



**NEWNAN**

GEORGIA • CITY OF HOMES

## City of Newnan Planning Commission

### Agenda for August 12, 2025 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
  - a. July 8, 2025, Minutes
3. Public Hearings
4. Other Business
  - a. Certificate of Appropriateness Request - 3 Northside Drive
  - b. Certificate of Appropriateness Request - 5 East Broad Street
5. Adjourn

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

Phone: 770-254-2354

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**CITY OF NEWNAN  
Planning Commission  
Meeting Minutes**

July 8, 2025  
7:00 p.m.

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

Commissioners Absent: Katie Frost

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

**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 June 10, 2025, meeting minutes. Commissioner McEntire made a motion to approve the minutes as drafted. Commissioner Crain seconded the motion.

**MOTION CARRIED (6-0)**

**PUBLIC HEARINGS**

**RZ2025-01 - 29.26± acres located at 3000 McIntosh Parkway (Tax parcel #086-5043-002) from CGN to MXD**

Senior Planner, Dean Smith, presented the staff report. This rezoning request would like to rezone from CGN to MXD. This site, which is within the QDC overlay, has three separate tracts, divided by McIntosh Parkway and Wilwat Way, although the project has only one tax parcel.

This property was the subject of a rezoning in 2007, which ended with a settlement agreement between Newnan Vista, LLC and the City of Newnan. A rezoning was attempted and was denied by the council. They litigated the city which resulted in a settlement agreement in 2008, which culminated into a successful rezoning, with several attachments and stipulations.

Mr. Smith stated that the applicant would like to develop 70 townhomes, 329 apartments, and 26,760 square feet of office/commercial/restaurant space. This also includes amenities to be shared throughout the project, planted landscape areas, and privately owned and maintained streets for the townhomes.

Mr. Smith then discussed the apartment sizes, pricing, and density. Lastly, he presented an assessment of the eight standards for consideration. There is an indication of strain on service providers, including police, fire, and the school system. In general, key elements have been met. Mr. Smith found that this project meets six of the eight standards.

Chairman West opened a public hearing and called for the applicant, Melissa Griffis, to come forward. Ms. Griffis, representing Oxford Properties, came forward to present her case. Ms. Griffis stated that the whole team is available for questions tonight. She said that Mr. Smith presented this project well. She further discussed how this property has been vacant for over 18 years, and how it could be developed into a live/work/play area. She estimated that the taxes would exceed 1.3 million, with impact fees, which would exceed any burdens created by this development.

Paul Austin of Oxford Properties came forward to speak. He discussed Oxford Properties' history of creating class A communities with more than 20,000 units developed. He discussed the mixed-use concept, incorporation of retail, and access to the city's LINC trail. He also discussed the plans for green space and the views from McIntosh Parkway.

Warren Jolly of The Providence Group also came forward to speak. He stated that they like to build around 600 units a year within lifestyle communities. He discussed that these townhomes would be for sale, not for rent. Everything will be maintained by an HOA, the townhome fronts would face McIntosh Parkway, bringing a premium price.

Chairman West asked if anyone else would like to speak either in favor or in opposition. With no one coming forward, the public hearing was closed.

Commissioner McEntire asked why this was such a contentious rezoning in 2008. Mr. Smith deferred to Mr. Sears. Mr. Sears provided background on the rezoning case. At the time, the property was only accessible by Ashley Park Boulevard and Newnan Vista tried to get it rezoned for a mixed-use type of development. In 2007, the city had done away with some districts and did not have MXD as it is today. The council declined to rezone the other piece for the apartments and then a lawsuit was filed. What was done was essentially MXD zoning. As part of the settlement, they were encouraged to build McIntosh Parkway, which they did. The 45-foot height limit that Mr. Smith mentioned earlier was in reference to being able to see the courthouse dome from Ashley Park. Mr. Sears added there was a lot of negotiation in putting the settlement agreement together. The property that was divided into RMH and RML was limited to 500 units.

They wanted to make sure that once those were developed, the acreage would support the 500 units from each side. The city didn't want to get into a situation where a rezoning of the other pieces contributed to the density, particularly MXD. Staff concluded that as a standalone for the RML/RMH they do meet the density requirements if we separate out the commercial. In that regard, you can't treat this as a regular rezoning of those commercial tracts. You have to make sure these fit within the parameters of the settlement agreement for the tract as a whole. There are a couple of things, such as the 45-foot height restriction and the credits for impact fees have already been exhausted. We want to make sure from Council's standpoint that those credits have been used and make sure whatever impact fees being applied are residential as opposed to commercial. There were a couple of minor things discussed, such as what was included in the settlement agreement and the ordinance. At the Council's discretion, as long as the roadway was built, the zoning could be changed on the commercial pieces, and that is what we are looking at today.

Commissioner McEntire questioned whether there was a desire for less apartments in the area or if this was more of an administrative hurdle. Mr. Sears stated that he could not speak on behalf of individual council members. The main issue was Ashley Park was developing, and the city was looking for commercial and office development. Office space didn't develop there and that concept changed over time. The idea was to continue commercial down McIntosh once it was built. Twenty years ago, the idea was to have a commercial corridor that hasn't transpired. I think that is why you are seeing this request.

Chairman West questioned if the property could be developed as currently zoned. Mr. Smith confirmed this. Chairman West further questioned if there were additional conditions of the settlement for consideration. Mr. Smith outlined the following conditions: there are areas shown where the development is limited to four stories in height, 135,000 square feet in area, there are some limitations on the type of office and commercial that could be developed in the settlement agreement. The agreement also states the total area of the retail/commercial development shown on the site plan is limited to 180,000 square feet.

Ms. Griffis came forward again to speak. She stated that the plan began two years ago, before the lawsuit was known. When meeting with staff, Tracy Dunnivant and her team informed us of the lawsuit. We took those requirements from the settlement agreement and sent them back to our engineers to make sure we encapsulated all of the requirements and conditions relating to residential, buffering, and the commercial/retail/office aspects. I believe all the conditions have been met.

Commissioner Crain discussed the 500 apartments currently there. He stated that it seems a proffered condition of the settlement that the land was given its current zoning in exchange for the apartments. He questioned whether this is the case. Mr. Sears stated that, at the time, it was thought that McIntosh Parkway would be developed commercially, which didn't happen. Commissioner Crain additionally discussed that the apartments were moved back on the property with the intent to develop the remainder as commercial. He stated that you give these developments the moon and stars, they stack on the apartments in a hurry, and the rest doesn't happen. This development far exceeds the last one that the council approved, but we have yet to see the impact of all those apartments. However, we are ready to tag on another 300 apartments.

Commissioner Crain further stated that he prefers this plan to the last plan approved by Council. Reading through the settlement agreement, though, he believes that promises were made and not kept. Now we are hearing, give us more apartments and we will give commercial space. Mr. Smith responded that it could be viewed as an amendment to the previous rezoning, which was mixed-use in intent. Residential being built before commercial is one of the reasons that we changed the mixed-use ordinance, to try and eliminate situations like this from happening. Unfortunately, the city has entertained no proposals pertaining to the commercial use of this property.

Commissioner Hamlin stated that hotels have been built in this area, and he does not agree that this property is not viable as it is currently zoned for commercial use. He further stated that we do not know the effects, on our emergency services and roads, of the recently approved apartments across the street. Commissioner Yancey also expressed concern regarding impact on emergency services and the school system.

Chairman West asked if there were any further questions or comments. Commissioner Crain stated that they are a recommending board, and it does not always mean much. We need to look at the agreements we make today and the impacts 20 years down the road. Chairman West questioned Ms. Griffis regarding the Commissioner's concerns about the number of apartments. He asked if there has been consideration for developing the commercial elements. Ms. Griffis said, no. She stated that according to market studies, commercial uses want to be in Ashley Park, on Bullsboro Drive, and along the bypass. She also stated that MXD would produce much less traffic than commercial.

Commission Hamlin questioned what size hotel could be put in this space. Mr. Smith explained that it would depend on the hotel type, the building setbacks, landscaping, and parking requirements. Many aspects could affect the site development. Commissioner Hamlin expressed his thoughts on the negative traffic impacts of the proposed development versus a hotel.

Chairman West asked if anyone would like to make a motion on this rezoning. Commissioner Hamlin made a motion to recommend denial of the rezoning request. Commissioner Pulicare seconded the motion.

### **MOTION CARRIED (6-0)**

**Proposed zoning initiated by the City of Newnan for 22.3± acres located at the intersections of Turkey Creek Road and Newnan Crossing Bypass (Tax parcels #087-2027-008 and #087-2024-011) from RS-20 to OI-1**

Senior Planner, Dean Smith, presented the staff report. This is a rezoning request from RS-20 to OI-1, for the purpose of constructing a new Coweta County Administration Building.

Mr. Smith stated that this property has been annexed into the city limits, and this rezoning would allow for the construction of the new county administration building. Mr. Smith put forward the eight standards for consideration, finding that this case meets all eight standards. Visual representations of the property were also presented.

Chairman West opened a public hearing and asked anyone in favor or opposition to come forward. With no one coming forward and no further questions or comments from the Commission, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to recommend approval of the rezoning request. Commissioner Hamlin seconded the motion.

**MOTION CARRIED (6-0)**

**OTHER BUSINESS**

**Master Sign Plan – 460 N Highway 29, Tractor Supply**

Senior Planner, Dean Smith, presented the staff report. Mr. Smith stated that the applicant, Jennifer Wolfe, on behalf of Tractor Supply, would like to design and install wall signs that would be larger than currently allowed by the City of Newnan’s Sign Regulations, under the wall sign calculation method.

Mr. Smith put forward the regulations, calculation method, specifications, and considerations.

Chairman West asked the applicant to come forward. Ms. Wolfe came forward to discuss this project, explaining that this sign would be for the Tractor Supply garden center. Ms. Wolfe stated that this is an essential element, serving a specific and functional role on the property. She further explained this signage directs customers and delivery trucks to the designated garden center access point, reducing congestion at the main entrance. This is also a separate operational area that receives deliveries of bulky materials. This sign compliments the architectural flow and is integrated with the building design. Ms. Wolfe further explained the design in detail and requested that the Planning Commission approve the Master Sign Plan as presented.

Commissioner Hamlin questioned if banners or other signs would be allowed. Mr. Smith stated that the current ordinance does allow a banner to be hung on a building or on two stakes, limited to 24 square feet, and displayed no more than seven days per calendar year. He added there are other types called temporary event signs, used for specific events. They are not meant to be in lieu of a permanent sign. Mr. Smith further explained the types and use of temporary signage. Commissioner Hamlin confirmed that Ms. Wolfe understands these regulations. Ms. Wolfe acknowledged this.

With no further questions or comments, Chairman West asked if anyone would like to make a motion. Commissioner McEntire made a motion to approve the Master Sign plan. Commissioner Yancey seconded the motion.

**MOTION CARRIED (6-0)**

**Certificate of Appropriateness – 3 Northside Drive**

Senior Planner, Chris Cole, presented the staff report. Mr. Cole stated that this item is a Certificate of Appropriateness request for a new residence located at 3 Northside Drive.

Mr. Cole presented the zoning, specifications, area of influence, and orientation/setback standards. Visual representations were also presented, and the front facing garage was pointed out as a singular feature in this area. Mr. Cole's review states that this COA is found to be consistent with standards governing new construction in the Historic Residential Overlay Design District. Staff recommends approval of this project.

Chairman West asked the applicant to come forward. Mr. Cole stated that the applicant was not present, but he was made aware of the meeting and was notified. Chairman West asked if there were any questions for staff in lieu of the applicant not being present.

Commissioner Hamlin discussed the front facing garage, stating that it does not blend well with this street. He further suggested that a shared driveway could make it possible to move the garage to the side, feeling that it would be a better fit for the area. Commissioner Hamlin stated that he is against this design specifically because of the front facing garage.

Mr. Smith stated that this is not a newly created lot. Commissioner Hamlin stated that the adjoining neighbor could easily fix this problem by providing an easement off the existing driveway, resulting in a shared drive. Mr. Smith explained that the city typically does not prefer driveway easements as it is better to have access directly off the street, if possible. Commissioner Hamlin felt this would be a good exception because of the aesthetics of this project.

Chairman West questioned the angle of the house. Mr. Smith discussed that it was most likely oriented to have conformity with the setbacks for the RU-I zoning, further stating that there was some adjustment administratively to have the house fit on the lot.

In the absence of the applicant and with no further questions or comments, Commissioner Yancey made a motion to table this until August. This motion was seconded by Commissioner Pulicare.

**MOTION CARRIED (6-0)**

**PUBLIC COMMENTS**

None

**ADJOURN**

With no further business, the meeting adjourned at 8:18 p.m. on a motion from Commissioner Hamlin and seconded by Commissioner Pulicare.

**MOTION CARRIED (6-0)**

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Chairman West



**City of Newnan, Georgia – Planning Commission**

Date: August 12, 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 that will contain 3,449 total heated square feet. All new residential construction projects within the HRDO district are required to obtain a Certificate of Appropriateness.

**Applicant’s Plan for 3 Northside Drive:**

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

**Update:** This application was tabled at the July 8, 2025, Planning Commission meeting. At that meeting, the Planning Commission members discussed the possibility of the applicant accessing the garage from the side or rear through the neighbor’s yard at 53 Clark Street. Staff has since received additional information from the applicant regarding this issue. As seen in the applicant’s attached memo and Exhibit A photos, there is difficulty in obtaining land for side or rear entry from neighbor Sheila McMichael at 53 Clark Street (including the loss of two rather mature trees).

At the same meeting, the Planning Commission members also indicated they would like more information on the front-facing proposed garage itself. At that same meeting, staff stated in its report that the proposed home would contain the only attached front-facing garage on Northside Drive. Since that time, staff confirmed that 10 Northside Drive features a home with an attached front-facing garage (see photo labeled Exhibit E). The property at 28 Northside Drive also features a home with an attached garage, but the garage is not forward-facing (see photo labeled Exhibit J). In addition, there are up to seven other properties on Northside Drive with detached garages or detached/attached carports (see photos).

As a reminder, 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). In its review of the original application, staff found the request to be consistent with the standards governing new construction in the Historic Residential Overlay Design District. In regards to the updated application materials, staff still finds the request to be consistent with the standards governing new construction in the Historic Residential Overlay Design District and would recommend approval.



CITY OF NEWMAN



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

Project Location

1 = 720 feet

Date: 6/17/2025 1:44 PM

 Project Location

 City Limits

Parcel # N06 0007 012

ADDRESS  
 3 NORTHSIDE DR  
 Newnan, Ga 30263

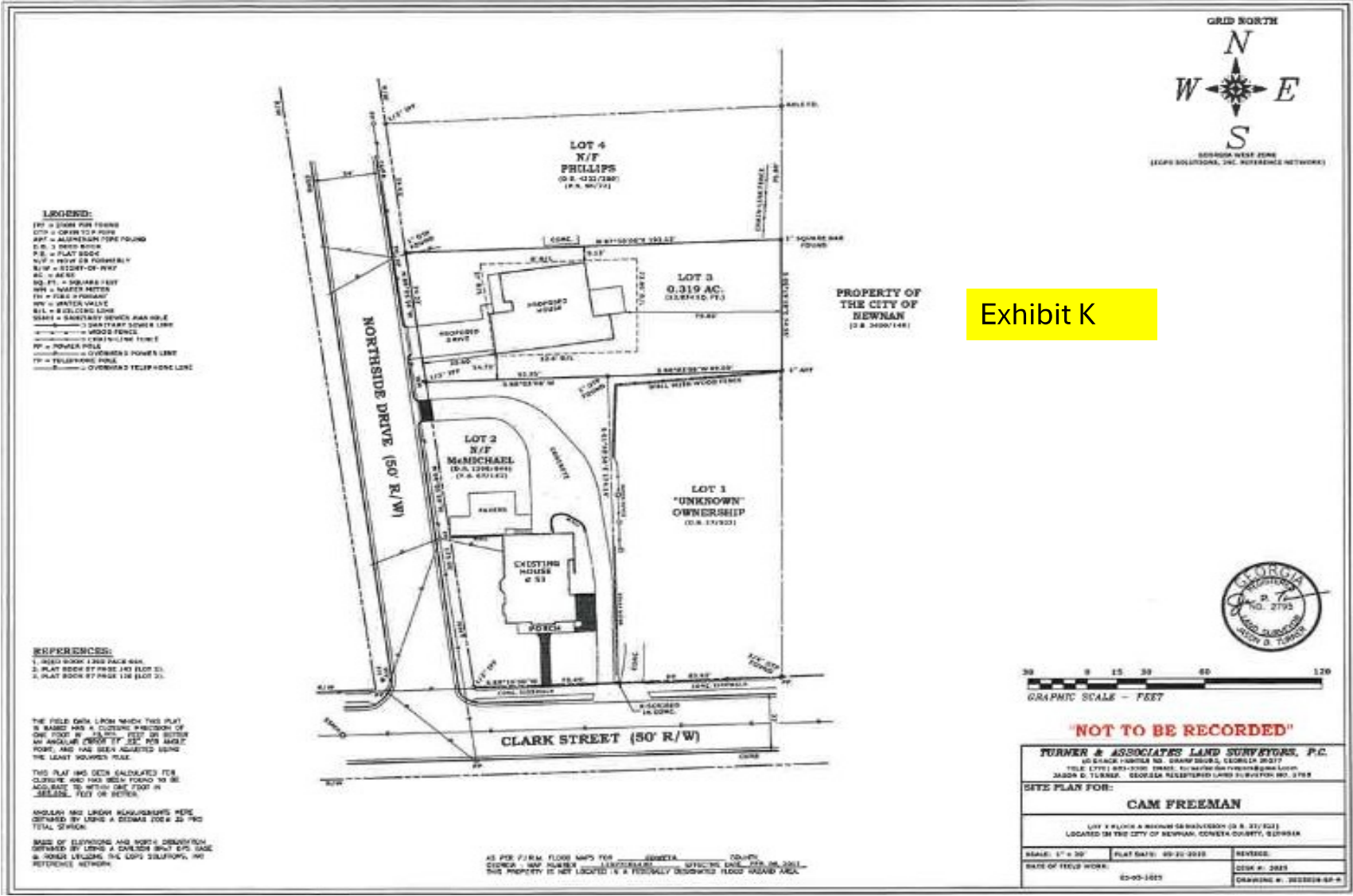
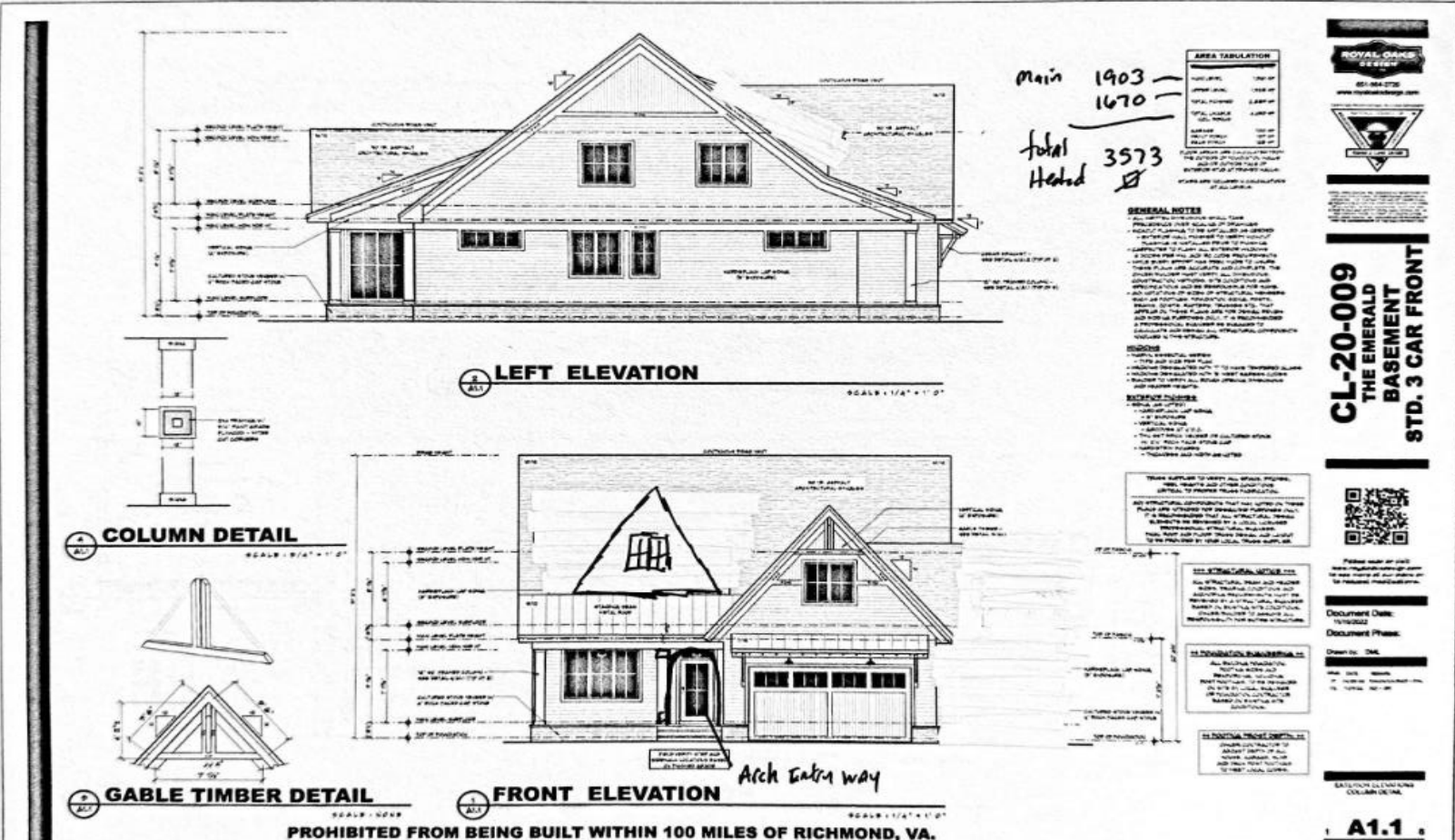


Exhibit L – For Color Scheme Only

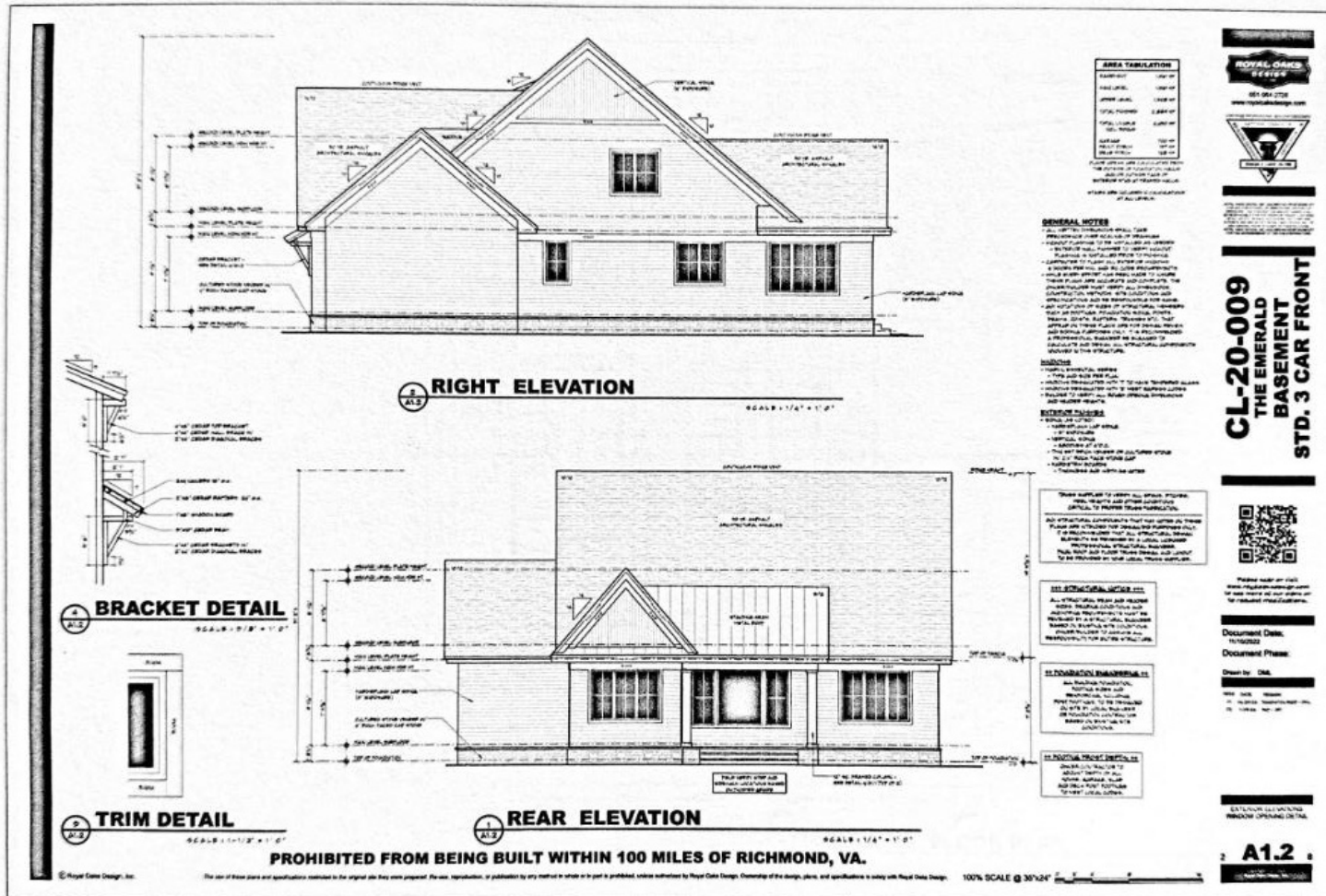


Revised Drawing Submitted on 7-21-2025



Details from Original Application – Side and Rear Hardie Lap; Front - Board and Batten; Architectural Shingles; PVC Porch Columns; Metal Roof ; Garage Overhang; Cedar Brackets; Brick Water Table; New Applicant Comment for August PC Meeting - Arched entry way along with adding a gable vs the shed roof.

Revised Drawing  
Submitted on  
7-21-2025



AREA TABULATION	
FLOOR AREA	1,000 SF
CEILING AREA	1,000 SF
WALL AREA	1,000 SF
ROOF AREA	1,000 SF
TOTAL AREA	4,000 SF



**CL-20-009**  
THE EMERALD  
BASEMENT  
STD. 3 CAR FRONT



Printed under permit  
www.regulation.com  
for use under all our plans and  
for related specifications.

Document Date:  
11/16/2022

Document Price:  
Drawn by: SMA

100% Scale  
11/16/2022  
11/16/2022

EXTRACTION IS UNLAWFUL  
UNLESS SPECIALLY NOTED

**A1.2**

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING REQUIREMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND CONNECTIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY NOTICES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY AGREEMENTS.

**FINISHES**

- 1. WALLS: BRICK, 8" THICK
- 2. CEILING: DRYWALL, 5/8" THICK
- 3. FLOOR: CONCRETE, 4" THICK
- 4. ROOF: ASPH/FLT SHINGLES
- 5. SIDING: VINYL SIDING
- 6. TRIM: 1" X 4" PINE TRIM
- 7. DOORS: 1 3/4" X 6 3/4" PINE DOORS
- 8. WINDOWS: 1 3/4" X 6 3/4" PINE WINDOWS
- 9. CHIMNEY: BRICK, 8" THICK
- 10. GUTTERS: ALUMINUM GUTTERS

**NOTES**

- 1. THESE DRAWINGS ARE FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A CONTRACT.
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- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY NOTICES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY AGREEMENTS.

**1.1.1. STRUCTURAL NOTES**

- 1. ALL STRUCTURAL MEMBERS SHALL BE AS SHOWN ON THE DRAWINGS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING REQUIREMENTS.
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**1.1.2. FINISHES**

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- 2. CEILING: DRYWALL, 5/8" THICK
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**1.1.3. FINISHES**

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- 2. CEILING: DRYWALL, 5/8" THICK
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- 9. CHIMNEY: BRICK, 8" THICK
- 10. GUTTERS: ALUMINUM GUTTERS

## 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**



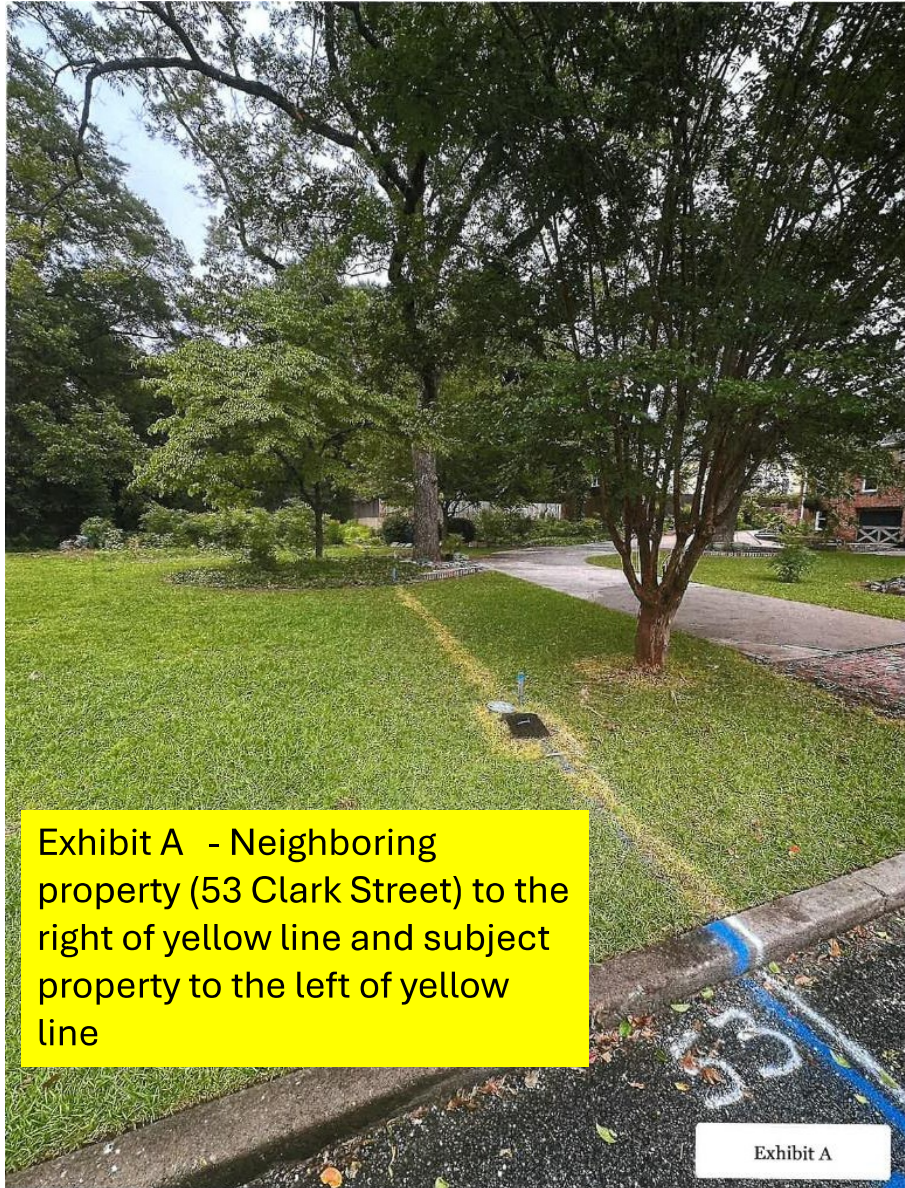


Exhibit A - Neighboring property (53 Clark Street) to the right of yellow line and subject property to the left of yellow line

Exhibit A



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Exhibit A

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Exhibit A

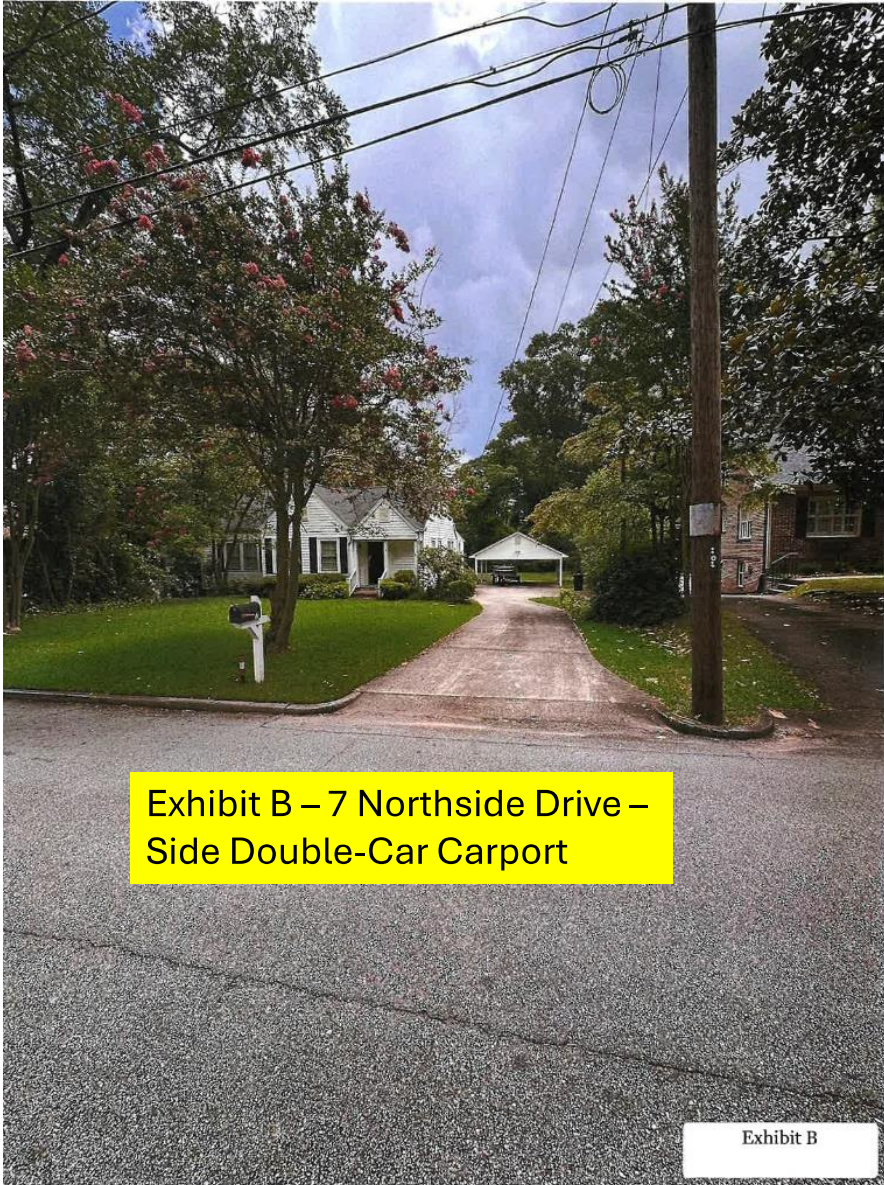


Exhibit B – 7 Northside Drive – Side Double-Car Carport

Exhibit B

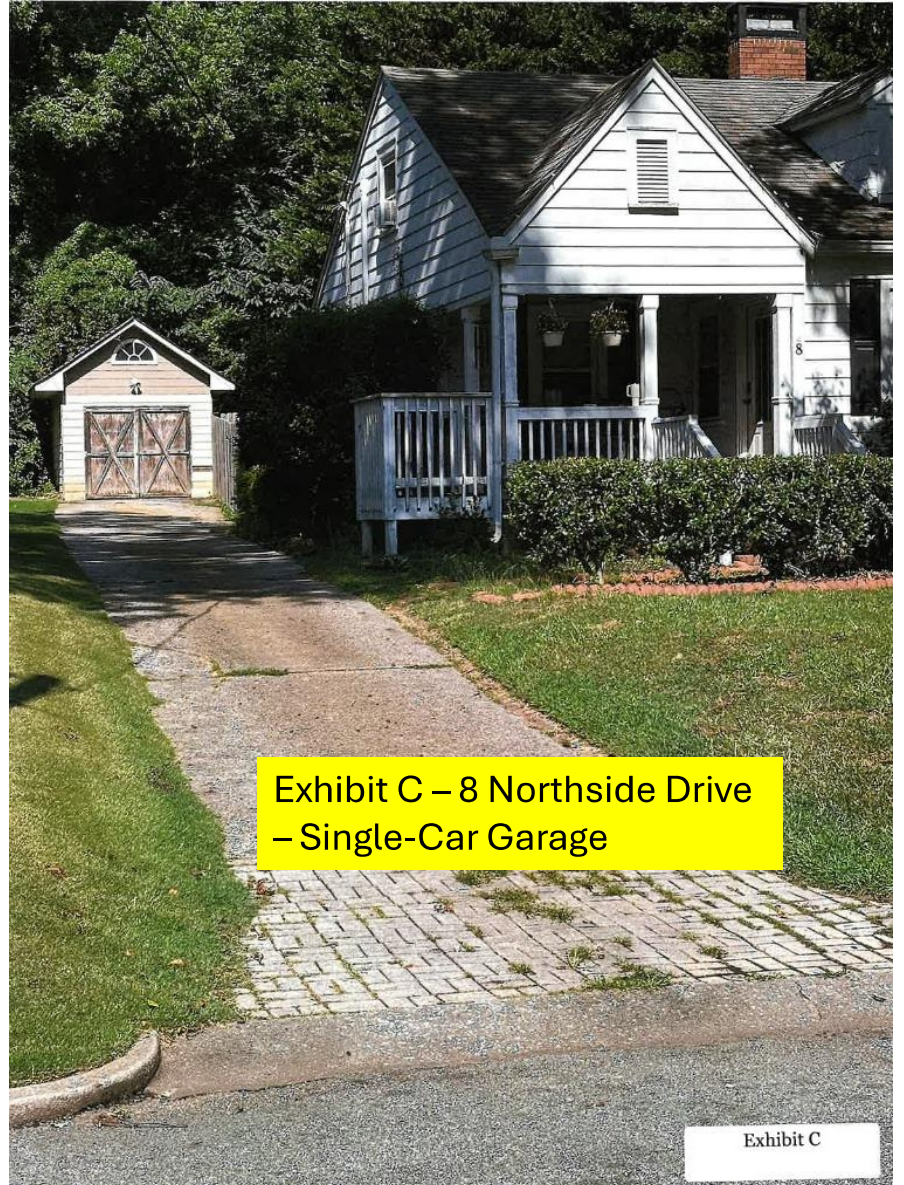


Exhibit C – 8 Northside Drive – Single-Car Garage

Exhibit C



Exhibit D – 9 Northside Drive – Side Double-Car Garage

Exhibit D

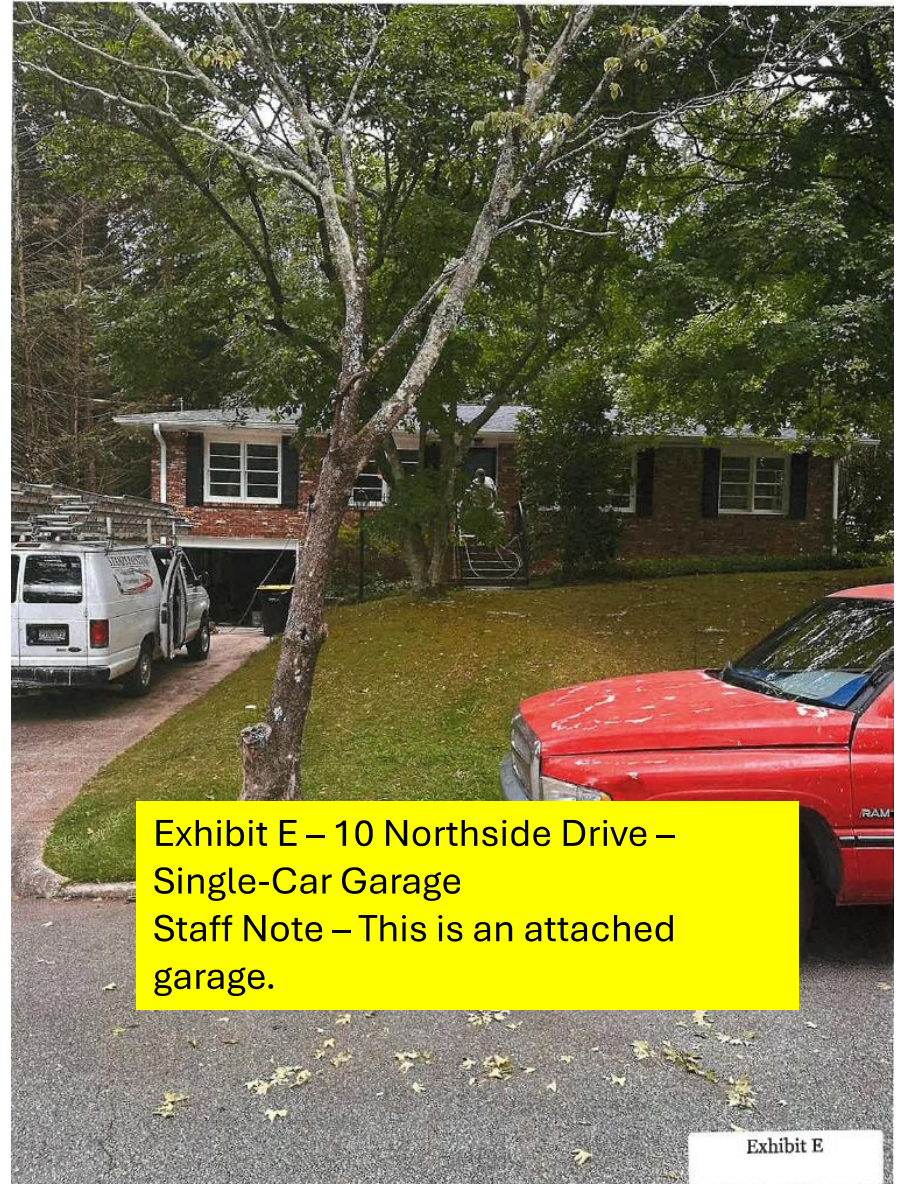
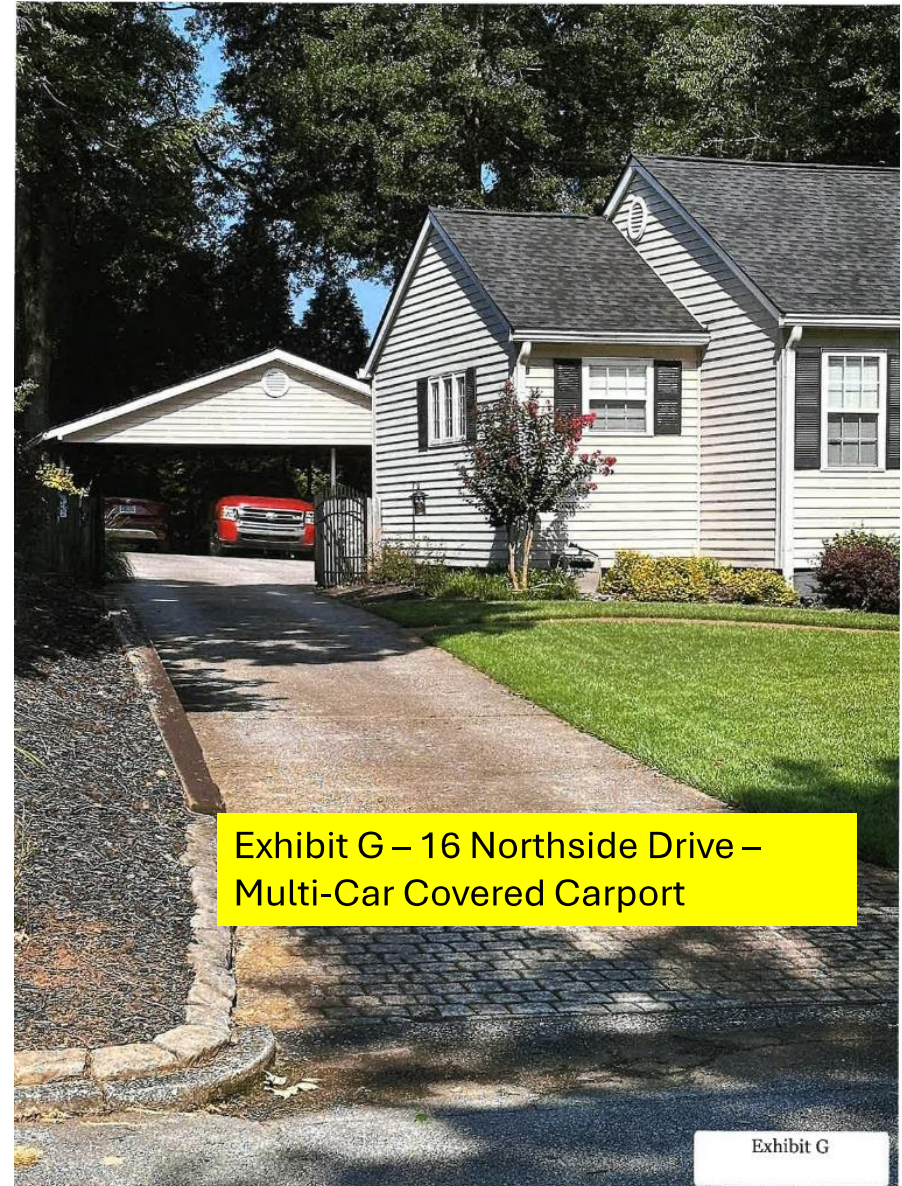
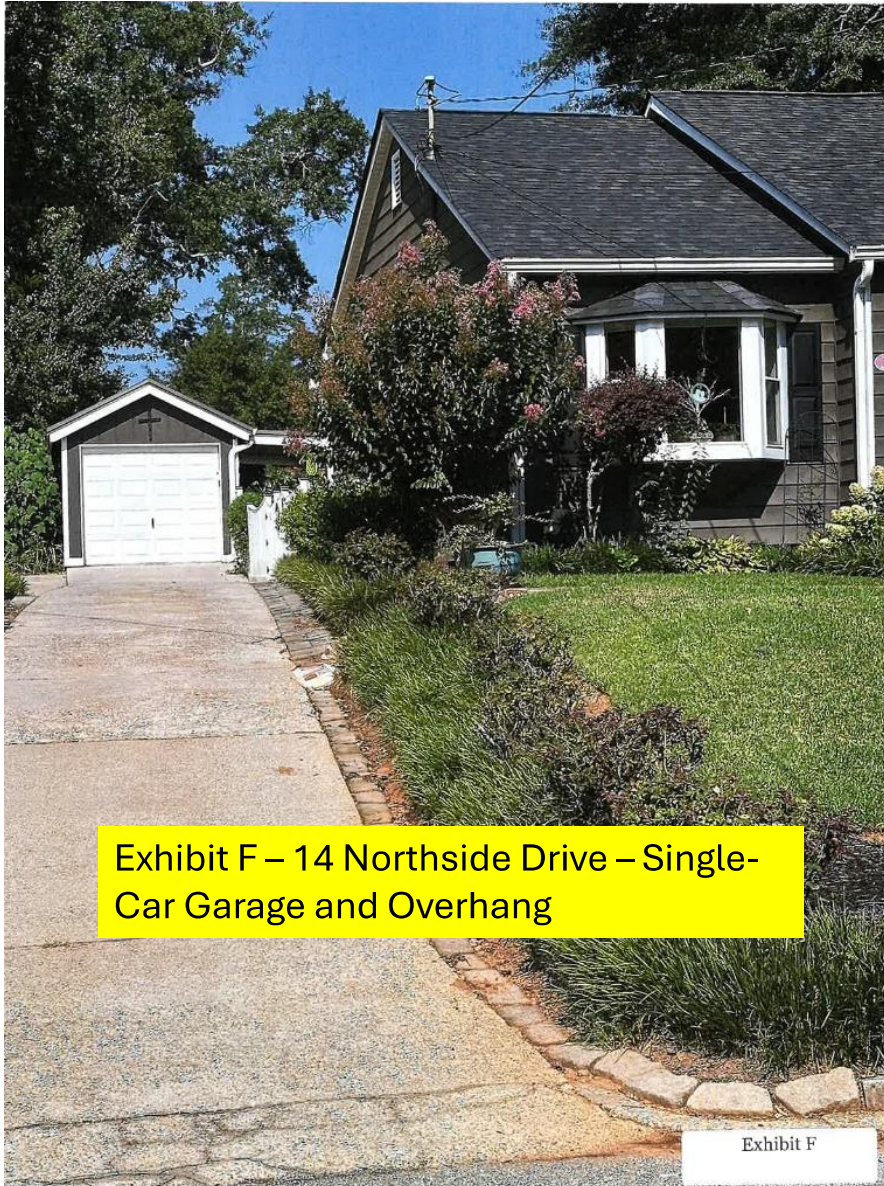


Exhibit E – 10 Northside Drive – Single-Car Garage  
Staff Note – This is an attached garage.

Exhibit E



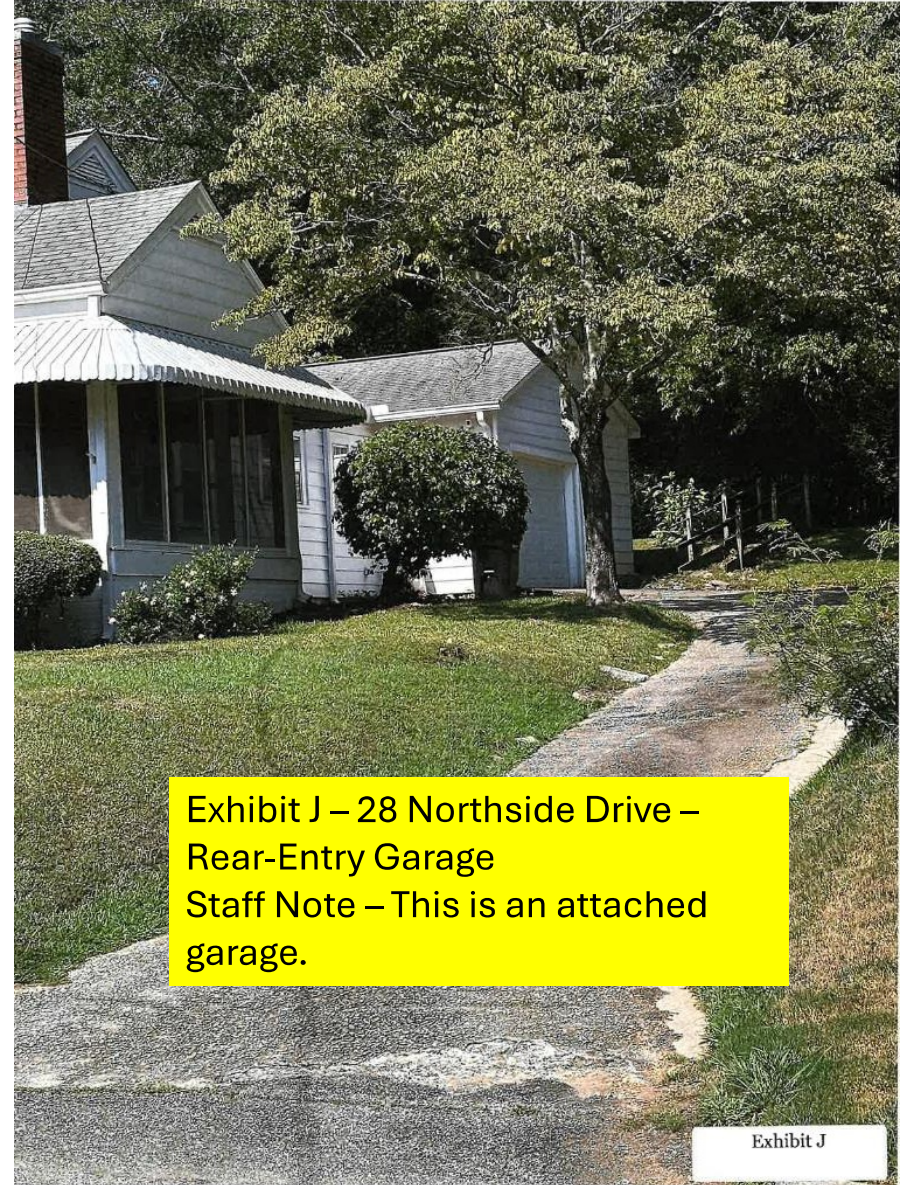




Exhibit I – 27 Northside Drive – Single-Lane Multi -  
Car Covered Carport  
Staff Note – This is an attached carport.



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 # NO6 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 15<sup>th</sup> day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

**NATURE OF PROPOSED WORK:**

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

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): Build a new house on new parcel

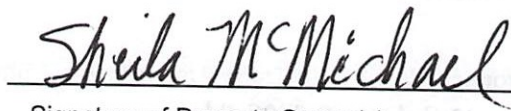
Included with the application, the following information is required:

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- ✓ 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) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**HORNE & GRIFFIS, P.C.**  
32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnanlaw.com](http://www.newnanlaw.com)

MELISSA D. GRIFFIS (GA, AL)

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

August 1, 2025

**VIA EMAIL ONLY**

Ms. Tracy Dunnivant  
Planning and Zoning Director  
City of Newnan  
25 LaGrange Street  
Newnan, Georgia 30263

RE: Todd Freeman Builder, LLC, and Cam Freeman Homes, LLC  
Certificate of Appropriateness  
3 Northside Drive, Newnan, Georgia

Dear Ms. Dunnivant:

Please allow this correspondence to serve as additional information for the Certificate of Appropriateness recently filed by Cam Freeman Homes, LLC. Todd Freeman Builder, LLC, has recently taken over this project and I am assisting them with their request. We apologize that no one attended the last Planning Commission meeting and appreciate that the item was tabled until the next meeting. I will be in attendance at said meeting.

In the interim, we wanted to take the opportunity to respond to some questions and provide additional information regarding this proposed new home on Northside Drive. My client has spoken with the neighboring property owner, Ms. Sheila McMichael, about the possibility of acquiring additional property for a side or rear entry garage. Ms. McMichael is not willing to sell additional property. I have attached a copy of four (4) photos as Exhibit "A" that were taken at the property line with yellow spray paint marking the property line. As you can see in these photos, there are two (2) rather mature trees that would have to be removed if the access point were changed and it would completely alter the tree preservation of these old trees on this property. These trees are clearly an impediment to a side entry along with Ms. McMichael's unwillingness to sell additional property, which is totally within her rights as a property owner.

We understand that there is concern that there are allegedly no other homes on Northside Drive with garages. We have taken the liberty to attach photos of those that can be seen from the road on Northside Drive. The first I have attached as Exhibit "B" is 7 Northside Drive with a side double car carport facing Northside Drive. Then we have Exhibit "C" at 8 Northside Drive with a single car garage.

Next, I have attached as Exhibit "D" the garage at 9 Northside Drive. As you can see from the photo, this home has a side double car garage facing the street. The fourth garage photo attached as Exhibit "E" is from 10 Northside Drive and you can see a single car garage facing the street. Then, the fifth garage photo attached as Exhibit "F" is 14 Northside Drive with a single car garage and overhang facing Northside Drive.

Then we have Exhibit "G" which is 16 Northside Drive with a multi car covered carport facing the street. Exhibit "H" is 18 Northside Drive with a double car covered carport that also faces the street. Continuing down Northside Drive at 27 Northside Drive is Exhibit "I" which has a single lane multi car covered carport that can be seen from the road. Finally, we have Exhibit "J" at 28 Northside Drive with a rear entry garage that can be seen from the road.

The original renderings submitted with the application have been amended to remove the side garage which would have created a three (3) car garage and to remove the windows on the roof. The Applicant has already received administrative variances for the side and rear yard setbacks based on the fact that this lot was platted many years prior to the current ordinances that are in place in the City. Based on the building limits and the shape of the lot, there is no ability to have a side or rear entry for the garage on this lot. I attach hereto as Exhibit "K" the plat with measurements of this lot.

In reviewing the neighborhood more thoroughly with the many decades of growth, building codes, design standards, and ever-changing facades, the Applicant is proposing to change the exterior to a tan/neutral tone instead of the white exterior paint in an effort to make the home more consistent with older styles that exist along Northside Drive. I have attached as Exhibit "L" a rendering of that color. The attachment is for color schemes only.

Ms. Tracy Dunnavant  
August 1, 2025  
Page 3 of 3

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The City of Newnan is a wonderful place to call home and Todd Freeman Builders, LLC, is trying to allow another family to call Newnan home at 3 Northside Drive. This will be a for sale single family home in downtown Newnan. We would request that you grant this certificate of appropriateness for this dream for a new family to occur.

Yours Truly,  
  
Melissa D. Griffis

MDG/bw  
Enclosure(s)  
cc: Mr. Chris Cole



## City of Newnan, Georgia – Planning Commission

Date: August 12, 2025

Agenda Item: Certificate of Appropriateness – 5 East Broad Street

Prepared by: Dean Smith, Senior Planner

**Purpose:** This item involves a certificate of appropriateness request from Terri Ingram regarding proposed exterior alterations for the existing building at 5 East Broad Street.

### **Background:**

<b>Zoning District</b>	Central Business District (CBD)
<b>Proposed Land Use</b>	Retail
<b>Parcel #</b>	N01 0007 016
<b>Parcel Size</b>	0.02 +/- of an acre

The applicant is requesting permission to demolish a portion of an overhang on the front façade of the building which has deteriorated and is dilapidated. The applicant further adds that the existing overhang/awning poses a hazard (see photos attached). The subject property is located within the *Downtown Design Overlay* district (DDO). Specifically, the DDO is activated in this case due to Zoning Ordinance Section 5-6(c)(6) that states, “*Demolition of any structure, whether said demolition is partial or complete shall be subject to the standards of this section [Downtown Design Overlay District].*”



- a) **Building Orientation and Setback** – There will be no changes in the orientation.
- b) **Directional Emphasis** – There will be no change in terms of directional emphasis based on the improvements to be made by the applicant.
- c) **Shape** – The principal elements and shapes should remain unaffected.
- d) **Proportion** – The proposed removal of the overhang/awning shouldn't affect the compatibility of the building.
- e) **Rhythm** – The demolition is not anticipated to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The massing of the building isn't being significantly altered.
- g) **Scale and Height** - There will be no changes in terms of scale and height.
- h) **Architectural and Site Elements** – The renovations will complement the surrounding architecture of Historic Downtown Newnan.

**Options:**

- A. Approve the certificate of appropriateness for the demolition of the awning/overhand at 5 East Broad Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Abigail Strickland, Main Street Manager, was also asked to review the proposed request. In summary, Ms. Strickland noted that although not certain if the awning is original, since the style is different than most of the downtown district along with the absence of any original photos of the building prior to the awning being added, it was difficult to provide an opinion on the request. Ms. Strickland further added that in her research, she noted that some other buildings in the downtown district had similar style awnings that were demolished at some point in time.

**Recommendation:** Staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the *Downtown Design Overlay* district (DDO). **Therefore, staff would recommend Option A; approve the certificate of appropriateness request.**

**Attachments:** Certificate of Appropriateness

**Previous Discussions with Commission:** None



CITY OF NEWNAN, GEORGIA

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

**NEWNAN**  
GEORGIA

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Address of Property 5E. BROAD STREET, NEWNAN GA, 30263

Name of Applicant TERRI INGRAM

Mailing Address 9 E. BROAD STREET, NEWNAN GA 30263

Telephone 678-463-9627

Property Owner (Use back if multiple names) \_\_\_\_\_

Mailing Address 9 E. BROAD STREET, NEWNAN GA 30263

Telephone 678-463-9627

Map # N \_\_\_\_\_ Block # \_\_\_\_\_ Parcel # N010007016 Land Lot \_\_\_\_\_

District/Section \_\_\_\_\_ Present Zoning Classification \_\_\_\_\_

Present Land Use OFFICE SPACE

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 15<sup>th</sup> day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

**NATURE OF PROPOSED WORK:**

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


Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): \_\_\_\_\_

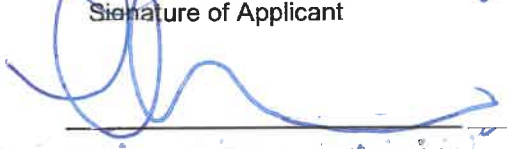
REMOVE DILAPIDATED OVERHANG AT TOP OF BUILDING. IT APPEARS TO HAVE BEEN ADDED AT LATER DATE. IT POSSES A HAZARD CURRENTLY.

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\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Property Owner(s)

**FOR OFFICIAL USE ONLY**

RECEIVED BY \_\_\_\_\_

DATE OF FILING \_\_\_\_\_

HRC MEETING DATE \_\_\_\_\_

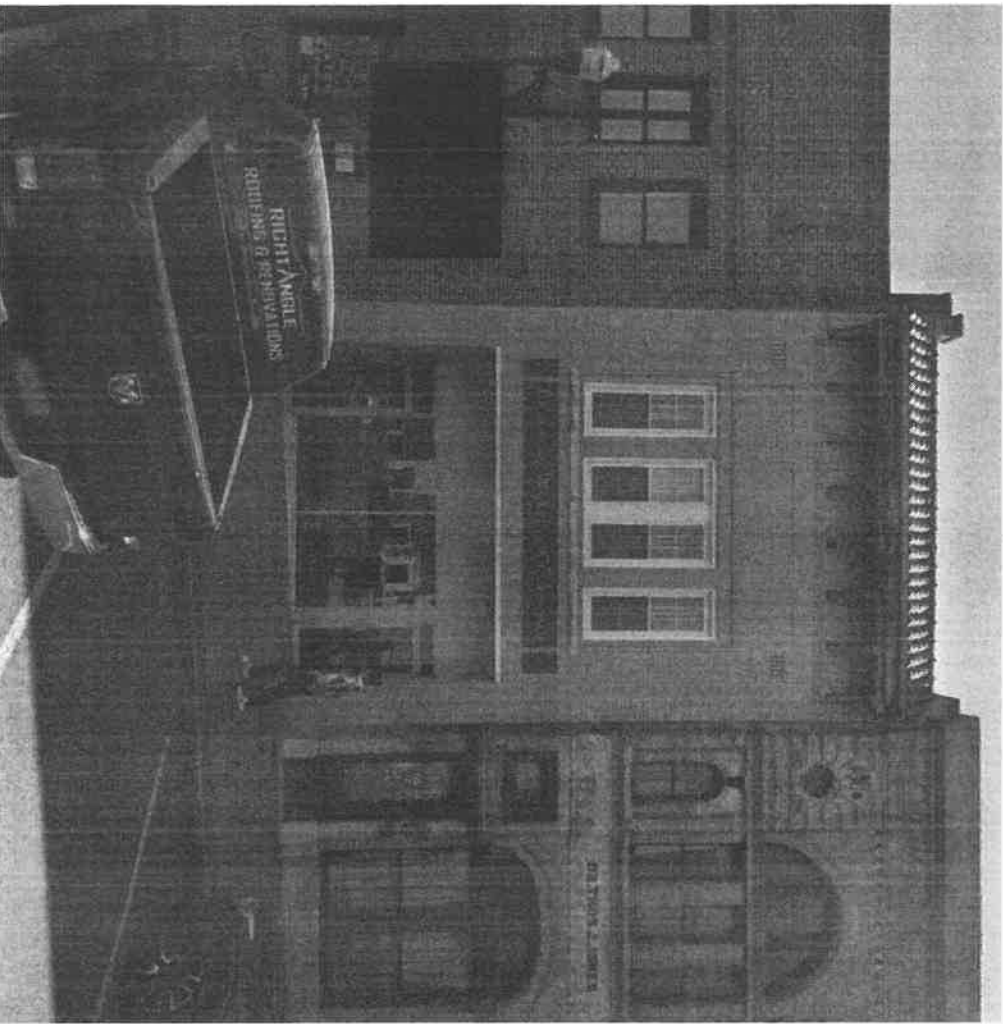
DATE OF NOTICE PUBLICATION \_\_\_\_\_

ACTION TAKEN (DATE) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5 E. Broad Street  
**BEFORE**



5 E. Broad Street  
**AFTER**















