



NEWNAN
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City of Newnan Planning Commission

Agenda for July 8, 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 Planning Commission Minutes
3. Public Hearings
 - a. Public Hearing - Rezoning Request by Melissa Griffis on behalf of Oxford Properties, LLC - RZ2025-01: 29.26 +/- acres located at 3000 McIntosh Parkway (Tax Parcel # 086-5043-002) from General Commercial District (CGN) to Mixed Use Development District (MXD)
 - b. Public Hearing - Proposed zoning initiated by the City of Newnan for 22.3 +/- acres located at the intersection of Turkey Creek Road and Newnan Crossing Bypass (Tax Parcels #087-2027-008 and #087-2024-011) from Suburban Residential Single-Family Dwelling District Low-Density (RS-20) to Low Density Office and Institutional District (OI-1)
4. Other Business
 - a. Master Sign Plan Request - Tractor Supply - 460 N. Hwy. 29, Newnan, GA
 - b. Certificate of Appropriateness (COA) Request – 3 Northside Drive
5. Adjourn

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

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**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

June 10, 2025
7:00 p.m.

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

Commissioners Absent: Anne Yancey

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

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the May 13, 2025, meeting minutes. Commissioner Pulicare made a motion to approve the minutes as drafted. Commissioner Hamlin seconded the motion.

MOTION CARRIED (5-0) Frost not present

PUBLIC HEARINGS

Proposed zoning ordinance amendments pertaining to Model Homes and Short-Term Rental Properties

Senior Planner, Dean Smith, presented these items. Mr. Smith stated during the March 27, 2025, City Council retreat, zoning ordinance amendments were discussed, and the Council authorized staff to proceed with drafting these changes. The proposed amendments are as follows:

1. Amend zoning to increase the number of model homes in new PDR subdivisions from one or one per phase, to three. This would allow the builder to display all three different products that are required by PDR.
2. Develop an ordinance to regulate short-term rentals. This was previously discussed and tabled in 2018. As STRs have increased in the city, it may be beneficial to regulate for the protection of neighborhoods and the safety of the short-term renters.

Mr. Smith outlined the model homes amendment of Article 3, Section 3-86, (c). The amendment language change includes - 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 PDRs can have up to three model sales homes. In PDR developments, each model sales home shall represent a different type of residential product offered with the development. Mr. Smith also presented the proposed time limits, lot restrictions, residential conversion, and sign regulations.

Mr. Smith then presented the short-term rentals segment, which would be added to a new section under article 3, section 3-14. He stated this includes old ideas from 2018 and new revisions. Included in the proposed language were the definition of short-term rental, stipulations, definitions in the section, procedures, rental unit conditions, operating standards, compliance, prohibitions, and exemptions, additionally, business license requirements, and required contact person.

Chairman West opened a public hearing and asked if anyone would like to come forward in favor or opposition. With no one coming forward, Chairman West closed the public hearing and asked for questions from the commissioners.

Commissioner Pulicare asked if all current short-term rental businesses will need to reapply. Mr. Smith stated that the city doesn't currently have an ordinance, and all short-term rental owners will need to apply if the ordinance is adopted. He added that they will be given 60 days to complete this process.

Commissioner Hamlin asked if we could get rid of the one-bedroom condition and also limit the number of short-term rentals. Chairman West discussed considering a distance requirement in between short-term rentals.

Commissioner McEntire questioned what constitutes a district for the 20% limit. Mr. Smith showed the historic district maps. Commissioner McEntire asked if the 20% cap will only apply in the historic districts. Mr. Smith confirmed this. Commissioner Hamlin questioned how the 20% will be tracked. Mr. Smith stated our GIS analyst would track this information. Commissioner Hamil further questioned why the historic districts are the only protected areas. Mr. Smith stated that most of the concerns regarding this ordinance were expressed by residents in those districts. Commissioner McEntire stated that he does not see a difference between this and neighborhood rental caps. Mr. Smith said the city is implementing standards and regulations as a good starting point for resolving some of these issues. Staff believe that some will self-regulate. He added we have identified around 20 – 25 short-term rentals, which is not a large number.

Chairman West discussed the LaGrange ordinance. He said the proposed ordinance is a good starting point. He questioned whether there would be any fees involved. Mr. Smith said this has not yet been discussed. Chairman West discussed the implementation of fees/renewal fees, approval caps, and the effectiveness of the LaGrange setup.

Commissioner McEntire questioned the need to have a capacity cap in the homes. Mr. Smith replied that we would have to follow building codes.

With no further questions or comments, Commissioner Pulicare made a motion to approve the Model Home Ordinance portion. Commissioner McEntire seconded the motion.

MOTION CARRIED (6-0)

Commissioner McEntire made a motion to approve the Short-term Rental Ordinance portion. Commissioner Pulicare seconded the motion.

MOTION CARRIED (6-0)

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)

Senior Planner, Chris Cole, presented this case regarding the rezoning of tax parcel #073B 010 and annexation of tax parcels #073B 033 and #073B 032. Due to the interrelated nature of these applications, staff presented this as a single report and with a single public hearing.

Mr. Cole began by describing the properties and presenting visuals. He explained that this property was rezoned, with conditions, to CGN in 2010. Mr. Cole added that previous rezoning and annexation applications requesting townhomes were denied by the City Council in 2022.

Mr. Cole stated the property has two structures from the previous farm/residence. These structures will be removed, and the remaining property is undeveloped. The petitioner is requesting zoning of RU-7 and the combining of adjacent lots in order to develop 61 fee-simple single-family detached homes. Mr. Cole mentioned that there will also be a 50-foot strip of property that will not be annexed and will remain HOA greenspace to keep from creating an unincorporated island.

Mr. Cole went on to describe the proposed homes, specifications, and pricing. He then presented the outlined standards for consideration. The staff assessment states that the proposed use is suitable, the adverse effect will be minimal, Fire and Police Departments have indicated they will be able to meet demands, however, the school system has expressed concerns, the proposed use is compatible with the purpose and intent of the comprehensive plan, the proposed rezoning and annexation are consistent with the proposed zoning district, and there are no new or changing

conditions that would impact the sites' future land use designation of Emerging Missing Middle Residential.

Mr. Cole stated that staff suggests approval with the following conditions:

- The project will meet all city requirements, including Tree Conservation and Landscape Ordinances
- Remain consistent with the concept plan, density, project data, amenities, proffered conditions, and elevations provided
- Limit of 61 units
- Final plat will be provided reflecting the combination of all plats

Chairman West opened a public hearing and asked the applicant to come forward. Jim Mottola came forward and stated that in addition to the staff report, he would like to add that owner occupied units have gone down over the years. The homes will increase homeownership in the city. He stated that he understands the traffic concerns, but he believes the single-family aspect will be positive in this case.

Chairman West asked if anyone would like to speak in support or opposition to this case. Adam Cash, Roscoe Road, came forward. Mr. Cash stated that he came to speak previously when townhomes were proposed for the same property. Mr. Cash said he would like to address the issue of privacy and request a 30 – 40-foot buffer and privacy fence between the neighborhood and the properties that will be adjacent to this development. He said he would like to preserve the treescape or have some type of plantings that would maintain privacy. Mr. Cash concluded that other than the maintaining of privacy, he is in favor of this project. Mr. Mottola reminded the commissioners that a buffer from single-family to single-family is not required. He further explained that he met with Ms. Green, who lives next door to Mr. Cash, and they discussed a 6-foot shadowbox privacy fence, which he would also be willing to install for Mr. Cash.

Commissioner Crain inquired about the buffer from the State Route 34 side. Commissioner Hamlin asked if there was going to be a slope. Mr. Mottola stated that he would have to speak to the landscaper. Commissioner Hamlin stated that it needs to look good and have tall plantings such as Leyland Cypress.

Commissioner Frost inquired about the minimum and maximum square footage. Mr. Cole supplied this information.

Commissioner West discussed the report map that shows the boundaries of the City of Newnan versus Coweta County. He also questioned whether the road will be annexed. Brad Sears explained that if the city limits is on both sides of the road, it is a city street. If the city limits is on one side and the county is on one side, it's a county road. He further stated that he believes the city and county both contribute to the maintenance of this road, although Michael Klahr is not here to confirm.

Commissioner Hamlin stated his concerns about meeting the Tree Ordinance and the need for a heavy barrier on the State Route 34 side.

Commissioner McEntire asked for the width of the right of way. Mr. Mottola stated that he did not know. He further stated that the builder would need to address this since it is in his best interest to do so.

With no further questions or comments, Chairman West closed the public hearing and asked if anyone would like to make a motion concerning the rezoning and annexation combined. Commissioner McEntire made a motion to recommend approval of the rezoning and the annexation with the following conditions: 1) Staff conditions; 2) Developers work with staff and Mike Furbush to include appropriate buffers for State Route 34 screening; 3) The developers shall maintain 30 – 40-foot buffers between the development and the Cash/Green properties and install a fence. Commissioner Crain seconded the motion.

MOTION CARRIED (6-0)

OTHER BUSINESS

Certificate of Appropriateness – 32 Jackson Street

Senior Planner, Dean Smith, presented the staff report. He stated the applicant is requesting an addition to the existing structure, extended covered walkway, material change, new roof/removal of existing dormers, changing the front columns from round to square, and painting. Mr. Smith added this property is in the Downtown Design Overlay District and therefore requires a Certificate of Appropriateness (COA). Mr. Smith went over the standards addressed by staff. Of note, the tempered glass storefront system proposed for the addition is not consistent with window patterns within the area of influence. Mr. Smith also went over a summary from the City of Newnan Main Street Manager, Abigail Strickland. This included comments stating the use of composite wood paneling, metal awnings, and the selected paint color are all outside of the preferred guidelines.

Chairman West asked the applicant to come forward. Kip Oldham came forward on behalf of the owners. He stated that the interior, as currently designed, doesn't allow multiple tenants. Mr. Oldham added that they would like to divide the downstairs into two spaces with a lobby and create accessible restrooms. He said they would also like to create two ways out of the building and attach stairs to the side. In addition, the upstairs would have two restrooms. The front changes would allow more windows. Exterior changes proposed include changes to the portico and dormer removal. Mr. Oldham explained that this would activate the space for the owners.

Chairman Frost inquired if they would be able to change the metal roofing to keep the look as consistent as possible. Commissioner Pulicare asked if the additional window was the only way to let more light in. Chairman West questioned if the elevator is currently working. Mr. Oldham replied that it is not, but it will be. Commissioner Hamlin questioned if the brick will be painted. Mr. Oldham stated that the brick will not be painted, just the trim. Commissioner Hamlin asked if there would be any issues matching brick for this building. Mr. Oldham stated that they would only be removing, not adding brick. Commissioner Crain asked if there would be working windows. Mr. Oldham stated that there would not be working windows. Commissioner Crain

asked if there could be something added to break up the storefront type windows. The applicant stated that there could be. Mr. Smith added that there are buildings with combinations of metal roofing, shingle roofing, and different types of awnings. These recommendations were added in 2022 for consistency. Commissioner Pulicare asked if we could have brick on the addition so that it looks less like a block of wood; something with continuity, to adhere to outlined standards of the historic district. Mr. Oldham replied that brick would be hard to match. The design is trying to camouflage the white, which is harsh. Mr. Oldham said they went to Beacon Hill for historic color inspiration. Commissioner Hamlin asked what color the metal roof would be. The applicant stated that it will match the existing roof.

With no further questions or comments, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to approve the COA with staff making the determination on the design to break up the appearance of the tower windows. Commissioner McEntire seconded the motion.

MOTION CARRIED (6-0)

Certificate of Appropriateness – 15 Jackson Street

Senior Planner, Chris Cole, presented the staff report. The subject of this report is RPM Full-Service Restaurant. The applicant is proposing a pre-engineered freestanding awning with a tin roof. The awning will be detached from the building and canopy but will be placed just underneath both. Mr. Cole provided the dimensions, specifications, and visual concept depictions. In addition, Mr. Cole discussed the standards considered. Abigail Strickland provided a letter stating that current guidelines do not include this type of structure. She also noted that the proposed tin roof was a concern. This project requires a COA due to its location within the Downtown Design Overlay District.

Chairman West asked the applicant to come forward. Joe Rizzo, applicant/owner, came forward. He stated that Mr. Cole touched on all of the important points. He also wanted the Planning Commission to know that he is trying to get the best out of spring, summer, and fall for outdoor dining. He felt the design would be consistent with the current structure.

Commissioner Hamlin asked if the awning top has light coming through. Mr. Rizzo replied there would be some, although the designer had issues representing the actual concept. Mr. Hamlin asked if the outdoor string lights would be removed. Mr. Rizzo confirmed this. Commissioner McEntire inquired if the sign would be relocated. Mr. Rizzo indicated a new location has not been determined at this time. He added that the awning will be lower than you would think.

With no further questions or comments, Commissioner Frost made a motion to approve the COA as presented. This motion was seconded by Commissioner Hamlin.

MOTION CARRIED (6-0)

Certificate of Appropriateness – 140 East Broad Street

Senior planner, Chris Cole, presented this case. Jason Passmore is requesting a COA for a new two-story house (the previous house at this address burned). All new residential projects within the Historic Residential Design Overlay District (HRDO) must obtain a COA. Mr. Cole discussed the specifications, design elements, and presented visual design plans.

Chairman West asked the applicant to come forward. Mr. Passmore stated that he wanted to build a house in keeping with the neighborhood and he hoped the Planning Commission would approve his proposal.

Chairman West asked if there were any questions or comments.

Hearing none, Commissioner Frost made a motion to approve the COA as presented. This motion was seconded by Commissioner Pulicare.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 8:39 p.m. on a motion from Commissioner McEntire and seconded by Commissioner Hamlin.

MOTION CARRIED (6-0)

Chairman West



City of Newnan, Georgia – Planning Commission

Date: July 8, 2025

Agenda Item: Rezoning Request – RZ2025-01
29.26 ± acres located at 3000 McIntosh Parkway (Tax
Parcel: 086-5043-002)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

The full rezoning application and accompanying materials are available upon request

Project Title: Rezoning Request – General Commercial District to Mixed Use
Development District.

Applicant: Melissa Griffis, Attorney at Law (representing)
Oxford Properties LLC
3200 Windy Hill Road SE, Suite 900
Atlanta, GA 30339

Property Location: 3000 McIntosh Parkway (Tax Parcel #086-5043-002)

Future Land Use Label: Business/Office

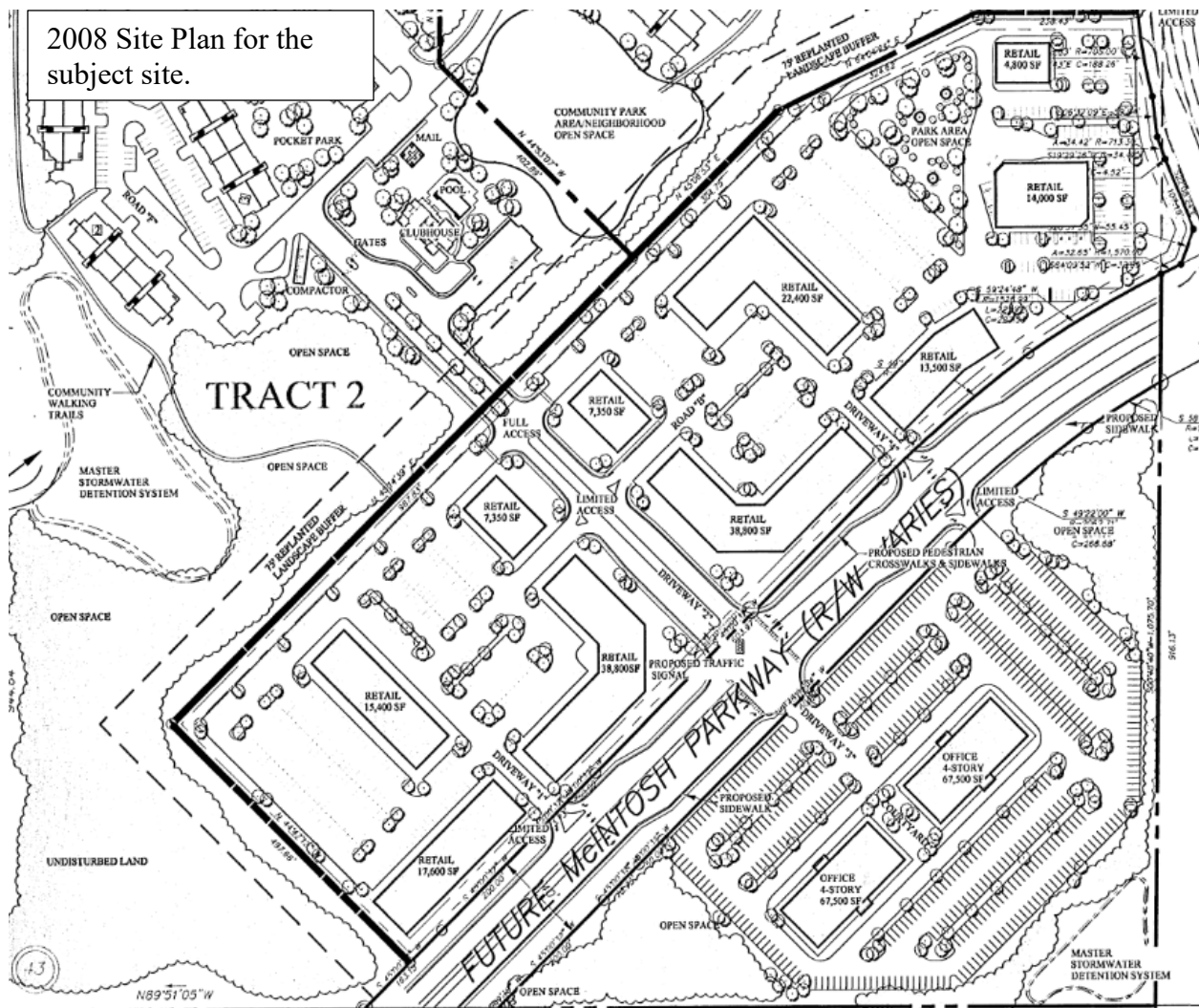
Current Zoning: General Commercial District (CGN) and within Quality Development
Corridor Overlay District (QDC)

Proposed Zoning: Mixed Use Development District (MXD)

Project Data:

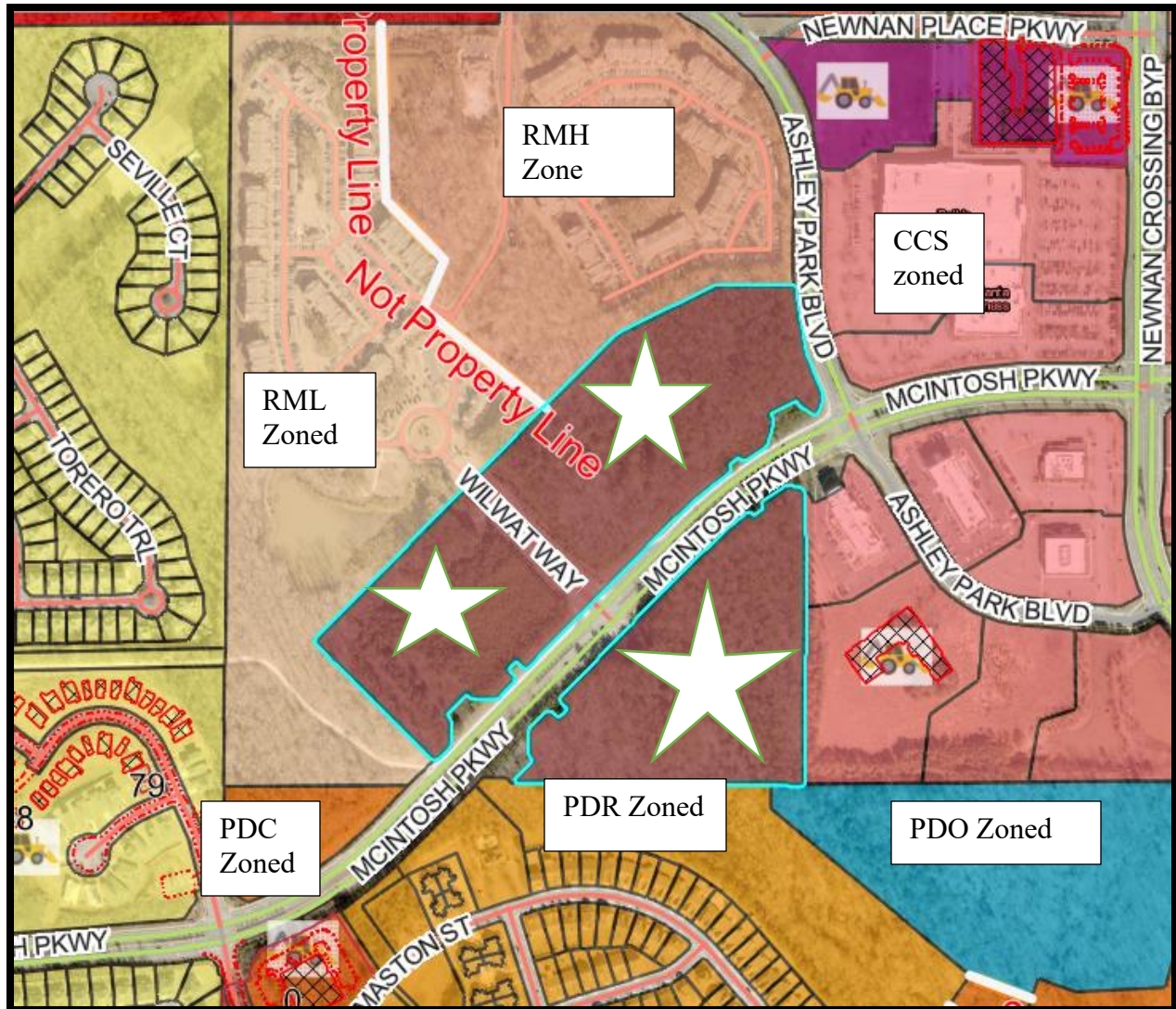
In 2007 and 2008, this site was rezoned to RML, RMH and CGN. The project was called “Newnan Vista”. The result of that rezoning process was the 500-unit apartment site formerly known as the Trees of Newnan and is now known as “The Willows Ashley Park”. The subject site was also a part of that rezoning with a specific site plan showing that the three parcels under consideration for MXD were contemplated to be a retail/office complex.

The proposed commercial component has never been developed.



The applicant is requesting to rezone 29.26 ± acres from General Commercial District (CGN) to Mixed-Use Development District (MXD) for the purpose of developing 70 townhomes, 329 apartments and 26, 760 square feet of office/commercial/restaurant space. Proposed amenities include clubhouse, clubroom, leasing office, fitness center, pool, fire pit, outdoor grilling stations, dog park and connection to the LINC trail system. Applicant notes that amenities will be shared throughout the proposed MXD project.

The MXD proposal includes a 15-foot planted landscape strip off of the public right-of-way along McIntosh Parkway; a 35-foot densely planted landscape area along the northern portion of the project site where it abuts property zoned RML; a 25-foot densely planted landscape area planted along the portion of the adjacent to property zoned RMH



Additionally, the proposal indicates that streets serving the townhome segment of the project will be privately owned and maintained and the townhome portion will be for-sale units with an established Homeowners Association.

Although this project has one tax parcel, the site is 3 separate parcels, divided by McIntosh Parkway and a private road, Wilwat Way. The north side of the project site is two parcels separated by Wilwat Way. The north side of the project site contains the proposed apartments and non-residential spaces. The south side of the project site contains the proposed townhouse units.

The north side of the project site consists of 18.806 acres. 329 apartment units divided into 18.806 acres yields a rough density of 17.5 units per acre.

The applicant has provided the following data on the apartment units:

164 1-bedroom units between 700-900 square feet with rent ranging from \$1625-\$1800

STANDARDS:

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

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

The project site is surrounded by a mixture of various residential uses to the north, west and south and commercial to the east. A 500-unit apartment complex zoned RMH and RML lies to the north of the subject project site.

Staff feels the uses would be suitable given that there would be no change in the commercial use that is being proposed versus what would be permitted currently as zoned (CGN) and there is already an existing apartment complex on the northern property side adjacent to the proposed apartments. The townhome development on the south side is a less intense use than other uses that would be permitted in a CGN zoning district.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

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

In terms of use, the apartment portion will actually generate less trips than if the tract was developed with commercial/service uses. In addition, the location will allow residents multiple access points from McIntosh Parkway to Celebrate Life Parkway to Interstate 85, via Bullsboro Drive, as well as access to Newnan Crossing Bypass. The proposed site plan illustrates using existing access points as primary ingress/egress to the project sites, with two additional right in/right out points on McIntosh Parkway and a full access point on Ashley Park Boulevard.

There will be additional traffic to the site versus the current state of the property, which is undeveloped; however, the project has undergone review by the state through a Development of Regional Impact Assessment (DRI #4388) and it is generally considered that the existing roads servicing this location can accommodate the anticipated increase in traffic.

Staff Assessment – STAFF DOES NOT BELIEVE THAT THERE WILL BE ANY MORE ADVERSE AFFECT THAN WHAT COULD BE BUILT ON THIS SITE AS ZONED ✓

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

No, staff does not believe that there are substantial reasons why the property could not be developed as it is currently zoned.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✖

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

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

- Police: Police Chief Blankenship indicates an approximate increase in 807 calls, 22 motor vehicle accidents and 71 traffic stops. It will have an impact. He further states "It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment with a monetary value of \$43,000 toward additional personnel."
- Fire: Chief Stephen Brown has indicated that NFD has the resources to provide services to the proposed plan, noting that upon full completion, it could impact the specific area with significant increase in population and traffic. The growth in population and traffic will ultimately result in increased call volume and response times to this proposed site and the established areas surrounding the project site. The increase in call volume will impact Newnan Fire Department by causing additional wear and tear on equipment and will influence the effectiveness and strength of the department's manpower. The impact of the proposed project may require additional equipment and manpower.
- Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility.
- Engineering and Traffic: Engineering had no additional comments beyond the DRI Final Notice of Decision (included in this petition). This project is expected to generate 3,070 daily trips. Recommendations for traffic improvements have been incorporated in the DRI Notice of Decision and staff does not have any additional comments or recommendations.

- Coweta County Schools: Coweta County School System Director of Facilities, Ronnie Cheek responded to the request for the proposed development's impact on the school system. Mr. Cheek stated that the proposed development would fall within the following school districts and noted their current capacities: White Oak Elementary School (82% Capacity); Arnall Middle School (74% Capacity) and East Coweta High School (108% 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 this proposal, school capacity is an ongoing concern, with some of the schools serving this area are now at, or near capacity.
- Tax Revenue: Per the CIA, it is estimated that the fair market value of the property identified as Tax Parcel 086-5043-002 would increase by \$2.3 million with the proposed improvements. The following table shows the estimated economic impact:

Newnan Oxford
Economic Impact Tabulation

Proposed	Unit	Units	Unit Value	Market Value	Assessed Value	Millage Rate	Property Tax	Sales Tax	Total Tax
Multifamily	Unit	329	\$ 324,000	\$ 106,596,000	\$ 42,638,400	0.023218	\$ 989,978	\$ -	\$ 989,978
Townhomes	Unit	70	\$ 400,000	\$ 28,000,000	\$ 11,200,000	0.023218	\$ 260,042	\$ -	\$ 260,042
Retail	SQFT	26,760	\$ 112	\$ 3,000,000	\$ 1,200,000	0.023218	\$ 27,862	\$ 93,660	\$ 121,522
Total				\$ 137,596,000			\$ 1,277,882	\$ 93,660	\$ 1,371,542

Existing Vancant land	Unit	Units	Unit Value	Market Value	Assessed Value	Millage Rate	Property Tax	Sales Tax	Total Tax
3000 McIntosh Pkwy	Acres	31.08	\$ 152,939	\$ 4,753,338	\$ 1,901,335	0.023218	\$ 44,145	\$ -	\$ 44,145
Total				\$ 4,753,338			\$ 44,145	\$ -	\$ 44,145

In addition to the estimated tax revenue, the CIA indicates that the property would generate approximately \$443,212 in residential impact fees. Commercial impact fees are based upon the proposed use and size of the business. At this time, the projected impact fees for the commercial spaces are unknown.

As with all developments, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, most of the service providers that responded indicating that will be in a position to meet the demands; however, it will require additional resources added to their departments. In addition, the school system has expressed concern about their ability to meet the proposal's projected population.

Staff Assessment - PROJECT WILL HAVE AN IMPACT ON SERVICE PROVIDERS X

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

The Future Land Use Map shows this property as business/office. The Comprehensive plan also states that there is a lack of available land for development purposes and that mixed-use developments should be encouraged as a way to improve the overall quality of life. Mixed use developments help encourage a variety of housing choices, with amenities, materials, etc. to ensure quality housing development. Live, work, play areas are encouraged in the comprehensive plan.

Staff Assessment – THE PROPOSED USE IS COMPATIBLE WITH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN ✓

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

The Mixed-Use Development District (MXD) is intended to accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including on the ground floor and/or residential uses above non-resident areas. This zoning district is intended to provide for vertical and horizontal mixed uses, integrating uses primarily within the same building or group of buildings. The purpose of the MXD is not to allow smaller lots or reduce development requirements, but to achieve other goals including the protection of sensitive environmental resources as the provisions of site amenities such as plazas, parks, open space, walking trails, etc. The MXD district is not intended to encourage greater density of development nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments.

Elements of a mixed-use district include a mixture of residential uses in a project site., i.e., a variety of residential housing types is encouraged.

Key elements of an MXD project include:

- Diverse Mix of Uses – Proposal identifies three uses – residential apartments , townhomes and unspecified commercial uses.
- Attractive Central Plaza – The applicant’s concept plans illustrates central amenities and plaza designs on the north portion of the project. The southern portion of the project does not illustrate a central plaza design theme.

- Pedestrian-Friendly Building Design – Concept renderings provided in the application seem to support that this element has been met.
- Appropriately Scaled Height – Concept renderings illustrate 3-story apartments and 2 to 3-story commercial buildings. Townhome renderings illustrate typical 2-story units. Height is appropriately scaled.
- Distinctive – The elevation and renderings that have been provided appear to have incorporated existing design elements in the City of Newnan as a part of this proposed project.
- Sign Package – The proposed wall and building signs align with City ordinances. The sign package proposes some freestanding signs that exceed the height and size requirements of the current sign ordinance; however, MXD is a concept-based zoning and the signs proposed can be approved independently of the criteria contained in the sign ordinance.
- Areas where the MXD proposal detours from the zoning ordinance:
 1. Use of private gated streets for townhome development. City ordinance stipulates that private streets can only be for no more than 25 units or can be used for condominium units. Applicant indicates that they desire the townhomes to be individually platted, but that the internal roads remain private and gated.
 2. Density for apartments is greater than what would be allowed under the highest current multi-family zoning designation. However, other Mixed-Use projects with greater than 17.5 units per acre density have recently been approved by the City.
 3. Some freestanding signs will exceed the height and size limitations of the current zoning ordinance.

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

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

The Future Land Use map also shows the property as business/office and is adjacent to areas identified a Built Community and Planned Development. This proposal encourages growth and development gravitating towards a higher quality of life and balances more intense uses with usable greenspace and amenities.

Staff Assessment – THE PROPOSED USE IS SUPPORTED BY CONDITIONS NOT ANTICIPATED BY THE COMPREHENSIVE PLAN FOR THIS PROPERTY, BUT CONTEMPLATED IN THE TOTAL COMPREHENSIVE PLAN ✓

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

The project includes a mix of housing unit configurations, encouraging more housing options for a variety of ages and income levels. Having housing options close to employment centers can increase the number of residents to live and work in the city. Commute times and traffic impacts are reduced with more integrated live/work spaces.

The proposal does not grant a special privilege to an individual property owner when contrasted with other property owners or the general public.

The project site is near to existing multi-family developments and high density residential developments.

Staff Assessment – THE PROPOSED PROJECT REFLECTS A REASONABLE BALANCE ✓

SUMMARY OF STAFF FINDINGS:

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

REVIEW STANDARDS FOR MXD REZONING

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding developments as shown on the Future Land Use Plan.
4. Quality of architectural, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.

The proposed project demonstrates overall conformity with these review standards.

PRELIMINARY TREE MANAGEMENT PLAN

City Landscape Architect Mike Furbush has reviewed the preliminary tree management plan provided by the applicant. Mr. Furbush states, "...They [applicant] have addressed a majority of my plan review comments; however, I have some concern that the concept plan does not adhere to the City's Tree Conservation and Landscape Ordinance and should not override such items as required landscape strips, buffers and specimen tree recompensation..."

STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 329 apartments
- The project will be capped at 70 townhomes

OPTIONS:

- A. Recommend approving the rezoning request as submitted
- B. Recommend approving the rezoning request with conditions
- C. Recommend denying the rezoning request

ATTACHMENTS: Application for Rezoning and related materials



CITY OF NEWNAN

Project Location

1 = 3,744 feet

Date: 1/31/2025 2:42 PM



NEWNAN
GEORGIA

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

Project Location

City Limits

Parcel # 086 5043 002

ADDRESS
3000 McIntosh Pkwy
Newnan, Ga 30263



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
FAX (770) 251-7262
Email: melissa@newnanlaw.com

January 31, 2025

VIA HAND DELIVERY

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

**RE: Application of Oxford Properties, LLC to Amend the Zoning Ordinance from CGN to MXD
Approximately 29.626 ± Acres located at McIntosh Parkway,
Newnan, Georgia**

Dear Ms. Dunnavant:

Oxford Properties, LLC ("Oxford"), the Applicant in the above-described property ("The Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 29.626 ± acres to be rezoned from CGN to MXD.

This MXD proposal will include 70 single-family for sale townhomes, 329 multi-family apartments and 26,760 square feet of office/commercial/restaurant space. The amenities will include a clubhouse, clubroom, leasing office, fitness center, pool, fire pit, outdoor grilling stations, dog park, and connection to the LINC-trail. The amenities will be shared amongst the parcels.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

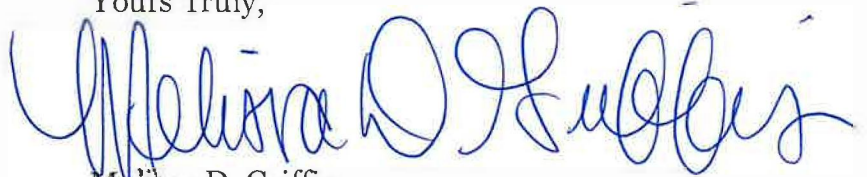
As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a MXD zoning as it is a prime location for a mixed-use development in the City of Newnan. The rezoning will allow for development of this current property that has been undeveloped for many years. The MXD zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

Ms. Tracy Dunnavant, Planning Director
January 31, 2025
Page 2

For the reasons stated above, Oxford believes that this application is not only consistent with but advances the intent of the City of Newnan Zoning Ordinance. Oxford has at attached Tabs (1) through (13) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Oxford, as Applicant and myself as counsel for Oxford, look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,



Melissa D. Griffis
For Oxford Properties, LLC

MDG/bw
Enclosure(s)



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 Oxford Properties, LLC

Mailing Address 3200 Windy Hill Road, SE, Suite 900 West, Atlanta, GA 30339

Telephone (404) 839-1028 Email: paustin@oxford-properties.com

Property Owner (Use back if multiple names) Newnan Vista, LLC

Mailing Address PMB 8096, 6001 Highway 4A, Vero Beach, FL 32963

Telephone (770) 396-6390

Address/Location of Property 3000 McIntosh Parkway

Tax Parcel No.: 086 5043 002 Land Lot 43

District/Section 5 Size of Property (Square Feet or Acres) 29.626

Present Zoning Classification: CGN Proposed Zoning Classification: MXD

Present Land Use: Undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The
Subject Property was zoned CGN many years ago and has remained undeveloped. A mixed-use development will allow
additional residential options in the City.

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

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

MXD on the Subject Property there will be a residential component in this area along with retail/commercial/office uses.

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 Samuel Paul Austin

Connie B. Bridges
Notary Public

(Affix Raised Seal Here)

Connie B Bridges
NOTARY PUBLIC
Haralson County
State of Georgia
My Comm. Expires 3/4/25

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 1.31.25

FILING FEE RECEIVED: Yes

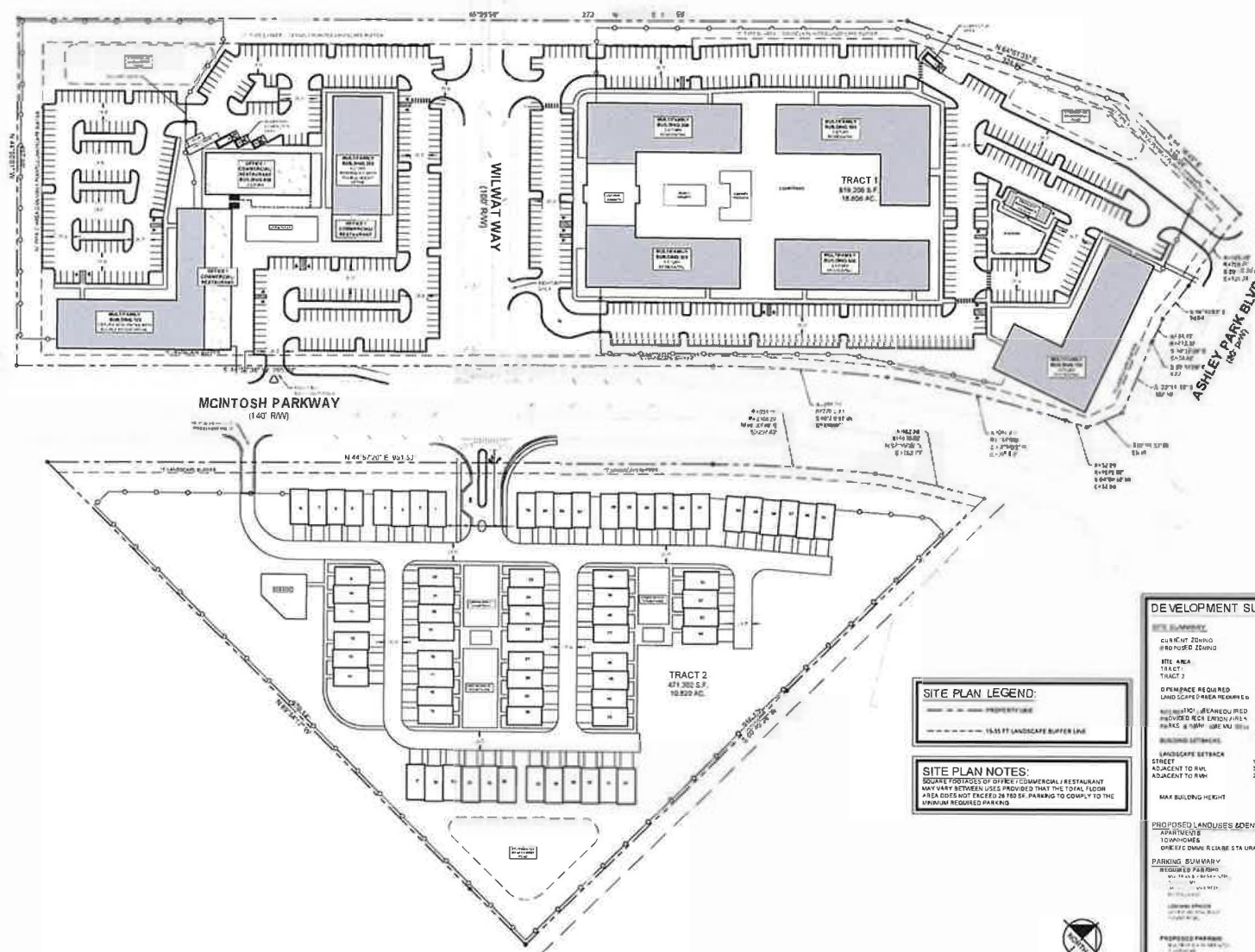
DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



DEVELOPMENT SUMMARY

[illegible]

PROPOSED LAND USES & DENSITIES
APARTMENTS
TOWNHOMES
OFFICE/COMMERCIAL/RESTAURANT

[illegible]

SOUTHERN CONSTRUCTION



Development Summary Report

Mixed Use Development District

Oxford Newnan

3000 McIntosh Parkway,
Newnan, Georgia 30263

Prepared for:

Oxford Properties, LLC.
3200 Windy Hill Road SE,
Suite 900 West
Atlanta, GA 30339

Prepared by:

Kimley-Horn and Associates, Inc.

January 31th, 2025



To Whom it May Concern:

Project Background

The Oxford Newnan Mixed Use Development project is located on a 29.626-acre site consisting of two (2) tracts of land that are divided by McIntosh Parkway. The site is currently zoned CGN and is within the QDC Overlay District and is proposed to be rezoned to MXD within the QDC Overlay District. Tract 1 consists of 18.806 acres and is planned to include approximately 329 apartment units and approximately 26,760 s.f. of vertically integrated office/commercial/restaurant. Tract 2 consists of 10.820 acres and is planned to include approximately 70 for sale townhomes.

Mixed-Use

The office/commercial/restaurant and apartment portion of the Oxford Newnan Mixed-Use Development project is located on Tract 1. The proposed office/commercial/restaurant areas will be integrated within the apartment buildings and one free standing jewel box retail building. This project will have a leasing office/ clubhouse with amenities (pool, pavilion, and dog park), a retail lawn/plaza, maintenance building with residential carwash bay, surface parking, utilities, and landscaping. The proposed density of this project is 17.5 units/acre with approximately 26,760 square feet of office/commercial/restaurant space. The apartment portion of this project is proposed to follow the design standards provided below:

Max combined FAR:	0.60
Max number of units:	329
Minimum dwelling unit size:	700 sf
Maximum building height:	4 stories
Minimum open space:	15%
Minimum landscaped area:	25%
Minimum recreational area:	100 sf / dwelling unit
Minimum building setbacks:	
Front	0 ft
Side	0 ft
Rear	0 ft

- A sanitary sewer utility easement will be provided. Sanitary sewer will be maintained by the City of Newnan. All other utilities will be privately maintained.
- There shall be a 15' planted landscape strip is proposed off of public right-of-way from McIntosh Parkway
- There shall be a 35' densely planted landscape buffer along the portion of the property abutting the adjacent RML zoned property.
- There shall be a 25' densely planted landscape buffer along the portion of the property abutting the adjacent RMH zoned property.

Townhome

The townhome portion of the Oxford Newnan Mixed-Use Development project is located on a 10.82-acre site, Tract 2. Currently 70 for sale townhomes are proposed along with ample open space, a dog park, and townhome mews. The maximum density for this parcel shall be 8 units/acre. This project currently has a density of 6.5 units/acre. The townhome parcel is proposed to follow the below list of design items:

Minimum lot size	800 sf
Minimum lot width	24 ft
Minimum lot frontage	24 ft
Minimum floor area	1,700 sf
Maximum number of units	70
Maximum building height	45 ft
Minimum open space	15%
Minimum landscape area	25%
Minimum recreational area	100 sf / dwelling unit
Minimum building setbacks	
Front	0
Side	0
Rear	0

- All internal streets, as shown in the Rezoning Site Plan, are designated as private streets and gated.
- Private streets will be maintained by the HOA.
- Townhome community will have an HOA with covenants and restrictions.
- A utility easement will be provided for utilities within private streets. Water and sewer utilities will be maintained by the City of Newnan.
- There shall be a 15' planted landscape strip is proposed off of public right-of-way from McIntosh Parkway

Best,

KIMLEY-HORN AND ASSOCIATES, INC.



Jared McKinnon, PE Vice President

EXECUTIVE SUMMARY

This report presents the analysis of the anticipated traffic impacts of the proposed *Oxford Newnan* development located in the City of Newnan, Georgia. The approximate 29.63-acre site is west of Ashley Park Boulevard and is bounded by McIntosh Parkway and Wilwat Way. The site is situated on a parcel of land previously studied in the Newnan Vista DRI #1406, which was published in 2007. It was determined by the DRI determination made on December 11, 2024, for the *Oxford Newnan* development that DRI #4388 was not to be a continuation of DRI #1406 and that a new transportation analysis would be required since the land uses and build out years differed considerably.

The proposed development will consist of the following land uses and densities contained in **Table 1**. The project is expected to be completed by 2028 (approximately 3 years).

Proposed Land Use and Density	
Land Use	Proposed
Multifamily Residential	329 units
Townhomes	70 units
Retail	13,380 SF
Restaurant	13,380 SF

The DRI analysis includes an estimation of the overall vehicle trips projected to be generated by the development, also known as gross trips. Mixed-use and alternative transportation mode reductions to gross trips are also included in the trip generation, as outlined in the Georgia Regional Transportation Authority (GRTA) Letter of Understanding (dated February 20, 2025).

Capacity analyses were performed for the study intersections under the Existing 2025 conditions, the Projected 2028 No-Build conditions, and the Projected 2028 Build conditions.

- Existing 2025 conditions are based on traffic volumes that were collected on Thursday, February 13, 2025.
- Projected 2028 No-Build conditions represent the Existing 2025 traffic volumes grown for three (3) additional years at 2.0% per year throughout the study network.
- Projected 2028 Build conditions represent the Projected 2028 No-Build conditions plus the addition of the project trips that are anticipated to be generated by the *Oxford Newnan* development.

The intersections of McIntosh Parkway at Newnan Crossing Bypass (Intersection 4), Bullsboro Drive (SR 34) at Newnan Crossing Bypass (Intersection 5), Bullsboro Drive (SR 34) at Celebrate Life Parkway (Intersection 6), and Newnan Crossing Bypass at Poplar Road (Intersection 8) contain approaches which currently operate at LOS F under the Existing 2025 conditions or will operate at LOS F under Projected No-Build conditions.

The existing signal timings at Intersection 4 (provided by the City of Newnan in March 2025) allocates minimal green time to the side street approaches. The No-Build Improved condition reallocates green time to these approaches. The existing signal timings prioritize vehicular progression on Newnan Crossing Bypass at the expense of sidestreet operations. Per Section 3.2.3.1 of the *GRTA DRI Review Procedures*, “Changes to signal cycles shall not be allowed unless approved by GRTA.... Changes to signal timing splits or cycle lengths should not be considered mitigation.” However, no feasible improvements were identified. The failing LOS is generally due to long cycle lengths, any changes to signal cycle length should be considered on a corridor wide approach with all intersections that are a part of the coordinated signal system.

2028 No-Build (System Improvements)

Due to the low level-of-service (LOS) at the following intersections under the Existing 2025 and Projected 2028 No-Build conditions, the following intersection improvements are recommended (needed to serve background traffic, without the development):

- McIntosh Parkway at Newnan Crossing Bypass (Intersection 4)
 - Reduce total cycle length time from the intersection. Allocate less green time to northbound and southbound approaches and more green time to the sidestreet eastbound and westbound approaches.
- Bullsboro Drive (SR 34) at Newnan Crossing Boulevard (Intersection 5)

NOTE: The following improvements are required to achieve LOS E per the GRTA guidelines. However, caution should be used as these improvements may be deemed “not feasible”.

 - Install right-turn overlap phases along the northbound, southbound, and eastbound approaches of the intersection.
 - Install an additional southbound left-turn lane such that the approach consists of four (4) left-turn lanes.
 - Widen Bullsboro Drive (SR 34) east of the intersection to provide four (4) receiving lanes.
 - ALTERNATIVE SOLUTION: Construct a continuous flow intersection (CFI) or construct an echelon interchange.
- Bullsboro Drive (SR 34) at Celebrate Life Parkway (Intersection 6)

NOTE: The following improvements are required to achieve LOS E per the GRTA guidelines. However, caution should be used as these improvements may be deemed “not feasible”.

 - Install right-turn overlap phases along the northbound, southbound, and westbound approaches of the intersection.
 - Install an additional northbound left-turn lane such that the approach consists of two (2) left-turn lanes.
 - Install an exclusive southbound right-turn lane and additional southbound left-turn lane such that the approach consists of three (3) left-turn lanes.
 - Install an additional eastbound through lane such that the approach consists of four (4) through lanes.
- Newnan Crossing Bypass at Poplar Road (Intersection 8)
 - Consider updating the westbound left-turn from a single protected-only phase to protected-permissive phasing to increase queue-clearing efficiency and minimize average vehicle movement delay. This change in left-turn phasing should be confirmed in the field for adequate sight distance.

The analysis results for the improved conditions at the above intersections are shown in the tables below. With the improvements listed above, all study intersections are projected to operate at or above their overall and approach LOS standard.

2028 Build (Site Access) Improvements

- McIntosh Parkway at Site Driveway D (Intersection 10)
 - Per the site plan, install a westbound right-turn lane along McIntosh Parkway entering the site. (see site plan)

McIntosh Parkway at Newnan Crossing Bypass (Intersection 4)

Overall LOS Standard: D
Approach LOS Standard: E

Overall LOS Standard: D Approach LOS Standard: E			Newnan Crossing Bypass			Newnan Crossing Bypass			McIntosh Parkway			McIntosh Parkway		
			Northbound			Southbound			Eastbound			Westbound		
			L	T	R	L	T	R	L	T	R	L	T	R
NO-BUILD IMPROVED (SIGNAL)	AM	Overall LOS	C (22.1)											
		Approach LOS	B (18.7)			B (18.2)			D (46.2)			D (43.7)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	30	111	0	15	88	0	25	23	-	28	20	0
		95th Queue	57	162	41	32	136	0	54	48	-	59	48	0
	PM	Overall LOS	C (27.0)											
		Approach LOS	C (22.1)			C (23.9)			D (44.4)			D (44.4)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	31	230	0	10	261	0	39	21	-	100	49	0
		95th Queue	59	324	0	26	356	7	74	46	-	157	93	0
BUILD IMPROVED (SIGNAL)	AM	Overall LOS	C (23.5)											
		Approach LOS	B (18.0)			B (18.3)			D (46.6)			D (45.5)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	36	113	0	15	92	0	50	36	-	28	34	0
		95th Queue	69	170	43	34	138	0	90	67	-	57	70	0
	PM	Overall LOS	C (28.1)											
		Approach LOS	C (22.3)			C (25.6)			D (44.4)			D (45.2)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	41	242	0	11	278	0	48	25	-	96	67	0
		95th Queue	77	331	0	27	363	24	87	54	-	154	120	0

Bullsboro Drive (SR 34) at Newnan Crossing Bypass (Intersection 5)

Overall LOS Standard: D
Approach LOS Standard: E

Overall LOS Standard: D Approach LOS Standard: E			Newnan Crossing Bypass			Millard Farmer Industrial Boulevard (SR 34)			Bullsboro Drive (SR 34)			Bullsboro Drive (SR 34)		
			Northbound			Southbound			Eastbound			Westbound		
			L	T	R	L	T	R	L	T	R	L	T	R
NO-BUILD IMPROVED (SIGNAL)	AM	Overall LOS	D (50.5)											
		Approach LOS	E (78.7)			D (52.7)			D (54.7)			D (38.3)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	64	165	0	308	206	0	41	239	-	136	83	227
		95th Queue	#109	221	60	330	244	0	69	303	-	214	152	497
	PM	Overall LOS	D (47.1)											
		Approach LOS	E (63.2)			D (54.7)			D (53.0)			C (32.5)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	111	301	74	216	306	8	71	275	60	315	428	468
		95th Queue	153	#394	161	251	390	51	109	320	104	m455	511	627
BUILD IMPROVED (SIGNAL)	AM	Overall LOS	D (50.8)											
		Approach LOS	E (79.4)			D (52.6)			D (54.7)			D (38.9)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	64	175	10	307	212	0	39	241	0	140	102	273
		95th Queue	#109	234	94	329	250	0	67	305	0	223	153	491
	PM	Overall LOS	D (47.7)											
		Approach LOS	E (64.6)			D (54.9)			D (54.2)			C (32.6)		
		Storage	120	-	190	170	-	215	225	-	-	170	-	-
		50th Queue	240	305	81	445	320	0	171	277	10	537	430	331
		95th Queue	331	#401	163	517	390	41	251	327	51	646	487	497

Bullsboro Drive (SR 34) at Celebrate Life Parkway (Intersection 6)

Overall LOS Standard: D
Approach LOS Standard: E

Overall LOS Standard: D Approach LOS Standard: E			Celebrate Life Parkway			Amlajack Boulevard			Bullsboro Drive (SR 34)			Bullsboro Drive (SR 34)		
			Northbound			Southbound			Eastbound			Westbound		
			L	T	R	L	T	R	L	T	R	L	T	R
NO-BUILD IMPROVED (SIGNAL)	AM	Overall LOS	D (36.7)											
		Approach LOS	E (64.7)			E (65.7)			D (38.3)			C (24.8)		
		Storage	100	-	-	275	-	-	235	-	100	145	-	765
		50th Queue	48	74	2	142	83	0	118	231	10	162	479	75
		95th Queue	76	127	54	171	126	3	159	245	26	212	555	126
	PM	Overall LOS	D (42.1)											
		Approach LOS	E (75.7)			E (63.4)			D (42.3)			C (28.7)		
		Storage	100	-	-	275	-	-	235	-	100	145	-	765
		50th Queue	61	103	228	185	134	0	65	327	0	118	595	0
		95th Queue	95	165	#397	221	200	41	102	359	0	165	773	16
BUILD IMPROVED (SIGNAL)	AM	Overall LOS	D (39.0)											
		Approach LOS	E (63.2)			E (63.4)			D (45.0)			C (24.7)		
		Storage	100	-	-	275	-	-	235	-	100	145	-	765
		50th Queue	48	75	0	142	84	0	118	161	1	258	470	42
		95th Queue	76	152	56	167	135	0	158	235	15	346	571	80
	PM	Overall LOS	D (44.6)											
		Approach LOS	E (77.3)			E (64.7)			D (42.4)			C (33.4)		
		Storage	100	-	-	275	-	-	235	-	100	145	-	765
		50th Queue	61	103	242	186	135	0	62	540	0	130	597	0
		95th Queue	m95	163	387	231	206	43	m57	m379	0	180	715	16

Newnan Crossing Bypass at Poplar Road (Intersection 8)

Overall LOS Standard: D
Approach LOS Standard: D

Overall LOS Standard: D Approach LOS Standard: D			Newnan Crossing Bypass			Newnan Crossing Bypass			Poplar Road			Poplar Road		
			Northbound			Southbound			Eastbound			Westbound		
			L	T	R	L	T	R	L	T	R	L	T	R
NO-BUILD IMPROVED (SIGNAL)	AM	Overall LOS	D (38.4)											
		Approach LOS	D (54.3)			D (51.8)			C (22.5)			C (32.1)		
		Storage	450	-	430	465	-	275	325	-	235	555	-	-
		50th Queue	3	135	0	120	48	0	11	157	0	80	326	7
		95th Queue	11	177	63	167	86	0	30	224	0	150	515	71
	PM	Overall LOS	D (38.7)											
		Approach LOS	D (54.7)			D (53.1)			C (21.9)			C (22.9)		
		Storage	450	-	430	465	-	275	325	-	235	555	-	-
		50th Queue	7	112	0	182	138	0	13	114	0	66	303	4
		95th Queue	20	150	21	276	201	0	34	167	0	118	462	76
BUILD IMPROVED (SIGNAL)	AM	Overall LOS	D (35.4)											
		Approach LOS	D (54.3)			D (52.8)			C (20.7)			C (22.6)		
		Storage	450	-	430	465	-	275	325	-	235	555	-	-
		50th Queue	3	135	0	129	48	0	11	151	0	43	331	7
		95th Queue	11	177	63	180	86	0	30	224	0	83	515	72
	PM	Overall LOS	D (39.1)											
		Approach LOS	D (54.7)			D (53.9)			C (21.9)			C (23.0)		
		Storage	450	-	430	465	-	275	325	-	235	555	-	-
		50th Queue	7	112	0	187	138	0	13	114	0	67	303	4
		95th Queue	20	150	21	286	201	0	34	167	0	119	462	77

Impacted Queue Lengths Exceeding Storage

Intersection	Movement	Storage Length	Projected Build Queue Length (AM / PM)	Recommendation
5. Bullsboro Drive (SR 34) at Newnan Crossing Bypass	NBL	120	64/240 (50 th) 109/331 (95 th)	Consider extending NBL lane storage.
	EBL	225	39/171 (50 th) 67/251 (95 th)	Consider extending EBL lane storage
	WBL	170	140/537 (50 th) 223/646 (95 th)	Consider extending WBL lane storage.
6. Bullsboro Drive (SR 34) at Celebrate Life Parkway	WBL	145	258/130 (50 th) 346/180 (95 th)	Consider extending WBL lane storage.

Other movements where the projected queueing exceeds the available storage are not impacted by the proposed development traffic.





NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

Please see the Development Summary Report attached hereto.

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

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

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

Samuel Paul Austin

Signature of Applicant

S. Paul Austin, Development Partner

Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Connie B. Bridges 1/30/25

Signature of Notary Public

Date

(Affix Raised Seal Here)

Connie B Bridges
NOTARY PUBLIC
Haralson County
State of Georgia
My Comm. Expires 3/4/25



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Please list any written proffered conditions below:

Please see the Development Summary Report attached hereto.

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

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

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

Signature of Applicant

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date

1/31/2025





NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January 31, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
3000 McIntosh Parkway

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.

Samuel Paul Austin
Signature of Applicant

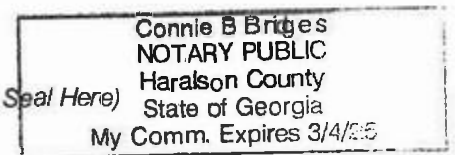
S. Paul Austin, Development Partner
Type or Print Name and Title

Signature of Applicant's Representative

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

Connie B. Bridges *1/30/25*
Signature of Notary Public Date

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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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

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date

Byrne E. Wooten 1/31/2025



(Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, joint enterprise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other organization, or educational organization.



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Newnan Vista, LLC

Telephone Number 770-396-6390

Address of Subject Property 3000 McIntosh Parkway

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.

Newnan Vista, LLC

Nicola P. Dowling
Signature of Property Owner

Personally appeared before me

Nicola P. Dowling

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

Abigail D.
Notary Public



ABIGAIL D. DOWLING
Notary Public
Commission # 11521944
Expires 4/29/2028

(Affix Raised Seal Here)

1/23/2025
Date



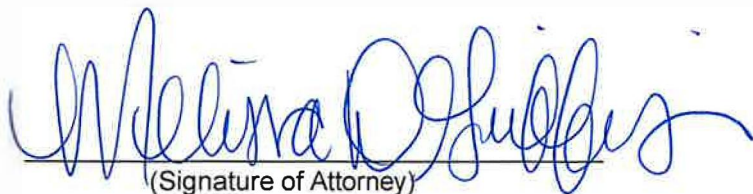
City of Newnan, Georgia

Attachment D

Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 1-30-2025

EXISTING TREE CANOPY, TYP.



MCINTOSH PARKWAY

ASHLEY PARK BLVD

WILMAT WAY

TRACT 1

TRACT 2

TREE MANAGEMENT SITE PLAN DESCRIPTION

EXISTING TREE CANOPY:
CURRENTLY, THE SITE IS COMPLETELY FORESTED WITH A MIXTURE OF HARDWOOD AND PINE TREES. THIS MIXTURE IS TYPICAL FOR FORESTS LOCATED IN THE SOUTHEAST, DETERMINATELY MADE UP OF PINES, HICKORIES, AND OAKS. THE TREE CANOPY IS FAIRLY DENSE. THE SITE IS BISECTED BY MCINTOSH PARKWAY, SEPARATING IT INTO TRACT 1 AND TRACT 2. NO WETLANDS EXIST ON THE SITE.

TREE SAVE AREAS:
THE TREE SAVE AREAS ARE TO REMAIN AS BUFFERS ON THE NORTHEASTERN AND NORTHWESTERN SIDES OF TRACT 2. THEY WILL REMAIN IN THEIR NATURAL STATE AND ACT AS SEPARATION BETWEEN COMMERCIAL SHOPPING DISTRICTS AND RESIDENTIAL NEIGHBORHOODS, RESPECTIVELY.

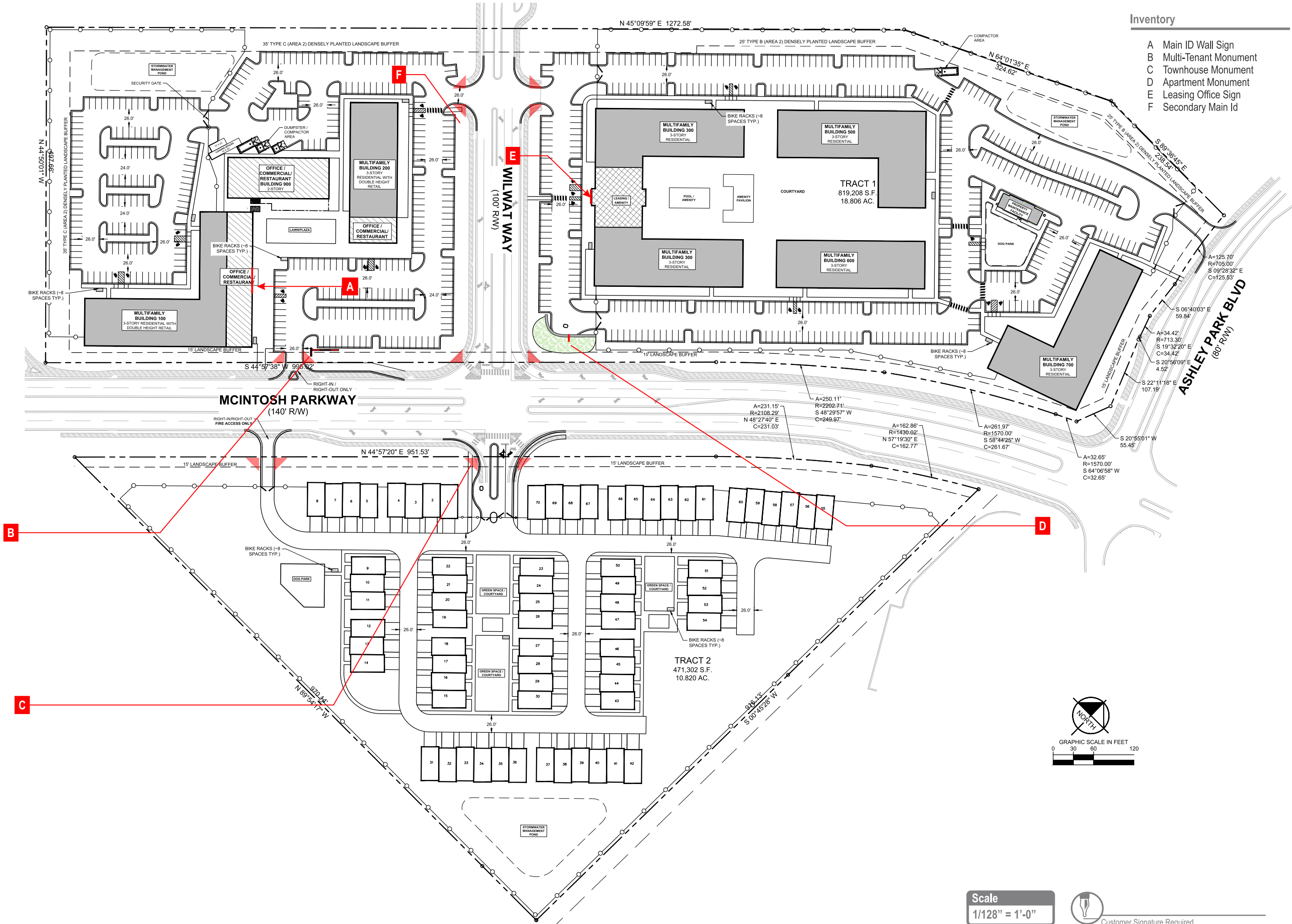
EXISTING TREE CANOPY, TYP.

LEGEND

- 1 DEVELOPMENT ENTRANCE
- 2 CLUB HOUSE AND POOL AMENITY AREA
- 3 TOWNHOMES
- 4 MULTI-FAMILY
- 5 LANDSCAPE STRIP
- 6 GREENSPACE
- 7 STORMWATER MANAGEMENT AREA
- 8 MAINTENANCE BUILDING
- 9 DESIGNATED TREE SAVE AREA

SITE DATA

PROPOSED ZONING: MXD/ QDC OVERLAY
TOTAL SITE AREA: 29.626 ACRES
TRACT 1: 18.806 ACRES
TRACT 2: 10.820 ACRES
OPEN SPACE REQUIRED: 15% (193,577 SF)
LANDSCAPE AREA REQUIRED: 25% (322,628SF)
RECREATION AREA REQUIRED: 39,900 SF
TOTAL DISTURBED ACREAGE: 27.15 AC
TOTAL UNDEVELOPABLE ACREAGE: 2.60 AC
TOTAL TREE SAVE ACREAGE: 2.01 AC
TRACT 1: 0 ACRES
TRACT 2: 2.01 ACRES
*OWNER/ DEVELOPER MAY ADJUST TREE SAVE AREA AS NEEDED TO IMPLEMENT THE IMPROVEMENTS ON THE SITE PLAN.



Inventory

- A Main ID Wall Sign
- B Multi-Tenant Monument
- C Townhouse Monument
- D Apartment Monument
- E Leasing Office Sign
- F Secondary Main Id

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Management Company
Oxford Properties

Property Name & Address
Oxford Newnan
3000 McIntosh Pkwy
Newnan, GA 30263

Opportunity Number
66257

DeNyse Representative
Cheryl Whitson/CG

Designer
jblack

Date
05.07.2025

Revision Date
7 05.19.2025 jblack
05.23.2025 jblack
05.29.2025 jblack
05.30.2025 ccraig
06.02.2025 ccraig
06.03.2025 ccraig
06.05.2025 ccraig

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- Preliminary
- Production

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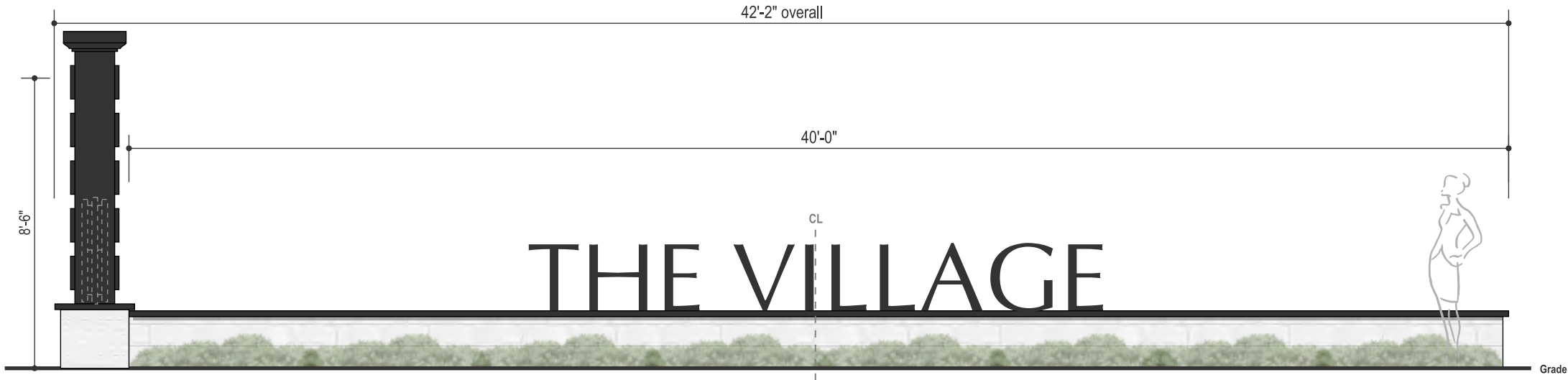
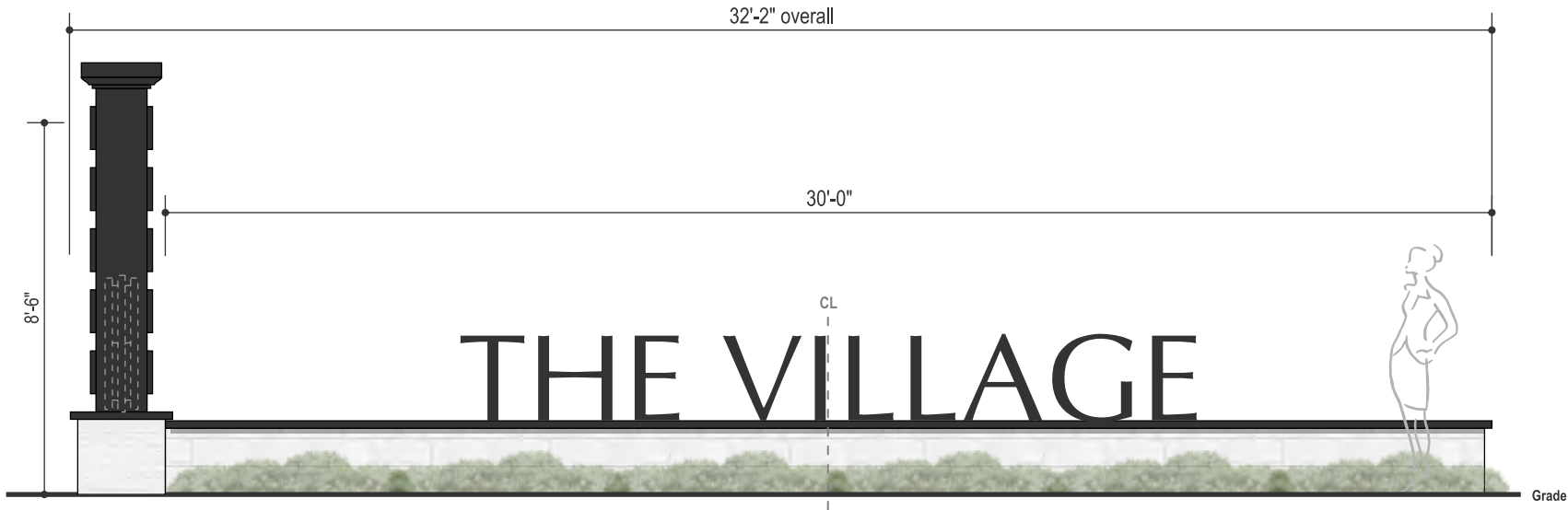
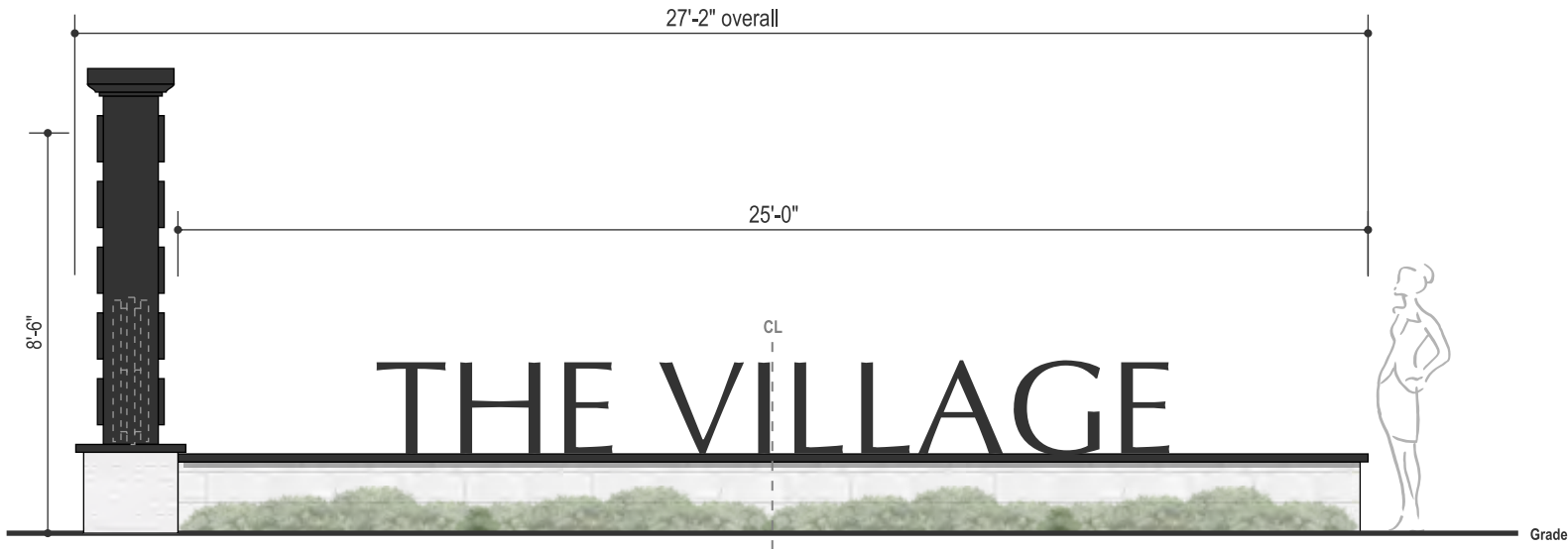
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- ☐ Production



Field Survey Required



All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

Overall Length

Scale
1/4" = 1'-0"



Customer Signature Required

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Tenant Layout A
Shown on Spec Page



Tenant Layout B



Tenant Layout C



Tenant Layout D



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

Main ID For Shopping Center - Multi Tenant Sign

Scale

3/8" = 1'-0"



Customer Signature Required



Front Elevation

Colors & Finishes

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

- C5  White
- C7  Painted to match building brick - TBD
- L1  6500K White LEDs

Construction Specifications

- A Internally illuminated trimless channel letters

Electrical Notes

- ☒ Disconnect switch(s) UL & ID labels ☒ Vent Location
- FINAL ELECTRICAL CONNECTION AT PANEL BOX BY OTHERS**
- ELECTRICAL CONNECTION WITHIN 5' OF SIGN IS INCLUDED**
- Suitable for Wet Location
- Electrical Requirement: _____ Volts
- Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)
- Max. Line Current: Circuit #01: _____
- Connection Type: permanent continuous operation
- Primary Wire Size: 12 AWG / conduit size: 1/2", Secondary Wire Size: 18 awg

 Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

General Notes

- Dispose of lamps & components that might contain mercury  according to the laws of the authority having jurisdiction.
- This sign fabricated using UL approved Acrylic Adhesive for chemical bonding.
- Unless otherwise specified all mounting hardware to be galvanized or stainless steel
- Paint colors to match building
- Name is placeholder only - final name will be determined later

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Placeholder for Tenant Signage Options for Shopping Center - Wall Signs

Scale
1/8" = 1'-0"



Customer Signature Required

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- Concept
- Preliminary
- Production



Front Elevation

Colors & Finishes

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

- C5

White
- C7

Painted to match building brick - TBD
- L1

6500K White LEDs

Construction Specifications

- A

Internally illuminated trimless channel letters

Electrical Notes

- Disconnect switch(s) UL & ID labels
- Vent Location
- FINAL ELECTRICAL CONNECTION AT PANEL BOX BY OTHERS**
- ELECTRICAL CONNECTION WITHIN 5' OF SIGN IS INCLUDED**
- Suitable for Wet Location
- Electrical Requirement: _____ Volts
- Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)
- Max. Line Current: Circuit #01: _____
- Connection Type: permanent continuous operation
- Primary Wire Size: 12 AWG / conduit size: 1/2", Secondary Wire Size: 18 awg

Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

General Notes

1. Dispose of lamps & components that might contain mercury according to the laws of the authority having jurisdiction.
2. This sign fabricated using UL approved Acrylic Adhesive for chemical bonding.
3. Unless otherwise specified all mounting hardware to be galvanized or stainless steel
4. Paint colors to match building
5. Name is placeholder only - final name will be determined later

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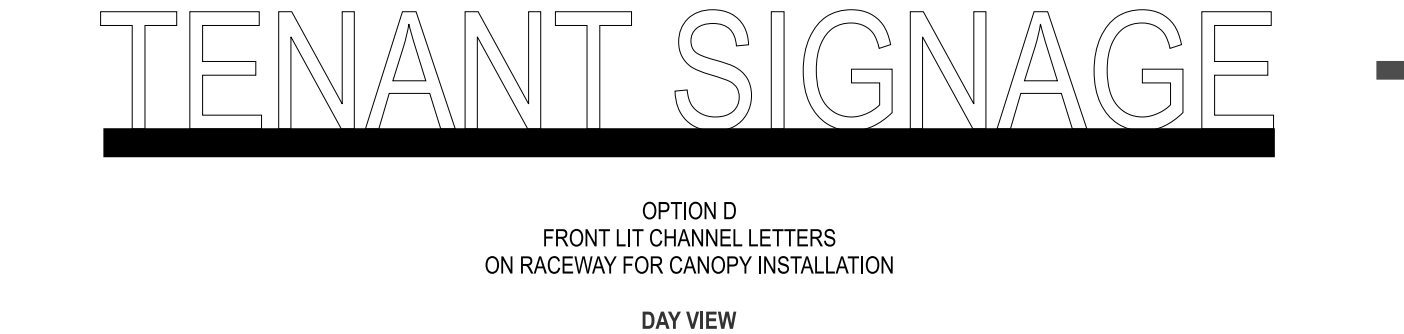
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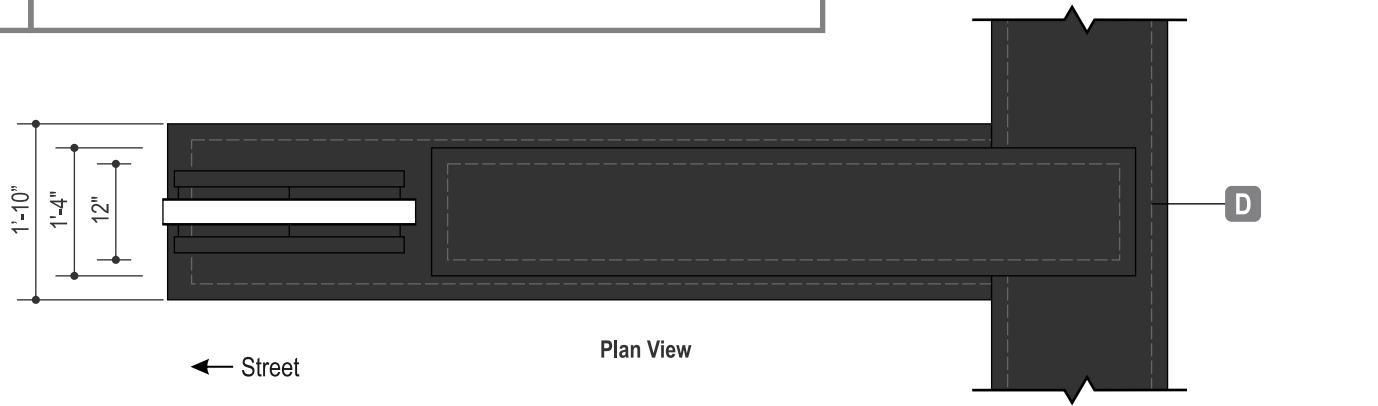
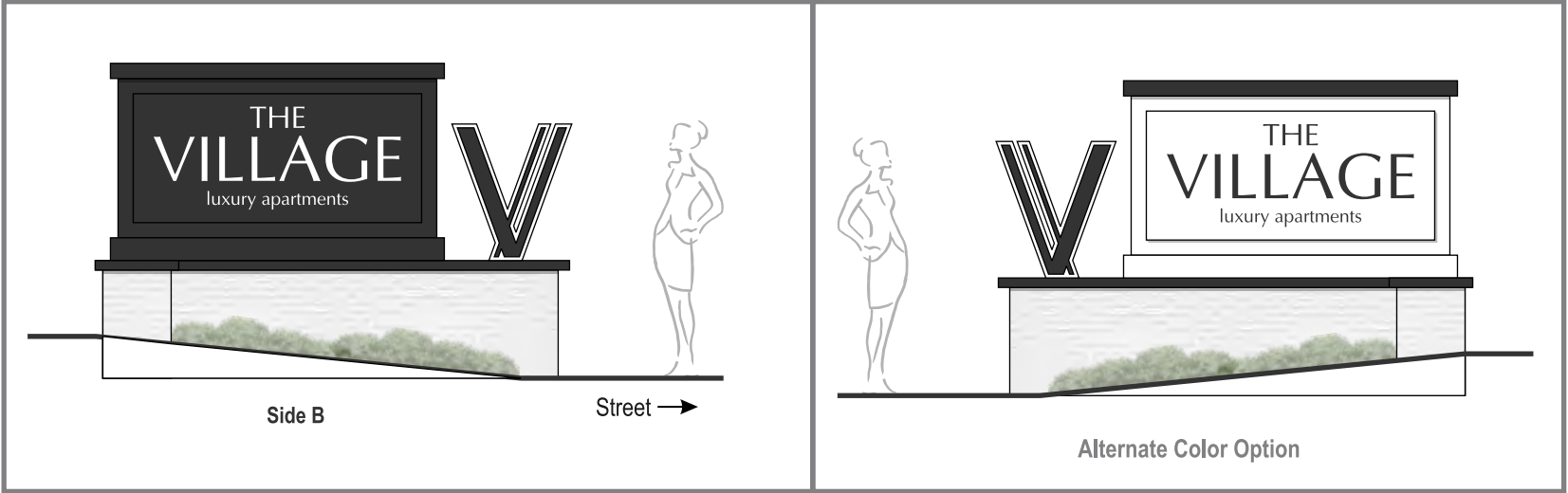
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☐ Concept
☒ Preliminary
☐ Production





Colors & Finishes

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

- C2** ● Dark Charcoal to Match Building
- C3** ● White Brick to Match Building
- C4** ● White Block to Match Building
- C5** ● White

Construction Specifications

- A** Aluminum fabricated cabinet; non-illuminated. Sign to be externally illuminated with ground lights.
- B** Routed acrylic copy; stud mounted flush to monument face.
- C** Aluminum fabricated channel letter. Letter to be mounted to aluminum backer plate with 1.5" Deep spacers.
- D** Concrete Masonry base (by others)

General Notes

1. Unless otherwise specified all mounting hardware to be galvanized or stainless steel
2. Paint colors to match building
3. Masonry to match building
4. Name is placeholder only - final name will be determined later

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- ☒ Preliminary
- ☐ Production



Field Survey Required

All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

Main ID for Apartment Complex - Monument and Leasing and Wall Sign

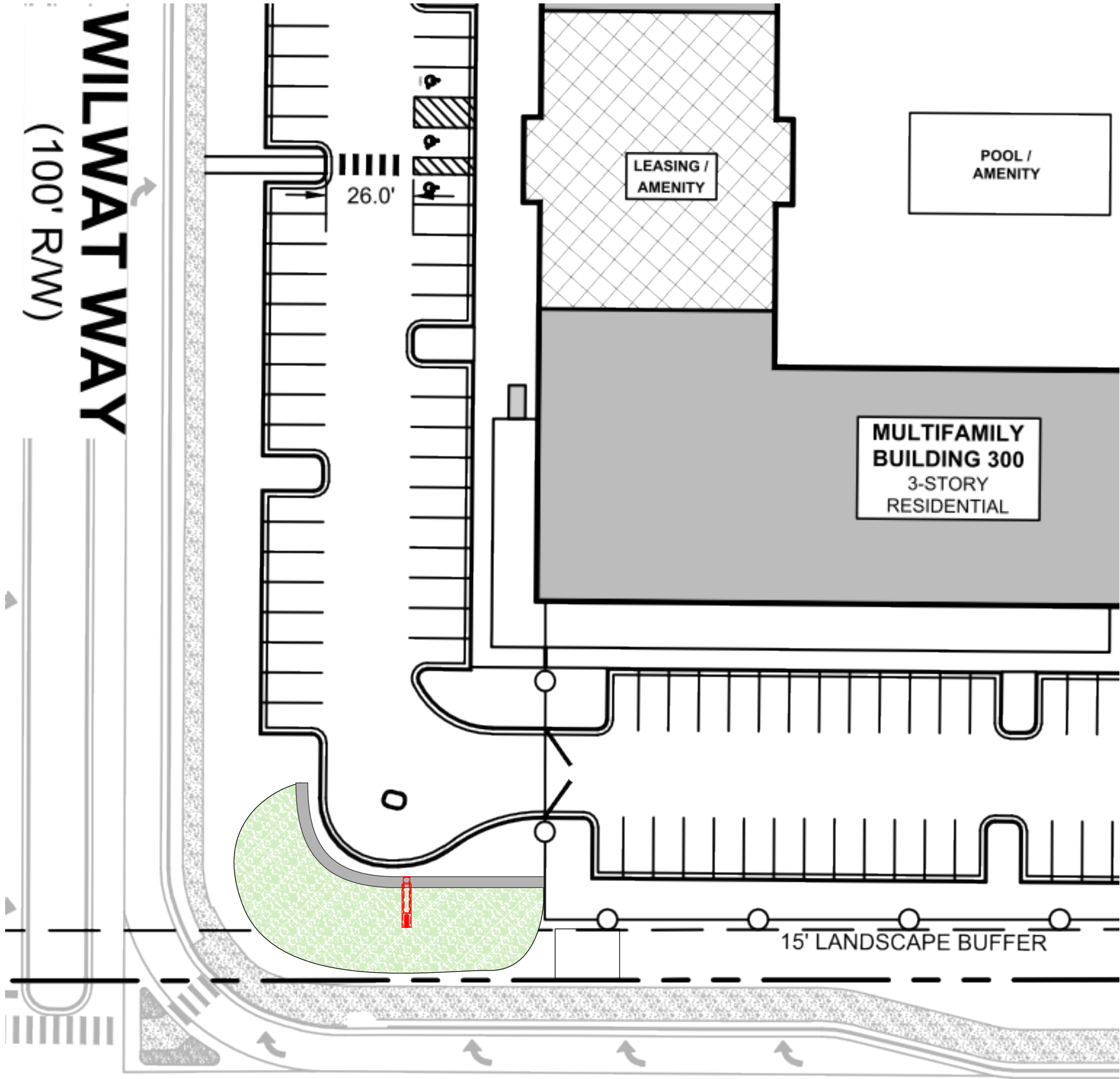
Scale

1/2" = 1'-0"



Customer Signature Required

14



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Management Company
Oxford Properties

Property Name & Address
Oxford Newnan
3000 McIntosh Pkwy
Newnan, GA 30263

Opportunity Number
66257

DeNyse Representative
Cheryl Whitson/CG

Designer
jblack

Date
05.07.2025

Revision Date
7
05.19.2025 jblack
05.23.2025 jblack
05.29.2025 jblack
05.30.2025 ccraig
06.02.2025 ccraig
06.03.2025 ccraig
06.05.2025 ccraig

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- ☒ Preliminary
- ☐ Production



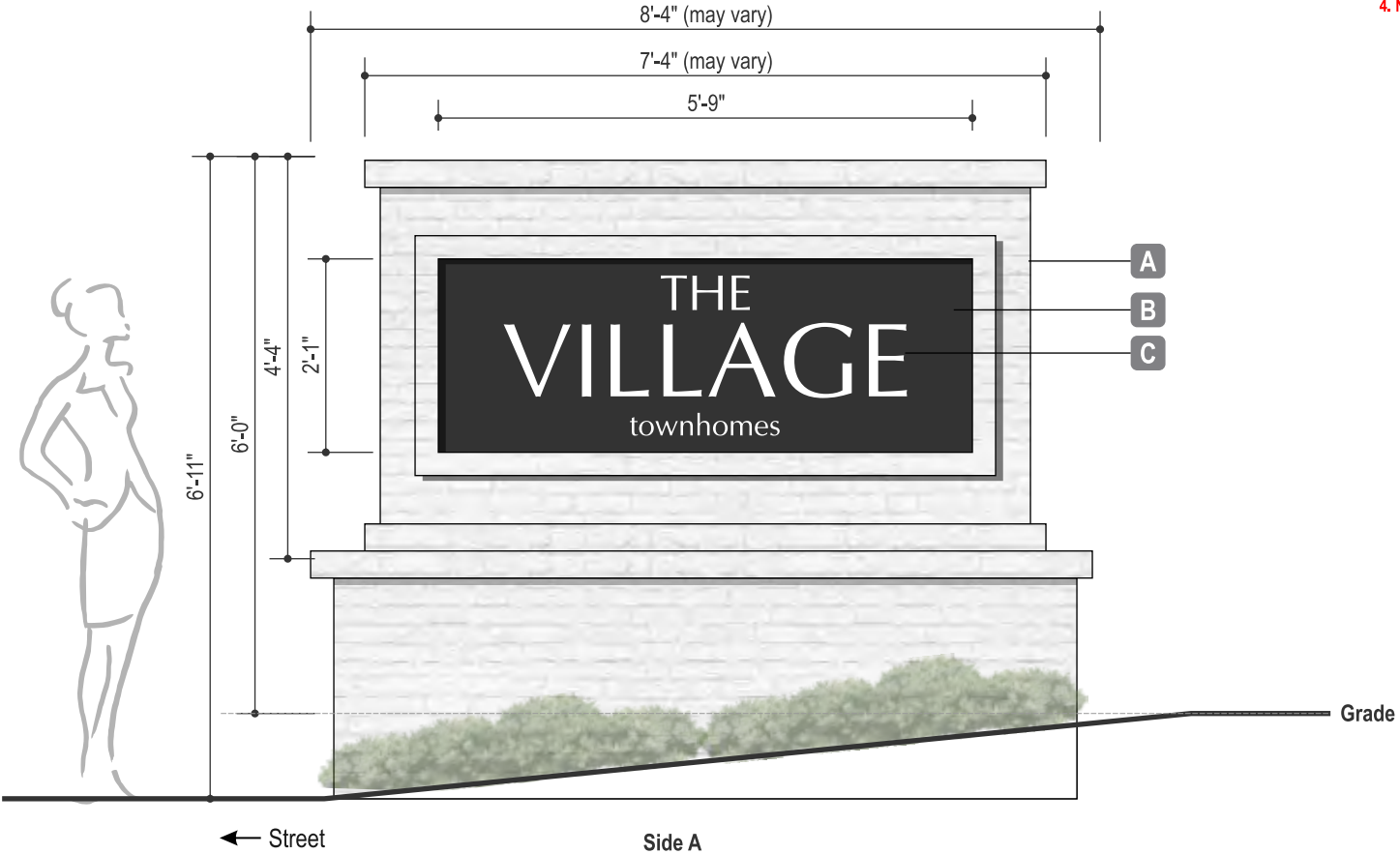
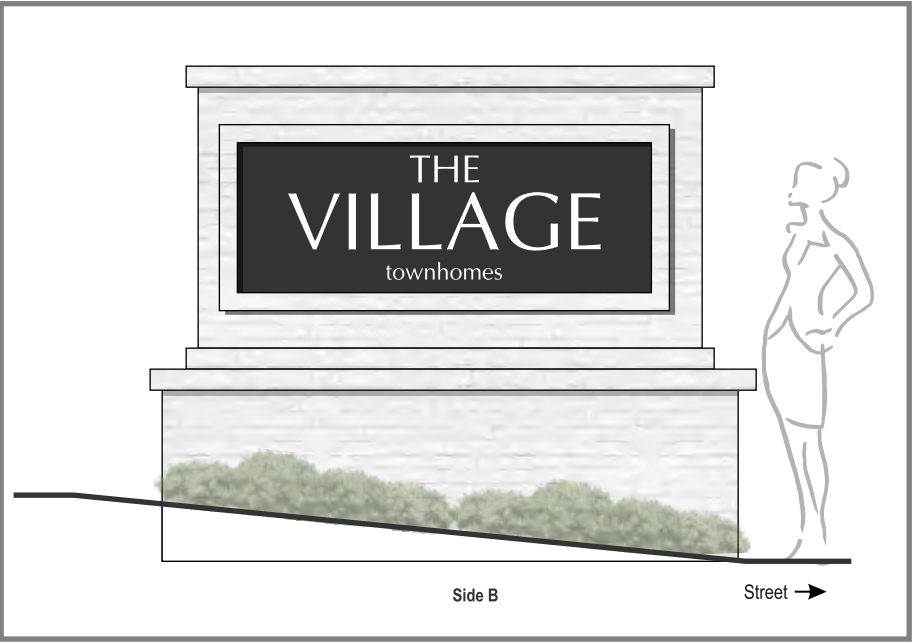
Field Survey Required
All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

MAIN ID FOR APARTMENT COMPLEX

Scale
Not to scale



Customer Signature Required



Colors & Finishes

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

To be determined

- C2 Dark Charcoal to Match Building
- C3 White Brick to Match Building
- C4 White Block to Match Building
- C5 White

Construction Specifications

- A Concrete Masonry monument with recessed face area (by others). Sign to be externally illuminated with ground lights.
- B Routed acrylic copy; stud mounted flush to monument face.
- C Aluminum fabricated backer panel; mechanically attached in recessed area of monument.

General Notes

1. Unless otherwise specified all mounting hardware to be galvanized or stainless steel
2. Paint colors to match building
3. Masonry to match building
4. Name is placeholder only - final name will be determined later

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1.800.941.7446
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Field Survey Required

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Main ID for Townhomes - Monument - Overall Plan

Scale

1/2" = 1'-0"



Customer Signature Required

16



Field Survey Required



All measurements & site conditions are to be field verified prior to production. Patterns may be required for production.

Main ID Apartment - Leasing Wall Sign

Scale

1/4" = 1'-0"



Customer Signature Required

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- C2 ☒ Dark Charcoal to Match Building
C5 ☐ White
L1 ☒ 6500K White LEDs

Construction Specifications

- A Fabricated channel letters with translucent acrylic faces. Letters are internally illuminated with LED. Leter faces to include first surface applied day/night vinyl; fabricated aluminum returns/backs.
- B Aluminum fabricated raceway; mechanically attached to canopy.

Electrical Notes

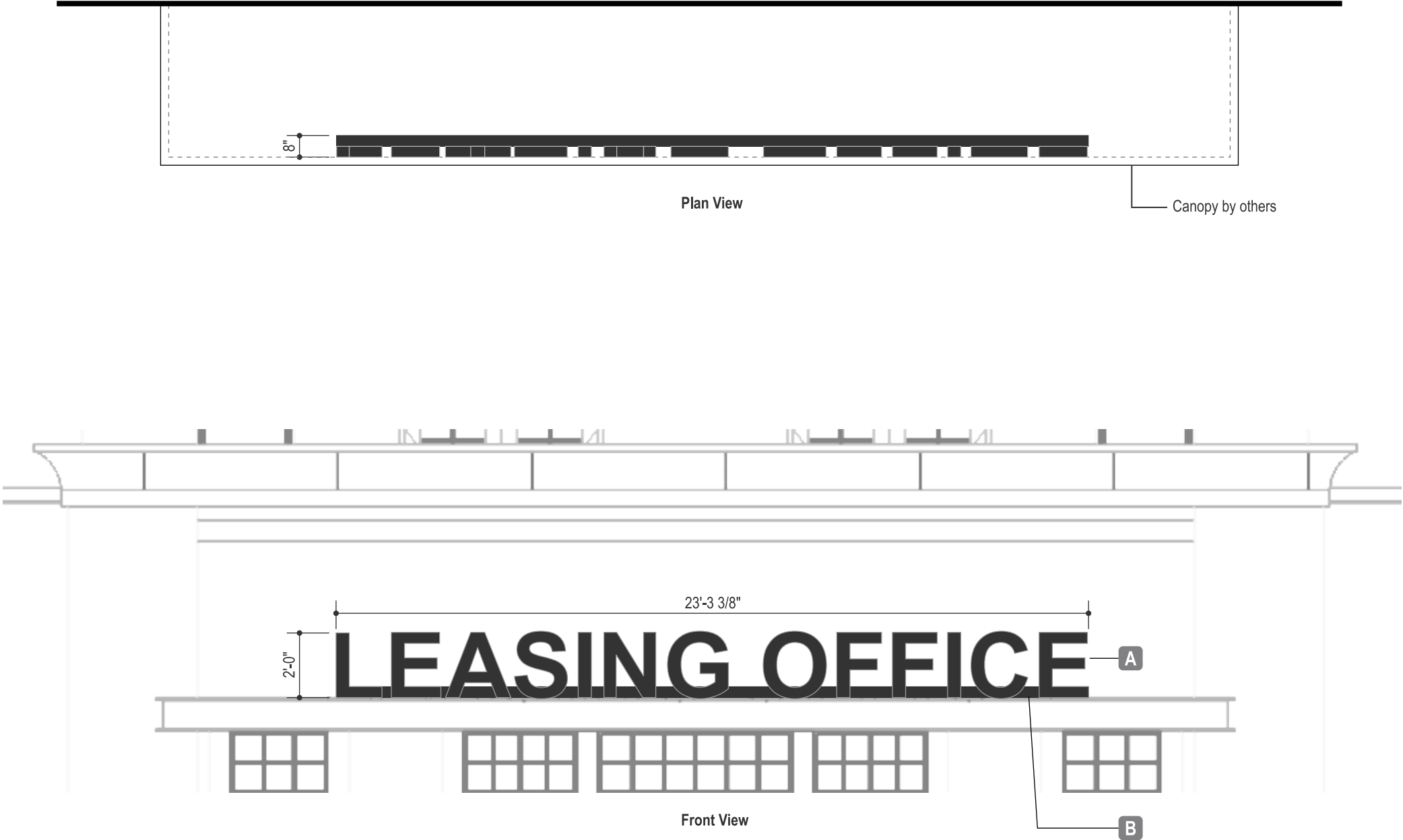
- ☒ Disconnect switch(s) UL & ID labels ☒ Vent Location
**FINAL ELECTRICAL CONNECTION AT PANEL BOX BY OTHERS
ELECTRICAL CONNECTION WITHIN 5' OF SIGN IS INCLUDED**
Suitable for Wet Location
Electrical Requirement: _____Volts
Number of Circuits: _____ 20 amp Dedicated Branch Circuit(s)
Max. Line Current: Circuit #01: _____
Connection Type: permanent continuous operation
Primary Wire Size: 12 AWG / conduit size: ½", Secondary Wire Size: 18 awg



Inspected and labeled in accordance with UL Standard for Electric Signs
Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

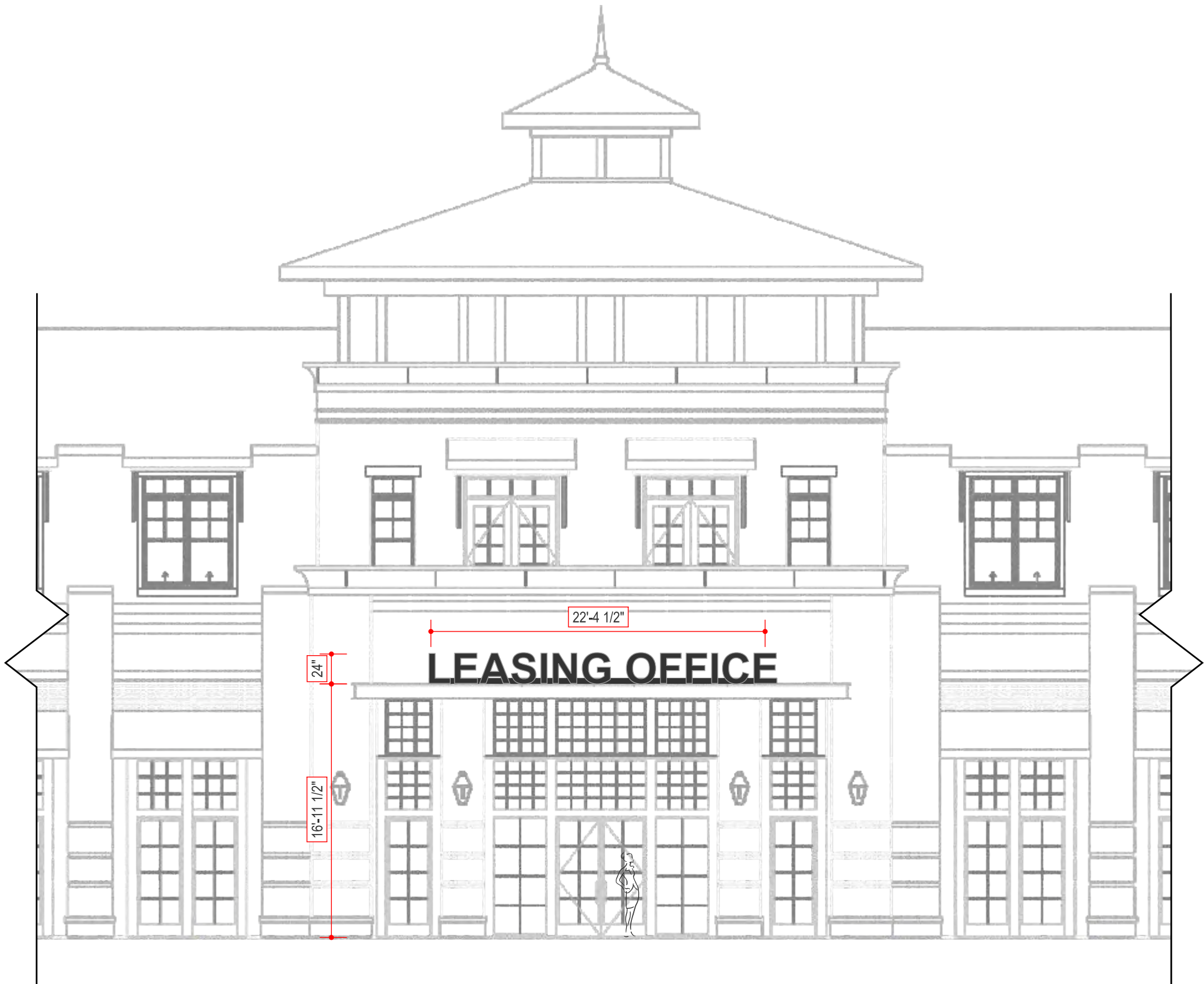
General Notes

- Dispose of lamps & components that might contain mercury according to the laws of the authority having jurisdiction.
 - This sign fabricated using UL approved Acrylic Adhesive for chemical bonding.
 - Unless otherwise specified all mounting hardware to be galvanized or stainless steel
4. Paint colors to match building
5. Masonry to match building
6. Name is placeholder only - final name will be determined later





Proposed Rendering



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Field Survey Required

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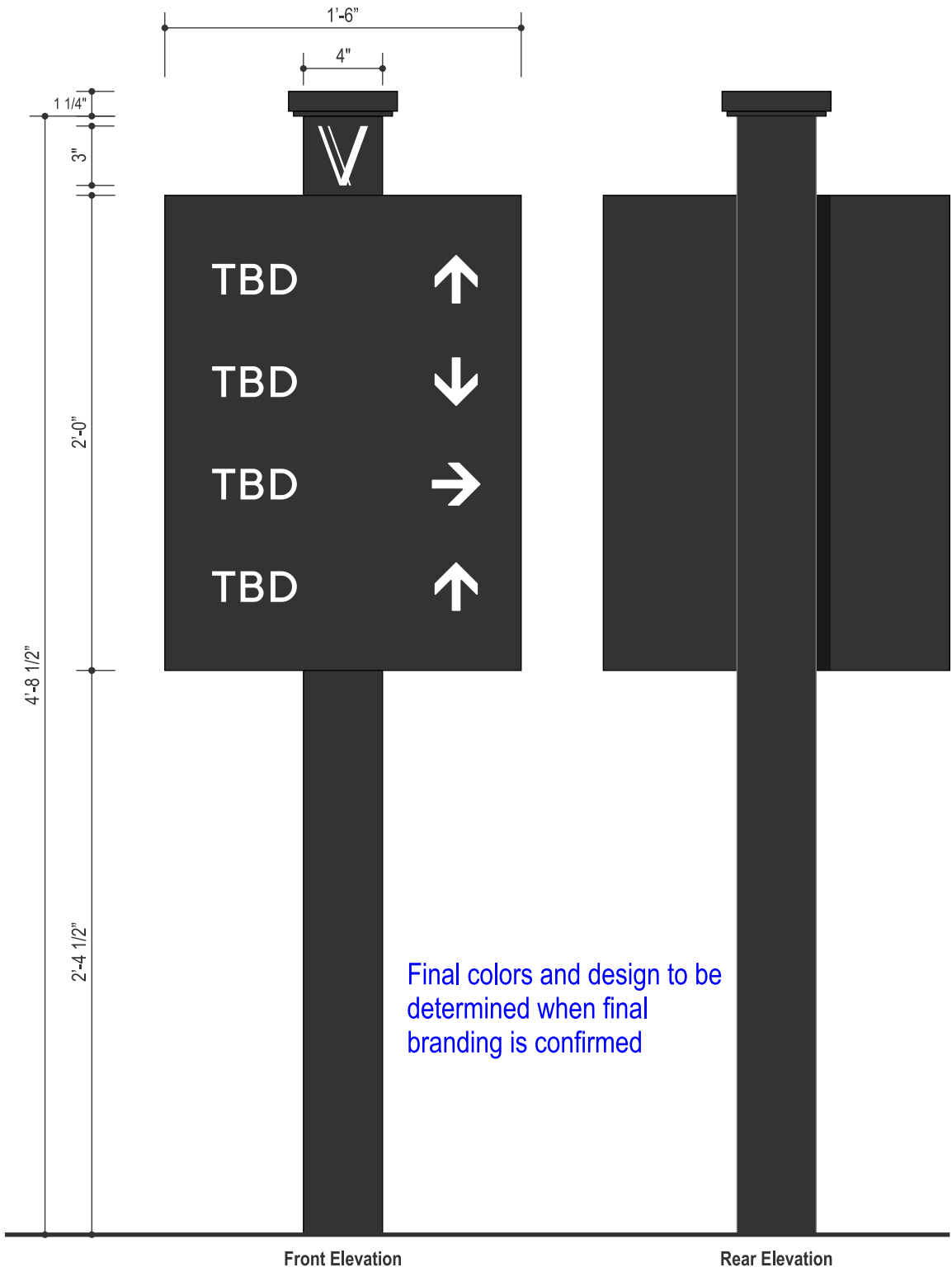
Main ID Apartment - Leasing Wall Sign

Scale
1/8" = 1'-0"



Customer Signature Required

Posted - 5 Directional
Face: 3mm aluminum composite material with first surface vinyl graphics, matte finish
Backer: 0.125" aluminum, painted
Post: 4"x4" painted aluminum with cap
Logo : Masked and painted



Colors & Finishes

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- C2

Dark Charcoal to Match Building
- C5

White

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Option B

Directionals and Street/Stop Signs for Development

Scale
1 1/2" = 1'-0"

Customer Signature Required

Sign Plan with Criteria

Section 1: Purpose and Intent

- 1.1 The purpose and intent of the "The Village" ("The Village" shall serve as a placeholder until final branding and naming of the development is finalized) Master Sign Plan is the same as that set forth in the City of Newnan [Zoning Ordinance 08: Sign Regulations](#). establishing requirements for the placement of on-premises signs, in order to:
- preserve and protect the health, safety, welfare and general well-being of the community's citizens
 - encourage signs which help to visually organize the activities of the City
 - lend order and meaning to business identification
 - make it easier for the public and business delivery systems to locate and identify their destinations.
 - to minimize the possible adverse effect of signs on nearby public and private property
 - Maintain or increase economic growth and increase property values
 - Positively impact the aesthetic quality of the community and surrounding environment
- 1.2 The regulation of the placement, installation and maintenance of signs is further justified by their innate scheme and primary purpose to draw mental attention to them, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs is oriented. Therefore, it is the intent of this section to regulate the size and location of on-premises and off-premises signs so that their purpose can be served without unduly interfering with motorist and causing unsafe conditions. It is also the objective of this action to protect and preserve the aesthetic qualities of "The Village" and the surrounding community by regulating the placement of signs.
- 1.3 The aesthetic impact of on-premises and off-premises signs is an economic fact that may bear heavily upon the enjoyment and value of property; therefore, the regulation of signs is validly justified on the basis of conserving the value of property and encouraging the most appropriate use of land throughout the city.
- 1.4 These requirements are an important means by which the community can assert control over its physical environment. The end result is not just a more visually attractive environment, but one in which businesses within the community can actually communicate more effectively to their customers

Section 2: Justification

- 2.1 "The Village" Master Sign Plan meets the approved intent of the conditions outlined in Sec. 8-22 – Master Sign Plans.
- 2.2 "The Villages" is consistent with current market conditions and promotes innovative and creative project design. The proposed development will consist of a mixed residential and retail development.
- 2.3 The location of this project needs appropriate signage not only for the safe routing of neighborhood traffic but also for the traveling public using McIntosh Parkway, Wilwat Way, and Ashley Park Blvd transitioning or as a direct route from downtown Newnan to the Ashely Park retail/Office district.
- 2.4 All of the above stated situations speak to the need for a creative and unified signage plan. The following plan provides cohesiveness and aesthetic relief to the site.

Section 3: Compliance

- 3.1 Any signage not specifically addressed in this Master Sign Plan shall default to the requirements of the City of Newnan [Zoning Ordinance 08: Sign Regulations](#).
- 3.2 This comprehensive sign plan will regulate signage for "The Village". The Zoning is MXD w (AND THE) QDC Overlay will apply to "The Village" unless specifically referenced herein.

Section 4: Permit Required

- 4.1 It shall be unlawful to erect, construct, alter, or display any sign within "The Village", without first obtaining a permit indicating compliance with the provisions and regulations of this Signage Plan, except at defined below
- 4.2 A permit shall not be required for the repair or maintenance of a sign for which a permit has previously been issued, so long as the sign is not modified in any way.

Section 5: General Limitations

- 5.1 Sight Distance Triangle - All signs located within the sight distance triangle as defined by the Sign Code shall be ground mounted with a maximum height of 36" and within 3 feet of the drive and must be approved by the landlord.
- 5.2 Changes to Signs - A permit will be required for a new business changing sign content, including text, per city of Newnan regulations.
- 5.3 Construction and Installation Requirements
- No exposed conduit, ballast boxes or transformers will be permitted.

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- No labels will be permitted on visible surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be free of particles, drips and runs.
- Exposed screws, rivets or other fastening devices shall be flush with the surrounding surface and finished so as to be unnoticeable.
- Depth of individual dimensional letters shall not exceed 25% of the letter height to a maximum of 12” deep. However, no letter is required to be less than 4” deep if internally illuminated. Where text has capital and lower-case letters, the capital letter height shall be used to determine the maximum depth of all letters.
- Individual businesses, anchors, offices or institutional establishments located within the mixed-use development shall not be permitted individual ground-mounted identification signs in any way. “The Village” will have three monuments as follows; one multi-tenant sign, one sign for the apartment, and one for the townhomes.

Section 6: Requirements

- This Sign Criteria is designed to ensure quality of signage within the development. The requirements contained herein are intended to provide adequate exposure for the Tenant’s merchandising and identification while maintaining the overall appearance critical to the success of the development.
- To verify compliance with the design intent of these Criteria and local codes, the Owner/ Landlord reserves the right to review and approve or disapprove all proposed signs and/or graphic treatment governed by these Criteria per the Owner/Landlord’s interpretation of these criteria, and to require revisions of any sign design which the Owner/Landlord judges to be not in compliance.
- Tenant shall be responsible for removal of its signs upon termination of lease. Fascia and other building elements shall be returned to their original condition and all penetrations associated and resulting from the Tenant’s sign installation shall be repaired by the Tenant to the satisfaction of the Owner/Landlord.
- Tenant shall not erect, install, paint or fix any signs, posters, cards/banners or other advertising medium to, upon or above the exterior of the premises of the building, nor on the interior or exterior of the premises of the building, nor on the interior or exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and/or correction of sign installation and damage to building by signs that do not conform to the Sign Criteria or those signs required to be

removed by termination of lease. The Owner/Landlord reserves the right to have all non-conforming signs removed regardless of state of erection.

- The Owner/Landlord reserves the right to make periodic changes to the Criteria as it sees fit for the benefit of the development, subject to City approval.
- All signs must be fabricated as described below by a Sign Contractor approved by Owner/ Landlord.
- Each tenant shall supply three (3) copies of scaled shop drawings to the Owner/Landlord for review.
- Sign fabrication and installation shall comply with any applicable Building Codes and the National Electrical Code, and all internal and external wiring, lighting, and other electrical devices shall bear the U.L. symbol. It is the Tenant’s responsibility to verify that its sign and installation are in accordance with these requirements and with local signage ordinances
- Tenant is responsible for maintaining its sign in a good state of repair including prompt replacement of burned-out lighting or damaged pieces. Tenant has 48 hours to make repairs after being notified by Landlord.
- All signs shall be mounted according to Landlord approved drawings. All fasteners shall be of non-corrosive material and concealed.
- Sign company names or stamps shall be concealed if permitted by Code.
- No animated components, flashing lights, formed plastic, injection molded, box type, exposed neon or solid panel signs are permitted.

Section 7: General Definitions of All Sign Types

- Architectural Element: Refers to a signage area incorporated into a freestanding building or structure designed to be of character similar to the surrounding area.
- Awning Sign: Any information painted on or imprinted on awnings.
- Banner: Any sign intended to be hung either with or without frames and with or without characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind.
- Blade Sign: See Projecting Signs.
- Directional Signage: A sign located at an access drive entrance or decision-making point for the purpose of direction pedestrians and/or motorists to their destinations but shall not include advertising of any kind.
- Directory: A sign on which the names and locations of occupants or the use of a building is given. Directories may be freestanding having a permanent below ground foundation or wall mounted. Maps may also be included.



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- Monument Signage: A sign supported by a foundation or footing(s) placed permanently into the ground, where the sign message area rests directly above the supporting base, with no columns or poles visible in between the sign face and the base.
- Project Identification Sign: See Monument.
- Projecting Signs (Blade Signs): Any sign other than a wall sign that is perpendicular to the wall surface and affixed to any building or wall and whose leading edge extends beyond such building or wall surface.
- Raceway: a channel for protecting and holding electrical wires and cables, esp. a metal rectangular tube used for such purposed.
- Wall Sign: Any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of, the outside wall of any building and supported by such wall or building and which displays only one advertising surface.
- Window Signs / Attached and Unattached: Any sign placed on a window and behind that is visible from the exterior. Attached: Signs which are physically attached or painted to any surface of a window are permitted and the area of any such sign shall count in the maximum allowable sign area. Unattached: Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not charged against the maximum allowable signage area if such signs are not physically attached or painted to the window

Section 8: General Regulations for Project Identification Signs

- Style - All freestanding project identification signs shall have a solid base. Project identification signs must be designed to be of character similar to the exhibits in this document.
- Setbacks - Freestanding project identification signs shall be set back as per City of Newnan Sign Code.
- Sight Distance Triangle - All signs located within the sight distance triangle as defined by the Sign code shall be ground mounted with a maximum height of 36” and within 3 feet of the drive.
- Changeable Copy Signs - Changeable copy signs are not allowed on Project Identification Signage or on any other signs.
- Tenant Sign Panels - Tenant sign panels shall be allowed on the same structure as the project identification signs.
- Illumination - All light sources shall be shielded to prevent glare and must be directed at building elements or signage. To keep light rays and glare from encroaching adjacent properties, illumination shall be installed with house side (full cut-off) shields and reflectors

to confine the light rays to the premises. No lights will be allowed to be directed into the open sky.

- Landscaping - Freestanding signs located within a landscaped area, shall receive planting as indicated on the Landscape Master plan which will be finalized at a later date. The landscaped area shall be designed such that 95% of the area is covered by live plant material. Landscaping and irrigation will be designed to avoid disruption of signage visibility when plant material matures.
- Signage Maintenance - All project identification signs and their associated landscaping will be constructed and maintained by the Landlord.
- Any approved signage in this master sign plan is optional and can choose to be omitted at the discretion of the developer.

Section 9: Sign Criteria

9.1 Monument Signs

- Multi-Tenant Monument Sign
 - Constructed of wood, stone or other similar materials and must complement the material and color of the building
 - QTY: 1 per lot or 200’ (or main fraction thereof) of street frontage, per street
 - Developer may choose to add a secondary sign at the entrance on Wilway Way
 - SF of sign face area: 70 SF
 - OAH: 10’
 - LIGHTING: internal allowed
 - SETBACK:
 - 10’ from the pavement but at least 5’ outside of ROW
 - Must be at least 50’ from any other principal freestanding sign on the same lot
 - Must not be located in any sight triangle or visibility clearance area
- Multi-Family and Residential Monument Sign
 - QTY: 1 single or 2 signs in dual sign installation at main entrance
 - If two signs are planned, signs must be symmetrical in size and shape and cannot exceed 32 sf each
 - SF of sign face area: 32 each
 - OAH: 8’
 - LIGHTING: external only from dusk until dawn



- SETBACK:
 - Outside of ROW
 - Must be placed in an acceptable easement authorized exclusively for signage including within the center island of a divided entrance street

9.2 Miscellaneous Free-Standing Signs

- Within the area between a street ROW and the minimum building setback required from that street ROW line on the property, (multi-family or nonresidential use)
 - QTY: 2 per curb cut or driveway
 - SF: 6
 - OAH: 3’
 - Permanently installed miscellaneous freestanding signs may be located only within 3’ of driveways or curb cuts that provide access into or from the property
 - Permit required
 - Signs to conform to examples shown on page 12 meeting the height and SF requirements above.
- Signs located farther from the street than the minimum building setback from that street right-of-way line on the property (multi-family or nonresidential use):
 - QTY: 1 for each principal building on the lot
 - SF: up to 32
 - OAH: 5’
 - Permit required
 - Signs to conform to examples shown on page 12 meeting the height and SF requirements above.
- Other miscellaneous freestanding signs are allowed beyond the minimum building setback
 - SF: 4
 - OAH: 6’
 - SETBACK: 5’ from ROW
 - Signs to conform to examples shown on page 12 meeting the height and SF requirements above.
- Street and Stop Signs
 - Signs to conform to example shown on page 13.
- Miscellaneous freestanding signs that are 4 square feet in area or smaller are exempt from permitting, unless signs require issuance of a building or electrical permit

9.3 Directory Sign

- Optional based on traffic and wayfinding needs
- permitted for lots with multiple establishments zoned commercial

- SF of sign face: 8
- OAH: 6

9.4 Post Mounted Construction Sign

- Allowed one 64 SF post mounted sign during construction with an overall height of 10’ per block
- Sign allowed only during the construction phase of the project

9.5 Blade Sign for Mixed Use and Residential

- Height above sidewalks shall be a minimum of 8½ feet. Sign shall not project more than 4’ from the wall.
- SF: 10% of total area of wall (including window and door areas)
- NTE 150 sf
- LIGHTING: internal allowed

9.6 Principal Wall Signs

- Principal Wall Sign for Mixed Use
 - QTY: 1 per street frontage per business establishment
 - Lots fronting on two or more streets are allowed the permitted principal signage for each street frontage, but signage cannot be accumulated and used on one street in excess of that allowed for lots with only one street frontage
 - SF: 10% of total area of wall (including window and door areas)
 - NTE 150 sf
 - LIGHTING: internal allowed
 - Cannot project more than 6” from the surface of the wall
 - Cannot cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached
- Principal Wall sign for Apartments
 - Leasing Sign and Apartment ID Wall Sign
 - QTY: 2 (1 leasing sign and 1 wall ID sign or blade sign)
 - SF: 10% of total area of wall (including window and door areas)
 - NTE 150 sf (total of both signs)
 - LIGHTING: internal allowed

9.7 Tenant Wall Signs

- General Information - Tenant is permitted the maximum allowable signage area per building elevation. Elevations forming a tenant space outside corner will be considered individually. Elevations of tenants with storefronts fronting multiple public ways shall be considered individually, and, if approved by Owner/Landlord/City, Tenant shall be permitted signage on *each* wall elevations *per the criteria described herein*.

- Box signs are not permitted.
 - All Signage shall be illuminated either face it, halo lit, or externally lit
 - Signs may be individual channel letters, or reverse channel letters from building wall with a backer panel painted to match the wall color to which it is mounted will be used to reduce the number of penetrations.
 - Tenant’s trademark lettering style and colors are acceptable.
 - All light sources shall be white, except for specific previous Landlord approval
 - Sign letters will be a minimum of 3” thick for non-illuminated letters and a minimum of 4” thick for illuminated letters. Reverse channel letters are to be fabricated with metal face and returns and facelit channel letters are to be fabricated with metal returns and acrylic faces.
 - No part of a wall sign shall extend above the roofline
 - For Canopy signage, the above specifications apply, however instead of a backer the letters will require a small raceway or rail along the bottom of the letters to mount the canopy. This raceway or rail shall be painted to match the canopy.
- Calculation of the area of a wall sign
 - The area of the sign shall be measured by the area of the tightest square or rectangular shape which encloses all the letters and symbols. The only exceptions to this rule would be *signage* elements (upper case letters, apostrophe, lower case letters that project *taller or* lower than all remaining letters, etc.) *that are larger than the maximum height allowable not to exceed 50% of maximum single line height*, but which if encapsulated within the tight envelope would dramatically affect overall square footage totals. These exceptions shall be pre-reviewed and pre-approved by landlord and City of Newnan on a case-by-case basis.
 - The maximum allowable area for the tenant signage is as follows:
 - 1.5 SF per linear footage of tenant space, to a max of 100 SF
 - Total length must not exceed 75% of the total length of the frontage
 - Sign with backer must fit within the sign band and be approved by the landlord.
 - The backer must be a seamless aluminum shoebox cabinet, 3” deep with .125” aluminum face painted to match the building background
 - Canopy signage must not exceed 24” above the canopy.

9.8 Window Graphics

- Tenants shall be allowed to have graphics on the windows that cover no more than 50% of the available SF of window in white or frosted vinyl

9.9 Interiors and Wayfinding signage

- All interior and wayfinding signs must be approved by the landlord

9.10 Temporary Signs and Banners

- Each business conducting a special business promotion event is allowed one wall temporary event sign, subject to the duration set forth below
 - Special business promotions. Initiation upon the announcement of the special sale or sales event and termination upon its completion or 30 days after initiation, which occurs first. Business promotion signs 16 square feet or greater in size may not be approved more often than 4 times each calendar year on the same property.
- Wall or Light Post mounted Flags/Banners are allowed if approved by the landlord. This type of banner is to be secured by poles top and bottom and shall be no more than 6 SF each.
- During the construction phase of the development, mesh fence banners will be allowed along the construction fencing for the duration of construction.

9.11 LINC Trail Sign

- “The Villages” shall have a sign on the LINC trail that conforms to the aesthetic of the LINC trail signage and will be approved and permitted by the city.











Notice of Decision for Request for Non-Expedited Review of DRI 4388 Oxford Newnan

The purpose of this notice is to inform Oxford Properties, LLC (the Applicant) and City of Newnan (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 4388 Oxford Newnan (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on May 1st, 2025. The review package includes: the site development plan (Site Plan) dated January 31st, 2025 titled "Oxford Newnan" prepared by Kimley-Horne and Associates, the Transportation Study dated April 30th, 2025 prepared by Kimley-Horne and Associates received by GRTA on May 1st, 2025, and the DCA Initial and Additional forms filed on January 31st, 2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A/Wilwat Way @ McIntosh Parkway

- Existing, unsignalized, full-movement driveway
- Operates under side street stop control, or as approved by City of Newnan

Site Driveway B along Ashley Park Boulevard

- Proposed, unsignalized, right-in/right-out driveway, or as approved by City of Newnan

Site Driveway C along McIntosh Parkway

- Existing, unsignalized, full-movement driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

Site Driveway D along McIntosh Parkway

- Proposed, right-in/right-out driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan
- Per the site plan, install a westbound right-turn lane along McIntosh Parkway entering the site.

Site Driveway E (Fire Access) along McIntosh Parkway

- Proposed, right-in/right-out fire access only driveway
- Proposed to operate under side street gate control, or as approved by City of Newnan

Site Driveway F along Wilwat Way

- Existing, unsignalized, full-movement driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

Site Driveway G along Wilwat Way

- Existing, unsignalized, full-movement driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

Site Driveway H along Wilwat Way

- Proposed, right-in only driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

McIntosh Parkway at Newnan Crossing Bypass (Intersection 4)

- The developer shall coordinate with the City of Newnan to analyze potential signal timing adjustments at the intersection of McIntosh Parkway and Newnan Crossing Bypass (Intersection 4), including but not limited to reductions in overall cycle length and reallocation of green time to better accommodate eastbound and westbound movements. Final mitigation requirements, if any, shall be determined and established through the City of Newnan's rezoning or permitting processes.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A/Wilwat Way @ McIntosh Parkway

- Existing, unsignalized, full-movement driveway
- Operates under side street stop control, or as approved by City of Newnan

Site Driveway B along Ashley Park Boulevard

- Proposed, unsignalized, right-in/right-out driveway, or as approved by City of Newnan

Site Driveway C along McIntosh Parkway

- Existing, unsignalized, full-movement driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

Site Driveway D along McIntosh Parkway

- Proposed, right-in/right-out driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan
- Per the site plan, install a westbound right-turn lane along McIntosh Parkway entering the site.

Site Driveway E (Fire Access) along McIntosh Parkway

- Proposed, right-in/right-out fire access only driveway
- Proposed to operate under side street gate control, or as approved by City of Newnan

Site Driveway F along Wilwat Way

- Existing, unsignalized, full-movement driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

Site Driveway G along Wilwat Way

- Existing, unsignalized, full-movement driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

Site Driveway H along Wilwat Way

- Proposed, right-in only driveway
- Proposed to operate under side street stop control, or as approved by City of Newnan

McIntosh Parkway at Newnan Crossing Bypass (Intersection 4)

- The developer shall coordinate with the City of Newnan to analyze potential signal timing adjustments at the intersection of McIntosh Parkway and Newnan Crossing Bypass (Intersection 4), including but not limited to reductions in overall cycle length and reallocation of green time to better accommodate eastbound and westbound movements. Final mitigation requirements, if any, shall be determined and established through the City of Newnan's rezoning or permitting processes.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Bullsboro Drive (SR 34) at Newnan Crossing Bypass (Intersection 5)

- Install right-turn overlap phases along the northbound, southbound, and eastbound approaches of the intersection, or as approved by GDOT.
- Install an additional southbound left-turn lane such that the approach consists of four (4) left-turn lanes, or as approved by GDOT.
- Widen Bullsboro Drive (SR 34) east of the intersection to provide four (4) receiving lanes, or as approved by GDOT.
- Construct a continuous flow intersection (CFI) or construct an echelon interchange, or as approved by GDOT.

Bullsboro Drive (SR 34) at Celebrate Life Parkway (Intersection 6)

- Install right-turn overlap phases along the northbound, southbound, and westbound approaches of the intersection, or as approved by GDOT.
- Install an additional northbound left-turn lane such that the approach consists of two (2) left-turn lanes, or as approved by GDOT.
- Install an exclusive southbound right-turn lane and additional southbound left-turn lane such that the approach consists of three (3) left-turn lanes, or as approved by GDOT.
- Install an additional eastbound through lane such that the approach consists of four (4) through lanes, or as approved by GDOT.

Newnan Crossing Bypass at Poplar Road (Intersection 8)

- Consider updating the westbound left-turn from a single protected-only phase to protected-permissive phasing to increase queue-clearing efficiency and minimize average vehicle movement delay. This change in left-turn phasing should be confirmed in the field for adequate sight distance



City of Newnan, Georgia – Planning Commission

Date: July 8, 2025

Agenda Item: Public Hearing- Rezoning matter RZ2025-06
22.35± acres identified as Tax Parcels #087-2027-008 and #087-2027-011

Prepared and presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

PROJECT NAME: Coweta County Administration Building

- Current Zoning: RS-20 (Suburban Residential Single-Family Dwelling District-Low Density)
- Proposed Zoning: OI-1 (Low Density Office and Institutional District)
- Acreage: 22.3 ± acres
- Location: Tax Parcels #087- 2027-008 and #087-2024-011

OVERVIEW OF REQUEST:

On March 18, 2025, local legislation was introduced by local delegation during the regular 2025 session of the Georgia General Assembly to provide for the annexation of Parcels #087-2027-008 and #087-2027-011 from unincorporated Coweta County into the boundaries of the City of Newnan. The purpose behind this annexation was that Coweta County Board of Commissioners is proposing to construct a new administration building on these parcels. There is a legal opinion that the County Commission must meet in the County seat, ergo the City of Newnan. On March 18, 2025, both the City of Newnan Mayor and Council and the Coweta County Board of Commissioners approved respective resolutions from both bodies requesting legislation be introduced to the Georgia General Assembly seeking annexation of the subject tax parcels.

HB 838 – was passed by the House and Senate and signed into law by the Governor on May 13, 2025. (See HB 838) attached.

The property has been annexed into the City limits of Newnan; however, no zoning action has been initiated to date to designate a zoning category that would allow for the construction of a government administration building or facility.

The City of Newnan's Zoning Ordinance designates unclassified areas as RS-20 until action is taken to amend the Official Zoning Map or redesignate the zoning district for the area in question.

At this time, the City of Newnan is initiating action to change the zoning district from RS-20 to OI-1 for the purpose of the properties being developed for a new Coweta County Administration Building.

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 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?

Surrounding properties are within the purview of Coweta County; however, the development of government offices near the Newnan Crossing Bypass and Poplar Road/I-85 interchange is a suitable use.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

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

No impact on adjacent or nearby property is anticipated.

Staff Assessment – NO ADVERSE AFFECT ✓

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

RS-20 does not allow for non-residential or professional office construction.

Staff Assessment – PROPERTY COULD NOT BE USED AS CURRENTLY ZONED FOR THE PURPOSES FOR WHICH IT WAS ANNEXED ✓

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

The building will be served by County facilities and utilities. Schools will not be impacted. No impact is anticipated.

Staff Assessment – NO IMPACT ANTICIPATED. ✓

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

The Future Land Use Map does not show this area, nor was it anticipated as a part of the comprehensive plan.

Staff Assessment – ALTHOUGH NOT SHOWN, THE USE IS COMPATIBLE WITH SIMILAR USES NEAR THE PROPOSED SITE ✓

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

The OI-1 zoning district allows for the development of professional and business offices.

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

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

The comprehensive plan did not anticipate that Coweta County would seek to relocate their offices outside of the city limits; however, the proposed location is suitable for the proposed use and nearby to compatible uses.

Staff Assessment – THE PROPOSED USE IS SUPPORTED BY NEW AND CHANGING CONDITIONS NOT ANTICIPATED BY THE COMPREHENSIVE PLAN ✓

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?

Staff feels the request reflects a reasonable balance.

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

SUMMARY OF STAFF FINDINGS:

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

OPTIONS:

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

ATTACHMENTS:

- 1. Project Map of subject properties.
- 2. HB 838
- 3. City of Newnan Resolution #2025-12
- 4. Minutes of March 18, 2025, Special Called City of Newnan Council Meeting
- 5. Excerpt of March 18, 2025, Coweta County Board of Commissioners meeting



CITY OF NEWNAN

Project Location

1 = 2,916 feet

Date: 6/2/2025 3:20 PM



NEWNAN
GEORGIA

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

Rezoning Request



087-2027-008 RS-20 to OI-1
087-2027-011 RS-20 to OI-1

House Bill 838 (AS PASSED HOUSE AND SENATE)

By: Representatives Smith of the 70th, Glaize of the 67th, Jenkins of the 136th, Bonner of the 73rd, and Dawson of the 65th

A BILL TO BE ENTITLED
AN ACT

1 To amend an Act reincorporating and providing a new charter for the City of Newnan,
2 approved March 31, 1987 (Ga. L. 1987, p. 5160), as amended, so as to change the corporate
3 limits; to provide for related matters; to repeal conflicting laws; and for other purposes.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

5 **SECTION 1.**

6 An Act reincorporating and providing a new charter for the City of Newnan, approved
7 March 31, 1987 (Ga. L. 1987, p. 5160), as amended, particularly by an Act approved
8 March 21, 1989 (Ga. L. 1989, p. 3914), is amended by adding a new section to read as
9 follows:

10 "SECTION 1.2A.

11 (a) In addition to all other territory included within the corporate limits of said city, the
12 corporate limits shall specifically include the following described property:

13 (1) TAX PARCEL 087 2027 008

14 All that tract or parcel of land situate, lying and being in Land Lot 27 of the 2nd Land
15 District of Coweta County, Georgia, shown as 17.504 acres as shown on plat of survey
16 for WOODIE T. WOOD, JR. and NORA ANN WOOD made by Turner & Associates

H. B. 838

- 1 -

Land Surveyors, P.C., Registered Land Surveyors, as recorded in Plat Book 94, Page 40, Office of the Clerk, Coweta County, Georgia Superior Court, reference to which pat is hereby made for a more particular and accurate description of the property conveyed herein. -

(2) TAX PARCEL 087 2027 011

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in Land Lot 27 of the second Land District, Coweta County, Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, First, Start at the point formed by the easterly varying right-of-way of Newnan By-Pass East and the southerly varying right-of-way of Poplar Road;

THE FOLLOWING 7 COURSES AND DISTANCES ARE ALONG THE EASTERLY VARYING RIGHT-OF-WAY OF NEWNAN BY-PASS EAST AS DESCRIBED

°D.B. 1113 PAGES 199-204:

thence S 00° 26' 04" E a distance of 243.36' to a concrete right-of-way monument found;

thence S 89° 33' 56" W a distance of 50.00' to a concrete right-of-way monument found;

thence S 00° 26' 04" E a distance of 1160.86' to a concrete right-of-way monument found;

thence with a curve turning to the right with an arc length of 562.67', with a radius of 2391.83', with a chord bearing of S 06° 18' 17" W, with a chord length of 561.37', to a concrete right-of-way monument found;

thence S 76° 57' 21" E a distance of 50.00' to a concrete right-of-way monument found;

thence with a curve turning to the right with an arc length of 278.34', with a radius of 2441.83', with a chord bearing of S 16° 18' 34" W, with a chord length of 278.19', to a concrete right-of-way monument found;

thence S 19° 34' 30" W a distance of 111.70' to a concrete right-of-way monument found;

H. B. 838

- 2 -

thence N 60° 57' 12" W a distance of 304.15' crossing over Newnan By-Pass East to a 1/2" iron rebar set on the westerly varying right-of-way of Newnan By-Pass East and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;
thence N 60° 57' 12" W a distance of 111.94' leaving said westerly right-of-way of Newnan By-Pass East to a 1/2' iron rebar set;
thence N 53° 27' 18" W a distance of 720.45' to a 1/2" iron rebar set;
thence S 89° 53' 55" E a distance of 229.30' to a 3/8" iron rebar found;
thence S 89° 49' 49" E a distance of 567.20' to a 1" iron pipe found;
thence S 89° 49' 49" E a distance of 4.28' to a concrete right-of-way monument found on the westerly varying right-of-way of Newnan By-Pass East;
thence with a curve turning to the right with an arc length of 436.37', with a radius of 2141.83', with a chord bearing of S 13° 44' 20" W, with a chord length of 435.62', along the said westerly right-of-way of Newnan By-Pass East to a concrete right-of-way monument found;
thence S 19° 34' 30" W a distance of 61.65' along the said westerly right-of-way of Newnan By-Pass East to a 1/2" iron rebar set which is the TRUE POINT OF BEGINNING;
Together with and subject to covenants, easements, and restrictions of record.
Said property contains an area of 4.65 acres.
(b) Reserved."

SECTION 2.

All laws and parts of laws in conflict with this Act are repealed.

RESOLUTION # 2025-12

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF NEWNAN GEORGIA**

**REQUESTING THE INTRODUCTION OF LOCAL LEGISLATION IN THE GEORGIA GENERAL ASSEMBLY TO
ANNEX COWETA COUNTY TAX PARCELS 0872027008 AND 0872027011 INTO THE CORPORATE LIMITS OF
THE
CITY OF NEWNAN, GEORGIA; AND FOR OTHER PURPOSES**

WHEREAS, the parcels of land more particularly described on Exhibit A attached hereto and the plat of survey attached hereto as Exhibit B, are owned by Coweta County Georgia located within unincorporated area of the Coweta County; and

WHEREAS, the parcels of land are not contiguous to the corporate limits of the City of Newnan; and

WHEREAS, Coweta County is desirous of having the property annexed into the corporate limits of the City of Newnan for the purpose of constructing a new county administration building in order to comply with the requirements of state law, to provide for certain governmental services within the corporate limits of the City of Newnan, to obtain municipal services and for other purposes; and

WHEREAS, the City of Newnan is able to provide municipal services to the parcels of land through both the City of Newnan and Coweta County road systems; and

WHEREAS, it appears that in the best interest of the property owner, Coweta County, and the citizens of Coweta County that the parcels of land be annexed into the corporate limits of the City of Newnan; and

WHEREAS, due to the limitations set out in O.C.G.A. Title 36-36-1 et seq for the annexation of property, it has been determined that it is appropriate for the General Assembly to approve of the annexation of the property by a legislative local act; and

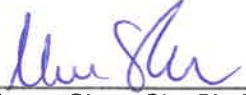
WHEREAS, the use of the property is not for residential purposes.

NOW THEREFORE, BE IT RESOLVED that upon a consenting resolution by the Coweta County Board of Commissioners and approval of the local legislative delegation of Coweta County and the City of Newnan, that the local legislative delegation be authorized to advertise for and prepare legislation for submission in the current General Assembly Session to annex the parcels of land more particularly described on Exhibit A and shown on Exhibit B attached hereto into the corporate limits of the City of Newnan.

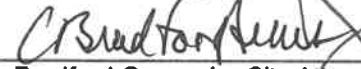
FURTHER RESOLVED that the City Manager and City Attorney are authorized to assist in this process.

SO RESOLVED by the Mayor and Council in open session regularly assembled this 13th day of MARCH, 2025.

ATTEST:

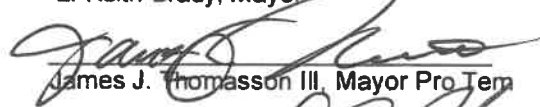

Megan Shea, City Clerk

REVIEWED AS TO FORM:


C. Bradford Sears, Jr., City Attorney

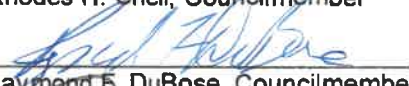

Cleatus Phillips, City Manager

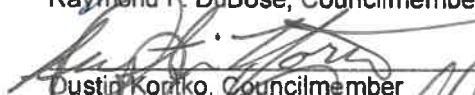

L. Keith Brady, Mayor

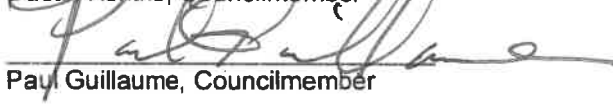

James J. Thomasson III, Mayor Pro Tem


Cynthia E. Jenkins, Councilmember


Rhodes H. Shell, Councilmember


Raymond F. DuBose, Councilmember


Dustin Koriko, Councilmember


Paul Guillaume, Councilmember

LEGAL DESCRIPTION -TAX PARCEL 087 2027 008

All that tract or parcel of land situate, lying and being in Land Lot 27 of the 2nd Land District of Coweta County, Georgia, shown as 17.504 acres as shown on plat of survey for WOODIE T. WOOD, JR. and NORA ANN WOOD made by Turner & Associates Land Surveyors, P.C., Registered Land Surveyors, as recorded in Plat Book 94, Page 40, Office of the Clerk, Coweta County, Georgia Superior Court, reference to which plat is hereby made for a more particular and accurate description of the property conveyed herein.

LEGAL DESCRIPTION -TAX PARCEL 087 2027 011

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lots 27 of the second Land District, Coweta County, Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, First, Start at the point formed by the easterly varying right-of-way of Newnan By-pass East and the southerly varying right-of-way of Poplar Road;

THE FOLLOWING 7 COURSES AND DISTANCES ARE ALONG THE EASTERLY VARYING RIGHT-OF-WAY OF NEWNAN BY-PASS EAST AS DESCRIBED D.B. 1113 PAGES 199-204:

thence S 00°26'04" E a distance of 243.36' to a concrete right-of-way monument found;

thence S 89°33'56" W a distance of 50.00' to a concrete right-of-way monument found;

thence S 00°26'04" E a distance of 1160.86' to a concrete right-of-way monument found;

thence with a curve turning to the right with an arc length of 562.67', with a radius of 2391.83', with a chord bearing of S 06°18' 17" W, with a chord length of 561.37', to a concrete right-of-way monument found;

thence S 76°57'21" E a distance of 50.00' to a concrete right-of-way monument found;

thence with a curve turning to the right with an arc length of 278.34', with a radius of 2441.83', with a chord bearing of S 16°18'34" W, with a chord length of 278.19', to a concrete right-of-way monument found;

thence S 19°34'30" W a distance of 111.70' to a concrete right-of-way monument found;

thence N 60°57'12" W a distance of 304.15' crossing over Newnan By-Pass East to a 1/2" iron rebar set on the westerly varying right-of-way of Newnan By-Pass East and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 60°57'12" W a distance of 111.94' leaving said westerly right-of-way of Newnan By-Pass East to a 1/2" iron rebar set;

thence N 53°27'18" W a distance of 720.45' to a 1/2" iron rebar set;

thence S 89°53'55" E a distance of 229.30' to a 3/8" iron rebar found;

thence S 89°49'49" E a distance of 567.20' to a 1" iron pipe found;

thence S 89°49'49" E a distance of 4.28' to a concrete right-of-way monument found on the westerly varying right-of-way of Newnan By-Pass East;

thence with a curve turning to the right with an arc length of 436.37', with a radius of 2141.83', with a chord bearing of S 13°44'20" W, with a chord length of 435.62', along the said westerly right-of-way of Newnan By-Pass East to a concrete right-of-way monument found;

thence S 19°34'30" W a distance of 61.65' along the said westerly right-of-way of Newnan By-Pass East to a 1/2" iron rebar set which is the TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains an area of 4.65 acres.

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, March 18, 2025 at 3:00PM in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

Present

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

Call to Order

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

A. Consideration of a Resolution of the City Council of the City of Newnan, Georgia Requesting the Introduction of Local Legislation in the Georgia General Assembly to Annex Coweta County Tax Parcels 087 2027 008 and 087 2027 011 into the Corporate Limits of the City of Newnan, Georgia; and for other purposes

City Manager said the resolution is a request to the local delegation to introduce local legislation to the General Assembly, to consider annexing property so Coweta County can move forward with building a new administration building in city limits. April 4th is the last day of the session, so things need to move quickly. Michael Fouts and Sandy Wisenbaker with Coweta County were present at the meeting. The Coweta County Board of Commissioners is also voting on the same resolution at their meeting tonight.

City Attorney explained that an additional plat has been added as Exhibit B, page 2. Originally there was only one plat for the 16-acre tract of land but then just today a plat was found for the other 4-acre tract.

Councilwoman Jenkins asked for an explanation for the public, as to why this is being done this way and not how annexations are normally handled. City Manager explained that timing was one factor. Another factor is that the property to be annexed is currently not contiguous with the corporate limits of the City of Newnan and therefore power lies with the General Assembly to allow this to happen. He said there are pathways for future connections to city limits but that will involve individual property owners. So at some point in the future that can be figured out.

Motion by Councilman Shell, seconded by Councilman DuBose to adopt the resolution as presented, with the additional plat added as part of Exhibit B.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the meeting at 3:05PM.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The Board voted to accept a supplemental subgrant award (# A25-8-007) in the amount of \$8,640 from the Criminal Justice Coordinating Council (CJCC) to be utilized by the Coweta County DUI Court to cover the cost of participant drug screens in the lab and to designate the County Administrator as the authorizing official to execute all documents related to the grant.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Bob Blackburn

AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

17. Request Approval to Utilize Various County Roads for the Unity Riders Bike Ride

Motion to: Approve

The Board voted to approve the use of various County roads on Saturday, April 5, 2025 from 9:00 a.m. - noon for the Unity Riders bike ride event.

RESULT: Passed (UNANIMOUS)

MOVER: Bob Blackburn

SECONDER: Jeff Fisher

AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

18. Request Approval/Execution of a Resolution Requesting Local Legislation to Annex Tax Parcels # 087-2027-008 and # 087-2027-011 Into the Boundaries of the City of Newnan - District 2

Administrator Fouts explained that the Board is requesting that local legislation be introduced during the regular 2025 session of the Georgia General Assembly to provide for the annexation of Parcels # 087-2027-008 and # 087-2027-011 from unincorporated Coweta County into the boundaries of the City of Newnan. The Board is proposing to construct a new Administration building on these parcels. There are differing legal opinions on whether a County Commission must meet in the County seat, which is the City of Newnan. County Attorney Nathan Lee has researched the issue at length, and believes that the enabling legislation is on a sound legal basis. Out of an abundance of caution, staff wishes to ensure that the building is located within the boundaries of the City of Newnan. The resolution requests that the delegation introduce local legislation to annex the property into the City of Newnan. In closing, he explained that the Newnan City Council and Mayor voted to approve a similar resolution this afternoon in support of the proposed annexation.

Motion to: Execute

The Board voted to execute a resolution requesting that the local delegation introduce legislation to annex Parcels # 087-2027-008 and # 087-2027-011 into the boundaries of the City of Newnan during the 2025 session of the General Assembly of Georgia.

RESULT: Passed (UNANIMOUS)

MOVER: Bill McKenzie

SECONDER: Alphonso Smith

AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

19. Request to Set a Public Hearing on April 15, 2025 Regarding Proposed Exemption of Certain County Vehicles from State Labeling/Decal Requirements

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, April 15, 2025 at 6:00 p.m. regarding the exemption of certain County vehicles from the State's requirements of displaying decals/seals on vehicles owned or leased by the County.

RESULT: Passed (UNANIMOUS)

MOVER: Alphonso Smith

SECONDER: Bob Blackburn

AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn, Alphonso Smith

Supplemental and Non-Agenda Items

20. Request Approval to Temporarily Close a Portion of Roadway for Filming

Event Services Director Tray Baggarly explained that staff received a request from Location Manager David Luse to close a portion of a roadway within Coweta County on Wednesday, March 26, 2025, between the hours of 6:30 a.m. to 8:00 p.m. to film a commercial for the Georgia Lottery Corporation. Six (6) alternative locations have been provided with options # 4-6 located in more rural parts of the county:

- Option 1: Smokey Road between Corinth Road and Country Lane
- Option 2: Smokey Road between Corinth Road and Lamar Potts Road
- Option 3: Smokey Road between H G Dennis Road and Bill Cline Road
- Option 4: W Grantville Road between Eddie Allen Road and Beavers Road
- Option 5: W Grantville Road between Bethlehem Church Road and Hannah Road
- Option 6: Coweta Heard Road between Webb Road and Mountain Brook Road

Mr. David Luse, applicant, presented a copy of the commercial script to members of the Board and Administration staff. He explained that the job was just awarded on Friday and the Georgia Lottery has a longstanding relationship with filming in Georgia and hiring local companies. They are looking to film in open, expansive, and rural farmland. The commercial will feature a new product, the Overload Family of Scratchers. Filming will take place on one day from 6:30 a.m.- 8:00 p.m. with only 10–11 hours of filming and the rest of the time for setup.



City of Newnan, Georgia – Planning Commission

Date: July 8, 2025

Agenda Item: Master Sign Plan – Tractor Supply
460 N. Highway 29
Newnan, GA 30263

Prepared and Presented by: Dean Smith, Senior Planner

REQUEST

Jennifer Wolfe with It's Permittable, LLC, has submitted a request to design and install wall signs on the Tractor Supply retail establishment currently under construction that will be of a larger collective size than is currently allowed by the City of Newnan's Sign Regulations under the wall sign calculation method.

Sec. 8-22. - Master Sign Plans.

Master Sign Plans may be submitted by a property owner or their authorized representative for pre-approval of permits for permanent signs. The Master Sign Plan must comply with the requirements of this Section.

(a) Master Sign Plans shall illustrate all proposed permanent signs for which sign permits will be required under Sec. 8-7 in sufficient detail so as to provide knowledgeable review and design specificity. Master Sign Plans shall show, describe or illustrate all signs proposed to be located on a lot or within a development (and the buildings and structures related thereto).

(b) For a planned center (as defined herein), the entire development must be included in the Master Sign Plan.

(c) Master Sign Plans must include:

(1) Location.

An accurate drawing to scale showing the position of the sign or signs in relation to nearby buildings or structures (including other signs), driveways, parking areas, property and right-of-way lines, and any other limiting site features. The drawing must be drawn to "site plan" standards consistent with the Procedures and Permits Article, and must show or note (as applicable):

a. The location and size of all other signs on the parcel that are proposed to remain;

b. For freestanding signs, the distance in feet to the nearest property line or street right-of-way line, and to the nearest existing freestanding sign proposed to remain; and

c. The distance in feet from the location of the nearest proposed freestanding sign(s) to the closest residentially zoned property within 500 feet.

(2) Sign Structure Specifications.

a. An accurate drawing to scale of the plans, specifications and method of construction and attachment of the sign or signs to the building or ground. The drawing shall specifically include the size of the sign structure(s) and sign face area(s), height of the sign(s), and construction materials to be used.

b. For any sign for which a building permit is required, the drawing shall be an engineered structural drawing designed to all Building Code requirements.

(3) Design.

a. The Master Sign Plan shall include such drawings and specifications as may be required by the Planning and Zoning Director to clearly illustrate the design elements of the sign or signs, including the construction materials, size, letter style and color of all elements of the sign(s), including the sign structure, the sign face, and background surfaces.

b. The plan shall also show landscaping details meeting the requirements of this Article, including the extent of the designated landscaping area, the location of specific landscape materials, and the botanical and common name of plants by location on the plan.

(d) Approval.

(1) A Master Sign Plan depicting signs that conform to all requirements of this Article may be approved administratively by the Planning and Zoning Director.

(2) A Master Sign Plan depicting signs that exceed or modify one or more requirements of this Article must be approved by the Planning Commission.

a. Following review of a complete application by the Planning and Zoning Department, the plan will be placed on the agenda of the next available Planning Commission meeting.

b. If approval is denied by the Planning Commission, the applicant may appeal within 30 calendar days of the denial to the Zoning Board of Appeals in accordance with the provisions for a hardship variance under the Appeals Article of this Zoning Ordinance.

(3) Upon approval, the Master Sign Plan shall supersede any conflicting restrictions and regulations of this Article for the property to which it pertains and shall not be adversely affected by any subsequent amendments to this Ordinance.

(e) Recordation of approved Master Sign Plan.

(1) The Master Sign Plan as approved must be recorded by the owner in the office of the Clerk of Superior Court and a copy of the approved Master Sign Plan, as recorded, must be filed with the Planning and Zoning Director and the Building Official prior to issuance of a sign permit for any part of the development or premises.

(2) The recorded Master Sign Plan must be included in any sale, lease or other transfer of right of occupancy affecting any part of the development or premises to which the Master Sign Plan applies.

(3) All tenants of the property or development, whether an owner, lessee, subtenant, purchaser or other occupant, must comply with the approved Master Sign Plan.

The proposed Master Sign Plan focuses the wall signs on a single elevation of the building, namely the East side (Front of the Business). The proposal shows 2 signs on the front. Each sign individually, does not exceed the maximum 150 square foot size limitation for building signs; however, due to the spacing of the signs, the total calculation would exceed the 150 square foot cap for this one elevation. The request also

incorporates the proposed monument sign. The monument sign meets the current sign regulation requirements.

The request provides a comprehensive sign plan for Tractor Supply. Any changes from this plan require re-submitting a revised Master Sign Plan to the City's Planning Commission.

Options

- A. Approve the Master Sign Plan.
- B. Deny the Master Sign Plan.

Recommendation

This request before the Planning Commission is similar to previous requests for the Honda dealership, the Acura dealership and Wal-Mart's Master Sign Plan. Approval of this Master Sign Plan for Tractor Supply at 460 N. Highway 29, would be in accordance with previous approvals issued by the Planning Commission. Staff would recommend approval of this Master Sign Plan application with the condition that the proposed signs would be the only wall or building signs allowed for Tractor Supply.



NEWNAN
GEORGIA

MASTER SIGN PLAN APPLICATION

Email: planning@newnanga.gov

Tel.: 678-673-5485 Fax.: 770-254-2361

The purpose of a Master Sign Plan (Sec. 8-22) is to provide special consideration for a coordinated sign plan using an overall theme that integrates signs into the framework of the building, landscape, topography or other design features of the property.

Site Information	
Business Name: TRACTOR SUPPLY	Site Address: 46 US HIGHWAY 29, NEWNAN
Zoning District: CGN	Tax Parcel Number: 073C 003

Contact For This Project:	
Name: JENNIFER WOLFE	Phone: 770-568-8867
Mailing Address: 4113 N. SWANN STREET, COVINGTON, GA 30014	Email: itspermissiblegeorgia@gmail.com
Please describe the sections of the sign regulations you are requesting deviations from: SECTION 8-17(c)- NUMBER OF PERMANENT SIGNS ALLOWED- Only one principal building sign permitted per street frontage per business establishment. TABLE 8-B PRINCIPAL SIGNS- CGN ZONING DISTRICT- PRINCIPAL BUILDING SIGN- 1 building sign per street frontage per business establishment 10% of the area of the wall, max. 150 square feet.	

DECISION CRITERIA

Please explain how your Master Sign Plan complies with the following decision criteria. You may use additional sheets if necessary:

1. How does your proposal manifest exceptional visual harmony between the sign, buildings and other components of the site through the use of a consistent design theme, including but not limited to, color, materials, location, scale and/or type of sign proposed?

SEE MASTER SIGN PLAN SUPPLEMENTAL JUSTIFICATION

2. How does the proposal promote and complement the planned land use in the area of the site and enhance the aesthetics of the surrounding area?

SEE MASTER SIGN PLAN SUPPLEMENTAL JUSTIFICATION

3. How is the proposal compatible with the scale, character, design and lighting of the adjacent neighborhood or business district?

SEE MASTER SIGN PLAN SUPPLEMENTAL JUSTIFICATION



Signature of Applicant

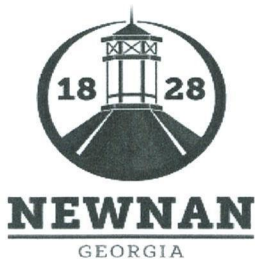
FOR OFFICIAL USE ONLY

Received by: _____

Date of Filing: _____

Planning Commission Meeting Date: _____

Action Taken (Date): _____



City of Newnan, Georgia
Attachment A

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 temporary structure zoning approval for property.

Name of Property Owner Tractor Supply Company

Telephone Number (615) 647-1134

Address of Subject Property 460 US Highway 29

Newnan, GA

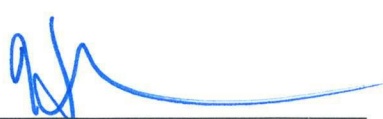
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

John Bateman

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 6/10/2025

STATEMENT OF JUSTIFICATIONS

1. How does your proposal manifest exceptional visual harmony between the sign, buildings and other components of the site through the use of a consistent design theme, including but not limited to, color, materials, location, scale and/or type of sign proposed?

1. Consistent Design Theme

Color and Materials

- The signs—both **wall and monument**—employ a coherent color palette dominated by **red, white, and black**, matching Tractor Supply Co.'s brand identity and the building's neutral architectural palette. The Garden Center sign uses a muted **green background (PMS #370)** with **white lettering**, thematically aligning with the landscaping function of the Garden Center. This color palette creates a visual cue distinct from the primary Tractor Supply Co. signage while reinforcing a naturalistic theme appropriate for the garden and outdoor space.

Wall signs utilize **3M Panagraphics 3 flexible substrates** with translucent white surfaces and red/black copy, creating visual uniformity across all signage types (page 2). The Garden Center sign is fabricated with **3/16" translucent white polycarbonate**, internally illuminated by Principal LEDs, and framed with powder-coated aluminum retainers (page 4 of construction drawings). These are the same durable, code-compliant materials used elsewhere on site signage, ensuring material consistency and a professional finish.

- Monument signs are constructed with **.177 white modified acrylic** faces and set into **"Richfield" colored brick structures** that reflect traditional, grounded, and earthy aesthetics consistent with the architectural design and local environment (page 5).

2. Harmonious Integration with Building Architecture

Location and Scale

- Signs are precisely located to align with building facades and architectural features:
 - **Wall signs** are centered on the building's storefront and secondary elevations, enhancing visibility while maintaining symmetry (page 2).
 - **Garden Center sign** is mounted on the gable face, proportioned to follow the triangular roofline, preserving architectural rhythm (page 4).
- The **21.28 sq. ft. monument signs** are small enough to avoid overpowering the landscape, yet large enough to maintain legibility from the road.

Monument Sign Framing

- The monument signs are inset within brick structures that mimic the building material, surrounded by minimum 8" architectural brick elements as required by code, creating a seamless transition from sign to structure.

STATEMENT OF JUSTIFICATIONS

3. Landscaping and Site Cohesion

Landscaped Base Treatment

- Each monument sign is surrounded by a **9' x 17' landscaped area** with **Liriope muscari 'Big Blue'** shrubs (page 6), softening the hardscape and blending signage into the site.
 - The planting enhances visual continuity between the signs and the rest of the site landscaping while reinforcing Newnan's aesthetic goals for development harmony.
-

4. Compliance with and Enhancement of Sign Ordinance Goals

Per **Sec. 8-1(c) of the Sign Ordinance**, the purpose is to:

- Maintain aesthetics,
- Reduce clutter and hazards,
- Support economic vitality.

The proposal upholds these principles through:

- **Low-profile, non-animated signs** that reduce distraction and clutter.
 - **Materials that minimize glare** and avoid reflection, preventing nuisances or safety risks.
 - Designs that are **complementary to the building and landscape**, directly addressing the ordinance's emphasis on visual harmony and economic attractiveness.
-

Conclusion

The proposed signs exhibit a **high degree of visual harmony** through:

- Cohesive materials and branding,
- Strategic location and proportional scale,
- Site-appropriate landscaping,
- and full compliance with municipal guidelines.

This approach ensures that signage functions not only as a means of communication but also as an extension of the site's architectural and environmental character.

STATEMENT OF JUSTIFICATIONS

2. How does the proposal promote and complement the planned land use in the area of the site and enhance the aesthetics of the surrounding area?

1. Reinforces Commercial Site Functionality

- The property is zoned **CGN (General Commercial)**, which supports large-format retail and associated outdoor uses. The Garden Center is a **permitted accessory use** aligned with the principal retail operation of Tractor Supply Co.
- The proposed signage helps **clearly delineate** this functional sub-area of the store—serving customers with specialized outdoor, gardening, and agricultural products. This clarity **supports customer orientation**, enhances user experience, and aligns with the intent of commercial zoning to facilitate economic activity and accessibility.

2. Improves Navigation and Operational Flow

- The Garden Center sign promotes **wayfinding** by identifying a secondary but distinct point of interest within the same commercial use, helping to distribute foot traffic and reduce congestion at the primary entrance.
- In a high-visibility corridor like Highway 29, effective signage reduces confusion and fosters **safe, intuitive access** to the site, directly contributing to the city's broader goals for orderly and effective land use (Sign Ordinance Sec. 8-1(b)(1)–(3)).

Enhancement of Area Aesthetics

1. Architectural and Contextual Fit

- The sign is **custom designed to the shape and proportions of the Garden Center's gabled façade**, providing a visually integrated solution that appears as part of the architecture rather than an afterthought (page 4 of construction drawings).
- It uses a **green background (PMS #370)** and white lettering—a **natural, site-sensitive color palette** that reinforces the use and does not clash with the primary signage or building tones.

2. Use of High-Quality, Permanent Materials

- Constructed from **translucent polycarbonate face panels** and internally lit with **white Principal LEDs**, the sign is both professional and visually subtle—complying with design standards in **Sec. 8-8(a)-(c)** of the ordinance.
- It avoids visual clutter or animated features and is **placed appropriately within the building structure**, respecting the aesthetic expectations of the corridor.

3. Prevents Temporary Signage and Visual Clutter

- Without this wall sign, the site might otherwise require temporary banners, feather flags, or ground signs to advertise the Garden Center—introducing inconsistency or noncompliant sign types.
- Approving this permanent, well-integrated sign as part of a **Master Sign Plan** supports the city's **long-term visual goals** by ensuring a **consistent and orderly signage environment**.

STATEMENT OF JUSTIFICATIONS

Conclusion

The proposed Garden Center wall sign:

- **Enhances commercial land use functionality** by clearly marking a key business component.
- **Promotes navigability and safety** in a busy retail zone.
- **Elevates visual quality** through professional design and architectural integration.

It aligns with the **intent of the City of Newnan's sign regulations** to protect property values, encourage economic development, and preserve the character of commercial corridors. As such, it is both a necessary and contextually appropriate addition to the site.

STATEMENT OF JUSTIFICATIONS

3. How is the proposal compatible with the scale, character, design and lighting of the adjacent neighborhood or business district?

1. Compatibility with Scale

- The proposed Garden Center wall sign is **81.70 square feet**, which is well within the **maximum 150 sq. ft. wall sign size** allowed per the CGN zoning guidelines (Table 8-B).
 - It is proportionally scaled to the **gable face of the Garden Center structure**, avoiding visual dominance and maintaining architectural balance. According to the construction drawings (page 4), the sign's shape mimics the roofline, reinforcing scale harmony with the building mass.
 - The **Tractor Supply Co. primary wall sign** already fulfills the standard allowance for one wall sign per establishment, which is why this second sign is being submitted under a **Master Sign Plan**. Nonetheless, the Garden Center's visual prominence as a physical and functional site component justifies its scaled identification without overcrowding the site.
-

2. Compatibility with Character

- The immediate area is characterized by **auto-oriented commercial uses**, consistent with Tractor Supply's national-brand format. Other nearby businesses likely rely on clear, permanent signage to delineate areas within larger footprints.
 - The Garden Center sign supports that retail character, presenting a **visually understated, professional identity** in line with community standards.
 - The choice of a **natural green background (PMS #370)** with **white graphics** reflects the Garden Center's horticultural purpose and complements the broader **landscape-focused identity** of the site (i.e., it looks and feels like a garden-specific sign, not a retail billboard).
-

3. Compatibility with Design

- The sign utilizes **3/16" thick translucent white polycarbonate** with **aluminum framing**, which is consistent with the materials used on the site's other signage (page 4 of drawings).
 - The design integrates tightly with the Garden Center's façade, with mounting centered in the gable peak and edge alignment that matches structural lines.
 - It is a **static, non-digital wall sign**, which matches the signage types typically permitted under **Sec. 8-8(a)-(g)** of the Sign Ordinance and avoids design features (e.g., flashing lights, animation) that would be considered disruptive in a multi-tenant or corridor-oriented district.
-

STATEMENT OF JUSTIFICATIONS

4. Compatibility with Lighting Standards

- Lighting is provided via **internally shielded Principal LEDs**, ensuring soft white illumination without visible glare or external lighting spill (Sec. 8-8(h)).
 - The illumination style is **consistent with modern commercial sign lighting standards** and is highly directional, reducing the potential for visual intrusion on nearby businesses or roadways.
 - Because the sign is not directed toward any residential areas or across property lines, it complies with Newnan's goal of ensuring public safety and maintaining character in commercial zones.
-

Conclusion

The proposed Garden Center wall sign is fully compatible with the **scale, character, design, and lighting** of both:

- The **immediate site**, including the building's architecture and landscaping, and
- The **broader commercial corridor**, which values order, clarity, and consistent visual character.

The proposal reinforces the City of Newnan's intent to maintain aesthetic quality while supporting flexible commercial communication through the **Master Sign Plan** process



Newnan, GA

Proposed Monument Sign

Dwg. Date:
1-23-24

Scale:
NTS.

Revisions: Date:

Presented By:



The Sign Resource

407 N. Pilot Knob Rd. Denver, NC. 28037
Ph. 727-669-6877 www.TSRFL.com

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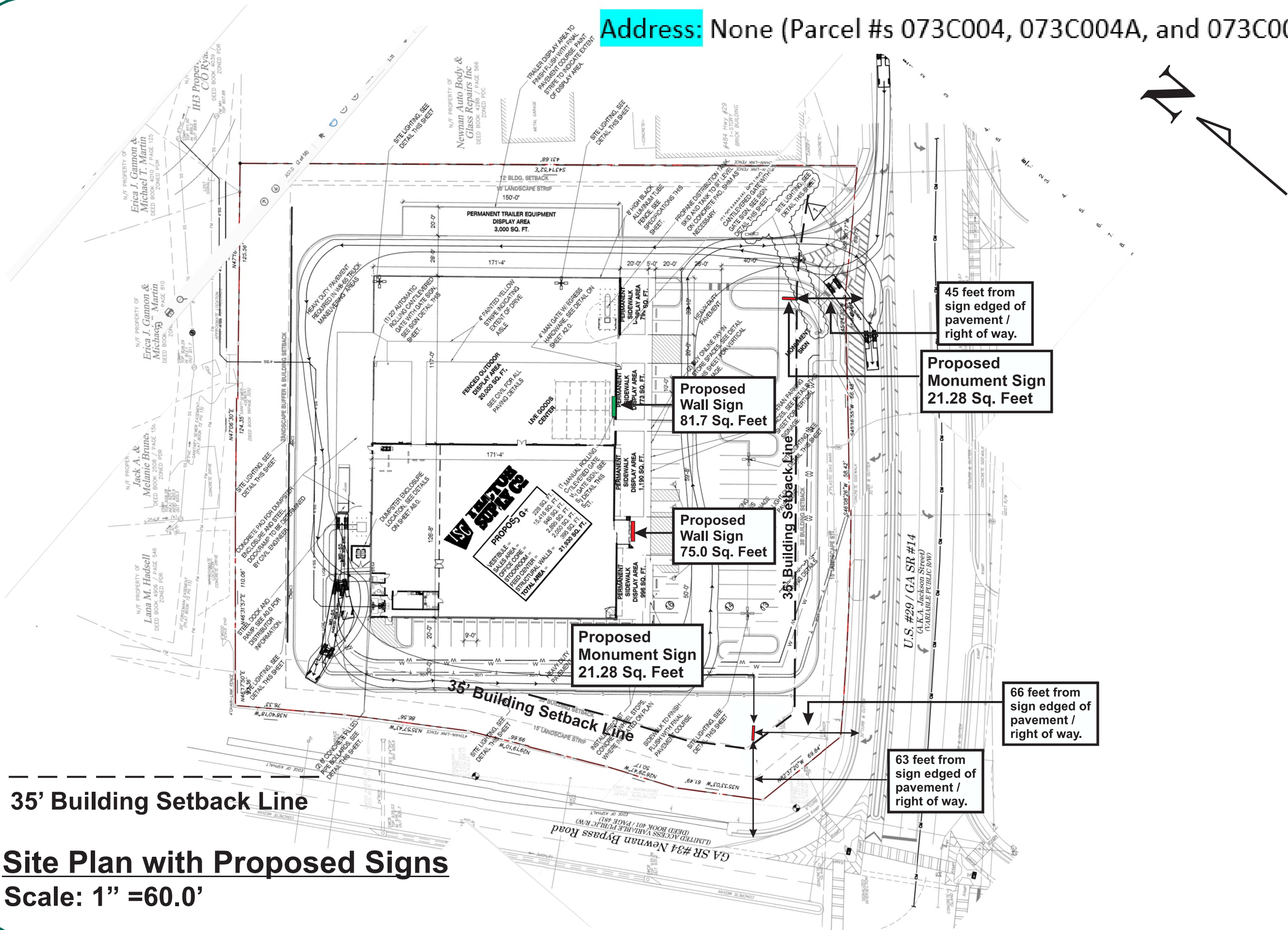
Dwg. Number: TS-Site

Page 102 of 126

35' Building Setback Line

Site Plan with Proposed Signs

Scale: 1" = 60.0'



NON RESIDENTIAL

NON RESIDENTIAL

RESIDENTIAL

Approx. 418.0 Feet
to Residential Lot Line

Proposed
Monument
Sign

NON RESIDENTIAL

Approx. 411.0 Feet
to Residential Lot Line

Proposed
Monument
Sign

US 29/SR 14 (JACKSON STREET)
VARIABLE R/W

SR 34 BYPASS
VARIABLE R/W

NON RESIDENTIAL

Site View with Sign
Distances from Residential



Elevation: Proposed Wall Sign
Internally Illuminated
NTS. Sq. Ft.=75.0

General Materials:

Cabinet Construction

2" X 2" x 3/16" aluminum angle main frame.
1 1/2" x 1 1/2" x 1/8" aluminum tube face frame, with
1 1/2" x 1 1/2" x 1/8" kicker tension bracing QTY. per sign size.
Cabinet Fillers are .040" Precoated Aluminum.

Flexible fabric face with graphics, stretched over
face frame & secured with self tapping screws.

Internal illumination provided by Principal White 7000K LEDs.
Number of LED. fixtures is as per size of sign, shown above.
Face is not hinged.

LED. power supplies are... Principal Multi-volt electronic type,
& contained in sign cabinet for best access.
UL. listed disconnect Switch required.
Install in accordance with
The National Electrical Code

Colors & Face Specifications

Cabinet, & face retainer / covers are finished High Gloss Black.
Support pipes, mounting plates, lamp holders & hardware are finished High Gloss Black.

Face Material...product as follows...

Substrate- Descrip:	*3M Panagraphics 3 flexible substrate. Translucent media with Polyester scrim Embedded in a White Pigmented Vinyl.
Finish:	Smooth front surface, with white semi-gloss finish.
Thickness:	27 mil.
Lettering & Trapezoid colors	Logo Bkgd: Series: 3M 3630-33 Red. Logo copy White. Lettering: Series 3M 220-22 Black. Registration Mark to match lettering.



Storefront Elevation with Proposed Signs

Client:



Location:

Newnan, GA

Project:

Proposed Wall Signs

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

Presented By:



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Dwg. Number: TS-9766

Client:

**TSC TRACTOR
SUPPLY CO**

Location:

Newnan, GA

Project:

Proposed Wall Sign

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

Presented By:



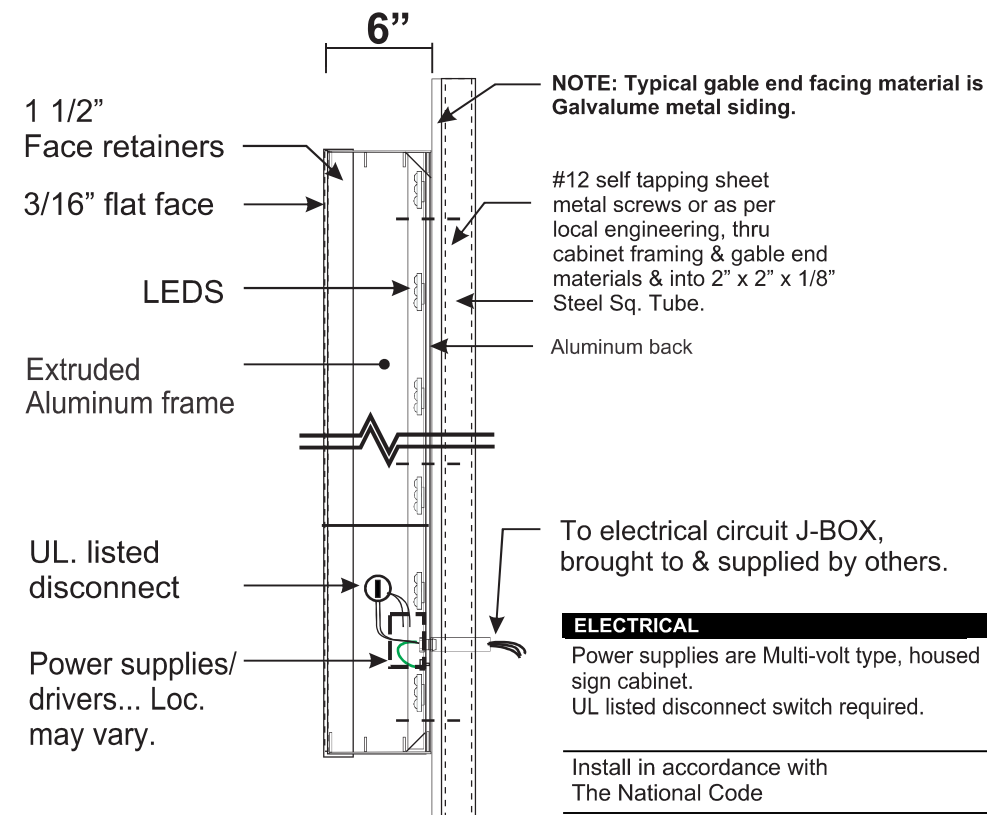
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Dwg. Number: TS-9767

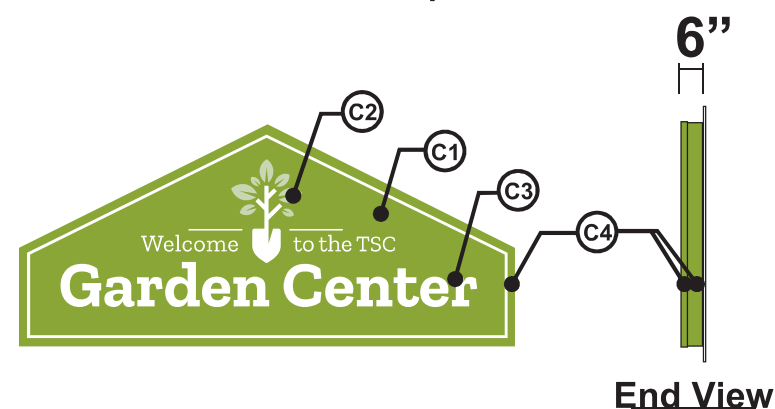
General Notes

- Face retainers are 1 1/2" x 1 1/2" bent Aluminum . Cabinet is 6" deep extruded Aluminum.
- Face is 3/16" thick, flat translucent white Poly-carbonate, decorated on first surface. Colors see at left.
- Illumination is provided by internal White, Principal Brand LEDs. Power supplies are Principal Brand multi-volt & contained in cabinet.



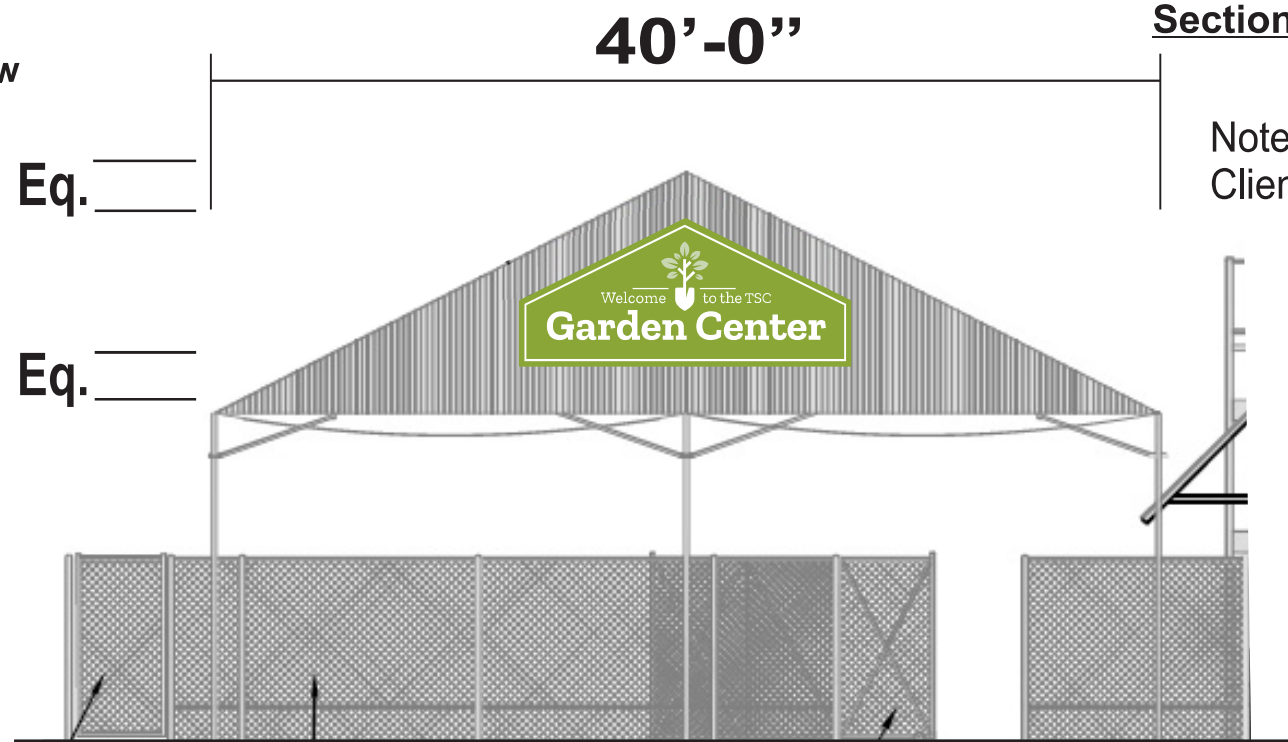
Section View

Note: Time of lighting shall be controlled
Clients energy management system



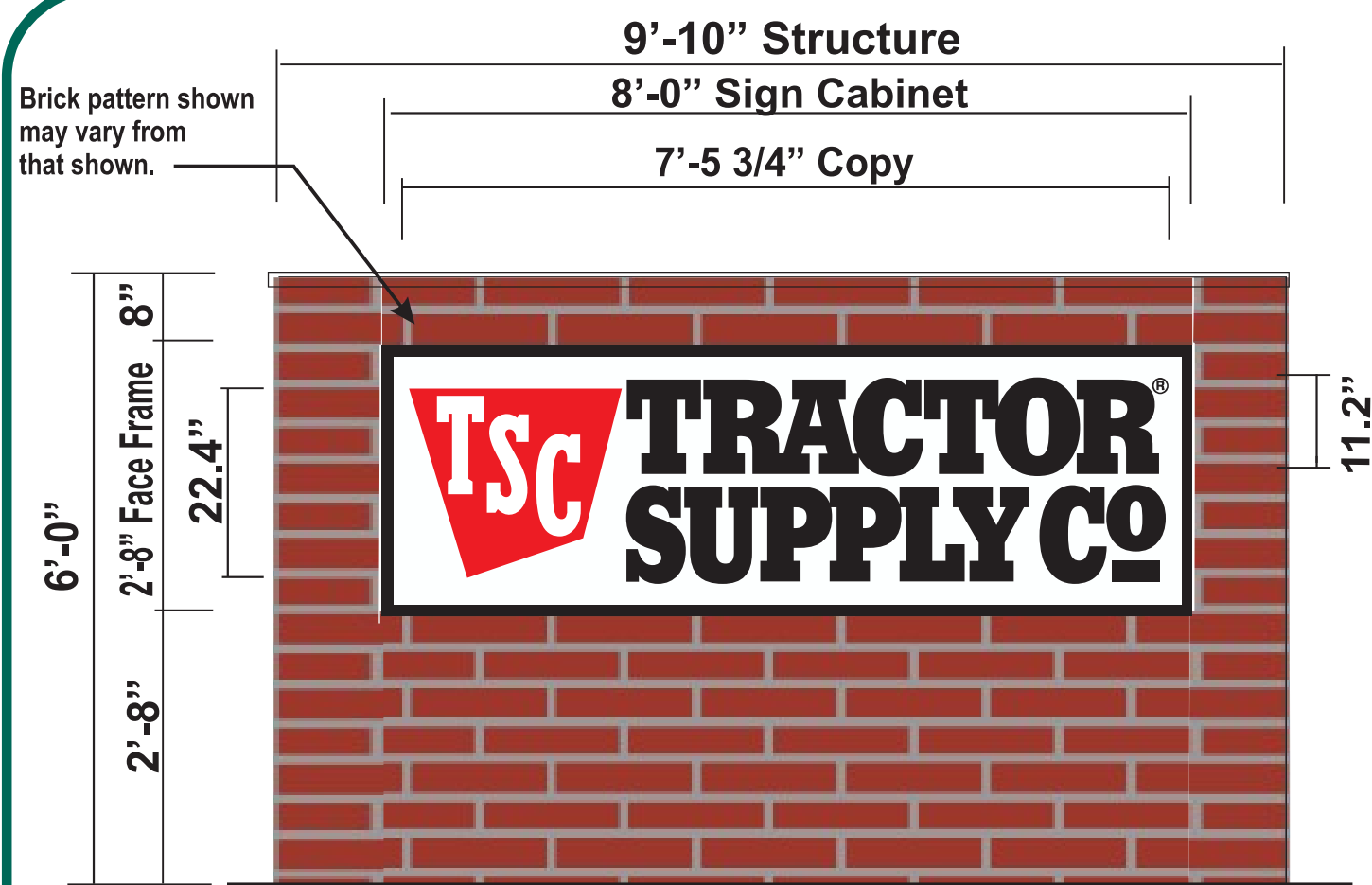
Color Specifications

- Ⓒ1 Printed PMS # 370
- Ⓒ2 Printed PMS DS # 299-6
- Ⓒ3 Translucent White
- Ⓒ4 Painted to match PMS # 370 Satin Finish



Garden Center Gable with Proposed Sign

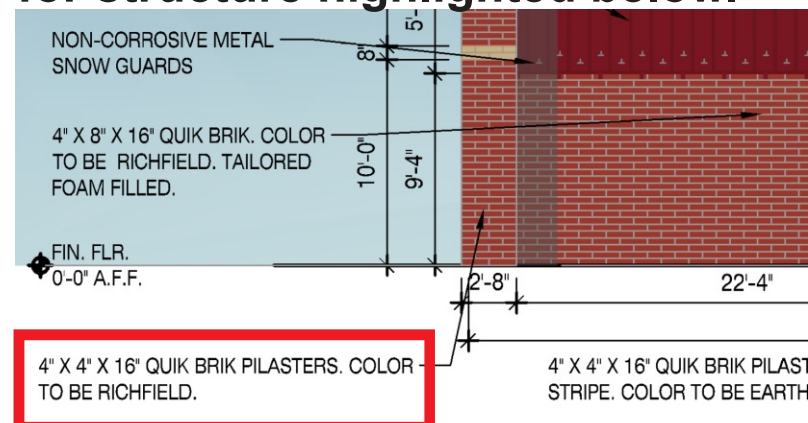
- h) No labels will be permitted on the exposed surface of signs except those required by local ordinances which shall be applied in an inconspicuous location.



Proposed Double Sided Monument Signs Quantity (2)

Monument sign brick structure
will be by others. Brick color 'Richfield'.
Configuration of brick pattern & number of
brick shown is for pictorial purposes & may vary
pending ideal needs of contractor.

Recommended brick type for structure highlighted below.



General Notes:

Sign will be manufactured as (2)
Single sided aluminum fabridcated cabinets.
Cabinets will be 7" deep with 2" deep Min.
exposed face frame / retainers.
Sign cabinets will fit into recessed areas in
the brick on each side & be mounted to concrete
block structure.
Faces will slide in & out.
internal illumination will
use white Prinicipal LEDS.
Principal power supplies placed
for best access inside.

Face & Graphics Specifications

Face Material...

.177 Flat, White Modified Acrylic

Copy & Logo...

Logo Bkgd: Series: 3M 3630-33 Red

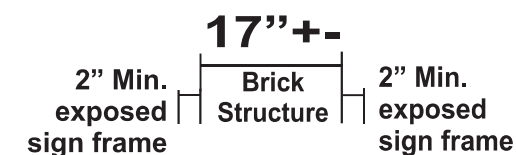
Logo copy White.

Copy: Series 3M Black

Registration Mark to match copy.

Outdoor rated UL. listed
disconnect required. Switch
will need to be mounted at
one end on stationary
retainer frame.

Suitable caulking around
cabinet edges may be
needed, & will be
independent
of removable retainers.



End Elevation

LED. power supplies are... Multi-volt electronic type,
Quantities varie per sign size.
Sign to meet UL. Requirements & Carry the UL. label.
Signs meet NEC. current codes.
Outdoor rated UL. listed disconnect required.



- * Depth of Brick Structures needed before fabrication of sign.
- * Opening for sign in brick structure to allow minimum 1/2"
clearance to install signs.
- * Sign cabinets will be anchored to block structure thru back
using tapcons or suitable anchors...
- * Electrical circuit will be brought to sign & stubbed
up thru brick structure middle to sign cavity by others.
- * Required by code: minimum 8" Architectural
elements (brick) surrounding top & sides of
sign enclosure.

**Refer to Sealed engineering drawings on
separate submission for calculations.**

Client:

**TSC TRACTOR
SUPPLY CO.**

Location:

460 US. Highway 29,
Newnan, GA. (Newnan West)

Project:

Proposed Monument Sign

Notes:

Dwg. Date:

1-22-24

Scale:

NTS.

Revisions: Date:

R1: Indicated finish
color required.

R2: Indicated sign
structure by others.

R3: Increased
Overall Width 4-25

R4: Revised to Single
Sided Cabs.4-30

Presented By:



The Sign Resource

407 N. Pilot Knob Rd. Denver, NC. 28037
Ph. 727-669-6877 www.TSRFL.com

Note: This drawing is property of
The Sign Resource, & shall not be
reproduced without written permission

Dwg. Number: TS-9766 R4

Client:



Location:

460 US. Highway 29,
Newnan, GA. (Newnan West)

Project:

Proposed Monument Sign
Landscape Plan

Notes:

Dwg. Date:
5-20-25

Scale:
NTS.

Revisions: Date:

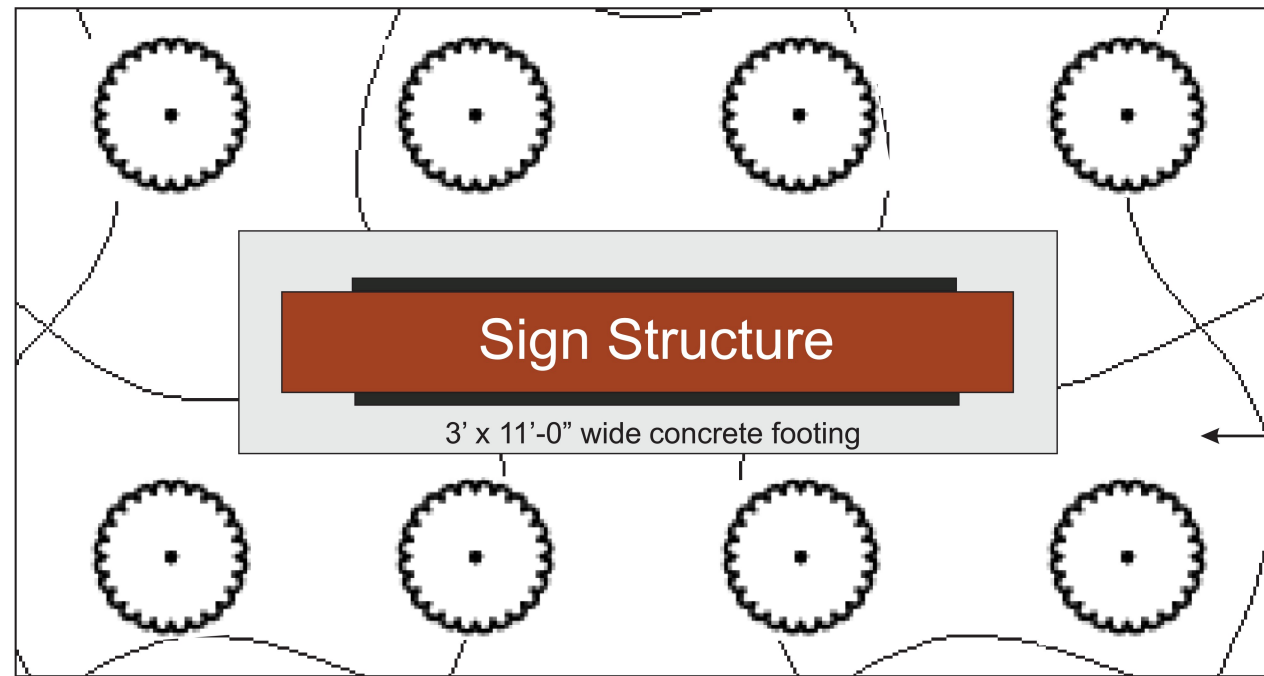
Presented By:



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Ph. 727-669-6877 www.TSRFL.com

Note: This drawing is property of
The Sign Resource, & shall not be
reproduced without written permission

Dwg. Number: TS-9766 R4



Plan View

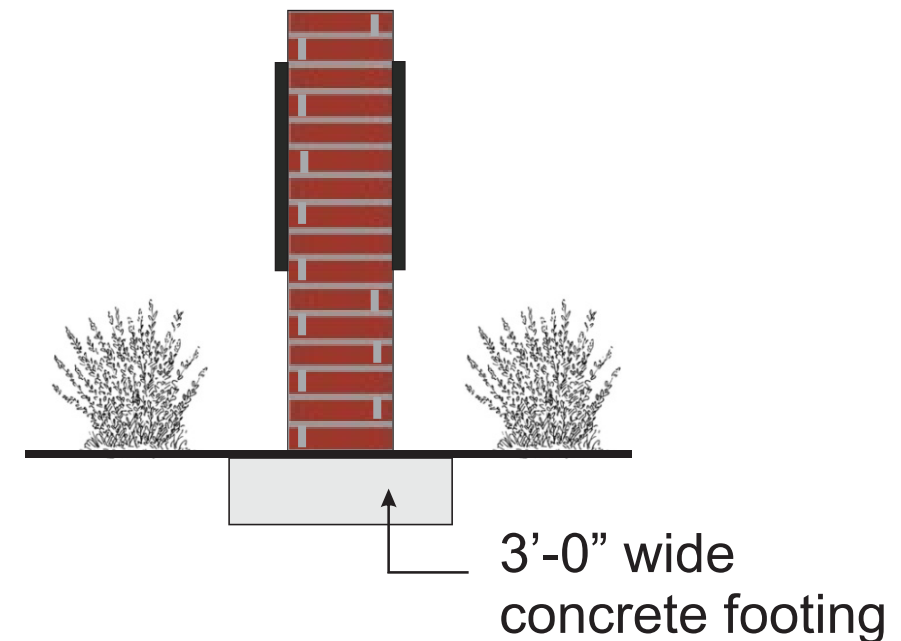
9' x 17' landscaped area around sign

Mulch with
site appropriate
material

Liriope muscan 'Big Blue' /
Big Blue Lilyturf
Suggested Shrub

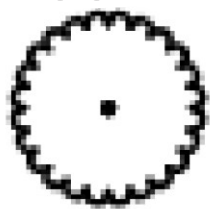


Elevation: Proposed Monument Sign (Qty. 2)



End Elevation

Suggested Shrub



Liriope muscan 'Big Blue' /
Big Blue Lilyturf





City of Newnan, Georgia – Planning Commission

Date: July 8, 2025

Agenda Item: Certificate of Appropriateness (COA) – 3 Northside Drive

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 3 Northside Drive. The property is presently vacant.

Background: Cam Freeman Homes is requesting COA approval for a new two-story house. All new residential construction projects within the HRDO district are required to obtain a Certificate of Appropriateness.

Applicant's Plan for 3 Northside Drive

Zoning District	Urban Residential Dwelling District – Historical and Infill (RU-I)
Proposed Land Use	Site-Built Single-Family Detached Home
Parcel #	N06 0007 012
Parcel Size	0.32 +/- of an acre

- The proposed home will contain 3,449 total heated square feet.
- The home will have mixed-siding material of Brick and Hardie's board and batten material.
- The applicant added the house will provide elegant features for the neighborhood and these features will fit the area well.

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 3 Northside Drive:

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** – As shown on the Concept Plan, the applicant desires to orient the new house at a slight angle compared to the other structures along Northside Drive that are more “parallel” with Northside Drive. The applicant also received an administrative variance in May 2025 for a reduction of the south side setback (from 16 feet to 13.6 feet) and the rear setback (from 87 feet to 73.9 feet).

- b) **Directional Emphasis** – The majority of the homes in the area of influence demonstrate horizontal directional emphasis. Similarly, the applicant’s proposed home has an overall shape and architectural detailing that will not conflict with existing homes in the area of influence.
- c) **Shape** – The proposed home will feature a drive-in garage on the front façade. This is not a feature seen in the surrounding older homes. In fact, it would be the only attached front-facing garage on Northside Drive. The proposed porch, however, will be consistent with those of existing buildings within the area of influence. Overall, the principal elements and shapes proposed for the structure will be compatible with neighboring buildings along Northside Drive and will not 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 width of the proposed home will be approximately 40 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 20.375 feet as calculated by staff (as measured from the midpoint of the roof to the grade). The proposal also conforms to the dominant pattern of scale and height of existing structures within the area of influence. It should also be noted that there are at least four two-story homes on Northside Drive.
- 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.

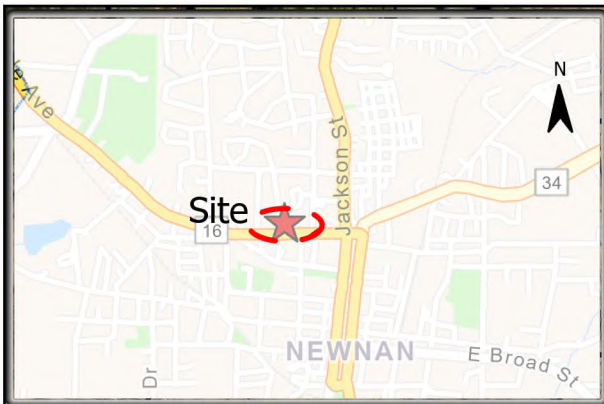
Options:

- A. Approve the certificate of appropriateness for new construction at 3 Northside Drive.
- 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 NEWMAN

Project Location

1 = 720 feet

Date: 6/17/2025 1:44 PM



NEWMAN
GEORGIA

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

 Project Location

 City Limits

Parcel # N06 0007 012

ADDRESS
3 NORTHSIDE DR
Newnan, Ga 30263

LEGEND:

3PF = IRON PIN FOUND
 OIP = OPEN TOP PIPE
 APP = ALUMINUM PIPE FOUND
 D.B. = DEED BOOK
 P.H. = PLAT BOOK
 N/F = NOW OR FORMERLY
 R/W = RIGHT-OF-WAY
 AC = ACRE
 SQ. FT. = SQUARE FEET
 WM = WATER METER
 TH = FUSE HYDRANT
 WV = WATER VALVE
 R/L = RIGID LINE
 SSMH = SANITARY SEWER MANHOLE
 S.S. = SANITARY SEWER LINE
 W.F. = WOOD FENCE
 CLF = CHAIN LINK FENCE
 TP = POWER POLE
 O.P.L. = OVERHEAD POWER LINE
 TP = TELEPHONE POLE
 O.T.L. = OVERHEAD TELEPHONE LINE

REFERENCES:

1. DEED BOOK 1296 PAGE 644.
2. PLAT BOOK 67 PAGE 1-3 (LOT 2).
3. PLAT BOOK 67 PAGE 139 (LOT 3).

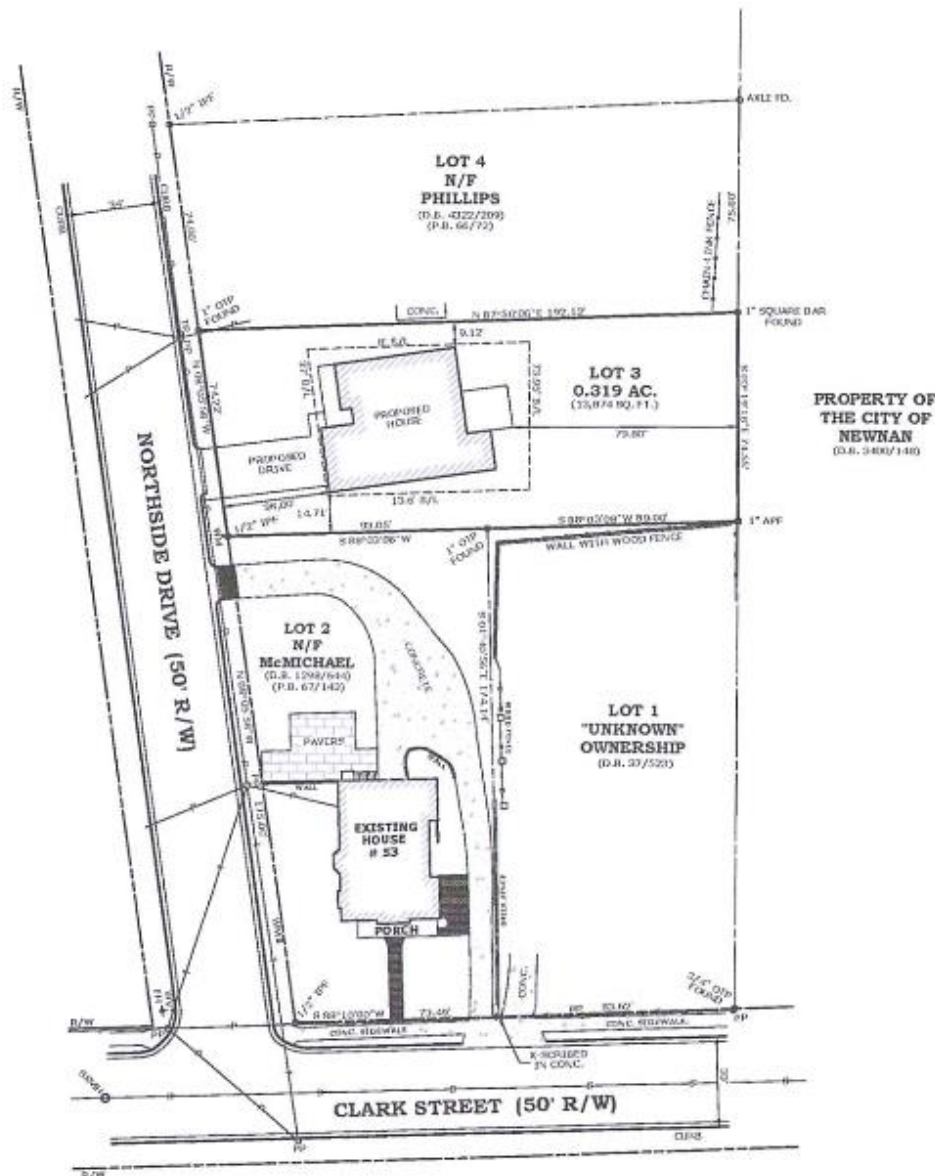
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,000. FEET OR BETTER AN ANGULAR ERROR OF 1/300 PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 32,000. FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A GEOMAX ZOOM 30 PRO TOTAL STATION.

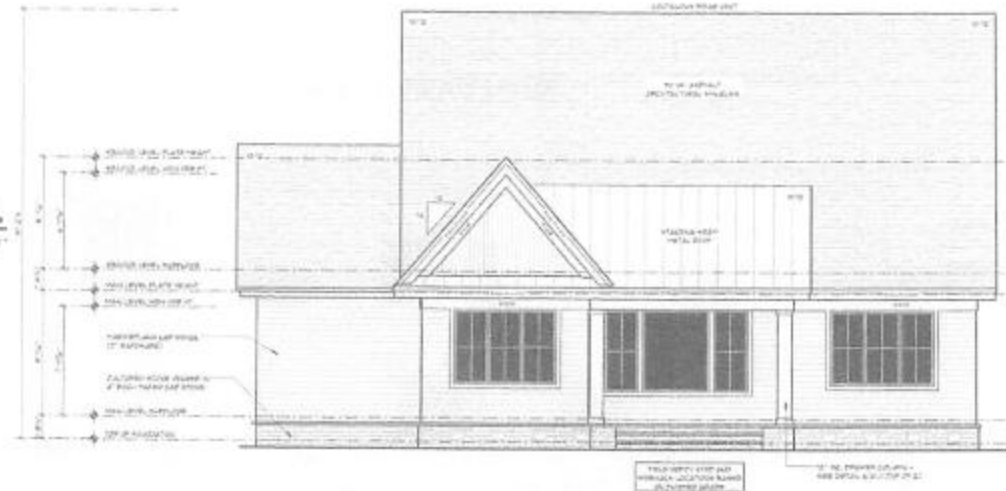
BASIS OF ELEVATIONS AND NORTH ORIENTATION OBTAINED BY USING A CARLSON BR7 GPS BASE & ROVER UTILIZING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK.

AS PER F.A.R.M. FLOOD MAPS FOR COWETA COUNTY, GEORGIA; MAP NUMBER 13072201-010, EFFECTIVE DATE: 11/01/2018. THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.



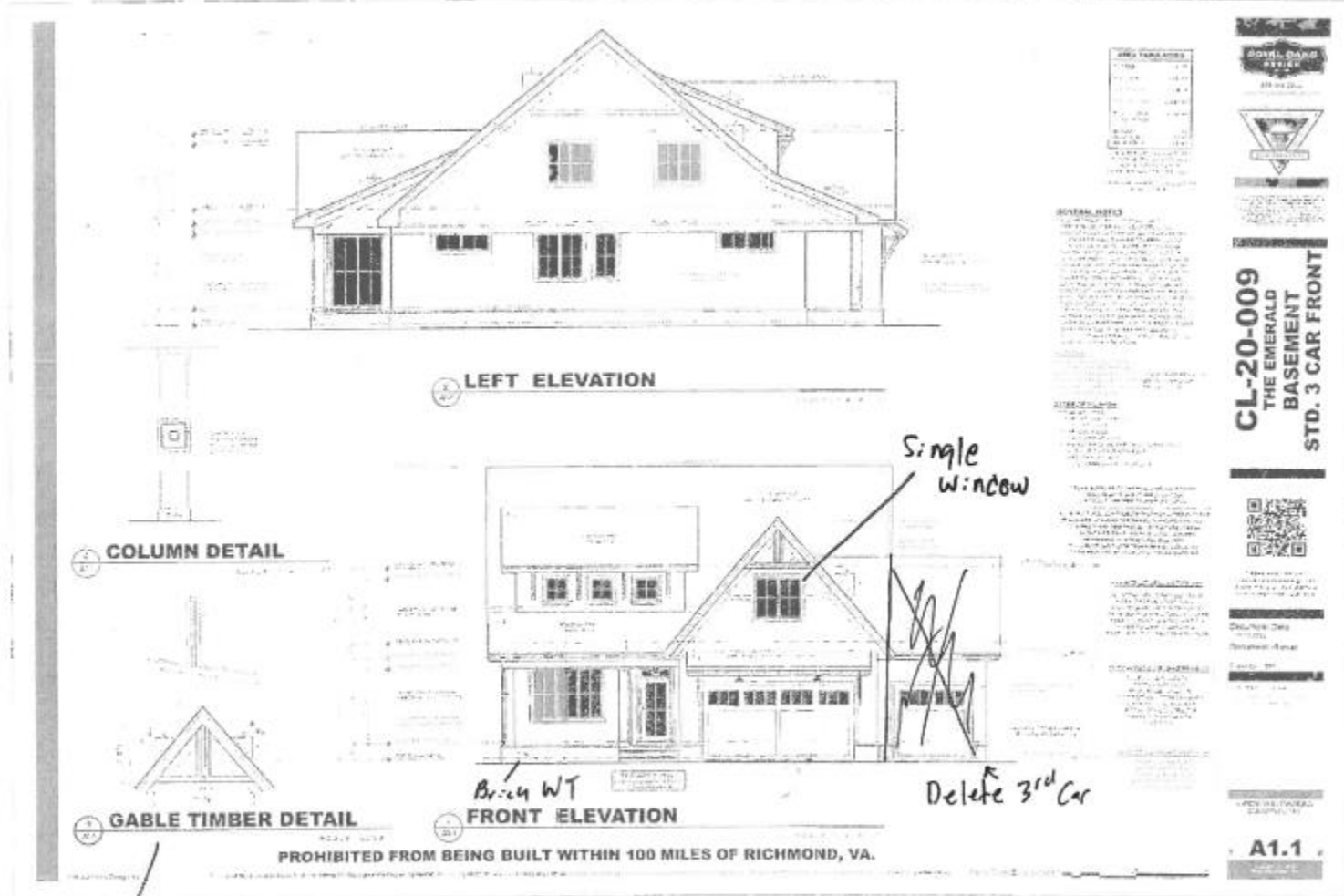
"NOT TO BE RECORDED"

TURNER & ASSOCIATES LAND SURVEYORS, P.C. 10 BUCK HUNTER RD. SHARPSBURG, GEORGIA 30277 TEL: (770) 683-5300 EMAIL: turnerlandsurveyors@gmail.com JASON D. TURNER - GEORGIA REGISTERED LAND SURVEYOR NO. 2795		
SITE PLAN FOR: CAM FREEMAN		
LOT 3 BLOCK 8 BROWN SUBDIVISION (D.B. 327/525) LOCATED IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA		
SCALE: 1" = 30' DATE OF FIELD WORK: 05-05-2025	PLAT DATE: 05-21-2025	REVISED: DISK #: 2105 DRAWING #: 2025020-SP-6

[illegible]

A1.2

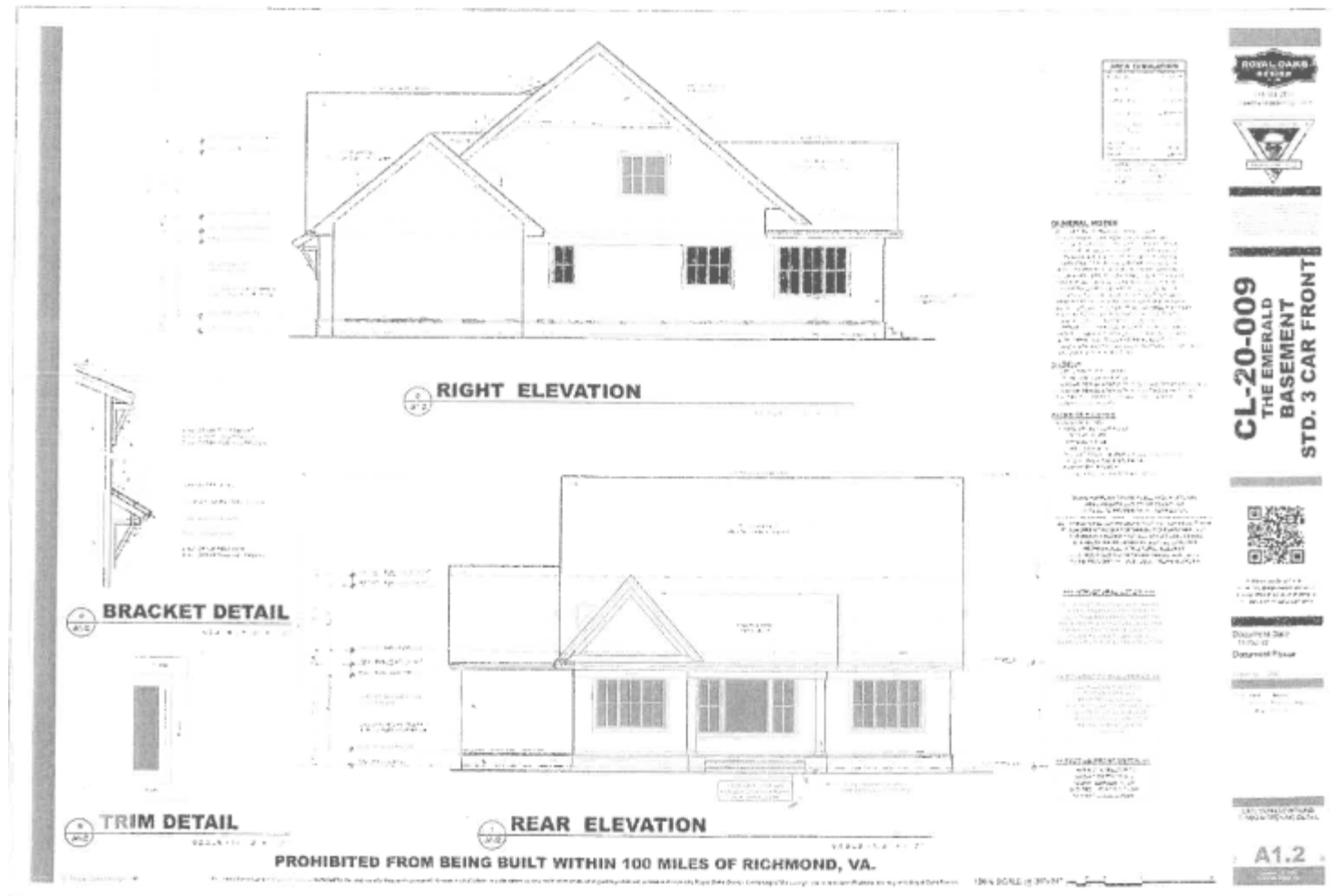
Sides + rear Siding hardy lap
↓



not installing

Front Material BnB
Arch Shingles
PVC porch columns

Cedar Brackets
metal roof → garage overhang



whole roof arch shingles

3 Northside Drive - COA

Adjacent neighbor to the north at 5 Northside Drive



Adjacent neighbor to the south at 53 Clark Street



3 Northside Drive - COA

Example of two-story home at 9 Northside Drive



Example of two-story home at 13 Northside Drive



3 Northside Drive - COA

Example of two-story home at 8 Northside Drive



Example of two-story home at 6 Northside Drive



3 Northside Drive COA

- Exact replica of what applicant will build (house shown is at 32 Waverly Circle)
- Exterior house color - SW Alabaster; Brick water table color - Riva Ridge with ivory mortar
- It will be built the same except the new build will be on a slab.



3 Northside Drive COA

- Alternate view of replica house

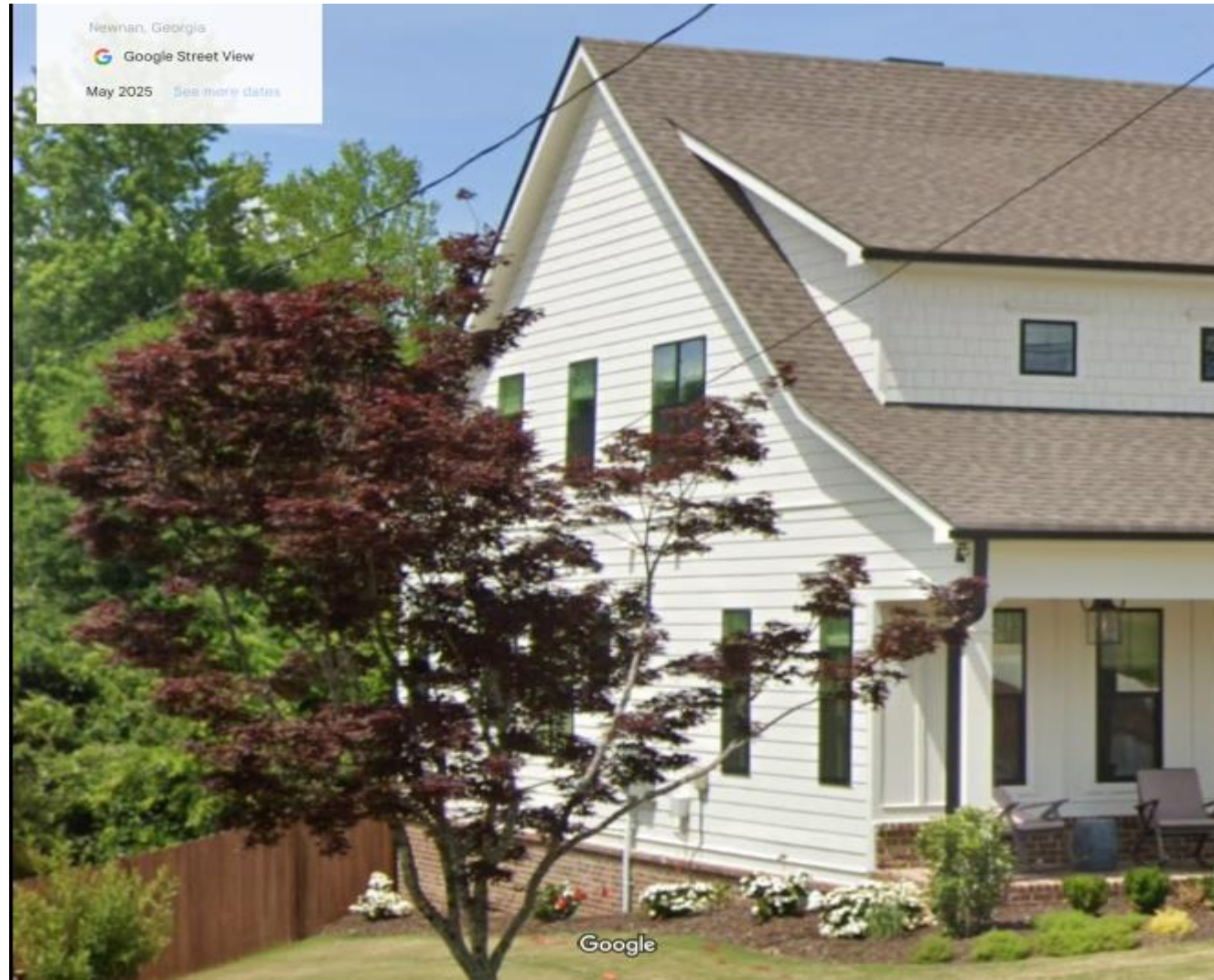


Replica Example - 32 Waverly Circle – Front Elevation

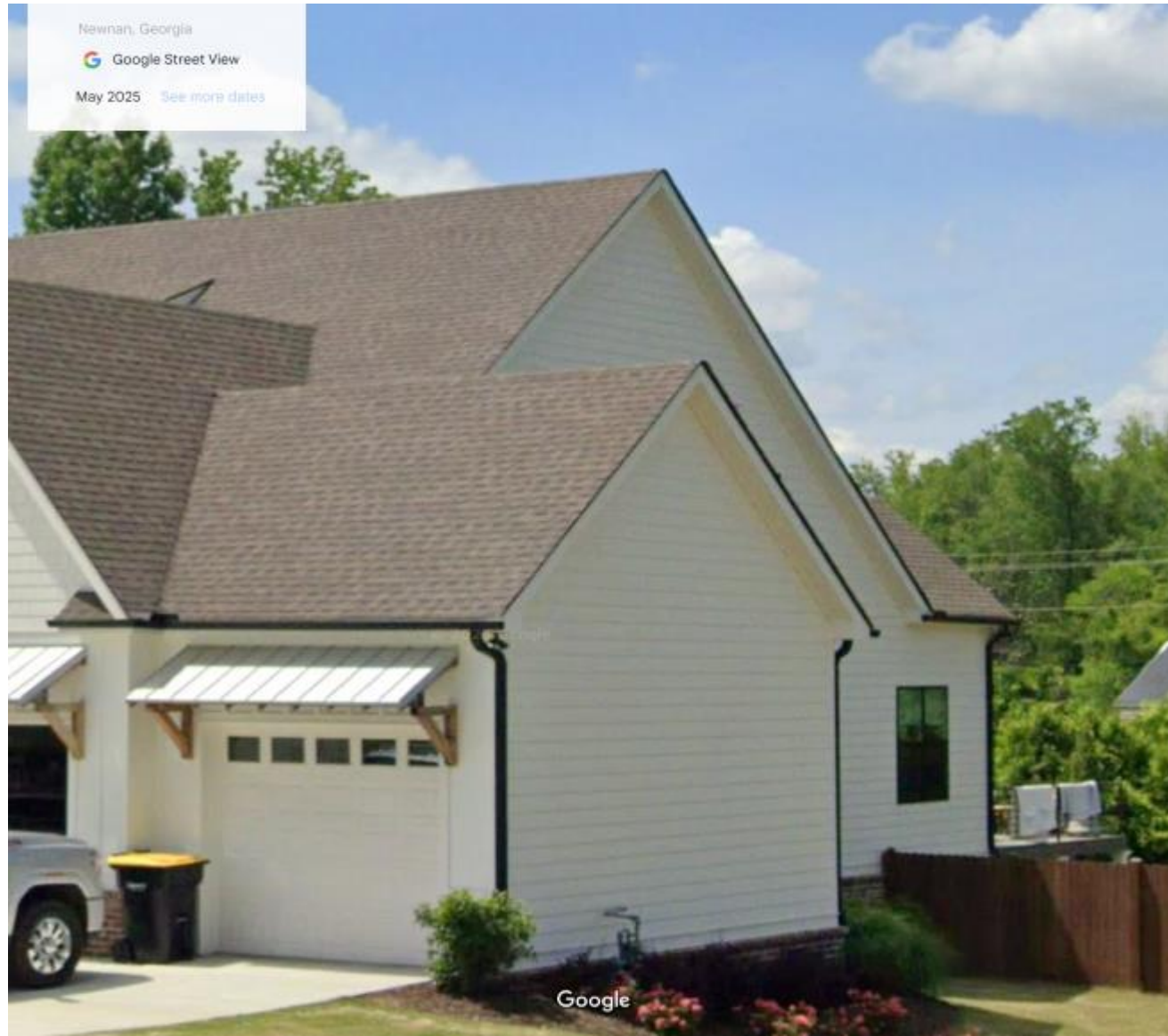
Note – The proposed home at 3 Northside Drive will not have the end garage.



Replica Example - 32 Waverly Circle – Left Elevation



Replica Example - 32 Waverly Circle- Right Elevation





CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

3 Northside Drive @

Address of Property lot 3 Clark St Newnan 30263

Name of Applicant Cam Freeman Homes

Mailing Address 23 5th St Newnan GA 30263

Telephone 6783788562

Property Owner (Use back if multiple names) Sheila McMichael

Mailing Address 53 Clark St Newnan GA 30263

Telephone _____

Map # N _____ Block # _____

Parcel # NOG 0007012 Land Lot _____

District/Section 02

Present Zoning Classification _____

Present Land Use Residential

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): Build a new
house on new parcel

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 6-13-2025

HRC MEETING DATE 7-8-2025

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE) _____
