term rental.**
- **Only a bedroom as defined herein shall be used for overnight sleeping quarters.**
- **Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.**

- Except where there is only one bedroom, bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
- Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
- Every bedroom shall have at least six (6) square feet of floor to ceiling heated closet space, and for each permissible occupant over two, there shall be an additional four (4) square feet in the above described closet; however, if such space is lacking, an amount of space equal in square footage to the deficiency shall be subtracted from the area of the bedroom space used in determining permissible occupancy.
- No space located totally or partially below grade shall be used as a bedroom unless the total openable window area for allowing the entrance of outside light is equal to at least five (5) square feet and there are no pipes, ducts, or other obstructions less than six feet eight inches from the floor level which interfere with the normal use of the room or area.
- Short-term rental premises must be maintained in compliance with standards contained within the City of Newman's Ordinances.

d. Operating Standards

- Each operator of a short-term rental is required to keep a guest registry containing guest names, dates of occupancy, city of permanent residency, and description and license plate number of the vehicle they are using. Each operator of a short-term rental shall keep for a period of at least 30 days the above-described register. Said records shall be made available for examination by the City or any authorized law enforcement agency upon operator or owner of such short-term rental being presented with a warrant to provide such information, or immediately upon exigent circumstances.
- Operators of short-term rentals shall not be permitted to serve food to guests for sale or otherwise and no food preparation, except beverages, is permitted within individual bedrooms.
- The certificate number shall be included on all advertisements for the short-term rental. Special events or private functions are not permitted at short-term rentals. For the purposes of defining a special event, in addition to the definition contained herein, no more than 2 times the number of maximum overnight sleeping occupancy shall be permitted on the premises at any time.
- The operator shall not permit any occupant to sublet the premises and shall notify occupants of this prohibition in the guest occupancy agreement.

(6). Compliance

a. All complaints shall proceed as follows:

- The complaining party shall first attempt to communicate with the designated contact person/rental agent on the affidavit of adjacent property owner's notification.

- The designated contact person/rental agent shall respond promptly to the complaint, regardless of the time of day and make reasonable efforts to remedy any situation that is out of compliance with the conditions of the short term rental uses or in which a violation of City ordinances exist.

b. If the issue or source of the complaint continues unabated, the complaining party must provide a written complaint to the City of Newnan's designee responsible for approving short-term rentals. The complaint shall include a description of the informal and formal attempts that have been made to resolve the complaint with the property's designated contact person/rental agent.

c. Three violations of this article within a 12-month period are grounds for review by the City of Newnan's designee responsible for approving short-term rentals to determine if the short-term rental certificate should be revoked or suspended.

d. A permit for a short-term rental may also be revoked or suspended if the property is engaged in any prohibited activities listed herein.

e. Appeals of short-term rental permit decisions made by the City of Newnan's designee responsible for approving short term rentals pertaining to compliance/complaint issues shall be made to the City Manager.

(7). Prohibitions

a. No signage on the rental property.

b. No vehicle parking on grass or lawns in front of a residence shall be permitted.

c. The short-term rental property shall not be advertised or promoted as an event center.

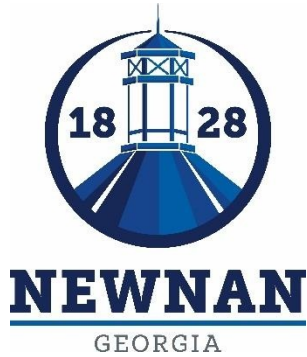
d. No exterior or interior alterations shall be made for the express purpose of adding guest rooms to the short-term rental facility.

e. Other uses which violate the City of Newnan's Code of Ordinances.

(8). Exemptions

a. Rental Units located within the Central Business District (CBD) are exempt from the on-street parking prohibition and are able to park within appropriately marked on-street parking spaces.

Recommendation: If the Planning Commission is of the mindset to recommend these revisions, staff will prepare the ordinance amendments for the City Council to consider.



City of Newnan, Georgia – Planning Commission

Date: June 10, 2025

Agenda Item: Rezoning Request – RZ2025-05; 20.0119± acres on Roscoe Road (Tax Parcel #073B 010)

Annexation Request – Annex2025-03; 1.1994+/- acres on State Route 34 Bypass (a portion of Tax Parcel #073B 033) and 0.4996+/- acre on Roscoe Road (a portion of Tax Parcel 073B 032)

Prepared and Presented by: Chris Cole, Senior Planner

Purpose:

Greg K. Rogers has applied for the rezoning of 20.0119± acres on Roscoe Road (Tax Parcel #073B 010). The request is to rezone the subject property from CGN (General Commercial District) to RU-7 (Urban Residential Single-Family Dwelling – High Density District) for the purpose of constructing 61 fee-simple single-family detached homes.

Greg K. Rogers is also requesting the annexation of a portion of Tax Parcel # 073B 033 on State Route 34 Bypass (which contains 1.1994+/- acres) and a portion of Tax Parcel 073B 032 on Roscoe Road (which contains 0.4996+/- acre) into the city limits. These tracts will be combined with the existing 20.0119± acre tract that is seeking rezoning for the development of 61 single-family detached homes. These properties are adjacent to the aforementioned 20.0119+/- acre tract and are eligible to pursue annexation. The resulting total project size will be 21.71+/- acres as demonstrated on the concept plan. The proposed development will feature natural greenspace and planting areas.

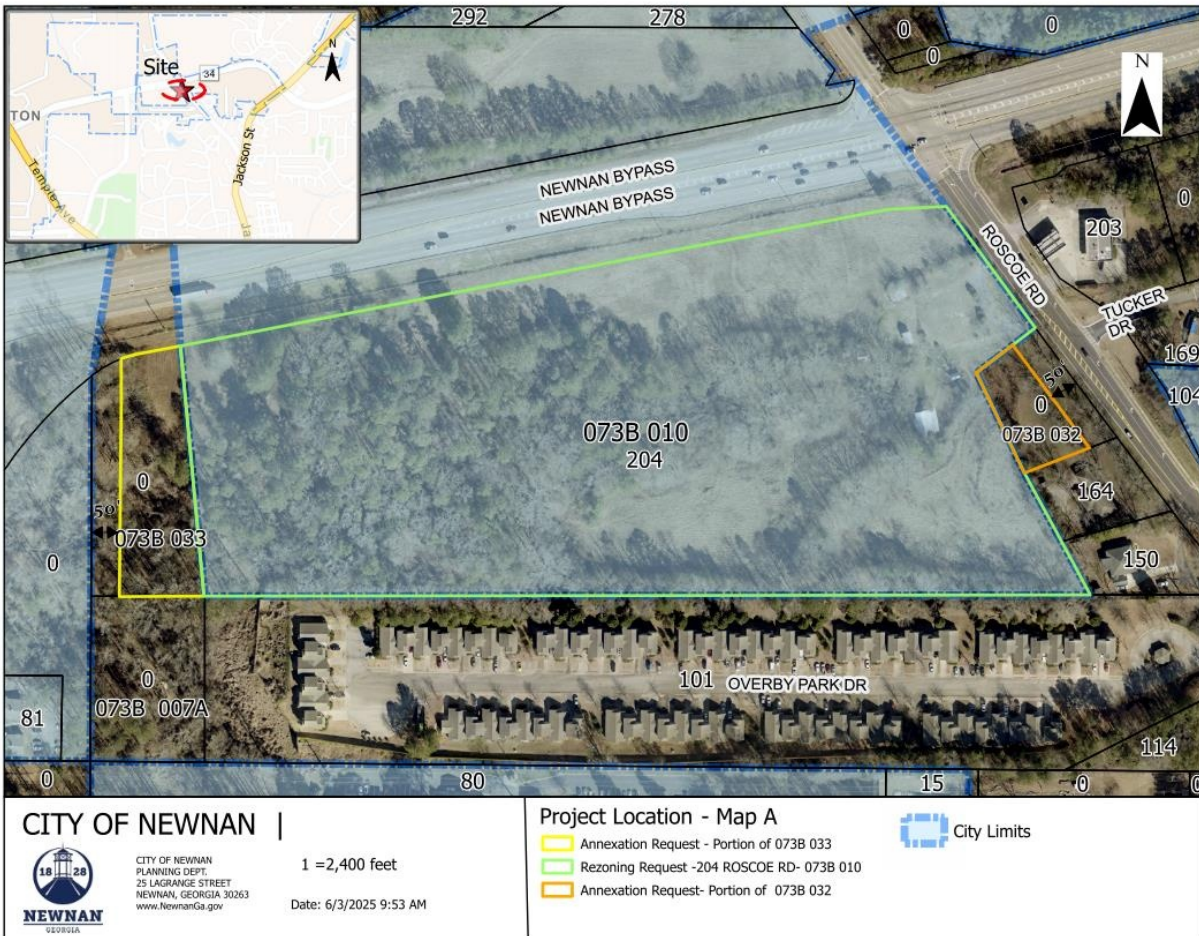
Since the tracts seeking annexation are part of the proposed project, the applicant has asked that both items be heard by the Planning Commission at the same time. Due to the interrelated nature of these two applications, staff has decided to do a single staff report to better explain the requests.

REZONING and ANNEXATION ASSESSMENT

APPLICANT INFORMATION:

Greg K. Rogers
4240 Martin Luther King Jr. Drive SW
Atlanta, GA 30336

SITE INFORMATION:



Tax Parcel 073B 010 (Rezoning Request) – This parcel was rezoned to CGN (General Commercial) with conditions by the City in 2010. A previous rezoning application and annexation application were also reviewed and denied by the City Council on August 23, 2022. Those applications were for 135 fee-simple townhomes. The same rezoning parcel as the current case was part of the 2022 rezoning application (Portion of Tax Parcel 073B 010). Staff Note – At that time, Tax Parcel 073B 010 was a larger parcel and located on both sides of State Route 34 Bypass. One of the current annexation parcels was also part of the 2022 application (Portion of Tax Parcel 073B 033).

Regarding the current rezoning request, there are two structures remaining on this property that were formerly used in conjunction with the farm/residence. These structures will be removed. The remainder of this property is undeveloped. The petitioner is requesting a zoning designation of RU-7 (Urban Residential Single-Family Dwelling – High Density District) to allow for the parcel’s combination with the adjacent 1.1994± acre tract and the adjacent 0.4996±/- acre tract to develop 61 fee-simple single-family detached homes. This property is shown as Emerging Missing Middle Residential on the City’s Future Land Use Map. This category is for areas identified as medium-density residential (between 4 and 7 units per acre) allowing for a variety of housing products, including single-family homes, duplexes, triplexes, quadplexes, cottage homes, and small apartment buildings.

Portion of Tax Parcel 073B 033 (Annexation Request)

As shown on the map above, Tax Parcel 073B 033 is located along the State Route 34 Bypass. The tract is currently under the County’s jurisdiction, is zoned RC (Rural Conservation), and is shown as Employment Center Character Area on the County’s Future Land Use Map. According to the current Coweta County Comprehensive Plan, Employment Center Character Areas provide opportunities to expand the County’s economic base and recruit employers who offer professional office, retail management, trade, and tech jobs, which allow employees to advance in their careers while remaining in Coweta County.

This vacant parcel abuts the 20.0119+/- tract. The petitioner is requesting a zoning designation of RU-7 (Urban Residential Single-Family Dwelling – High Density District) to allow for the parcel’s combination with the adjacent tract for the development of 61 fee-simple single-family detached homes. The reason only a portion of this parcel is being requested for annexation is that the applicant intends to let remain in the County a 50-foot strip on the western side of the property in order not to “landlock” the parcel directly to the south (Tax Parcel # 073B 007A – owned by LDO Coweta LLC). The 50-foot strip will remain as HOA greenspace. Staff Note – Please see the attached Project Location Map A to see the 50-foot strip that will remain in unincorporated Coweta County from the annexation of Tax Parcel 073B 033.

Portion of Tax Parcel 073B 032 (Annexation Request)

As shown on the map above, Tax Parcel 073B 032 is located along Roscoe Road. The tract is currently under the County’s jurisdiction, is zoned RC (Rural Conservation), and is shown as *Employment Center Character Area* on the County’s Future Land Use Map. Please see above for the definition of Employment Center Character Area.

This vacant parcel abuts the 20.0119+/- tract. The petitioner is requesting a zoning designation of RU-7 (Urban Residential Single-Family Dwelling – High Density District) to allow for the parcel’s combination with the adjacent tract for the development of 61 fee-simple single-family detached homes. The reason only a portion of this parcel is being requested for annexation is that the applicant intends to let remain in the County a 50-foot strip along Roscoe Road in order not to “landlock” the unincorporated parcels directly to the east of the subject property across Roscoe Road (these unincorporated parcels are roughly bound by Roscoe Road, State Route 34 Bypass, Jackson Street, and Phillips Street). The 50-foot strip will remain as HOA greenspace. Staff Note – Please see the attached Project Location Map A to see the 50-foot strip that will remain in unincorporated Coweta County from the annexation of Tax Parcel 073B 032. Also, please see the attached Project Location Map B to see the properties across Roscoe Road.

OVERVIEW OF REZONING REQUEST:

Greg K. Rogers has applied for the rezoning of 20.0119± acres located on Roscoe Road (Tax Parcel 073B 010). The request is to rezone the subject property from CGN to RU-7 for the purpose of constructing 61 fee-simple single-family detached homes on public roads. RU-7 allows 4 dwelling units per acre with a minimum lot size of 7,500 square feet (for detached dwellings). According to an email from the applicant’s representative Jim Mottola on June 2, 2025, there will be a maximum of 10% allowed as rentals.

Sample facades have been provided in the packets. The homes will be fee-simple and consist of one or two stories. The homes will be constructed with masonry and Hardie board (including the accents). All the homes will exceed 2,000 square feet (proposed \$390,000 home) with a maximum of 3,200 square feet (proposed \$550,000 home). The Minimum Principal Living Space requirement for RU-7 zoning is 1,600 square feet. The residential density will be 2.8 units per acre. This density is under the required maximum density of 4 units per acre in RU-7 zoning. There are also no common recreational area requirements for the proposal since it will be under 75 lots. In addition, a mail kiosk is planned for the residents. The applicant has also provided greenspace (including the preservation of the natural landscape) and park areas as shown on the Proposed Land Use Plan.

The development will also be required to have two entrances per the City's Subdivision Regulations since there are more than 25 lots being proposed. Staff Note – As shown on the Proposed Land Use Plan, one of the entrances along Roscoe Road (the entrance closest to the intersection with State Route 34 Bypass) will be gated and designed for public safety access. This gated access is allowed by the City. All 61 homes are proposed to be on the rezoning tract except for Lot 1 and portions of Lot 2, 35, 36, and 37.

The minimum required open space per dwelling unit is 1,000 square feet. This would equate to a required 61,000 square feet of open space for the proposed 61 lots. The applicant proposes 244,000 square feet of open space. This equates to approximately 25.8% of the proposal dedicated to open space. The requirement in RU-7 zoning for maximum building lot coverage is 50% of the lot area. The applicant's proposed building lot coverage is 40% thus meeting the requirement.

Regarding how conditions have changed that renders the zoning map designation invalid and no longer applicable, the applicant stated, "CGN traffic and intensity, plus restricted access to Bypass would create unsafe patterns, volume and visual/noise impact on current residential corridor." Regarding the proposed zoning map change being an extension of an existing adjacent zoning district and explaining why the proposed extension should be made, the applicant stated, "RU-7 District would extend and complement existing residential uses/lifestyle on all abutting properties (none Commercial)."

Regarding the explanation as to why this property should be placed in a different zoning district than all adjoining property, as well as answering how does this property differ from adjoining property and why should it be subject to different restrictions, the applicant stated, "RU-7 request, while also residential, proposes for less density plus common area greenspace and separation; compatible with existing County zoning as single family residential, detached, sustainable product and values."



OVERVIEW OF ANNEXATION REQUEST:

Greg K. Rogers is requesting the annexation of a portion of Tax Parcel # 073B 033 on State Route 34 Bypass (which contains 1.1994+/- acres) and a portion of Tax Parcel 073B 032 on Roscoe Road (which contains 0.4996+/- acre) into the city limits. According to the Annexation application, the subject properties are undeveloped with utilities and include open, wooded farmland.

The applicant concluded in the attached Annexation Letter, “It is our request to annex two small parcels totaling only 1.699+/- acres, to be utilized as RU-7 (single-family detached homes) with a maximum yield of 61 lots at 2.8 units per acre. As currently zoned RC in the County, the small parcels have always been a part of the Whitlock holdings and are large enough to qualify for the County minimum lot size.”

The proposed annexation tract on Roscoe Road contains all of Lot 1 and a portion of Lot 2, as well as the main access entryway. The proposed annexation tract on State Route 34 Bypass contains mostly permanent greenspace, but does contain the rear of Lots 35, 36, and 37. Staff Note – The remainder of these three lots are on the rezoning tract.

The applicant added that the East and West “50 -foot strip” areas to remain in Coweta County will be owned, monitored, and maintained by the future HOA and will forever be "reserved" as Common Area greenspace (in addition to the greenspace % calculated in the RU-7 request).



STANDARDS:

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

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

Rezoning - The rezoning site is primarily surrounded by properties in unincorporated Coweta County. State Route 34 Bypass is directly north of the subject property. The property directly south is the Overby Park Townhome Community that has a zoning classification of R-2 in Coweta County. Coweta County’s R-2 (Multifamily Residential District) zoning is a multifamily residential district requiring water and sewerage service for development. To the east of the rezoning site are two single-family detached homes and a vacant tract (all located in unincorporated Coweta County). The vacant tract is part of the applicant’s annexation request. All three of these lots are zoned RC (Rural Conservation District) in Coweta County. Coweta County’s RC zoning district permits agriculture, forestry, and low density single-family residential land uses. To the west of the subject property is the vacant tract that is also included in the annexation request. For the existing residents that are adjacent to the subject property, the proposed use would provide a residential neighbor instead of a potential new commercial use that would be allowed by right with the rezoning tract’s existing CGN zoning.

Annexation - The annexation sites are vacant land primarily surrounded by undeveloped properties in the city limits and in unincorporated Coweta County. There is a single-family detached home to the south of the Roscoe Road annexation site and to the north and west of the Roscoe Road annexation site is the larger rezoning tract. The annexation tract along State Route 34 Bypass is surrounded by vacant tracts in the city limits and unincorporated Coweta County, except for one portion that adjoins the Overby Park Townhome Community. Staff believes the use of the two annexation tracts would be suitable in view of the zoning and development of adjacent and nearby properties. The annexation of both tracts will allow for a residential use instead of a possibly more intrusive commercial use.

Staff Assessment – The proposed uses for all three of the sites under review are suitable. ✓

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

Rezoning - As with most residential developments, the greatest impact on adjacent or nearby properties resulting from this rezoning would be additional traffic. Michael Klahr, Director of Engineering with the City, stated in his report, “Two entrances to the development will be required. The two entrances as shown in the concept are proposed to connect to Roscoe Road which is under the jurisdiction of Coweta County. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has been satisfied with their requirements and has so indicated to the City.” Regarding this transportation issue, Mr. Klahr added, “Please furnish a copy of any Traffic Impact Study/Statement to the City that Coweta County or the Georgia Department of Transportation may require.” According Mr. Klahr, Roscoe Road is considered an urban minor arterial and would be sufficient for the proposed dual entrances.

Annexation – Regarding the annexation sites, staff believes that the combined total size of 1.699+/- acres will have a minimal effect on the existing use or usability of adjacent or nearby properties. The adjacent and nearby properties will be benefited by the natural greenspace that will remain. The portions of both annexation sites that are not developed will also be reserved as common area greenspace.

Staff Assessment – The adverse effect is minimal due to the standards for development that the City of Newnan Engineering Department will require and the fact that a commercial site (which would be allowed as currently zoned) will not be developing on the rezoning site if the rezoning is approved. ✓

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

Rezoning – There are no substantial reasons as to why the rezoning property cannot or should not be used as currently zoned. The rezoning site is zoned CGN (General Commercial) zoning.

Annexation - The annexation properties are currently zoned RC (Rural Conservation) in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. The annexation properties could be used as currently zoned for low density single-family residential land use. Since the petitioner plans to build a total of 61 lots, he is seeking annexation and rezoning as the development would not be permitted under the County’s current regulations.

Staff Assessment – The rezoning property and the annexation properties could both be used as currently zoned. ✗

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

Rezoning and Annexation - Copies of the departmental reports have been provided with the accompanying documentation for this report. A summary of the departmental reports are as follows:

Police: Police Chief Brent Blankenship stated, “After reviewing call history that could compare to this one development, there would be a slight increase of people and vehicle traffic to the area. It would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly affecting call service and response times to other parts of the city. It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, but can be managed at current staff level.”

Fire: Fire Chief Stephen Brown stated, “I have reviewed the potential annexation and rezoning request by Greg K. Rogers. Currently we have no issues with the annexation or rezoning requests. However, upon future completion of the project, the following data information research that could potentially affect our fire department will be the following. The similar projects Harpers Farm, Belmont Park, and Brown Ridge given for comparisons showed a possible increase in call volume to approximately 100 calls a year. The concern in impact would be growth in population, traffic, 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.”

Chief Brown concluded, “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 currently do. Therefore, the impact of the proposed property may require additional equipment and manpower in the future at the Newnan Fire Department.”

Newnan Utilities: Newnan Utilities will be the electric, water, and sewer provider for the project. Scott Tolar reviewed the project and provided a letter, which is included in the agenda packet, indicating that there is ample capacity to serve this proposed facility. He added that the developer would be responsible for all costs necessary to serve the project.

Engineering: Director of Engineering Michael Klahr stated the following:
Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan.

The City of Newnan will serve as the Local Issuing Authority (LIA) for permitting land disturbing activities.

4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

Transportation:

1. Two entrances to the development will be required. The two entrances as shown in the concept are proposed to connect to Roscoe Road which is under the jurisdiction of Coweta County. Note: Roscoe Road south of State Route 34 Bypass is not State Route 70 as shown in the concept. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has been satisfied with their requirements and has so indicated to the City.
2. Please furnish a copy of any Traffic Impact Study/ Statement, to the City that Coweta County or the Georgia Department of Transportation may require.

Development Standards:

1. City of Newnan development standards for streets and sidewalks shall apply, which include the typical section with utility locations, and minimum pavement sections.
2. Standards for the Manual on Uniform Traffic Control Devices (MUTCD) shall apply.
3. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all public streets, and extended to the Right-of-Way for Roscoe Road.
4. Reference is made to the Extent of Service Policy for maintenance of any public stormwater system associated with this development.

Coweta County Schools: Ronald Cheek, Executive Director of Facilities for the Coweta County School System indicated that his department has reviewed the applications for rezoning and annexation and offered the following comments based on the information provided:

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

The proposed development would potentially contain 61 residential units. The current school district lines would place students in this neighborhood in the following locations:

Elm Street Elementary (94% Capacity), Evans Middle School (88% Capacity), and Newnan High School (80% Capacity).

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 advanced notice of a schedule for construction and planning purposes.

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

Fiscal Impact Analysis

In an effort to ascertain impact, staff conducted a fiscal impact analysis and sought comments from pertinent departments/agencies, which have been included in this report.

Methodology:

- Total # of proposed households – 61
- Average # of people per household based on US Census average for Newnan – 2.54
- Total new people added for the subdivision: $61 \times 2.54 = 155$ new persons
- Total 2024 Population based on census projections for Newnan – 44,940
- Total 2024 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 67,442

Annual General Fund Expenditures per Operating Category based on 2025 Budget:

- General Government: $\$9,843,522 / (44,940 + 67,442) = \87.59 per person;
 $\$87.59 \times 155 = \mathbf{\$13,576.45}$
- Public Safety: $\$19,292,345 / (44,940 + 67,442) = \171.67 per person; $\$171.67 \times 155 = \mathbf{\$26,608.85}$
- Public Works: $\$3,544,068 / (44,940 + 67,442) = \31.54 per person;
 $\$31.54 \times 155 = \mathbf{\$4,888.70}$
- Community Development: $\$4,193,121 / (44,940 + 67,442) = \37.31 ;
 $\$37.31 \times 155 = \mathbf{\$5,783.05}$
- Other Services (Main Street, Business Development, Carnegie Building): $\$1,038,609 / (44,940 + 67,442) = \9.24 per person; $\$9.24 \times 155 = \mathbf{\$1,432.20}$

Projected Annual Expenditures: **$\$52,289.25$**

Annual Revenues based on 2025 Budget:

- Property Taxes: Based on \$470,000 home with a 3.12 millage rate = \$586.56;
 $\$586.56 \times 61 = \mathbf{\$35,780.16}$
- Sales Tax Generated: $\$12,300,000$ budgeted / $(44,940 + 67,442) = \$109.45$ per person;
 $\$109.45 \times 155 = \mathbf{\$16,964.75}$
- Inspections and Permits: $\$529,400 / (44,940 + 67,442) = \4.71 per person;
 $\$4.71 \times 155 = \mathbf{\$730.05}$

Projected Annual Revenues for the Subdivision: **$\$53,474.96$**

Note – The applicant’s anticipated starting price point will be \$390,000 and the maximum home price will be 550,000. Staff used \$470,000 as a median amount utilizing this range.

Up Front Revenues during Construction:

- Impact Fees: $61 \times \$1,110.81$ (residential fee not including Newnan Utilities) = **$\$67,759.41$**
- Permits and Inspections: (2,600 square foot house at \$470,000) $\$1,300 \times 61 = \mathbf{\$79,300.00}$

Projected up front revenues for the subdivision: **$\$147,059.41$**

Note – The applicant’s anticipated average square footage of the units will be 2,000 square feet to 3,200 square feet. Staff used 2,600 square feet as a median measurement utilizing this range.

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

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

Rezoning – The Future Land Use Map shows the rezoning site under consideration as future Emerging Missing Middle Residential. The Comprehensive Plan describes this category as “areas identified as medium-density residential (between 4 and 7 units per acre) allowing for a variety of housing products, including single-family homes, duplexes, triplexes, quadplexes, cottage homes, and small apartment buildings.” In this case, the proposed density will be 2.8 units per acre. Though this proposed 2.8 units per acre calculation is below Emerging Missing Middle Residential starting density of 4 units per acre, it is close to that number and importantly not over the category’s maximum of 7 units per acre. The proposal also offers a range of house plans with options starting at 2,000 square feet.

Annexation - The annexation sites are outside of the city limits and therefore was not considered in the City’s Comprehensive Plan. The County’s Comprehensive Plan shows the annexation lots as Employment Center Character Area on the County’s Future Land Use Map. To summarize a portion of the Coweta County Comprehensive Plan, Employment Center Character Areas provide opportunities to expand the County’s economic base and recruit employers who offer professional office, retail management, trade, and tech jobs, which allow employees to advance in their careers while remaining in Coweta County.

Staff Assessment – The annexation lots do not meet the intent of the Coweta County Future Land Use category. It should be kept in mind, however, that these two lots only account for 1.699 acres+/- of the overall proposed development. The rezoning site does meet the intent of the Emerging Missing Middle Residential category as it offers single-family homes (though just under the category’s minimum density threshold). In addition, below are some of the Needs and Opportunities listed in the City’s Comprehensive Plan related to the need for the type of development that is being proposed:

- The City can encourage a focus on quality building materials to help ensure excellent residential products.
- There is an overall lack of available land for development purposes.
- There is potential for expansion through annexation opportunities.

Due to these factors, the proposed use is compatible with the purpose and intent of the Comprehensive Plan. ✓

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

Rezoning - The proposed zoning category of the rezoning site is RU-7. According to the Zoning Ordinance, the RU-7 district provides for higher density residential development designed to allow more walkable neighborhoods. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. High density residential areas shall be protected from low intensity non-residential development and from the encroachment of incompatible uses.

New RU-7 districts are most appropriately located adjacent to existing RU-7 districts, in areas in transition between denser residential neighborhoods and less dense neighborhoods, or in areas where the future land use map indicates would be appropriate for medium density residential uses. RU-7 districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property.

In this case, fee-simple single-family detached dwellings are the stated use and are permitted in the RU-7 zoning district. In terms of location, the proposed development site would be in a transition area between the adjacent Overby Park Townhome Community (that has a zoning classification of R-2 in Coweta County) and less dense surrounding properties. Infrastructure is also in place to serve the development.

Annexation - The annexation sites currently have the Coweta County zoning designation of Rural Conservation (RC). If approved, the annexed sites would be joined with the larger, adjacent rezoning site and share its proposed RU-7-zoning designation. Like the larger rezoning site, the proposed use of the annexation sites would be consistent with the purpose and intent of the proposed zoning district.

Staff Assessment – The proposed uses of the rezoning site and the annexation sites are consistent with the proposed zoning district. ✓

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

Rezoning - The City completed a full update of its Comprehensive Plan in 2021, which included the Future Land Use Map. The Future Land Use Map shows the rezoning site as Emerging Missing Middle Residential. In September of 2017, the City adopted a new Zoning Ordinance and corresponding Zoning Map (which showed the rezoning site zoned as CGN).

Annexation - The City completed a full update of its Comprehensive Plan in 2021, which included the Future Land Use Map. The annexation sites were not included in the City’s Comprehensive Plan, as the properties are in unincorporated Coweta County and are listed as Employment Center Character Area on the County’s Future Land Use Map.

Staff Assessment – There are no new or changing conditions that would impact the rezoning site’s future land use designation as Emerging Missing Middle Residential. There are also no new or changing conditions that would impact the annexation sites’ future land use designation (as shown in the County) or under a future City designation if approved and made part of the fee-simple single-family detached home development. ✓

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

Rezoning and Annexation - The general area where the subject properties are located primarily contains residential and commercial uses within the city limits and in unincorporated Coweta County. As mentioned earlier in this report, the rezoning site is currently zoned CGN and consists of 20.0119+/- acres. There are many intense uses that are permitted in the CGN zoning category, ranging from light automobile repair and maintenance to convenience stores that are often not ideal uses to be located next to residences. Staff believes the proposed use of a fee-simple single-family detached home development provides another residential use (with much less density) adjacent to the Overby Park Townhome Community. Across the State Route 34 Bypass, there is also CGN zoning. The idea of providing a noncommercial use for the rezoning site that is slated on the City's Future Land Use Map as Emerging Missing Middle Residential, and that is adjacent to many residences, is appropriate.

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

SUMMARY OF STAFF FINDINGS:

After assessing the projects based on the standards to be considered for rezoning and annexation requests, staff found that each of the requests meets **7 of the 8 standards**.

COWETA COUNTY RESPONSE TO THE ANNEXATION:

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City that the Coweta County Board of Commissioners voted on May 6, 2025 to file no objection to the above referenced annexation petition and provided no conditions to be included in the final ordinance if approved.

APPLICANT'S PROFFERED CONDITIONS (AS SHOWN ON THE REZONING APPLICATION AND THE ANNEXATION APPLICATION):

- Masonry & Hardie Board Construction & Accents
- Develop/Build to City's RU-7 Standards/ Lot Sizes/ Setbacks
- Single Family Residences to Exceed 2,000 Square Feet
- One and Two Story Detached; Offered Fee-Simple Sale
- The development will be limited to 61 lots (as discussed with applicant's representative Jim Mottola on the phone on 6-6-2025).

STAFF-SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will meet all City requirements, including the Tree Conservation and Landscape Ordinance, and be consistent with the concept plan, density, project data, amenities, proffered conditions, and elevations provided as part of the applications.
- The development will be limited to 61 units.
- A final plat will be provided reflecting the combination of all tracts.

REGULATORY CRITERIA TO CONSIDER:

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

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

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

LANDSCAPE ARCHITECT COMMENTS:

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

1. I have reviewed the latest Tree Management Plan for Whitlock Farm Subdivision that was resubmitted on May 28, 2025, which again is incomplete. Here are the items that need to be included on the Tree Management Plan for complete and full review:
 - Label and show existing tree canopy.
 - Written description and labeling information about the existing tree canopy.
 - Total number of acres within any undevelopable areas, including utility easements, floodplain, wetlands, stream buffers, zoning buffers, lakes, ponds, etc.
 - The items listed here are the missing minimum requirements that need to be shown on the actual Tree Management Plan, not accompanying supplemental documents.

OPTIONS:

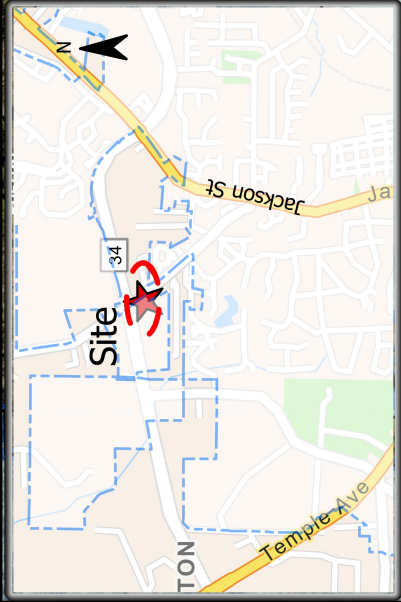
Annexation Request:

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

Rezoning Request:

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

ATTACHMENTS: Applications for Rezoning and Annexation
Location Maps
County Comments
Service Provision Comments



Project Location - Map A

- Annexation Request - Portion of 073B 033
- Rezoning Request - 204 ROSCOE RD- 073B 010
- Annexation Request- Portion of 073B 032

CITY OF NEWNAN |

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

1" = 2,400 feet

Date: 6/3/2025 9:53 AM

NEWNAN
 GEORGIA



City Limits



Project Location - Map B

- Annexation Request - Portion of 073B 033
- Rezoning Request - 204 ROSCOE RD- 073B 010
- Annexation Request- Portion of 073B 032

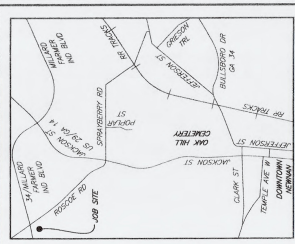
Project Location

1 = 5,844 feet
 Date: 6/3/2025 9:55 AM

CITY OF NEWNAN

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

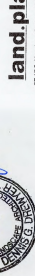




LOCATION MAP



land plans
DENING CLEM PRESLEY
REGISTERED LANDSCAPE ARCHITECT, CA #282
7700 3300 32221 Coles + Frye, A, Siskind
FARMING - LANDSCAPE ARCHITECTURE - LAND MANAGEMENT SUSTAINABILITY



REVISIONS
DATE: 02/15/2022
BY: CLM

APPROVED FOR: 02/15/2022
BY: CLM

REVISIONS
DATE: 02/15/2022
BY: CLM

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BOUNDARY SURVEY FOR ANNEXATION FOR:
GREG K. ROGERS
4440 WALKER DRIVE, SE
ATLANTA, GEORGIA 30336
LOCATED IN L.L. 71
57th DISTRICT
COMETA COUNTY, GEORGIA

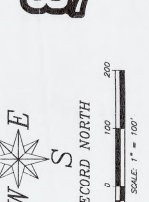
Gaskins
CHARTERED SURVEYORS & ENGINEERS
REGISTERED PROFESSIONAL SURVEYORS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101

Christopher
BROTHERS
REGISTERED PROFESSIONAL ENGINEERS
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101

THE PART IS A REPRESENTATION OF AN ESTIMATED APPROXIMATION OF THE SIZE AND LOCATION OF THE PROPOSED DEVELOPMENT. THE INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND IS NOT A GUARANTEE OF ACCURACY. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES.



UTILITY PROTECTION CENTER
CALL 811 THREE WEEKS BEFORE YOU DIG
THREE WEEKS BEFORE YOU DIG



GENERAL NOTES:
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



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

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

NEWNAN
GEORGIA

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 Greg K Rogers

Mailing Address 4240 MLK JR Drive SW Atlanta Ga 30336

Telephone 404 401 1800 Email: grogers@gkrogers.com

Property Owner (Use back if multiple names) * next page

Mailing Address 19 Magnolia DR Newnan GA 30263

Telephone 678 953 8106

Address/Location of Property 204 Roscoe Rd Newnan Ga 30263

Tax Parcel No.: 073B 010 Land Lot 71

District/Section 5th Size of Property (Square Feet or Acres) 22.51 acs

Present Zoning Classification: CGN / RC (county) Proposed Zoning Classification: RU-7

Present Land Use: undeveloped, with utilities, open wooded farm 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 GGN
traffic intensity, plus restricted access to Bypass would create unsafe patterns, volume and visual/noise impact on current residential corridor

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 RU-7 District would extend & compliment existing Residential uses/lifestyle on all abutting properties (none Commercial)

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? RU-7 request. While also residential, proposes far less density + common area greenspace + separation; compatible with existing County zoning as single family residential, detached, sustainable product + values

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

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

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.

12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:

- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
- Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
- Commercial Application.....\$500.00/Plus \$25.00 Per Acre
- Industrial Application.....\$500.00/Plus \$15.00 Per Acre
- Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
- Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
- Overlay Zoning Application.....\$350.00

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

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

Sworn to and subscribed before me this

30th day of January, 2025

Signature of Applicant

Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: Dean Smith

DATE OF FILING: 3-11-2025

FILING FEE RECEIVED: \$830.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A

NEWMAN
GEORGIA

Proffered Conditions

As part of an application for an annexation/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:

- Applicant shall proffer:
- masonry + Hardi Board construction + accents
 - Develop / build to City RU-7 standards / lot sizes / setbacks
 - Single family residences do not exceed 2000 SF
 - one and 2 story detached; offered for simple sale
 - not to exceed 64 lots (88 allowed 4.0/ac) (61 shown on concept plan)

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

product shall be consistent with elevations included with this application

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

[Signature]
Signature of Applicant

Greg Rogus, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature] 11/30/25
Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

NEWNAN
GEORGIA

Application filed on 2-3, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

204 Roxoe Rd Newnan GA 30263

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]
Signature of Applicant

Greg Rogers, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature] 1/30/25
Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

*Estate of Myrtle W Jackson
Estate of Adell M. Allen*

Name of Property Owner Elva Allen Whitlock

Telephone Number 678 953 8106

Address of Subject Property 204 Roscot Rd.
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.

*Administrator of Adell M. Allen Estate
or as executor of
Estate of Myrtle W. Jackson Estate
Elva Allen Whitlock*

Signature of Property Owner

Personally appeared before me

Joe B. Jackson, Jr. and
Elva Allen Whitlock

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

Notary Public



(Affix Raised Seal Here)

1-30-25
Date



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

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

Name of Property Owner Estate of Myrtle W Jackson -
Estate of Adell Miller.
Elva Allen Whitlock

Telephone Number 678 953 8106

Address of Subject Property 204
~~150~~ Roscoe Rd
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.
Administrator of Adell W Miller Estate
- me DS Glen
Executor of Myrtle W. Jackson Estate
me DS Glen
Elva Allen Whitlock
Signature of Property Owner

Personally appeared before me
Joe B. Jackson Jr. and
Elva Allen Whitlock

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

[Signature]
Notary Public



(Affix Raised Seal Here)

1-30-25
Date



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

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

*Estate of Myrtle W. Jackson
Estate of Adell Miller*

Name of Property Owner

Elva Allen Whitlock

Telephone Number

*678 953 8106
207 Roscoe Rd.*

Address of Subject Property

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.

*Administration of Adell W. Miller - Estate
- or is -
Executor of Myrtle W Jackson Estate
- or is -
Elva Allen Whitlock*

Signature of Property Owner

Personally appeared before me

*Joe B. Jackson, Jr. and
Elva Allen Whitlock*

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

[Signature]

Notary Public



(Affix Raised Seal Here)

1-30-25
Date



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.

January 29, 2025

Via Hand Delivery

Ms. Tracy Dunnavant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

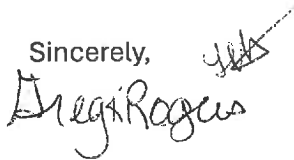
**Re: Annexation and Rezoning Applications filed on behalf of Greg Rogers on Monday,
February 3, 2015**

Dear Ms. Dunnavant:

Please be advised that the applicant, Greg Rogers, requests that The City of Newnan hear both the rezoning application and the annexation application at the same time so that the rezoning does not come prior to the annexation request.

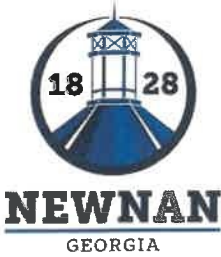
Please do not hesitate to contact me if you need any further information.

Sincerely,

A handwritten signature in black ink that reads "Greg Rogers". The signature is written in a cursive style and is positioned to the right of the word "Sincerely,".

Greg Rogers

Applicant



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

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

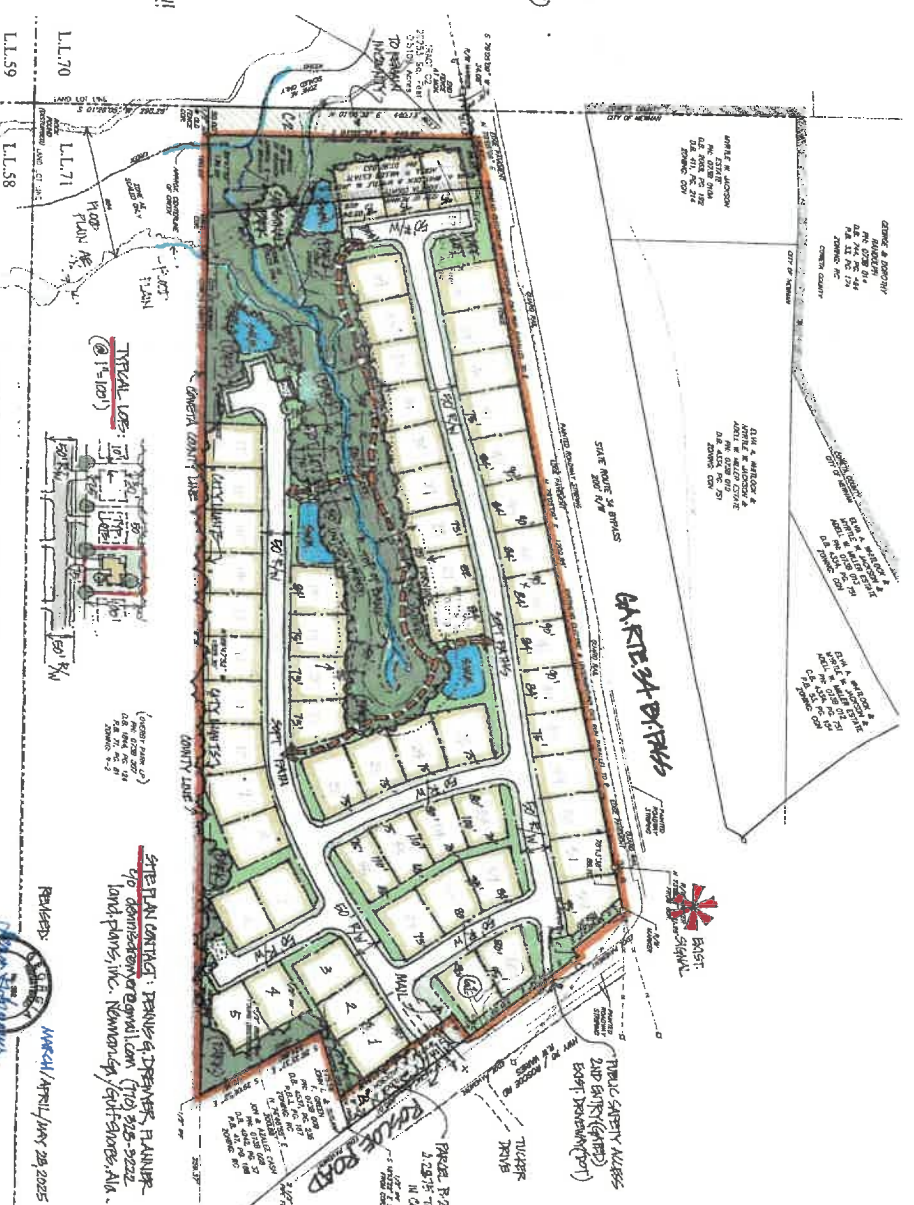
- Graphic representation of existing tree canopy
- Descriptive written or labelling information about existing tree canopy
- Total number of acres
- Number of disturbed acres
- Number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.
- 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.

- 1. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.
- 2. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.
- 3. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.
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- 9. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.
- 10. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE BOARD OF ZONING ADJUSTMENTS.

(REVISION 4/1/2025)

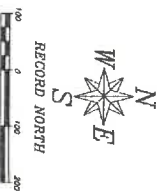
WHITLOCK FARM ... ± 22.5 ACRES (PUD)
224 ROSCOE ROAD - NEWMANN (COWETA COUNTY) GA.

- 1. CURRENT ZONING(S): BRU, COUNTRY (SINGLE-FAMILY RES.)
- 2. REQUESTED ZONING: RL-1 (SINGLE-FAMILY DETACHED),
- 3. TOTAL AREA: 22.5 AC. (MIN. PUD) ± 22.0119 AC. (SIN. + COUNTY ANNEXATIONS) ± 4476 ± 1.1974 = 21.31 AC. (SIN.)
- 4. 8.2515 ACRES ± 5100 ACRES TO REMAIN (COUNTRY RES.)
- 5. MINIMUM BUILDING LOT SIZE: 1700 SQ. FT.
- 6. BASE MAXIMUM DENSITY ALLOWED: 4/AU (± 61 LOTS) PROPOSED YEAR VS. EXIST: 2.5 INTS/AU (± 11 LOTS)
- 7. MINIMUM FRONT YARD SETBACK: 40 FEET (MIN. 50 FEET)
- 8. MINIMUM REAR SETBACK: 10 FEET (MIN. 15 FEET)
- 9. MIN. LOT WIDTH: 75 FEET (MIN. 75 FEET)
- 10. MIN. LOT DEPTH: 90 FEET (MIN. 90 FEET)
- 11. MIN. HOUSE SIZE (LIVING SPACE): 1600 SQ. FT.
- 12. MAX. BULK HEIGHT: 40 FEET (OR 3 STORIES)
- 13. MIN. DISTANCE BETWEEN SIDES: 20 FEET (SINGLE-FAMILY)
- 14. OPEN SPACE RESERVE: 61 LOTS @ 1000 SQ. FT. = 61,000 SQ. FT.
- 15. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 16. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 17. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
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- 30. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 31. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 32. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 33. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 34. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
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- 99. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.
- 100. OPEN SPACE RESERVE: 25% OF TOTAL LOTS = 5.6 ACRES = 242,000 SQ. FT.



PROPOSED LAND USE PLAN: RL-1
A ZONING ANNEXATION REQUEST - NEWMANN, GEORGIA

21 SINGLE-FAMILY DETACHED HOMES (± 60 INTS/AU) WITH 21 COMMON AREAS GREENSPACE



DATE: 02/19/2025
BY: CLW/RAS



APR 24 / APRIL 29, 2025

SITE PLAN CONTACT: TERRANCE G. PRINCE, PLANNER
770 COMMERCIAL DRIVE, SUITE 200, NEWNAN, GA 30752
LAND PLANS, INC. NEWNAN, GA 30752

Land plans
2300 Venable Drive, Suite 4100
Newnan, GA 30752
770.202.2022



BOUNDARY SURVEY FOR ANNEXATION
GREEN K. ROGERS
4440 HICKORY TRAIL, SE
MOUNTAIN VIEW, GA 30286



CITY OF NEWNAN...

(REVISED 4/1/2025)
(RE-SUBMITTED 5/23/2025)

WHITLOCK FARM ... ± 22.5 ACRES (TOTAL)

204 ROSCOE ROAD · NEWNAN (COWETA COUNTY) GA.

- CURRENT ZONING(S): GEN. COMMERC (CGN) & RURAL (RC)
- REQUESTED ZONING: RU-7 (SINGLE FAMILY DETACHED).
- TOTAL AREA: (5 AC. MIN. REQ'D) ± 20.0119 AS CGN
+ COUNTY ANNEXATIONS + .4996 + 1.1994 = 21.71 ACS. (RU-7)
- 0.2375 ACRE + .5109 ACRE TO REMAIN COUNTY (RC)
AS PERMANENT REMAINDER · HOA GREENSPACE · EXTRA
- MINIMUM BUILDING LOT SIZES: 7,500 SQ. FT. +
- BASE MAXIMUM DENSITY ALLOWED: 4/AC. (± 87 LOTS)
- PROPOSED YIELD AS SHOWN: 2.8 UNITS/AC. (61 LOTS)

- MINIMUM FRONT BLDG. SETBACK: 40'/25' MINOR STREET
- MINIMUM SIDE BLDG. SETBACK: 10' FROM P/L
- MINIMUM REAR SETBACK: 30' FROM P/L
- MIN. LOT FRONTAGE WIDTH: 75' (40' CUL DE SAC)
- MIN. LOT WIDTH AT BLDG. LINE: 75'
- MIN. LOT DEPTH: 90' (90' X 84') TYP. 75' X 100'
- MIN. HOUSE SIZE (LIVING SPACE): 1,600 SQ. FT.
- MAX. BLDG. HGT.: 40' HGT. (OR 3-STORY)
- MIN. DISTANCE BETWEEN BLDGS: 20' SINGLE FAMILY

- OPEN SPACE REQ'D = 61 LOTS @ 1,000 SQ. FT./LOT · 61,000 SQ. FT.
- OPEN SPACE SHOWN (25.8%) ± 5.6 ACS: 244,000 SQ. FT.
- 4-TIMES REQ'D. AREA: ± 38 LOTS BACK TO "GREENSPACE" !!
- TREE SAVE AREAS MOSTLY FALL IN FLOOD PLAIN & CITY-STATE WATERS' BUFFERS... AS UPDATED!

land.plans

23456 Aberdeen Court • Foley, AL 36535
 (770) 328-3222 • dennisdrewyer@gmail.com

DENNIS GLENN DREWYER
 REGISTERED LANDSCAPE ARCHITECT, GA #382

PLANNING • LANDSCAPE ARCHITECTURE • LAND MANAGEMENT & ENTITLEMENTS

MARCH 5, 2025

WHITLOCK PROPERTY SURVEY

KEY	ACREAGE	ZONED	ACTION	ZONE	FINAL
A	20.0119	CGN	REZONE	RU.7	CITY
B ₁	0.4996	RC	ANNEX	RU.7	CITY
B ₂	0.2875	RC	(REMAIN)	RC	COUNTY
C ₁	1.1994	RC	ANNEX	RU.7	CITY
C ₂	0.5109	RC	(REMAIN)	RC	COUNTY
±	22.5093				

± 20.0119 CGN-CITY
 0.4996 ANNEX
1.1994 ANNEX

± 21.7109 REZONE TO RU.7

0.2875. REMAIN
 0.5109. REMAIN
± 0.7984 COUNTY



CITY OF NEWNAN · COWETA COUNTY, GA. (3/4/2025)

"WHITLOCK FARM" ZONING LETTER

Mrs. Tracy Dunnavant, Director (& staff)

Dear Mrs. Dunnavant (Tracy),

- Attached please find all documents, plans, and fees required for proper Application to Amend the Zoning Map of Newnan, Ga. The property consists of over 22.5 acres, located at 204 Roscoe Road · 30263.
- This submittal consists of 20+ acres already in the City (CGN) and two small Coweta County parcels of approx. 1.7 acres (RC zoning). We are seeking to rezone the ± 21.7109 acres to RU-7, single-family detached homes (7,500± lots)! Approx 0.7984 acre is to remain in Coweta for connectivity to others.
- As per our revised survey and studies, my conceptual Land Use Plan demonstrates an undisturbed 50-foot buffer from each bank of defined State Waters, with an additional 25-foot setback (impervious structures) which may be graded but no houses, patios, etc.
- We hereby request and proffer a maximum yield of 61 lots (only 28 units/ac.); RU-7 permits 88 lots. We have also demonstrated approx. 4-times the minimum required open space (± 5.6 acs/28%)!
- All utilities, water, cable and fiber are located along the property frontage, with City sewerage lines crossing the property some years ago.
- Thank you for consideration of this request to replace the more intense CGN zoning...with our more compatible and "green" RU-7 solution! D.D.

TREE MANAGEMENT PLAN · MARCH 2025

'WHITLOCK FARM' - ZONING/ANNEXATION REQUEST

- As required, and requested by the City Landscape Architect Mike Furbush, this narrative is provided for our anticipated zoning/annexation request. The main parcel (A) consists of ± 20.119 acres zoned CGN, in addition to two small parcels (B₁ & C₁) in the County totalling ± 1.6990 , now zoned RC.
 - The total request of the City is to Rezone and Annex the total compilation of ± 21.7109 acs. to RU-7. Two remainder parcels (± 0.7984 acs) are to remain in the County as 50'w corridors (RC), to maintain connectivity to outlying Coweta properties (No lots!).
 - As per the revised property survey and 'Conceptual Land Use Plan', we must now honor additional state and local stream setbacks for most of the length of an original "farm drainage ditch", as well as the existing flood plain boundary and stream. As a result, we have lost buildable lots and any perimeter buffer areas previously considered.
 - Please be aware that most, if not all, tree save opportunities will occur in the stream buffers, flood plain zones, and perhaps an isolated spot wherever proposed grades and infrastructure work will allow, taken from our "specimen tree" survey! 3/8/25
 - Total disturbed area: ± 16.1 acres, but save areas plus green belts provide ± 5.6 acs Common Space (26%) (± 4.3 acres undisturbed/or $\pm 20\%$) D.G. Drenyer 5/27/2025
- Exceeds required Common Area Greenspace by 4. times!

Property Owners

Mrs. Elva A. Whitlock
Estate of Myrtle W. Jackson
Estate of Adell W. Miller
19 Magnolia Drive
Newnan, GA 30263

Property owners within 250 ft

LDO Coweta LLC	9008 Hwy 16 Senoia Ga 30276
Overby Park LP	4279 Roswell Rd NE Ste 208-252 Atl Ga 30342
John & Susan Green	26 W Washinton St Newnan Ga 30263
Azalee Cash & Jon Cash	150 Roscoe Rd Newnan 30263
M&S Newnan Properties LLC	2701 Lovejoy Cr Duluth Ga 30097
ValleyBrook Cardinal LLC % Elon Property Management	590 West Kennedy Blvd 2 nd floor Lakewood NJ 08701
Rolling Hills Newnan LLC	3548 North Crossing Cr Valdosta Ga 31602
Sunbelt of Alabama LLC series 38	POB 127 Ranburne Al 36273
Joseph Wainscott	POB 73829 Newnan Ga 30271
Windsor Newnan LLC	9008 Hwy 16 Senoia Ga 30276

All those tracts or parcels of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

TRACT C1

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;
thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;
thence S 89°47'52" E a distance of 50.01' leaving said land lot line to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;
thence N 01°05'32" E a distance of 449.99' to a point on the southerly 200' right-of-way of State Route 34 Bypass;
thence N 79°05'09" E a distance of 88.85' along said right-of-way to a point;
thence S 05°24'03" E a distance of 469.31' leaving said right of way to a point;
thence N 89°47'52" W a distance of 139.99'to a to a point which is the true point of beginning,
having an area of 52247 square feet, 1.1994 acres

TRACT A

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;
thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;
thence N 01°05'32" E a distance of 440.13' along the west line of land lot 71 to a 5/8" iron rebar found on the southerly 200' right-of-way of State Route 34 Bypass;
thence N 79°05'09" E a distance of 139.97' along said right-of-way of State Route 34 Bypass to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;
thence N 79°05'09" E a distance of 1209.85' 97' along said right-of-way of State Route 34 Bypass to a point;
thence N 78°13'38" E a distance of 89.10' along said right-of-way of State Route 34 Bypass to a point;
thence S 38°40'27" E a distance of 109.20' leaving said right-of-way of State Route 34 Bypass and along the westerly varying

right-of-way of Hwy 70 / Roscoe Rd to a point;
thence N 56°04'21" E a distance of 15.00' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 37°24'34" E a distance of 231.09' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 52°35'26" W a distance of 131.88' leaving the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 28°35'37" E a distance of 321.50' to a 2 ½" iron pipe
found;
thence S 29°06'52" E a distance of 111.16' to a ½" iron rebar
found;
thence N 89°47'52" W a distance of 1555.30' to a point;
thence N 05°24'03" W a distance of 469.31' to a point on the
southerly 200' right-of-way of State Route 34 Bypass which is
the point of beginning,
having an area of 871719 square feet, 20.0119 acres

TRACT B

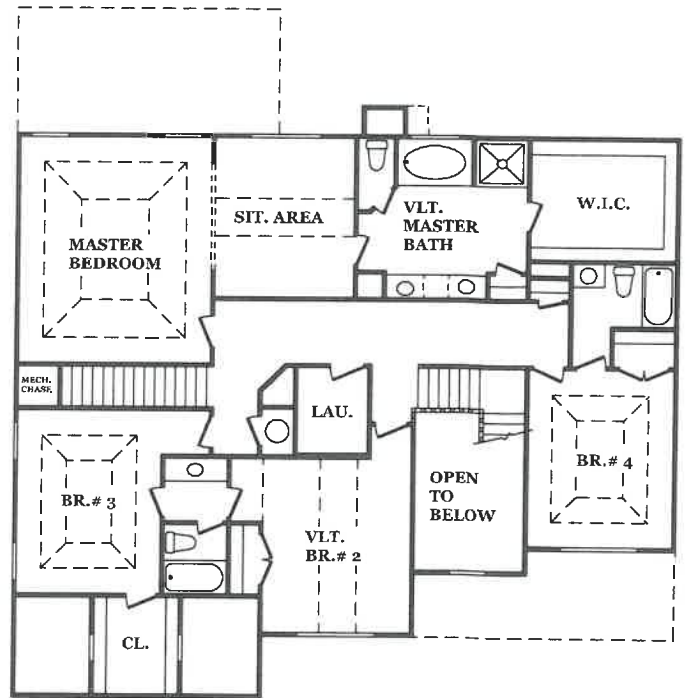
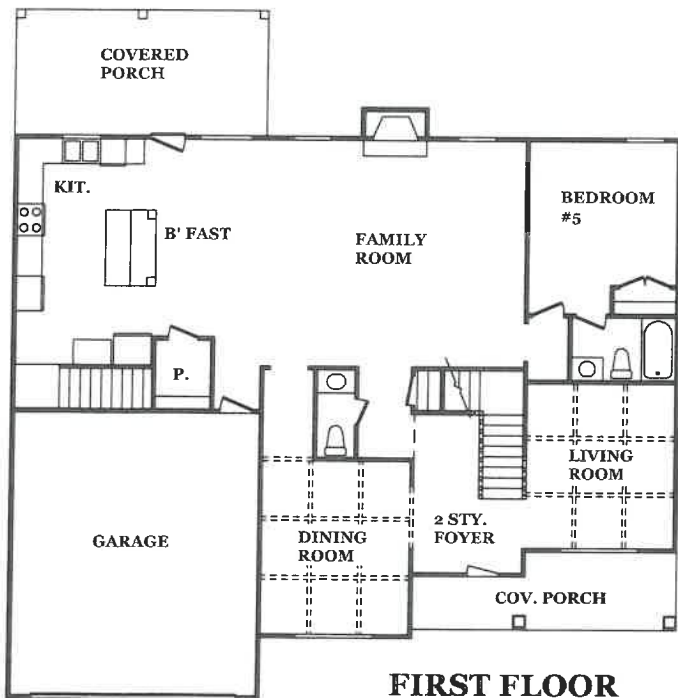
First, start at a rock found marking the corner common to land
lots 58, 59 70 and 71;
thence N 01°28'05" E a distance of 298.26' along the west line
of land lot 71 to a ½" aluminum pipe found at an old fence
corner;
thence N 01°05'32" E a distance of 440.13' along the west line
of land lot 71 to a 5/8" iron rebar found on the southerly 200'
right-of-way of State Route 34 Bypass;
thence N 79°05'09" E a distance of 139.97' along said right-of-
way of State Route 34 Bypass to a point and the TRUE POINT
OF BEGINNING OF THE PROPERTY HEREIN
DESCRIBED;
thence N 79°05'09" E a distance of 1209.85' 97' along said right-
of-way of State Route 34 Bypass to a point;
thence N 78°13'38" E a distance of 89.10' along said right-of-
way of State Route 34 Bypass to a point;
thence S 38°40'27" E a distance of 109.20' leaving said right-of-
way of State Route 34 Bypass and along the westerly varying
right-of-way of Hwy 70 / Roscoe Rd to a point;
thence N 56°04'21" E a distance of 15.00' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 37°24'34" E a distance of 231.09' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point and THE
TRUE POINT OF BEGINNING OF THE PROPERTY
HEREIN DESCRIBED;
thence S 37°44'34" E a distance of 260.01' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 73°30'08" W a distance of 175.56' to a ½" iron rebar
found;
thence N 28°35'37" W a distance of 199.70' to a point;
thence N 52°35'26" E a distance of 131.88' to a point on the
westerly varying right-of-way of Hwy 70 / Roscoe Rd which is
the point of beginning,
having an area of 34285 square feet, 0.7871 acres

REV. DATE : 05/20/23



THE ALEXANDER @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A

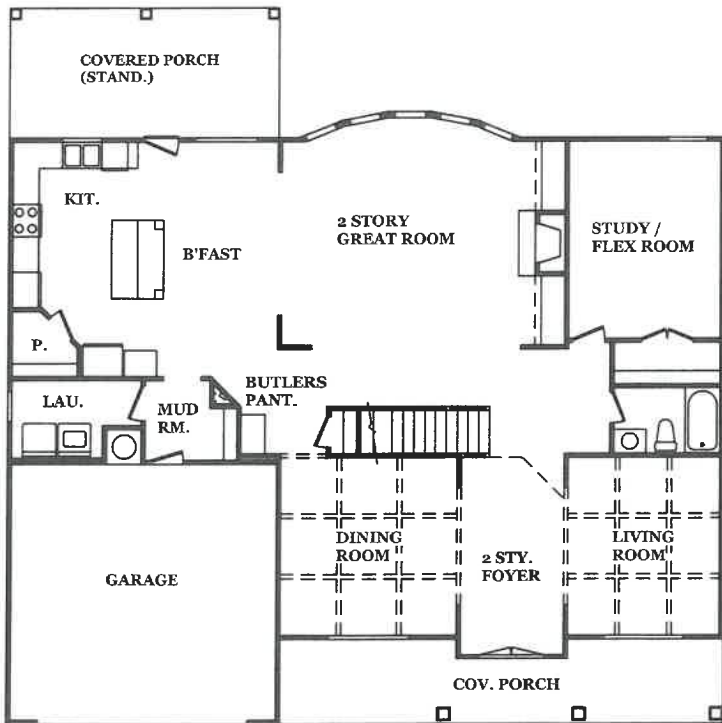


RENDERINGS ARE FURNISHED AS A GUIDE ONLY, ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY.
Page 57 of 183

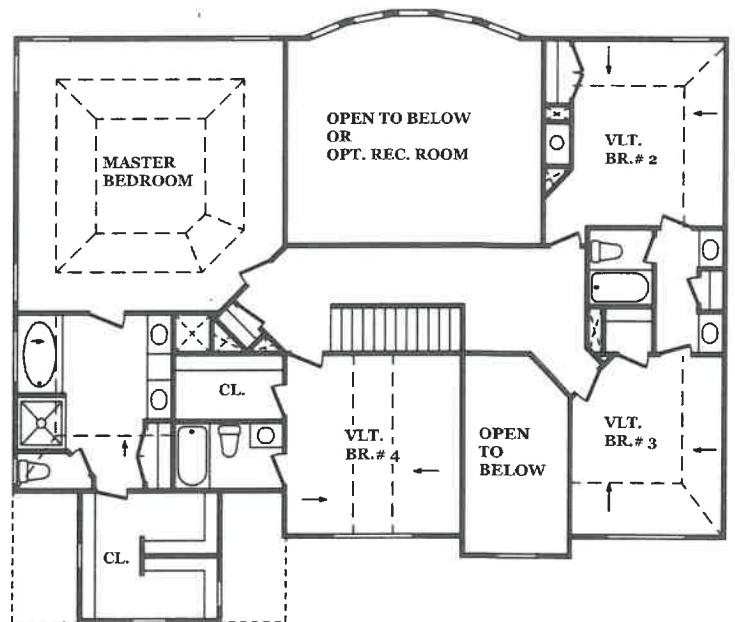
REV. DATE : 05/21/23



THE BARNHART @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



FIRST FLOOR

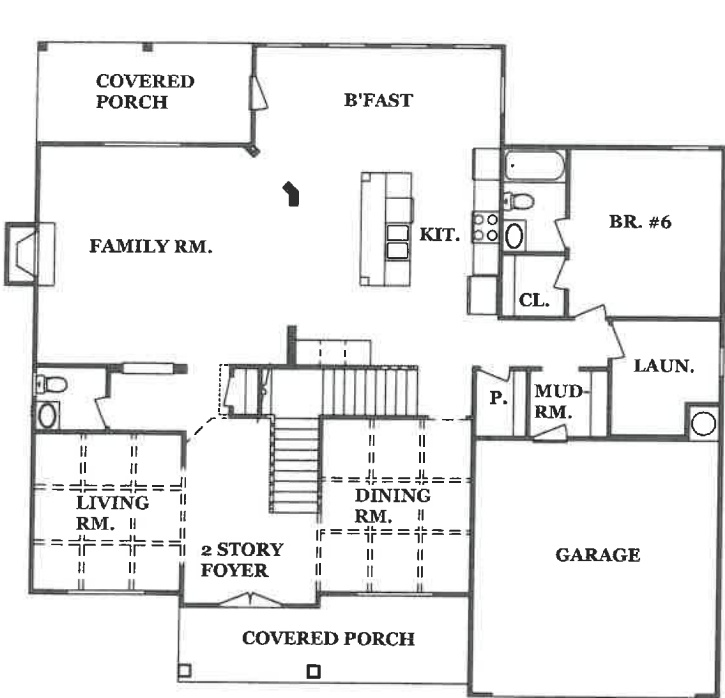


SECOND FLOOR

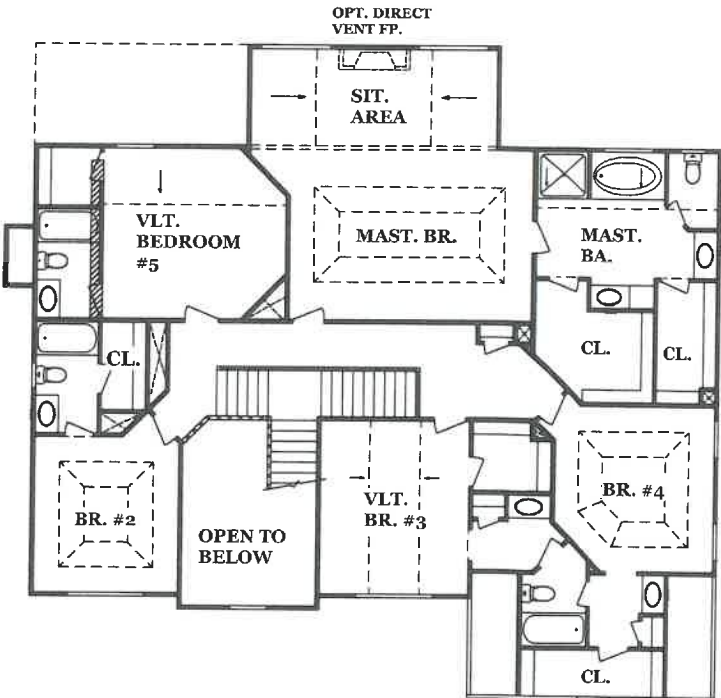
RENDERINGS ARE FURNISHED
AS A GUIDE ONLY, ACTUAL
CONSTRUCTION AND DIMENSIONS
MAY VARY.



THE BARRINGTON @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



FIRST FLOOR

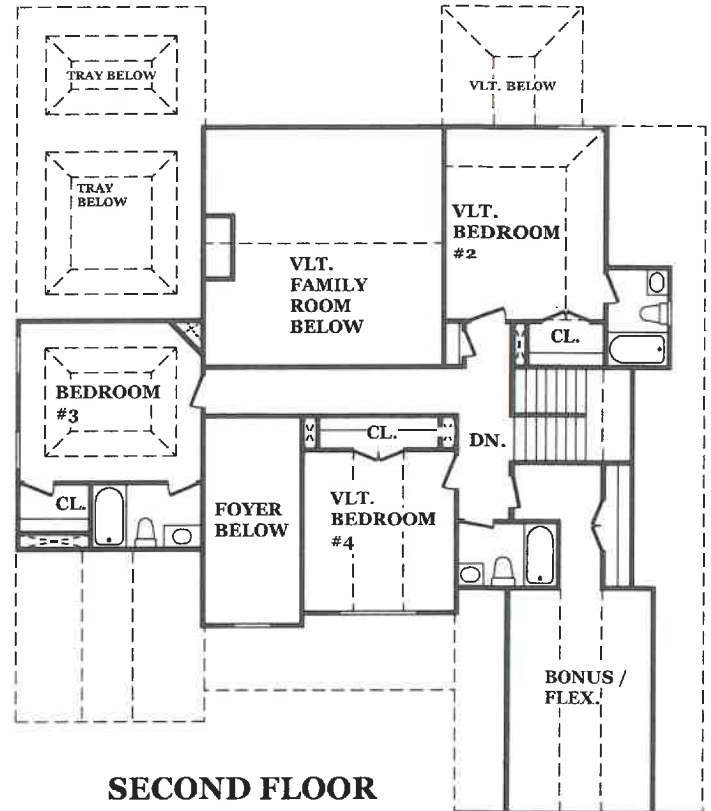
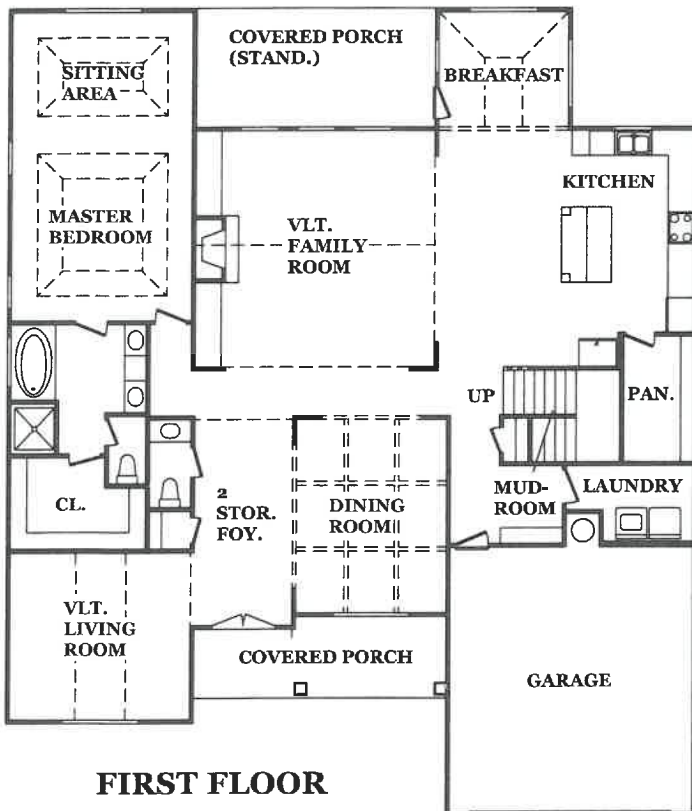


SECOND FLOOR

RENDERINGS ARE FURNISHED AS A GUIDE ONLY, ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY.



THE GRAYCLIFF @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



RENDERINGS ARE FURNISHED
AS A GUIDE ONLY, ACTUAL
CONSTRUCTION AND DIMENSIONS
MAY VARY.



Base Map: ESRI Basemap - World Imagery



**Whitlock Park
Newnan, Georgia**



**Figure 1
Headcut Locations
Project No. 02-112922**

From: Matt Otto motto@corblu.com
Subject: RE: Signed proposal by Jim
Date: Feb 19, 2025 at 11:15:39 AM
To: Jim Mottola jvsm01@gmail.com

Morning Jim,

Here is a map with the coordinates for the headcuts on the Intermittent Stream. As mentioned yesterday, The channel between the two headcuts is a marginal intermittent stream which we might be able to argue with the city is not a buffered state water. Beyond the second headcut to the west, the stream is a well-defined intermittent stream which will need a buffer. I would suggest placing these points on your plans and see how the buffer would change your plans. If the project is still financially feasible after the changes we can discuss further the pathway forwards.

Matt

From: Jim Mottola <jvsm01@gmail.com>
Sent: Monday, February 17, 2025 8:50 AM
To: Matt Otto <motto@corblu.com>
Cc: lisa [motthines.com](mailto:lisa@motthines.com) <lisa@motthines.com>
Subject: Re: Signed proposal by Jim

Matt,

I will be around the office, tomorrow.

You do not need to contact anyone. While I am not aware of all of the technical details in preparing a report, I am curious about how the extensive rains we have received over the past week impact the findings.

Sent from my iPhone

On Feb 17, 2025, at 7:43 AM, Matt Otto <motto@corblu.com> wrote:

Morning Lisa and Jim,

We have received payment for the initial work (Task 1) and I am hoping to conduct the field effort on Tuesday before our next round of rain adds more water to the site. Let me know if that works for you and that you will be available for my update, Jim. Do I need to contact anyone prior to accessing the site, or am I good to go? Let me know if this works for you. Thanks.

Matt

From: lisa [motthines.com](mailto:lisa@motthines.com) <lisa@motthines.com>
Sent: Wednesday, February 12, 2025 11:08 AM

Project: Whitlock Site
 Date: 2/1/2025
 Trees: Specimen Trees

Tree #	DBH	Species	Scientific Name	Quality
1	27.9	Pecan	<i>Carya illinoensis</i>	5
2	55.6	Water Oak	<i>Quercus nigra</i>	4
3	55.3	Water Oak	<i>Quercus nigra</i>	4
4	36.8	Water Oak	<i>Quercus nigra</i>	4
5	67	Water Oak	<i>Quercus nigra</i>	4
6	28.5	Red Oak	<i>Quercus rubra</i>	5
7	41.6	Water Oak	<i>Quercus nigra</i>	4
8	31.5	Poplar	<i>Liriodendron tulipifera</i>	5
9	44.8	Poplar	<i>Liriodendron tulipifera</i>	5
10	56.1	Poplar	<i>Liriodendron tulipifera</i>	4
11	44.6	Water Oak	<i>Quercus nigra</i>	4
12	34.5	Water Oak	<i>Quercus nigra</i>	4
13	33	Water Oak	<i>Quercus nigra</i>	4
14	27.7	Water Oak	<i>Quercus nigra</i>	4
15	35.8	Sweetgum	<i>Liquidamber styraciflua</i>	5
16	29.2	Poplar	<i>Liriodendron tulipifera</i>	5
17	35	White Oak	<i>Quercus alba</i>	4
18	37.1	Poplar	<i>Liriodendron tulipifera</i>	5
19	15.3	Sourwood	<i>Oxydendrum arboreum</i>	4
20	38.1	Poplar	<i>Liriodendron tulipifera</i>	4
21	29.4	Poplar	<i>Liriodendron tulipifera</i>	4
22	31.3	Poplar	<i>Liriodendron tulipifera</i>	4
23	44.7	White Oak	<i>Quercus alba</i>	4
24	32.6	Water Oak	<i>Quercus nigra</i>	4
25	47.1	Water Oak	<i>Quercus nigra</i>	4
26	50.4	Water Oak	<i>Quercus nigra</i>	4
27	29	Pecan	<i>Carya illinoensis</i>	4
28	31.8	Water Oak	<i>Quercus nigra</i>	5
29	30.8	Water Oak	<i>Quercus nigra</i>	5
30	28.8	Water Oak	<i>Quercus nigra</i>	4
31	55	Water Oak	<i>Quercus nigra</i>	4
32	31.2	Water Oak	<i>Quercus nigra</i>	4
33	33.6	Water Oak	<i>Quercus nigra</i>	5

*** Quality**

(5 being best and 1 being worst)

- 1- Tree has all 4 condition criteria
- 2- Tree has 3 condition criteria
- 3- Tree has 2 condition criteria
- 4- Tree has 1 condition criteria
- 5- Tree has no condition criteria

Quality Comment
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
More than one major and several minor dead limbs
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
Not a relatively solid or sound trunk
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Not a relatively solid or sound trunk
Not a relatively solid or sound trunk



ARBORIST REPORT

WHITLOCK SITE
204 ROSCOE RD
CITY OF NEWNAN, GEORGIA

PREPARED FOR:

JIM MOTTOLA
10 JACKSON ST
NEWNAN, GA 30263

PREPARED BY:



GEORGIA FORESTRY CONSULTING, LLC
80 HOLLIS HTS
NEWNAN, GEORGIA 30263

FEBRUARY 1, 2025



GEORGIA FORESTRY CONSULTING, LLC
ENVIRONMENTAL & ARBORIST SURVEYS

February 1, 2025

Mr. Jim Mottola
10 Jackson St
Newnan, Georgia 30263
Office: (678) 877-1131

RE: TREES
Whitlock Project 21.21 Acres (Parcels 073B 010 and 073B 033)

Dear Jim,

Georgia Forestry Consulting, LLC (GFC) has completed the authorized inspection for trees on the above referenced site during the month of January 2025. Owner and operator of GFC, Scott Berta, is a registered forester with the State of Georgia as well as an ISA Certified Arborist and qualified to perform tree assessments/surveys within the city limits of City of Newnan. This report summarizes the findings, conclusions, and recommendations of this inspection.

General Site Description:

The scope of work area on the site consists of 21.21 acres of an undeveloped rectangular-shaped tract of land located on Roscoe Rd. The central coordinates of the site are latitude 33°23'54.30" North and longitude -84°48'32.18" West. The property is almost split evenly between a mix of pine and soft hardwood species and open fields.

Method of Inspection:

Inspection of all trees was done visually. No devices or aerial inspections were used.

Limitations of the Report:

No aerial inspections, underground inspections or devices were used to internally inspect the trees.

Discussion of Data Collected:

There were 33 trees identified as specimen trees, however 23 trees presented with not a relatively sound or solid trunk or more than one major and several minor dead limbs. No site disturbance has occurred to affect any CRZ to the tree found.

Recommendations:

Due to the severity of the structural deficiencies of the tree, there is no amount of engineering design improvements that can be made to assist in the longevity of the tree. It would be recommended to remove the trees as it poses a long-term safety issue.

Table 1. Specimen Tree Information Table

Tree #	DBH	Species	Scientific Name	Quality	Quality Comment
1	27.9	Pecan	<i>Carya illinoensis</i>	5	
2	55.6	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
3	55.3	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
4	36.8	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
5	67	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
6	28.5	Red Oak	<i>Quercus rubra</i>	5	
7	41.6	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
8	31.5	Poplar	<i>Liriodendron tulipifera</i>	5	
9	44.8	Poplar	<i>Liriodendron tulipifera</i>	5	
10	56.1	Poplar	<i>Liriodendron tulipifera</i>	4	Not a relatively solid or sound trunk
11	44.6	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
12	34.5	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
13	33	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
14	27.7	Water Oak	<i>Quercus nigra</i>	4	More than one major and several minor dead limbs
15	35.8	Sweetgum	<i>Liquidamber styraciflua</i>	5	
16	29.2	Poplar	<i>Liriodendron tulipifera</i>	5	
17	35	White Oak	<i>Quercus alba</i>	4	Not a relatively solid or sound trunk
18	37.1	Poplar	<i>Liriodendron tulipifera</i>	5	
19	15.3	Sourwood	<i>Oxydendrum arboreum</i>	4	Not a relatively solid or sound trunk
20	38.1	Poplar	<i>Liriodendron tulipifera</i>	4	Not a relatively solid or sound trunk
21	29.4	Poplar	<i>Liriodendron tulipifera</i>	4	Not a relatively solid or sound trunk
22	31.3	Poplar	<i>Liriodendron tulipifera</i>	4	Not a relatively solid or sound trunk
23	44.7	White Oak	<i>Quercus alba</i>	4	Not a relatively solid or sound trunk
24	32.6	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
25	47.1	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
26	50.4	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
27	29	Pecan	<i>Carya illinoensis</i>	4	Not a relatively solid or sound trunk
28	31.8	Water Oak	<i>Quercus nigra</i>	5	
29	30.8	Water Oak	<i>Quercus nigra</i>	5	
30	28.8	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
31	55	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
32	31.2	Water Oak	<i>Quercus nigra</i>	4	Not a relatively solid or sound trunk
33	33.6	Water Oak	<i>Quercus nigra</i>	5	

Supporting Documentation:

Please see attached pictures of the tree listed in the tables.

Sincerely,

Georgia Forestry Consulting, LLC



Scott Berta
 Ga Registered Forester #2683
 ISA Certified Arborist #GA-0044A

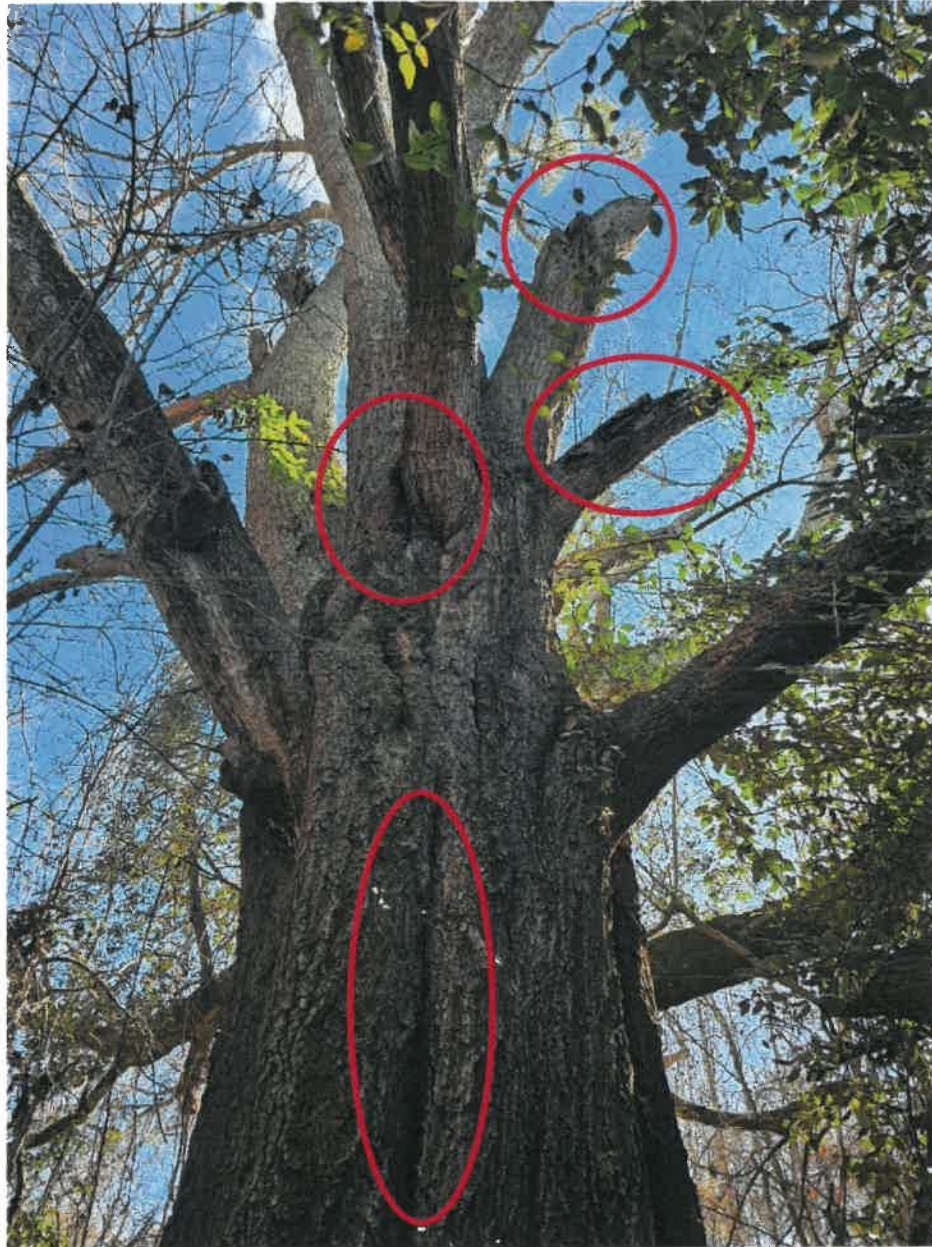


Figure 1. Specimen Tree #2. Not a relatively sound or solid trunk



Figure 2. Specimen Tree #2. Not a relatively sound or solid trunk



Figure 3. Specimen Tree #3. Not a relatively sound or solid trunk

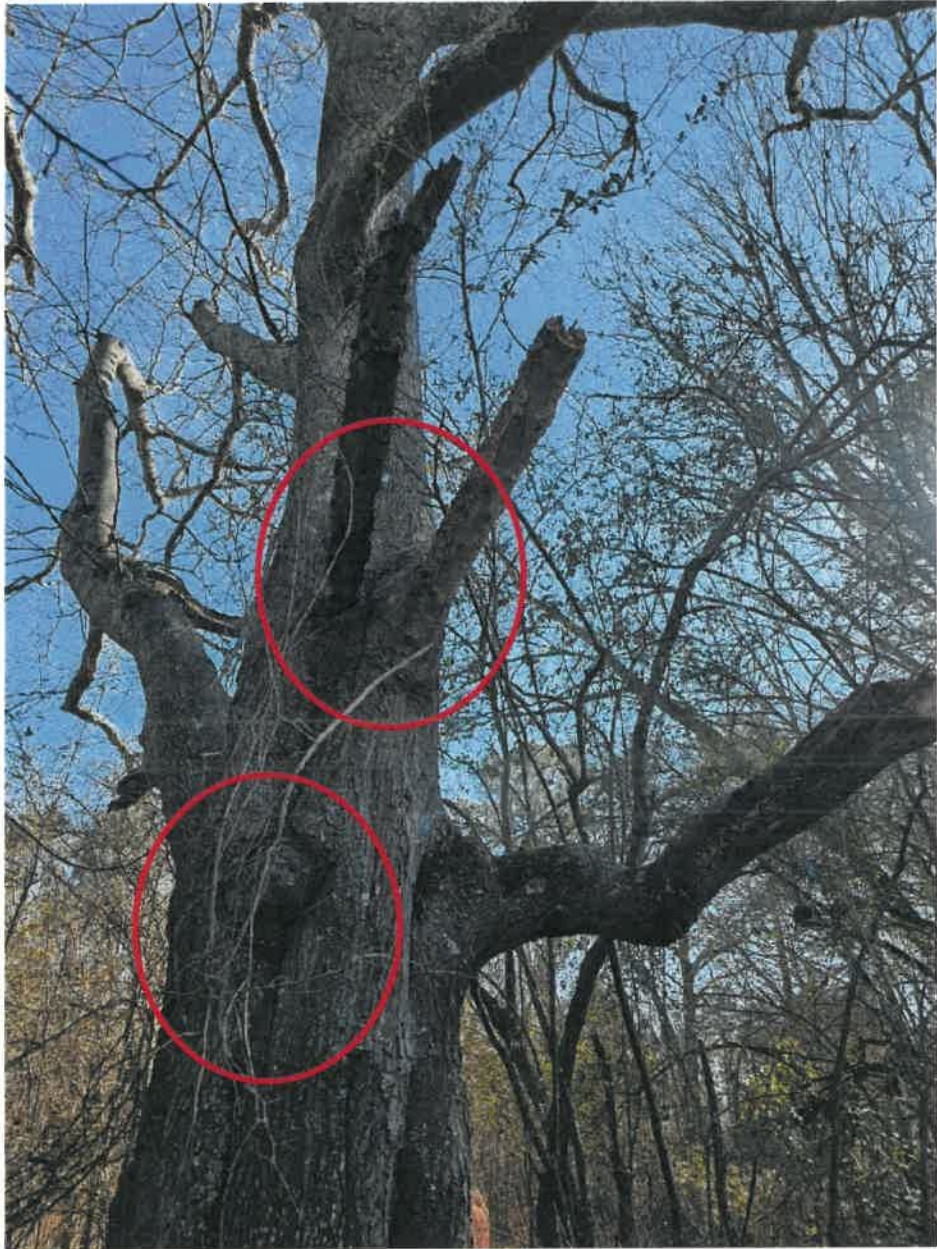


Figure 4. Specimen Tree #4. Not a relatively sound or solid trunk



Figure 5. Specimen Tree #5. Not a relatively sound or solid trunk



Figure 6. Specimen Tree #7. Not a relatively sound or solid trunk

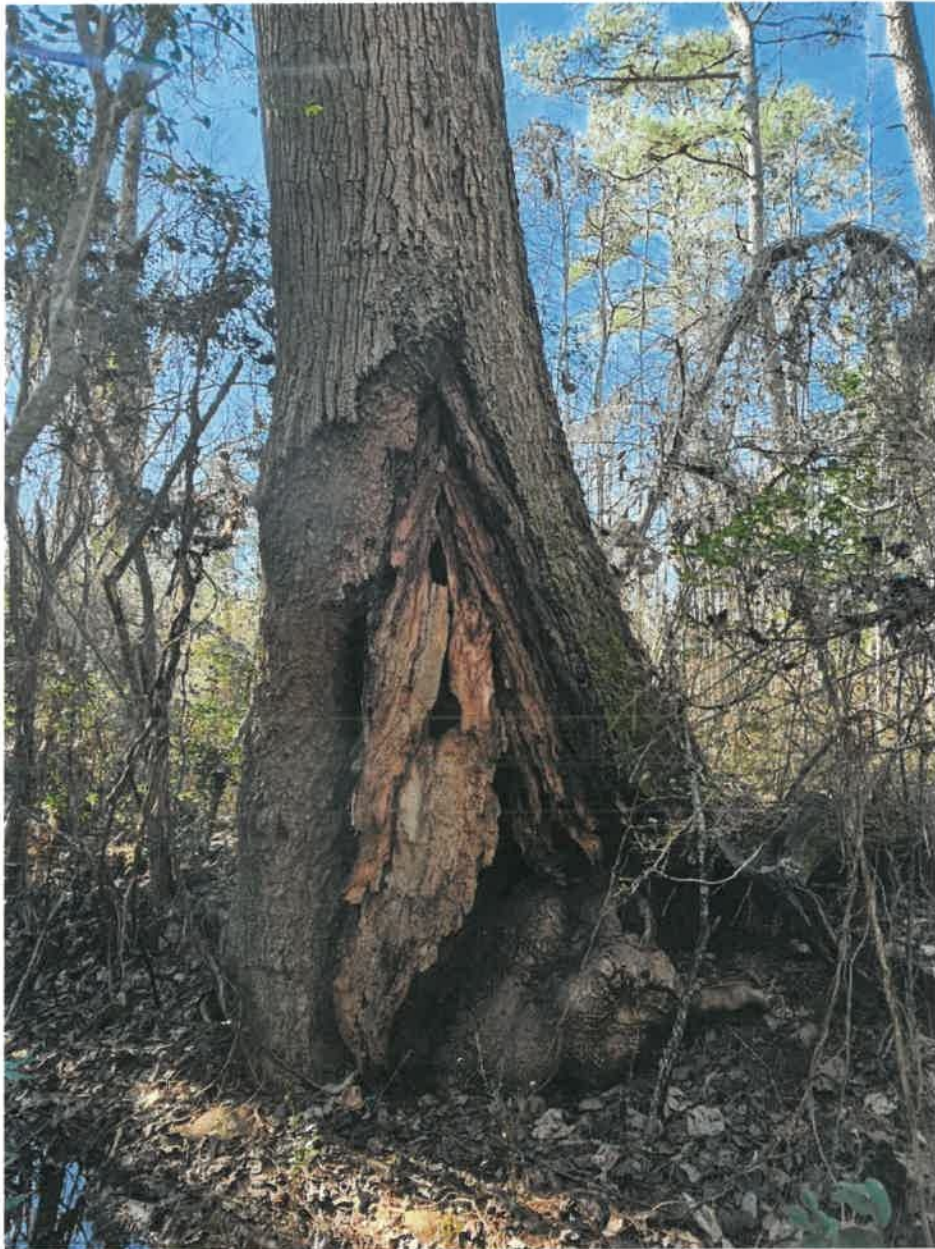


Figure 7. Specimen Tree #10. Not a relatively sound or solid trunk



Figure 8. Specimen Tree #11. Not a relatively sound or solid trunk



Figure 9. Specimen Tree #12. Not a relatively sound or solid trunk



Figure 10. Specimen Tree #13. Not a relatively sound or solid trunk



Figure 11. Specimen Tree #14. More than one major and several minor dead limbs



Figure 12. Specimen Tree #17. Not a relatively sound or solid trunk



Figure 13. Specimen Tree #19. Not a relatively sound or solid trunk



Figure 14. Specimen Tree #20. Not a relatively sound or solid trunk

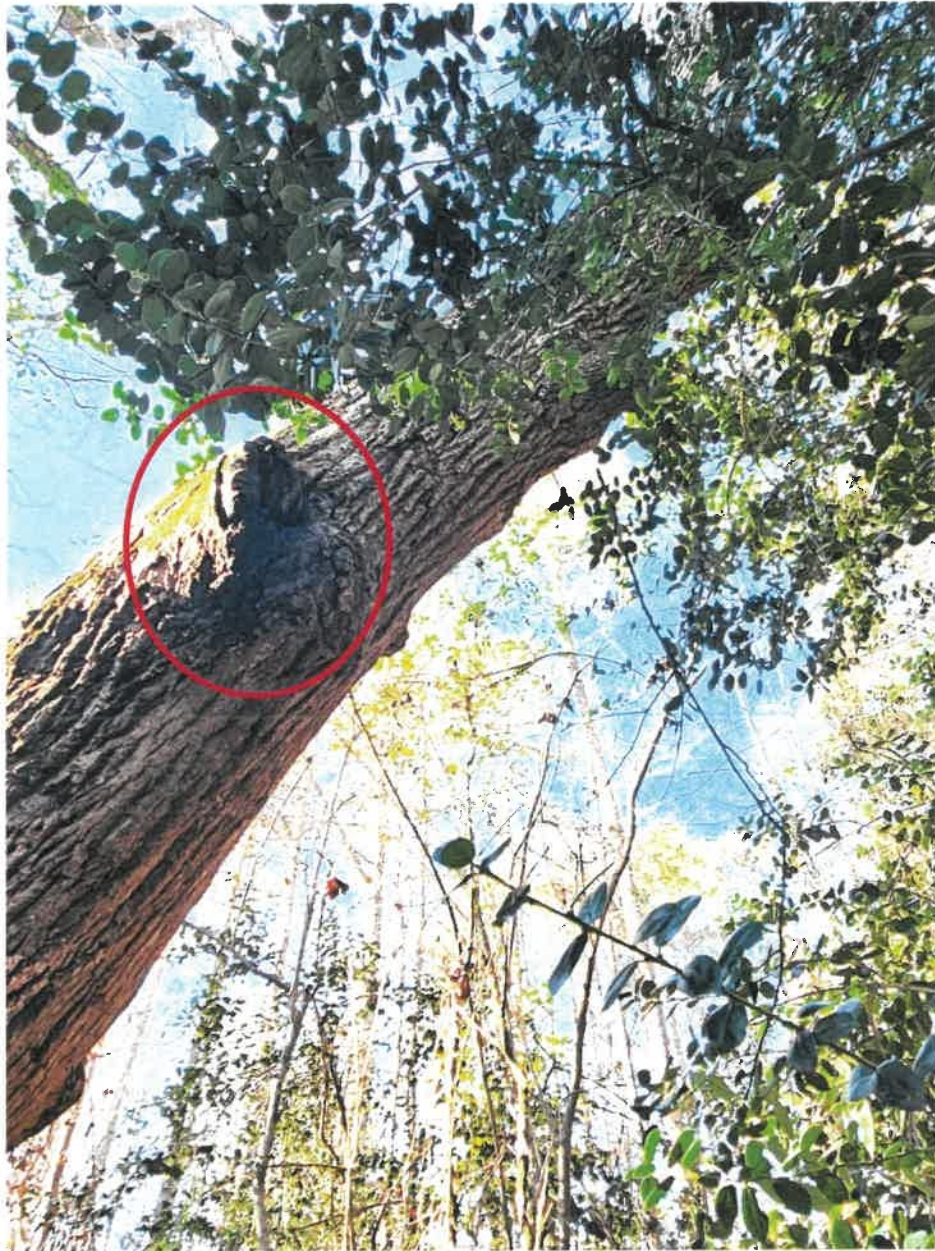


Figure 15. Specimen Tree #21. Not a relatively sound or solid trunk



Figure 16. Specimen Tree #22. Not a relatively sound or solid trunk



Figure 17. Specimen Tree #23. Not a relatively sound or solid trunk



Figure 18. Specimen Tree #24. Not a relatively sound or solid trunk



Figure 19. Specimen Tree #25. Not a relatively sound or solid trunk



Figure 20. Specimen Tree #26. Not a relatively sound or solid trunk



Figure 21. Specimen Tree #27. Not a relatively sound or solid trunk



Figure 22. Specimen Tree #30. Not a relatively sound or solid trunk



Figure 23. Specimen Tree #31. Not a relatively sound or solid trunk



Figure 24. Specimen Tree #32. Not a relatively sound or solid trunk



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Newnan, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant Greg K Rogers

Mailing Address 4240 MLK JR DRIVE SW Atlanta Ga 30336

Telephone 404-401-1800 Email: grogers@gkrogers.com

Property Owner (Use back if multiple names) • next page

Mailing Address 19 Magnolia DR Newnan GA 30263

Telephone 678 953 8106 Fax Portion of Parcel #'s

Address/Location of Property 204 Rescoe Rd Newnan GA 30263 073B 010
073B 032

County Zoning Classification RC Requested Zoning Classification RU-7

Present Land Use undeveloped with utilities, open + wooded farm land

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application. The City Council shall evaluate the application, and if it is decided that the City will pursue annexation, the zoning request for the property is forwarded to the Planning Commission for a zoning recommendation.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:

- ✓ Petitioner 's Name
- ✓ Mailing Address
- ✓ Contact Telephone Number
- ✓ Address or Tax Map Number of the property(s) proposed for annexation
- ✓ County Zoning Classification(s)
- ✓ Requested Zoning Classification(s)
- ✓ Present Land Use of the property(s)
- ✓ Proposed Land Use of the property(s)

- ✓ A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- ✓ A legal description of the property(s) and a legal description for each zoning classification being requested.
- ✓ A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.
- ✓ A preliminary concept plan illustrating the proposed use and/or development for this site which will also include a Preliminary Tree Management Plan illustrating existing location and general tree canopy along with areas proposed for tree conservation and/or replanting.
- ✓ A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.
 - Single-Family Zoning Classification.....\$15.00 Per Acre
 - Multi-Family Zoning Classification.....\$25.00 Per Acre
 - Office/Institutional Zoning Classification.....\$15.00 Per Acre
 - Commercial Zoning Classification.....\$25.00 Per Acre
 - Industrial Zoning Classification.....\$15.00 Per Acre
- ✓ A list of all property owners with addresses within 250 feet of the property(s) being annexed.

The City Council may reject the application or refer it to the Planning Commission to consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. If the annexation is to be passed to the Planning Commission, the City shall notify Coweta County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The procedure for rezoning of the property is identical to that of a conventional rezoning except the hearing before the Council shall be conducted prior to the annexation of the subject property into the City.

The zoning classification approved by the City following the hearing shall become effective on the later of:

- The date the zoning is approved by the Council, and
- The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Article 10, §10-4 of the Newnan Zoning Ordinance).

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

A. R. 20
Applicant's Signature

1-30-25
Date

<p>FOR OFFICIAL USE ONLY</p> <p>DATE RECEIVED: <u>3-11-2025</u></p> <p>RECEIVED BY: <u>Dean Smith</u></p>



Proffered Conditions

As part of an application for an annexation/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:

- Applicant shall proffer:
- masonry + Hardi Board construction + accents
 - Develop / build to City RU-7 standards / lot sizes / setbacks
 - Single family residences to exceed 2000 SF
 - one and 2 story detached; offered for simple sale
 - not to exceed 64 lots (BB allowed 4.0/ac) (61 shown on concept plan)

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

product shall be consistent with elevations included with this application

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

[Signature]
Signature of Applicant

Greg Rogers, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature] 11/30/25
Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

Application filed on 2-3, 2025 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

204 Roscoe Rd Newnan GA 30263

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]
Signature of Applicant

Greg Rogers, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature] 1/30/25
Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

*Estate of Myrtle W. Jackson
Estate of Adell Miller*

Name of Property Owner *Elva Allen Whitlock*

Telephone Number *678 953 8104*

Address of Subject Property *204 Roscot Rd.*
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.

*Administrator of Adell W. Miller Estate
- Mrs. Orlan D.
Executor of Myrtle W. Jackson Estate
- Mrs. Orlan D.
*Elva Allen Whitlock**
Signature of Property Owner

Personally appeared before me

*Joe B. Jackson, Jr and
Elva Allen Whitlock*

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

[Signature]

Notary Public



(Affix Raised Seal Here)

1-30-25
Date



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

*Estate of Myrtle W. Jackson
Estate of Adell Miller*

Name of Property Owner Elva Allen Whitlock

Telephone Number 678 953 8106

Address of Subject Property 204 Roscoe Rd.
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.

*Administration of Adell W. Miller Estate
Mrs. Helen W.
Executor of Myrtle W. Jackson Estate
Mrs. Helen W.*

Elva Allen Whitlock

Signature of Property Owner

Personally appeared before me

Joe B. Jackson, Jr. and
Elva Allen Whitlock

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

[Handwritten Signature]

Notary Public



(Affix Raised Seal Here)

1-30-25
Date



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

*Estate of Myrtle W. Jackson
Estate of Adell Miller*

Name of Property Owner *Elva Allen Whitlock*

Telephone Number *678 953 8106*

Address of Subject Property *204 Roscot Rd.*
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.

*Administrator of Adell W. Miller Estate
MRS. Johnson
Executor of Myrtle W. Jackson Estate
MRS. Johnson
Elva Allen Whitlock
Signature of Property Owner*

Personally appeared before me
*Joe B. Jackson, Jr. and
Elva Allen Whitlock*

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

[Signature]

Notary Public



(Affix Raised Seal Here)

1-30-25
Date



City of Newnan, Georgia

Attachment E

Checklist

The following is a checklist of information required for the submittal of an annexation/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
- 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)
- n/a Completed Attachment D – Attorney's Authorization (if applicable)
- n/a Community Impact Study (if applicable)
- Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



City of Newnan

Attachment F

Preliminary Tree Management Plan Requirements...

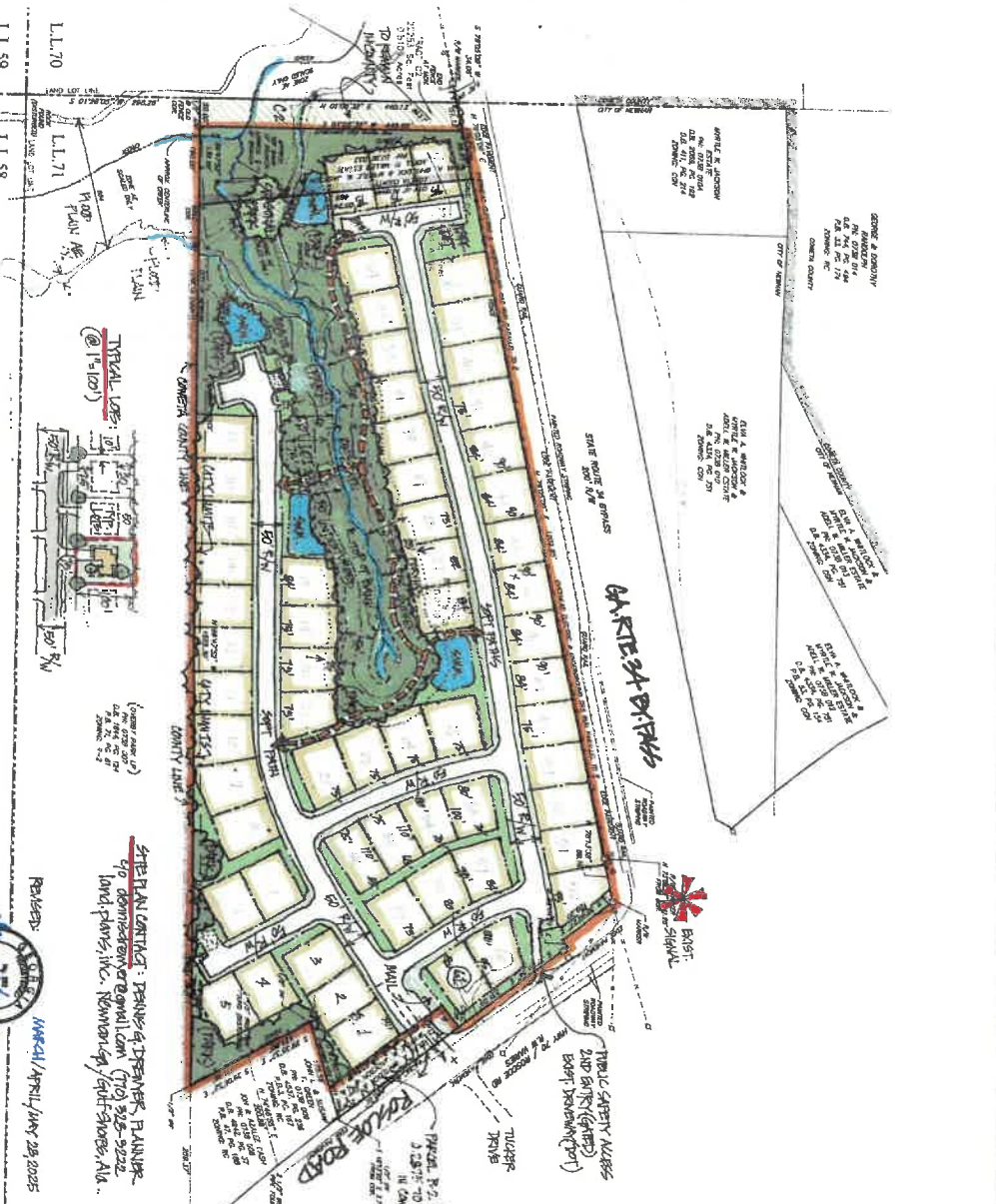
- Label document as Preliminary Tree Management Plan.
- Provide a reasonable and legible representation of the Preliminary Tree Management Plan for review and comment.
- Graphic representation of the existing tree canopy.
- Written description and labeling information about the existing tree canopy.
- Total number of acres of the project.
- Total number of disturbed acres of the project.
- Total number of acres within any undevelopable areas, including utility easements, floodplain, wetlands, stream buffers, zoning buffers, lakes, ponds, 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 representation of all tree save areas and how tree save areas will be safeguarded and protected.
- Provide graphic representation of open space areas available for required tree plantings.

GENERAL NOTES:
 1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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(REVISED 4/1/2025)

WHITLOCK FARM ... ± 22.5 ACRES (APX)
 204 ROCKE ROAD, NEWMAN, (GEMETA COUNTY) GA.

- 1. CURRENT ZONING(S): BULK DORMER (SINGLE-FAMILY) (R-1)
- 2. REQUESTED ZONING: SPLIT (SINGLE-FAMILY) (SFP-1)
- 3. TOTAL AREA (± AC. LAND AREA): ± 22.5 ACRES (± 22.5 ACRES)
- 4. COUNTY AMENDMENTS: ± APRIL 2, 1994 ± 22.5 ACRES (± 22.5 ACRES)
- 5. AS PERMANENT REMAINDER: HOA GREENSPACE (GEMETA)
- 6. MINIMUM BUILDING LOT SIZE: 7500 SQ. FT. ±
- 7. THESE MAXIMUM YIELDITY ALLOWED: 4/AC. (± 51 UNITS)
- 8. PROPOSED YIELD: ± 22.5 UNITS/AC. (± 51 UNITS)
- 9. MINIMUM FRONT BLDG. SETBACK: 40' ± (± 51 UNITS)
- 10. MINIMUM SIDE BLDG. SETBACK: 10' FROM PL.
- 11. MINIMUM REAR SETBACK: 30' FROM PL.
- 12. MIN. LOT FRONTAGE WIDTH: 75' (± 51 UNITS)
- 13. MIN. LOT WIDTH AT BLDG. LINE: 75' ±
- 14. MIN. LOT DEPTH: 90' (± 51 UNITS) TYPE 'B' LOTS
- 15. MIN. HOUSE SIZE (LIVING SPACE): 1000 SQ. FT.
- 16. MAX. BLDG. HEIGHT: 40' HEIGHT (± 3 STORIES)
- 17. MIN. DISTANCE BETWEEN BLDGS: 20' (± 51 UNITS)
- 18. OPEN SPACE REQ'D: 61 LOTS @ 1000 SQ. FT. OF OPEN SPACE PER LOT (± 61,000 SQ. FT.)
- 19. THESE AREAS ARE NOT TO BE USED FOR GREENSPACE
- 20. THESE AREAS ARE NOT TO BE USED FOR GREENSPACE
- 21. CITY STATE WATER'S BUYERS... ARE UPDATED!



PROPOSED LAND USE PLAN: R1-7
 A ZONING ANNEXATION REQUEST - NEWMAN, GEORGIA
 (±) SINGLE-FAMILY DETACHED HOMES (± 22.5 UNITS/AC.) WITH OPEN GREEN SPACE

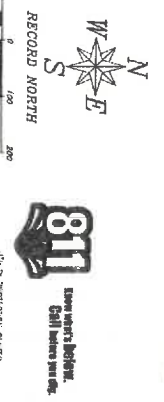


APRIL/APRIL 29, 2025

STATE PLAN CONTRACT: DEAN'S & DEAN'S PLANNING
 910 DOMINION CIRCLE, SUITE 200
 LAND PLANS, INC., NEWMAN, GA 31705

land plans
 DEAN'S & DEAN'S PLANNING
 910 DOMINION CIRCLE, SUITE 200
 NEWMAN, GA 31705

REVISIONS: 1. 04/29/2025
 2. 04/29/2025
 3. 04/29/2025



STATE PLAN CONTRACT: DEAN'S & DEAN'S PLANNING
 910 DOMINION CIRCLE, SUITE 200
 LAND PLANS, INC., NEWMAN, GA 31705

NO.	DATE	DESCRIPTION
1	04/29/2025	ISSUED FOR PERMIT
2	04/29/2025	ISSUED FOR PERMIT
3	04/29/2025	ISSUED FOR PERMIT



ROBSON & SONS, INC.
 4400 HICKORY DRIVE, SUITE 100
 ATLANTA, GEORGIA 30326



CITY OF NEWNAN...

(REVISED 4/1/2025)
(RE-SUBMITTED 5/28/2025)

WHITLOCK FARM ... ± 22.5 ACRES (TOTAL)

204 ROSCOE ROAD · NEWNAN (COWETA COUNTY) GA.

- CURRENT ZONING(S): GEN. COMMERCIAL (CGN) & RURAL (RC)
- REQUESTED ZONING: RU-7 (SINGLE FAMILY DETACHED).
- TOTAL AREA: (5 AC. MIN. REQ'D.) ± 20.0119 AS CGN
+ COUNTY ANNEXATIONS + .4996 + 1.1994 = 21.71 ACS. (RU-7)
- 0.2875 ACRE + .5109 ACRE TO REMAIN COUNTY (RC)
AS PERMANENT REMAINDER · HOA GREENSPACE · EXTRA
- MINIMUM BUILDING LOT SIZES: 7,500 SQ. FT. +
- BASE MAXIMUM DENSITY ALLOWED: 4/AC. (± 87 LOTS)
- PROPOSED YIELD · AS SHOWN: 2.8 UNITS/AC. (61 LOTS)

- MINIMUM FRONT BLDG. SETBACK: 40'/25' MINOR STREET
- MINIMUM SIDE BLDG. SETBACK: 10' FROM P/L
- MINIMUM REAR SETBACK: 30' FROM P/L
- MIN. LOT FRONTAGE WIDTH: 75' (40' CUL-DE-SAC)
- MIN. LOT WIDTH AT BLDG. LINE: 75'
- MIN. LOT DEPTH: 90' (90' x 84') TYP. 75' x 100'
- MIN. HOUSE SIZE (LIVING SPACE): 1,600 SQ. FT.
- MAX. BLDG. HGT.: 40' HGT. (OR 3-STORY)
- MIN. DISTANCE BETWEEN BLDGS: 20' SINGLE FAMILY

- OPEN SPACE REQ'D = 61 LOTS @ 1,000 SQ. FT./LOT: 61,000 SQ. FT.
- OPEN SPACE SHOWN (25.8%) ± 5.6 ACS: 244,000 SQ. FT.
- 4-TIMES REQ'D. AREA ± 38 LOTS BACK TO "GREENSPACE" !!
- TREE SAVE AREAS MOSTLY FALL IN FLOOD PLAIN & CITY-STATE WATERS' BUFFERS... AS UPDATED!

land.plans

23456 Aberdeen Court • Foley, AL 36535
 (770) 328-3222 • dennisdrewyer@gmail.com

DENNIS GLENN DREWYER
 REGISTERED LANDSCAPE ARCHITECT, GA #382

PLANNING • LANDSCAPE ARCHITECTURE • LAND MANAGEMENT & ENTITLEMENTS

MARCH 5, 2025

WHITLOCK PROPERTY SURVEY

KEY	ACREAGE	ZONED	ACTION	ZONE	FINAL
A	20.0119	CGN	REZONE	RU.7	CITY
B ₁	0.4996	RC	ANNEX	RU.7	CITY
B ₂	0.2875	RC	(REMAIN)	RC	COUNTY
C ₁	1.1994	RC	ANNEX	RU.7	CITY
C ₂	0.5109	RC	(REMAIN)	RC	COUNTY
± 22.5093					

± 20.0119 CGN-CITY
 0.4996 ANNEX
1.1994 ANNEX

± 21.7109 REZONE TO RU.7

0.2875-REMAIN
0.5109-REMAIN
 ± 0.7984 COUNTY



ANNEXATION LETTER

CITY OF NEWNAN - COWETA COUNTY, GA.

Revised
MAR. 4, 2025

Mrs. Tracy Durnavant, AICP, Director
Planning & Zoning Dept. and Staff

- On behalf of applicant Greg K. Rogers and myself, as his Land Planner and Representative in this request, please accept our submittal for the approval of the Mayor and City Council.
- While this former "Whitlock Farm" property, at 204 Roscoe Road, Newnan, 30263, is a total of ± 22.5093 acres - approx. 20.0119 acres are already within the City Limits of the City of Newnan!
- Further, approx. .7984 acre shall remain in Coweta County as 50-foot corridors, to maintain the connectivity with abutting properties which are in the County, preventing an "island" parcel.
- It is our request to Annex two small parcels (2) totalling only 1.6990 acres, to be utilized as RU-7 (single-family detached homes) with a maximum yield of 61 lots @ 2.8 units/acre! As currently zoned RC in the County, the small parcels have always been a part of the Whitlock holdings and are large enough to qualify for the County minimum lot size (but no lots!!)...
- Thank you for your time and guidance with the Annexation procedures... Respectfully,
Dennis Drenyer

TREE MANAGEMENT PLAN · MARCH 2025

'WHITLOCK FARM' - ZONING/ANNEXATION REQUEST

- As required, and requested by the City Landscape Architect Mike Furbush, this narrative is provided for our anticipated zoning/annexation request.
 - The main parcel (A) consists of ± 20.119 acres zoned CGN, in addition to two small parcels (B₁ & C₁) in the County totalling ± 1.6990 , now zoned RC.
 - The total request of the City is to Rezone and Annex the total compilation of ± 21.7109 acs. to RU-7. Two remainder parcels (± 0.7984 acs) are to remain in the County as 50'w corridors (RC), to maintain connectivity to outlying Coweta properties (No lots!).
 - As per the revised property survey and 'Conceptual Land Use Plan', we must now honor additional state and local stream setbacks for most of the length of an original "farm drainage ditch", as well as the existing flood plain boundary and stream. As a result, we have lost buildable lots and any perimeter buffer areas previously considered.
 - Please be aware that most, if not all, tree save opportunities will occur in the stream buffers, flood plain zones, and perhaps an isolated spot wherever proposed grades and infrastructure work will allow, taken from our "specimen tree" survey! 3/8/25
 - Total disturbed area: ± 16.1 acres, but save areas plus green-belts provide ± 5.6 acs Common Space (26%) (± 4.3 acres undisturbed or $\pm 20\%$) D.G. Drenyer 5/27/2025
- Exceeds required Common Area Greenspace by 4-times!

Property Owners

Mrs. Elva A. Whitlock
Estate of Myrtle W. Jackson
Estate of Adell W. Miller
19 Magnolia Drive
Newnan, GA 30263

Property owners within 250 ft

LDO Coweta LLC	9008 Hwy 16 Senoia Ga 30276
Overby Park LP	4279 Roswell Rd NE Ste 208-252 Atl Ga 30342
John & Susan Green	26 W Washinton St Newnan Ga 30263
Azalee Cash & Jon Cash	150 Roscoe Rd Newnan 30263
M&S Newnan Properties LLC	2701 Lovejoy Cr Duluth Ga 30097
ValleyBrook Cardinal LLC % Elon Property Management	590 West Kennedy Blvd 2 nd floor Lakewood NJ 08701
Rolling Hills Newnan LLC	3548 North Crossing Cr Valdosta Ga 31602
Sunbelt of Alabama LLC series 38	POB 127 Ranburne Al 36273
Joseph Wainscott	POB 73829 Newnan Ga 30271
Windsor Newnan LLC	9008 Hwy 16 Senoia Ga 30276

TRACT C1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lot 71 of the 5th Land District, Coweta County, Georgia, the same and being more particularly described as follows:

Commencing at a concrete right-of-way monument marking the intersection of the southwesterly varying right-of-way of Highway 70 / Roscoe Road and the southeasterly 200' right-of-way of State Route 34 Bypass;

Thence South 78 degrees 13 minutes 38 seconds West 89.10 feet along the said 200' right-of-way of State Route 34 Bypass to a point;

Thence South 79 degrees 05 minutes 09 seconds West 1209.85 feet along the said 200' right-of-way of State Route 34 Bypass to a point, said point being the TRUE POINT OF BEGINNING of the property herein described.

Thence South 05 degrees 24 minutes 03 seconds East 469.31 feet leaving the said 200' right-of-way of State Route 34 Bypass and along the City of Newnan City Limits Line to a point;

Thence North 89 degrees 47 minutes 52 seconds West 139.99 feet leaving the said City of Newnan City Limits Line to a point;

Thence North 01 degrees 05 minutes 32 seconds East 449.99 feet to a point on the southeasterly 200' right-of-way of State Route 34 Bypass;

Thence North 79 degrees 05 minutes 09 seconds East 88.85 feet along the said 200' right-of-way of State Route 34 Bypass to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 1.1994 Acres more or less.

TRACT B1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lot 71 of the 5th Land District, Coweta County, Georgia, the same and being more particularly described as follows:

Commencing at a concrete right-of-way monument marking the intersection of the southwesterly varying right-of-way of Highway 70 / Roscoe Road and the southeasterly 200' right-of-way of State Route 34 Bypass;

Thence South 38 degrees 40 minutes 27 seconds East 109.20 feet along the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point;

Thence North 56 degrees 04 minutes 21 seconds East 15.00 feet along the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point;

Thence South 37 degrees 24 minutes 34 seconds East 231.09 feet along the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point;

Thence South 52 degrees 35 minutes 26 seconds West 50.00 feet leaving the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point, said point being the TRUE POINT OF BEGINNING of the property herein described.

Thence South 37 degrees 44 minutes 34 seconds East 240.86 feet to a point;

Thence South 73 degrees 30 minutes 08 seconds West 121.92 feet to a 1/2" iron rebar found on the City of Newnan City Limits Line;

Thence North 28 degrees 35 minutes 37 seconds West 199.70 feet along the said City of Newnan City Limits Line to a point;

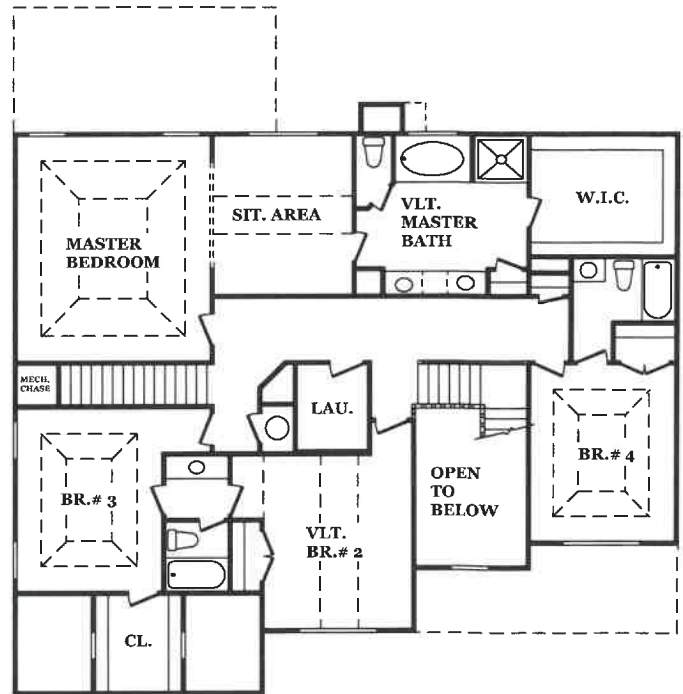
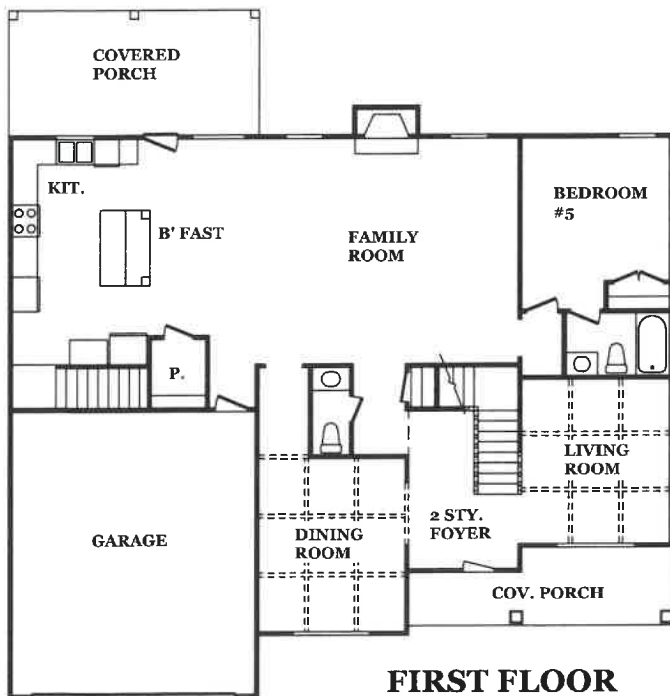
Thence North 52 degrees 35 minutes 26 seconds East 81.88 feet along the said City of Newnan City Limits Line to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 0.4996 Acres more or less.

REV. DATE : 05/20/23



THE ALEXANDER @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A

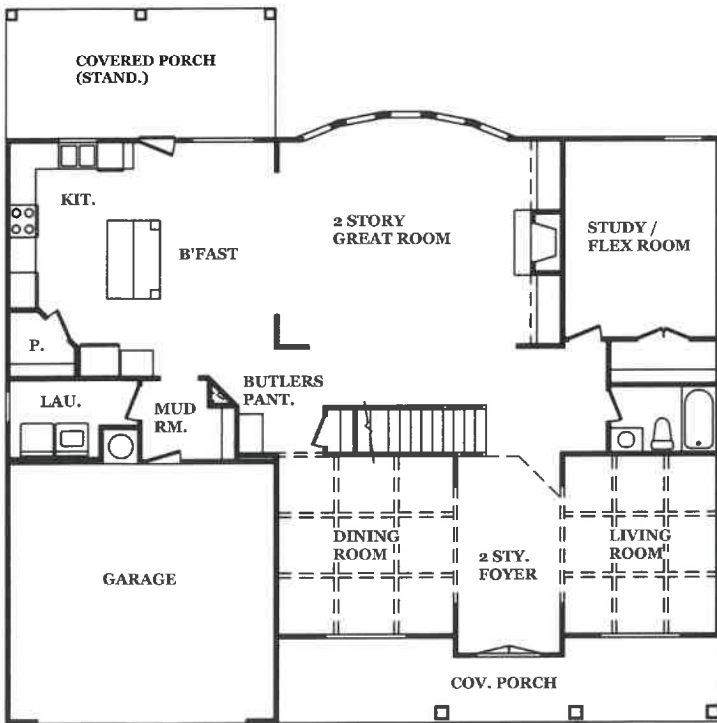


RENDERINGS ARE FURNISHED AS A GUIDE ONLY, ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY.

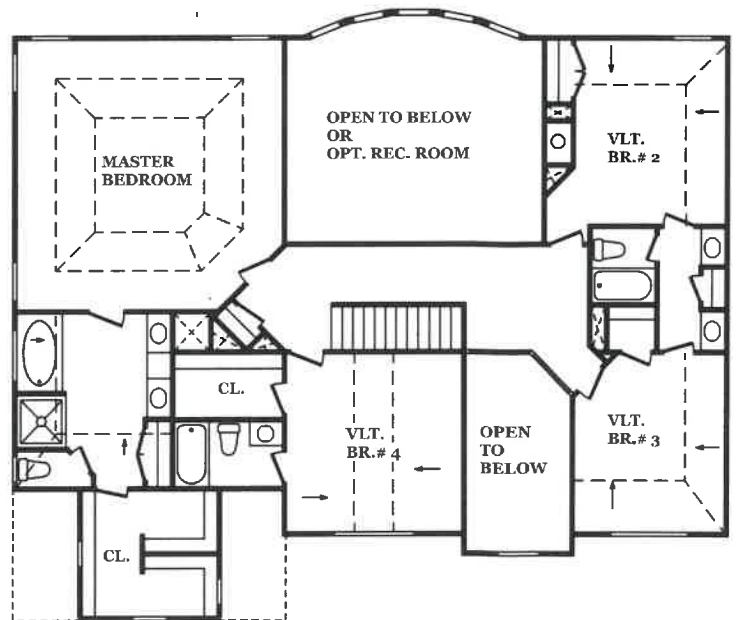
REV. DATE : 05/21/23



THE BARNHART @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



FIRST FLOOR

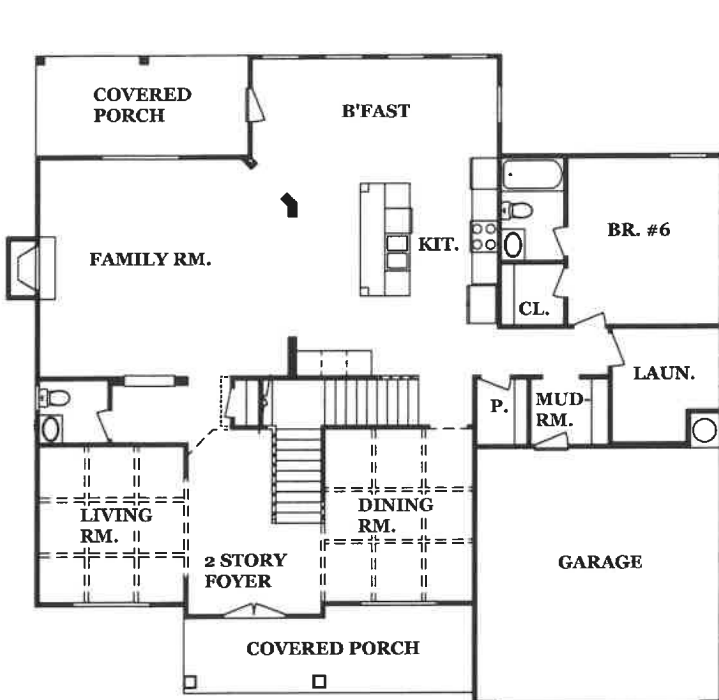


SECOND FLOOR

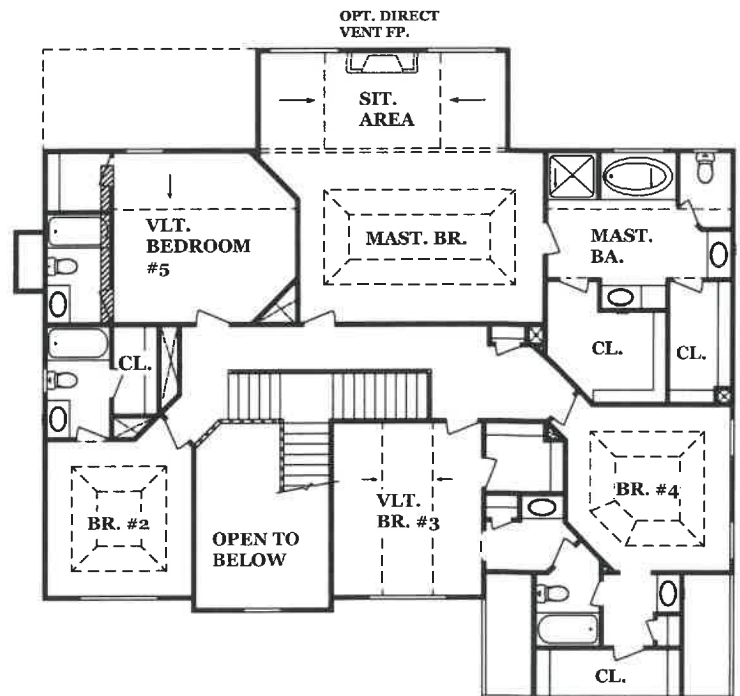
**RENDERINGS ARE FURNISHED
AS A GUIDE ONLY, ACTUAL
CONSTRUCTION AND DIMENSIONS
MAY VARY.**



THE BARRINGTON @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



FIRST FLOOR

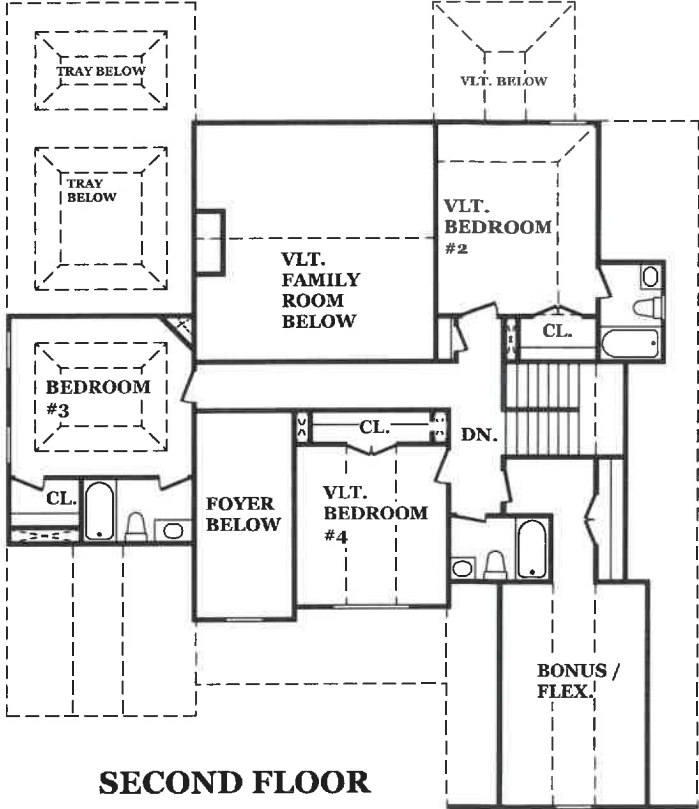
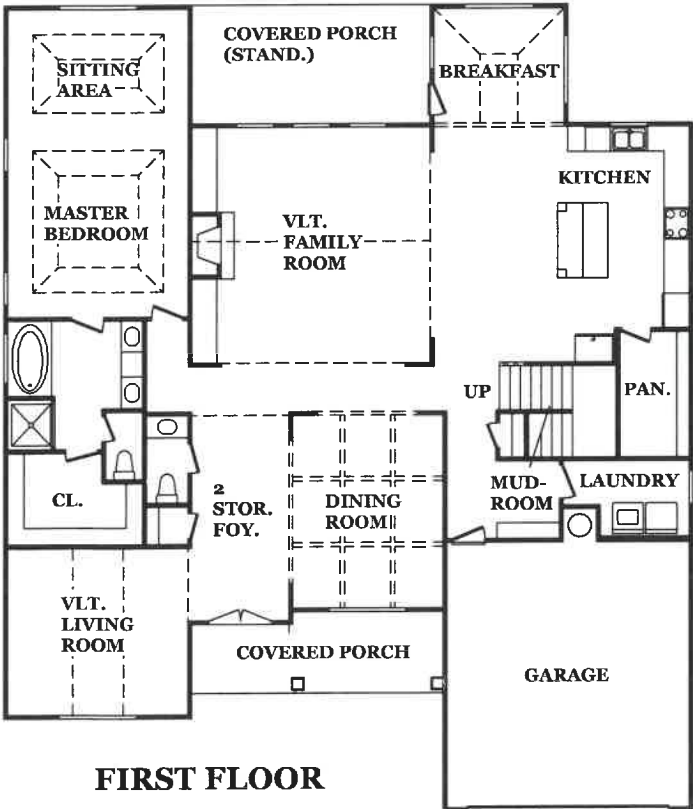


SECOND FLOOR

RENDERINGS ARE FURNISHED
AS A GUIDE ONLY, ACTUAL
CONSTRUCTION AND DIMENSIONS
MAY VARY.



THE GRAYCLIFF @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



RENDERINGS ARE FURNISHED AS A GUIDE ONLY, ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY.



NEWNAN
POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

05/21/25

Reference: Whitlock Farm Concept

Chris Cole,

After reviewing call history that could compare to this one development, there would be a slight increase of people and vehicle traffic to the area. It would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, but can be manage at current staff level.

Thanks,

A handwritten signature in blue ink, which appears to read 'Brent Blankenship'. The signature is fluid and cursive.

Brent Blankenship

Chief of Police

Newnan Police Department



May 29, 2025

Chris Cole, AICP
Senior Planner
City of Newnan

RE: Whitlock Farm Parcels #073B 010, #073B 033, and #073B 032

Mr. Cole,

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

- Parcel Numbers #073B 010, #073B 033, and #073B 032
 - 22.51 Acres
 - Attached concept plan
1. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
 - b. Developer is responsible for cost of all electrical upgrades or relocations.
 - c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
 - d. Electrical shall be built out per Newnan Utilities contractor manual.
 - e. Note the location of this Parcel, there are two electrical providers as shown on attached map.
 2. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

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

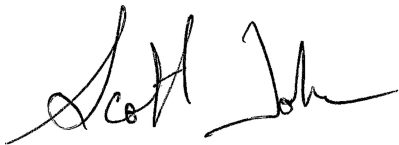
- iii. Cost for analyzing existing sanitary sewer system by an engineering firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades,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

3. Water:

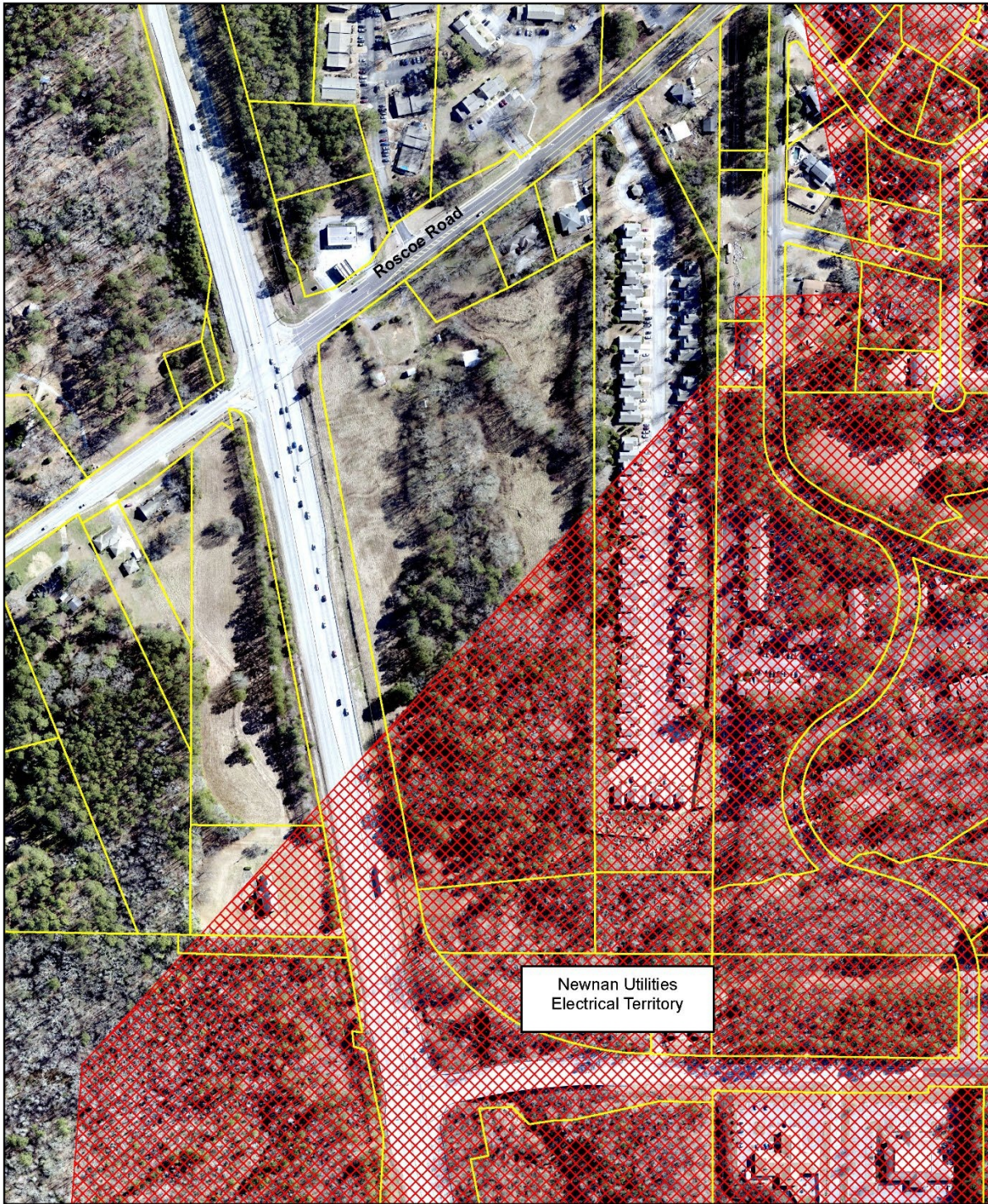
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan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

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

Sincerely,



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



Newnan Utilities
Electrical Territory
Map

Scale 1" = 300'

770-683-0292 fax
www.NewnanUtilities.org



NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

May 27, 2025

Ref: Annexation/Rezoning Request

Dear Chris,

I have reviewed the potential annexation and rezoning request by Greg K. Rogers. Currently we have no issues with the annexation or rezoning requests. However, upon future completion of the project, the following data information research that could potentially affect our fire department will be the following. The similar projects Harpers farm, Belmont Park, and Brown Ridge given for comparisons showed a possible increase in call volume to be approximately 100 calls a year.

The concern in impact would be growth in population, traffic, 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 currently do. Therefore, the impact of the proposed property may require additional equipment and manpower in the future at the Newnan Fire Department. Please contact me if you have questions.

Sincerely,



Stephen Brown



The City of Newnan, Georgia

Office of the City Engineer

May 23, 2025

City Engineer Review

ANNEXATION REQUEST/ REZONING REQUEST:

#073B 033

#073B 032

To be combined with #073B 010

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-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan.

The City of Newnan will serve as the Local Issuing Authority (LIA) for permitting land disturbing activities.

4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

Transportation:

1. Two entrances to the development will be required. The two entrances as shown in the concept are proposed to connect to Roscoe Road which is under the jurisdiction of Coweta County. Note: Roscoe Road south of State Route 34 Bypass is not State Route 70 as shown in the concept. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has been satisfied with their requirements and has so indicated to the City.
2. Please furnish a copy of any Traffic Impact Study/ Statement, to the City that Coweta County or the Georgia Department of Transportation may require.

Development Standards:

1. City of Newnan development standards for streets and sidewalks shall apply, which include the typical section with utility locations, and minimum pavement sections.
2. Standards for the Manual on Uniform Traffic Control Devices (MUTCD) shall apply.
3. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all public streets, and extended to the Right-of-Way for Roscoe Road.
4. Reference is made to the Extent of Service Policy for maintenance of any public stormwater system associated with this development.

Respectively,

Michael Klahr

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

Coweta County School System

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

May 30, 2025

Chris Cole
Senior Planner
City of Newnan
25 LaGrange St.
Newnan, GA 30263

RE: Revised Letter of Impact 204 Roscoe Rd Rezoning Request

Chris,

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

The proposed development would potentially contain 61 residential units. The current school district lines would place students in this neighborhood in the following locations:

Elm Street Elementary (94% Capacity), Evans Middle School (88% Capacity), and Newnan High School (80%).

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



Jon Amason, Director
22 East Broad St.
Newnan, GA 30263
Email: jamason@coweta.ga.us
770-254-2635

May 8, 2025

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

RE: Annexation– City of Newnan

Applicant: Greg K. Rogers
1.699± acres located off SR 34 Bypass and Roscoe Road (Hwy 70)
Tax ID#'s: 073B-032 {partial}; 073B-033 {partial}
Petition # AN 003-25

Dear Ms. Dunnavant,

The Coweta County Board of Commissioners voted on May 6, 2025, to file **No Objection** to the above referenced annexation petition.

A copy of the report that was submitted to the Board of Commissioners for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved by the Board of Commissioners at the May 20, 2025, Public Hearing.

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

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

Sincerely,

Lisa J. Eschman

Lisa J Eschman
Zoning Manager

C: Michael Fouts, County Administrator
Cleatus Phillips, City Manager
Kelly Mickle, Assistant Administrator
Sandy Wisenbaker, Assistant Administrator
Tod Handley, Public Works Administrator
Jon Amason, Director

Ben Sewell, Assistant Director
Clint Richmond, GIS
Ashley Gay, Director of Elections and Voter Registration
Dean Henson, Chief Appraiser/Director



City of Newnan, Georgia – Planning Commission

Date: June 10, 2025

Agenda Item: Certificate of Appropriateness – 32 Jackson Street

Prepared and presented by: Dean Smith, Senior Planner



Purpose:

This item involves a certificate of appropriateness application from Kip Oldham with KA Oldham Design. The applicant is requesting to add an addition to the existing structure, an extended covered walkway, a material change, new roof and removal of existing dormers, changing front columns from round to square and painting. The certificate of appropriateness application involves the design, material and appearance of the proposed renovation.

Background:

Zoning District	CBD – Central Business District
Proposed Land Use	Commercial
Parcel Size	0.377 acres

As per the City of Newnan’s Zoning Ordinance, the scope of work for the proposed renovations require that the Planning Commission issue a Certificate of Appropriateness since the property is located within the Downtown Design Overlay District (DDO).

The applicant states, in regard to the proposed scope of work, as follows:

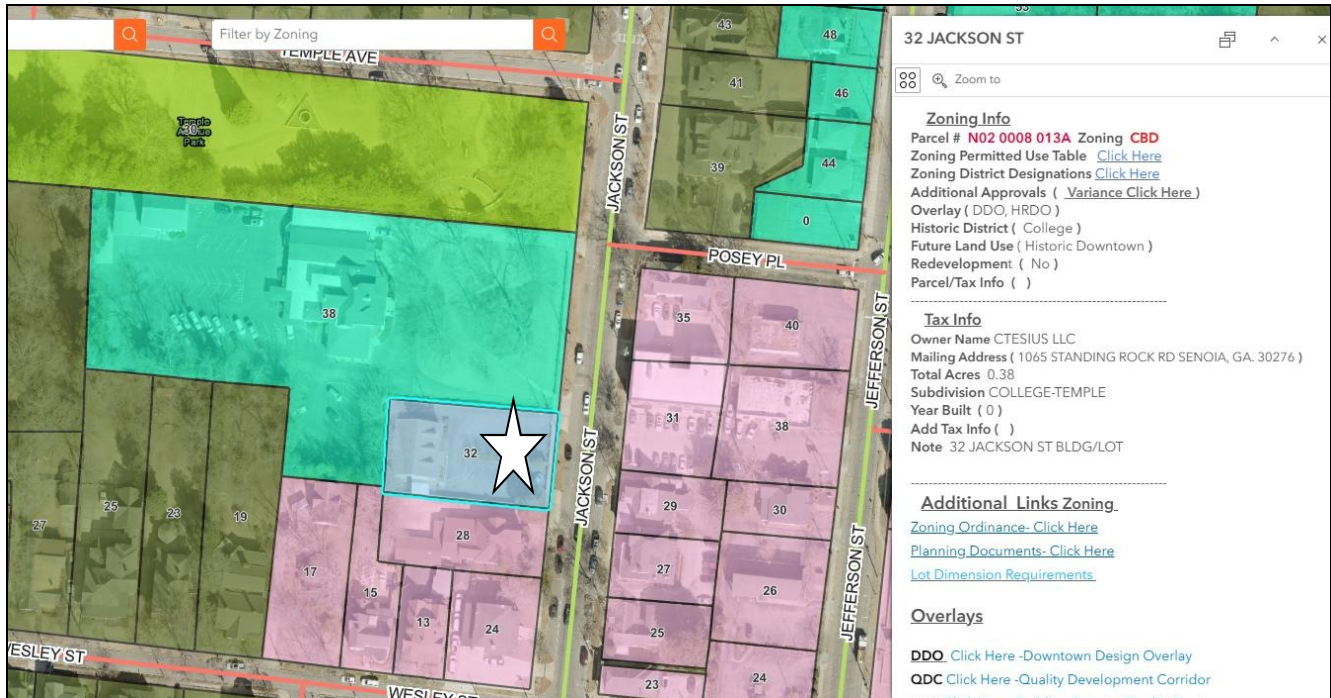
32 Jackson Street

May 2025

The purpose of this project is to update and improve the exterior of the building. We also are going to add a new enclosed staircase for egress purposes. The building updates will include an extended covered walkway in the front of the building and a smaller portico will replace the existing one. A material change will replace the stucco portion on the left side of the main elevation of the building. The primary walkway will be demolished and improved.

The interior will only be affected in order to create separate tenant spaces on each floor.

The subject property is surrounded by commercial uses.



Areas in pink are zoned Central Business District and the areas in light green are zoned Urban Neighborhood Commercial District. The areas in olive green are zoned residential, historical and urban infill. The area colored in yellowish green is the City of Newnan's Temple Avenue Park.

Issues for Consideration for a Certificate of Appropriateness:

In reviewing the request in terms of the rehabilitation standards that were adopted for development in the *Downtown Design Overlay* district (DDO), staff addressed the following standards in terms of the work proposed at 32 Jackson Street:

- a) **Building Orientation and Setback** – The elevations of the existing structure and building orientation will largely remain as they have been in the past, with the exception of the addition in the front, and the front covered walkway. There is no proposed significant changes in the building orientation or building setbacks.
- b) **Directional Emphasis** – The directional emphasis will be horizontal which is consistent with the dominant patterns within the area of influence.
- c) **Shape** – The addition and improvements aren't significantly altering the existing shape of the building.
- d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The proposed construction does not appear to disrupt the existing rhythm patterns in the area of influence.
- f) **Massing** – Proposed renovations will not significantly alter the existing massing of the structure.

- g) **Scale and Height** – Proposed renovations do not show a change to height. Slight change to scale with a new addition bringing the front of the building addition closer to the road than the existing structure and the addition of a covered walkway
- h) **Architectural and Site Elements** – The tempered glass storefront system proposed for the addition is not consistent with window patterns within the area of influence.

Newnan Design Guidelines Commentary: In 2022, the City of Newnan promulgated a document, entitled, “Newnan Design Guidelines” as a guide for exterior rehabilitation and modifications of buildings in the City of Newnan, including historic buildings and are intended as a supplement to the City of Newnan’s Zoning Ordinance regulations. City of Newnan Main Street Manager, Abigail Strickland has reviewed the proposed certificate of appropriateness application, and her complete comments are included in this agenda item; however, the following is a brief summary:

Specifically, the use of composite wood paneling and metal awnings is not considered desirable or historically appropriate within the context of the downtown district, as outlined in the Design Guidelines (p.41). Traditional materials that reflect the historic character of the area—such as brick, stone, and stucco are encouraged for facade treatments and canvas for awnings.

Additionally, the proposed paint color, Urbane Bronze, is not included in the paint color palette provided in the Design Guidelines. While the guidelines do not prohibit its use, it is not among the recommended selections for exterior facades. However, there are several similar tones available in the recommended color collection pages that may offer a comparable look while maintaining compliance with the district’s historic character.

Options:

- A. Approve the Certificate of Appropriateness as presented.
- B. Approve the Certificate of Appropriateness with proffered conditions.
- C. Deny the Certificate of Appropriateness request.

Attachments:

Applications and Supporting Materials

Previous Discussions with the Commission: None



May 28, 2025

City of Newnan Planning Commission
25 LaGrange Street
Newnan, GA 30263

Dear Planning Commission,

I am writing to provide comments regarding the Certificate of Appropriateness (COA) application for the proposed exterior changes at 32 Jackson Street. After reviewing the submitted materials, I would like to respectfully note that certain aspects of the proposed design do not align with the City of Newnan's Design Guidelines for the Downtown District.

Specifically, the use of composite wood paneling and metal awnings is not considered desirable or historically appropriate within the context of the downtown district, as outlined in the Design Guidelines (p.41). Traditional materials that reflect the historic character of the area—such as brick, stone, and stucco are encouraged for facade treatments and canvas for awnings.

Additionally, the proposed paint color, Urbane Bronze, is not included in the paint color palette provided in the Design Guidelines. While the guidelines do not prohibit its use, it is not among the recommended selections for exterior facades. However, there are several similar tones available in the recommended color collection pages that may offer a comparable look while maintaining compliance with the district's historic character.

Thank you for your attention to this matter and for your continued commitment to preserving the architectural integrity of our downtown. As a reminder, the Downtown Design Guidelines are recommendations, not requirements. Please feel free to reach out with any further questions or concerns.

Sincerely,

Abigail Strickland
Main Street Manager
City of Newnan
770-253-8283
www.mainstreetnewnan.com



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 32 Jackson St., Newnan, GA 30263

Name of Applicant Kip Oldham

Mailing Address 57 Perry St., Newnan, GA 30263

Telephone 770.683.9170

Property Owner (Use back if multiple names) CTESIUS LLC.

Mailing Address 1065 Standing Rock Rd. Senoia, GA 30276

Telephone (678)-633-7893

Map # N _____ Block # _____ Parcel # N02 0008 013A Land Lot N/A

District/Section Newnan 02 Present Zoning Classification Commercial

Present Land Use Comm-Downtown Off Main

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Relocation of Building |
| <input checked="" type="checkbox"/> Repairs or Alterations | <input type="checkbox"/> Sign Erection or Placement |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Other |

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): The goal of this project is to update and improve the exterior of the building. Build a new enclosed staircase for egress. Will create an extended covered walkway in the front of the building. A smaller portico will replace the existing main portico. Eliminate existing dormers. A material change will be made to the stucco portion on the left side of the building. The primary walkway and the main facade will be demolished and improved.

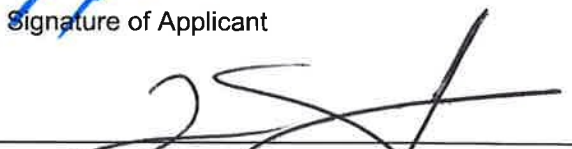
Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I further understand that any modifications, changes or alterations to the approved COA must be submitted to the City of Newnan's Planning Department before commencing or proceeding with any work to determine if said changes would need to return to the City of Newnan's Planning Commission for approval.



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

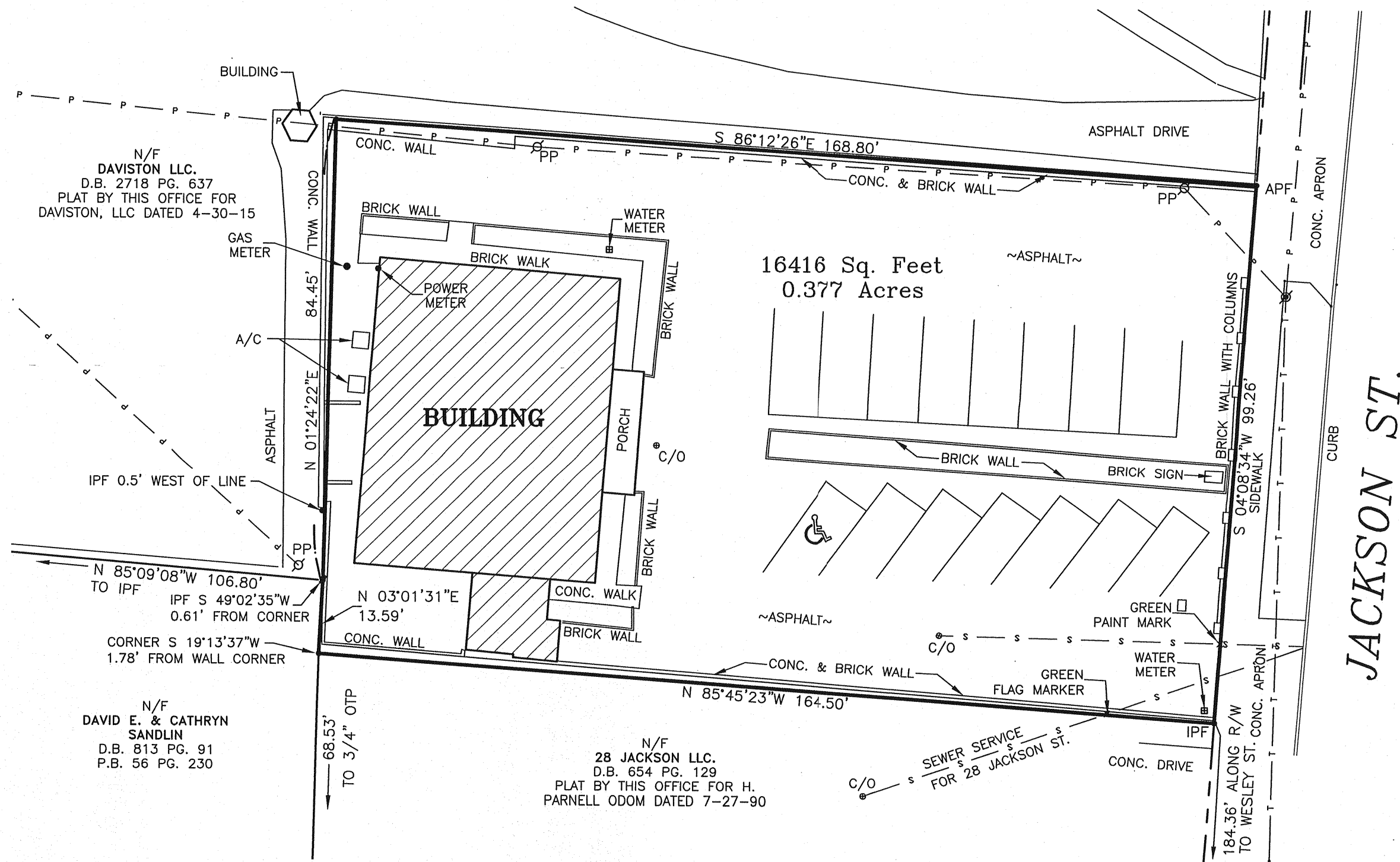
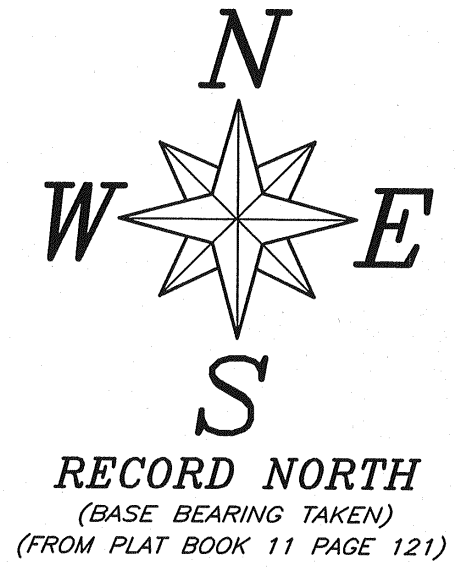
SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

6/19/2018

CHRIS W. ROBERTSON GA RLS #3195

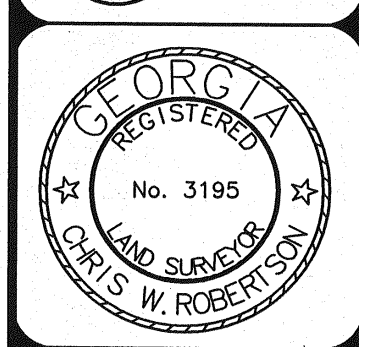
DATE:



NO.	REVISIONS:	DATE:

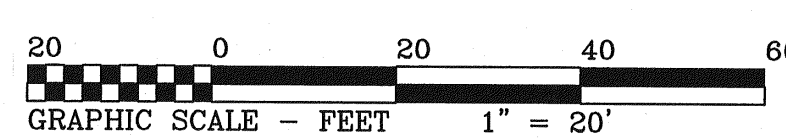
RETRACEMENT BOUNDARY SURVEY FOR:
CTESIUS, LLC
 PARCEL NUMBER: N02 008 013A
 CITY OF NEWNAN
 LOCATED IN LAND LOT 25 - 5TH LAND DISTRICT
COWETA COUNTY, GEORGIA

Christopher Brothers
 LAND SURVEYING, LLC
 24 JACKSON STREET
 NEWNAN, GEORGIA 30263
 (770)255-5195
 LSF #52
 chrisbros@numail.org
 www.christophersurveying.com



DRAWING DATE:
06/26/2018
 LAST FIELD WORK DATE:
06/26/2018
 DISK:
2018-JUNE
 DRAWING: #CF=83069-TP
 #SF=83069-BM
 SCALE:
1" = 20'
 DRAWN BY:
CWR

SHEET:
1 OF 1



LEGEND

- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE
- AC. = ACRES
- SQ. FEET. = SQUARE FEET
- E.O.C. = ERROR OF CLOSURE
- R/W = RIGHT-OF-WAY
- WV = WATER VALVE
- FH = FIRE HYDRANT
- C/L = CENTERLINE
- N/F = NOW OR FORMERLY
- P/L = PROPERTY LINE
- PP = POWER POLE
- P- = OVERHEAD POWER LINE
- T- = OVERHEAD COMMUNICATION LINE
- S- = SEWER LINE
- A/C = AIR CONDITIONER
- CP = COMPUTED POINT
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (1/2" RE-BAR)
- OTP = IRON OPEN TOP PIPE

SURVEY DATA

E.O.C. PLAT: 1' IN 305,592 FEET
 E.O.C. FIELD: 1' IN 18,733 FEET

ANGULAR ERROR: 3" PER ANGLE POINT
 ADJUSTED BY: COMPASS RULE

EQUIPMENT USED:

GEOMAX: ZOOM 80 ROBOTIC TOTAL STATION
 TOPCON: GTS-313 TOTAL STATION

REFERENCES:

SUBJECT DEED: DEED BOOK: 4065 PAGE 485

GENERAL NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.
5. IN MY OPINION THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0143D WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.
7. BEARING BASED ON A PLAT RECORDED PLAT BOOK 11, PAGE 121. ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED.

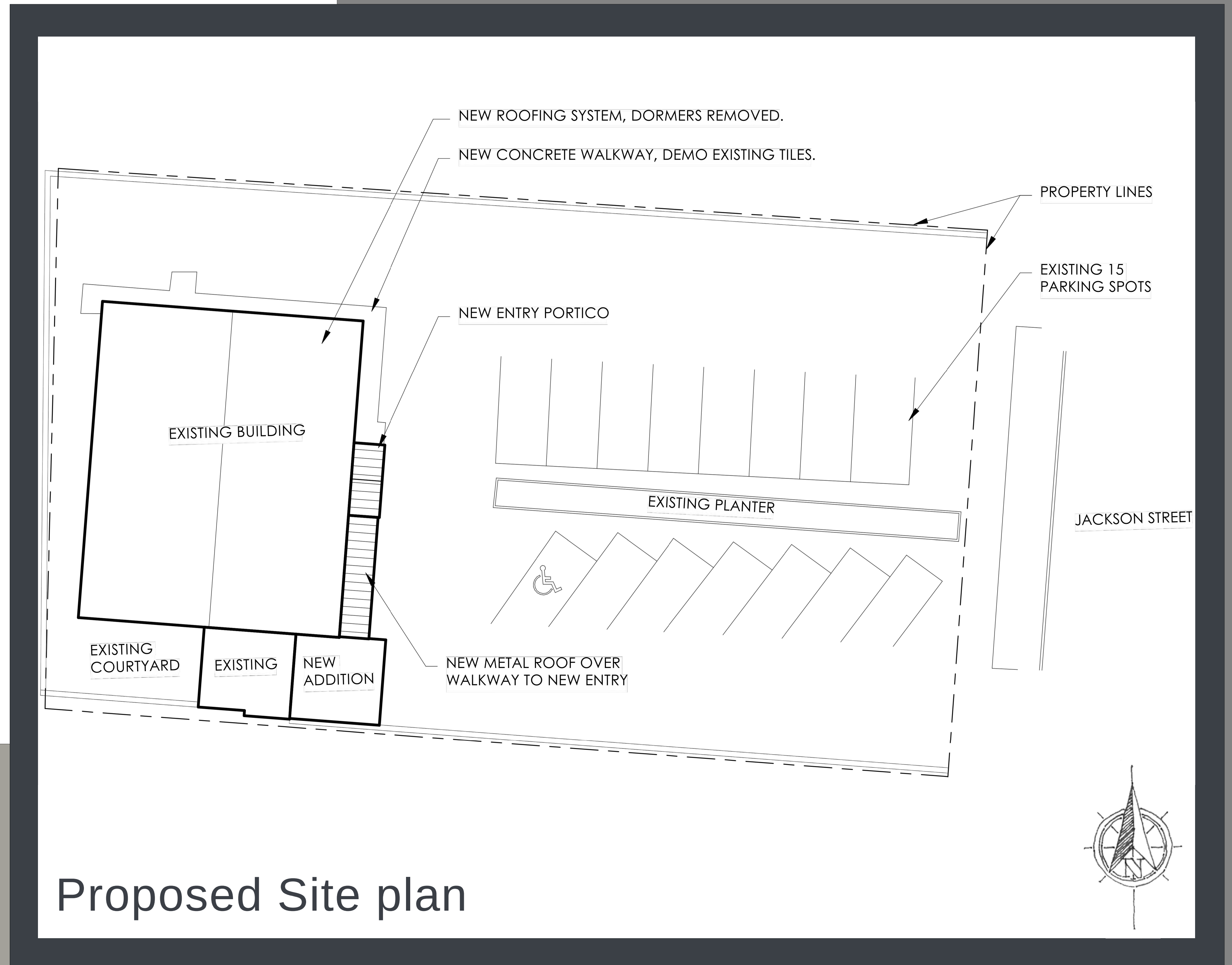


32 Jackson Street

May 2025

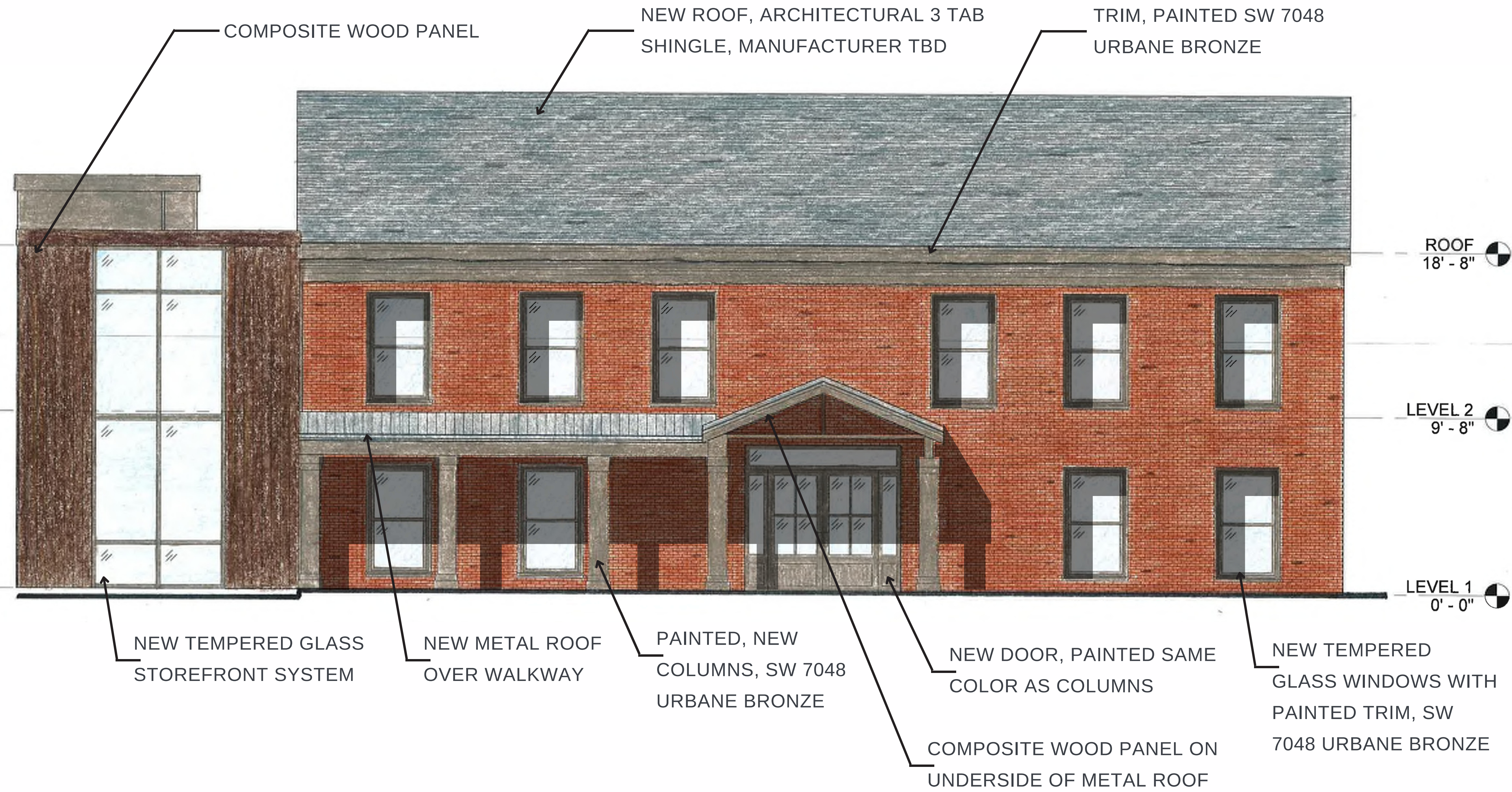
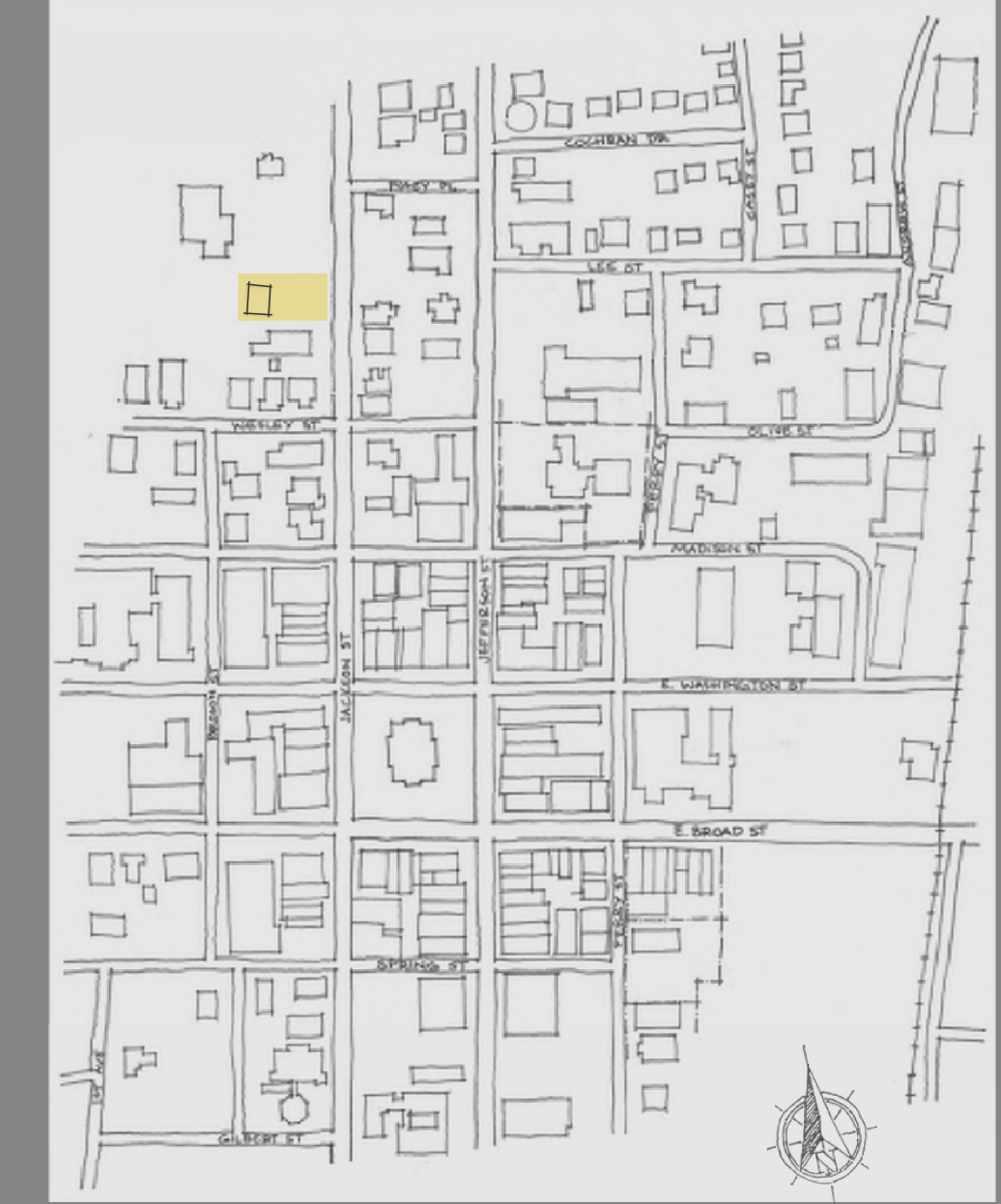


Existing Site Photos

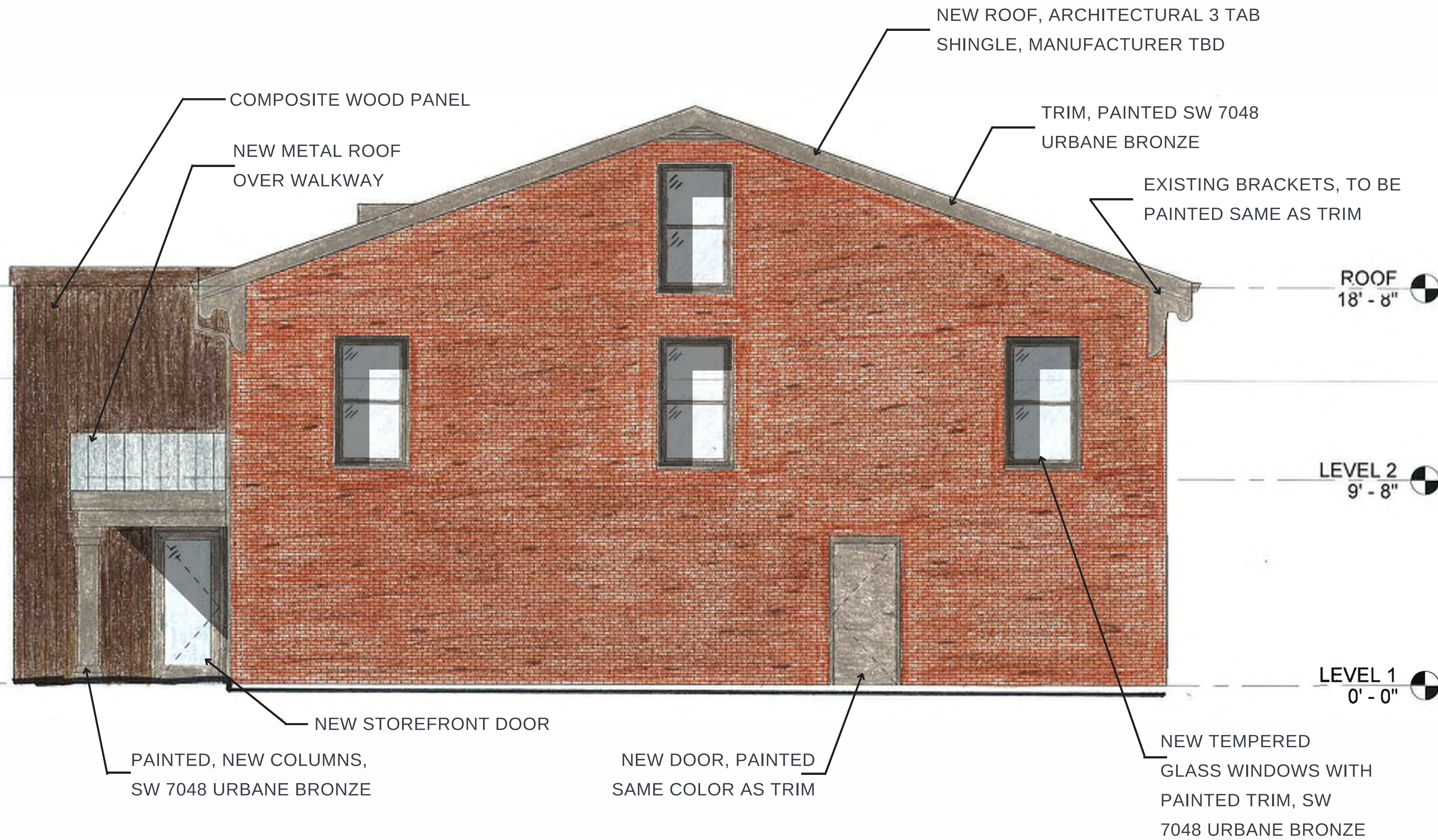


Proposed Site plan

The purpose of this project is to update and improve the exterior of the building. We also are going to add a new enclosed staircase for egress purposes. The building updates will include an extended covered walkway in the front of the building and a smaller portico will replace the existing one. A material change will replace the stucco portion on the left side of the main elevation of the building. The primary walkway will be demolished and improved. The interior will only be affected in order to create separate tenant spaces on each floor.



Elevations



Elevations



NEW TEMPERED GLASS
WINDOWS WITH PAINTED TRIM,
SW 7048 URBANE BRONZE

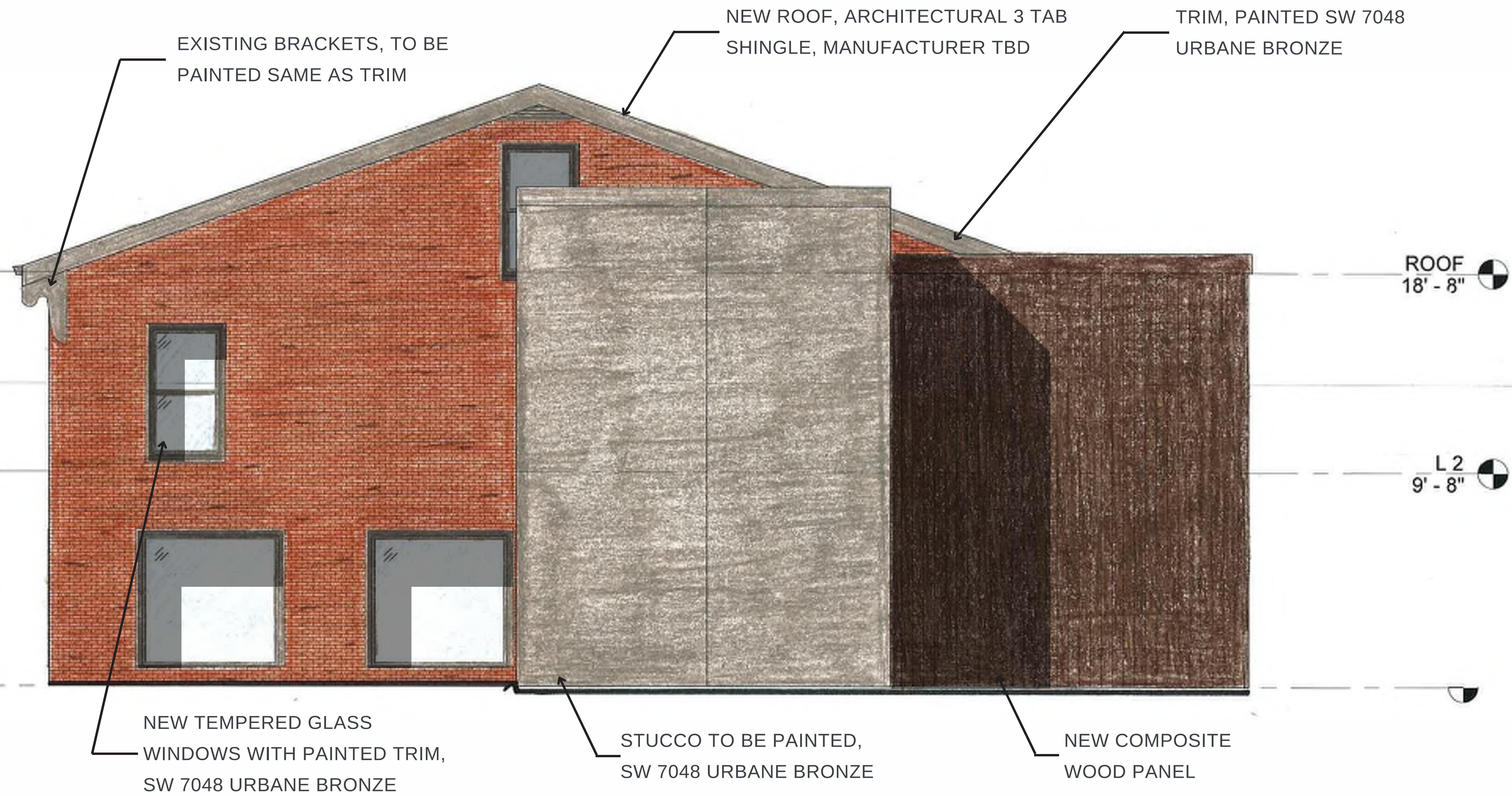
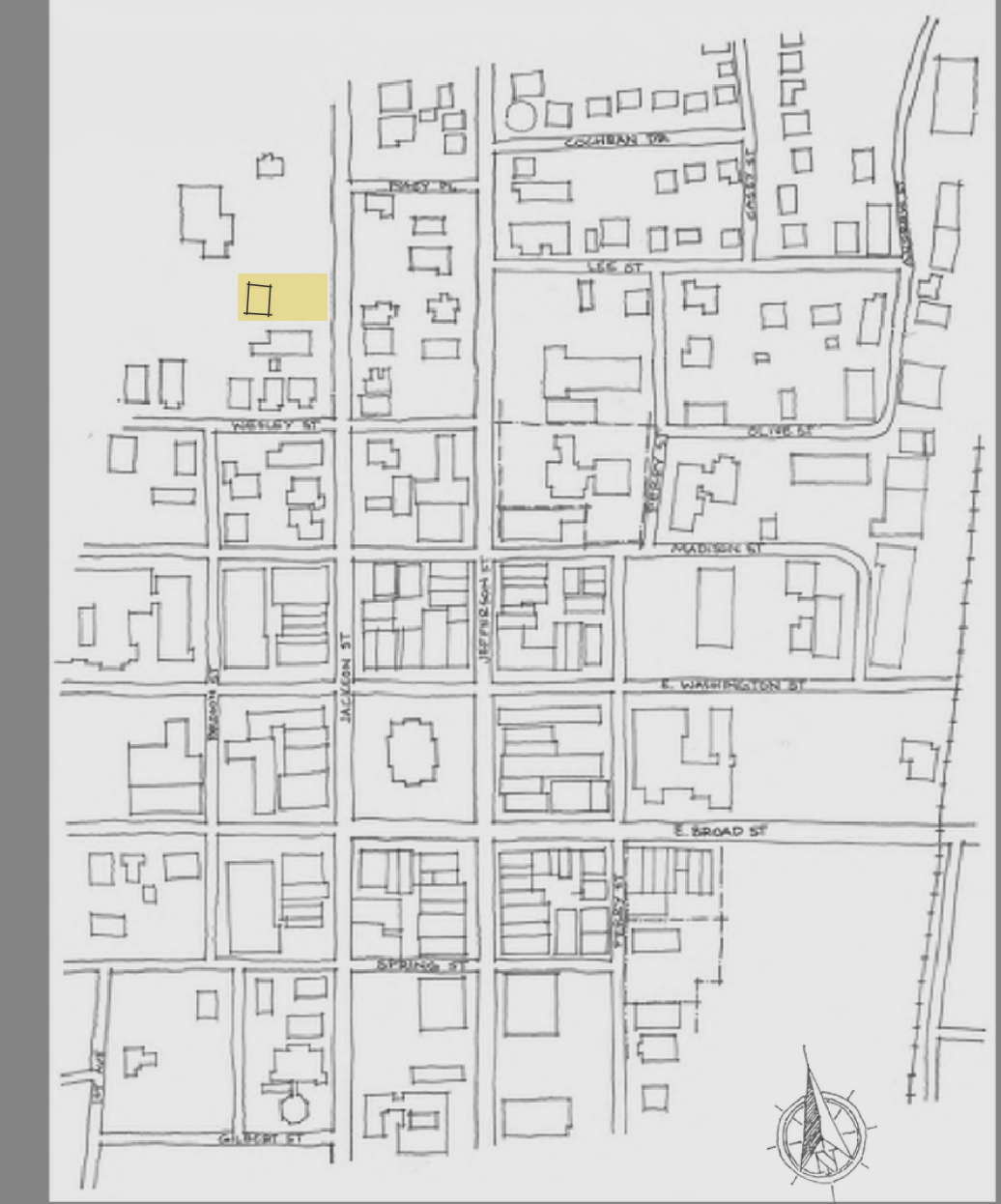
NEW ROOF, ARCHITECTURAL 3 TAB
SHINGLE, MANUFACTURER TBD

TRIM, PAINTED SW 7048
URBANE BRONZE

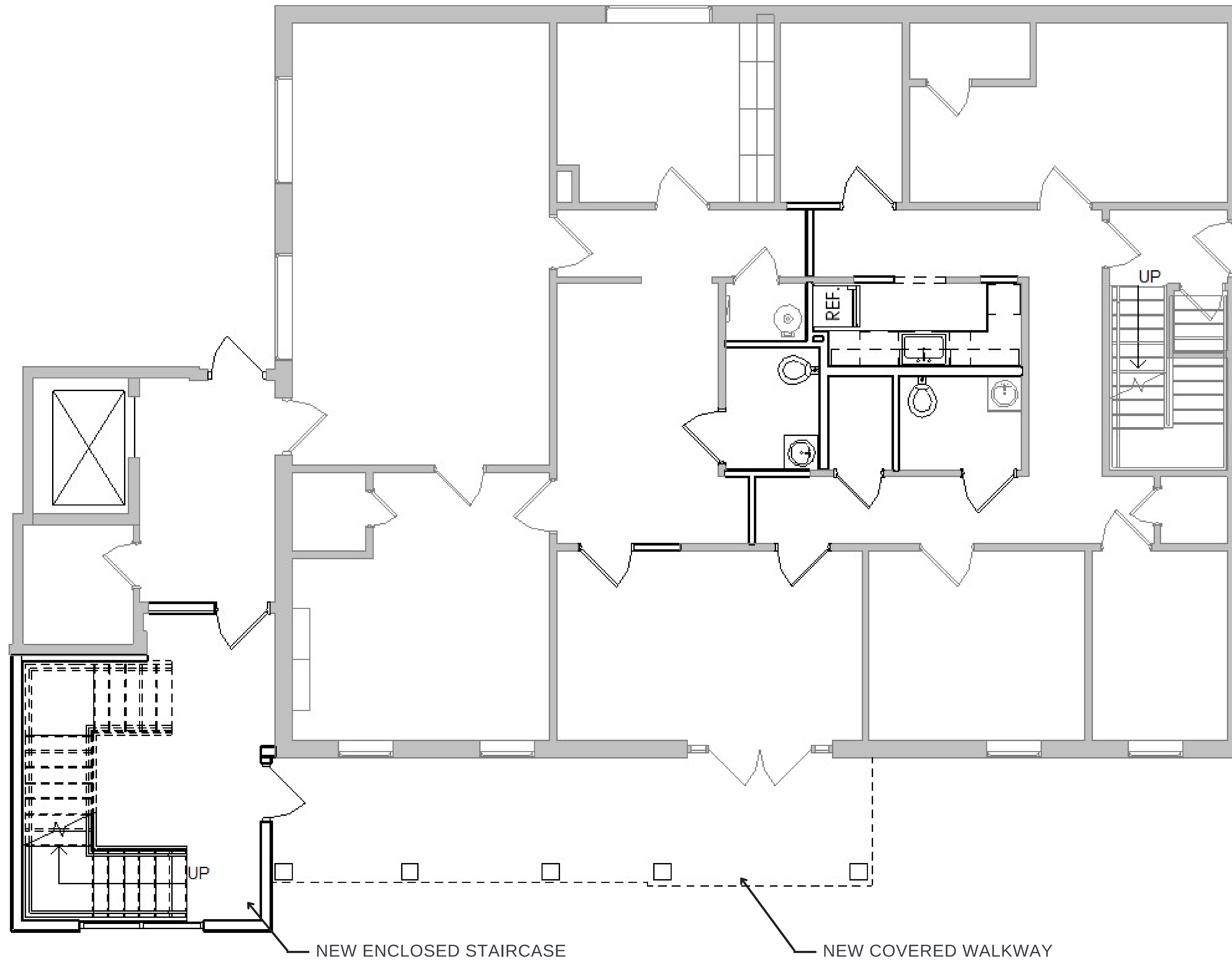
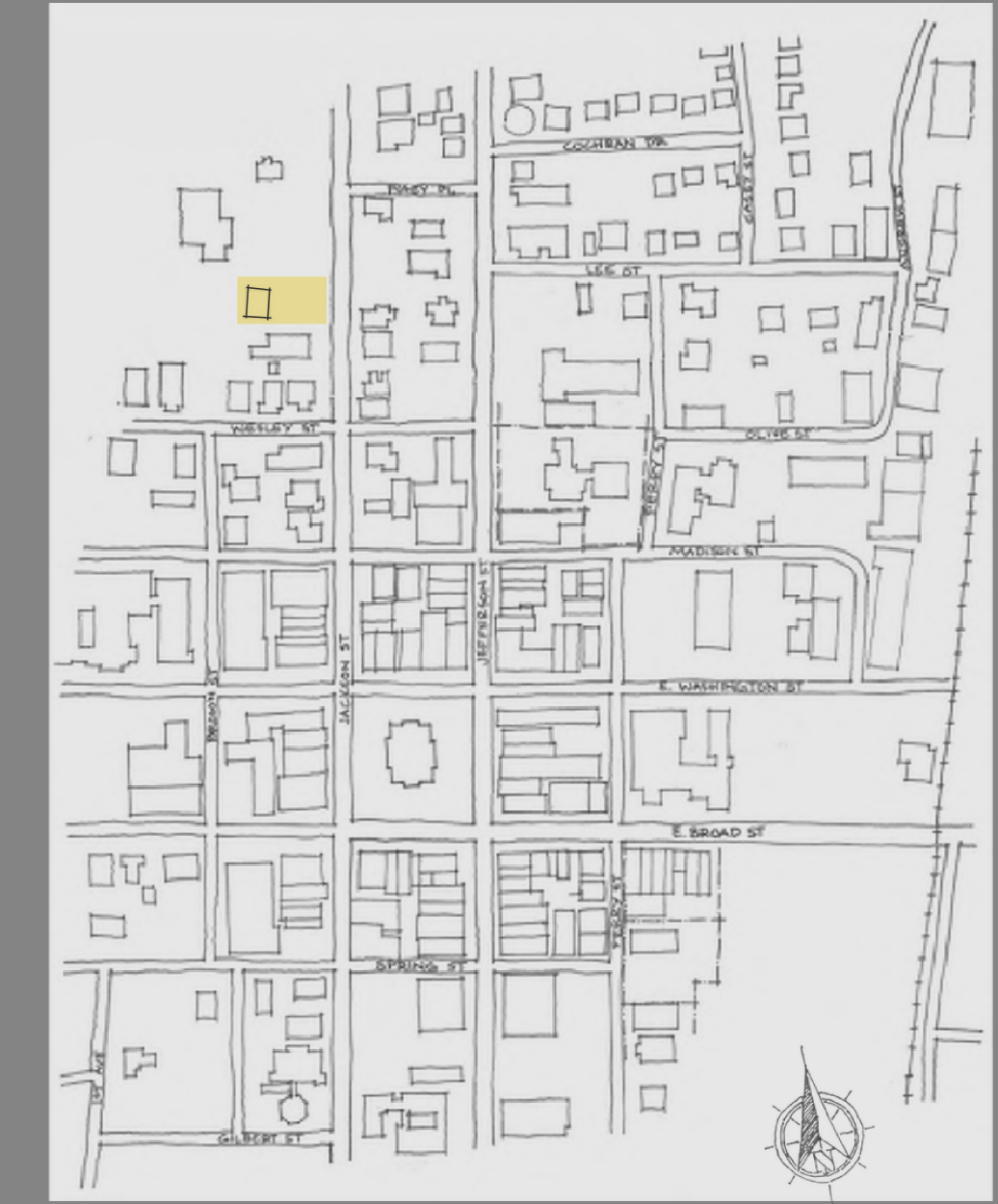


STUCCO TO BE PAINTED,
SW 7048 URBANE BRONZE

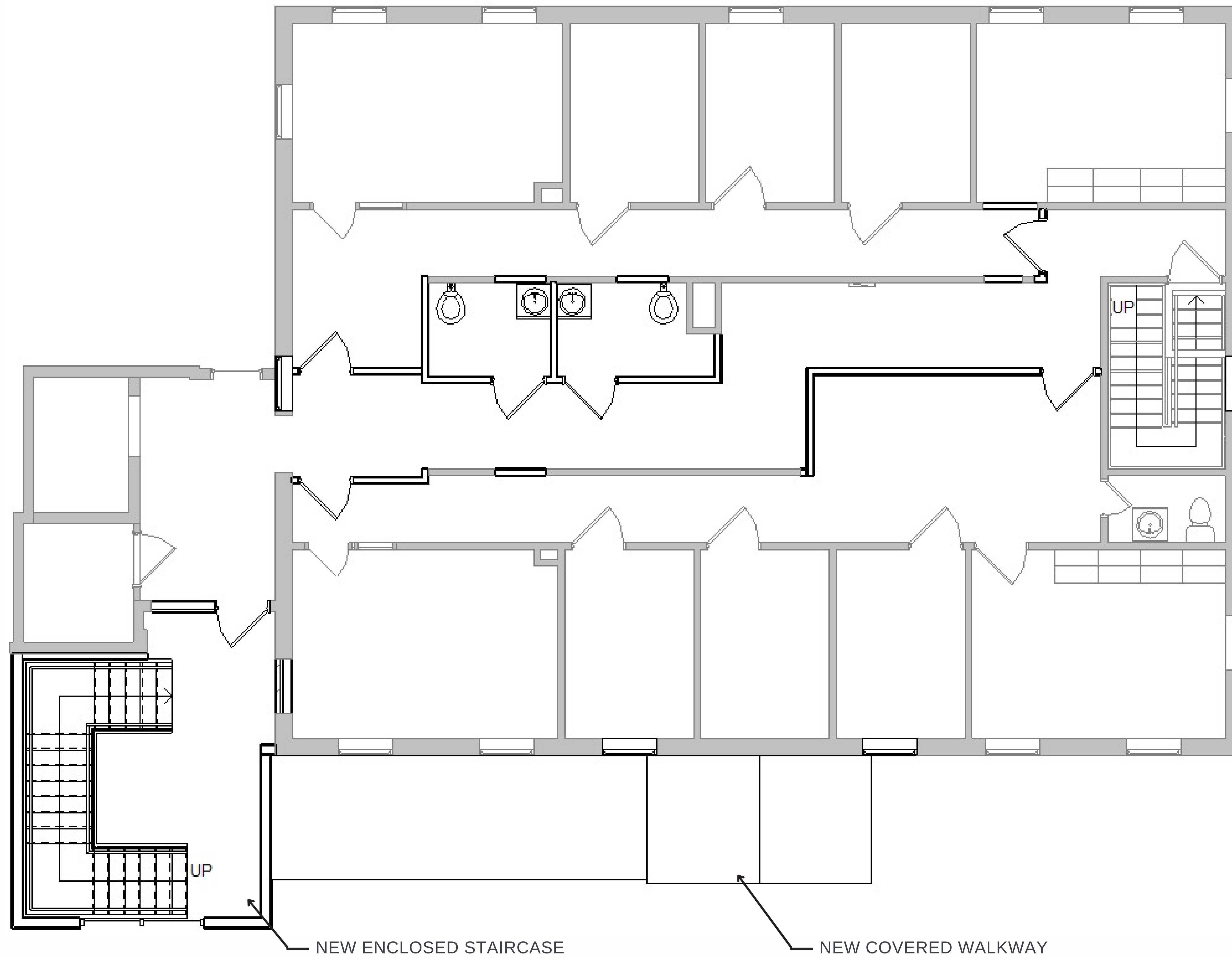
Elevations



Elevations



Level 1 Floor plan



Level 2 Floor plan



32 Jackson Street

May 2025



Adjacent Buildings



City of Newnan, Georgia – Planning Commission

Date: June 10, 2025

Agenda Item: Certificate of Appropriateness Request - 15 Jackson Street

Presented by: Chris Cole, Senior Planner

Purpose: To consider a certificate of appropriateness request from Joe Rizzo pertaining to the installation of a new awning at 15 Jackson Street.

Background:

Zoning District	Central Business District (CBD)
Proposed Land Use	Restaurant (will remain as such)
Parcel #	N04 0002 002
Parcel Size	0.33 +/- of an acre

The subject property is the site of RPM Full Service restaurant. The applicant/property owner Joe Rizzo is proposing to add a pre-engineered steel freestanding awning with a tin roof. The proposed awning area is shown as the area marked with “22 feet” on the attached Site Plan. The proposed awning will be detached from the existing building and canopy but will be placed just under both (as shown in the Proposed Concept depictions). The proposed awning will be approximately 12 feet tall on the south side of the awning and 11 feet 6 inches on the north side of awning (to provide for optimum water draining). The applicant has also indicated that as part of this project, the existing building and canopy will also be painted to match the new awning (see Proposed Concept depictions).

The Planning Commission must grant a certificate of appropriateness since the property lies within the *Downtown Design Overlay* district (DDO). The properties surrounding the site include a mixture of primarily retail and office uses. The lots that comprise the block the subject site is located on are zoned *Central Business District (CBD)*.

Summary Details from Applicant:

- We are adding a patio that is constructed of 10” columns with a solid metal roof. It is 28’x22’ and located like you see in the pictures.
- Since opening 10 years ago, our Patio has been RPM's biggest draw for locals and out-of-town visitors venturing out to experience our local cuisine, delicious libations, and culture. While the openness of the Patio is inviting, over the years we have realized weather has been a huge factor in our revenue and patrons' comfortability.

- Due to our interior size being very limited, the Patio gives us the opportunity to maximize visitor experience as well as revenue potential. However, when the Patio becomes inaccessible (especially during the Winter season), we do what we can to maximize revenue during the prime season. This becomes potentially difficult during rainy days and even extreme heat.
- Incorporating a canopy to over half our patio space will significantly better RPM's ability to accommodate our customers in a more efficient manner throughout the prime season and incremental weather and heat. It will significantly increase much needed revenue for our seasonal venue while also reducing heat to the interior from the bay doors.
- RPM is visually utilitarian on the exterior. A retired service station from 1965, the venue has the existing metal canopy from its era of a service station gas pump covering.
- This additional canopy, while smaller, is aluminum and will be freestanding and visually similar to the existing canopy and will blend in very well with the entire Patio venue and be a welcome addition for our customers' comfort, as well as aesthetically pleasing from the overall exterior view of the venue.

Issues for Consideration for a Certificate of Appropriateness:

In reviewing the request in terms of the new structure standards that were adopted for development in the *Downtown Design Overlay* district (*DDO*), staff addressed the following standards in terms of the work proposed at 15 Jackson Street:

- a) **Building Orientation and Setback** – The orientation of the proposed awning will not negatively affect the area of influence. Also, there are no setback requirements that apply to this CBD-zoned parcel according to the Zoning Ordinance.
- b) **Directional Emphasis** – The directional emphasis will be horizontal.
- c) **Shape** – The proposed shape is consistent with the accepted industry models and will not negatively affect the area of influence.
- d) **Proportion** – The proportions of the new awning will be smaller than the dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The proposed awning is unique for downtown Newnan; however, with its location being set back several feet from the adjacent buildings, the design should not disrupt existing rhythmic patterns within the area of influence.
- f) **Massing** - The massing of the awning will not conflict with the overall mass in the area of influence.
- g) **Scale and Height** – The scale of the proposed awning will be complementary to the buildings in the area of influence.
- h) **Architectural and Site Elements** – The proposed awning as an accessory structure will not disrupt the surrounding architecture of Historic Downtown Newnan.

Options:

- A. Approve the Certificate of Appropriateness as presented
- B. Approve the Certificate of Appropriateness with conditions
- C. Deny the Certificate of Appropriateness request

Recommendation:

After identifying the area of influence and the prevailing character of the existing development, the proposed awning should have little impact on the streetscape (being offset from Jackson Street and located in an area between the applicant's existing building and canopy). While this project is different in terms of the typical type of DDO request (such as new construction or building rehabilitation), this project is unique and presents an opportunity for the City to support an enhancement of a downtown business.

Staff forwarded the applicant's proposal to Main Street Manager Abigail Strickland in our Main Street Department for review as well. Ms. Strickland noted that the current Downtown Design Guidelines do not include provisions or guidance for this type of structure. She did add that the proposed tin roof for the awning would be a concern. Please see the attached letter from Ms. Strickland.

In conclusion, staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing new structures in the *Downtown Design Overlay* district (DDO).

Therefore, staff would recommend Option A; approve the certificate of appropriateness request.

Attachments:

Application and Supporting Materials
Photographs

Previous Discussions with the Commission: None



Parcel # N04 0002 002

ADDRESS
15 Jackson Street
Newnan, Ga 30263



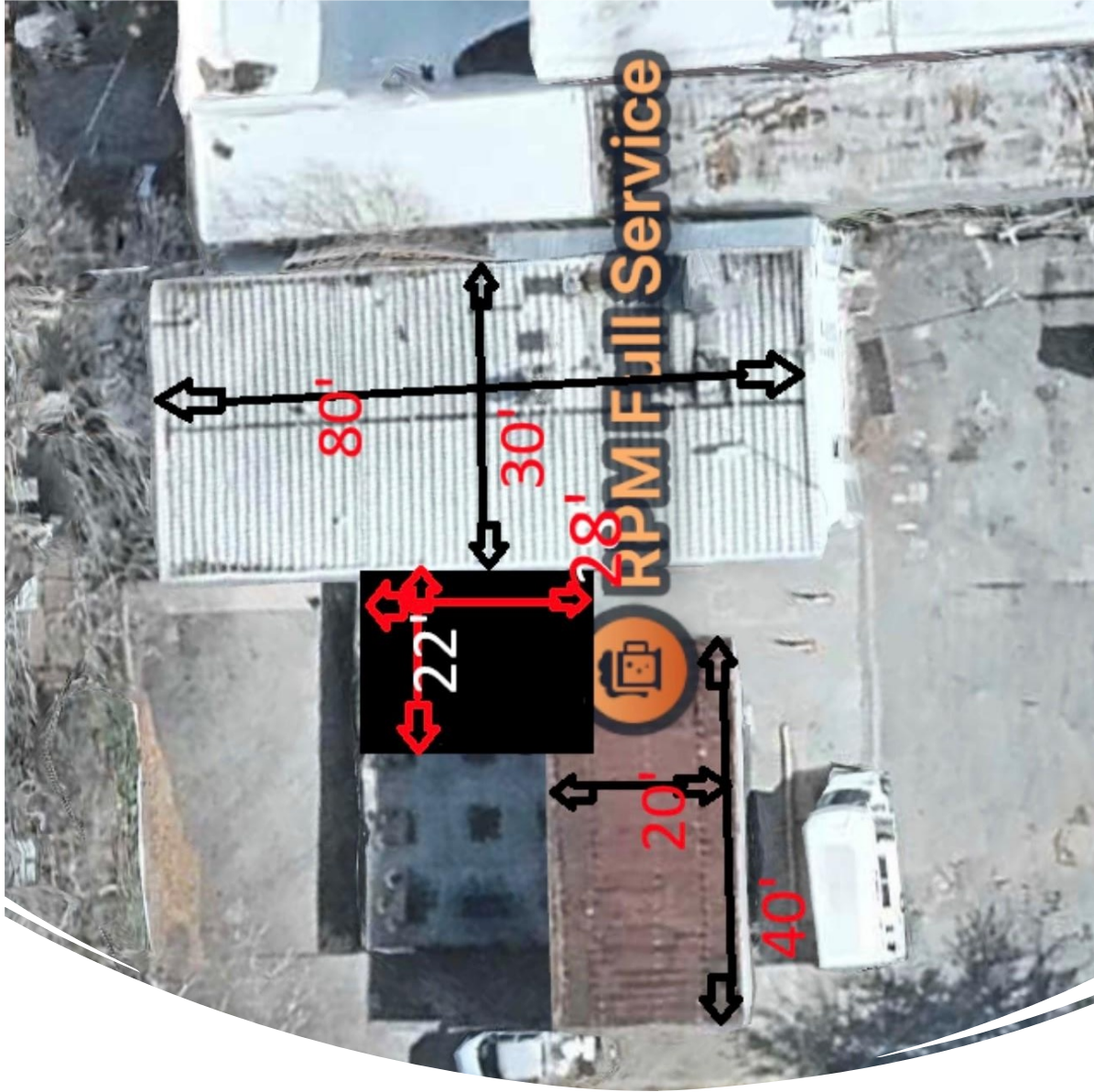
CITY OF NEWNAN | Project Location

1 = 720 feet
Date: 5/12/2025 8:49 AM

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.newnan.org

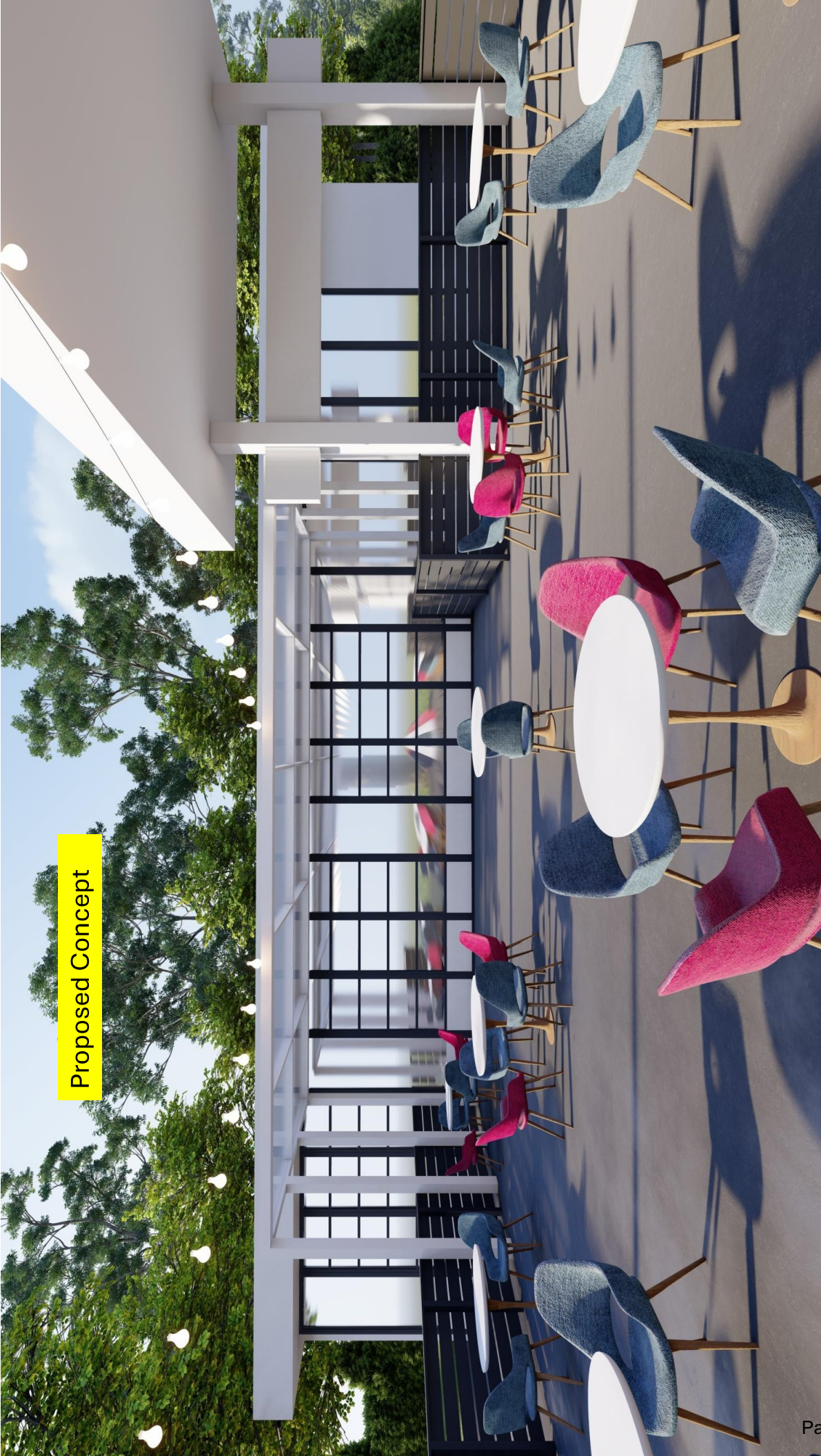


Site Plan





Proposed Concept

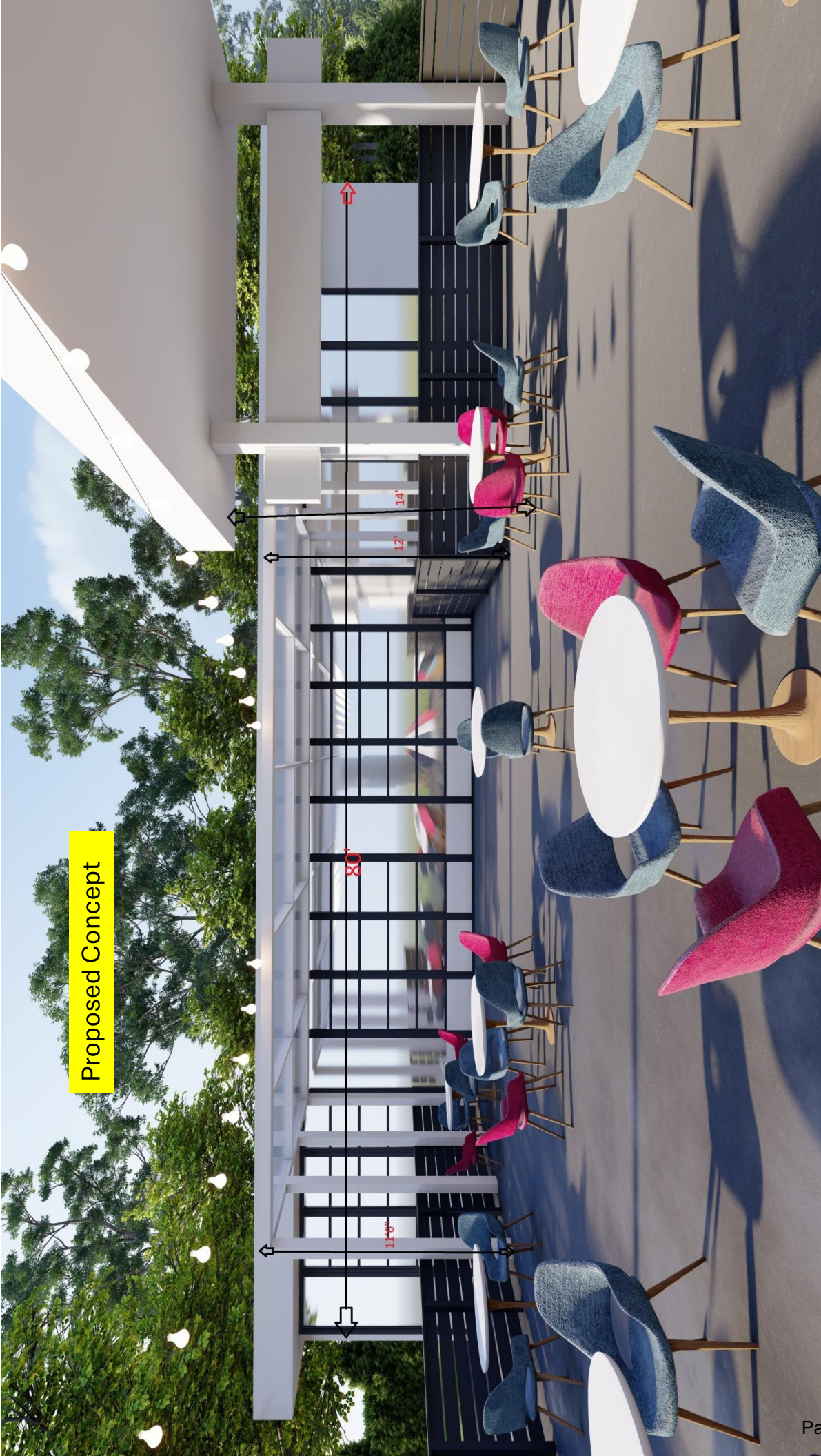


Proposed Concept



Proposed Concept

Proposed Concept



COA – 15 Jackson Street

View of front façade in area where awning will be placed (arrow marks awning location)



Alternate view of front facade



COA – 15 Jackson Street

View of Subject Property (including existing canopy)



Alternate view of front facade



COA – 15 Jackson Street

Alternate view of front facade



Alternate view of front facade



COA – 15 Jackson Street

View of neighboring property across Jackson Street



View of adjacent property at 21 Jackson Street



COA – 15 Jackson Street

View of neighboring property across Jackson Street



View of neighboring property across Jackson Street





CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

Steven Kiser
678-673-9264

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 15 Jackson Street, Newnan, GA 30263

Name of Applicant Joe Rizzo

Mailing Address 15 Jackson Street, Newnan, GA 30263

Telephone 770-314-0589

Property Owner (Use back if multiple names) Joe Rizzo

Mailing Address 15 Jackson Street, Newnan, GA 30263

Telephone 770-314-0589

Map # N _____ Block # _____ Parcel # _____ Land Lot _____

District/Section _____ Present Zoning Classification _____

Present Land Use _____

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:


- New Construction
- Relocation of Building
- Repairs or Alterations
- Sign Erection or Placement
- Demolition
- Other

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): Pre-engineered steel free standing awning with metal roof.

Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I further understand that any modifications, changes or alterations to the approved COA must be submitted to the City of Newnan's Planning Department before commencing or proceeding with any work to determine if said changes would need to return to the City of Newnan's Planning Commission for approval.



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 5-6-2025

^{PC}
HRC MEETING DATE 6-10-25

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE) _____



May 28, 2025

City of Newnan Planning Commission
25 LaGrange Street
Newnan, GA 30263

Dear Planning Commission,

I am writing to provide input regarding the Certificate of Appropriateness (COA) application submitted for 15 Jackson Street. The applicant has proposed the installation of a structure described as an "awning"; however, it is important to note that the proposed design does not conform to the traditional definition or appearance of an awning typically found within historic districts.

Unfortunately, the current Downtown Design Guidelines do not include provisions or guidance for a structure of this specific type, as it is neither an addition nor a conventional architectural feature addressed in the standards. Due to this, there is limited precedent or documentation available to form a definitive recommendation either in support of or against the proposal.

That said, it is worth noting that the subject property is a former service station, and the proposed structure is similar in character and function to the overhead covering that is present on the site. In this way, the installation may align contextually with the existing built environment of the property and reflect its historical use. A concern would be the "tin" material that is being proposed.

Given the unique nature of the request and the lack of applicable guidelines, I defer to the Commission's discretion in determining the appropriateness of the proposal within the context of the district.

Thank you for your time and consideration.

Sincerely,

Abigail Strickland
Main Street Manager
City of Newnan
770-253-8283

www.mainstreetnewnan.com



City of Newnan, Georgia – Planning Commission

Date: June 10, 2025

Agenda Item: Certificate of Appropriateness (COA) – 140 East Broad Street

Prepared by: Chris Cole, Senior Planner

Purpose: To consider a certificate of appropriateness application pursuant to the requirements of Section 5-7 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 140 East Broad Street. The property is presently vacant.

Background: Jason Passmore is requesting COA approval for a new two-story house. A fire burned the previous house at 140 East Broad Street and a demolition permit was applied for in February 2023. All new residential construction projects within the HRDO district are required to obtain a Certificate of Appropriateness.

Applicant’s Plan for 140 East Broad Street

Zoning District	Urban Residential Dwelling District – Historical and Infill (RU-1)
Proposed Land Use	Site-Built Single-Family Detached Home
Parcel #	N33 0002 002
Parcel Size	0.3 +/- of an acre

- The applicant proposes to build a single-family home and detached garage in the craftsman style. Craftsman-style homes were popular in the early 20th century with the Arts and Crafts movement. Staff Note – The proposed detached garage is not part of this review.
- These homes emphasize handcrafted details, natural materials, and simplicity in design. Typically, a Craftsman house features a low-pitched gabled roof, wide eaves with exposed rafters, a spacious front porch supported by tapered columns, earth-toned colors, wooden accents, and stone or brick details. Interior elements often include built-in cabinetry and open floor plans that promote practicality and comfort.
- The style was a reaction against the mass-produced look of the Industrial Revolution. The house will be 32-feet wide x 49-feet deep, one and a half story on a slab foundation. The home will have a 16-feet wide by 7-feet deep front porch with tapered craftsman style columns and red brick bases. Exterior will have Hardie board siding and board and batten in the front gable and dormer.
- Wooden corbel accents in the front porch gable and wooden shutters at front windows. Exterior colors will be Aquaverde for the body siding and board and batten, Aesthetic White for trim and columns, and Romance for front door, corbels and shutters. Staff Note – Please see the attached color samples.
- The proposed home will contain 2,100 total heated square feet.

In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 140 East Broad Street:

1. **Define Area of Influence.** The first step in considering the appropriateness of the design for a new building in a historic district is to determine the area of influence which will be affected by the new

development. New construction should enhance the overall character of the historic district and contribute to the district’s ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

- a) **Building Orientation and Setback** – The applicant desires to orient the new house similarly to the other structures along East Broad Street. The applicant also indicated that proposed home will conform to the building setbacks for this zoning district. The applicant noted that the front setback will be 25 feet, the side setbacks will be 21 feet, and the rear setback will be 65 feet.
- b) **Directional Emphasis** – The majority of the homes in the area of influence demonstrate horizontal directional emphasis. Similarly, the applicant’s proposed Craftsman-style home has an overall shape and architectural detailing that will not conflict with existing homes in the area of influence.
- c) **Shape** – The principal elements and shapes proposed for the structure will be compatible with neighboring buildings along East Broad Street. The applicant has incorporated historical concepts, taking care not to disrupt existing shape “forms” in the area of influence.
- d) **Proportion** – The proportions of the new home will not conflict with the existing homes in the area of influence. The applicant had this in mind, for example, when choosing to make the front width of the proposed home at 131 East Broad Street only 32 feet wide.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the home is compatible with the overall massing of the existing structures in the area of influence.
- g) **Scale and Height** – There are a variety of residential heights in the area of influence. The proposed home will have a height of approximately 17 feet (as measured from the midpoint of the roof to the grade). The proposal conforms to the dominant pattern of scale and height of existing structures within the area of influence. It should also be noted that there is a two-story home directly across from 140 East Broad Street.
- h) **Architectural and Site Elements** – The renderings and drawings illustrate that the proposed home will meet the predominant architectural and site elements within the area of influence. The applicant has also made great efforts to pay heed to the historical nature of downtown Newnan by incorporating historical research into the proposed design.

Options:

- A. Approve the certificate of appropriateness for new construction at 140 East Broad Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Recommendation: Staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing new construction in the Historic Residential Overlay Design District. Staff would recommend approval of the Certificate of Appropriateness as presented.

Attachments: Certificate of Appropriateness Application

Previous Discussions with Commission: None



CITY OF NEWNAN | Project Location
 1 = 1,200 feet
 Date: 6/2/2025 9:40 AM

Project Location
 City Limits

Parcel # N33 0002 002
 ADDRESS
 140 E BROAD ST
 Newnan, GA 30263

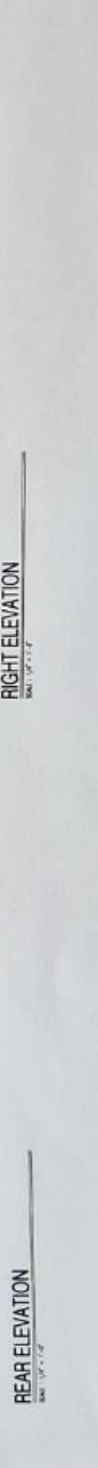
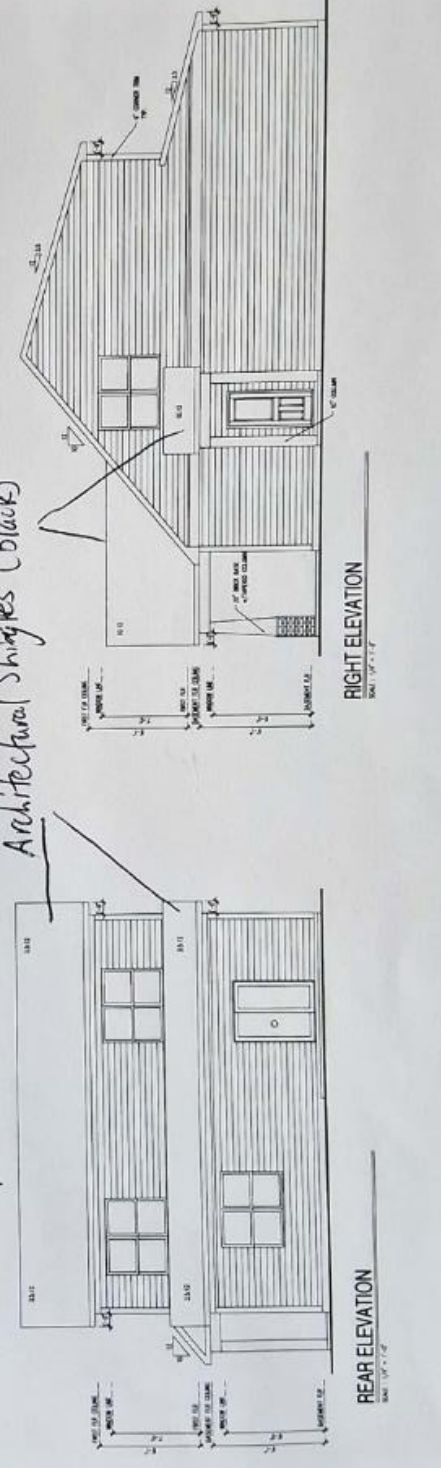
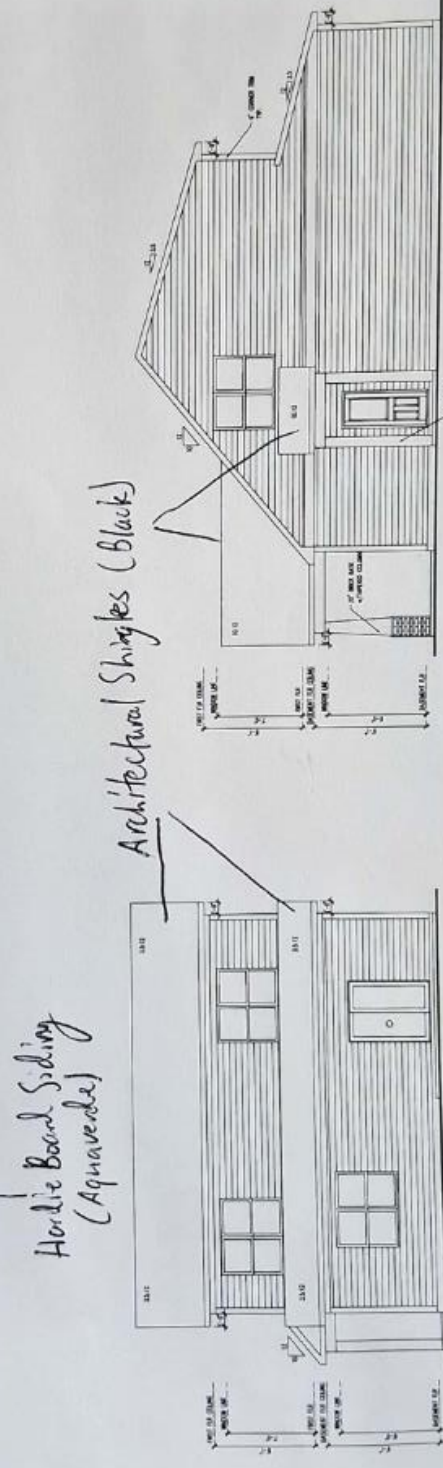


CITY OF NEWNAN
 PLANNING DEPT.
 25 LAGRANGE STREET
 NEWNAN, GEORGIA 30263
 www.newnan.ga.gov

REVISIONS:
 RELEASE FOR
 CONSTRUCTION

PROJECT
140 E. BROAD STREET
 ELEVATIONS

DATE	3.1
PROJECT NO.	
OWNER	
DESIGNER	
SCALE	



Exterior Colors:

Body



Trim



Front Door



COA – 140 East Broad Street

Adjacent neighbor to the east at 142 East Broad Street



Adjacent neighbor to the west at 136 East Broad Street



COA – 140 East Broad Street

Nearby Neighbor at 124 East Broad Street



Nearby Neighbor at 125 East Broad Street



COA – 140 East Broad Street

Nearby Neighbor at 127 East Broad Street



Nearby Neighbor at 128 East Broad Street



COA – 140 East Broad Street

Nearby Neighbor at 129 East Broad Street



Nearby Neighbor at 130 East Broad Street

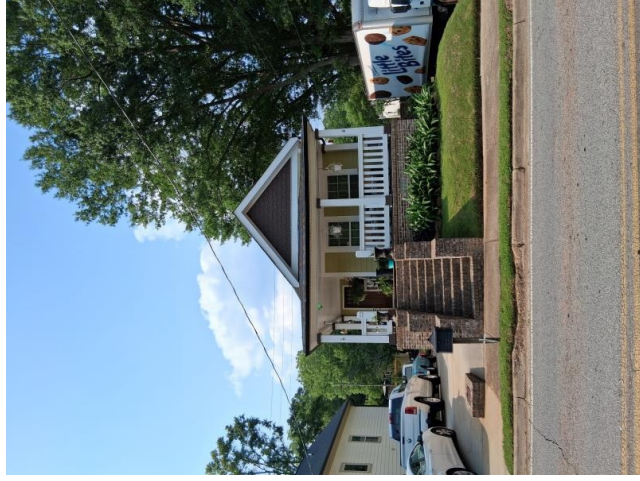


COA – 140 East Broad Street

Nearby Neighbor at 132 East Broad Street



Nearby Neighbor at 134 East Broad Street



COA – 140 East Broad Street

Nearby Neighbor at 141 East Broad Street



140 E. BROAD STREET

DRAWING INDEX

- 0.0 COVER SHEET - PLAN
- 1.0 FLOOR PLANS
- 2.0 ELECTRICAL PLANS
- 3.0
- 4.0
- 5.0



BUILDING INFO.

DESIGN CODES
 INTERNATIONAL RESIDENTIAL CODE BOOK WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL ENERGY CONSERVATION CODE WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL PLUMBING CODE WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL MECHANICAL CODE WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL ELECTRICAL CODE WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL FIRE CODE WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL BUILDING DEPARTMENT WITH ALL GEORGIA AMENDMENTS
 INTERNATIONAL ENERGY CONSERVATION CODE 2003 EDITION - WITH ALL GEORGIA AMENDMENTS

BUILDING CODE ANALYSIS
 USE GROUP : ONE & TWO FAMILY DWELLING
 CONSTRUCTION CLASS : UNPROTECTED
 HEIGHT & AREA LIMITATION : 3 STORY MAXIMUM HEIGHT 36 FEET
 EMERGENCY ESCAPE : EXITS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM OF 5.7 SQ. FT.
 GARAGEHOUSE CEILING HEIGHT ASSEMBLY :
 DESIGN LOADS :
 LIVE LOAD : 40 PSF
 WIND-RESISTANT : 15 PSF
 WIND-SLEEPING : 40 PSF
 DEAD LOAD : 10 PSF
 SOIL LOAD : 10 PSF
 SNOW : 0 PSF
 SEWER : 10 PSF
 ROOF LIVE LOAD : 20 PSF
 ROOF DEAD LOAD : 10 PSF
 CEILING, UNEXPOSED : 40 PSF (ASSEMBLY)

REVISIONS

NO.	DESCRIPTION	DATE
1		
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RELEASE FOR CONSTRUCTION

HP DESIGN
 375 ROCKBRIDGE RD NW, STE 172-256
 LILBURN GA 30047
 770-726-5184

COVER PAGE
 PROJECT:

COVER PAGE

DESIGNED BY:	PLAN NAME:
DRAWN BY:	DATE:
CHECKED BY:	SCALE:
REVIEWED BY:	PROJECT TYPE:
DATE:	SHEET:
	0.0

SQUARE FOOTAGES

FLOOR	AREA
FIRST FLOOR	1445 SQ. FT.
SECOND FLOOR	756 SQ. FT.
TOTAL HEATED AREA	2201 SQ. FT.
COVERED PORCH	150 SQ. FT.
SCREENED PORCH	150 SQ. FT.
SCREENED PATIO	150 SQ. FT.
SCREENED DECK	150 SQ. FT.
SCREENED TERRACE	150 SQ. FT.
SCREENED BALCONY	150 SQ. FT.
SCREENED PERGOLA	150 SQ. FT.
SCREENED PORCH	150 SQ. FT.
SCREENED PATIO	150 SQ. FT.
SCREENED DECK	150 SQ. FT.
SCREENED TERRACE	150 SQ. FT.
SCREENED BALCONY	150 SQ. FT.
SCREENED PERGOLA	150 SQ. FT.

PRODUCT ACTION REQUEST / REVISION TRACKING

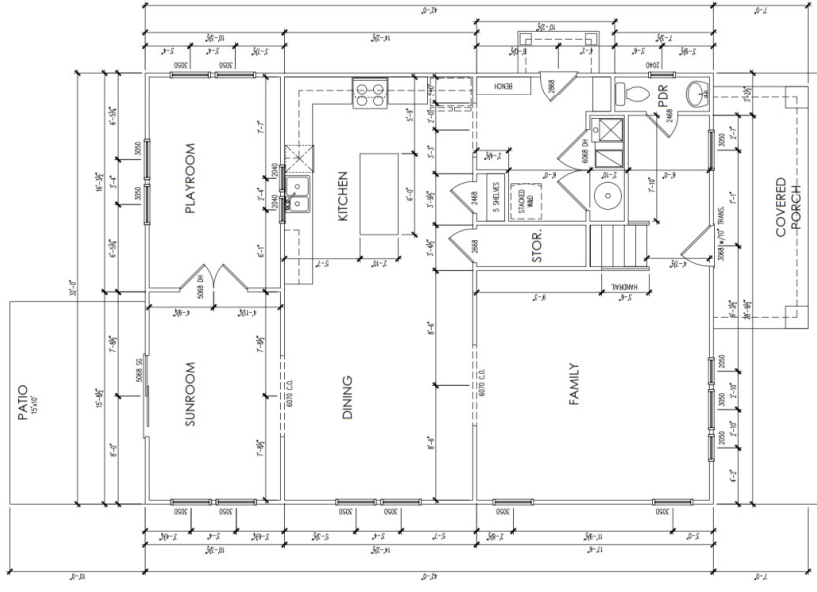
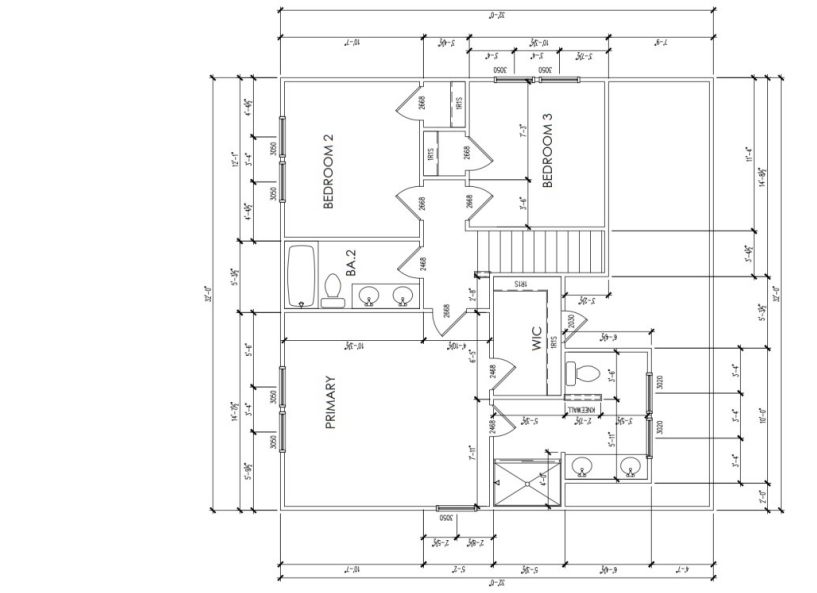
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NO.	DESCRIPTION	BY	DATE

REVISIONS
 RELEASE FOR
 CONSTRUCTION

PROJECT: **140 EAST BROAD ST.**
 FLOOR PLANS
 FLOOR PLAN

DESIGNED BY	DATE
DRAWN BY	1/8-1/17
CHECKED BY	PROJECT TYPE
REVIEWED BY	
INTER-CHECKED BY	
SCALE	2:1



GENERAL NOTES:

- G1 CONSTRUCTION SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES
 - G2 ALL WALLS ARE FRAMED W/ 2X4 STUDS UNLESS NOTED OTHERWISE
 - G3 INTERIOR NON-LOAD BEARING WALLS @ 24" O.C.
 - G4 INTERIOR NON-LOAD BEARING WALLS @ 16" O.C.
 - G5 FINISHING WALLS SYMBOL
 - G6 FINISHING WALLS SYMBOL
 - G7 PROVIDE WOOD BLOCKING BEHIND CEILING FANS
 - G8 MULTIPLE BLOOMING FOR ALL WALLS
 - G9 CLOSETS TO HAVE 1 FROD AND 1 SHELF WHERE SHOWN UNLESS NOTED OTHERWISE
 - G10 HRS-S-SHELF 89 A.F.F. 2RMS-SHELF & 80' A.F.F. AND 80' 30" A.F.F. 2RMS-SHELF TO HAVE (9) 18" DEEP SHELVES UNLESS NOTED OTHERWISE. PART SHELF TO BE @ 30" AFF
 - G11 UTILITY ROOM TO HAVE (1) 18" SABLE AT 60' A.F.F. ABOVE WASHER AND DRYER. CABINETS ARE PER COMMUNITY SPEC.
 - G12 TO BE HEAT UNLESS NOTED OTHERWISE
 - G13 ALL MIRROR WIDTHS TO BE 3/16" LESS THAN OVERALL MIRROR WIDTH. MIRROR HEIGHTS CENTER OF TOILET TO BE A MIN. OF 15" FROM THE VERTICAL SURFACE OF SIE TO THE VERTICAL FACE OF A TUB OR OTHER MOUNTED LAY
 - G14 MIN. 2" CLEAR TO ANY VERTICAL SURFACE. MIN. 2" CLEAR TO ANY VERTICAL SURFACE. 2 UNITS AC PAD
 - G15 A/C PADS ARE TO BE 30"X30" OR 36"X36" FOR RANGE
 - G16 FIRE CALUM ALL PLATE PENETRATIONS
- | FRIFLACE ROUGH OPENING | FRIFLACE ROUGH OPENING |
|------------------------|------------------------|
| 36" BOX | 42" |
| 42" BOX | 48" |
| 48" BOX | 54" |
- | HEADERS | HEADER SCHEDULE |
|---------|-----------------|
| 3000 | 2X6 |
| 3000 | 2X8 |
| 3000 | 2X10 |
| 3000 | 2X12 |
| 3000 | 2X14 |
| 3000 | 2X16 |
| 3000 | 2X18 |
| 3000 | 2X20 |
| 3000 | 2X22 |
| 3000 | 2X24 |
| 3000 | 2X26 |
| 3000 | 2X28 |
| 3000 | 2X30 |
| 3000 | 2X32 |
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| 3000 | 2X88 |
| 3000 | 2X90 |
| 3000 | 2X92 |
| 3000 | 2X94 |
| 3000 | 2X96 |
| 3000 | 2X98 |
| 3000 | 2X100 |
- H1 HEADER MATERIAL TO BE A MIN. #2 SYP
 - H2 GREATER HEADERS LONGER THAN 20' IF DOOR OPENINGS AND WINDOW GC'S OR DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER
 - H3 PROVIDE CORREL PANNING FROM TOP PLATE TO HEADERS REQUIRED
 - H4 NON-LOAD BEARING INTERIOR WALLS FOR AND LOAD BEARING INTERIOR WALLS USE
 - H5 DO NOT USE TABLE F HEADERS TO SUPPORT CONCENTRATED LOADS
 - H6 DO NOT USE TABLE F HEADERS TO SUPPORT CONCENTRATED LOADS
 - H7 FINISH FLOOR SHALL BE A MIN. OF 8" ABOVE ADJ. FINISH GRADE FINISH GRADE
 - H8 FINISH FLOOR SHALL BE A MIN. OF 10" TO 10 1/2" FROM HOUSE TO AN APPROVED
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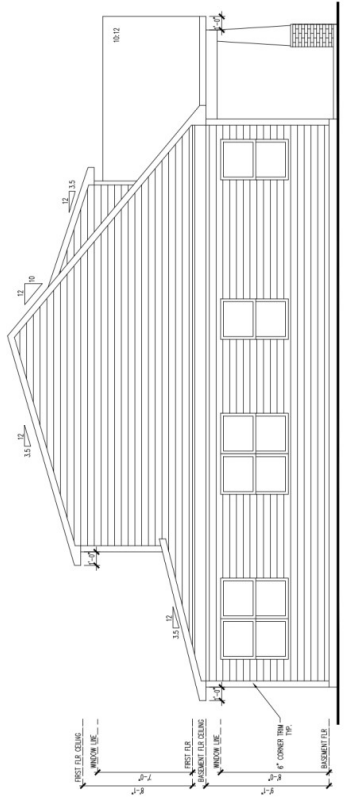


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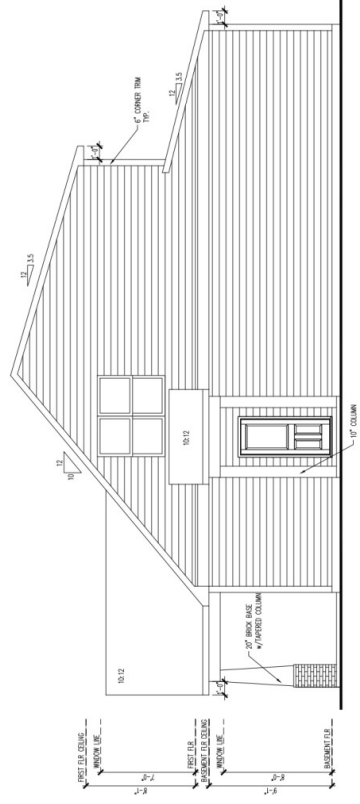
RELEASE FOR
 CONSTRUCTION

PROJECT: **140 E. BROAD STREET**
 ELEVATIONS

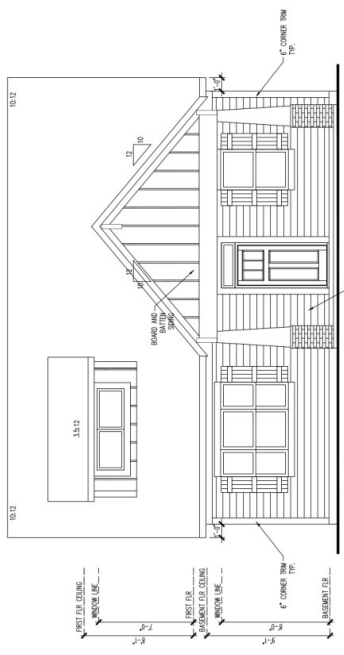
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DRAWN BY	1/8 - 1/17
CHECKED BY	PROJECT TYPE
REVIEWED BY	SHEET NO.
TOTAL SHEETS	3/1



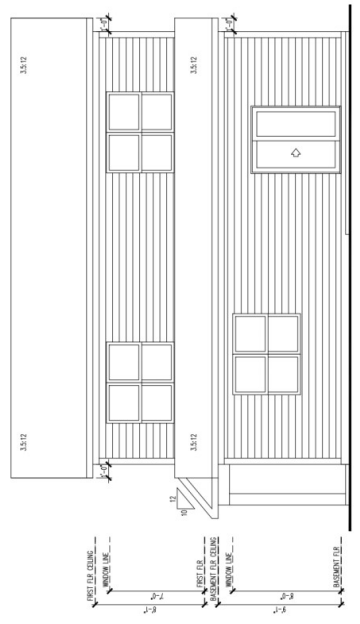
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

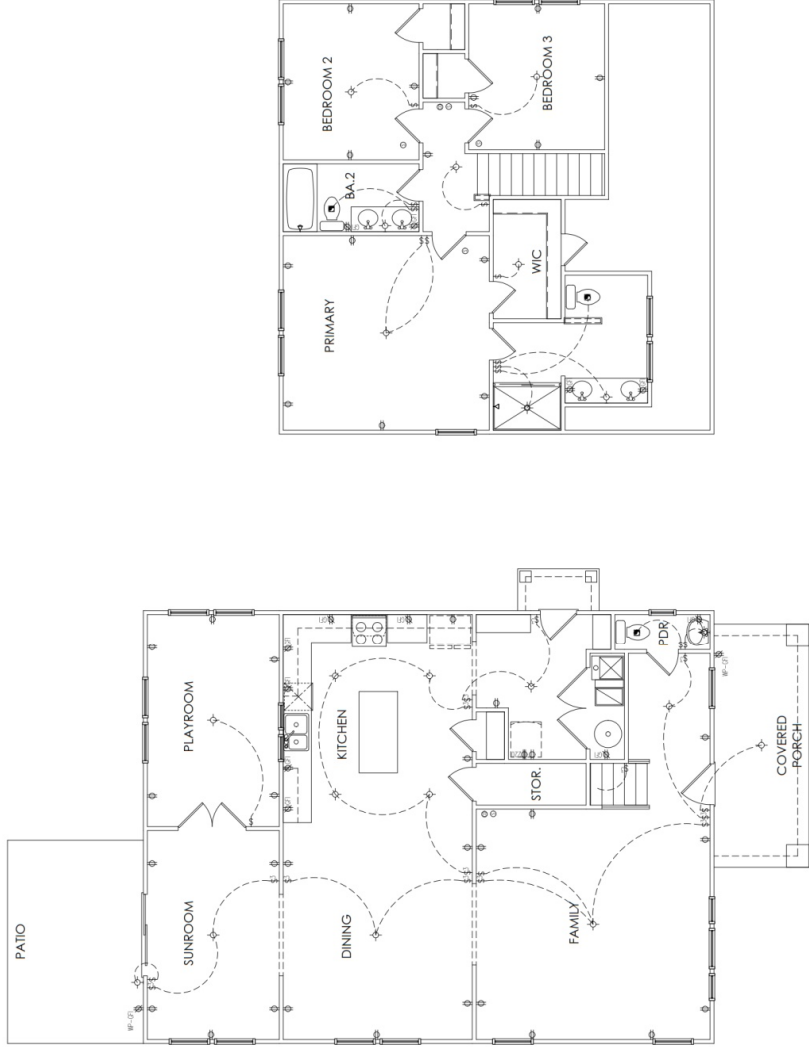


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/17
2	ISSUED FOR CONSTRUCTION	11/11/17
3	REVISIONS	

RELEASE FOR
 CONSTRUCTION

PROJECT: **140 EAST BROAD ST.**
ELECTRICAL PLAN

DESIGNED BY	PLAN NAME
DRAWN BY	DATE
CHECKED BY	PROJECT TYPE
APPROVED BY	SCALE
	5:1



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

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

ELECTRICAL NOTES:

- E1 ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ELECTRICAL CODE (NFPA 70).
- E2 THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL ELECTRICAL FINISHES AND CONDITIONS BEFORE INSTALLATION.
- E3 CONVENIENCE RECEPTACLE - MOUNT AT 12" A.F.F. UNLESS NOTED OTHERWISE.
- E4 SWITCHES - MOUNT AT 48" A.F.F. UNLESS NOTED OTHERWISE.
- E5 MICROWAVE OVEN - SEPARATE 20 AMP SINGLE RECEPTACLE AT 78" A.F.F.
- E6 BATHROOM RECEPTACLES - GFI MOUNT 42" A.F.F.
- E7 ALL OUTLETS IN THE GARAGE TO BE GFI UNLESS NOTED FOR APPLIANCES AND WEATHER PROTECTED.
- E8 WASH/DRYER - SEPARATE 20 AMP DUPLEX RECEPTACLE AT 48" A.F.F.
- E9 WIRE TRAYS TO BE INSTALLED UNLESS OTHERWISE COVERED. 4C WIRE TERMINATE NEAR PANEL.
- E10 SWITCHES AND APPLIANCE RECEPTACLES MOUNT AT 48" A.F.F.
- E11 SWITCHES MOUNT AT 48" A.F.F.
- E12 WALL LIGHT FIXTURES @ 7'0" A.F.F. (9" STYLE FOR SPEC. LEVEL).
- E13 ALL SMOKE DETECTORS TO BE 1/2" MIN. OF 3/4" FROM DUCT OPENINGS AND DETECTORS IN ALL SLEEPING AREAS A MIN. OF 3/4" FROM DUCT OPENINGS AND DOORS. PROVIDE DETECTORS ON EACH STORY INCLUDING BASEMENTS. ALL DETECTORS TO BE PERMANENTLY INTERCONNECTED BY PERMANENTLY WIRING AND HAVE BATTERY BACKUPS.

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	SWITCHED DUPLEX OUTLET
	GFI OUTLET
	WATER-PROOF GFI OUTLET
	CEILING MOUNTED OUTLET
	220V OUTLET
	VENT FAN
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	CEILING MOUNTED LIGHT
	RECESSED CEILING LIGHT
	WALL MOUNTED LIGHT
	CEILING FAN W/ LIGHT
	PFI SPEC
	SMOKE DETECTOR
	TELEPHONE OUTLET
	CABLE TV OUTLET
	FLOOD LIGHT
	ELECTRICAL PANEL
	THERMOSTAT
	DOOR CHIMES



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 140 E Broad St, Newnan, GA 30263

Name of Applicant Jason Passmore

Mailing Address 38 Grier Ln, Newnan, GA 30263

Telephone 770-375-1019

Property Owner (Use back if multiple names) Jason Passmore, Chelsea Passmore

Mailing Address 38 Grier Ln, Newnan, GA 30263

Telephone 770-375-1019

Map # N _____ Block # _____ Parcel # N33 0002 002 Land Lot _____

District/Section _____ Present Zoning Classification RU-1

Present Land Use Residential single family

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:

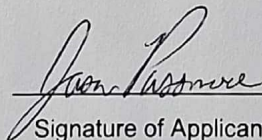
- New Construction
- Repairs or Alterations
- Demolition
- Relocation of Building
- Sign Erection or Placement
- Other

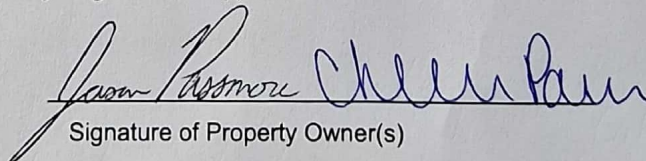
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): New construction of a single family home with detached single car garage. Will be built in Craftsman style. House is 32ft wide and 49ft deep, including the front porch 16ft wide and 7ft deep.

Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

(We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I further understand that any modifications, changes or alterations to the approved COA must be submitted to the City of Newnan's Planning Department before commencing or proceeding with any work to determine if said changes would need to return to the City of Newnan's Planning Commission for approval.


Signature of Applicant


Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____
