



NEWNAN

GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for September 9, 2025 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. August 12, 2025, Minutes
3. Public Hearings
4. Other Business
 - a. Certificate of Appropriateness Request - 3 Northside Drive
 - b. Certificate of Appropriateness Request - 112 Lagrange Street
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

August 12, 2025
7:00 p.m.

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

Commissioners Absent: None

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

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the July 8, 2025, meeting minutes. Commissioner McEntire made a motion to approve the minutes as drafted. Commissioner Yancey seconded the motion.

MOTION CARRIED (6-0)

OTHER BUSINESS

Certificate of Appropriateness – 3 Northside Drive

Chairman West, seeing multiple members of the public in attendance for the Northside Drive COA stated that five minutes would be given to one person to represent the group in order to speak for or against the COA. He reminded everyone that this is not a public hearing.

Melissa Griffis, representing Cam Freeman, asked if she would also have five minutes, and Chairman West agreed.

Senior Planner, Chris Cole, presented the staff report. He began by discussing updates from the last meeting, at which the request was tabled. Regarding the previously debated front or side entry garage, neighbor Sheila McMichael, is not interested in using a portion of her property for an easement and would not like to lose her mature trees. Mr. Cole also discussed and presented photos of several garages and carports on this street, including one attached front facing garage. In addition, Mr. Cole presented information and photos of other two-story homes in the area. He discussed the previous administrative variance from May 2025, reducing the front, side, and rear setbacks. He concluded by stating staff still finds this request to be consistent with standards governing new construction and recommends approval. Included in the presentation were specifications including an updated façade, siding, and updates to the roof and color.

Melissa Griffis came forward to speak on behalf of Cam Freeman Homes and Todd Freeman Homes. She pointed out that the administrative variance was already approved, and this is the only house on Northside Drive that has to go through the COA process. She stated that the garage has been changed, the windows over the roof have been removed, and the exterior color has been changed with staff suggestions. Ms. Griffis discussed a concern in the neighborhood regarding a retaining wall, and she stated that construction would not cause damage to the wall. She confirmed that Ms. McMichael is not willing to sell a portion of her property to allow for side entry. She also discussed that this is a “for sale” single-family home, which does not become available in the city very often. Ms. Griffis concluded by stating that this will be a lovely home.

Chairman West asked if anyone else would like to come forward to speak in favor of this item.

Tiffany Byars came forward. She stated that she represents Todd and Cam Freeman with regard to builds in Coweta County. Ms. Byars stated that they are open to discussion and do not have the intent of disrupting this unique neighborhood. She stated that they would like to build a beautiful home.

Chairman West asked if anyone else would like to come forward in favor. Seeing none, he asked if anyone would like to speak in opposition.

Grant Vickery of Northside Drive came forward. He stated that there are a couple of issues that he would like to address and added that he understands a variance has already been granted. Mr. Vickery stated that if there must be variances, trees cut, and the roof changed, then this house does not fit the area. He further stated that it is too enormous for the street and added that the house needs to be smaller. Mr. Vickery concluded by stating that no one in the neighborhood is in favor of this project.

Chairman West stated that there are about two more minutes left if anyone would like to speak.

Susan Conlan of Northside Drive came forward. She stated that this project would be next to her house. She stated that she agrees with Mr. Vickery regarding the size, and she further stated that the driveway could be situated so that it would not be facing the street, if the house were smaller.

Chairman West said that with the five minutes exhausted, the commissioners could now ask questions of the applicant or staff.

Commissioner Pulicare asked how much space is between the proposed home and the property line. Mr. Smith discussed that RU-I zoning designation and explained that it does not have predetermined setbacks. He stated it is based on the averages, and in this case, of the whole block. Mr. Smith added that these lots are irregularly shaped and displayed a map to explain the distances.

Commissioner Hamlin questioned how the property line was determined. Mr. Smith replied that there is a plat from 1998 that showed the lot already existing. He added there were two pieces of property that are shown on the tax map as one for tax purposes. Commissioner Hamlin asked if there have been any adjustments. Mr. Smith stated that there have not been any adjustments. Commissioner Hamlin asked if there had been just one variance. Ms. Dunnivant stated that there have been two. Ms. Dunnivant explained the parameters of administrative variances and why they are given. Commissioner Hamlin asked if anyone is notified of administrative variances. Ms. Dunnivant stated that, no, it is all done administratively. Ms. Dunnivant further explained that the Commission is not looking at a variance today; only the Certificate of Appropriateness for the house itself.

Jep Bendinger interrupted and came forward and stated that he did not get notice. He looked at the code and understood it is for convenience, but there are requirements for when you get to do that. He stated that he only knew of this 36 hours ago, but it was approved in May. He stated that he does not agree that there would be an undue burden to the builder and would like the variance reviewed. He then apologized for speaking out of turn.

Mr. Smith reviewed the zoning, the criteria for determining the averages, and how an administrative variance would be used in this case. Chairman West reminded the commissioners that staff has the leeway to grant administrative variances. He said the variance is off of the table as we are here to discuss the COA, not an administrative variance.

Bob Bryan of Northside Drive broke into the discussion to state that the purpose of this is to see that the house blends with the neighborhood. He stated that most of Northside Drive has one-story homes with a finished attic and not a true two-story house. The proposed house will have a steeper roof than any other house. It doesn't fit in with the neighborhood because it is a lot taller. He further discussed roof pitches and styles. He stated that he submits that the roof ridge line should be lowered to be compatible.

Chairman West stated that the commission has a duty to the applicant and the community. He stated that the commission does hear the community, and they also have a job to do. We are not taking further comments tonight, sir. The public hearing is closed. We do hear you, and we will make a ruling shortly.

Chairman West asked for further questions from staff or the applicant. Commissioner Yancey asked if it could be made more compatible with the neighborhood. She further stated that the lot

is very small, and this house is big. She suggested that the size of the home be reduced. Tiffany Byars came forward and asked if she meant the roof size or home size. Commissioners Yancey and Hamlin replied both. Ms. Byars replied that applicant would be willing to look at it, but it makes more sense to build something bigger. He may not be willing to reduce the size significantly. Ms. Byars stated that the builder would be willing to look within reason. Commissioner Hamlin stated that the square footage is excessive. He then asked Ms. Dunnivant if there would be a waiting period for them to come back with a new plan if this plan is denied. Ms. Dunnivant stated that, no, there is no waiting period.

Chairman West asked if there is a lot coverage percentage. Mr. Smith replied that it is based on averages. Commissioner Yancey asked how this house fits the average. Mr. Smith replied that he did not have that calculation.

Commissioner Hamlin further discussed the proposed garage, the existing Northside Drive garage presented, and his concerns regarding aesthetic and physical fit.

Chairman West discussed the possibility of a reduced plan size. Ms. Griffis stated that it may be best to table this decision until staff can provide the average size.

Chairman West asked if there were further questions or comments. With none coming forward Commissioner McEntire made a motion to table this COA until the September meeting. Commissioner Pulicare seconded the motion.

MOTION CARRIED (5-1) Hamlin

Certificate of Appropriateness – 5 East Broad Street

Senior planner, Dean Smith, presented this case. This application is on behalf of Terri Ingram to demolish a portion of the front façade which has deteriorated. The applicant states that it's a safety hazard. This property is located in the Downtown Design Overlay district, and as such, this demolition would need approval.

Mr. Smith went over the eight areas for consideration. He also noted that Main Street Manager, Abigail Strickland, has reviewed this request and could not say if the awning is original, due to lack of evidence. Mr. Smith concluded by stating that staff recommends approval of this COA.

Chairman West asked the applicant to come forward. Megan Wallin, the owner, came forward and stated that boards are falling, and she would like to make a repair. She stated that she has quotes for both complete removal and repair. Ms. Wallin added that she is open to either option, as the price is not much different.

Commissioner Hamlin confirmed that Ms. Wallin is fine with repairs as opposed to demolition. Ms. Wallin stated that the property was for sale and now it is not. She would rather do a repair. Mr. Smith clarified that, because of the size, a repair would not require a COA. Commissioner Crain proposed approval of the demolition, so the owner may decide which option will be best.

Chairman West asked if there were any questions or comments. With none coming forward, Commissioner Crain made a motion to approve the COA. The motion was seconded by Commissioner Pulicare.

MOTION CARRIED (6-0)

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 7:57 p.m. on a motion from Commissioner McEntire and seconded by Commissioner Yancey.

MOTION CARRIED (6-0)

Chairman West



City of Newnan, Georgia – Planning Commission

Date: September 9, 2025

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

Prepared by: Chris Cole, Senior Planner

Purpose: To consider a certificate of appropriateness application pursuant to the requirements of Section 5-7 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 3 Northside Drive. The property is presently vacant.

Background: Cam Freeman Homes is requesting COA approval for a new two-story house that will contain 2,502 total heated square feet. All new residential construction projects within the HRDO district are required to obtain a Certificate of Appropriateness.

Applicant’s Plan for 3 Northside Drive:

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

Update for September 9, 2025 Planning Commission Meeting: This application was tabled at the August 12, 2025, Planning Commission meeting. At that meeting, the applicant asked the Planning Commission to table the application in order to analyze the RU-I “averages” dimensional criteria with staff’s assistance (in regards to changing to a smaller footprint) and to come back with a revised concept. On September 4, 2025, staff spoke with the applicant who indicated the current plan is being replaced with an entirely new plan. The heated square footage of the new plan will be 2,502 heated square feet (which does not include the garage). The heated square footage of the original plan was 3,449 square feet. This equates to a reduction of 947 square feet from the original plan. Staff Note – There are also eight other homes on Northside Drive that have a heated square footage of 2,000 square feet or more. Please see the updated review on Pages 2 and 3. In regards to the updated application materials, staff still finds the request to be consistent with the standards governing new construction in the Historic Residential Overlay Design District and would recommend approval.

- The proposed home will contain 2,502 total heated square feet (which does not include the garage).
- The home will have mixed-siding materials of Brick, Stone, and Hardie plank.

In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 3 Northside Drive:

1. **Define Area of Influence.** The first step in considering the appropriateness of the design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district’s ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design

characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

- a) **Building Orientation and Setback** – As shown on the Concept Plan, the applicant desires to orient the new house to be parallel with Northside Drive in a manner similar to neighboring properties. The applicant also received an administrative variance in May 2025 for a reduction of the south side setback (from 16 feet to 13.6 feet) and the rear setback (from 87 feet to 73.9 feet).
- b) **Directional Emphasis** – The majority of the homes in the area of influence demonstrate horizontal directional emphasis. Similarly, the applicant’s proposed home has an overall shape and architectural detailing that will not conflict with existing homes in the area of influence.
- c) **Shape** – The proposed home will feature a drive-in garage on the front façade. Please see the attached photos showing other garages and carports on Northside Drive. The proposed entry will also be consistent with those of existing buildings within the area of influence. Overall, the principal elements and shapes proposed for the structure will be compatible with neighboring buildings along Northside Drive and will not disrupt existing shape “forms” in the area of influence.
- d) **Proportion** – The proportions of the new home will not conflict with the existing homes in the area of influence. The dimensions of the proposed home will be approximately 51.4 feet wide by 44.6 feet deep.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the home is compatible with the overall massing of the existing structures in the area of influence.
- g) **Scale and Height** – There are a variety of residential heights in the area of influence. The proposed home will have a height of approximately 24 feet as calculated by the applicant (as measured from the midpoint of the roof to the grade). The proposal also conforms to the dominant pattern of scale and height of existing structures within the area of influence. It should also be noted that there are at least four two-story homes on Northside Drive.
- h) **Architectural and Site Elements** – The renderings and drawings illustrate that the proposed home will meet the predominant architectural and site elements within the area of influence.

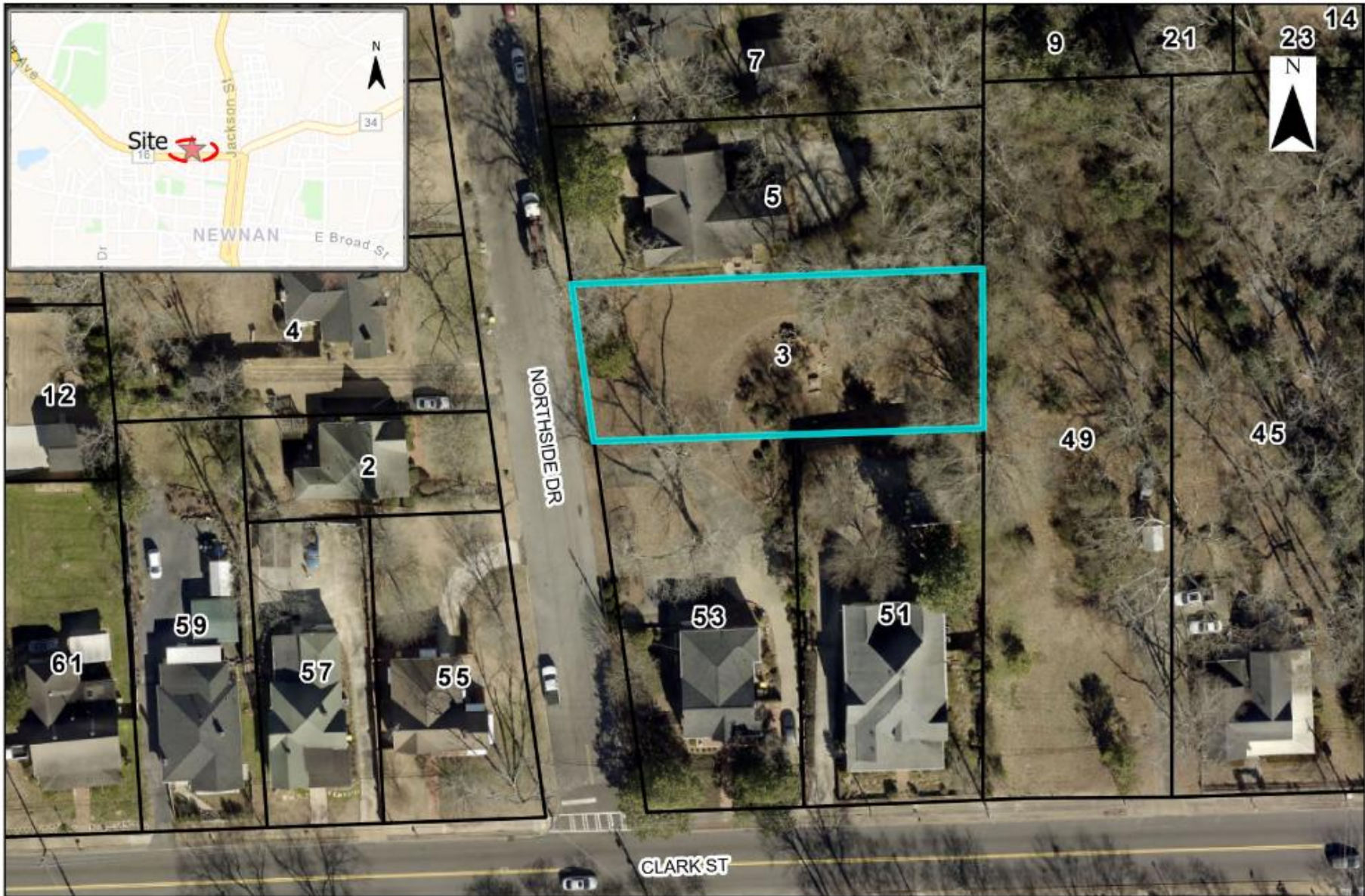
Options:

- A. Approve the certificate of appropriateness for new construction at 3 Northside Drive.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

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

Attachments: Certificate of Appropriateness Application

Previous Discussions with Commission: July 8, 2025; August 12, 2025



CITY OF NEWNAN



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

Project Location

1" = 720 feet

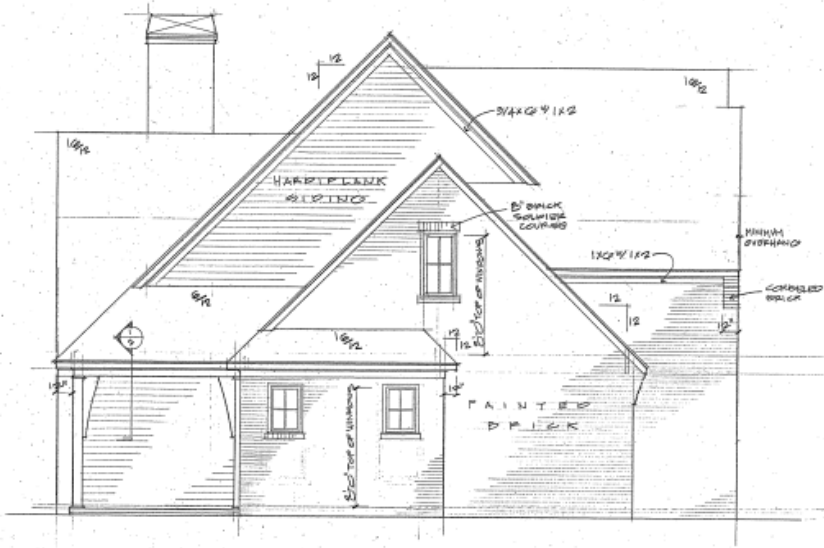
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 Project Location

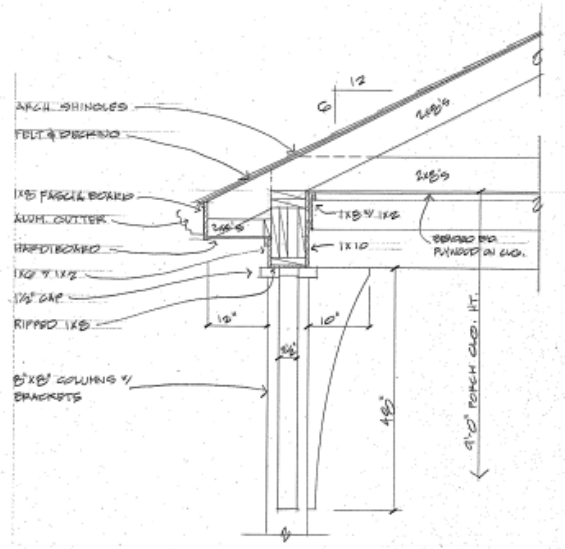
 City Limits

Parcel # N06 0007 012

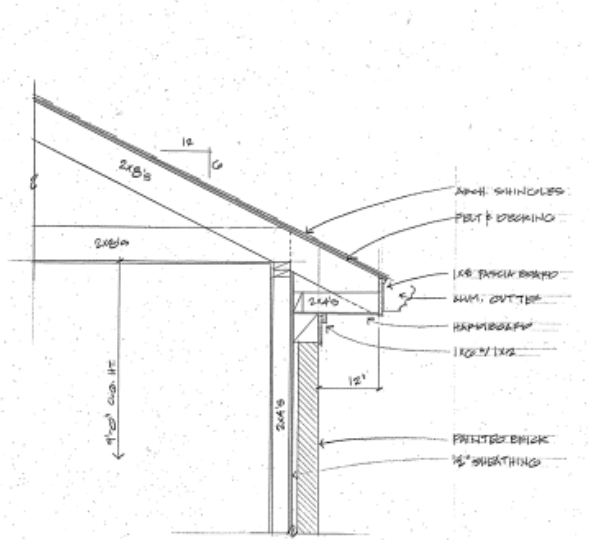
ADDRESS
 3 NORTHSIDE DR
 Newnan, Ga 30263



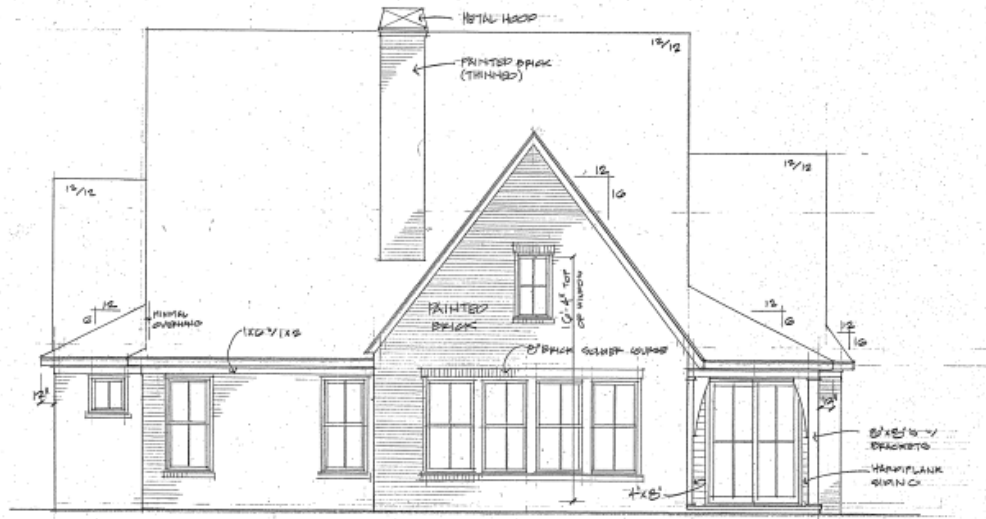
LEFT ELEVATION



BACK PORCH CORNICE DETAIL



MASTER BATH CORNICE DETAIL



REAR ELEVATION

New Façade Plan –
Received 9-4-2025

REVISION	BY

TRADITIONAL RESIDENTIAL DESIGN SINCE 1985

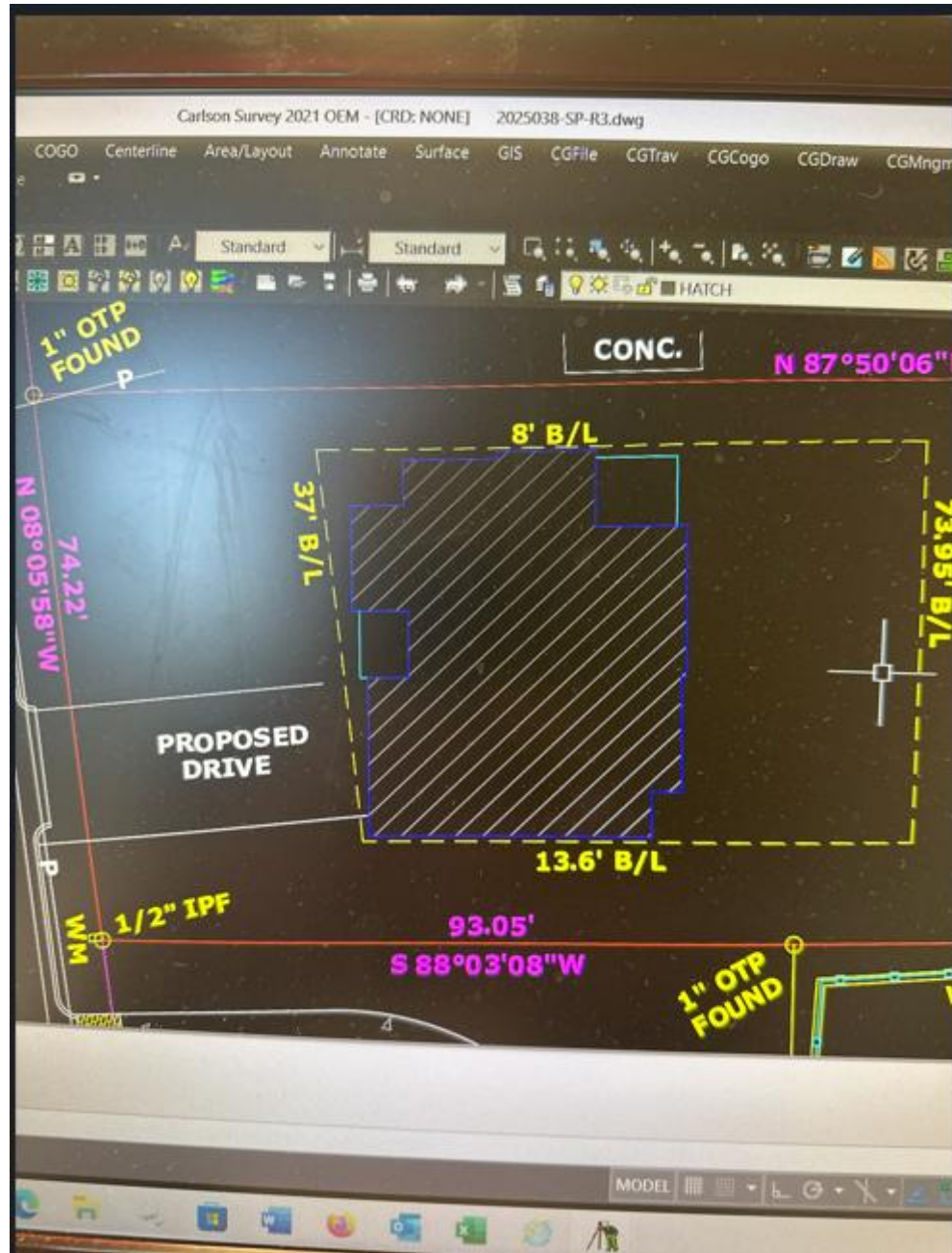
L. Mitchell Ginn & Assoc.

NEWNAN, GEORGIA 30263
1881 NORTH HIGHWAY 29
PHONE/FAX (770) 802-1423
WWW.GINNHOMEDSIGN.COM

PROJECT: CARPENTER'S LANDINGS
"THE BRINLEY"

IMPORTANT NOTE:
CONTRACTOR TO REVIEW ALL DIMENSIONS BEFORE CONSTRUCTION.
VERIFY ALL DIMENSIONS AND MATERIALS WITH ARCHITECT.
VERIFY COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

DATE:	10/04/2019
DRAWN BY:	DVD
CHECKED BY:	LMO
JOB NO.:	1979
SHEET:	2
OF SHEETS:	2



Latest Site Plan –
Received 9-4-2025 (with area
in blue showing proposed
house footprint)



Example of the house to be built - not including the house colors

Received 9-4-2025

Exhibit L – For Color Scheme Only



3 Northside Drive - COA

Adjacent neighbor to the north at 5 Northside Drive



Adjacent neighbor to the south at 53 Clark Street



3 Northside Drive - COA

Example of two-story home at 9 Northside Drive



Example of two-story home at 13 Northside Drive



3 Northside Drive - COA

Example of two-story home at 8 Northside Drive



Example of two-story home at 6 Northside Drive





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

Exhibit A



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

Exhibit A




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

Exhibit A

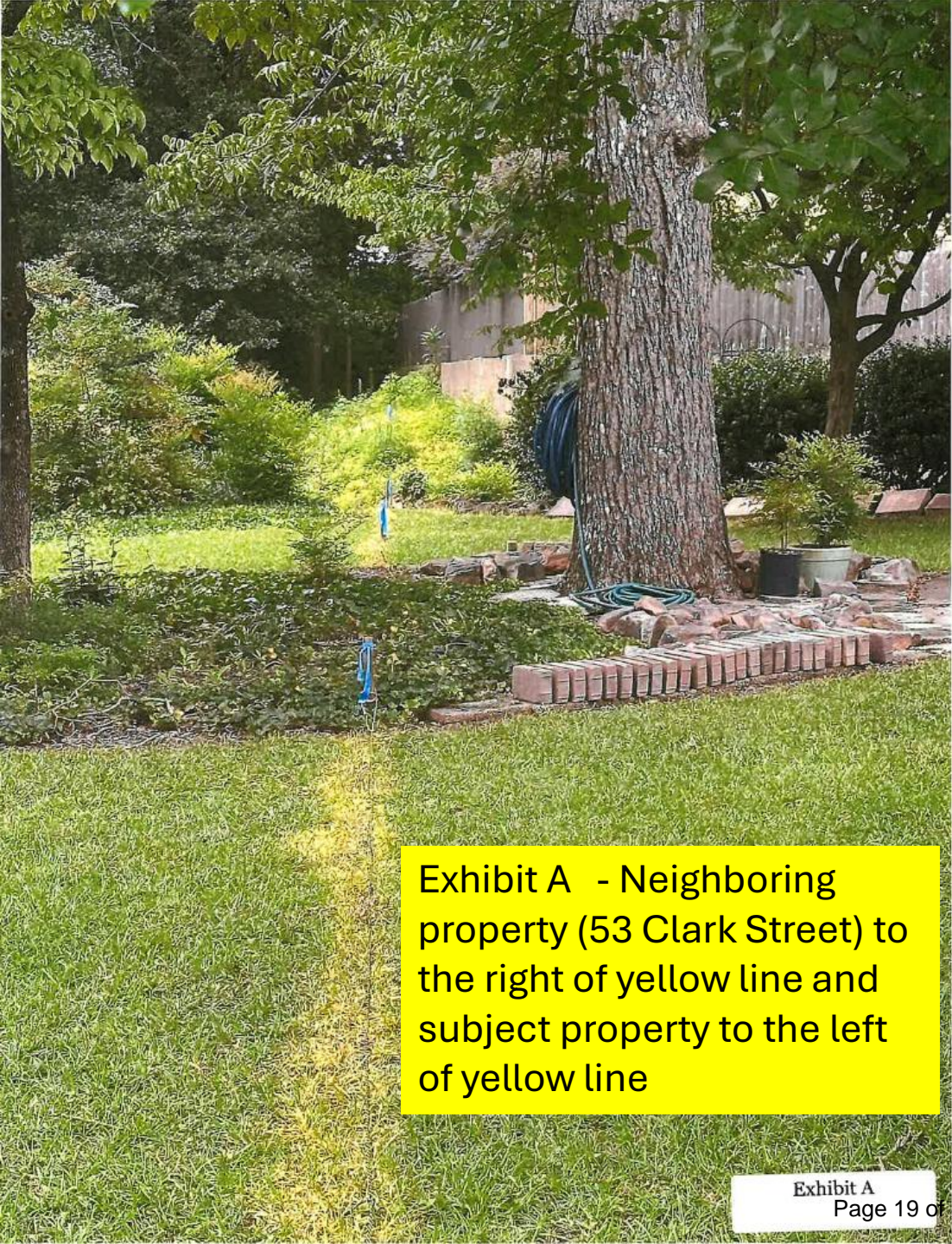
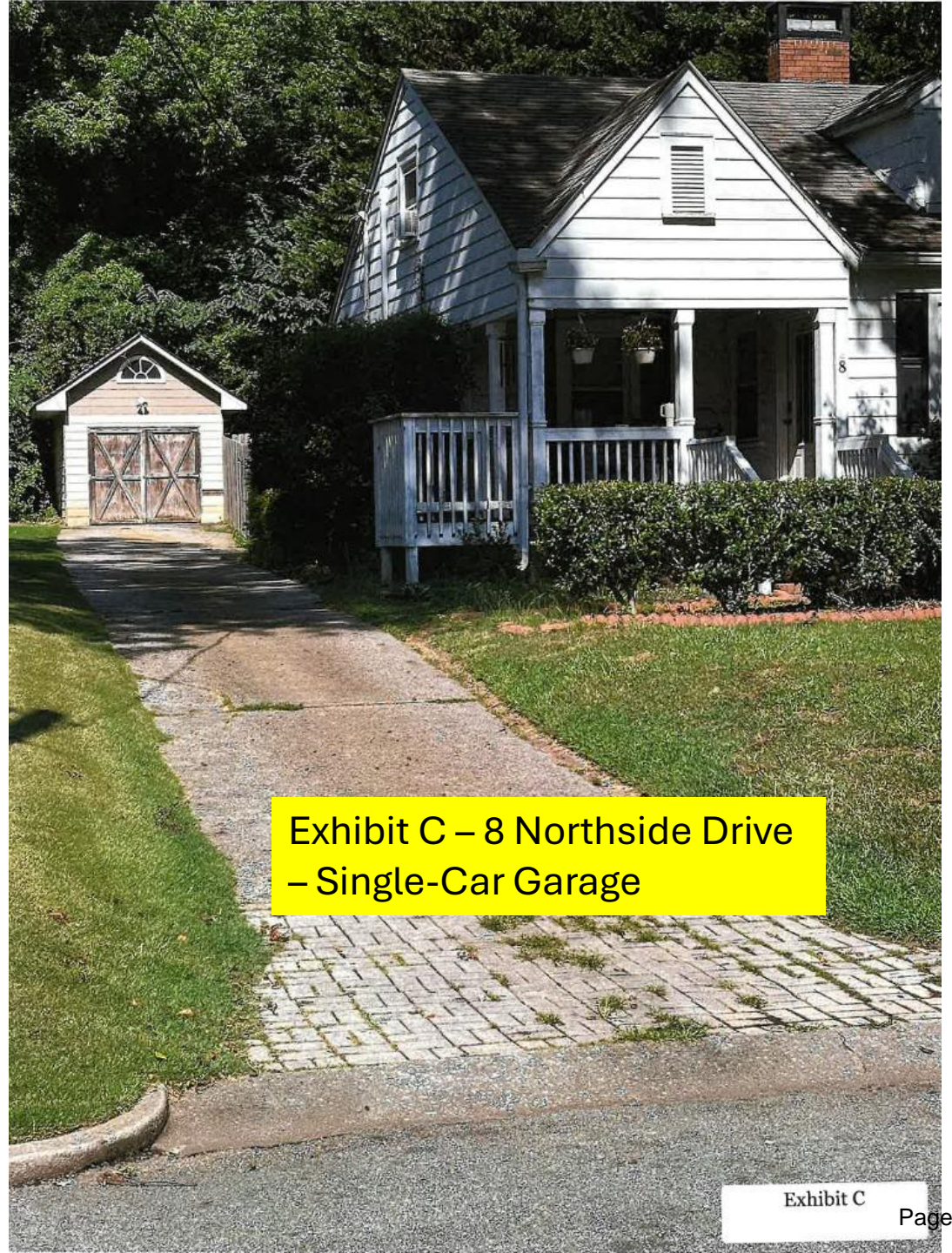


Exhibit A - Neighboring property (53 Clark Street) to the right of yellow line and subject property to the left of yellow line



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

Exhibit B



**Exhibit C – 8 Northside Drive
– Single-Car Garage**

Exhibit C



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

Exhibit D

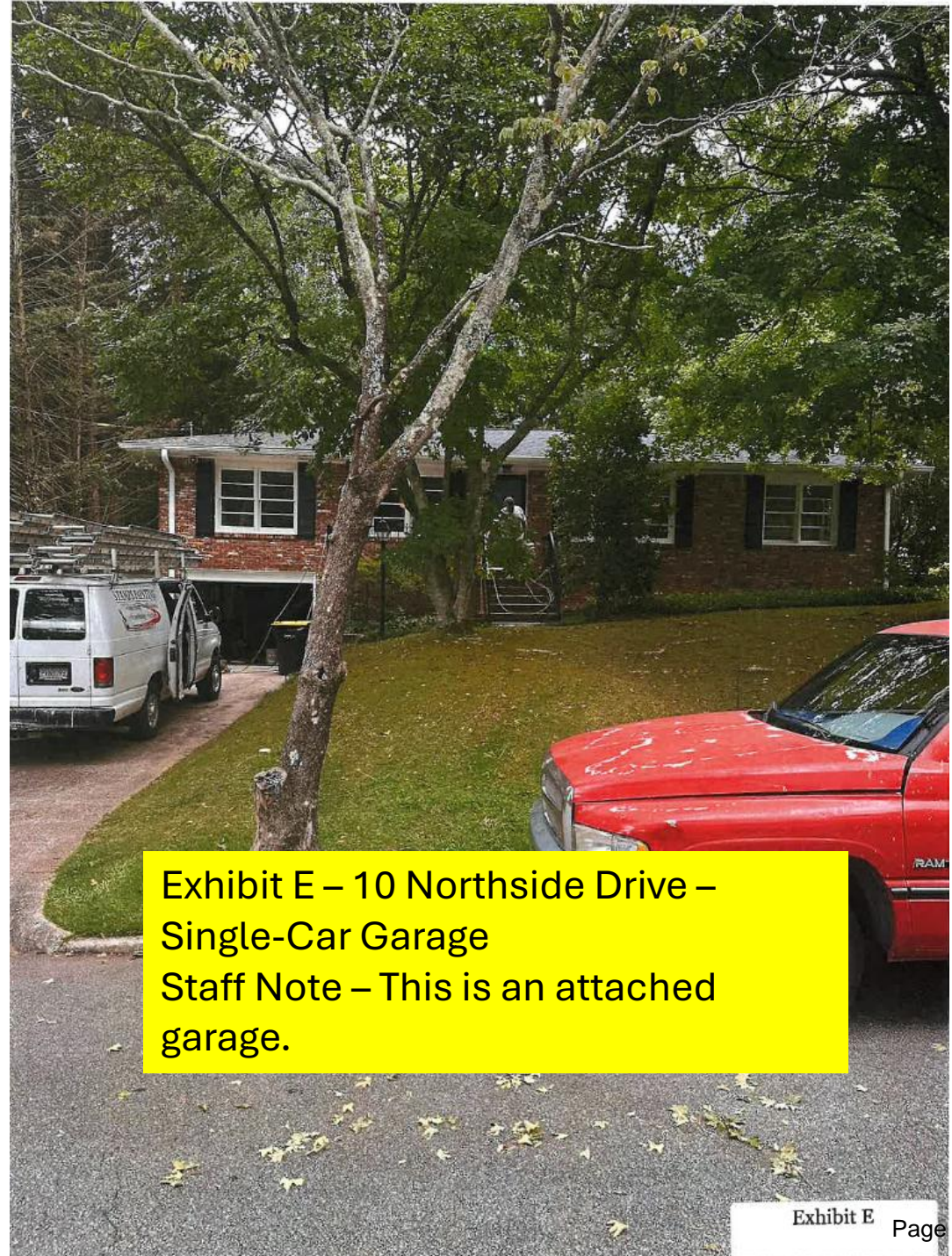


Exhibit E – 10 Northside Drive – Single-Car Garage
Staff Note – This is an attached garage.

Exhibit E Page 21 of 43

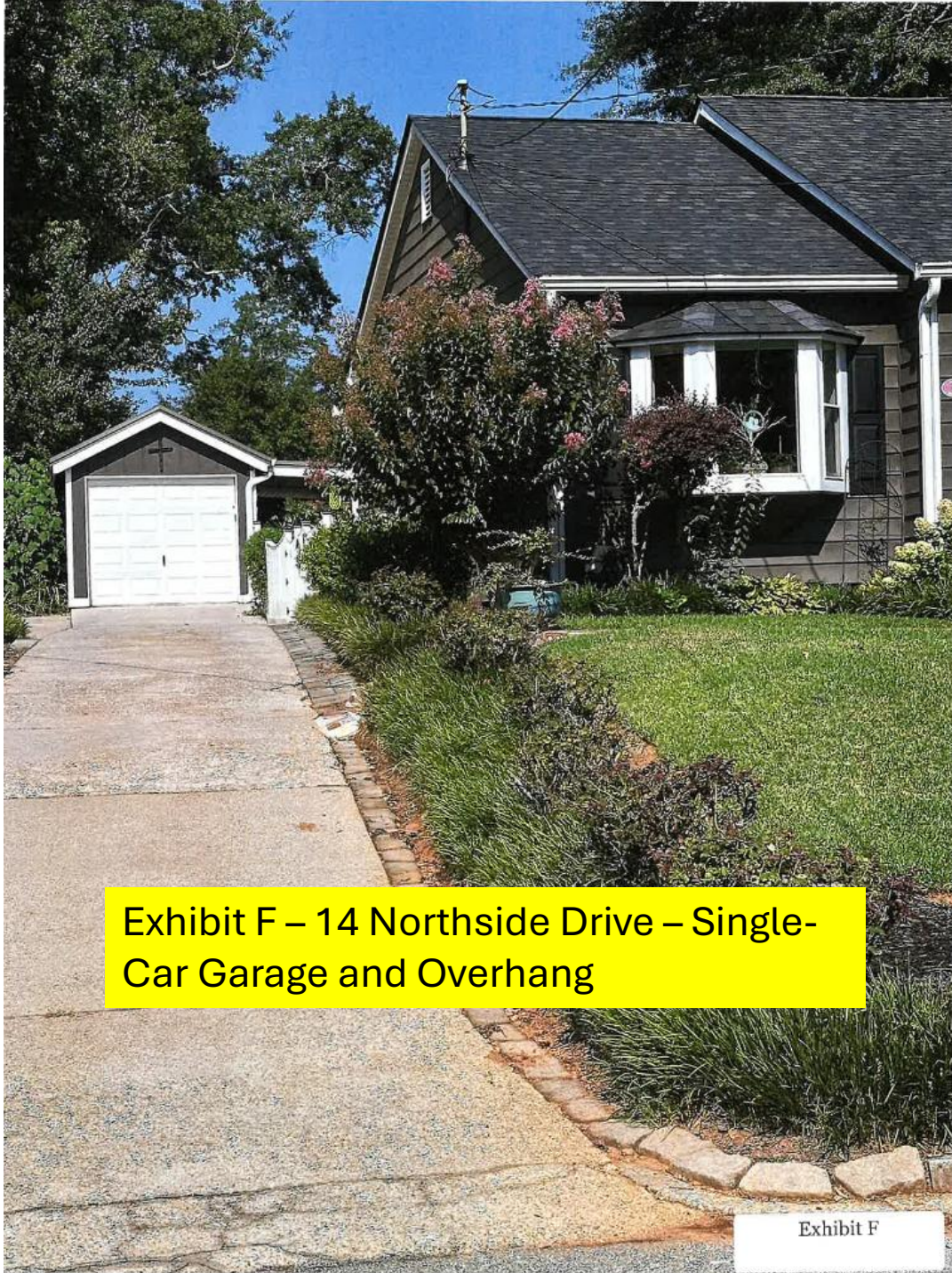


Exhibit F – 14 Northside Drive – Single-Car Garage and Overhang

Exhibit F



Exhibit G – 16 Northside Drive – Multi-Car Covered Carport

Exhibit G



Exhibit H – 18 Northside Drive – Double-Car Covered Carport

Exhibit H

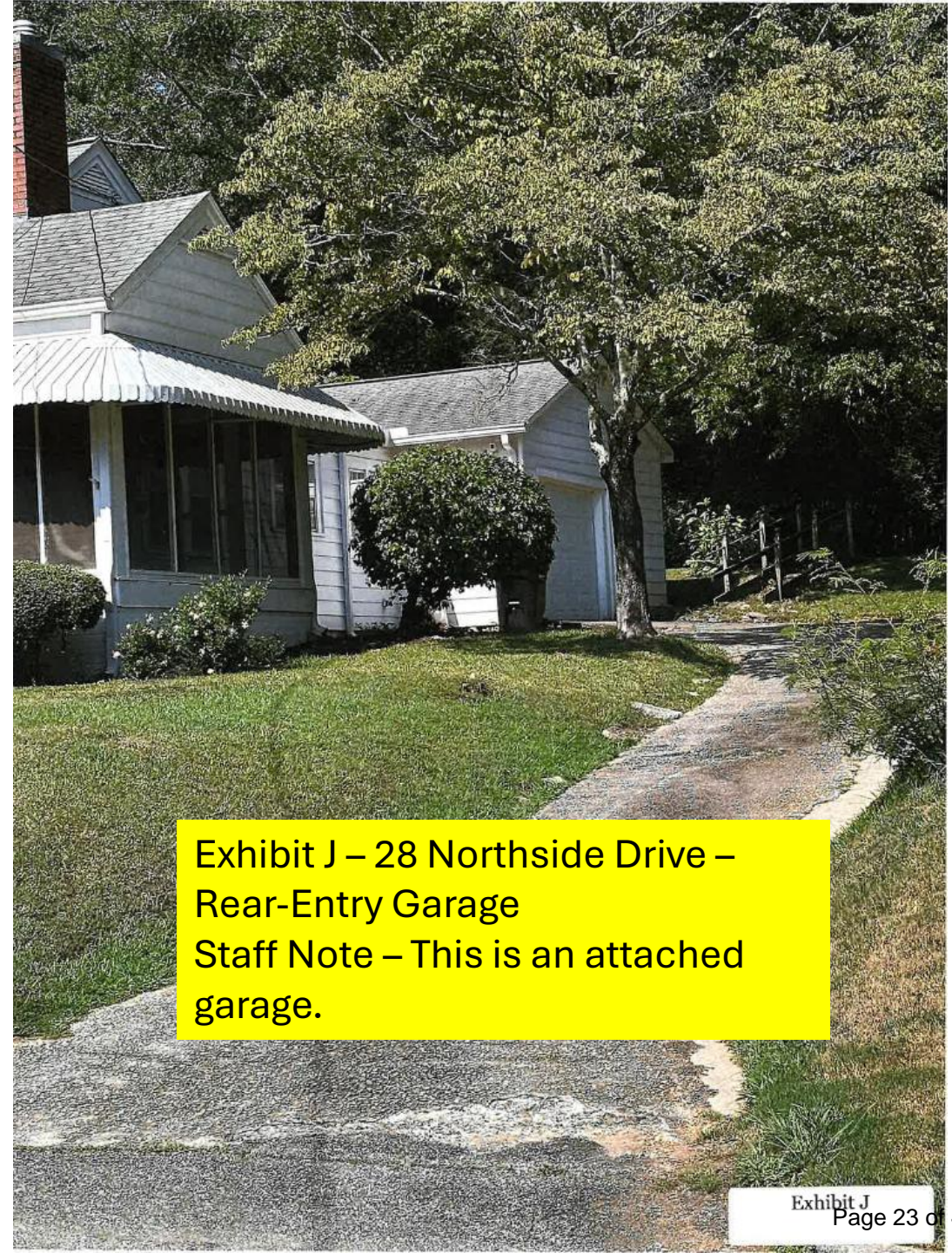


Exhibit J – 28 Northside Drive – Rear-Entry Garage
Staff Note – This is an attached garage.

Exhibit J
Page 23 of 43



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



CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

3 Northside Drive @

Address of Property lot 3 Clark St Newnan 30263

Name of Applicant Cam Freeman Homes

Mailing Address 23 5th St Newnan GA 30263

Telephone 6783788562

Property Owner (Use back if multiple names) Sheila McMichael

Mailing Address 53 Clark St Newnan GA 30263

Telephone _____

Map # N _____ Block # _____ Parcel # MO6 0007012 Land Lot _____

District/Section 02 Present Zoning Classification _____

Present Land Use Residential

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

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

NATURE OF PROPOSED WORK:

- New Construction
- Repairs or Alterations
- Demolition

- Relocation of Building
- Sign Erection or Placement
- Other

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

Included with the application, the following information is required:

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

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



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 6-13-2025

HRC MEETING DATE 7-8-2025

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE) _____



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

MELISSA D. GRIFFIS (GA, AL)

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

August 1, 2025

VIA EMAIL ONLY

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

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

Dear Ms. Dunnivant:

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

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

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

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

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

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

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

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

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

Yours Truly,

Melissa D. Griffis

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



City of Newnan, Georgia – Planning Commission

Date: September 9, 2025

Agenda Item: Certificate of Appropriateness – 112 Lagrange Street

Prepared by: Dean Smith, Senior Planner

Purpose: To consider a certificate of appropriateness application pursuant to the requirements of Section 25.160 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 112 Lagrange Street. The property is now a vacant lot.

Background: Jennifer Shelton has submitted an application for approval for a new residential project on the vacant lot located on the corner of Lagrange and Alpine Streets. This location was previously a site for a residence. The house was condemned by the City of Newnan in 2008. Eventually, that structure was demolished by a private contractor. There was a previous Certificate of Appropriateness approved in 2016 and in 2022 for a different project and property owners, which did not come to fruition.



All new residential construction with the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 112 Lagrange Street:

1. **Define Area of Influence.** The first step in considering the appropriateness of a design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

- a) **Building Orientation and Setback** – The applicant desires to orient the new building in the same footprint and manner that was approved in 2016. Variances were obtained in 2016 to reduce the setbacks (see attached).
- b) **Directional Emphasis** – The applicant's intent is to design a house that will share similar directional emphasis as the neighboring homes that front Lagrange Street.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with neighboring buildings along Lagrange Street.
- d) **Proportion** – The proportions of the new structure will closely mirror the proportions of the original structure.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the building is compatible with the overall mass of the adjoining structures.
- g) **Scale and Height** – The proposal conforms to the scale and height of the original structure and the dominant pattern of existing structures within the area of influence.
- h) **Architectural and Site Elements** – The renderings and drawings submitted in this application illustrate that the proposed building will meet the predominant architectural and site elements within the area of influence.

Options:

- A. Approve the certificate of appropriateness for new construction at 112 Lagrange Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Recommendation: Staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the Historic Residential Overlay Design District.

Attachments: Certificate of Appropriateness Application and attachments

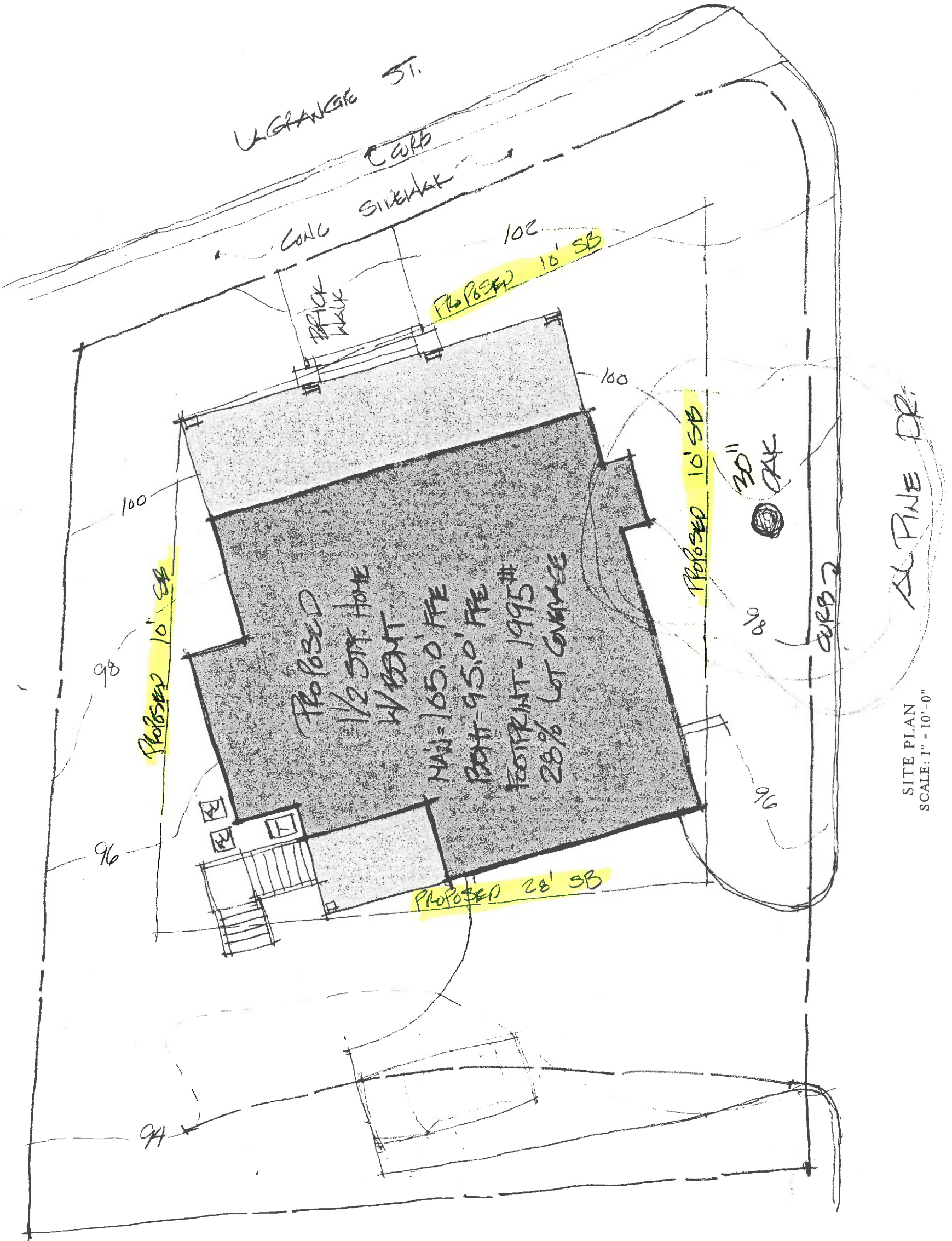
Previous Discussions with Commission: July 12, 2016 and November 8, 2022

Comparative existing homes on Lagrange Street





Original exhibit from 2016 Variance illustrating the setback reductions that were approved by the Board of Zoning Appeals.



SITE PLAN
SCALE: 1" = 10'-0"





CITY OF NEWNAN, GEORGIA

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



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 112 Lagrange St. Newnan Ga 30263

Name of Applicant Jennifer Shelton

Mailing Address 160 Hunterian Pl. Newnan Ga 30265

Telephone (678)283-1447

Property Owner (Use back if multiple names) Jennifer Shelton

Mailing Address 160 Hunterian Pl. Newnan Ga 30265

Telephone (678)283-1447

Map # N N29 Block # 0001 Parcel # 023B Land Lot _____

District/Section _____ Present Zoning Classification RS-15

Present Land Use Currently lot is vacant but was at one time a home site

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

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

NATURE OF PROPOSED WORK:

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

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

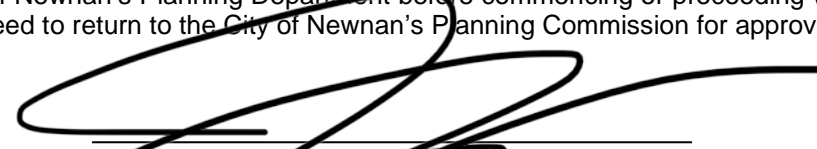
New construction Home build

Please see attached plans provided

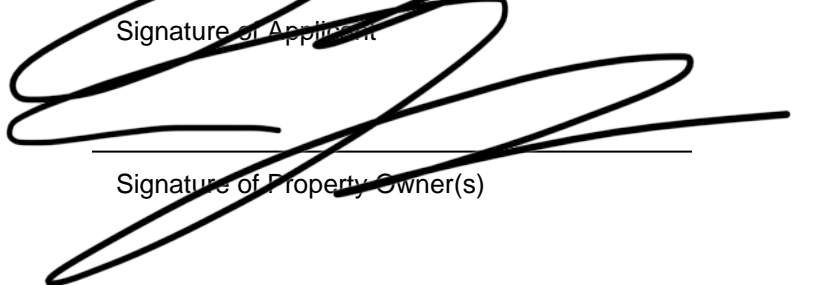
Included with the application, the following information is required:

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

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



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

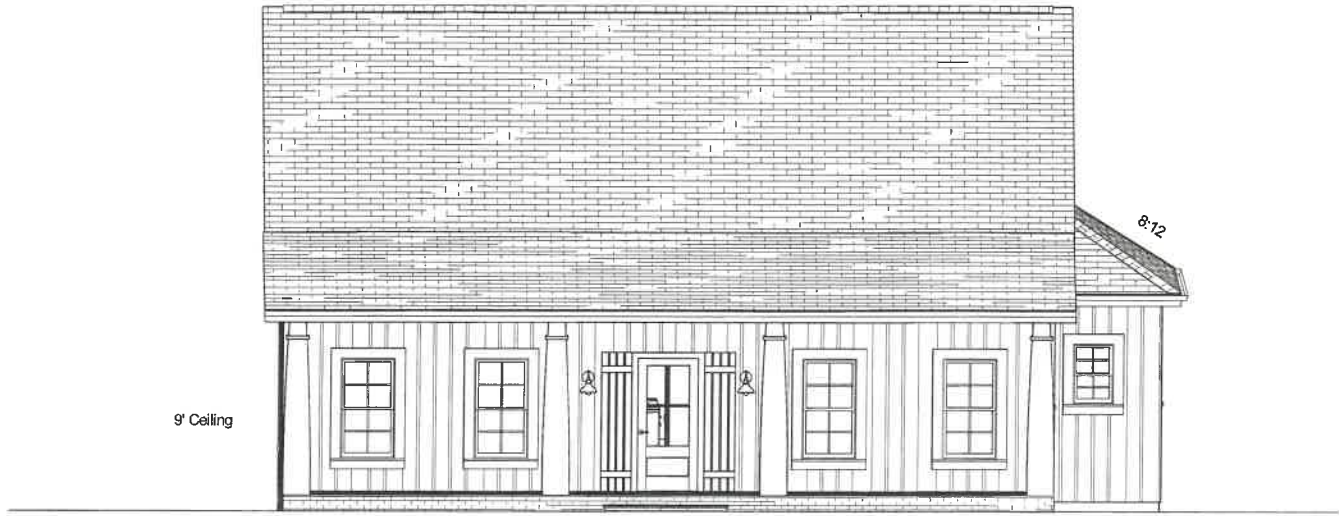
DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



T70 Gelson Trail
 Suite B
 Newton, GA 30265
 OFFICE: 770.400.0957

NOTES: DIMENSIONS ARE NOT TO SCALE AND MAY NOT REFLECT FINISH AVAILABLE FOR THE PROJECT. DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE APPROXIMATE. DIMENSIONS ARE APPROXIMATE.



Front Elevation



Rear Elevation



Elevations

SHEET TITLE:

PROJECT DESCRIPTION:
 Shelton Custom Home

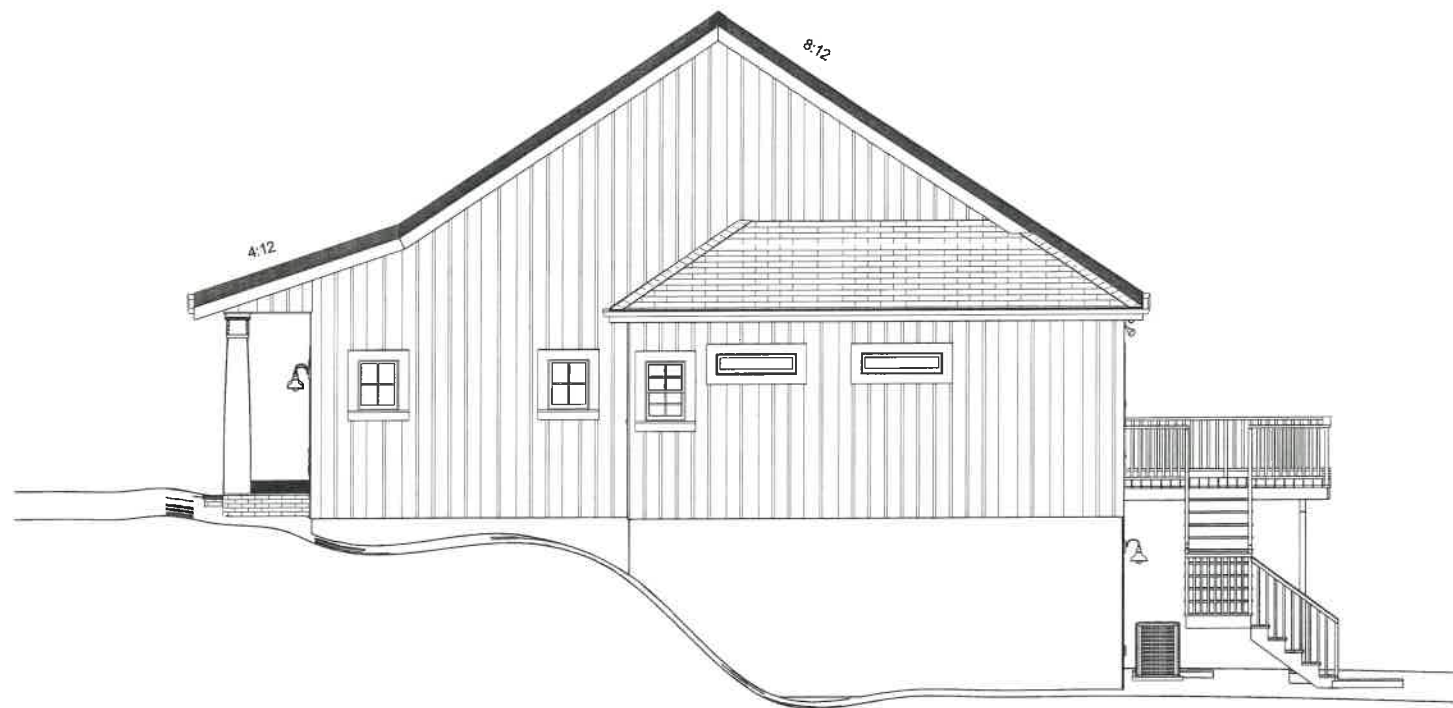
DRAWINGS PROVIDED BY:
 M Lichty

DATE:
 08.06.25

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

SHEET:
A-1

NOTES: 3D IMAGES ARE NOT TO SCALE AND MAY NOT REPRESENT WHAT IS AVAILABLE FOR THE PROJECT. 3D VIEWING ALWAYS SURPASSES 2D VIEWS. CONSULT THE ARCHITECT FOR ANY QUESTIONS REGARDING THE PROJECT OR FOR A MORE DETAILED EXPLANATION OF THE PROJECT.



Right Elevation



Left Elevation

SHEET TITLE
Elevations

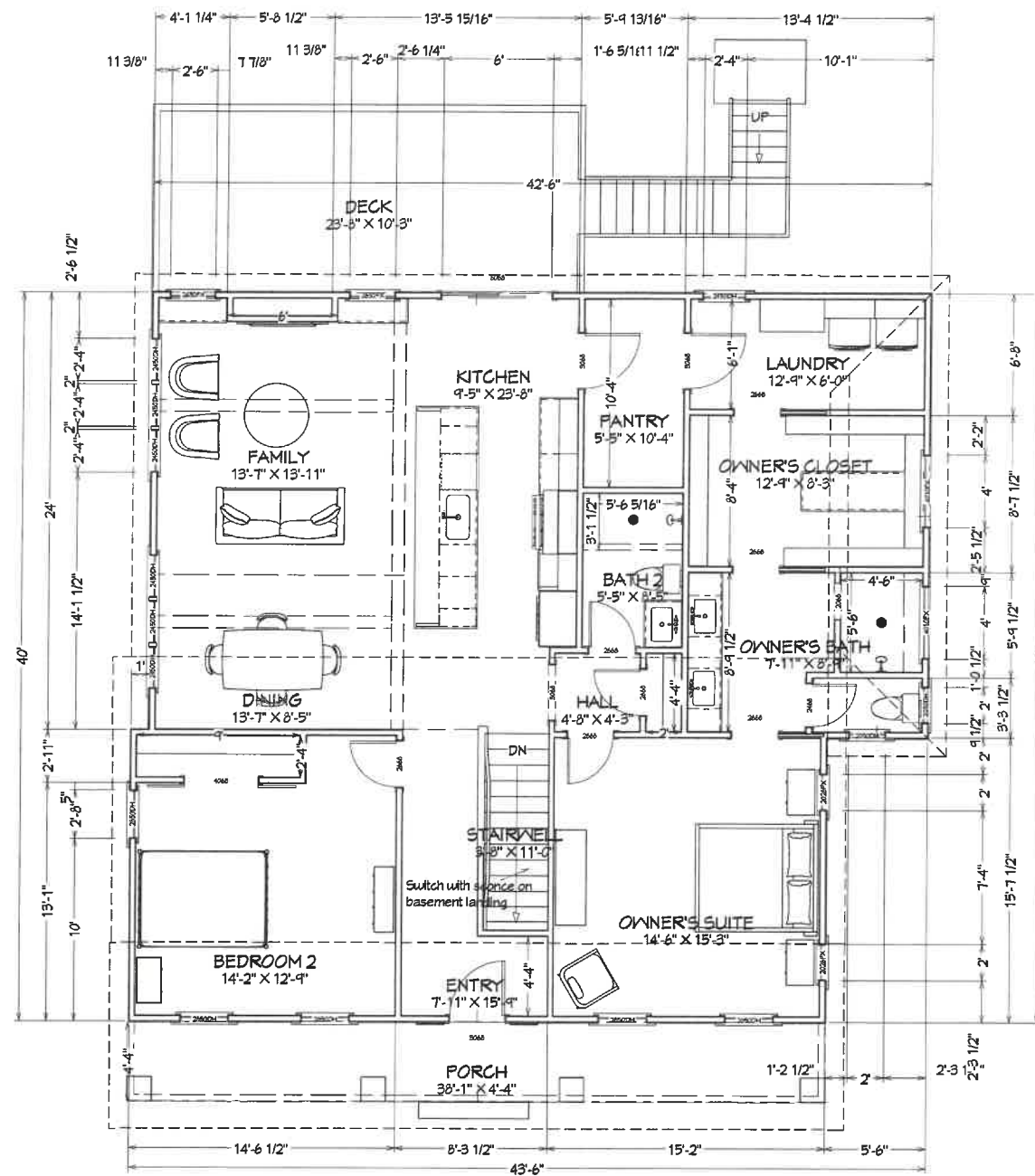
PROJECT DESCRIPTION
Shelton Custom Home

DRAWINGS PROVIDED BY
M Lichty

DATE
08.06.25

SCALE
1/4" = 1'-0"

SHEET
A-2



First Floor



770 Grison Trail
Suite B
Newport, GA 30263
OFFICE: 770.400.0051

NOTES: DIMENSIONS ARE NOT TO SCALE AND MAY NOT REFLECT WHAT IS AVAILABLE FOR THE PROJECT. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

SHEET TITLE:
Floor Plan

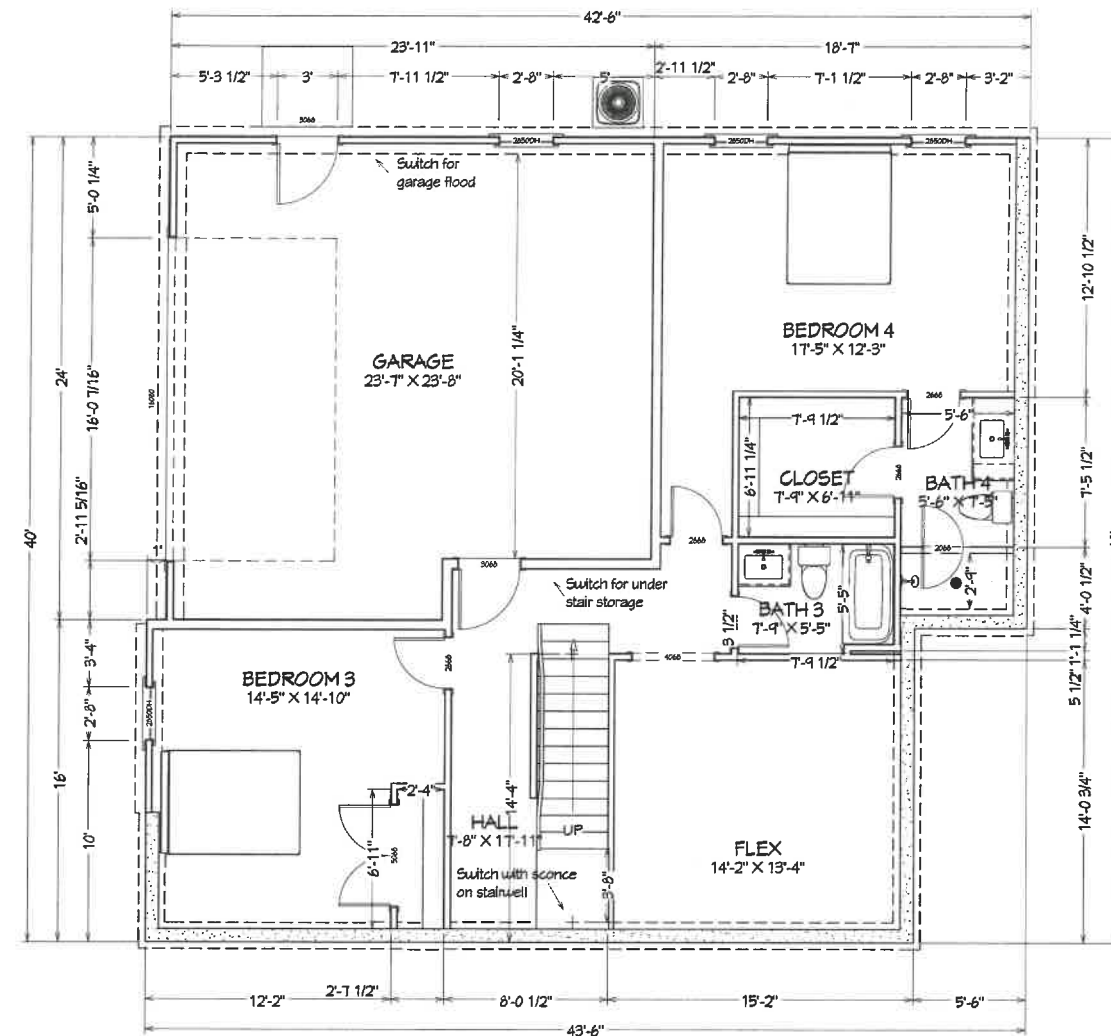
PROJECT DESCRIPTION:
Sheilton Custom Home

DRAWINGS PROVIDED BY:
M Lichty

DATE:
08.06.25

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

SHEET:
A-3



NOTES: DIMENSIONS ARE NOT TO SCALE AND MAY NOT INDICATE PARTS AVAILABLE FOR THE PROJECT. DIMENSIONS MAY VARY BY APPROXIMATELY 1/8" TO 1/4" DUE TO ROUNDING OR MEASUREMENT ON SITE. CONTACT THE ARCHITECT FOR MORE INFORMATION.

SHEET TITLE: Floor Plan

PROJECT DESCRIPTION: Shelton Custom Home

DRAWINGS PROVIDED BY: M Lichty

DATE: 08.06.25

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

SHEET: A-4



**EXAMPLE OF PROPOSED
COLOR OF HOME
MATERIAL OF EXTERIOR
WILL BE HARDIE PLANK**



**EXAMPLE OF LOOK WITH
BLACK GUTTERS AND
TRIM**

