



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on August 12, 2025
- B. Minutes from Work Session on August 12, 2025

REPORTS OF BOARDS AND COMMISSIONS

- C. Swearing In of Youth Council Students
- D. 1 Appointment - Christmas Commission, 3-year term
- E. 1 Appointment - Downtown Development Authority, 4-year term
- F. 2 Appointments - Ethics Commission, 2-year terms

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- G. Presentation from Nichols Cauley of the Audited 2024 Financial Statements - Greg Chapman
- H. Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets
- I. Consideration of Regulations to Establish Provisions for the Keeping of Backyard Chickens
- J. Consideration of Farmer Street Cemetery Improvement Project

UNFINISHED BUSINESS

- K. Consideration of Amendment to the Zoning Ordinance by adding new section 3-14 - Residential Accessory Uses - Short-Term Rentals
- L. Public Hearing - RZ2025-01 - Request to rezone 29.26 acres at 3000 McIntosh Parkway from CGN to MXD
 - 1. Public Hearing
 - 2. Accept Planning Commission Report
 - 3. Ordinance to amend zoning map for the subject property.

- M. Public Hearing - RZ2025-06 - Request to rezone 22.3 acres, Tax Parcels 087-2027-008 and 087-2027-011 from RS-20 to OI-1
 - 1. Public Hearing.
 - 2. Accept Planning Commission Report.
 - 3. Ordinance to amend the zoning map for the subject properties.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- N. Request from RPM to Close Madison St. between Jackson St. and Jefferson St. for events on September 14th and October 19th
- O. Request from Newnan High School to close streets for their annual Homecoming Parade on September 18, 2025
- P. Request from Coweta County NAACP Youth Council for the Juneteenth Parade to be a standing yearly parade

MOTION TO ENTER INTO EXECUTIVE SESSION

- Q. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 12, 2025 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

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

READING OF MINUTES

A. Minutes from the Regular Meeting on July 22, 2025

Motion by Councilman DuBose, seconded by Councilman Shell to dispense with the reading of the minutes of the Regular Meeting on July 22, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 2 Appointments – Board of Zoning Appeals, 3-year terms

Mayor Brady explained that after many years, Clif Smith decided to step down from his position with the Board of Zoning Appeals. He asked that a letter be sent thanking him for his service.

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Nathan Metts to the Board of Zoning Appeals.

MOTION CARRIED. (7-0)

Motion by Councilman Koritko, seconded by Councilman Shell to reappoint Frank Flournoy for another term.

MOTION CARRIED. (7-0)

C. 1 Appointment – Christmas Commission, 3-year term

Continue to next agenda.

D. 2 Appointments – Cultural Arts Commission, 3-year terms

Motion by Mayor Brady, seconded by Councilman Koritko to appoint Bette Hickman to the Cultural Arts Commission.

MOTION CARRIED. (7-0)

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to reappoint Makisha Strickland for another term.

MOTION CARRIED. (7-0)

E. 2 Appointments – Downtown Development Authority, 4-year terms

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to reappoint Casey Smith for another term.

MOTION CARRIED. (7-0)

Motion by Councilman Shell, seconded by Councilman Koritko to reappoint Martha Ann Parks for another term.

MOTION CARRIED. (7-0)

F. 2 Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

Off Agenda Appointment

Councilman Shell stated that Hanson Powell has stepped down from the Bicentennial Committee.

Motion by Councilman Shell, seconded by Councilman Koritko to appoint Marsha Goodrum to the Bicentennial Committee.

MOTION CARRIED. (7-0)

NEW BUSINESS

G. Consideration of Ordinance to Set the 2025 Millage Rate

City Manager stated that the recommendation is to take the full rollback rate, at 3.082 for the 2025 budget year. In 2024, Council adopted a millage rate of 3.12.

The tax digest grew in 2025 by only 2.11% and the average growth over the last 10 years had been 8.9%. The small growth in 2025 can be partially attributed to not opting out of House Bill 581.

Mr. Phillips said that with the rollback rate of 3.082 the City will be able to meet the property tax budget of \$7.45 million. Property taxes are just over 19% of the City's General Fund budget. City Council has taken the rollback rate 6 of the previous 7 years.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the ordinance as presented.
MOTION CARRIED. (7-0)

H. Consideration of Participation in Additional National Opioid Settlements

Motion by Councilman DuBose, seconded by Councilman Shell to approve participation in additional opioid settlements.

MOTION CARRIED. (7-0)

I. Consideration of Parking Closures for the 2025 City of Newnan Christmas Parade

Motion by Councilman Koritko, seconded by Councilman Shell to approve the street closures as presented.

MOTION CARRIED. (7-0)

J. Consideration of an Ordinance to Amend the Zoning Ordinance, Section 10-22, action by Council

This is to make the Zoning Ordinance consistent with the Code of Ordinances.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the amendment as presented. Opposed: Jenkins and Koritko.

MOTION CARRIED. (5-2)

UNFINISHED BUSINESS

K. Consideration of Adoption of Newnan Bicycle and Pedestrian Facilities Plan Update 2025

Mr. Craver explained that Council discussed this at retreat and then again in May 2025 and it was requested that items be added. Those items have been added, and it is now back for consideration. The additions state that the City will see Bike Friendly and Runner Friendly community designations.

Councilman Koritko asked about costs and Mr. Craver said just staff time right now. As far as application fees, he could get those for Council. Mayor Pro Tem Thomasson said that his intention was for the bike/ped plan to move forward and for the designations to run along side with that.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to approve the updated plan as presented.

MOTION CARRIED. (7-0)

L. Consideration of a Resolution for Transmittal of the 2025 update to the Capital Improvements Element (CIE), including the Short-Term Work Program (STWP) to the Three Rivers Regional Commission and the Georgia Department of Community Affairs

Motion by Councilman DuBose, seconded by Mayor Pro Tem Thomasson to adopt the resolution as presented.

MOTION CARRIED. (7-0)

M. Public Hearing – Consideration of Amendment to the Zoning Ordinance, Section 3-86(c) – Temporary Structures – Model Sales Homes

Public Hearing continued from July 22nd meeting.

Dean Smith, Senior Planner, explained that this was a Council initiated request to look at developments zoned Planned Residential Development, which allow up to 3 different types of housing products. The proposed amendments would allow PDR developments to have up to 3 model homes, one for each type.

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

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

MOTION CARRIED. (7-0)

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the amendments as proposed.

MOTION CARRIED. (7-0)

N. Public Hearing – Consideration of Amendment to the Zoning Ordinance by adding new section 3-14- Residential Accessory Uses – Short-Term Rentals

Mayor Brady reminded everyone that this public hearing was opened at the last meeting on July 22nd and then continued.

Mr. Smith said this was discussed at retreat. Some language had been crafted for this in 2018 but then it was tabled until now. The Planning Commission heard this item and recommended approval.

Councilman Guillaume asked how many short-term rentals there are in the City presently? Mr. Smith said about 25-30 based on internet estimates. He then asked if there have been any complaints about these rentals and Mr. Smith not to the Planning and Zoning department. Mayor Brady commented that he received a complaint from a citizen on Wesley St.

Councilman Guillaume then expressed concern with some language in the ordinance regarding compliance. In section 6 it states the process for complaints, first the complaining party shall attempt to contact the owner or rental agent and then if no response it will come to the City. Councilman Guillaume said he would like to take out the first point and have complaints come straight to the City. Councilwoman Jenkins agreed and commented that code violations come to the City directly so this

shouldn't be different. Council debated as to the issues that this could cause potentially. Mayor Pro Tem Thomasson asked Mr. Smith for his opinion. Mr. Smith said that a big part of short-term rentals is voluntary self-regulation. There are two parts to the registration, one is that the Planning Department will keep some kind of certificate or trail of the contact information, and they must have a business license. There is also a home inspection component. Mr. Smith said in his experience, the first attempt made to resolve a dispute directly with someone before getting a third party involved is better. City Attorney commented that the reason for this point in the ordinance is so the owner of a short-term rental knows they must be available 24/7. Mr. Smith commented that one requirement will be that the owner notify anyone in a 250ft radius and provide their contact information. Mayor Brady suggested adding "has the option to" regarding speaking to an owner about a compliant. Council continued to discuss the compliance language and potential changes.

Councilwoman Jenkins asked about the bullet point that states "only a bedroom as defined herein shall be used for overnight sleeping quarters" and why that is stated, as usually many short-term rentals have pull out couches. Mr. Smith said this is to ensure they are complying with international property maintenance codes, but it does not exclude pull-out couches.

Mayor Brady closed the public hearing.

Councilman Koritko expressed a concern with the term "unabated" that is in the compliance section and felt it was vague. Mayor Brady asked that Staff also look at that word.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to instruct staff to make edits to the language as discussed and bring back to Council.

MOTION CARRIED. (7-0)

O. 2nd and Final Reading – Consideration of Ordinance to Annex property on State Route 34 Bypass and Roscoe Rd. and Ordinance to Rezone property at 204 Roscoe Rd.

Motion by Councilman Guillaume, seconded by Councilman DuBose to approve the annexation as presented. Opposed: Jenkins.

MOTION CARRIED. (6-1)

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the rezoning as presented. Opposed: Jenkins.

MOTION CARRIED. (6-1)

***** Councilman Koritko asked to amend his vote on Item J, he meant to oppose. Minutes reflect that vote.**

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the Council meeting at 3:08pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, August 12, 2025 at 3:15PM 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, Cynthia Jenkins (called in via phone), Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears. Absent – Assistant City Manager, Meg Kelsey.

Call to Order

Mayor Brady called the meeting to order and delivered the invocation. He also stated that the two agenda items would be flipped in order.

B. Rezoning Request RZ2025-06 – Request to rezone 22.3 acres at Newnan Crossing Bypass and Turkey Creek Rd. from RS-20 to OI-1 – City of Newnan initiated request

Dean Smith, Senior Planner, said that this was considered back in March. Coweta County administration wants to relocate their offices, and they realized they must be in the City of Newnan. The two properties were annexed by legislation and the zoning defaulted to RS-20, which is residential single family. The OI-1 zoning would allow them to build offices for governmental purposes. Planning Commission voted 6-0 to recommend approval. There are no plans yet from the County, they are still in the development stage.

Councilman Koritko asked if they would have to meet city standards for buffers, with the residences around the property? Mr. Smith said no, as a government entity they are exempt from the zoning ordinance. They will have to meet soil erosion and stormwater standards.

A.Rezoning Request RZ2025-01 – Request to rezone 29.26 acres at 3000 McIntosh Parkway from CGN to MXD – Applicant: Oxford Properties, LLC as represented by Melissa Griffis, Attorney at Law

Mayor Brady recused himself due to a business conflict and Mayor Pro Tem Thomasson took over the meeting.

Mr. Smith gave background information on the property. Around 2007/2008 this property was split into commercial zoning and residential and The Willows apartments were built on the residential part but nothing commercial ever went in on the property. The property is one tax parcel, but it is bisected by McIntosh Parkway and a private drive, Wilwat Way. The applicant wants to develop 70 townhomes, 329 apartments, and 26,760 sq ft of office/commercial/restaurant space. Amenities would include clubhouse, leasing office, fitness center, pool, fire pit, dog park, and connection to the LINC trail system. The proposal includes a 15-ft planted landscape strip off the public right-of-way along McIntosh Parkway, a 35-ft densely planted landscape area along the northern portion of the site, and a 25-ft densely planted landscape area along the portion that abuts the existing RMH zoning.

The applicant is proposing privately owned streets and for sale townhomes with an established HOA. The apartments will have a rough density of 17.5 units per acre. The breakdown of units would be 164 1-bedroom units between 700-900 sq ft with rent ranging from \$1,625-1,800, 147 2-bedroom units between 1,050-1,250 sq ft with rent ranging from \$1,990-2,250 and 18 3-bedroom units between 1,400-1,450 sq ft with rent ranging from \$2,500 and up. The townhomes would be roughly 6.5 units per acre. They will all be 1,700 sq ft and cost \$400,000 and up.

Due to the size of the project, it did go through the Development of Regional Impact process, and the applicant will have to meet the conditions from that. In addition, staff recommend that the project be consistent with all conditions in the application and the project will be capped at 329 apartments and 70 townhomes. City Landscape Architect expressed concern and does not want the concept plan to override any requirements of the ordinance.

The Planning Commission voted 6-0 to recommend denial of the rezoning request. Mr. Smith showed renderings of the project.

Councilman Koritko expressed concern about the 17.5 units per acre with the apartments. Mayor Pro Tem Thomasson asked if any other mixed-use projects have that density and Mr. Smith stated yes, the recently approved project on the bypass is slightly higher than that. Councilman Koritko also expressed concern about traffic, the report said that the development would produce 4,100 new trips a day, which seems like a lot. Mr. Smith explained that during the DRI process there were suggestions for traffic improvements in the future but nothing that the developer is required to do now and they did look at the whole surrounding area, not just McIntosh Parkway. Councilman Guillaume asked a few questions that were addressed by the Applicant.

Applicant:

Melissa Griffis, attorney for the applicant, stated that a few different professionals could answer questions depending on the different parts of the project.

Paul Austin with Oxford Properties spoke about the decision not to put more townhomes on the side with the apartments. He explained that after looking at efficiencies and visibility with retail, it made the most sense to keep the townhomes concentrated on the one side.

Jared McKinnon, civil engineer on the project, addressed the question about parking. He said they tried to create a loop around the project for fire truck access. He also commented that there is plenty of space to do a lot of landscaping along McIntosh Parkway that should help screen the parking lot. Councilman Guillaume asked about additional screening efforts and Mr. McKinnon said yes that there are opportunities for that. Ms. Griffis said the applicant would be willing to take any suggestions from Council for screening and landscaping so that it is consistent along McIntosh Parkway.

Mayor Pro Tem Thomasson asked about a signal for crossing the street? Mr. Smith says a 4-way stop has been discussed but nothing signalized. John Walker, traffic engineer with Kimley Horn first explained that while 4,100 trips a day sounds like a lot, it is really 2,000 in and out over 24 hours so it's not as much as it seems. If this development was just office and retail, it would be 3 times as much traffic. Ashley Park Blvd to the East of the site has a 4-way stop and people can cross there.

Ellen Garland, architect with Silver Studios, went over the layout of the commercial area and elevations. Mayor Pro Tem Thomasson asked why mixed use and not just residential? Ms. Griffis said the definition of mixed use in the ordinance encourages live, play, work and so this offers everything. The site has been zoned commercial for over 18 years and has been undeveloped. The younger generation is looking for quick service and they don't want to have to go far for that. The mixed-use designation allows for more creativity.

There was further discussion about crossing McIntosh Parkway, between the two pieces. Ms. Griffis said that the applicant is willing to work with City Engineer to figure out the best option and Council asked that this be added as a condition when this comes back for the public hearing. Councilman Koritko asked if any of the property will be gated? Mr. Austin showed on the plan where gates will be located. Warren Jelly, President of Providence Group, gave some more details about the types of gates that would be used. Mr. Austin showed where fencing would be.

Councilman Koritko asked if there is adequate parking. Mr. Austin said they have the required number of spaces. Mr. McKinnon said the residential will have over 1 ½ spaces per unit and for office/commercial it will be 1 space per every 250 sq ft minimum and restaurant is 1 space per 75 sq ft. Ms. Griffis stated that the project meets the parking requirements of the ordinance. Mr. Smith stated that townhomes will have 2 off street spaces and a garage.

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the meeting at 4:09pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



To: Mayor and Council
Date: August 26, 2025
Agenda Item: Consideration of Surplus Property Declaration and Disposition of Capital Assets and Controlled Assets
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

To obtain Council approval of the disposition of certain assets identified in the attached schedule.

Background:

During the recent auditing process, staff identified a number of capital assets that are no longer in service yet remain on the city's financial records. A copy of those items is included as an attachment in your agenda materials.

All items have been fully depreciated. Disposition reasons vary from demolition, renovation/remodeling, transition of software, surrender of title due to total loss of vehicles, and donation. Due to these varying reasons, the Council never declared these items as "surplus", as they were not viable for sale. Please note these assets date from 1997-2016 and the vast majority should have been removed years ago.

Asset disposal is a crucial part of asset management as it is critical for maintaining accurate financial records and optimizing city operations. Moving forward, the finance team will evaluate assets bi-annually to ensure that there is a proper accounting of all assets.

Funding:

Not applicable.

Recommendation:

Attachments:

1. Old Assets to Remove from System

Previous Discussion with Council:

Not applicable.

Assets to be Removed							
Year Capitalized	Asset	Disposal Reason	Category	Dept		Original Value	Current Value Fully Depreciated
2013	99910162	Replaced with Asset 99910307	Bldg - Bldg Imp Other	09	Replacement of Carpet at Carnegie	\$ 7,430.34	\$0.00
2018	99910179	Asset replaced - OLD removed by contractor	Bldg Imp - HVAC	09	HVAC at Wesley Street Gym	\$ 5,802.05	\$0.00
2018	99910180	Asset replaced - OLD removed by contractor	Bldg Imp - HVAC	09	HVAC at Wesley Street Gym	\$ 5,802.05	\$0.00
2003	55510015	Demoed and Replaced with Fire Training Facility Renovations (2024)	Building /Parks	93	Burn Bulding - 473 Greison Trail	\$ 105,795.00	\$0.00
1978	55510016	Demoed and Replaced with Fire Training Facility Renovations (2024)	Building /Parks	93	Burn Bulding - 473 Greison Trail	\$ 35,000.00	\$0.00
1980	55510017	Demoed and Replaced with Fire Training Facility Renovations(2024)	Building /Parks	93	Burn Bulding - 473 Greison Trail	\$ 7,000.00	\$0.00
1977	55510029	Demoed and Replaced new Cemetery Office (2009)	Building/Parks	93	Oak Hill Cemtery Office	\$ 11,000.00	\$0.00
1997	200111	Scrapped and Replaced	Facilities	23	House Drape for Auditorium	\$ 7,000.00	\$0.00
2000	200113	Old - Replaced - Not Capital	Facilities	23	Picnic Tables, Grills and Trash Receptacles	\$ 8,752.00	\$0.00
2013	200676	Broke and discarded years ago and replaced	Facilities	23	Freedom Portable Pool Lift	\$ 5,683.45	\$0.00
2016	102939	Scrapped and Replaced	FD	50	Hand Held Pulse Oximeter	\$ 438.00	\$0.00
1991	200258	lifetime over/used in training	FD	50	Haz Mat Suit	\$ 9,695.00	\$0.00
1996	200264	obsolete system/replaced/recycled	FD	50	Air Packs	\$ 14,792.00	\$0.00
2019	104378	Scrapped and Replaced	FD	50	GE Dryer	\$ 425.60	\$0.00
1998	200270	obsolete system/replaced/recycled	FD	50	Maratrac Radios (6)	\$ 8,500.00	\$0.00
1998	200274	obselete system/replaced	FD	50	MTR 2000 Base Radio	\$ 9,000.00	\$0.00
1999	200276	replaced per 10 year lifespan	FD	50	Turnout Gear (8)	\$ 6,280.00	\$0.00
1999	200280	obselete/replaced	FD	50	Extrication Equipment	\$ 7,499.00	\$0.00
2000	200288	obsolete system/replaced	FD	50	MSA Air Packs (3)	\$ 7,102.95	\$0.00
2000	200290	obsolete system/replaced/recycled	FD	50	Maratrac A7 VHF Radios (4)	\$ 8,200.00	\$0.00
2000	200291	obsolete system/replaced/recycled	FD	50	Mosaic Printer	\$ 3,365.00	\$0.00
2000	200293	obsolete/replaced	FD	50	Air Packs (3)	\$ 9,230.00	\$0.00
2000	200295	Scrapped/no redeeming value/replaced	FD	50	Cascade Breathing System	\$ 20,268.28	\$0.00
2000	200297	obsolete/replaced	FD	50	Thermal Imager	\$ 12,487.00	\$0.00
2000	200300	obsolete/replaced	FD	50	UHF System	\$ 31,000.00	\$0.00
2010	200489	Disposed with 1998 Pierce Engine	FD	50	"No Smoke" Exhaust removal system	\$ 8,674.00	\$0.00
2010	200490	Disposed with 1986 Snorkel Apparatus	FD	50	"No Smoke" Exhaust removal system	\$ 8,674.00	\$0.00
2010	200491	Disposed with 1994 Pierce Engine	FD	50	"No Smoke" Exhaust removal system	\$ 8,674.00	\$0.00
1996	200143	Scrapped/no redeeming value/replaced	Garage	68	Electronic Gate	\$ 6,475.00	\$0.00
2000	200153	Scrapped/no redeeming value - past useful life	Garage	68	Megatrak Fuel System	\$ 13,500.00	\$0.00
1997	99910065	Demoed with Garage Renovations (2015)	Imp - Bldg Other	09	Natural Gas Pumping Station	\$ 50,000.00	\$0.00
1997	99910075	Demoed with Wadsworth Parking Lot Renovations	Imp - Bldg Other	09	Lee Street Drug Task Force Offices	\$ 1,777.50	\$0.00
1997	99910080	Demoed with Renovations (2009)	Imp - Bldg Other	09	Oak Hill Cemetery Offices Renovations	\$ 6,941.00	\$0.00
1998	99910089	Demoed with Garage Renovations (2015)	Imp - Bldg Other	09	Gas Canopy @ City Garage	\$ 2,792.23	\$0.00
1998	99910090	Demoed with Garage Renovations (2015)	Imp - Bldg Other	09	Gas Tank @ City Garage	\$ 10,300.00	\$0.00
1998	99910100	Demoed with Garage Renovations (2015)	Imp - Bldg Other	09	Shelter Over Gas Tank @ City Garage	\$ 4,485.00	\$0.00
1998	99910106	Demoed with Garage Renovations (2015)	Imp - Bldg Other	09	Canopy Over Gas Tanks @ City Garage	\$ 750.00	\$0.00
1998	99910067	Demoed with City Pool Full Renovations (2010)	Imp - Land - Fencing	09	Fencing @ Duncan Street Pool	\$ 1,248.00	\$0.00
1998	99910068	Demoed with Garage Renovations (2015)	Imp - Land - Fencing	09	Fencing @ City Garage	\$ 5,000.00	\$0.00
1998	99910069	Replaced With Pickett Field Full Renovations (2021)	Imp - Land - Fencing	09	Fencing Repairs @ Pickett Field	\$ 822.50	\$0.00
1993	99910025	Demoed with Ray Park Full Renovations (2015)	Imp - Land Park Imp	09	Resurface Tennis Courts	\$ 6,925.35	\$0.00
1994	99910038	Replaced with CJ Skate Park Full Renovations (2021)	Imp - Land Park Imp	09	CJ Smith Park Improvements	\$ 7,980.00	\$0.00
1994	99910039	Replaced with CJ Skate Park Full Renovations (2021)	Imp - Land Park Imp	09	CJ Smith Park Improvements	\$ 1,035.99	\$0.00
1996	99910057	Replaced with CJ Skate Park Full Renovations (2021)	Imp - Land Park Imp	09	CJ Smith Park Improvements	\$ 13,883.94	\$0.00
1996	99910058	Replaced with City Pool Full Renovations (2010)	Imp - Land Park Imp	09	Duncan Street Pool Renovations	\$ 28,428.63	\$0.00
1996	99910059	Replaced With Pickett Field Full Renovations (2021)	Imp - Land Park Imp	09	Pickett Field Renovations	\$ 48,415.05	\$0.00

1996	99910060	Replaced with Ray Park Full Renovations (2014)	Imp - Land Park Imp	09	Ray Park Renovations	\$ 9,172.14	\$0.00
1996	99910063	Replaced With Pickett Field Full Renovations (2021)	Imp - Land Park Imp	09	Pickett Field Renovations	\$ 4,942.00	\$0.00
1996	99910095	Demoed with CJ Skate Park Full Renovations (2021)	Imp - Land Park Imp	09	Bleachers and Rails CJ Smith Park	\$ 1,382.00	\$0.00
1996	99910102	Replaced With Pickett Field Full Renovations (2021)	Imp - Land Park Imp	09	Pickett Field Renovations	\$ 2,019.60	\$0.00
2000	99910113	Demoed with Ray Park Full Renovations (2015)	Imp - Land Park Imp	09	Resurface Tennis Courts	\$ 10,788.00	\$0.00
2007	99910140	Should not have been an asset - this was maintenance	Imp-Bldg Other	09	Painting @ Male Academy Museum	\$ 5,840.00	\$0.00
1980	99910000	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 974.67	\$0.00
1980	99910001	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 975.00	\$0.00
1981	99910002	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 2,744.44	\$0.00
1981	99910003	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 1,236.00	\$0.00
1981	99910004	Has been replaced with renovations & under Capital threshold	Improvements	09	Oak Hill Cemetery Improvements	\$ 503.65	\$0.00
1985	99910005	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 507.95	\$0.00
1986	99910006	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 3,192.00	\$0.00
1986	99910007	Has been replaced with renovations & under Capital threshold	Improvements	09	Oak Hill Cemetery Improvements	\$ 3,214.00	\$0.00
1987	99910009	Has been replaced with renovations & under Capital threshold	Improvements	09	Toilets/Fixtures	\$ 1,922.40	\$0.00
1987	99910010	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 1,055.19	\$0.00
1987	99910011	Has been replaced with renovations & under Capital threshold	Improvements	09	Video Equipment (no longer have)	\$ 3,960.00	\$0.00
1988	99910012	Has been replaced with renovations & under Capital threshold	Improvements	09	East View Cemetery improvements	\$ 981.00	\$0.00
1989	99910013	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 659.00	\$0.00
1990	99910015	Has been replaced with renovations & under Capital threshold	Improvements	09	25 Jefferson Improvements	\$ 3,990.00	\$0.00
1990	99910016	Has been replaced with renovations & under Capital threshold	Improvements	09	Jackson/Temple	\$ 1,547.70	\$0.00
1991	99910018	Has been replaced with renovations & under Capital threshold	Improvements	09	Refinish Stage Floor in Wadsworth (redone again)	\$ 1,573.00	\$0.00
1992	99910019	Has been Replaced - removed by contractor	Improvements	09	Heat Pump (Since been replaced)	\$ 2,800.00	\$0.00
1993	99910020	Has been Replaced - removed by contractor	Improvements	09	HVAC Sysytem (Since been replaced)	\$ 2,700.00	\$0.00
1993	99910021	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 2,179.91	\$0.00
1993	99910022	Has been replaced with renovations	Improvements	09	Widen Bay Doors @ Fire Station 1	\$ 23,714.00	\$0.00
1993	99910023	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 2,190.32	\$0.00
1993	99910024	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 2,280.85	\$0.00
1993	99910026	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 782.80	\$0.00
1993	99910027	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 535.48	\$0.00
1994	99910040	Has been replaced with renovations & under Capital threshold	Improvements	09	Duncan St Improvements	\$ 1,395.00	\$0.00
1994	99910041	Has been replaced with renovations & under Capital threshold	Improvements	09	Repairs/Renovations	\$ 2,307.87	\$0.00
1994	99910042	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 103.76	\$0.00
1994	99910043	Has been replaced with renovations & under Capital threshold	Improvements	09	East View Cemetery improvements	\$ 2,024.00	\$0.00
1994	99910044	Has been replaced with renovations & under Capital threshold	Improvements	09	Improvements	\$ 492.00	\$0.00
1995	99910046	Replaced with Remodel - removed by contractor	Improvements	09	Heat Pump (Since been replaced)	\$ 12,955.00	\$0.00
1995	99910048	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 4,559.86	\$0.00
1995	99910050	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 2,800.22	\$0.00
1995	99910052	Has been replaced with renovations & under Capital threshold	Improvements	09	Renovations	\$ 454.54	\$0.00
1996	99910054	Has been replaced with renovations & under Capital threshold	Improvements	09	Municipal Auditorium Renovations	\$ 4,296.00	\$0.00
1997	99910071	Has been replaced with renovations & under Capital threshold	Improvements	09	Kitchen Cabinets @ Fire Station 1 (Since been replaced with remodel)	\$ 2,478.00	\$0.00
1997	99910073	Has been replaced with renovations & under Capital threshold	Improvements	09	Male Academy Renovations	\$ 652.90	\$0.00
1997	99910074	Has been replaced with renovations & under Capital threshold	Improvements	09	Wesley Street Gym Renovations	\$ 175.00	\$0.00
1997	99910076	Has been replaced with renovations & under Capital threshold	Improvements	09	Heat Pump Police Station (Since been replaced)	\$ 2,750.00	\$0.00
1997	99910077	Has been replaced with renovations & under Capital threshold	Improvements	09	A/C Condenser (Since been replaced)	\$ 1,199.00	\$0.00
1997	99910078	Has been replaced with renovations & under Capital threshold	Improvements	09	Fire Station 1 Renovations (Since been renovated again)	\$ 1,392.71	\$0.00
1997	99910079	Has been replaced with renovations & under Capital threshold	Improvements	09	A/C Compressor (Since been replaced)	\$ 1,150.00	\$0.00
1997	99910081	Has been replaced with renovations & under Capital threshold	Improvements	09	Verona Rosser Renovations (Renovated again)	\$ 726.44	\$0.00
1997	99910082	Has been replaced with renovations & under Capital threshold	Improvements	09	Male Academy Renovations	\$ 4,595.00	\$0.00
1998	99910086	Has been replaced with renovations & under Capital threshold	Improvements	09	Municipal Auditorium Renovations	\$ 694.62	\$0.00
1998	99910087	Has been replaced with renovations & under Capital threshold	Improvements	09	A/C Unit PD (since been replaced)	\$ 2,096.00	\$0.00

1998	99910088	Has been replaced with renovations & under Capital threshold	Improvements	09	Verona Rosser Renovations (Renovated again)	\$ 1,815.62	\$0.00
1998	99910091	Has been replaced with renovations & under Capital threshold	Improvements	09	Male Academy Renovations	\$ 3,397.27	\$0.00
1998	99910093	Has been replaced with renovations & under Capital threshold	Improvements	09	Wesley Street Gym Renovations	\$ 903.63	\$0.00
1998	99910094	Has been replaced with renovations & under Capital threshold	Improvements	09	Fencing at Pickett (replaced with renovations 2021)	\$ 4,679.10	\$0.00
1998	99910095	Has been replaced with renovations & under Capital threshold	Improvements	09	Bleachers at C Jay Smith	\$ 1,382.00	\$0.00
1999	99910099	Has been replaced with renovations & under Capital threshold	Improvements	09	Heat Pump at Garage (Replaced with renovations)	\$ 3,525.00	\$0.00
1999	99910101	Has been replaced with renovations & under Capital threshold	Improvements	09	Roof Repairs at Wadsworth (since been repaired/replaced)	\$ 3,275.00	\$0.00
2000	99910105	Has been replaced with renovations & under Capital threshold	Improvements	09	A/C Unit PD (since been replaced)	\$ 2,200.00	\$0.00
2000	99910107	Has been replaced & under Capital threshold	Improvements	09	Door Repairs @ Wadsworth (Doors replaced)	\$ 879.00	\$0.00
2000	99910108	Has been replaced with renovations & under Capital threshold	Improvements	09	Fence Gate Repairs at Lynch Park (fence replaced with renovations)	\$ 1,373.00	\$0.00
2000	99910128	Not capital and unable to Identify	Improvements	09	General Service Improvements	\$ 476.32	\$0.00
2000	99910109	Has been replaced with renovations & under Capital threshold	Improvements	09	Basketball goals @ Wesly Street (replaced)	\$ 3,988.00	\$0.00
1996	200318	Obsolete Software System - replaced with logos	M & E Equip		AS/400 System (was City's tax system)	\$ 20,733.00	\$0.00
1987	99910008	Obsolete/Has been recycled	Improvements	09	Security Equipment	\$ 5,900.00	\$0.00
2000	100149	Scrapped/no redeeming value/replaced	Finance	13	3 Drawer Filing Cabinet	\$ 453.44	\$0.00
2009	200006	obsolete system/replaced/recycled	PD	40	Receiver System	\$ 35,200.00	\$0.00
2008	200012	Wrecked - Insurance Claim - Insurance Provider Took Possession	PD	40	2008 Dodge Charger	\$ 18,867.81	\$0.00
2008	200026	obsolete system/replaced/recycled	PD	40	Vision AIR RMS	\$ 11,138.50	\$0.00
1993	200266	obsolete system/replaced/recycled	PD	40	Unitel 121B Radio	\$ 10,866.05	\$0.00
1995	200312	obsolete system/replaced/recycled	PD	40	Desktop Radio	\$ 6,479.94	\$0.00
1996	200313	Removed and scrapped from perviously sold surplus vehicles	PD	40	Four Light Bars	\$ 2,956.00	\$0.00
1996	200315	obsolete system/replaced/recycled	PD	40	Seven Maratrac Radios	\$ 10,696.00	\$0.00
1996	200317	obsolete system/replaced/recycled	PD	40	Two Maratrac Radios	\$ 3,538.00	\$0.00
1996	200318	Obsolete Software System - replaced with Logos	PD	40	AS/400 System (was City's tax system)	\$ 20,733.00	\$0.00
1997	200326	Removed and scrapped from previously sold surplus vehicles	PD	40	Four Light Bars	\$ 2,588.00	\$0.00
1998	200333	obsolete system/replaced/recycled	PD	40	OND Target System	\$ 5,010.00	\$0.00
1998	200334	obsolete system/replaced/recycled	PD	40	3 In -Car Video Recording Systems	\$ 10,410.00	\$0.00
1998	200339	obsolete system/replaced/recycled	PD	40	Five In-Car Video Recording Systems	\$ 17,350.00	\$0.00
1999	200343	obsolete system/replaced/recycled	PD	40	Three Mobile Systems	\$ 10,410.00	\$0.00
1999	200344	obsolete system/replaced/recycled	PD	40	Forty Maratrac HT 1000 Radios	\$ 26,110.00	\$0.00
1999	200346	Obsolete Software System - Has been upgraded	PD	40	GPS for Police Cars	\$ 370,108.83	\$0.00
2000	200354	obsolete system/replaced/recycled	PD	40	VHF Repeater System	\$ 13,196.75	\$0.00
2000	200355	obsolete system/replaced/recycled	PD	40	RACAL Voice Communications	\$ 12,999.00	\$0.00
2001	200362	obsolete system/replaced/recycled	PD	40	Desktop Computers	\$ 5,979.45	\$0.00
2001	200372	obsolete system/replaced/recycled	PD	40	Radios	\$ 6,140.00	\$0.00
2002	200382	obsolete system/replaced/recycled	PD	40	CCTV Aerial Camera System	\$ 124,185.00	\$0.00
2003	200387	Demoed during Fire Training Facility Renovations	PD	40	Two Cargo Containers	\$ 21,340.00	\$0.00
2005	200403	Obsolete software - upgraded years ago	PD	40	Video Forensic	\$ 26,631.97	\$0.00
2006	200412	Obsolete software - upgraded years ago	PD	40	Field Based Reporting System	\$ 21,298.05	\$0.00
2007	200445	Obsolete software	PD	40	Field Based Reporting System	\$ 17,990.95	\$0.00
2008	200447	obsolete system/replaced/recycled	PD	40	Comlink Voice recorder	\$ 11,263.00	\$0.00
2009	200473	Donated to Warm Springs	PD	40	2009 Ford Crown Vic	\$ 21,270.16	\$0.00
2009	200474	Donated to West Point	PD	40	2009 Ford Crown Vic	\$ 21,270.16	\$0.00
2010	200496	obsolete system/replaced/recycled	PD	40	CCTV Camera Monitoring System	\$ 8,236.43	\$0.00
2010	200499	demoed in renovations of old PD	PD	40	Control Access Lock System	\$ 44,712.00	\$0.00
2011	200505	Wrecked - Insurance Claim - Insurance Provider Took Possession	PD	40	2011 Ford Crown Vic	\$ 21,553.22	\$0.00
2011	200509	Donated to West Point	PD	40	2011 Ford Crown Vic	\$ 21,553.22	\$0.00
2012	200534	Wrecked - Insurance Claim - Insurance Provider Took Possession	PD	40	2012 Dodge Charger	\$ 22,957.81	\$0.00
2012	200537	Obsolete software	PD	40	Electronic Warrant Interchange	\$ 5,350.00	\$0.00
2012	200538	Obsolete software	PD	40	Video Forensic System	\$ 13,612.00	\$0.00
2012	200546	Obsolete Software System - Has been upgraded	PD	40	Software UpGrade Wireless System	\$ 288,822.31	\$0.00

2013	200558	Wrecked - Insurance Claim - Insurance Provider Took Possession	PD	40	2013 Dodge Charger	\$ 23,992.04	\$0.00
2013	200562	Not in Inventory - Returned to Military	PD	40	2010 American Motors Armored Hummer	\$ 39,000.00	\$0.00
2014	200582	Not in Inventory - Returned to Military	PD	40	Army Personnel Carrier	\$ 77,714.00	\$0.00
2016	200645	Wrecked - Insurance Claim - Insurance Provider Took Possession	PD	40	2016 Chevrolet Caprice	\$ 27,507.00	\$0.00
1996	200189	Scrapped/no redeeming value/replaced	Streets	60	8' Cysteel Tripper Body	\$ 7,343.00	\$0.00
						\$ 2,257,350.96	\$0.00



To: Mayor and Council
Date: August 26, 2025
Agenda Item: Consideration of Regulations to Establish Provisions for the Keeping of Backyard Chickens
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider regulations to establish provisions to allow for and set certain regulations related to the keeping of backyard chickens.

Background:

Newnan City Council, in February 2019, received a memorandum from staff related to the potential amending of the City's Code of Ordinances to allow for backyard chickens (please find a copy of the 2019 memo attached herein). After discussion, the City Council decided not to pursue the ordinance amendment in 2019.

At the March 2025 City Council Retreat, council members discussed the topic of permitting backyard chickens within the City limits. During the conversation, certain regulations were noted. City staff, at the April 15, 2025 Council Meeting, sought direction from the City Council related to their desire to see certain legislative priorities brought to them for consideration. Council members supported City staff drafting a potential amendment to the City of Newnan regulations to establish provisions for the keeping of backyard chickens.

City staff have reviewed similar ordinances from nearby and similarly-sized jurisdictions. Certain jurisdictions manage the keeping of backyard chickens within their Zoning Ordinance, while others place regulations within their Code of Ordinances. The cities of Peachtree City, Griffin, LaGrange and Carrollton as well as the counties of Coweta and Oconee were reviewed in advance of drafting the proposed list of regulations.

Please find a list of proposed regulations attached herein.

Funding:

N/A

Recommendation:

City staff is prepared to support the decision of the City Council.

Attachments:

1. Memo 2-22-19
2. Backyard Chickens Proposed Regulations_2025

Previous Discussion with Council:

Newnan City Council last discussed the potential establishment of provisions for the keeping of backyard chickens at the March 2025 City Council Retreat.



City of Newnan, Georgia - Memorandum

To: Cleatus Phillips, City Manager, City of Newnan

From: Dean Smith

Date: February 22, 2019

RE: Chickens in City limits

As per your request, we have examined the topic of allowing chickens within the City limits. To help frame the discussion, we thought it might be helpful to have some background information:

In February 2010, the City of Newnan amended the Animal Ordinance (Chapter 4 – Newnan Code of Ordinances). One of the changes implemented was the prohibition of chickens within the City limits. (Section 4-17)

Prior to the 2010 amendment, the City's ordinance pertaining to chickens read, in part, as follows, "...It shall be unlawful to keep...chickens within 150 feet of any residence, other than the residence of the person keeping or having such animals, anywhere in the City...."

Some of the issues and complaints received by the City prior to the 2010 ordinance change pertaining to chickens were, as follows:

- Complaints about odor and noise.
- Dogs, cats, foxes and coyotes raiding chicken coops and killing the animals.
- Chickens getting loose from the coops and running at large.
- Rooster complaints, i.e., noise due, in part to the fact that when people buy chicks they don't necessarily know if that bird is a hen or a rooster.

Moving forward. Should Council decide to change the ordinances to allow chickens in the City, here are some issues that staff feels should be addressed with new regulations:

- Minimizing neighbor complaints on odor and noise
- Minimum lot sizes where chickens would be allowed.
- Restrictions on the number of and types of birds allowed, i.e., no roosters.
- Standards on chicken coop locations, i.e. minimum distance from property lines and primary structure.
- Standards for property/coop maintenance
- Standards for fencing around coops to keep birds in and predators out.
- No commercial sales of chickens or chicken products.
- Proper storage of animal feed to prevent rodent harborage.

We are aware of other jurisdictions in the State of Georgia that allow chickens in residential areas. Nearly all other Georgia communities that allow chickens, do so with strict limitations and guidelines.

Germane to this discussion is feedback received from the City's Animal Control Officer. According to the City's Animal Control Officer, there are ongoing complaints and calls about coyote/wildlife predators. There is a concern expressed by the Animal Control Officer that if the City allows chickens, that it could provide an easy and accessible food source which could attract more predatory animals.

The Planning and Zoning Department is not advocating a position either for or against allowing chickens in residential areas. Our department is ready to assist as Council so desires.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dean Smith", with a stylized, flowing script.

Dean Smith
Planner

- A chicken (*Gallus domesticus*) refers only to a female chicken. Chickens, also referred to herein as "Backyard hens," are allowed in conjunction with a single family dwelling.
- Up to six chickens per lot.
- Chickens shall be kept within an enclosed coop or other enclosure at all times. A coop is herein defined as a covered house, structure, or room that will provide chickens with shelter from weather.
- Any chicken coop and fenced enclosure shall be located in the rear yard of the property and shall meet the setbacks for accessory structures.
- In no event shall any such structure encroach within 20 feet from the rear and side property lines.
- No coop, enclosure or chickens shall be allowed in any front or side yard.
- No ducks, geese, turkeys, peafowl, pheasants, quail, male chickens/roosters, or any other poultry or fowl are allowed under these provisions.
- Chickens shall be kept for personal use only. The selling of chickens or chicken manure, and the breeding of chickens for commercial purposes is prohibited.
- Chickens shall not be permitted to trespass on neighboring properties, be released or set free and shall be kept within a coop and enclosure at all times.
- Chickens shall not be permitted to create a nuisance consisting of odor, noise or pests, or contribute to any other nuisance condition.
- The area shall be kept in a neat and sanitary condition and must be cleaned on a regular basis to prevent offensive odors, attraction of flies and/or vermin, the creation of an environment otherwise injurious to the public health and safety, or that would obstruct the free use of property so as to interfere with the comfortable enjoyment of life or property by members of the neighborhood or other persons
- Feed and feed supplements shall be kept in fully enclosed, rodent-proof containers
- Chickens that are no longer wanted by their owners shall not be taken to Animal Control, nor shall they be released.
- Any property owner who elects to keep backyard hens consents to inspection of his or her property



To: Mayor and Council
Date: August 26, 2025
Agenda Item: Consideration of Farmer Street Cemetery Improvement Project
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider the Farmer Street Cemetery Improvement Project, including but not limited to review of the cost estimate, phasing plan, and funding allocation.

Background:

Newnan City Council, in August 2020, appointed citizen volunteers to the re-established Farmer Street Cemetery Commission with the purpose of providing recommendations for the protection, preservation, promotion and maintenance of the Farmer Street Cemetery.

Over the subsequent years, members of the commission hosted public input sessions to gain insight from interested community members and groups and engaged certain professionals to perform specific activities to support the commission's charge.

The commission engaged PaleoWest to perform boundary survey, historic literature review and Ground Penetrating Radar (GPR) services to determine the number and location of potential burial sites. As a result, PaleoWest's GPR located "455 anomalies whose characteristics match burial signatures" (GPR Archeological Survey and Study of the Farmer Street Cemetery, City of Newnan, Georgia, May 2022). See attached image of location of potential burial sites.

Thereafter, the Farmer Street Cemetery Commission engaged POND & Company to perform design services for the preservation and promotion of the cemetery through a sensitive improvement plan.

In May 2025, POND & Company submitted final construction documents to the City for review. City staff have reviewed the plans. The plans are now able to be released for competitive proposals.

The final construction documents provide for an updated driveway, additional parking, a vehicular turnaround, sensitive walking trails, interpretive signage, decorative fencing along Farmer Street, perimeter fencing around the balance of the site, additional landscaping and decorative entryway signage.

In addition to developing construction documents, POND & Company developed an opinion of probable cost as well as a potential phasing plan. Both documents are provided herein for review and consideration. Please note that the cost of each phase of construction is located on the phasing plan.

Very specifically, the cost to construct phase 1 is estimated at \$496,000 (construction) and \$168,500 (soft costs & contingencies); the cost to construct phase 2 is estimated at \$509,000 (construction) and \$172,500 (soft costs & contingencies).

Funding:

General Fund (Unassigned Fund Balance)

Recommendation:

City staff are seeking directions related to the following items:

1. Identification of Funding Source; and
2. Consideration of Phasing Plan; and
2. Release of a Request for Proposals to identify and select a contractor

Attachments:

1. PaleoWest GPR Image
2. Farmer Street Cemetery - Cost Estimate
3. Farmer Street Cemetery _ Phasing Recommendations

Previous Discussion with Council:

Newnan City Council has received routine updates from the Farmer Street Cemetery Commission related to the engagement of certain professionals to perform specific activities.

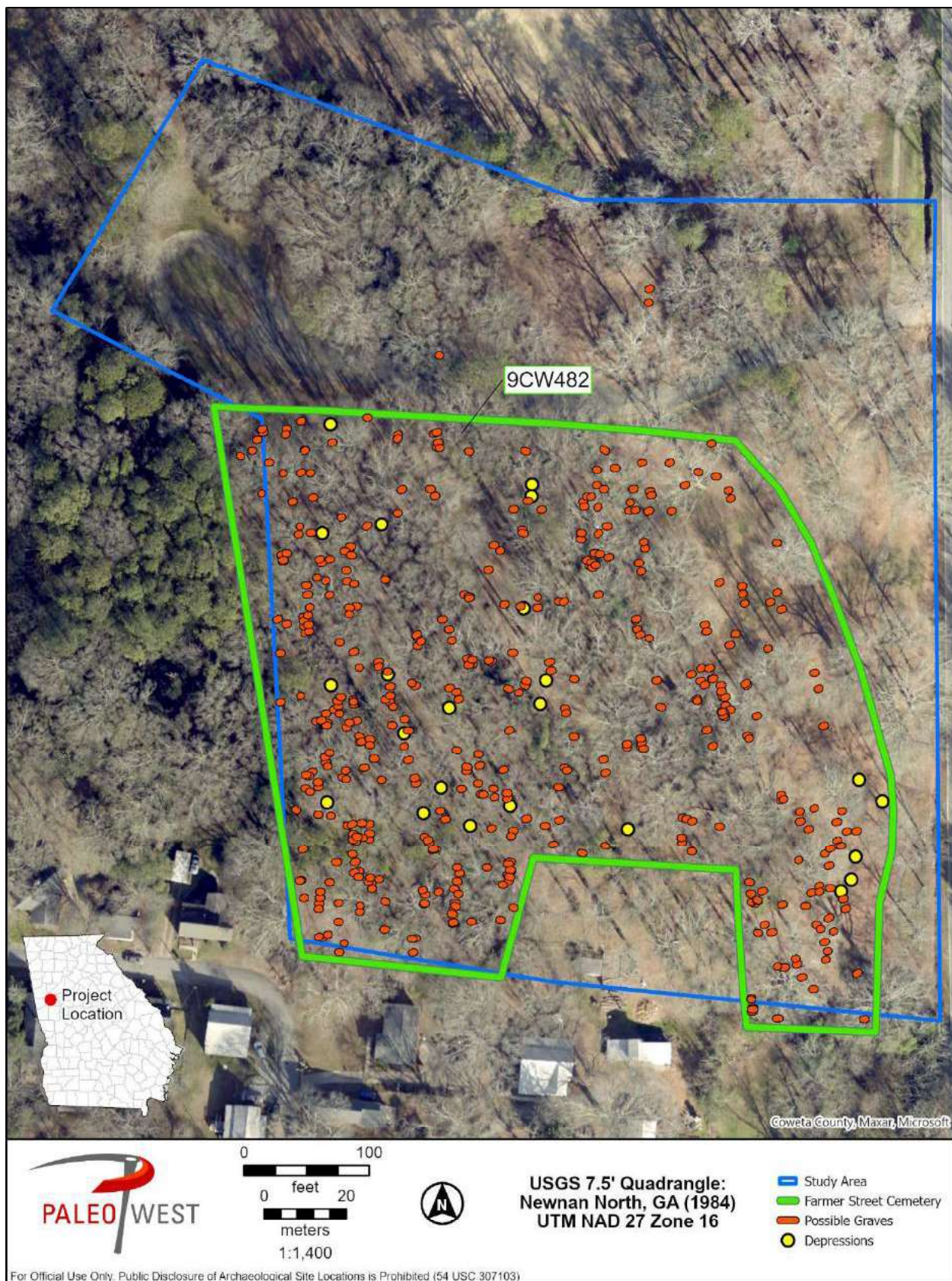


Figure 11. Map of survey results.

OPINION OF PROBABLE COST

Farmer Street Cemetery

Prepared by Pond & Company

5/29/2025

DEMOLITION, SITE CLEARING, & PREP

ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES
Construction Exits	1	EA	\$1,700.00	\$1,700.00	
Maintenance of Construction Exit	1	EA	\$1,000.00	\$1,000.00	
Tree Protection Fencing	5560	LF	\$5.00	\$27,800.00	
Silt Fence	690	LF	\$3.75	\$2,587.50	
Demolition of Pavement	21595	SF	\$2.00	\$43,190.00	Includes concrete and asphalt pavement.
Demolition of Misc. Infrastructure	1	LS	\$5,000.00	\$5,000.00	Includes wood shed, fence, and fence posts.
Tree Protection Measures	1	LS	\$10,000.00	\$10,000.00	Includes costs related to safeguarding the trees, and any other protective measures.
E&S Control	1.4	AC	\$6,500.00	\$9,100.00	Includes silt baffle, sediment traps and other erosion control measures on site.
SUBTOTAL				\$100,378.00	

GRADING & UTILITIES

ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES
Grading Complete	1	LS	\$224,000.00	\$224,000.00	
18" RCP	295	LF	\$50.00	\$50.00	
Junction Box	1	EA	\$400.00	\$400.00	
Silt Baffle	1	EA	\$5,000.00	\$5,000.00	
Drop Inlets	1	EA	\$400.00	\$400.00	
SUBTOTAL				\$229,850.00	

AMENITIES & MATERIALS

ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES
Graded Aggregate Base, 4" Thick	470	SY	\$20.00	\$9,400.00	
Graded Aggregate Base, 6" Thick	2197	SY	\$39.00	\$85,683.00	
Concrete, 4" Thick	470	SY	\$70.00	\$32,900.00	
Concrete, 6" Thick	86	SY	\$94.00	\$8,084.00	
Asphalt Paving, 19 MM Superpave, 2" Thick	164	TN	\$175.00	\$28,700.00	
Concrete Driveway Apron 6" Thick	26	SY	\$118.00	\$3,068.00	
Concrete Wheel Stops	16	EA	\$500.00	\$8,000.00	
5" Solid White, Thermoplastic Paint	1	LS	\$2,000.00	\$2,000.00	
Timber Curb	3580	LF	\$17.00	\$60,860.00	
#57 Stone (Under Root Bridge), 6" Thick	920	SY	\$38.00	\$34,960.00	
Trail Mulch, 4" Thick	115	SY	\$8.00	\$920.00	
Circular Bench with back - YB	1	LS	\$25,100.00	\$25,100.00	
Flagstone on Sand Setting Base	115	SF	\$45.00	\$5,175.00	
Concrete Flush Edge, 6" Thick	12	SY	\$10.00	\$120.00	
Belson Bike Racks with Round Tubing	3	EA	\$405.00	\$1,215.00	
Black Aluminum Picket Fence	615	LF	\$60.00	\$36,900.00	
Black Chain Link Fence	1360	LF	\$40.00	\$54,400.00	
Brick Columns	40	EA	\$3,000.00	\$120,000.00	
5' Maintenance Double Gate	1	EA	\$1,800.00	\$1,800.00	
10' Maintenance Double Gate	1	EA	\$2,200.00	\$2,200.00	
Estate Aluminum Genesis Entry Double Gate	1	EA	\$7,000.00	\$7,000.00	
Cemetery Entry Gateway Sign	1	LS	\$25,270.00	\$25,270.00	
Interpretive Signage	1	LS	\$7,000.00	\$7,000.00	
SUBTOTAL				\$560,755.00	

LANDSCAPE

ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES
Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	4	EA	\$1,500.00	\$6,000.00	
Carpinus caroliniana 'JFS-KW6' / Native Flame® American hornbeam	3	EA	\$1,500.00	\$4,500.00	
Ilex vomitoria / Yaupon Holly	3	EA	\$1,500.00	\$4,500.00	
Quercus alba / White Oak	1	EA	\$1,500.00	\$1,500.00	
Carex cherokeensis / Cherokee Sedge	83	EA	\$25.00	\$2,075.00	
Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	32	EA	\$75.00	\$2,400.00	
Itea virginica 'Little Henry'™ / Virginia Sweetspire	54	EA	\$75.00	\$4,050.00	
Rhododendron canescens / Wild Azalea	7	EA	\$75.00	\$525.00	
Chrysogonum virginianum / Green-and-Gold	472	EA	\$10.00	\$4,720.00	
Zoysia x Zeon® / Zeon® Zoysia	19020	SF	\$2.00	\$38,040.00	
<i>Vegetated Ditch along Farmer Street Road</i>					
Acorus gramineus 'Ogon' / Golden Variegated Sweetflag	263	EA	\$25.00	\$6,575.00	
Chasmanthium latifolium / Northern Sea Oats	922	EA	\$25.00	\$23,050.00	
Thelypteris kunthii / Southern Shield Fern	341	EA	\$25.00	\$8,525.00	
Hardwood Mulch	45	CY	\$8.00	\$360.00	
Root Bridge	155	CY	\$39.00	\$6,045.00	Includes additional aggregate base for mulch trail, excluding materials for timber-edged mulch trail.
SUBTOTAL				\$112,865.00	

ADD ALTERNATES (NOT INCLUDED IN CONSTRUCTION COST TOTAL)

ITEM DESCRIPTION	QUANTITY	UNIT	COST/UNIT	TOTAL	NOTES
Individual Grave Markers	455	EA	\$300.00	\$136,500.00	
Additional Interpretive Signage	1	LS	\$20,000.00	\$20,000.00	Includes (two) additional wayfinding signs at flagstone reflective spaces.
Repurposed Log Steppers	1	LS	\$5,000.00	\$5,000.00	Includes installation and labor of approx. 40-50 steppers.
SUBTOTAL				\$161,500.00	

CONSTRUCTION COST TOTAL \$1,003,848.00

CONTINGENCIES AND SOFT COSTS

	NOTES
10% Contingency	\$100,385.00
Construction Administration	\$30,000.00
General Conditions	\$180,693.00
CONTINGENCIES AND SOFT COSTS TOTAL	\$311,078.00

CONSTRUCTION COSTS, CONTINGENCIES AND SOFT COSTS \$1,314,926.00

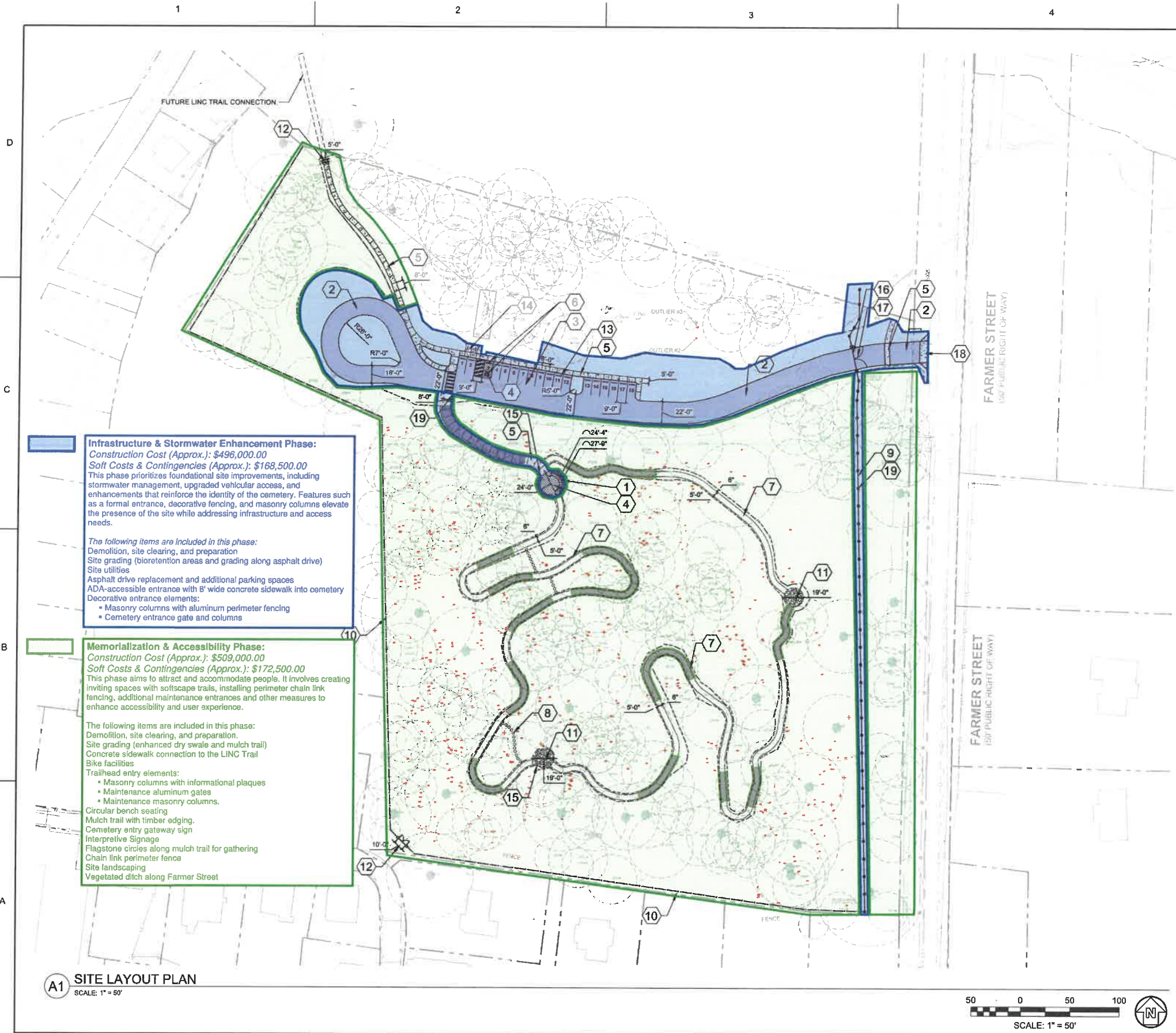
INFLATION: 5% INCREASE PER YEAR

2026 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS	\$1,380,673.00
2027 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS	\$1,449,707.00
2028 CONSTRUCTION COSTS, CONTINGENCIES, AND SOFT COSTS	\$1,522,193.00

Notes:

- Contingency percentages are included in the opinion of cost. The 10% contingency accounts for associated costs that are unpredictable due to the current market and level of design.
- Due to market volatility, for each additional year of project not moving to construction, 5% of total cost will be accrued to account for economic inflation.
- Costs given assume that all improvements will be made under contract with a qualified contractor.
- Overhead, profit, and mobilization fees are included as a percentage of construction cost.
- Construction costs do not include costs incurred for phased project development.
- Cost opinions are based on industry experience and the CONSULTANT is not responsible for changes in market conditions that affect construction, material or maintenance costs. Any changes to the project or

FILE PATH: \\ACP3SERVER\RESOURCES\PROJECTS\Y23\123025204\CAD_BIM\04.02.CAD\CS101.PLOT BY: DAVIDSON, KAYLA DATE: 5/27/2025



Infrastructure & Stormwater Enhancement Phase:
Construction Cost (Approx.): \$496,000.00
Soft Costs & Contingencies (Approx.): \$168,500.00
This phase prioritizes foundational site improvements, including stormwater management, upgraded vehicular access, and enhancements that reinforce the identity of the cemetery. Features such as a formal entrance, decorative fencing, and masonry columns elevate the presence of the site while addressing infrastructure and access needs.

The following items are included in this phase:
Demolition, site clearing, and preparation
Site grading (bioretention areas and grading along asphalt drive)
Site utilities
Asphalt drive replacement and additional parking spaces
ADA-accessible entrance with 8' wide concrete sidewalk into cemetery
Decorative entrance elements:
▪ Masonry columns with aluminum perimeter fencing
▪ Cemetery entrance gate and columns

Memorialization & Accessibility Phase:
Construction Cost (Approx.): \$509,000.00
Soft Costs & Contingencies (Approx.): \$172,500.00
This phase aims to attract and accommodate people. It involves creating inviting spaces with softscape trails, installing perimeter chain link fencing, additional maintenance entrances and other measures to enhance accessibility and user experience.

The following items are included in this phase:
Demolition, site clearing, and preparation
Site grading (enhanced dry swale and mulch trail)
Concrete sidewalk connection to the LINC Trail
Bike facilities
Trailhead entry elements:
▪ Masonry columns with informational plaques
▪ Maintenance aluminum gates
▪ Maintenance masonry columns.
Circular bench seating
Mulch trail with timber edging.
Cemetery entry gateway sign
Interpretive Signage
Flagstone circles along mulch trail for gathering
Chain link perimeter fence
Site landscaping
Vegetated ditch along Farmer Street

A1 SITE LAYOUT PLAN
SCALE: 1" = 50'

GENERAL SHEET NOTES

1. REFER TO SHEET C-001 AND C-002 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND MUST BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. REFER TO SHEET CD101 FOR DEMOLITION PLANS.
4. REFER TO SHEET LD101 FOR TREE REMOVAL PLAN AND ADDITIONAL TREE PROTECTION MEASURES.
5. REFER TO SHEET LP101 FOR LANDSCAPE PLANS.
6. ALL LINETYPES AND HATCH PATTERNS SHOWN ON PLAN ARE REPRESENTATIONAL ONLY. SITE PLAN HATCHES ARE FOR IDENTIFICATION ONLY AND DO NOT REPRESENT PAVING PATTERN OR DESIRED LAYOUT AND ORIENTATION. REFER TO DETAIL FOR SPECIFIC LAYOUT INFORMATION.
7. DETAILS DENOTED AS "TYP." IN THE KEYNOTES MUST APPLY TO ALL APPLICABLE APPLICATIONS UNLESS NOTED OTHERWISE.
8. FINAL NUMBER OF SITE FURNISHING ELEMENTS TO BE DETERMINED BY CONTRACTOR BASED ON AVAILABLE BUDGET. SYMBOLS ON PLANS ARE REPRESENTATIVE ONLY.
9. NOTE: RADIUS IS NOT REQUIRED FOR TIMBER TRAIL EDGING. CONTRACTOR TO ALIGN TRAIL EDGING AS CLOSE AS POSSIBLE WITH SITE PLAN LAYOUT USING 8' STRAIGHT SEGMENTS OF THE TIMBER EDGING. CURVED ALIGNMENT IS REPRESENTATIONAL ONLY.

SHEET KEYNOTES

1. CIRCULAR BENCH (CITY TO COORDINATE CLASSROOM INSTALLATION WITH SPECIFICATIONS) - SEE DETAIL C1/C-504
2. ASPHALT PAVING, TYP. - SEE DETAIL A2/C-501
3. PARKING LOT STRIPING, TYP. (4" WIDE STANDARD WHITE TRAFFIC PAINT)
4. CONCRETE PAVING, DETAIL 'A' TYP. - SEE DETAIL A1/C-501
5. CONCRETE PAVING, DETAIL 'B' TYP. - SEE DETAIL A1/C-501
6. HANDICAP PARKING AND SIGNAGE WITH CONCRETE BOLLARD - SEE DETAIL A3/C-501
7. MULCH TRAIL WITH TIMBER EDGING, TYP. - SEE DETAIL C1/C-501
8. REPURPOSED LOG STEPPERS, TYP. - SEE DETAIL C2/C-504 (CONTRACTOR TO COORDINATE WITH CITY TO FOR INSTALLATION OF REPURPOSED LOG STEPPERS).
9. 6' AMERISTAR MONTAGE GENESIS FENCE, TYP. - SEE DETAIL A3/C-502
10. 6' BLACK CHAIN LINK FENCE, TYP. - SEE DETAIL A1/C-502
11. FLAGSTONE PAVING WITH CONCRETE EDGE - SEE DETAIL B5/C-502
12. MAINTENANCE GATE WITH INFORMATIONAL PLAQUE AND MASONRY COLUMNS, TYP. (CONTRACTOR TO COORDINATE WITH CITY ON PLAQUE WORDING AND FABRICATION) - SEE DETAIL A4/C-502 & A3/C-504
13. WHEEL STOP, TYP. - SEE DETAIL B1/C-502
14. BIKE RACK, TYP. - SEE DETAIL C1/C-503
15. INTERPRETIVE SIGNAGE BY FOSSIL INDUSTRIES - SEE DETAIL A1/C-504
16. ARCHED SIGN TO DENOTE CEMETERY ENTRANCE - SEE DETAIL C3/C-502
17. ESTATE ALUMINUM GENESIS ENTRY DOUBLE GATE - SEE DETAIL A1/C-503
18. INSTALL NEW DRIVEWAY WITH TAPERED ENTRANCES, CONCRETE VALLEY GUTTERS - GDOT STANDARD A-1
19. MASONRY COLUMN AND FENCE, TYP. - SEE DETAIL A3/C-504

SHEET LEGEND

- LOD / TYP. LIMITS OF DISTURBANCE/TREE PROTECTION FENCE - SEE DETAIL A3/L-501
- ROOT BRIDGE, TYP. - SEE DETAIL B3/C-502
- EXISTING TREE TO REMAIN, TYP.
- UNIDENTIFIED BURIAL SITE, TYP.



3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

Copyright © 2025 by Pond & Company. All rights reserved. No copying or duplication of these documents is allowed without the expressed written agreement of Pond & Company.

DPR SEAL

**NOT
RELEASED
FOR
CONSTRUCTION**

CLIENT INFORMATION



NEWMAN
GEORGIA

PROJECT NAME

**FARMER
STREET
CEMETERY**

92 FARMER ST
NEWNAN, GA, 30263

DRAWING ISSUE

05-13-2025
03-07-2025
DATE

CLIENT SUBMITTAL
DESCRIPTION

B A
MARK

DESIGNED BY: KD
DRAWN BY: KD
CHECKED BY: BJ
SUBMITTED BY: SPT
DATE: 5/27/2025
PROJECT #: 1230252

SHEET TITLE

**SITE LAYOUT
PLAN**

SHEET NUMBER

CS101

ORIGINAL SHEET SIZE:
22" X 34"

90% CONSTRUCTION DOCUMENTS



City of Newnan, Georgia – Mayor and City Council

Date: August 26, 2025

Agenda Item: Text Amendment to Zoning Ordinance pertaining to short-term rentals.

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

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

Background:

Develop an ordinance to regulate Short-Term Rentals (STR). A potential ordinance was previously discussed in 2018, but that time, City Council opted to table regulating Short-Term Rentals until a later date. Since that time, the City has seen more STRs open within the City and it may be beneficial to regulate such uses for the protection of neighborhoods and the safety of persons staying in the STR.

The City of Newnan Planning Commission held a public hearing on June 10, 2025. At the conclusion of the public hearing, the Planning Commission voted 6-0 in favor of recommending the following changes to the zoning ordinance.

On August 12, 2025, a public hearing was held by City Council. During the hearing, some suggestions were made by Council to amend certain language of the proposed ordinance as they regarded the compliance and complaint procedures. Those changes are **highlighted in blue**.

➤ **Short-Term Rentals**

- Short-Term Rentals will be added as an entirely new section to Article 3, under Section 3-14, to be entitled, Residential Accessory Uses – Short-Term Rentals. The 2018 proposed ordinance, which was previously tabled, has been augmented with **additional changes added in 2025 that are highlighted and in bold**

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

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

(2). Stipulations

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

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

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

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

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

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

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

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

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

g. Properties containing both a principal residential dwelling and accessory residential dwelling, shall only use one residential structure as a short-term rental, not both.

h. Properties in residentially zoned districts must provide sufficient off-street parking to accommodate both residents and/or guests.

i. Short-term rentals are conditionally permitted in all residential zoning districts and zoning districts where residential units are permitted.

(3). Definitions

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

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

City shall mean Newnan, Georgia.

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

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

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

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

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

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

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

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

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

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

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

Short-term rental shall mean any residential property, facility, or structure used for transient occupancy providing overnight lodging and accommodations for not more than 30 consecutive days.

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

(4). Procedure

a. Every person engaging in or about to engage as an operator of a short-term rental shall immediately apply for a certificate with the Planning and Zoning department on the forms provided by the same. Persons engaged in such operations must apply for a permit no later than 60 days after this regulation becomes effective; but such grace period for registration after the effective date of this regulation shall not relieve any person from the obligation of payment or collection of any required fees nor meeting the requirements of this section on and after the date of imposition thereof. The required certificate hereunder shall set forth the name under which the operator transacts business, and other such information as would be required by the Planning and Zoning department. The certificate application shall be signed by the owner if a natural person, by a member or partner in case of ownership by partnership, an officer in the case of corporation, or an agent acting on behalf of the property owner.

b. A separate certificate will be required for each individual location of a short-term rental.

c. Short-Term Rentals are approved administratively by the City's designee. A Short-Term Rental Certificate shall include, at a minimum, the following:

(1). A report from a certified Home Inspector verifying that the rental unit is in compliance with life safety and habitability codes **when applied initially and for each renewal.**

(2). Name, phone number and email address of the rental agent/local contact who is available 24 hours a day, seven days a week, to respond to complaints regarding the operation or occupancy of the short-term rental unit/property. **The owner must immediately notify the Planning and Zoning department, in writing, upon a change in the local contact person or the local contact person's telephone number. The new, revised contact name and**

phone number must be posted in the guest areas of the short-term rental before occupants can rent the short-term rental.

(3). A notarized statement signed by the owner or operator that the short-term rental will be in compliance with these regulations.

(4). Proof of ownership

(5). Proof of insurance

(6). Evidence short-term rental property/ies are enrolled with City of Newnan's trash contractor.

(7). Copy of Short-Term Rental Agreement used by the owner/operator. This agreement shall contain, at a minimum, notices to occupants regarding the City of Newnan's noise ordinances, special event prohibitions, prohibition on sub-leasing and notice that failure to vacate the premises for violating the agreement will be considered trespassing and thus subject to criminal prosecution.

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

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

(5). Rental Unit Conditions

a. Each short-term rental must provide sufficient off-street parking on paved surfaces for residents and/or guests.

b. Maximum occupancy is limited to 4 adults per dwelling unit with up to two bedrooms. For dwelling units with three or more bedrooms, the number shall not exceed 2 adults per bedroom.

c. The Short-Term Rental Agreement used by the owner/operator must include the following provisions:

- All trash will be promptly and properly disposed of within 12 hours of the departure of a guest.
- That the owners/operators and guests will comply with the City of Newnan's noise ordinance.
- If the property is not within the Central Business District, the following provision must be added: No on-street parking for guests will be allowed
- 24 hour contact
- A statement from the tenant stating that he/she will use their best efforts to assure that the use of the premises by short term rental occupants will not disrupt the

neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.

c. Accommodation standards

- All swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code as adopted and amended by the Georgia Department of Community Affairs and the City of Newnan Ordinances.
- No exterior alterations may be made to a residence to indicate that it is being used as a short-term rental. House numbers shall be visible from the public street at all times.
- No advertising shall be visible from the street or from adjoining properties.
- No recreational vehicles or trailers shall be used as a short-term rental.
- Only a bedroom as defined herein shall be used for overnight sleeping quarters.
- Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.
- Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
- Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
- Every bedroom shall have at least six (6) square feet of floor to ceiling heated closet space, and for each permissible occupant over two, there shall be an additional four (4) square feet in the above described closet; however, if such space is lacking, an amount of space equal in square footage to the deficiency shall be subtracted from the area of the bedroom space used in determining permissible occupancy.
- No space located totally or partially below grade shall be used as a bedroom unless the total openable window area for allowing the entrance of outside light is equal to at least five (5) square feet and there are no pipes, ducts, or other obstructions less than six feet eight inches from the floor level which interfere with the normal use of the room or area.
- Short-term rental premises must be maintained in compliance with standards contained within the City of Newnan's Ordinances.

d. Operating Standards

- Each operator of a short-term rental is required to keep a guest registry containing guest names, dates of occupancy, city of permanent residency, and description and license plate number of the vehicle they are using. Each operator of a short-term rental shall keep for a period of at least 30 days the above-described register. Said records shall be made available for examination by the City or any authorized law enforcement agency upon operator or owner of such short-term rental being presented with a warrant to provide such information, or immediately upon exigent circumstances.
- Operators of short-term rentals shall not be permitted to serve food to guests for sale or otherwise and no food preparation, except beverages, is permitted within

individual bedrooms.

- The certificate number shall be included on all advertisements for the short-term rental. Special events or private functions are not permitted at short-term rentals. For the purposes of defining a special event, in addition to the definition contained herein, no more than 2 times the number of maximum overnight sleeping occupancy shall be permitted on the premises at any time.
- The operator shall not permit any occupant to sublet the premises and shall notify occupants of this prohibition in the guest occupancy agreement.

(6). Compliance

a. All complaints shall proceed as follows:

- The complainant has the option to first attempt to communicate with the designated contact person/rental agent on the affidavit of adjacent property owner's notification.
- The designated contact person/rental agent shall respond promptly to the complainant, regardless of the time of day and make reasonable efforts to remedy any situation that is out of compliance with the conditions of the short term rental uses or in which a violation of City ordinances exist.

b. The complainant may submit a written complaint to the City of Newnan's designee responsible for approving short-term rentals. The complaint shall include a description of the attempt(s) that have been made to resolve the complaint with the property's designated contact person/rental agent.

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

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

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

(7). Prohibitions

a. No signage on the rental property.

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

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

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

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

(8). Exemptions

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

Options:

- A. Approve the amendments as proposed.
- B. Approve the amendment with conditions or exclusions.
- C. Deny the proposed amendments.

Recommendation:

Staff recommends Option A

Previous Discussions with Council: April 15, 2025, May 27, 2025, July 22, 2025 and August 12, 2025

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING A
NEW SEC. 3-14, RESIDENTIAL ASSESSORY
USES, SHORT-TERM RENTAL TO ARTICLE 3, RESTRICTIONS ON
PARTICULAR USES;
AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan adopted an amended Zoning Ordinance for the City of Newnan on September 12, 2017, as amended, and during the various workshops and public hearings held in connection with the adoption of the Zoning Ordinance concerns were raised and voiced by the public regarding the issue of short term rentals in the residential areas of the City; and

WHEREAS, the use of residential housing units for short term rentals advertised over social media and print media become an issue that the citizens of the City asked the Council to consider, study and, if found appropriate, to regulate; and

WHEREAS, Council deferred any action of including regulations for short term rentals until additional information, study and hearings could be held on the need to regulate short term rentals and therefore referred the issue to the Planning Commission for consideration and recommendation of a text amendment to the City Zoning Ordinance to address the issue of short term rentals for residential uses; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council with regard to such text amendment recommending that the Zoning Ordinance be amended to regulate short term rentals for residential uses in the residential, commercial and office/institutional zoning districts; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the application for consideration of the adoption of a text amendment to the Zoning Ordinance not less than fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 22th day of July, 2025; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt a text amendment to the Zoning Ordinance to amend Article 3, Restrictions on Particular Uses, by adding a new Sec. 3-14 Residential Accessory Uses- Short Term Rentals.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that a text amendment to amend Article 3, Restrictions on Particular Uses by adding

a new Sec. 3-14 Residential Accessory Uses, Short Term Rentals be and is hereby adopted as follows:

Section I. Sec. 3-14. – Residential Accessory Uses, Short-Term Rentals

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

(2). Stipulations

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

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

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

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

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

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

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

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

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

g. Properties containing both a principal residential dwelling and accessory residential dwelling, shall only use one residential structure as a short-term rental, not both.

h. Properties in residentially zoned districts must provide sufficient off-street parking to accommodate both residents and/or guests.

i. Short-term rentals are conditionally permitted in all residential zoning districts and zoning districts where residential units are permitted.

(3). Definitions

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

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

City shall mean Newnan, Georgia.

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

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

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

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

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

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

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

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

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

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

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

Short-term rental shall mean any residential property, facility, or structure used for transient occupancy providing overnight lodging and accommodations for not more than 30 consecutive days.

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

(4). Procedure

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

(3). A notarized statement signed by the owner or operator that the short-term rental will be in compliance with these regulations.

(4). Proof of ownership

(5). Proof of insurance

(6). Evidence short-term rental property/is are enrolled with City of Newnan's trash contractor.

(7). Copy of Short-Term Rental Agreement used by the owner/operator. This agreement shall contain, at a minimum, notices to occupants regarding the City of Newnan's noise ordinances, special event prohibitions, prohibition on sub-leasing and notice that failure to vacate the premises for violating the agreement will be considered trespassing and thus subject to criminal prosecution.

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

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

(5). Rental Unit Conditions

- a. Each short-term rental must provide sufficient off-street parking on paved surfaces for residents and/or guests.
 - b. Maximum occupancy is limited to 4 adults per dwelling unit with up to two bedrooms. For dwelling units with three or more bedrooms, the number shall not exceed 2 adults per bedroom.
- d. The Short-Term Rental Agreement used by the owner/operator must include the following provisions:
- All trash will be promptly and properly disposed of within 12 hours of the departure of a guest.
 - That the owners/operators and guests will comply with the City of Newnan's noise ordinance.

- If the property is not within the Central Business District, the following provision must be added: No on-street parking for guests will be allowed
- 24 hour contact
- A statement from the tenant stating that he/she will use their best efforts to assure that the use of the premises by short term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.

c. Accommodation standards

- All swimming pools, spas, and hot tubs shall comply with the International Swimming Pool and Spa Code as adopted and amended by the Georgia Department of Community Affairs and the City of Newnan Ordinances.
- No exterior alterations may be made to a residence to indicate that it is being used as a short-term rental. House numbers shall be visible from the public street at all times.
- No advertising shall be visible from the street or from adjoining properties.
- No recreational vehicles or trailers shall be used as a short-term rental.
- Only a bedroom as defined herein shall be used for overnight sleeping quarters.
- Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.
- Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces.
- Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom.
- Every bedroom shall have at least six (6) square feet of floor to ceiling heated closet space, and for each permissible occupant over two, there shall be an additional four (4) square feet in the above described closet; however, if such space is lacking, an amount of space equal in square footage to the deficiency shall be subtracted from the area of the bedroom space used in determining permissible occupancy.

- No space located totally or partially below grade shall be used as a bedroom unless the total openable window area for allowing the entrance of outside light is equal to at least five (5) square feet and there are no pipes, ducts, or other obstructions less than six feet eight inches from the floor level which interfere with the normal use of the room or area.
- Short-term rental premises must be maintained in compliance with standards contained within the City of Newnan's Ordinances.

e. Operating Standards

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

(6). Compliance

- a. All complaints shall proceed as follows:
 - The complaint has the option to first attempt to communicate with the designated contact person/rental agent on the affidavit of adjacent property owner's notification.
 - The designated contact person/rental agent shall respond promptly to the complaint, regardless of the time of day and make reasonable efforts to remedy any situation that is out of compliance with the conditions of the short-term rental uses or in which a violation of City ordinances exist.
- b. The complaint may submit a written complaint to the City of Newnan's designee responsible for approving short-term rentals. The complaint shall include a description of the attempt(s) that have been made to resolve the complaint with the property's designated contact person/rental agent.
- c. Three violations of this article within a 12-month period are grounds for review by the City of Newnan's designee responsible for approving short-term rentals to determine if the short-term rental certificate should be revoked or suspended.
- d. A permit for a short-term rental may also be revoked or suspended if the property is engaged in any prohibited activities listed herein.
- e. Appeals of short-term rental permit decisions made by the City of Newnan's designee responsible for approving short term rentals pertaining to compliance/complaint issues shall be made to the City Manager.

(7). Prohibitions

- a. No signage on the rental property.
- b. No vehicle parking on grass or lawns in front of a residence shall be permitted.
- c. The short-term rental property shall not be advertised or promoted as an event center.
- d. No exterior or interior alterations shall be made for the express purpose of adding guest rooms to the short-term rental facility.
- e. Other uses which violate the City of Newnan's Code of Ordinances.

(8). Exemptions

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

Section II. All Ordinances or parts of Ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This Ordinance shall be effective upon adoption.

(Signatures on next page)

DONE, RATIFIED, and PASSED by the City Council of the City of Newnan, Georgia, this _____ day of _____, 2025 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

James J. Thomasson III, Mayor Pro-Tem

Cleatus Phillips, City Manager

Cynthia Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia – Mayor and City Council

Date: August 26, 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

<u>Project Title:</u>	Rezoning Request – General Commercial District to Mixed Use Development District.
<u>Applicant:</u>	Melissa Griffis, Attorney at Law (representing) Oxford Properties LLC 3200 Windy Hill Rod SE, Suite 900 Atlanta, GA 30339
<u>Property Location:</u>	3000 McIntosh Parkway (Tax Parcel #086-5043-002)
<u>Future Land Use Label:</u>	Business/Office
<u>Current Zoning:</u>	General Commercial District (CGN) and within Quality Development Corridor Overlay District (QDC)
<u>Proposed Zoning:</u>	Mixed Use Development District (MXD)

SITE INFORMATION:

The total site consists of 29.26± acres bisected to the east and west by McIntosh Parkway and, in part, north to south by Wilwat Way. The site is currently undeveloped and zoned CGN (General Commercial District)

BACKGROUND:

In 2008, the subject property was a part of a rezoning which also included conditions from a settlement agreement. The site plan, which was a condition of the rezoning and settlement agreement, was designed as a mixed use in terms of purpose and intent, although not designated as such at the time.

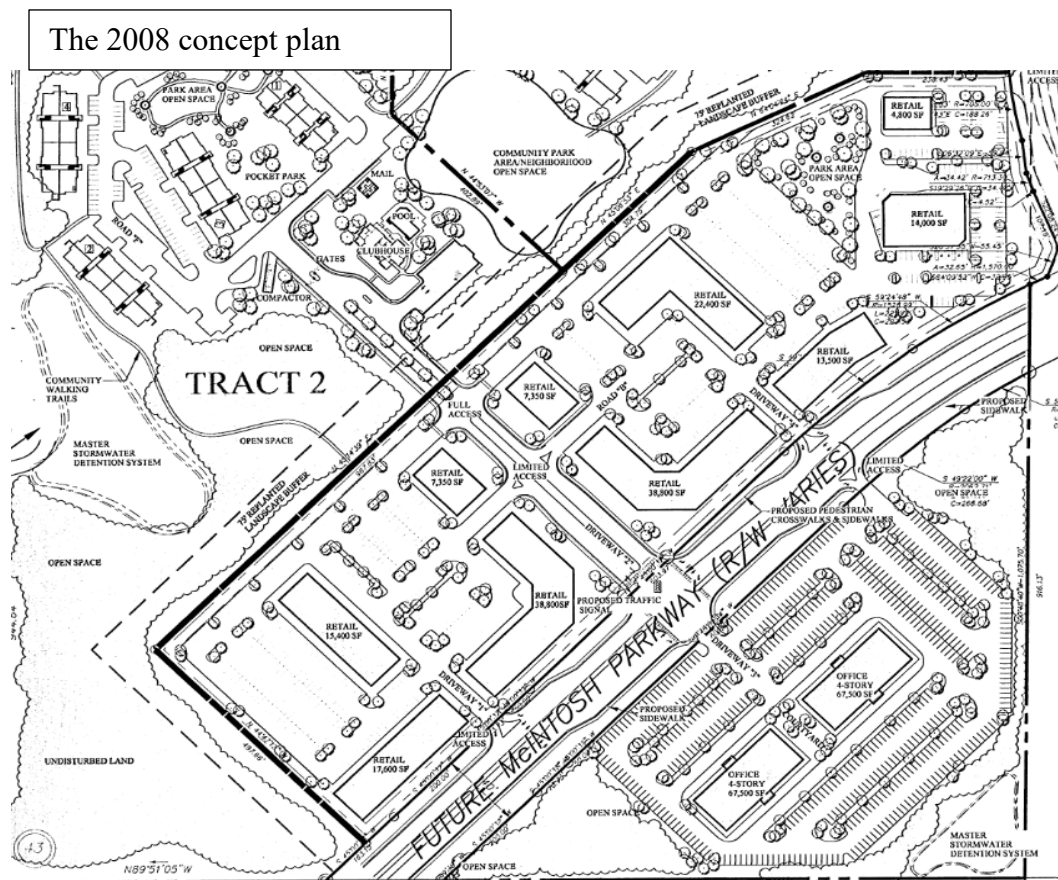
In 2007, Newnan Vista applied for a rezoning, which was denied by the City Council. As a result, Newnan Vista sued the city. The parties agreed to a settlement and a public hearing was reconvened in 2008 with some additional conditions and stipulations, which resulted in an affirmative vote by City Council in 2008 to rezone the property as it currently exists today.

Attached is the rezoning ordinance from 2008. This ordinance integrated various uses and was also tied into a site plan (also attached). As a part of the rezoning/agreement, the developer at that time, Newnan Vista, LLC, was allowed to build up to 500 apartments so long as the remaining land area was developed for commercial purposes, as detailed in the site plan and the 2008 ordinance.

Since 2008, the apartments have been built and completed. The remaining mixture of uses associated with the last rezoning have not been developed.

In consultation with the City Attorney, it is believed that the 2025 rezoning petition before the City currently is more of an amendment to the prior 2008 rezoning. The concern about the current rezoning petition is how it relates to the previous rezoning and would this new rezoning petition usurp or significantly alter what was agreed upon by the City and Newnan Vista, LLC in 2008.

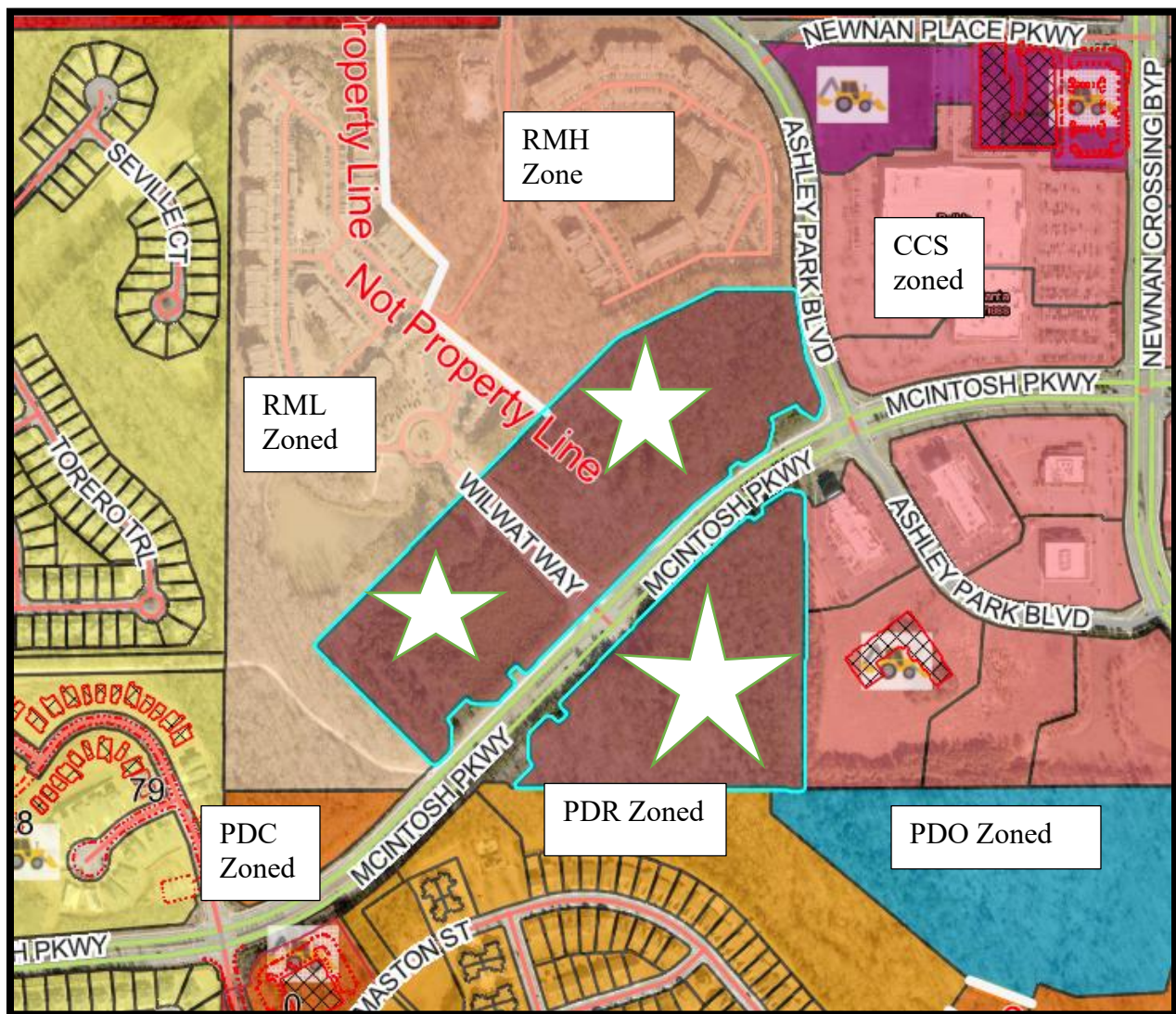
Staff has researched the apartments and according to the approved site plans on file, the density for the apartments meets the current city zoning requirements and the apartments are conforming as a stand-alone development.



OVERVIEW OF REQUEST:

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
147 2-bedroom units between 1050-1250 square feet with rent ranging from \$ 1990-2250
18 3-bedroom units between 1400-1450 square feet with rent beginning at \$2,500 and on up.

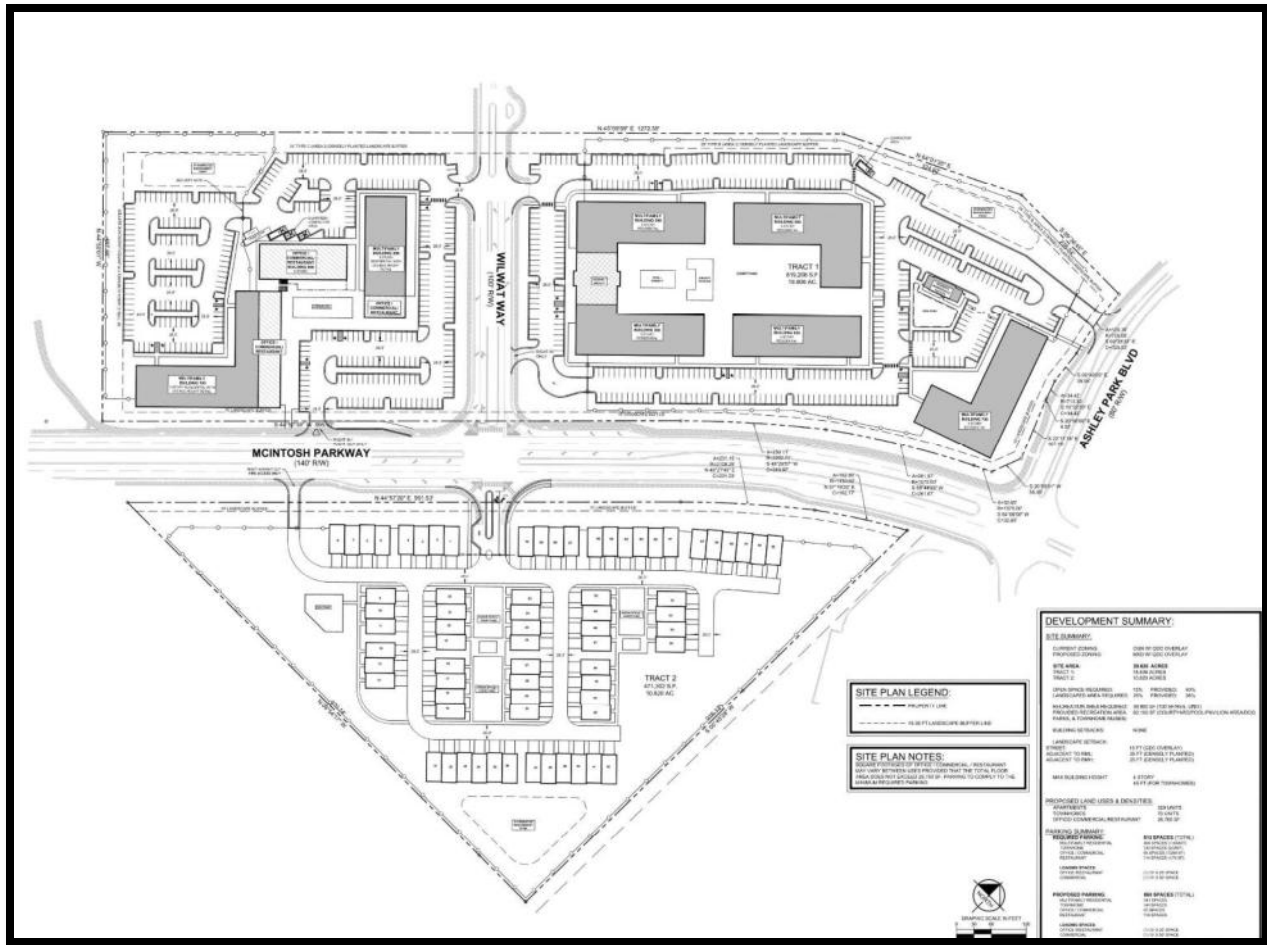
The south side the project site consists of 10.820 acres. 70 townhomes divided into 10.820 acres yields a rough density of 6.5 units per acre. However, in the applicant's development summary report, they specify this portion of the development shall not exceed 8 units per acre.

The applicant has stated that all townhomes are of similar size (1,700 square feet) with 12 front entry units and 58 rear entry units. Proposed pricing begins at \$400,000 on up.

By comparison, the highest density multi-family zoning district in the city's current regulation is in the RMH zoning, which allows up to 12 units per acre for apartments and 8 units per acre for townhomes.

Applicant states that 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 the development as proffered conditions.

Development of Regional Impact: This proposed rezoning has undergone a Development of Regional Impact (DRI). A summary of the conditions recommended as a result of the DRI are included in this work session agenda. The developer/applicant will have to meet those DRI conditions.



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 as 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.

PLANNING COMMISSION REPORT:

July 8, 2025 – Public hearing held by the Planning Commission. Planning Commission voted 6-0 to recommend denial of the rezoning request.

COUNCIL WORK SESSION:

August 12, 2025 – Council held a work session to learn more about the project. In that session, a concern was discussed as to how to improve the intersection of McIntosh Parkway, Wilwat Way and the future townhome development, to facilitate safe pedestrian crossings. The applicant was asked by Council to contact the City's Engineering Department to discuss options on pedestrian safety measures.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Additional comments recommended by staff:

- 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
- 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..."

- Developer/Applicant agrees to work with the City to provide safe pedestrian access from the townhomes to the amenities, including the LINC.

ATTACHMENTS: Application for Rezoning and related materials



**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. Griffiths came forward again to speak. She stated that the plan began two years ago, before the lawsuit was known. When meeting with staff, Tracy Dunnavant 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)

Chairman West

IN THE SUPERIOR COURT OF COWETA COUNTY

STATE OF GEORGIA

NEWNAN VISTA, LLC

Plaintiff,

vs.

CITY OF NEWNAN, GEORGIA, et al.

Defendants.

)
)
)
)
)
)
)
)
)
)

CIVIL ACTION

FILE NO. 07V1573

DISMISSAL

COMES NOW Plaintiff Newnan Vista, LLC and hereby dismisses
the Appeal and Verified Complaint for Declaratory Judgment,
Mandamus and Injunction in the above-styled action.

Respectfully submitted,

DILLARD & GALLOWAY, LLC

By:


Andrea Cantrell Jones
Attorney for Plaintiff

3500 Lenox Road, N.E.
Suite 760
Atlanta, GA 30326
(404) 965-3680
(404) 965-3670 (fax)

SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is made and entered into by and between Plaintiff Newnan Vista LLC ("Newnan Vista"), and all Defendants, including the City of Newnan, Georgia ("City"), Mayor Keith Brady, Clayton W. Hicks, Rhodes Shell, Cynthia Jenkins, Ray DuBose, George Alexander and Georgia Bradshaw, elected officials of the City. Collectively all Defendants are known as the City Parties. All referenced persons and entities are referred to herein as "Parties," and in the singular as a "Party."

WHEREAS Newnan Vista is the owner of record of approximately 87.42 acres of land located on the proposed Newnan Place Drive and McIntosh Parkway and identified more specifically as tax parcel no. 0865043002, Coweta County tax records (the "Subject Property"); and

WHEREAS the Subject Property is currently zoned RML (multi-family residential low density); and

WHEREAS Newnan Vista submitted an application to the City seeking to rezone 35.509 acres of the Subject Property to the CGN (general commercial) classification and an additional 20.85 acres from RML to the RMH (residential multi-family high density) classification; and

WHEREAS Newnan Vista also sought a height limit increase for two proposed office buildings from 40 feet (assuming rezoning) to 75 feet; and

WHEREAS on October 23, 2007, the City Council of Newnan held a public hearing on Newnan Vista's proposed rezoning and voted, at the conclusion of the hearing, to deny the rezoning request; and

WHEREAS Newnan Vista has filed a lawsuit against the City Parties in Superior Court of Coweta County, being Civil Action Number 07V1573 (the "Lawsuit"); and

WHEREAS the Lawsuit challenges the City's denial of rezoning; and

WHEREAS, settlement of this Lawsuit involves reconvening a public hearing on Newnan Vista's rezoning request utilizing a revised Site Plan for the Subject Property dated January 3, 2008 and a proposed set of Stipulations as a condition of zoning; and

WHEREAS certain other disputes have arisen or might arise in the future among the Parties regarding the matters contended or which could have been contended in the Lawsuit, and because the Parties wish to settle any and all disputes or claims between them in their entirety, they enter into this Agreement.

NOW THEREFORE, in light of the foregoing and based upon the exchange of valuable consideration by and between the Parties to this Agreement, the Parties hereby agree to a mutual release of any and all claims, future or current, contained in the Lawsuit or that could have been raised in this Lawsuit, as follows:

The Parties agree that the City shall reconsider Newnan Vista's application for rezoning of the Subject Property pursuant to a revised Site Plan dated January 3, 2008. The matter shall be noticed for public hearing on February 12, 2008 and the City's staff shall file a staff report recommending the rezoning subject to a list of proposed Stipulations. The revised Site Plan and proposed Stipulations are attached hereto as Exhibit A and incorporated into this Agreement as an essential term of the Agreement.

At the conclusion of the public hearing the City Council shall take a vote on rezoning of the Subject Property. If all Council Members are present and the vote by Council is unanimous to approve the zoning per the revised Site Plan and proposed Stipulations attached hereto as Exhibit A or to approve the rezoning on such other terms as is agreeable to Newnan Vista on the night of hearing, then such action shall resolve this Lawsuit in its entirety. If any of the Council

Members are absent, or is any Council Member votes against the revised Plan and Stipulations, then second reading of the ordinance shall be held February 26, 2008. In the event of eventual favorable vote, Newnan Vista shall dismiss its Lawsuit with prejudice within five (5) business days of the vote.

In the event the City approves rezoning of the Subject Property as specified in the preceding paragraph, each of the respective Parties to this Agreement hereby mutually releases and forever discharges each of the other Parties to this Agreement and all of such Parties' successors, assigns, agents, affiliates, officers, directors, employees, representatives, insurers, and attorneys and each of them of and from any and all claims, debts, liabilities, demands, obligations, damages, costs, expenses, attorneys' fees, actions and causes of action, of every nature, character and description, known or unknown, which any of the respective Parties to this Agreement, now own or hold or may have at any time heretofore owned or held, or may at any time own or hold against any other Party to this Agreement with respect to the Lawsuit, excepting enforcing this Agreement. This Agreement does not restrict any Party, or any of their assignees, from enforcing this Agreement or asserting any right identified herein.

In the event the vote on the rezoning of Newnan Vista's property does not result in rezoning of the Subject Property as specified by the Stipulations and revised Site Plan or in accordance with any other conditions to which Newnan Vista agrees on the night of hearing, then this Agreement shall be null and void and the parties shall continue with the Lawsuit pursuant to procedures established by state law.

This Agreement sets forth all, and is intended to be an integration of all, of the covenants, promises, agreements, warranties, and representations among the Parties hereto, and, other than as expressly set forth herein, there are no covenants, promises, agreement, warranties,

representations, or other understandings, oral or written, express or implied, among them relating to any and all disputes that exist or might exist between the parties. This Agreement constitutes the entire agreement between the Parties.

This Agreement represents the compromise of disputed claims and is not an admission of liability by any Party.

This instrument may be executed in separate counterparts and shall become effective when such separate counterparts have been exchanged among the parties.

No presumption against or in favor of any person or party shall apply due to the drafting of this document.

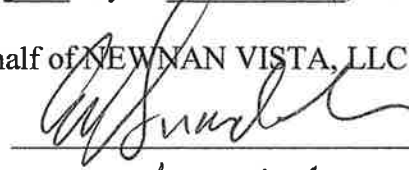
Newnan Vista waives all claims for damages and attorneys' fees, including those made pursuant to 42 U.S.C. Sec. 1983. Each party shall bear its own costs and attorney's fees.

This Agreement shall be governed by the substantive and procedural laws of the State of Georgia. Any suit brought to enforce any provisions of this Agreement must be brought in the courts of the State of Georgia.

Each of the Parties and each of the undersigned individuals hereby warrant to the other Parties that the undersigned have the authority to execute this Agreement and to bind the respective Parties to this Agreement.

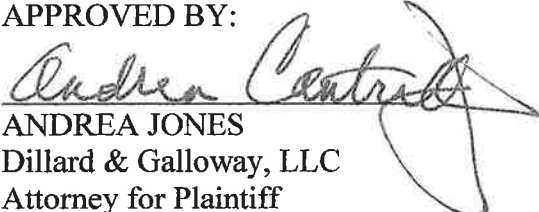
REVIEWED, APPROVED, AND ACCEPTED this 28th day of JANUARY, 2008.

On Behalf of NEWNAN VISTA, LLC

Its: 

MANAGER

APPROVED BY:


ANDREA JONES
Dillard & Galloway, LLC
Attorney for Plaintiff

ACCEPTED BY:

DATED Jan 31st, 2008

On Behalf of the CITY, MAYOR and CITY
COUNCIL

[Signature]
Its:

APPROVED BY:

LAUREL E. HENDERSON
Henderson & Hundley, P.C.
Attorney for Defendants

Newnan Vista LLC

Stipulations to attach to zoning

RZ-2007-01, 03 and 04

1. The 87.72 acre parcel that is the subject of RZ-2007-01, 03 and 04, ultimately RZ-2007-08, shall be developed in accordance with a site plan identified as Revision 6 dated January 3, 2008 to an original site plan dated October 5, 2006, and attached hereto as Exhibit A. Where the site plan conflicts with these stipulations, the stipulations shall control over the site plan.
2. There shall be a maximum of 500 apartment units constructed on the property covered by the site plan. The 500 units is a combined number covering both proposed apartment complexes.
3. The area on the site plan directly behind the commercial development and lying between the two apartment developments labeled "community park area/neighborhood open space" shall be developed and maintained by the master homeowners' association for the use and benefit of residents of both apartment complexes. It shall contain a large open area suitable for residents to utilize for ball games, Frisbee throwing, or community gatherings. While part of the area may be landscaped, it shall contain an open field area and will primarily be utilized as a passive recreation area. The homeowners' association will be responsible for mowing the open space, maintaining all landscaping and keeping the area maintained free of trash and debris.
4. Current height limit under the City's zoning ordinance for the commercial aspects of the development is currently 40 feet. If Newnan Vista LLC or its successor in interest seeks to develop the office buildings to a height in excess of 40 feet, it may seek a variance to do so. The Mayor and Council will support a height variance for the office buildings of up to five (5) feet for a total height of 45 feet. The overall height limitation for the office buildings may not exceed 45 feet if such a variance is obtained, and no variance shall be sought nor granted for a height in excess of 45 feet.
5. The development of two office buildings shown on the site plan is limited to four stories in height and 135,000 square feet in area.
6. The total commercial floor area of the retail/commercial development shown on the site plan is limited to 180,000 square feet.
7. All areas shown on the site plan as open space shall be maintained as open space and shall not be utilized for the construction of buildings or parking areas.

8. Developer shall install McIntosh Parkway across the development in the approximate location shown on the site plan. Such road shall meet the design and construction standards developed for that roadway as a four lane divided road with limited access points. The road shall connect with the existing stub of McIntosh Parkway to the east and with the acquired right-of-way for an extension of McIntosh Parkway to the south and west. At the conclusion of construction, testing and approval by the City, the road identified as McIntosh Parkway on the site plan shall be dedicated to the public. The project shall incorporate all recommendations made by GRTA in their final determination.
9. Impact fees shall be imposed upon and paid by the developer of the property on the same basis as any other development in the City of Newnan. Developer shall be entitled to seek credit against that portion of the impact fee imposed for transportation purposes in exchange for building and dedication of the portion of McIntosh Parkway crossing its property and installation when warranted of a traffic signal at the intersection of McIntosh Parkway with Newnan Crossing Blvd. No certificate of occupancy shall be issued for any structure on the Subject Property until the portion of McIntosh Parkway crossing the property is completed.
10. No rough grading of any portion of the property shall be done until development of that portion of the property is actually underway. Rough grading shall be completed for each phase of construction separately.
11. A timeline for all off-site improvements shall be established with specific milestones which must be met prior to specific projected phases.
12. All commercial and office space shall be developed in accordance with the City's Quality Development Corridor Overlay requirements.
13. Only one access point will be allowed off McIntosh Parkway unless otherwise authorized by the Mayor and Council.

Re: ORDINANCE NO. _____
Newnan Vista, LLC
29.619 acres (RML to CGN)
24.034 acres (RML to RMH)
Land Lot 43, 5th Land District
Coweta County, Georgia

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
NEWNAN, GEORGIA, TO AMEND THE ZONING CLASSIFICATION OF
CERTAIN REAL PROPERTY LOCATED IN LAND LOT 43 OF THE 5TH LAND
DISTRICT OF COWETA COUNTY, GEORGIA, IN THE LIMITS OF THE CITY OF
NEWNAN; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE
DATE; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER
PURPOSES**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWNAN,
AND IT IS HEREBY ORDAINED BY AUTHORITY OF SAME THAT:

WHEREAS, the owner of an 87.753 acre tract of property consisting of Tract 1 the To Be Zoned Apartment Property, Tract 2, the Already Zoned Apartment Property and Tract 3, the Commercial Property, more particularly described on Exhibit "A" attached hereto and incorporated herein by express reference all collectively the "Overall Tract" and located in Land Lot 43, 5th Land District of Coweta County, filed an application for rezoning of Tract 3, a 29.619 acre tract more particularly described on Exhibit "B" attached hereto and incorporated herein by express reference (the "Commercial Property") located in Land Lot 43, 5th Land District from RML (Residential Multiple Family Dwelling - Lower Density District) to CGN (General Commercial District) to include an office tract and a retail Commercial tract separated by a full access driveway, and an application for rezoning Tract 1, a 24.034 acre tract more particularly described on Exhibit "C" attached hereto and incorporated herein by express reference (the "To Be Rezoned Apartment Property") located in Land Lot 43,

5th Land District of Coweta County, Georgia from RML (Residential Multiple Family Dwelling - Lower Density District) to RMH (Residential Multiple Family - Higher Density District); and

WHEREAS, pursuant to said requirements of the City's Zoning Ordinance, the governing authority has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 12th day of February, 2008; and

WHEREAS, after the above-referenced public hearing, the governing body has determined that the rezoning of the Property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWNAN and it is hereby ordained by authority of same:

Section 1. (a) That the Commercial Property described on Exhibit "B" attached hereto and by reference made a part hereof shall have the zoning classification of CGN (General Commercial District), unless and until changed, revised, or amended subject to the proffered conditions which follow herein; and

(b) That the To Be Rezoned Apartment Property described on Exhibit "C" attached hereto and made a part hereof shall have the zoning classification of RMH (Residential Multiple Family Dwelling - Higher Density District) unless and until changed, revised or amended subject to the proffered conditions which follow herein.

(c) The following proffered conditions shall apply not only to the Property described in Paragraphs (a) and (b) hereinabove but to the entire Overall Tract of Property:

1. The 87.72 acre parcel that is the subject of the RZ-2007-01, 03, and 04 ultimately RZ 2007-08, shall be developed in accordance with site plan identified as Revision 8 dated February 8, 2008 to an original site plan dated October 5, 2006 attached hereto and incorporated herein by reference as Exhibit "A". Where the site plan conflicts with the stipulations, the stipulations shall control over the site plan.

2. There shall be a maximum of 500 apartment units constructed on the property covered by the site plan. The 500 units is a combined number covering both proposed apartment complexes.

3. The area on the site plan directly behind the commercial development and lying between the two apartment developments labeled "community park area/neighborhood open space" shall be developed and maintained by the master homeowners' association for the use and benefit of residents of both apartment complexes. It shall contain a large open area suitable for residents to utilize for ball games, Frisbee throwing or community gatherings. While part of the area may be landscaped, it shall contain an open field area and will primarily be utilized as a passive recreation area. The homeowners' association will be responsible for mowing the open space, maintaining all landscaping and keeping the area maintained free of trash and debris.

4. Current height limit under the City's zoning ordinance for the commercial aspects of the development is currently 40 feet. If Newnan Vista LLC or its successor in interest seeks to develop the office buildings to a height in excess of 40 feet, it may seek a variance to do so. The Mayor and Council will support a height variance for the office buildings of up to (5) feet for a total height of 45 feet. The overall height limitation for the office buildings may not exceed 45 feet if such a variance is obtained and no variance shall be sought nor granted for a height in excess of 45 feet.

5. The development of two office buildings shown on the site plan is limited to four stories in height and 135,000 square feet in area.

6. The total commercial floor area of the retail/commercial development shown on the site plan is limited to 180,000 square feet.

7. All areas shown on the site plan as open space shall be maintained as open space and shall not be utilized for the construction of buildings or parking areas.

8. Developer shall install McIntosh Parkway across the development in the approximate location shown on the site plan. Such road shall meet the design and construction standards developed for that roadway as a four lane divided road with limited access points. The road shall connect with the existing stub of McIntosh Parkway to the east and with the acquired right-of-way for an extension of McIntosh Parkway to the south and west. At the conclusion of construction, testing and approval by the City, the road identified as McIntosh Parkway on the

site plan shall be dedicated to the public. The project shall incorporate all recommendations made by GRTA in their final determination.

9. Impact fees shall be imposed upon and paid by the developer of the property on the same basis as any other development in the City of Newnan. Developer shall be entitled to seek credit against that portion of the impact fee imposed for transportation purposes in exchange for building and dedication of the portion of McIntosh Parkway crossing its property and installation when warranted of a traffic signal at the intersection of McIntosh Parkway with Newnan Crossing Blvd. No certificate of occupancy shall be issued for any structure on the subject property until the portion of McIntosh Parkway crossing the property is completed.

10. No rough grading of any portion of the property shall be done until development of that portion of property is actually underway. Rough grading shall be completed for each phase of construction separately.

11. A timeline for all off-site improvements shall be established with specific milestones which must be met prior to specific projected phases.

12. All commercial and office space shall be developed in accordance with the City's Quality Development Corridor Overlay Requirements.

13. Only one access point will be allowed off McIntosh Parkway unless otherwise authorized by the Mayor and Council.

Section 2. Severability. In the event any section, subsection, sentence, clause, or phrase of this ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses, or phrases of this ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council hereby declares that it would have passed the remaining parts of this ordinance or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

Section 3. This ordinance shall become effective upon adoption.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 12th day of FEBRUARY, 2008, in regular session assembled.

ATTEST:

Della Hill
Della Hill, City Clerk

Reviewed:

C. Bradford Sears, Jr.
C. Bradford Sears, Jr., City Attorney

Richard A. Bolin
Richard A. Bolin, City Manager

L. Keith Brady
L. Keith Brady, Mayor

Cynthia E. Jenkins
Cynthia E. Jenkins, Mayor Pro-Tem

George M. Alexander
George M. Alexander, Councilmember

Rhodes Shell
Rhodes Shell, Councilmember

Ray DuBose
Ray DuBose, Councilmember

Clayton Hicks
Clayton Hicks, Councilmember

Robert W. Coggin
Robert W. Coggin, Councilmember

OPEN TOP FOUND
N: 1233180.5
E: 2111984.39
EI: 884.99

N/F
E.D. MC
1371 PG 574
ZONED CGN

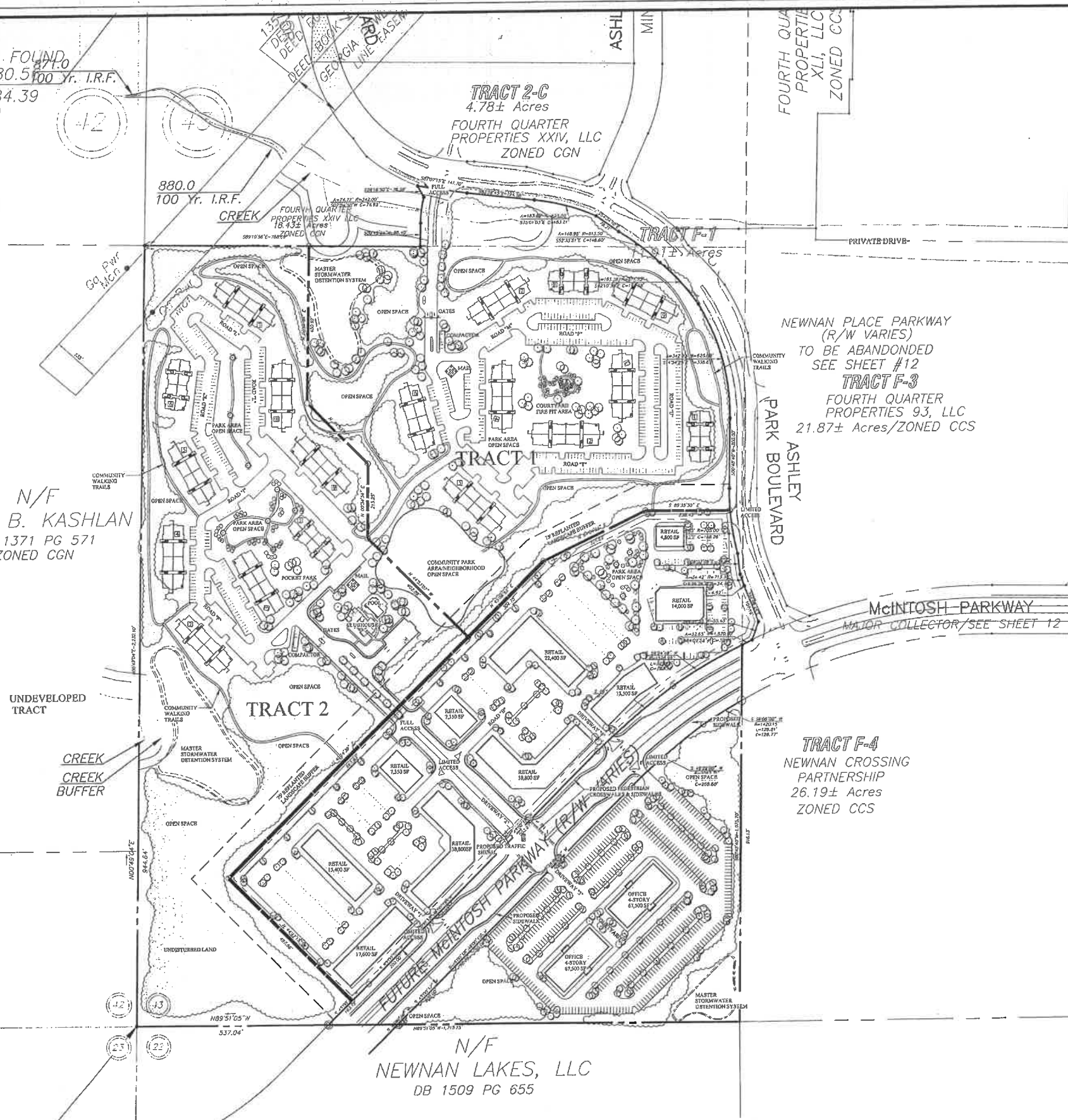
N/F
RAFIK B. KASHLAN
DB 1371 PG 571
ZONED CGN

UNDEVELOPED TRACT

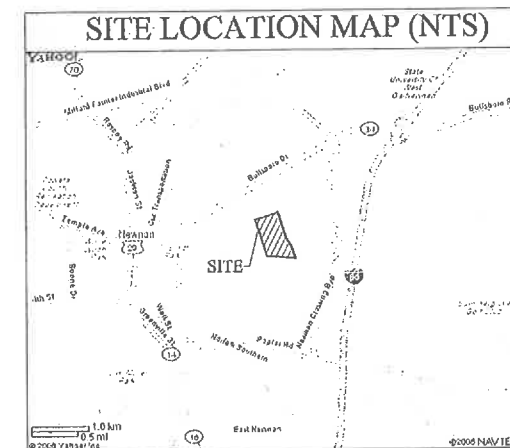
CREEK
CREEK BUFFER

PIPE FOUND
71.04

24 HOUR CONTACT: MR. DON BYRD @ 404-995-4446



SITE DATA:	
TOTAL SITE AREA	87.753 ACRES
DENSITY CALCULATIONS	
OFFICE TRACT	10.815 ACRES (471,101 SF)
TOTAL OFFICE FLOOR AREA	435,000 SF (4-STORY)
FLOOR AREA RATIO (135,000 SF / 471,101 SF)	(28.7%)
COMMERCIAL TRACT 1 & 2	18.804 ACRES (819,102 SF)
TOTAL COMMERCIAL FLOOR AREA	180,000 SF
FLOOR AREA RATIO (180,000 SF / 819,102 SF)	(22.0%)
APARTMENT TRACT 1 (to be rezoned)	24.034 ACRES
(4 STORY MAX)	INCLUDES ALL FUTURE R/W
TOTAL UNITS	240 UNITS (10 UNITS/ACRE)
APARTMENT TRACT 2 (already zoned)	29.33 AC + 4.77 R/W = 34.10 AC
TOTAL UNITS	INCLUDES FUTURE R/W
	260 UNITS (7.62 UNITS/ACRE)
TOTAL UNITS	500 UNITS
	5.69 UNITS/ACRE
PARKING CALCULATIONS	
OFFICE PARKING REQUIRED	135,000 SF
(1 SPACE/300 SF)	(450 SPACES)
OFFICE PARKING PROVIDED	(480 SPACES)
COMMERCIAL PARKING REQUIRED	180,000 SF
(1 SPACE/250 SF)	(720 SPACES)
COMMERCIAL PARKING PROVIDED	(730 SPACES)
APARTMENT PARKING REQUIRED	500 UNITS
(1.5 SPACE/UNIT)	(750 SPACES)
APARTMENT PARKING PROVIDED	(966 SPACES)
OPEN SPACE CALCULATIONS	
OPEN SPACE PROVIDED FOR OVERALL SITE	28.27 ACRES
% OF SITE AREA	32.2 %



BEFORE YOU DIG
UTILITIES PROTECTION CENTER
CALL FREE IN METRO ATLANTA
(770) 623-4344
THROUGHOUT GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

SITE NOTE:
NO BIKE LANES TO BE PROVIDED ON SITE.

JURISDICTIONAL SITE NOTE:
SITE IS APPROXIMATELY 2 MILES AWAY
FROM UNINCORPORATED COWETA COUNTY

NEWNAN PARKWAY PALISADES
A MASTER PLANNED MIXED USE DEVELOPMENT

FOR
VISTA REALTY PARTNERS
1360 PEACHTREE STREET NE
SUITE 1000
ONE MIDTOWN PLAZA, ATLANTA, GEORGIA 30309
PHONE: 770-995-4446

REVISIONS:

NO.	DATE	BY	DESCRIPTION
#1	12-3-06	KW	REVISED ACREAGES
#2	1-8-07	JH	REVISED ACREAGES
#3	2-8-07	JH	REVISED ACREAGES
#4	3-11-07	JH	ADDED LAYOUT
#5	7-19-07	JH	SITE REVISIONS
#6	01-3-08	KW	REVISED SITE, ZONING
#7	01-29-08	KW	REVISED UNIT COUNT

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

SHEET TITLE
MASTER ZONING
SITE PLAN

SCALE: 1" = 150'
DATE: OCTOBER 5, 2006
PROJECT: 06120.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



1
SHEET



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

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)

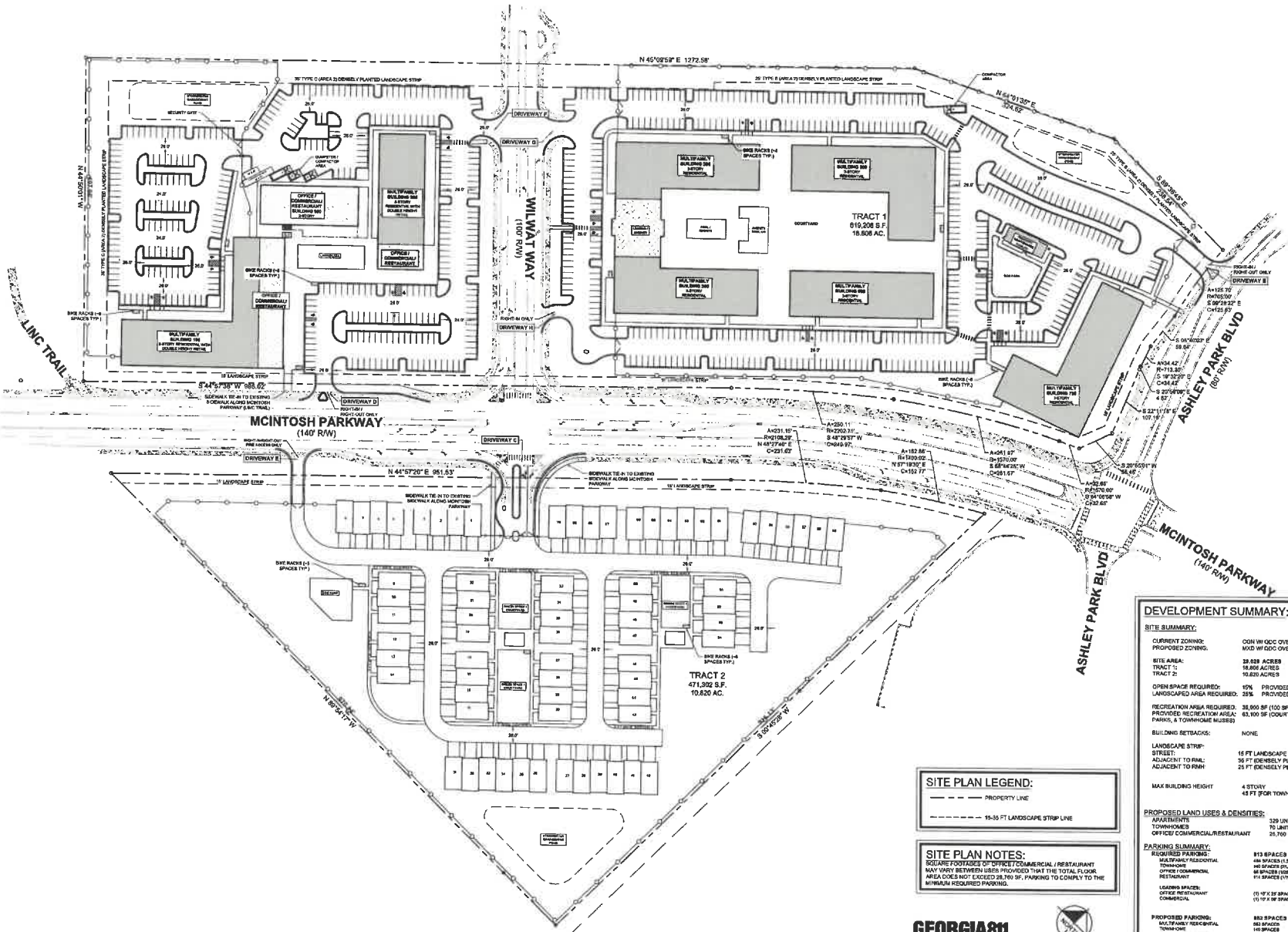
- Install right-turn overlap phases along the northbound, southbound, and eastbound approaches of the intersection, or as approved by GDOT.
- Install an additional southbound left-turn lane such that the approach consists of four (4) left-turn lanes, or as approved by GDOT.
- Widen Bullsboro Drive (SR 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



SITE PLAN LEGEND:
--- PROPERTY LINE
--- 15-35 FT LANDSCAPE STRIP LINE

SITE PLAN NOTES:
1. SQUARE FOOTAGES OF OFFICE/COMMERCIAL/RESTAURANT
2. ANY VARIATION BETWEEN USER PROVIDED THAT THE TOTAL FLOOR
AREA DOES NOT EXCEED 28,760 SF, PARKING TO COMPLY TO THE
MINIMUM REQUIRED PARKING.



DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
CURRENT ZONING:	ODN W ODC OVERLAY
PROPOSED ZONING:	MOD W ODC OVERLAY
SITE AREA:	35.828 ACRES
TRACT 1:	18.886 ACRES
TRACT 2:	16.942 ACRES
OPEN SPACE REQUIRED:	15% PROVIDED: 40%
LANDSCAPED AREA REQUIRED:	25% PROVIDED: 36%
RECREATION AREA REQUIRED:	35,000 SF (100 SF/RES. UNIT)
PROVIDED RECREATION AREA:	63,000 SF (COURTYARD/POOL/PAVILION AREAS/GRASS, & TOWNHOME BUILES)
BUILDING RETRACTIONS:	NONE
LANDSCAPE STRIP:	15 FT LANDSCAPE STRIP (ODC OVERLAY)
STREET:	35 FT (DENSELY PLANTED)
ADJACENT TO RAIL:	25 FT (DENSELY PLANTED)
ADJACENT TO PARK:	
MAX BUILDING HEIGHT:	4 STORY 42 FT (FOR TOWNHOMES)
PROPOSED LAND USES & DENSITIES:	
APARTMENTS:	228 UNITS
TOWNHOMES:	TO LOTS
OFFICE/COMMERCIAL/RESTAURANT:	25,760 SF
PARKING SUMMARY:	
REQUIRED PARKING:	813 SPACES (TOTAL)
MULTI-FAMILY RESIDENTIAL:	44 SPACES (LIMIT)
TOWNHOME:	40 SPACES (LIMIT)
OFFICE/COMMERCIAL/RESTAURANT:	64 SPACES (LIMIT)
LANDING SPACES:	114 SPACES (LIMIT)
LANDING SPACES:	(1) 10' X 30' SPACE
OFFICE/RESTAURANT/COMMERCIAL:	(1) 10' X 30' SPACE
PROPOSED PARKING:	
MULTI-FAMILY RESIDENTIAL:	882 SPACES (TOTAL)
TOWNHOME:	88 SPACES
OFFICE/COMMERCIAL/RESTAURANT:	114 SPACES
BIKE RACKS:	44 SPACES
LANDING SPACES:	(1) 10' X 30' SPACE
OFFICE/RESTAURANT/COMMERCIAL:	(1) 10' X 30' SPACE





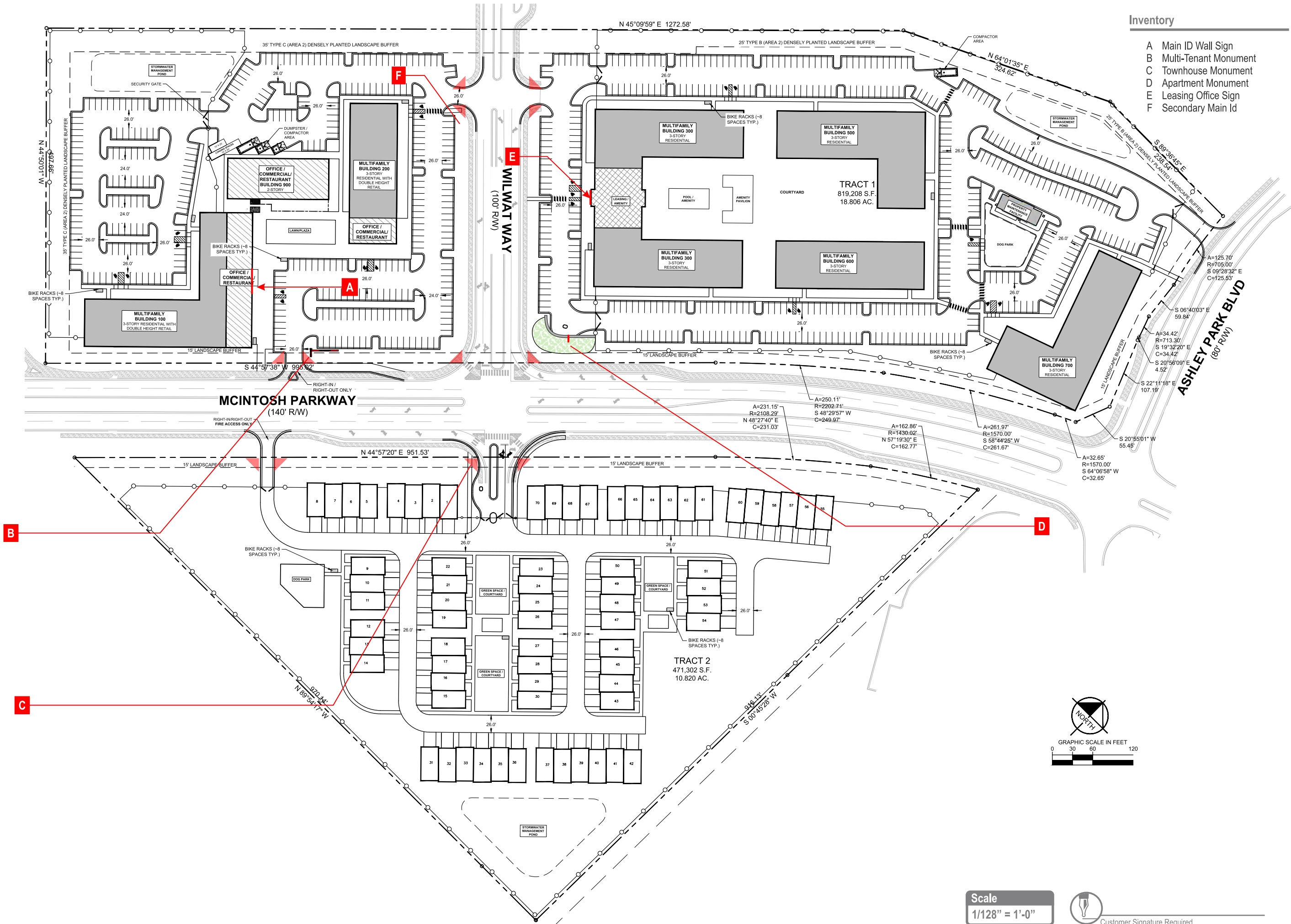












Inventory

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

DENYSE
SIGNAGE &
ARCHITECTURAL
ELEMENTS
1.800.941.7446
denyseco.com

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- Concept
- Preliminary
- Production

Scale
1/128" = 1'-0"



Customer Signature Required

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- Concept
- Preliminary
- Production

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- ☐ Concept
- ☒ Preliminary
- ☐ Production



© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Oxford Properties

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

Opportunity Number
66257

DeNyse Representative
Cheryl Whitson/CG

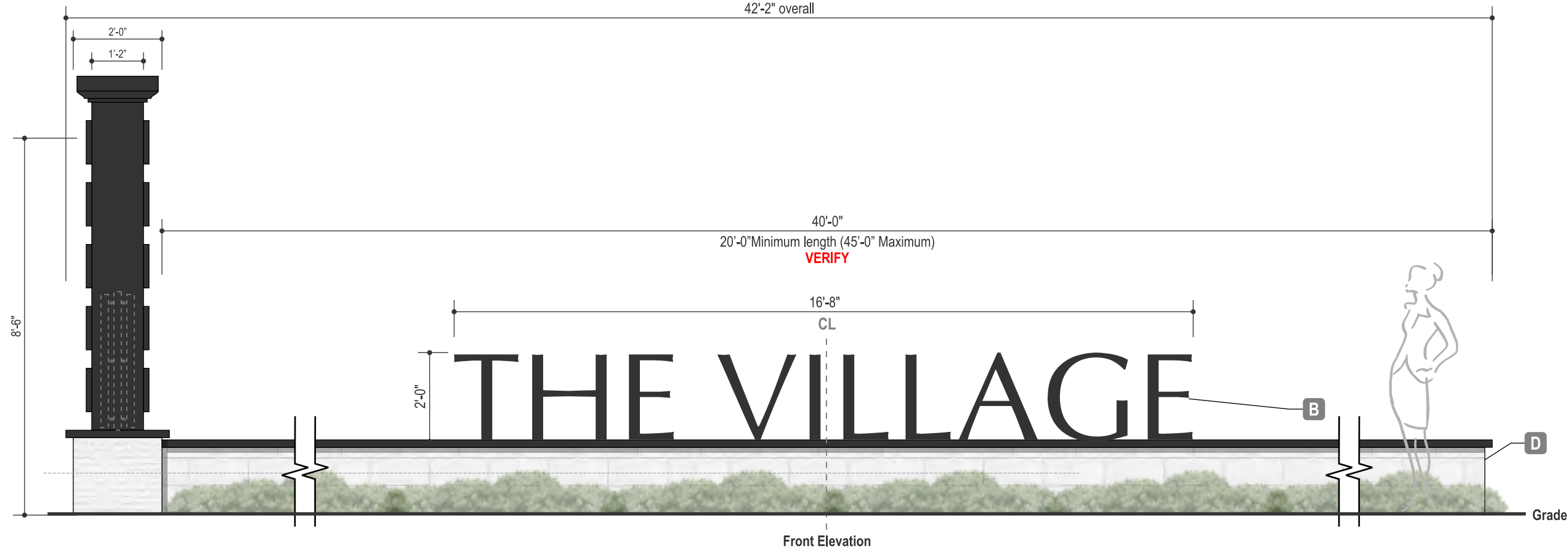
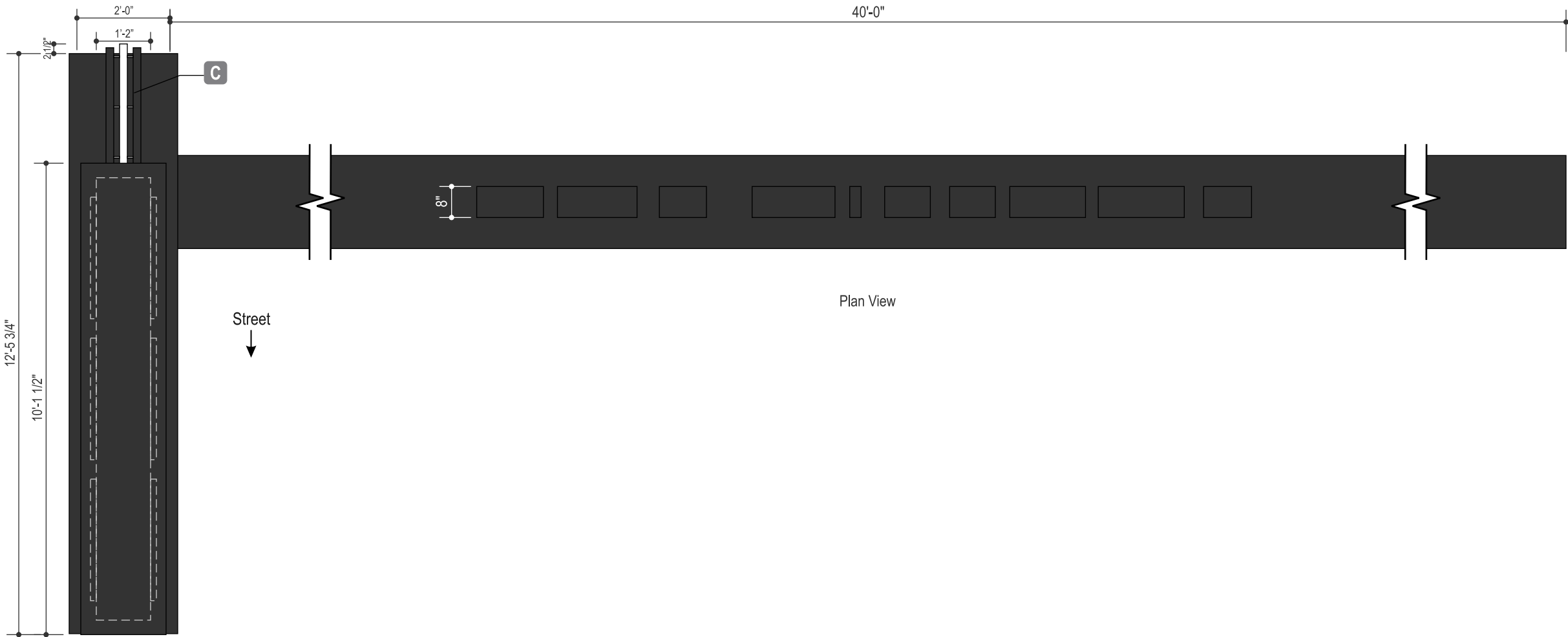
Designer
jblack

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- ☐ Concept
- ☒ 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 Shopping Center - Multi Tenant Sign

Scale

3/8" = 1'-0"



Customer Signature Required

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Oxford Properties

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

Opportunity Number
66257

DeNyse Representative
Cheryl Whitson/CG

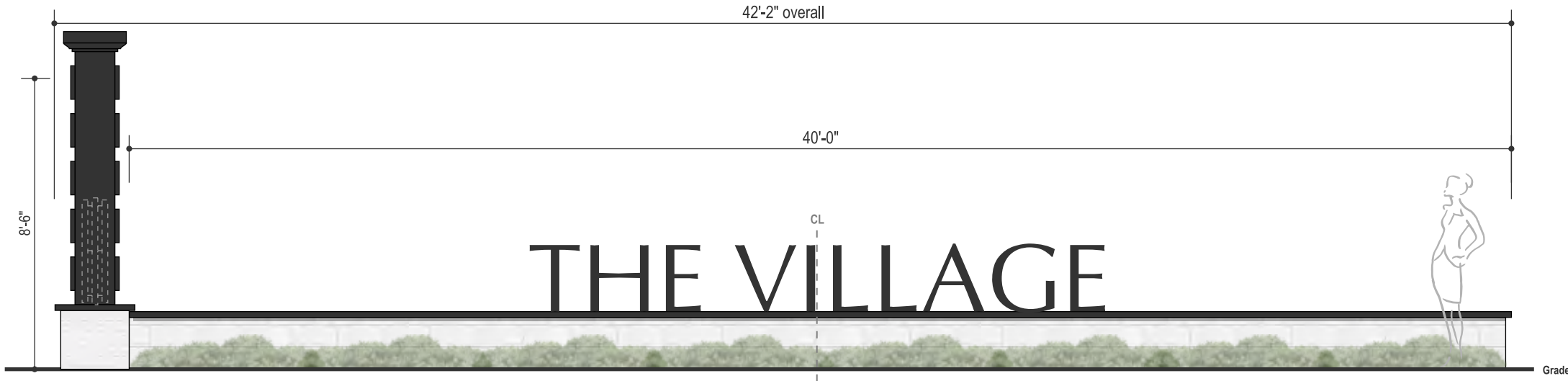
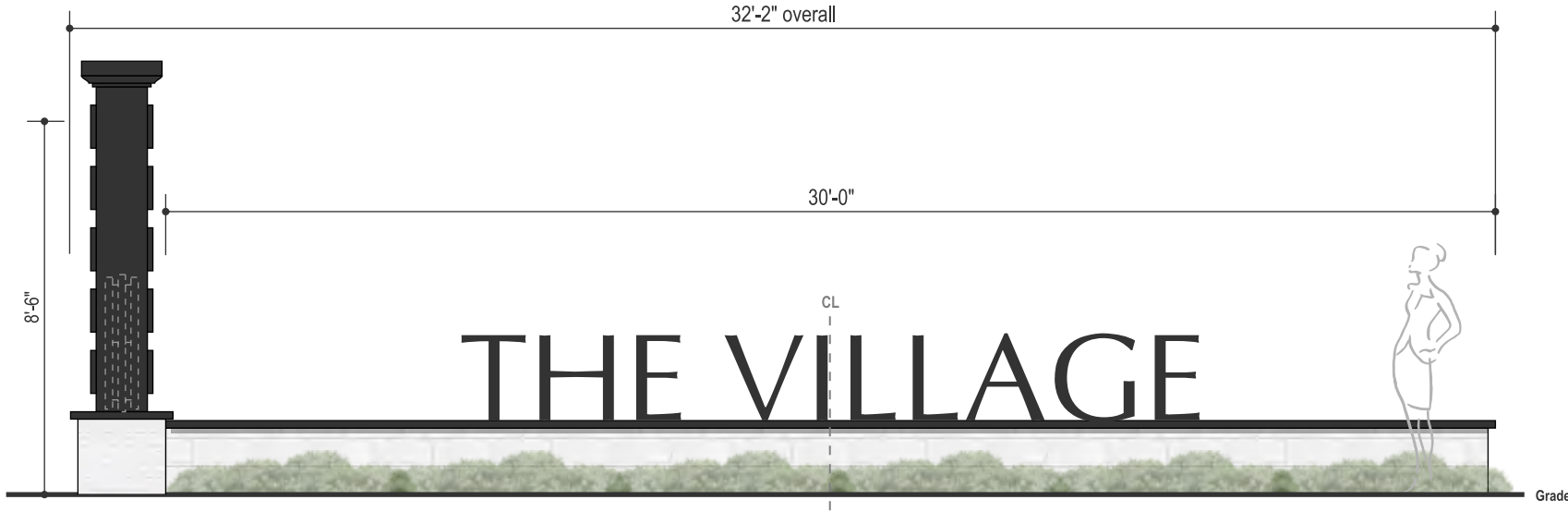
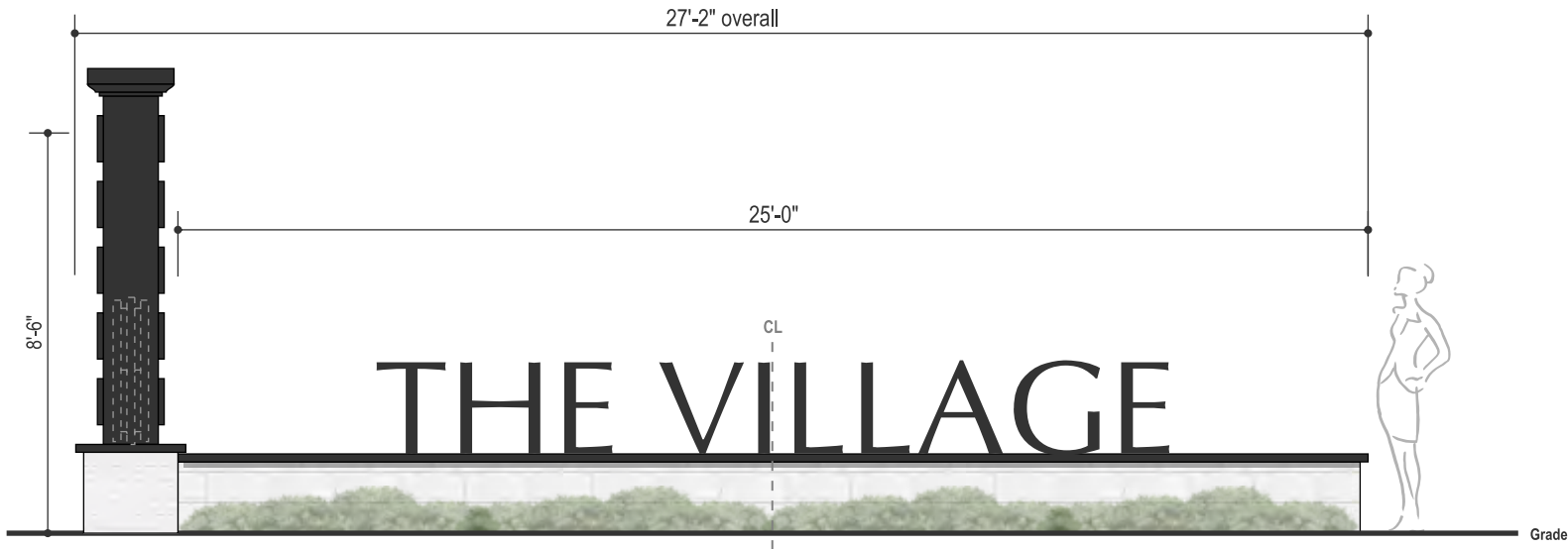
Designer
jblack

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- ☐ Concept
- ☒ Preliminary
- ☐ 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

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- ☐ Concept
- ☒ Preliminary
- ☐ Production



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



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

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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
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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- Concept
- Preliminary
- Production



Placeholder for Tenant Signage Options for Shopping Center - Wall Signs

Scale
1/8" = 1'-0"



Customer Signature Required

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- 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

- 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

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

☐ Concept
☒ Preliminary
☐ Production

TENANT SIGNAGE

OPTION A
FRONT LIT CHANNEL LETTERS
BACKER MUST BE A SEAMLESS ALUMINUM SHOEBOX CABINET,
3" DEEP WITH 0.125" ALUMINUM FACE PAINTED TO MATCH THE BUILDING BACKGROUND

TENANTSIGNAGE

OPTION B
HALO LIT CHANNEL LETTERS
BACKER MUST BE A SEAMLESS ALUMINUM SHOEBOX CABINET,
3" DEEP WITH 0.125" ALUMINUM FACE PAINTED TO MATCH THE BUILDING BACKGROUND



Tenant Signage

OPTION C
NON ILLUMINATED CHANNEL LETTERS
BACKER MUST BE A SEAMLESS ALUMINUM SHOEBOX CABINET,
3" DEEP WITH 0.125" ALUMINUM FACE PAINTED TO MATCH THE BUILDING BACKGROUND
EXTERNAL LIGHTING

TENANT SIGNAGE

OPTION D
FRONT LIT CHANNEL LETTERS
ON RACEWAY FOR CANOPY INSTALLATION

DAY VIEW

TENANT SIGNAGE

TENANTSIGNAGE

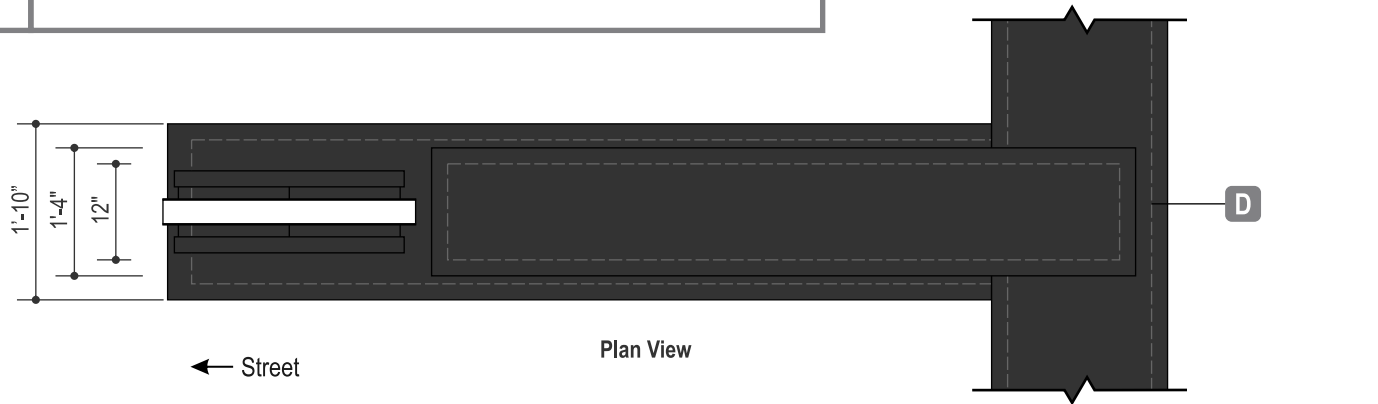
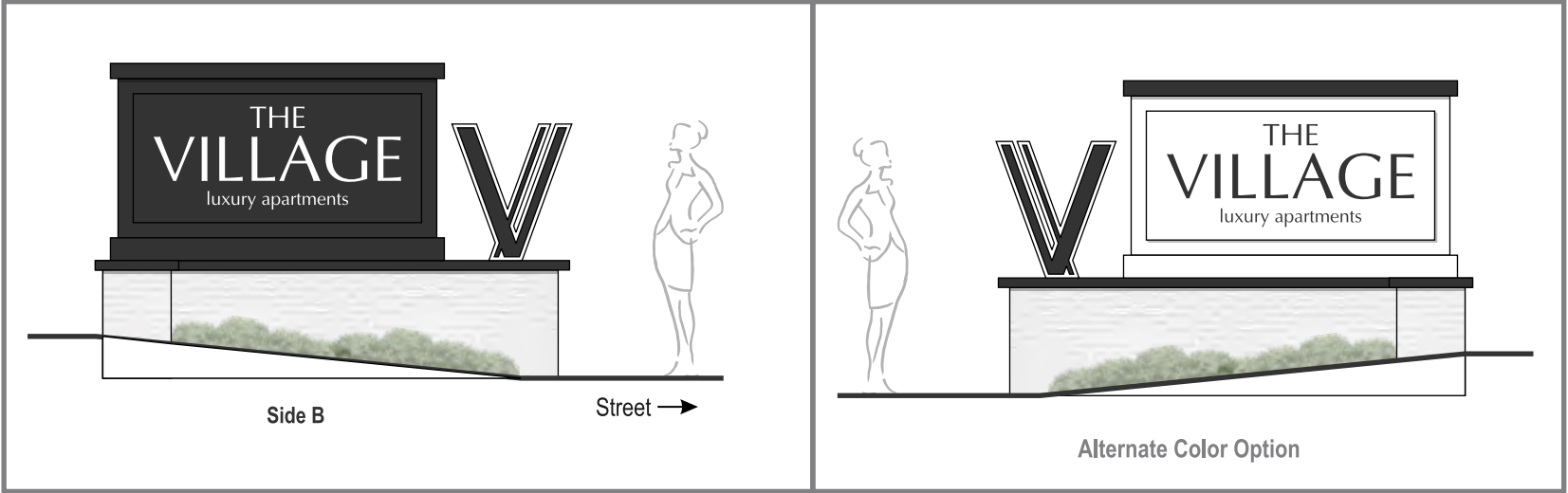


Tenant Signage

TENANT SIGNAGE

NIGHT VIEW





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

DENYSE

SIGNAGE & ARCHITECTURAL ELEMENTS

1.800.941.7446
denyseco.com

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- ☐ Concept
- ☒ Preliminary
- ☐ Production



Field Survey Required

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

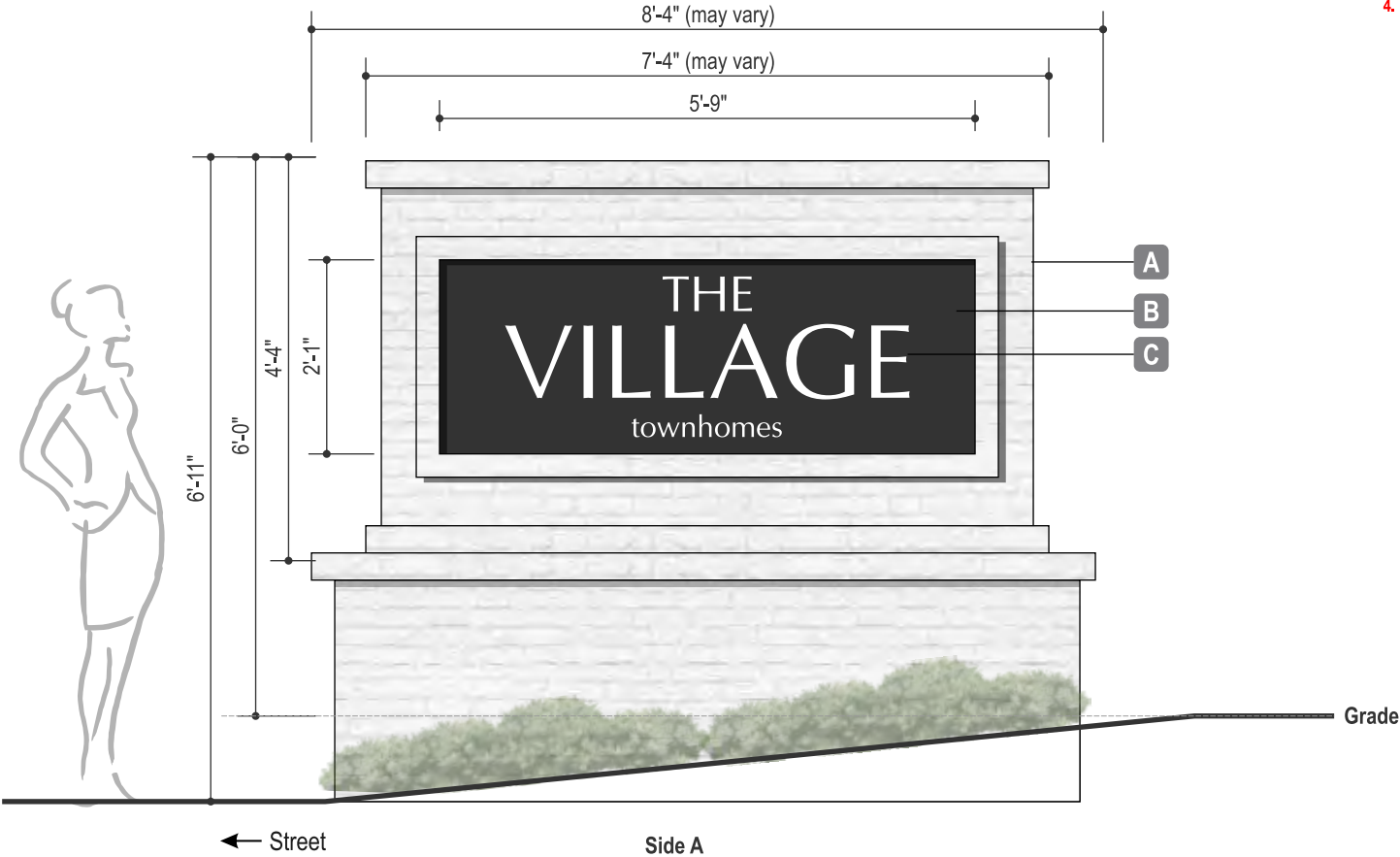
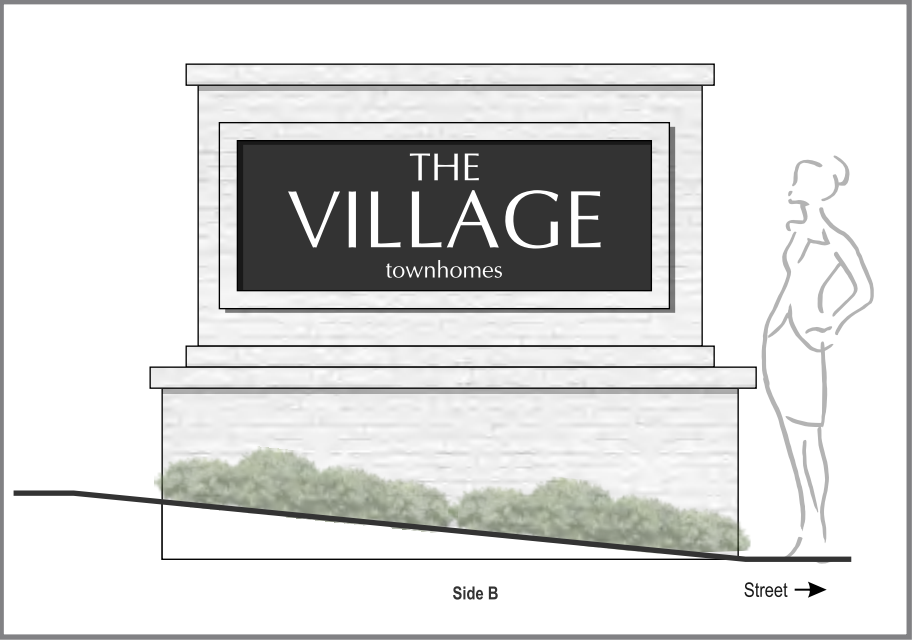
Main ID for Apartment Complex - Monument and Leasing and Wall Sign

Scale

1/2" = 1'-0"



Customer Signature Required



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

DENYSE

SIGNAGE & ARCHITECTURAL ELEMENTS

1.800.941.7446
denyseco.com

© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\O\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

- Concept
- 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 Townhomes - Monument - Overall Plan

Scale

1/2" = 1'-0"

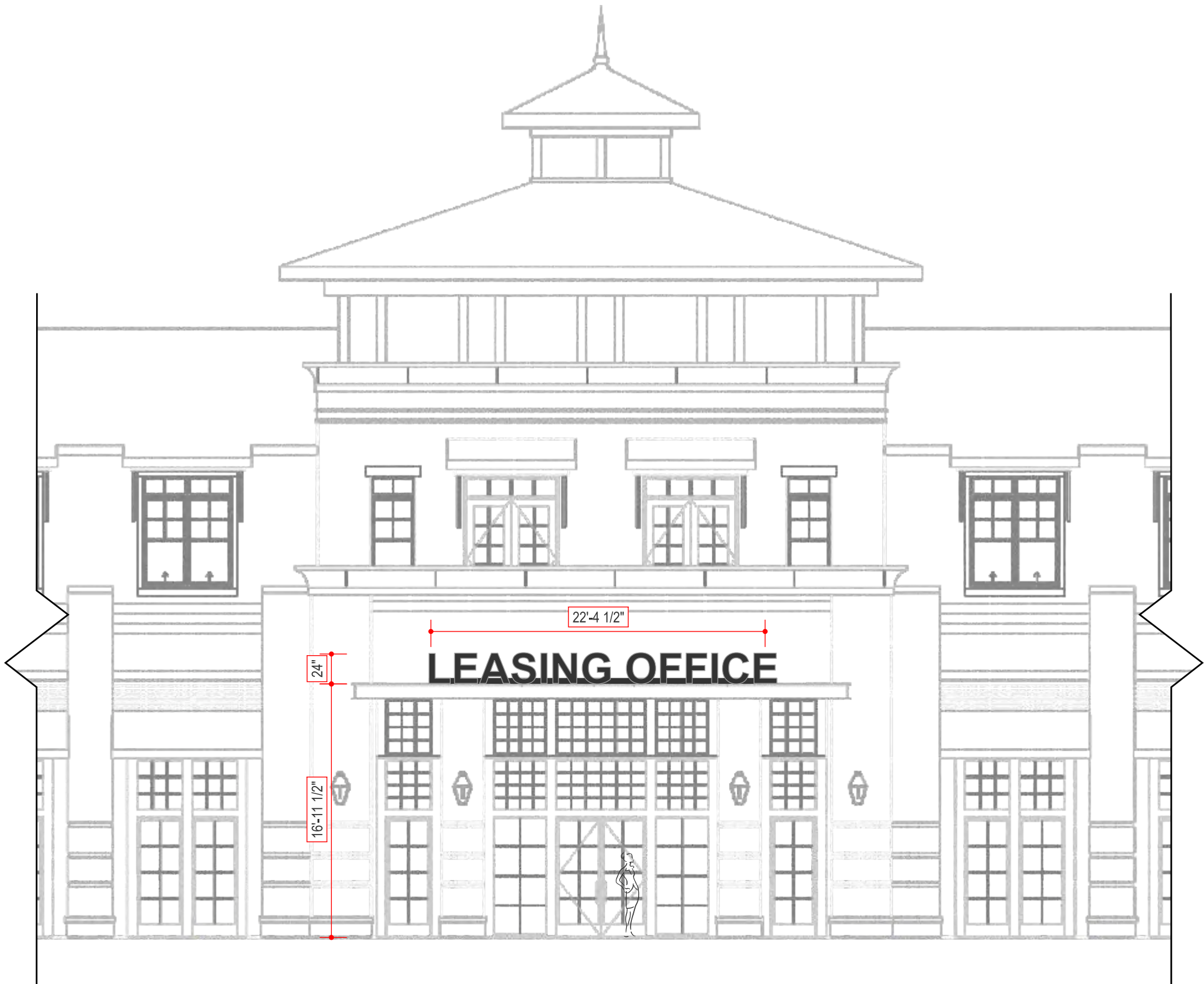


Customer Signature Required

16



Proposed Rendering



© Copyright 2025 All designs and drawings are the sole property of DeNyse Companies, Inc., and may not be reproduced, published, changed or used in any way without written permission and consent. In addition, all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

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

Filepath
Z:\Drawings and Graphics\Oxford Properties\Oxford Newnan - Newnan GA\Preliminary\ Sign Package 1 v9.cdr

☐ Concept
☒ 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 Apartment - Leasing Wall Sign

Scale

1/8" = 1'-0"



Customer Signature Required



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.

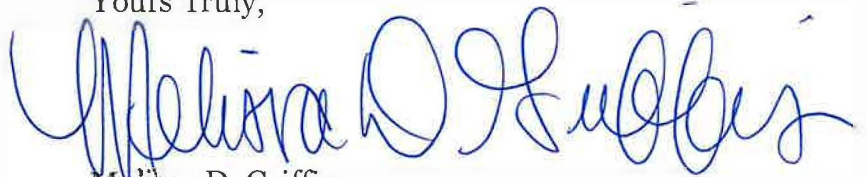
As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a MXD zoning as it is a prime location for a mixed-use development in the City of Newnan. The rezoning will allow for development of this current property that has been undeveloped for many 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 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



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

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Applicant's Representative

Signature of Notary Public

1/31/2025

Date





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

Signature of Notary Public

1/30/25
Date

(Affix Raised Seal Here)

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

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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on 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.

Signature of Applicant

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Applicant's Representative

Byrne E. Wooten 1/31/2025
Signature of Notary Public Date



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 Dowling
Notary Public



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

(Affix Raised Seal Here)

1/23/2025
Date



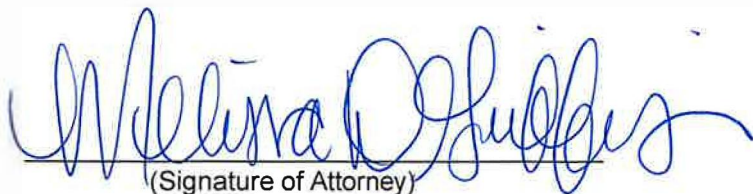
City of Newnan, Georgia

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

COMMUNITY IMPACT MEMORANDUM

TO: Tracy S. Dunnivant, Planning Director

FROM: Jared McKinnon, P.E., Kimley-Horn and Associates, Inc.

DATE: 01/30/2025

RE: Community Impact Study for Rezoning of Parcel 086 5043 002

The following is a summary of information and documentation in regard to the Community Impact Study for the rezoning of Parcel 086 5043 002 located along McIntosh Parkway and Wilwat Way.

Coweta County School System- The Coweta County School System Executive Director of Facilities, Ronald Cheek, provided correspondence in regard to the impact on the schools for the requested use. Mr. Cheek expressed concern about school capacity and requested that we provide advanced notice of a schedule for construction and planning purposes. We are willing to provide this information to The Coweta County School System during the design stage so that they can plan appropriately for any school age children the requested use may generate.

Road and Streets- Part of the Community Impact Study scope entails comparison of the present zoning classification to the requested zoning classification and quantifying the impacts on the City roadway infrastructure. The parcel currently sits vacant. A Development of Regional Impact (DRI) study will be produced and submitted to the Georgia Regional Transportation Authority (GRTA) for the proposed development. See the table below for the trip generation analysis for the Oxford Newnan project and the pending DRI study.

Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)								
Oxford Newnan DRI #TBD								
City of Newnan, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
215 Single-Family Attached Housing	70 du.	482	31	10	21	38	22	16
221 Multi-Family Housing (Mid-Rise)	329 du.	1,522	133	31	102	129	79	50
822 Strip Retail Plaza (<40k)	13,380 s.f. gross leasable area	794	35	21	14	96	48	48
932 High-Turnover (Sit-Down) Restaurant	13,380 s.f.	1,434	128	70	58	121	74	47
Gross Trips		4,232	327	132	195	384	223	161
Residential Trips		2,004	164	41	123	167	101	66
Mixed-Use Reductions		0	-18	-3	-15	-35	-20	-15
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Residential Trips		2,004	146	38	108	132	81	51
Retail Trips		794	35	21	14	96	48	48
Mixed-Use Reductions		0	-6	-3	-3	-50	-24	-20
Alternative Mode Reductions		0	0	0	0	0	0	0
Pass-By Reductions (Limited by GRTA 15% Rule)		-36	0	0	0	-7	-3	-4
Adjusted Retail Trips		738	29	18	11	39	21	18
Restaurant Trips		1,434	128	70	58	121	74	47
Mixed-Use Reductions		0	-20	-10	-4	-51	-24	-27
Alternative Mode Reductions		0	0	0	0	0	0	0
Pass-By Reductions (Limited by GRTA 15% Rule)		-100	0	0	0	-9	-5	-4
Adjusted Restaurant Trips		1,334	108	54	54	61	45	16
Mixed-Use Reductions - TOTAL		0	-44	-22	-22	-130	-68	-68
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		-136	0	0	0	-16	-8	-8
New Trips		4,076	283	110	173	232	147	85

Newnan Police Department- Kimley-Horn has been in correspondence with Chief of Police, Brent Blankenship at the Newnan Police Department to request a letter detailing the Department's feedback on the proposed development. Chief Blankenship has determined that there will be an approximate increase of 807 calls in a two-year period for the development, along with an increase of 22 additional motor vehicle accidents and 71 traffic stops. He also expressed concern about the increased traffic and vehicle traffic leading to increased call service and call times to surrounding areas.

Newnan Fire Department- Kimley-Horn has been in correspondence with Chief Stephen Brown at the Newnan Fire Department to request a letter detailing the Department's feedback on the proposed development. Chief Brown confirmed adequate service to the proposed development but expressed concern about the increased traffic and population, leading to increased call volume and response times to the proposed property and current established areas served, in addition to further impact of wear and tear on equipment.

Newnan Utilities- Kimley-Horn has been in correspondence with Scott Tolar at Newnan Utilities regarding the proposed utility capacity for the development. Based on the preliminary utility demands provided by Kimley-Horn, Newnan Utilities stated that adequate sanitary sewer capacity for the development is available at the time of this report. Newnan Utilities also confirmed they will provide water service to the site.



Capacity Certification - Peak Sanitary Sewage Flow

Project: Oxford Newnan
Date: 1/28/2025

TYPE OF ESTABLISHMENT		HYDRAULIC LOADING (GPD)	UNIT	PROPOSED USE QUANTITIES	Flow (GPD)	Assumptions
1	Retail (No Food Service)	100	per 1,000 sq ft floor area	13,380	1,338	Assuming a 50/50 split from total SF for the retail/restaurant use
2	Restaurant	100	per 100 sq ft floor area	13,380	13,380	Assuming a 50/50 split from total SF for the retail/restaurant use & assuming load is calculated based off 100 GPD per 100 sq ft
3	Townhome	250	per Unit	70	17,500	
4	Multifamily	155	per Unit	329	50,995	Assuming all 2 bedrooms
					83,300	Total Sewage Flowrate (GPD)
					333,200.00	Peak Sewage Flowrate (GPD) = Total * 4
Total					0.52	Peak Sewage Flowrate (cfs)

The initial response letter provided by Newnan Utilities is included for reference in this report.

City of Newnan Taxes Revenues- The 2025 millage rate for The City of Newnan is 2.32 mills. Currently Parcel 086 5043 002 generates \$44,145 annually in City of Newnan tax revenue. The

requested use should generate approximately \$1,371,542 annually in City of Newnan tax revenue. As such, the requested use will ultimately generate more tax revenue than the current use.

The values noted in the tax revenue estimates above are based on an Economic Impact Tabulation provided by the Property Developer (attached to this report for reference). The values referenced in the attached table contain the Developer's best estimate of proposed land uses, densities, improvement values, and property values for the proposed Oxford Newnan development and are subject to market demand and pricing fluctuations. An assessment of the current tax revenues based on the current millage rates are shown below.

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

Included as attached for reference are copies of correspondence from Kimley-Horn, Newnan Utilities, Newnan Fire and Police Departments and Coweta County School System. All remaining documentation noted above shall be provided to the City upon receipt.

Coweta County School System

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

January 27, 2025

Dane Boegner
Kimley-Horn
11720 Amber Park Dr.
Suite 600
Alpharetta, GA 30009

RE: Rezoning Request Oxford Newnan

Mr. Boegner,

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

The proposed development would potentially contain 399 residential units. The current school district lines would place students in this neighborhood in the following locations:

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

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

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

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools

Coweta Committed to Student Success



01/30/25

Reference: Oxford Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 807 calls, 22 motor vehicle accidents and 71 traffic stops in a two-year period for this development.

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

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$43,00.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

January 27, 2025

Dear Mr. Boegner,

The following information is regarding the request for a community impact analysis for your rezoning and possibly future development.

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

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

Kind Regards,

Stephen Brown



January 30, 2025

Griffin Clower
Kimberly-Horn
11720 Amber Park Drive suite 600
Alpharetta, GA 30009

- RE: Mix use in Newnan, GA, Parcel # 086 5043 002

Mr. Clower,

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

- Parcel Numbers 086 5043 002
- 31.08 Acres
- 16,056 Sq Ft of Retail and 10704 Sq Ft of Restaurant
- 329 Multi-Family Units
- 70 Townhomes
- Attached concept plan

1. Sanitary Sewer:

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

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

- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

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

Please let me know if you have any questions or need additional information.

Sincerely,



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

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)

Newnan Vista LLC and Oxford Properties LLC
Land Lot 43 Fifth LD
29.26+/- acres along McIntosh Parkway
Tax Parcel #086-5043-002

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY LOCATED IN
LAND LOT 43 OF THE 5TH LAND DISTRICT ALONG McINTOSH PARKWAY,
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property described on Exhibit "A" and shown on the Plat of Survey attached hereto as Exhibit "B" from the City of Newnan Zoning Classification CGN (General Commercial District) to MXD (Mixed Use Development District); and

WHEREAS, said property was the subject of a settlement agreement between the owner and The City dated January 31, 2008 in Civil Action File No. 07V1573 in Coweta Superior Court in which said property was zoned CGN (General Commercial District) by ordinance dated February 12, 2008.

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26 day of August 2025; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof be rezoned MXD (Mixed Use Development District) subject to the following conditions:

1. The development will be consistent with the density, project data, amenities, proffered conditions, as amended herein, architectural details site plan and elevations as provided as part of the application and including but not limited to what is shown on Exhibit "C" attached hereto and made a part hereof.

2. The project shall be capped at 329 apartment units on the north side of McIntosh Parkway and 70 townhome units on the southside of McIntosh Parkway.
3. 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..."
4. Developer/Applicant agrees to work with the City to provide safe pedestrian access from the townhomes to the amenities, including the LINC.

Section II. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section III. All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2025 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

REVIEWED AS TO FORM:

James J Thomasson III, Mayor Pro-Tern

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

LEGAL DESCRIPTION

Tract 1

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

COMMENCING at the corner common to Land Lots 22, 23, 42 and 43; THENCE running along the southerly line of Land Lot 43 South 89 degrees 53 minutes 58 seconds East a distance of 548.11 feet to a point at the intersection of said Land Lot Line with the northwesterly R/W line of McIntosh Parkway (variable width R/W); THENCE leaving said Land Lot Line and running along said R/W line of McIntosh Parkway North 44 degrees 57 minutes 39 seconds East a distance of 96.18 feet to an iron pin set; said point being the **POINT OF BEGINNING**;

THENCE leaving said R/W line of McIntosh Parkway North 44 degrees 50 minutes 01 seconds West a distance of 497.66 feet to a 1/2" rebar with cap found; THENCE North 45 degrees 09 minutes 59 seconds East a distance of 1272.58 feet to a 1/2" rebar with cap found; THENCE North 64 degrees 01 minutes 35 seconds East a distance of 324.62 feet to a 1/2" rebar with cap found; THENCE South 89 degrees 36 minutes 45 seconds East a distance of 238.54 feet to a 1/2" rebar with cap found on the westerly R/W line of Ashley Park Drive (80' R/W); THENCE running along said R/W line of Ashley Park Drive the following courses and distances: along a curve to the left an arc distance of 125.70 feet, said arc having a radius of 705.00 feet, and a chord bearing South 09 degrees 28 minutes 32 seconds East a chord distance of 125.53 feet; THENCE South 06 degrees 40 minutes 03 seconds East a distance of 59.84 feet to a point; THENCE along a curve to the right an arc distance of 34.42 feet, said arc having a radius of 713.30 feet, and a chord bearing South 19 degrees 32 minutes 20 seconds East a chord distance of 34.42 feet; THENCE South 20 degrees 56 minutes 09 seconds East a distance of 4.52 feet to a point; THENCE South 22 degrees 11 minutes 18 seconds East a distance of 107.19 feet to an iron pin set; THENCE South 20 degrees 55 minutes 01 seconds West a distance of 55.45 feet to a 1/2" rebar with cap found on the northwesterly R/W line of McIntosh Parkway; THENCE running along said R/W line of McIntosh Parkway the following courses and distances: along a curve to the left an arc distance of 32.65 feet, said arc having a radius of 1570.00 feet, and a chord bearing South 64 degrees 06 minutes 58 seconds West a chord distance of 32.65 feet to a 1/2" rebar found (disturbed); THENCE along a curve to the left an arc distance of 261.97 feet, said arc having a radius of 1570.00 feet, and a chord bearing South 58 degrees 44 minutes 25 seconds West a chord distance of 261.67 feet to a 1/2" rebar with cap found; THENCE along a curve to the left an arc distance of 250.11 feet, said arc having a radius of 2202.71 feet, and a chord bearing South 48 degrees 29 minutes 57 seconds West a chord distance of 249.97 feet to a point; THENCE South 44 degrees 57 minutes 38 seconds West a distance of 995.02 feet to a point; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 819,208 square feet, or 18.806 acres.

LEGAL DESCRIPTION

Tract 2

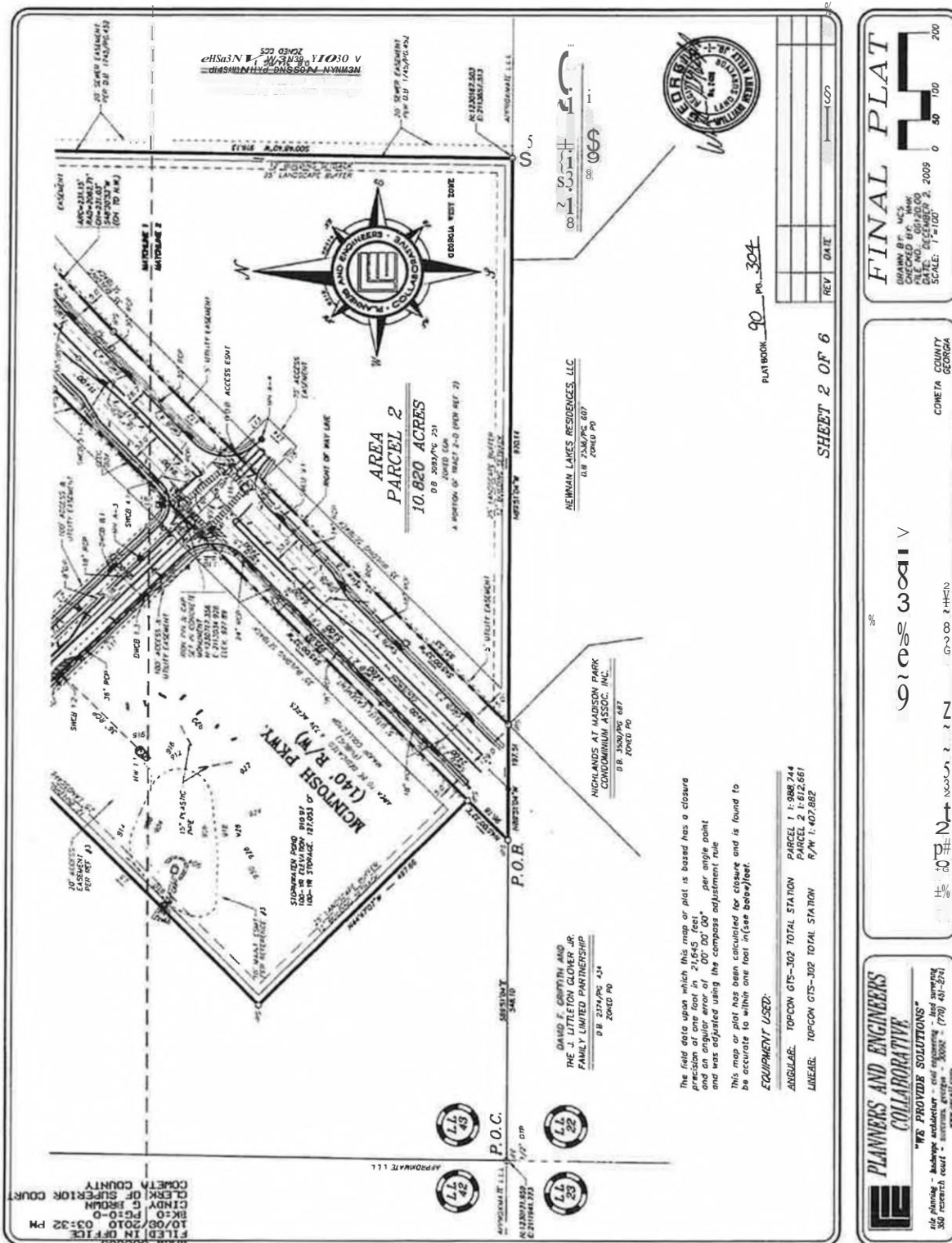
ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Newnan, Land Lot 43, 5th District, Coweta County, Georgia, and being more particularly described as follows:

COMMENCING at the corner common to Land Lots 22, 23, 42 and 43; THENCE running along the southerly line of Land Lot 43 South 89 degrees 53 minutes 58 seconds East a distance of 548.11 feet to a point at the intersection of said Land Lot Line with the northwesterly R/W line of McIntosh Parkway (variable width R/W); THENCE South 89 degrees 52 minutes 48 seconds East a distance of 197.47 feet to a 1/2" rebar with cap found at the intersection of said Land Lot Line with the southeasterly R/W line of McIntosh Parkway; said point being the **POINT OF BEGINNING**;

THENCE leaving said Land Lot Line and running along said southeasterly R/W line of McIntosh Parkway North 44 degrees 57 minutes 20 seconds East a distance of 951.53 feet to a point; THENCE along a curve to the right an arc distance of 231.15 feet, said arc having a radius of 2108.29 feet, and a chord bearing North 48 degrees 27 minutes 40 seconds East a chord distance of 231.03 feet to a point; THENCE along a curve to the right an arc distance of 162.86 feet, said arc having a radius of 1430.02 feet, and a chord bearing North 57 degrees 19 minutes 30 seconds East a chord distance of 162.77 feet to a 1/2" rebar found; THENCE leaving said R/W line of McIntosh Parkway South 00 degrees 45 minutes 28 seconds West a distance of 916.13 feet to a 1.5 open top pipe found on the southerly line of Land Lot 43; THENCE running along said southerly line of Land Lot 43 North 89 degrees 54 minutes 17 seconds West a distance of 970.14 feet to a 1/2" rebar with cap found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 471,302 square feet, or 10.820 acres.

Said tract or parcel of land containing 471,302 square feet, or 10.820 acres.



This map/plot is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.













7:24
C
Pre-





City of Newnan, Georgia – Mayor and City Council

Date: August 26, 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

The full rezoning application and accompanying materials are available upon request

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.

PLANNING COMMISSION REPORT:

July 8, 2025 – Public hearing was held by Planning Commission. Planning Commission voted 6-0 to recommend approval of the rezoning request

CITY COUNCIL WORK SESSION

August 12, 2025 – City Council Work Session was held to discuss the zoning change need.

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
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 Dunnavant 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)

Chairman West



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

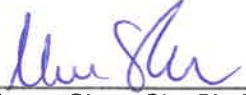
WHEREAS, the use of the property is not for residential purposes.

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.

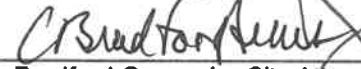
FURTHER RESOLVED that the City Manager and City Attorney are authorized to assist in this process.

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

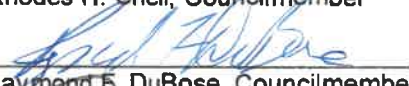

Cleatus Phillips, City Manager

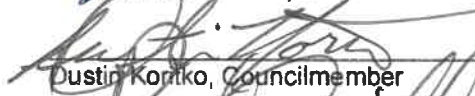

L. Keith Brady, Mayor


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.

Coweta County Georgia
Land Lot 27, 2nd Land District
Tax Parcel # 087 202 008
17.504 +/- acres
Tax Parcel # 087 2027 011
4.65 +/- acres
Corner Turkey Creek Road and
Newnan Crossing By-Pass East

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 27 OF THE 2nd LAND DISTRICT
LOCATED ON TURKEY CREEK ROAD AND NEWNAN CROSSING BY-PASS EAST,
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the property described on Exhibit "A" has been annexed into the City of Newnan by an Act of The General Assembly, House Bill 838, with an effective date of May 13, 2025 and The City Council of the City of Newnan has initiated a rezoning of the property described on Exhibit "A" and shown on plat of survey, Exhibit "B", attached hereto, from the Coweta County and Zoning Classification RC (Rural Conservation Residential District) to the City of Newnan Zoning Classification OI-1 (Low Density Office and Institutional District); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26th day of August 2025; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That the property described on Exhibit "A" and shown on plat of survey, Exhibit "B", attached hereto and by reference made a part hereof be rezoned OI-1 (Low Density Office and Institutional District).

Section II. All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance hereby are repealed.

Section III. Should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not affect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2025 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

James J. Thompson III, Mayor Pro-Tem

Reviewed:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, 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.

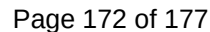


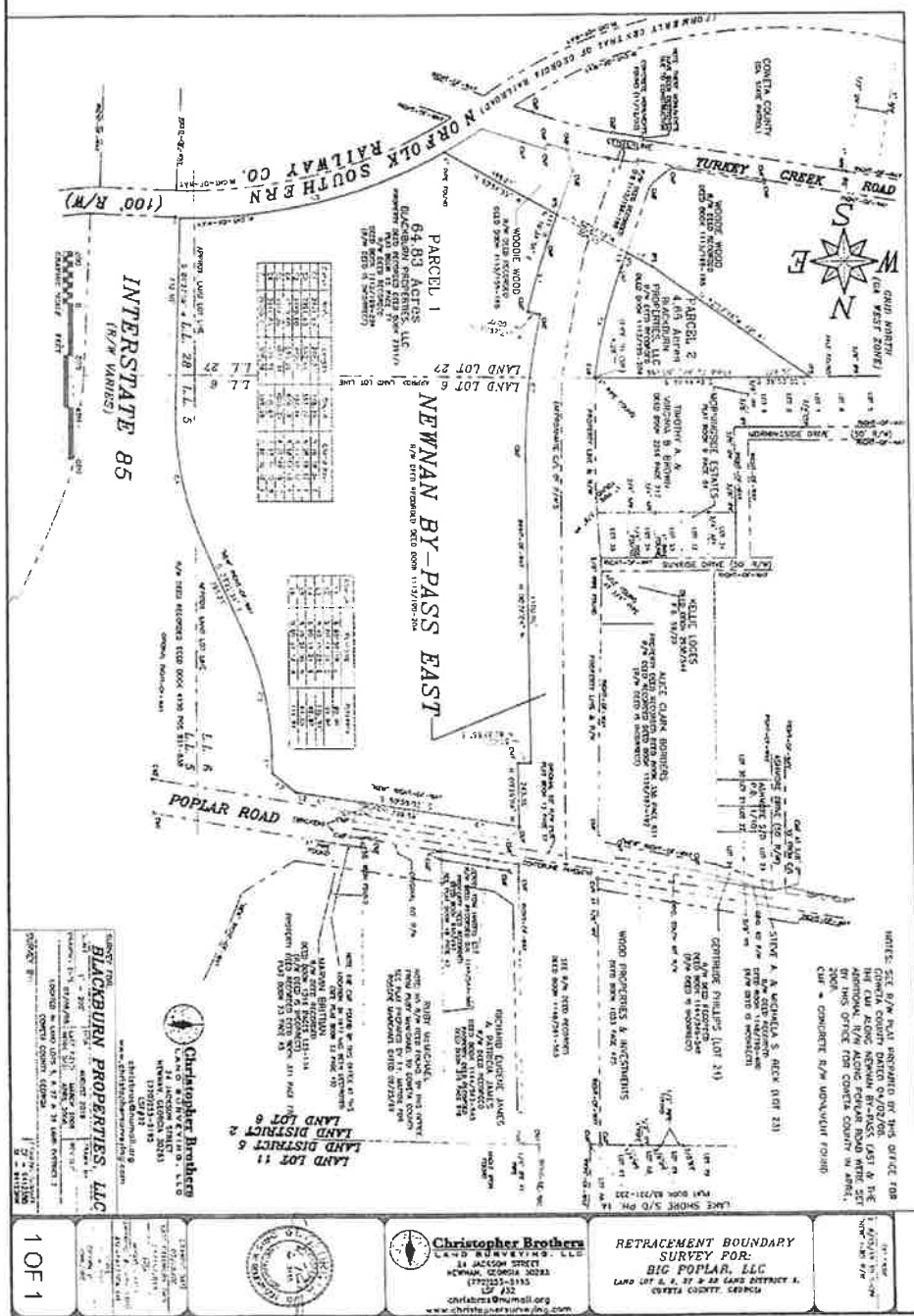
EXHIBIT B
PAGE 2 OF 2

Cliff J. Brown

NOTE: THIS PLAT IS A RE-PLAT OF THE PLAT OF THE NEWMAN BY-PASS EAST, 64.83 ACRES, PARCEL 1, BLACKBURN PROPERTIES, LLC, CONNER COUNTY, GEORGIA, RECORDED IN BOOK 97, PAGE 326-326, OF THE CONNER COUNTY RECORDS. THE PURPOSE OF THIS PLAT IS TO DESCRIBE THE AREA REMAINING AFTER RIGHT-OF-WAY ACQUISITIONS. REFERENCE PLAT RECORDED PLAT BOOK IS PAGE 77.

NOTE: THIS PLAT IS A RE-PLAT OF THE PLAT OF THE NEWMAN BY-PASS EAST, 64.83 ACRES, PARCEL 1, BLACKBURN PROPERTIES, LLC, CONNER COUNTY, GEORGIA, RECORDED IN BOOK 97, PAGE 326-326, OF THE CONNER COUNTY RECORDS. THE PURPOSE OF THIS PLAT IS TO DESCRIBE THE AREA REMAINING AFTER RIGHT-OF-WAY ACQUISITIONS. REFERENCE PLAT RECORDED PLAT BOOK IS PAGE 77.

NOTE: THIS PLAT IS A RE-PLAT OF THE PLAT OF THE NEWMAN BY-PASS EAST, 64.83 ACRES, PARCEL 1, BLACKBURN PROPERTIES, LLC, CONNER COUNTY, GEORGIA, RECORDED IN BOOK 97, PAGE 326-326, OF THE CONNER COUNTY RECORDS. THE PURPOSE OF THIS PLAT IS TO DESCRIBE THE AREA REMAINING AFTER RIGHT-OF-WAY ACQUISITIONS. REFERENCE PLAT RECORDED PLAT BOOK IS PAGE 77.



Cliff J. Brown



PLAT PURPOSE:
THE PURPOSE OF THIS PLAT IS TO DESCRIBE
THE AREA REMAINING AFTER RIGHT-OF-WAY
ACQUISITIONS. REFERENCE PLAT RECORDED
PLAT BOOK IS PAGE 77.

Hi, Megan!

I hope you have had the best summer! May we be added to the next agenda for the below road closer requests, please?

Event: Cyclorama (reschedule, we were rained out in July)

Purpose: community event to thank everyone for participating in all the fundraisers (no money collected, just a ride and live music!)

Date: Sunday September 14, 2025

Time: 11am to 6pm

Location: RPM Full Service, 15 Jackson St, Newnan, GA

Event: Cyclorama (Fall Festival-esq community event with possible fundraiser for local organization TBD)

Purpose: community event with live music

Date: Sunday October 19, 2025

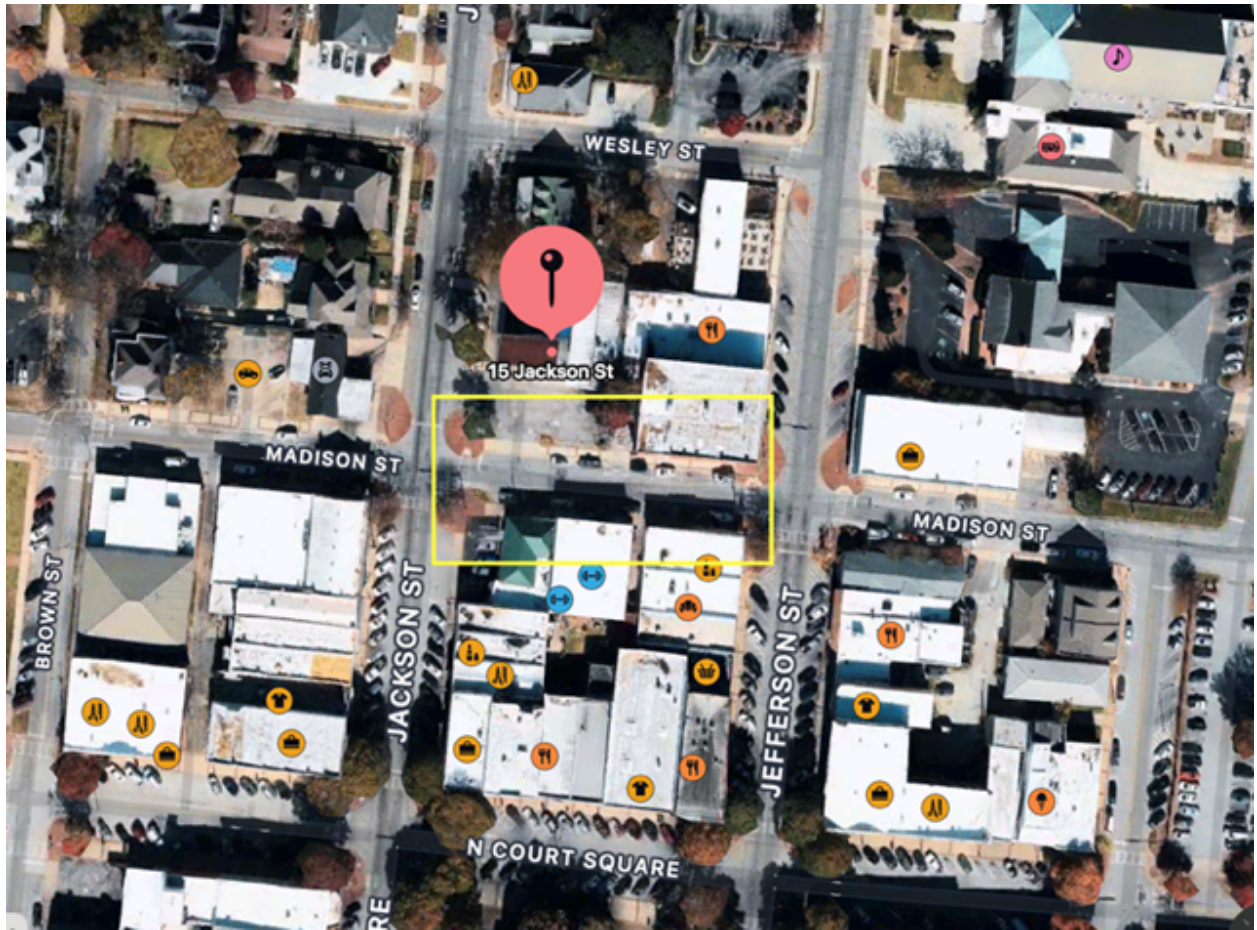
Time: 11am to 6pm

Location: RPM Full Service, 15 Jackson St, Newnan, GA

Many thanks for everything!

Anna-Elizabeth Nix

678.517.5589





NEWNAN HIGH SCHOOL
ATHLETIC DEPARTMENT
Home of the Cougars



190 LaGrange Street • Newnan, GA 30263 • 770-254-2886

August 7, 2025

Mr. Cletus W. Phillip, City Manager
City of Newnan
P.O. Box 1193
Newnan, GA. 30264

The purpose of this letter is to request a permit for **Newnan High School** to conduct our annual **Homecoming Parade and Pep Rally at the Greenville Street Park**. Plans are for this year's parade to be held on **Thursday, September 18, 2025** leaving Newnan High School, Armory Road at **5:00 p.m.**

The Parade will leave Newnan High School from **Armory Road** and enter **Lagrange Street**. It will proceed north on **Lagrange Street**, cross the railroad bridge and continue up **Jackson Street (against traffic)**. It will turn right on **North Court Square** and proceed east to **Greenville Street (against traffic)** where it will turn right and proceed three blocks to **Greenville Street Park**. At Greenville Street Park NHS Cheerleaders, band, football players, and the homecoming court will be dropped off for the pep rally. All other parade participants will continue straight on **Greenville Street** and proceed to the **Justice Center** where the parade will disband.

I request **Armory Road** to be closed from 4:00 P.M. to 7:00 P.M. as we will assemble the floats and depart from this area.

I would also request your assistance by blocking off the necessary streets for the parade.
(The **Justice Center** is where the floats will disband.)

The Pep Rally in the **Greenville Street Park** will begin shortly after the end of the parade and last until 8:00 p.m.

Sincerely,
Brandavious Mann
Athletic Director
Newnan High School

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).