



Newnan City Council Work Session

June 17, 2025

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

5:30 PM

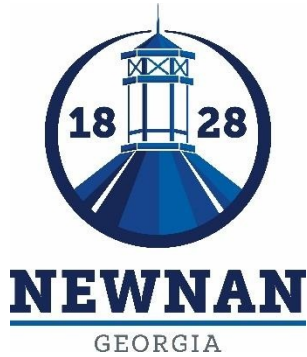
CALL TO ORDER

INVOCATION

WORK SESSION

- A. Annexation Request for Annex2025-03 by Greg K. Rogers - 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); Rezoning Request for RZ2025-05 by Greg K. Rogers - 20.0119± acres at 204 Roscoe Road (Tax Parcel #073B 010); Requested zoning of RU-7 (Urban Residential Single-Family Dwelling – High Density District) for the development of 61 single-family detached homes

ADJOURNMENT



City of Newnan, Georgia – Mayor and Council - Workshop

Date: June 17, 2025

Agenda Item: Annexation Request for Annex2025-03 by Greg K. Rogers - 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); Rezoning Request for RZ2025-05 by Greg K. Rogers - 20.0119± acres at 204 Roscoe Road (Tax Parcel #073B 010); Requested zoning of RU-7 (Urban Residential Single-Family Dwelling – High Density District) for the development of 61 single-family detached homes

Prepared and Presented by: Chris Cole, Senior Planner

PURPOSE:

Greg K. Rogers has applied for the rezoning of 20.0119± acres at 204 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 and City Council 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.

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). The minimum house size will be 2,000 square feet (proposed \$450,000 home) with a maximum house size of 3,200 square feet (proposed \$620,000 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.

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).

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.

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:

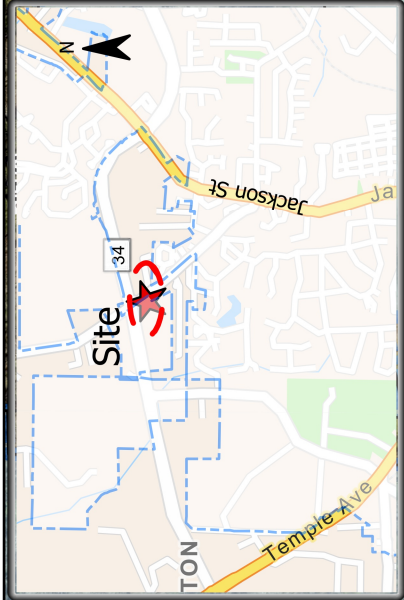
In addition to staff's proposed conditions, the City's Landscape Architect Mike Furbush has included the following comments regarding the required Tree Management Plan that should be addressed if the Commission recommends approval:

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.

PLANNING COMMISSION MEETING SUMMARY – JUNE 10, 2025

At the conclusion of the public hearing held in front of the Planning Commission on June 10, 2025, the Commission voted to recommend approval of the rezoning request and the annexation request by a 6-0 vote with the following conditions:

- Developers work with the Planning and Beautification staff on the State Route 34 screening.
- Developers shall maintain 30- to 40-foot buffers between the development and the adjoining Cash and Green properties. A fence shall be installed for screening purposes.
- 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.



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

Project Location - Map A



City Limits

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



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

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





NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant 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 GKR Size of Property (Square Feet or Acres) 22.51 acs
LAND to Be annexed
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

[Signature]

[Signature]
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

NEWNAN
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 two 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.

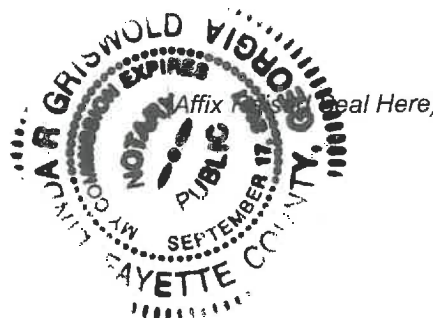
Ang R...
Signature of Applicant

Breg Rogers, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Linda R. Griswold 11/30/25
Signature of Notary Public Date





NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

204 Roxie 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 association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representation, 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.

*Administration of Adell M. Allen Estate
me as executor
Executor of Myrtle W. Jackson Estate
me as executor
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 OS Glen
Executor of Myrtle W. Jackson Estate
-me OS 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)

Date

1-30-25



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

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
per OS taken by
Executor of Myrtle W. Jackson Estate
per OS taken by
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

January 29, 2025

Via Hand Delivery

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

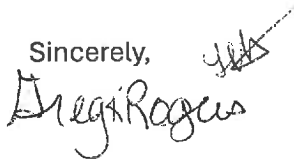
**Re: Annexation and Rezoning Applications filed on behalf of Greg Rogers on Monday,
February 3, 2015**

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.

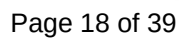
Please do not hesitate to contact me if you need any further information.

Sincerely,

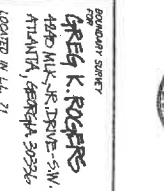
A handwritten signature in black ink, appearing to read "Greg Rogers", with a stylized flourish extending from the end of the signature.

Greg Rogers

Applicant



ADMINISTRATIVE: I UNDERSTAND THAT THE SUPERVISOR IS NOT RESPONSIBLE FOR THE CONDUCT OF AN INVESTIGATION OF THIS INFORMATION. HOWEVER, AS TO SUCH INVESTIGATING INFORMATION.

[illegible]

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. 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)
- 0.2375 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

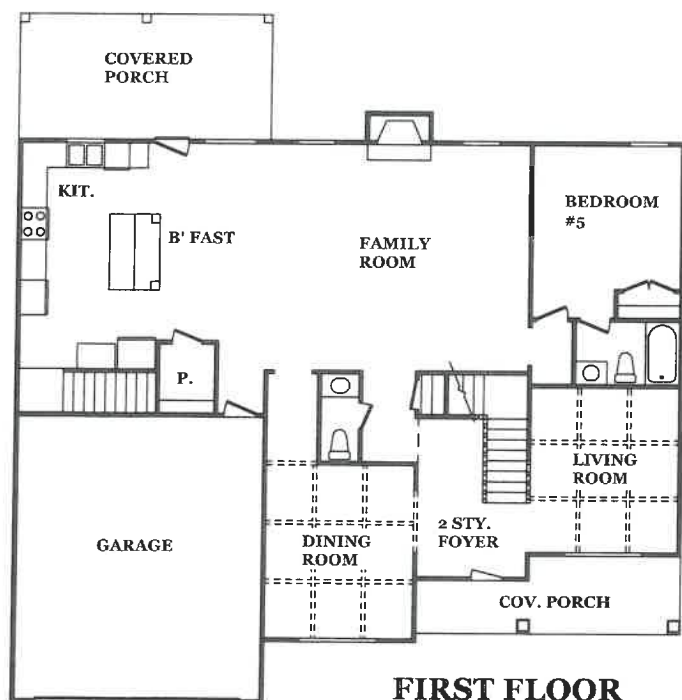
'WHITLOCK FARM' - ZONING/ANNEXATION REQUEST

- 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!

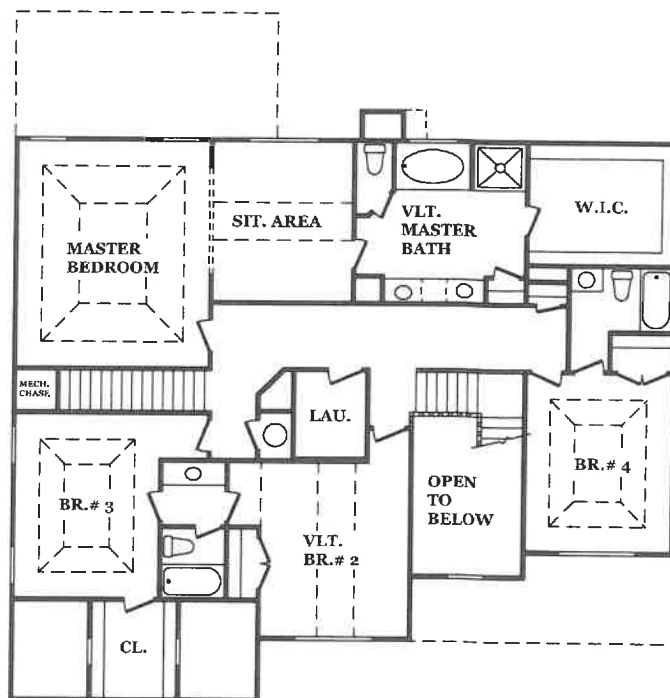
REV. DATE : 05/20/23



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



FIRST FLOOR



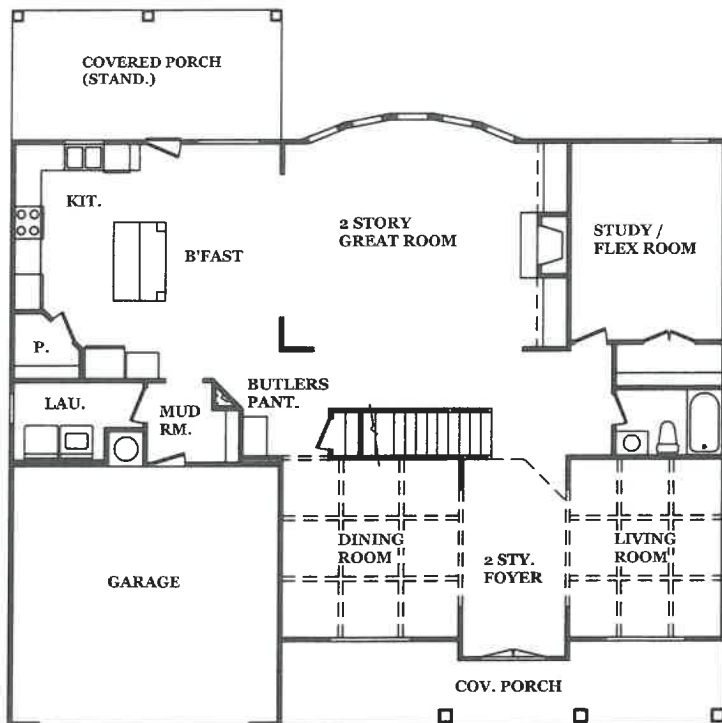
SECOND FLOOR

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

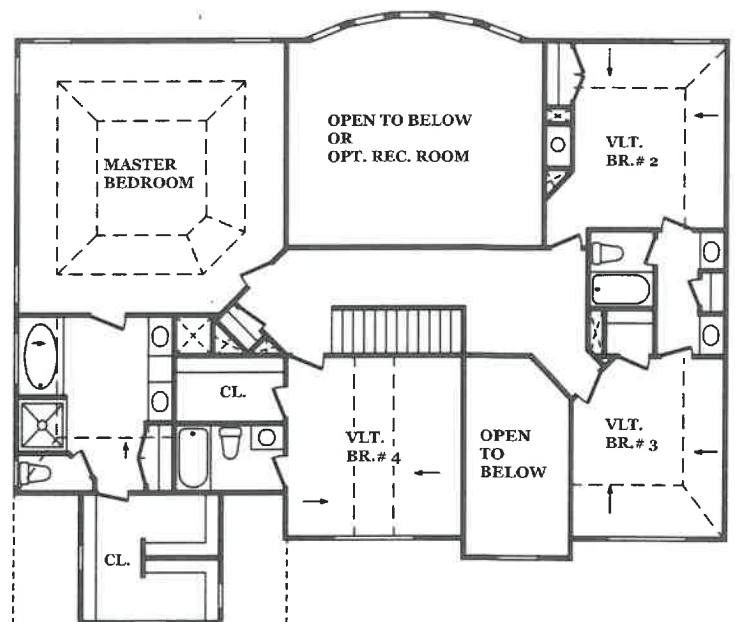
REV. DATE : 05/21/23



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



FIRST FLOOR

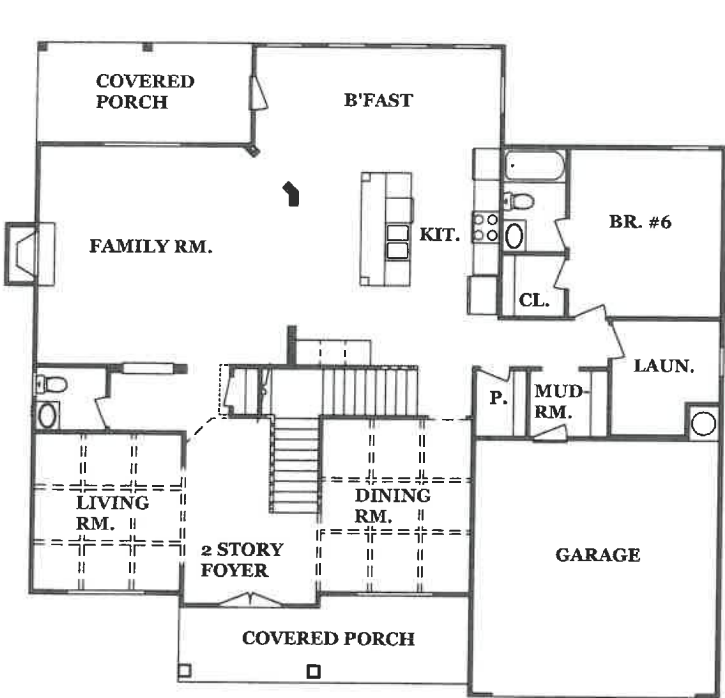


SECOND FLOOR

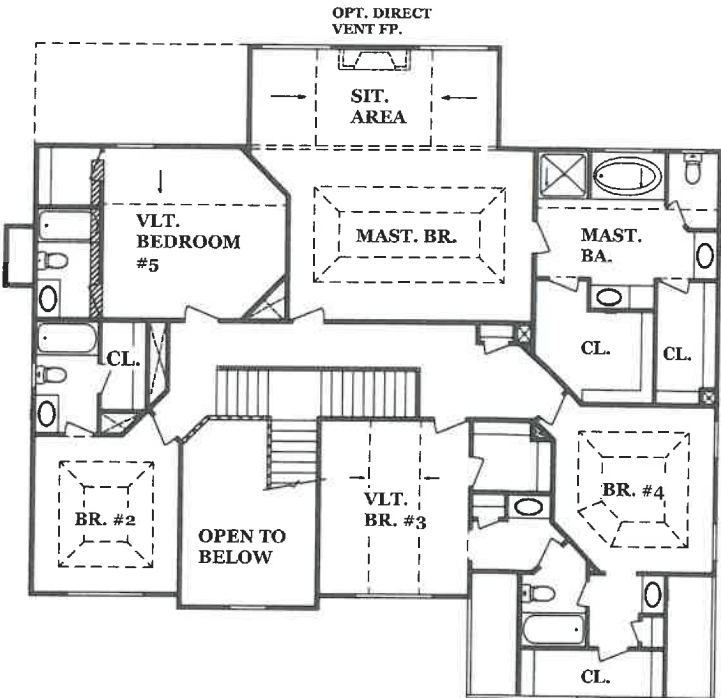
RENDERINGS ARE FURNISHED
AS A GUIDE ONLY, ACTUAL
CONSTRUCTION AND DIMENSIONS
MAY VARY.



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



FIRST FLOOR

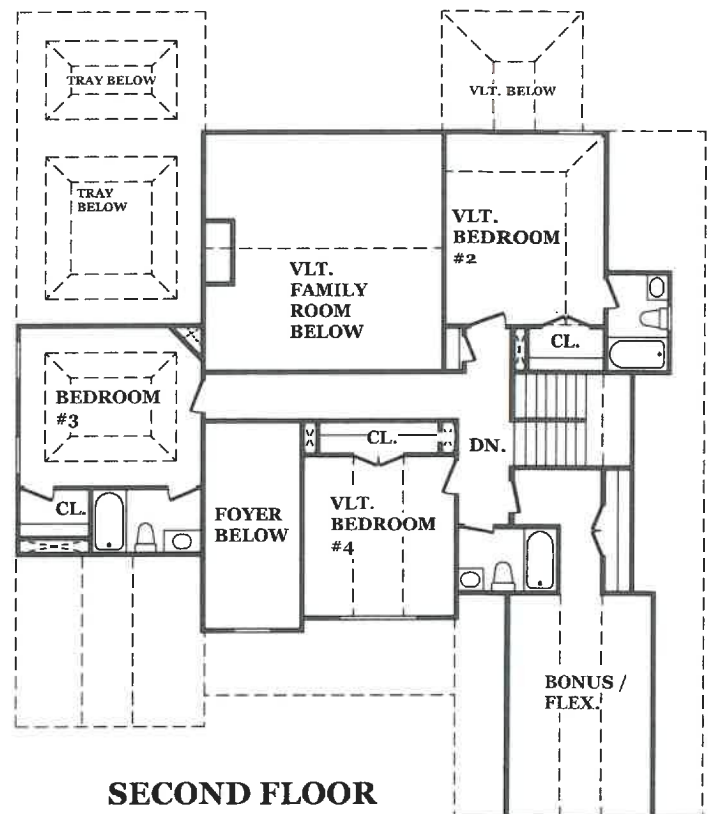
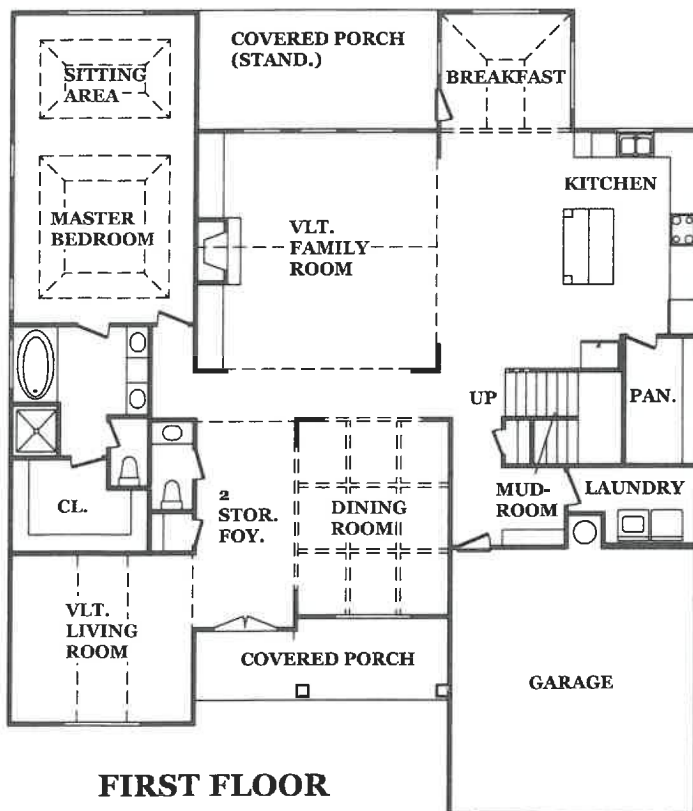


SECOND FLOOR

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.



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. No
Applicant's Signature

1-30-25
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED: 3-11-2025

RECEIVED BY: Dean Smith



City of Newnan, Georgia
Attachment A

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 (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.

Ang Rogers
Signature of Applicant

Greg Rogers, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Linda R. Foxworth 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:

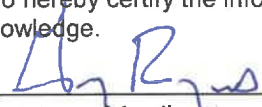
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission?

☐ 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)

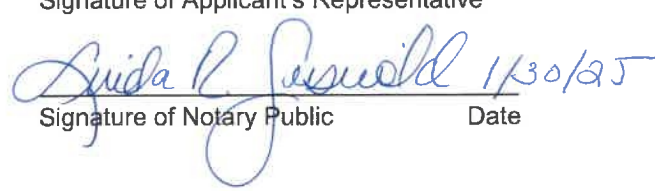
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

Greg Rogers, applicant
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title


Signature of Notary Public

1/30/25
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, 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 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
MRS. John D.
Executor of Myrtle W. Jackson Estate
MRS. John 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.

Notary Public



(Affix Raised Seal Here)

1-30-25

Date



City of Newnan, Georgia
Attachment C

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*Estate of Myrtle W. Jackson
Estate of Adell W. 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
- MTB -
Estate of Myrtle W. Jackson
- MTB -*

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

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Name of Property Owner

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Estate of Adell Miller*
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. Jackson
Executor of Myrtle W. Jackson Estate
MRS. Jackson
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)

Date

1-30-25

Page 37 of 39

ANNEXATION LETTER

CITY OF NEWNAN — COWETA COUNTY, GA.

Revised
MAR. 4, 2025

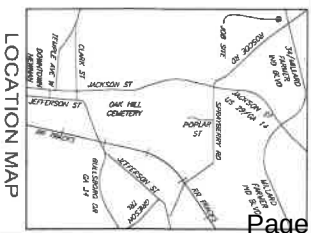
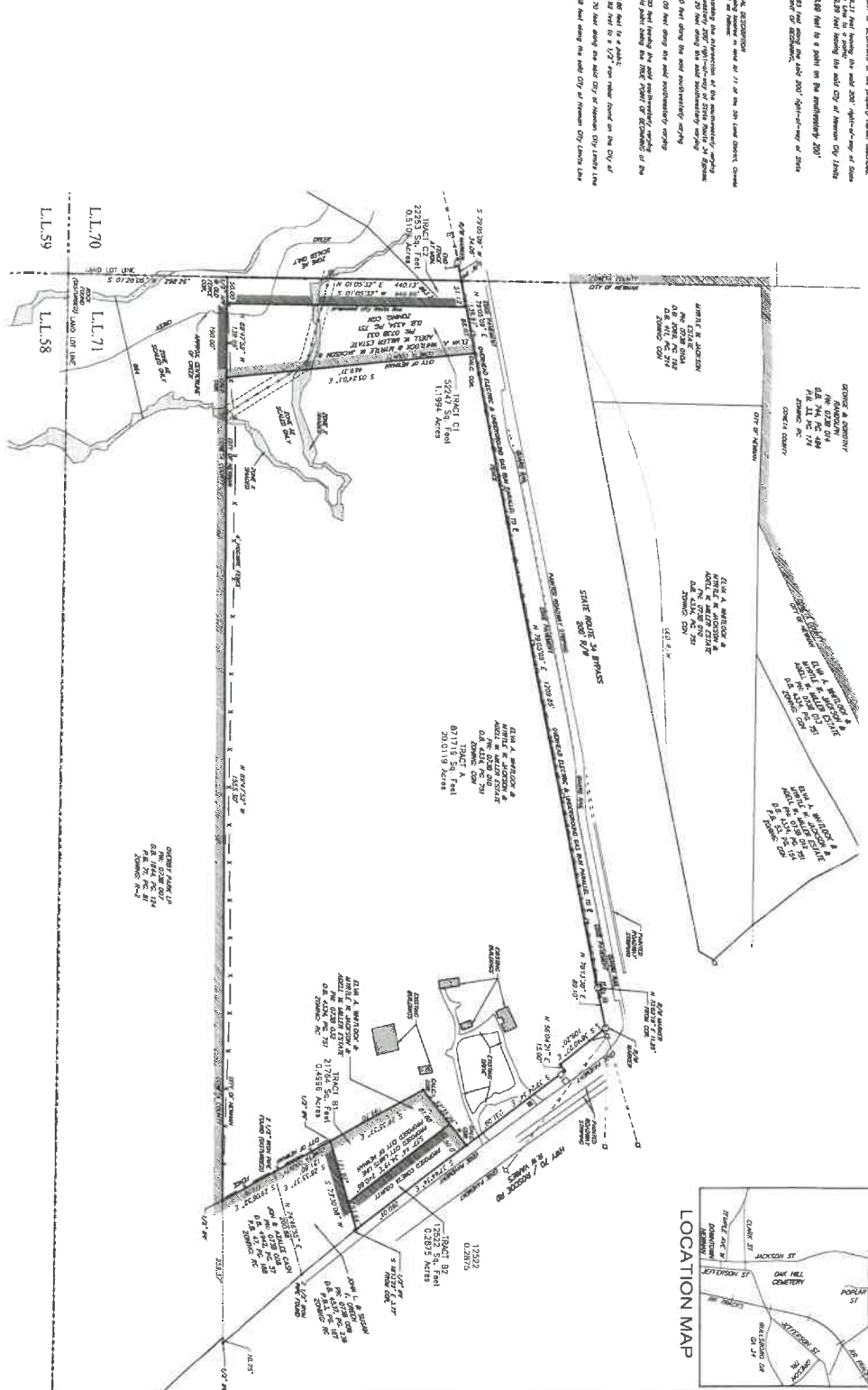
Mrs. Tracy Dunnivant, AICP, Director
Planning & Zoning Dept. and Staff

- 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

[illegible][illegible]

LEADING RECORD
 WATER RIGHTS
 WATERS - C.O.S. - W-102
 UTILITY POLE
 SURVEYOR'S OWN MAP/DEED
 SURVEYOR'S PROPERTY LINE
 ADJACENT PROPERTY LINE

 N
 ORIENTED ELECTRIC LINES
 ---A---B---C---D---E---F---G---H---I---J---K---L---M---N---O---P---Q---R---S---T---U---V---W---X---Y---Z---
 A - PHONE
 B - POWER
 C - CABLE
 D - GAS
 E - WATER
 F - SEWER
 G - RAILROAD
 H - HIGHWAY
 I - AIRCRAFT
 J - TELEPHONE
 K - CABLE
 L - POWER
 M - CABLE
 N - POWER
 O - CABLE
 P - POWER
 Q - CABLE
 R - POWER
 S - CABLE
 T - POWER
 U - CABLE
 V - POWER
 W - CABLE
 X - POWER
 Y - CABLE
 Z - POWER



Page 39 of 39

**Know what's below.
Call before you dig.**

811

UTILITY PROTECTION CENTER
CALL 811 FREE
Before you dig

[illegible]

CONTACT BY FAX	001 71 2073 0003
CONTACTED BY NAME	001 71 2073 0003
LEAD DATE	12/14/2001
OFFER DATE	12/14/2001
BY	001 71 2073 0003
BY DATE	12/14/2001

GASKINS



0 012 1234567 8 90123 4567
N. GASKINS, TRUSTEE
P.O. BOX 123456
FARMINGTON, CT 06031
TEL 860 234 5678

LOCATED IN U.S. 71

ROCKAWAY SHAWT FOR AMERICA NOW FOR

JIM MOTOOLA