



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on September 9, 2025

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Bicentennial Committee
C. 1 Appointment - Christmas Commission, 3-year term
D. 1 Appointment - Convention Center Authority, 3-year term
E. 3 Appointments - Ethics Commission, 2-year terms
F. 1 Appointment - Keep Newnan Beautiful, 3-year term
G. 1 Appointment - Planning Commission, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- H. Public Hearing — Request to demolish structure at 823 Lower Fayetteville Rd.
I. Rezoning Request for RZ2025-07 by Steven L. Jones, Attorney at Law, on behalf of Brightsky Residential, LLC, for 20.73± acres located at 459 Jefferson Street (Tax Parcel #N57C 003); From CGN (General Commercial District) to RMH (Residential Multiple Family Dwelling – Higher Density District) for the purpose of developing 140 townhouse-style attached, condominium dwelling units – For Information Only

UNFINISHED BUSINESS

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- J. Request from Coweta Community Foundation to host Coweta Grand Prix event 2026
K. Request from Ansley Murray to close Madison St. between Jackson St. and Jefferson St. on October 4th, 2025 for Craft & Brews Market from 7:30am-4:30pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- L. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, September 9, 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, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears. Absent – Assistant City Manager, Hasco Craver.

READING OF MINUTES

A. Minutes from the Regular Meeting on August 26, 2025

Motion by Councilman DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Meeting on August 26, 2025 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Bicentennial Committee

Continue to next agenda.

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

Continue to next agenda.

D. 1 Appointment – Convention Center Authority, 3-year term

Continue to next agenda.

E. 1 Appointment – Development Authority, 4-year term

Motion by Councilman DuBose, seconded by Councilman Koritko to reappoint Kirby Arnall for another term.

MOTION CARRIED. (7-0)

F. 3 Appointments – Ethics Commission, 2-year terms

Continue to next agenda.

G. 2 Appointments – Keep Newnan Beautiful, 3-year terms

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

MOTION CARRIED. (7-0)

Continue other appointment to next agenda.

H. 1 Appointment – Planning Commission, 3-year term

Continue to next agenda.

I.1 Appointment – Youth Activities, 3-year term

Motion by Mayor Brady, seconded by Councilman Koritko to reappoint Ian Goldenberg for another term.

MOTION CARRIED. (7-0)

REPORTS ON OPERATIONS BY CITY MANAGER

City Manager reminded everyone that Thursday morning, the 9/11 ceremony would be taking place in front of the Courthouse on the Square, starting at 8:35am.

REPORTS AND COMMUNICATIONS FROM MAYOR

J. Proclamation for Constitution Week 2025

Mayor Brady read the proclamation and presented it to the members of the DAR (Daughters of the American Revolution) that were in attendance.

NEW BUSINESS

K. Public Hearing – Application for Alcohol Beverage License – Applebee’s – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 971 Bullsboro Dr. – Reason: New Owner

Mayor Brady opened a public hearing on the application for Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Applebee’s at 971 Bullsboro Dr.

A representative of the applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received, and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

L. Public Hearing – Application for Alcohol Beverage License – Curious Kitchen – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 80 Newnan Station Dr. Ste. I-K – Reason: New Business

Mayor Brady opened a public hearing on the application for Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Curious Kitchen at 80 Newnan Station Dr. Ste. I-K.

A representative of the applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received, and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Shell to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

MOTION CARRIED. (7-0)

M. Consideration of Amending Chapter 3 – Alcoholic Beverages, Section 3-37 in the Code of Ordinances

Dean Smith, Senior Planner, explained that this is to add MXD back to the alcohol ordinance as an allowable district. It was an oversight in 2021 when MXD was adopted as an official zoning classification. This seeks to correct that.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to adopt the ordinance amendment as presented.

MOTION CARRIED. (7-0)

N. Request for additional funding from the Christmas Commission for the upcoming 2025 Christmas season

Ms. Val Cranford, member of the Christmas Commission, stated that the commission was asking for an additional \$25,000, due to several unexpected expenses that occurred. There were replacement and repair of lights for the Rock & Road festival, which was to ensure the downtown area looked perfect for the event. Labor and expenses have also increased since the last time replacement had to happen. The \$25,000 would cover installations of decorations on city buildings, replacement of roundabout decorations on Greison Trail, purchase of new ornaments for the tree on the square and to cover added costs from removing and reinstalling the downtown tree lights.

Councilman Koritko asked if Rock & Road festival may be willing to help cover some of these costs in the future? Page Beckwith, Christmas Commission Liaison said there was not damage caused by the event, it was just taking them off and on again for the event, which is done every 2 years anyway. Councilman Koritko asked what the budget normally is for the commission? Ms. Beckwith said it alternates between \$30-50k, depending on the years the lights must be taken off. City Manager explained an amendment would be made to the budget for 2025 to cover the expenditure, from current year revenue.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Koritko to approve the request for funding as presented.

MOTION CARRIED. (7-0)

O. Presentation from MSI Benefits for 2025 City of Newnan Employee Benefits Program

Carole Ann Fields, HR Manager, introduced Jon Leggett with MSI Benefits.

Mr. Leggett started with a recap of how 2024 ended and what changes had been made for 2025. Medical claims were slightly down, and pharmacy claims are about the same. Total projections for 2025 are showing below 2024 numbers. Cigna was looking to increase the plan by about 9.5%. MSI pushed back on Cigna and got them down to a 4.85% increase.

Mayor Pro Tem Thomasson asked what happens to the money that is saved. Ms. Kelsey said there is a group insurance fund that it goes into. Currently that fund has about \$1.8 million which ebbs and flows depending on claims that are paid.

There is an increase in dental. Delta Dental asked for a 30% increase and MSI went to market for other quotes from MetLife and Cigna. They went back to Delta and got them to come down on their numbers. There will be an increase to employees but the recommendation from MSI is to stay with Delta Dental. There are no changes to the vision plan rates. They did look at the benefits of the vision plan and increasing those. They are recommending a second, buy up plan that employees can opt for, for an additional cost.

For 2026, MSI recommended renewing with Cigna with no changes to benefits or costs, renew with Delta Dental with a cost increase but no plan changes, renew with Cigna for vision with the secondary plan to offer more benefits, increased contribution on Flexible Spending Account and no changes to life, disability or supplemental.

Motion by Mayor Pro Tem Thomasson, seconded by Councilman Shell to accept the recommendations from MSI Benefits for 2026.

MOTION CARRIED. (7-0)

P. Presentation of the FY2026 Newnan Centre Budget

Peyton Shelnut, Director of the Newnan Centre, stated that the 2026 budget was approved by the Convention Center Authority, including a rental rate increase. There has not been a rental rate increase in at least the last 8 years and maybe even longer.

Motion by Councilman Shell, seconded by Councilman Guillaume to adopt the budget as presented.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

Q. Request from Newnan- Coweta Chamber to provide alcohol at their Pickleball Tournament at The HOP on October 1, 2025

Motion by Councilman Shell, seconded by Mayor Pro Tem Thomasson to approve the request and adopt the resolution.

MOTION CARRIED. (7-0)

R. Request from Burn Boot Camp to close portion of Market Square Way for Block Party on September 13th from 3:30-7:30pm

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

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Shell to adjourn the Council meeting at 2:54pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



To: Mayor and Council

Date: September 23, 2025

Agenda Item: Public Hearing — Request to demolish structure at 823 Lower Fayetteville Rd.

Prepared By: Bryan Partin, Chief Building Official

Purpose:

Public Hearing — Consider request to demolish the structure at 823 Lower Fayetteville Road. The structure was built more than 50 years ago, 1930 according to tax records, and IS NOT located within a City of Newnan Historic district.

The cost of renovating the structure would exceed 50% of the 2025 assessed value of \$28,081.00, which is the threshold used by City Ordinance to be considered for demolition in the substandard building program.

Background:

The property owner desires to clear the property of the dilapidating structure.

Funding:

n/a

Recommendation:

Attachments:

1. Tax map
2. Tax info
3. photo

Previous Discussion with Council:

none



Legend

-  Parcels
-  Roads

Parcel ID	086 5022 002	Owner	RAGS HOLDINGS LLC	Last 2 Sales			
Class Code	Commercial		376 EBENEZER CHURCH RD	Date	Price	Reason	Qual
Taxing District	NEWNAN 08 ANNEX		FAYETTEVILLE, GA 30215	7/24/2009	\$725000	FM	Q
Acres	4.32	Physical Address	823 LOWER FAYETTEVILLE RD	8/11/1992	0	04	U
		Assessed Value	Value \$905613				

(Note: Not to be used on legal documents)

Date created: 8/18/2025
Last Data Uploaded: 8/18/2025 12:40:38 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Coweta County, GA

Summary

Parcel Number 086 5022 002
 Location Address 823 LOWER FAYETTEVILLE RD
 Legal Description HSE / 4.321 AC LL 22 LD 5 LOWER FAYETTEVILLE
 (Note: Not to be used on legal documents)
 Tax District NEWNAN 08 ANNEX (District 08)
 Millage Rate 23.218
 Acres 4.32
 Homestead Exemption No (\$0)
 Landlot/District 22 / 5

[View Map](#)

Owner

RAGS HOLDINGS LLC
 376 EBENEZER CHURCH RD
 FAYETTEVILLE, GA 30215

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Crossing Bypass	Square Feet	188,179	0	0	4.32	0

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 1482
 Interior Walls Celotex Panels
 Exterior Walls Vinyl Siding
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1930
 Roof Type Asphalt Shingle
 Heating Type No Heating
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Value \$28,081
 Fireplaces/Appliances Fireplace N.V. 2
 House Address 823 LOWER FAYETTEVILLE RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2019	0x0 / 1	1	\$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/24/2009	3494 525	3494 527	\$725,000	QUALIFIED IMPROVED	TOLBERT JERRY C & JAN S TOLBERT	RAGS HOLDINGS LLC
8/11/1992	695 180	53 250	\$0	UNQUALIFIED IMPROVED		TOLBERT JERRY C & JA
11/30/1981	333 701		\$0	UNKNOWN STATUS		TOLBERT JERRY C

Valuation

	2025	2024	2023	2022	2021	2020
Previous Value	\$739,224	\$735,898	\$732,218	\$728,208	\$728,208	\$728,655
Land Value	\$875,032	\$711,317	\$711,317	\$711,317	\$711,317	\$711,317
+ Improvement Value	\$28,081	\$25,407	\$22,081	\$18,401	\$14,391	\$14,391
+ Accessory Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
= Current Value	\$905,613	\$739,224	\$735,898	\$732,218	\$728,208	\$728,208

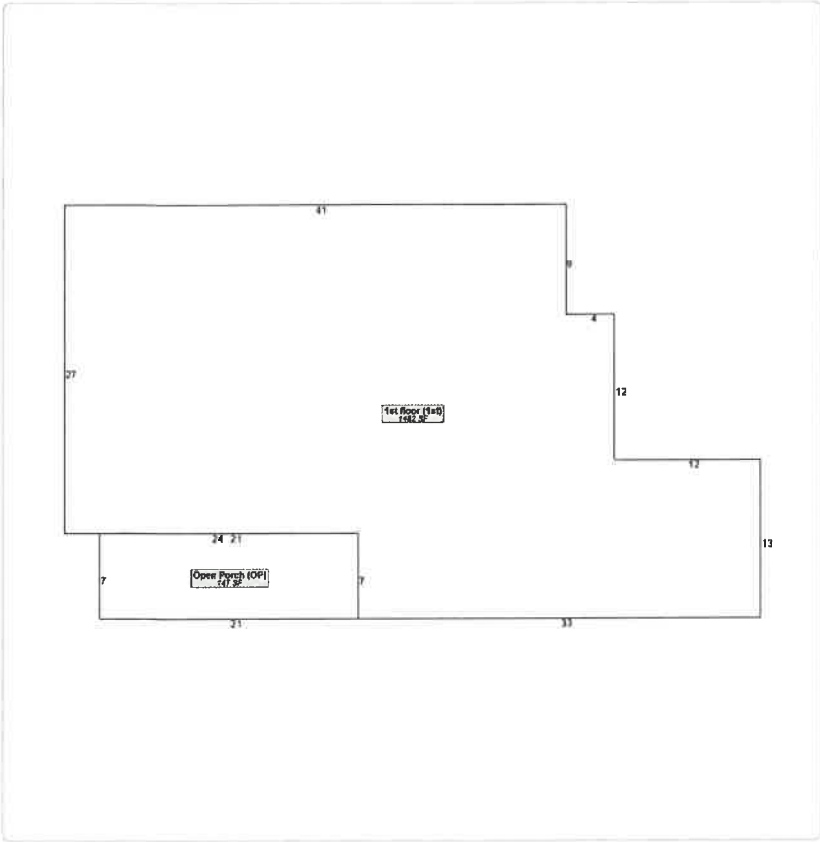
Assessment Notices 2019

[12362 \(PDF\)](#)

Assessment Notices

[2021 Assessment Notice \(PDF\)](#)
[2022 Assessment Notice \(PDF\)](#)
[2023 Assessment Notice \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)
[2025 Assessment Notice \(PDF\)](#)

Sketches



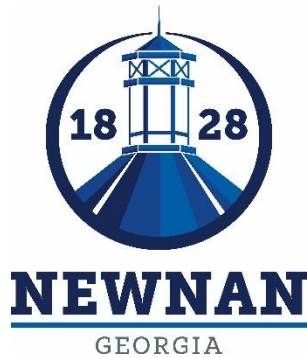
No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/18/2025, 12:40:38 AM

Coweta County

Developed by
SCHNEIDER
 GEO SPATIAL





City of Newnan, Georgia - Mayor and Council

Date: September 23, 2025

Agenda Item: Rezoning Request for RZ2025-07 by Steven L. Jones, Attorney at Law, on behalf of Brightsky Residential, LLC, for 20.73± acres located at 459 Jefferson Street (Tax Parcel #N57C 003); From CGN (General Commercial District) to RMH (Residential Multiple Family Dwelling – Higher Density District) for the purpose of developing 140 townhouse-style attached, condominium dwelling units –
For Information Only

Prepared By: Chris Cole, Senior Planner

Purpose: To inform the City Council that RZ2025-07 has been filed with the City and will be going before the Planning Commission for consideration and recommendation on the requested change in zoning.

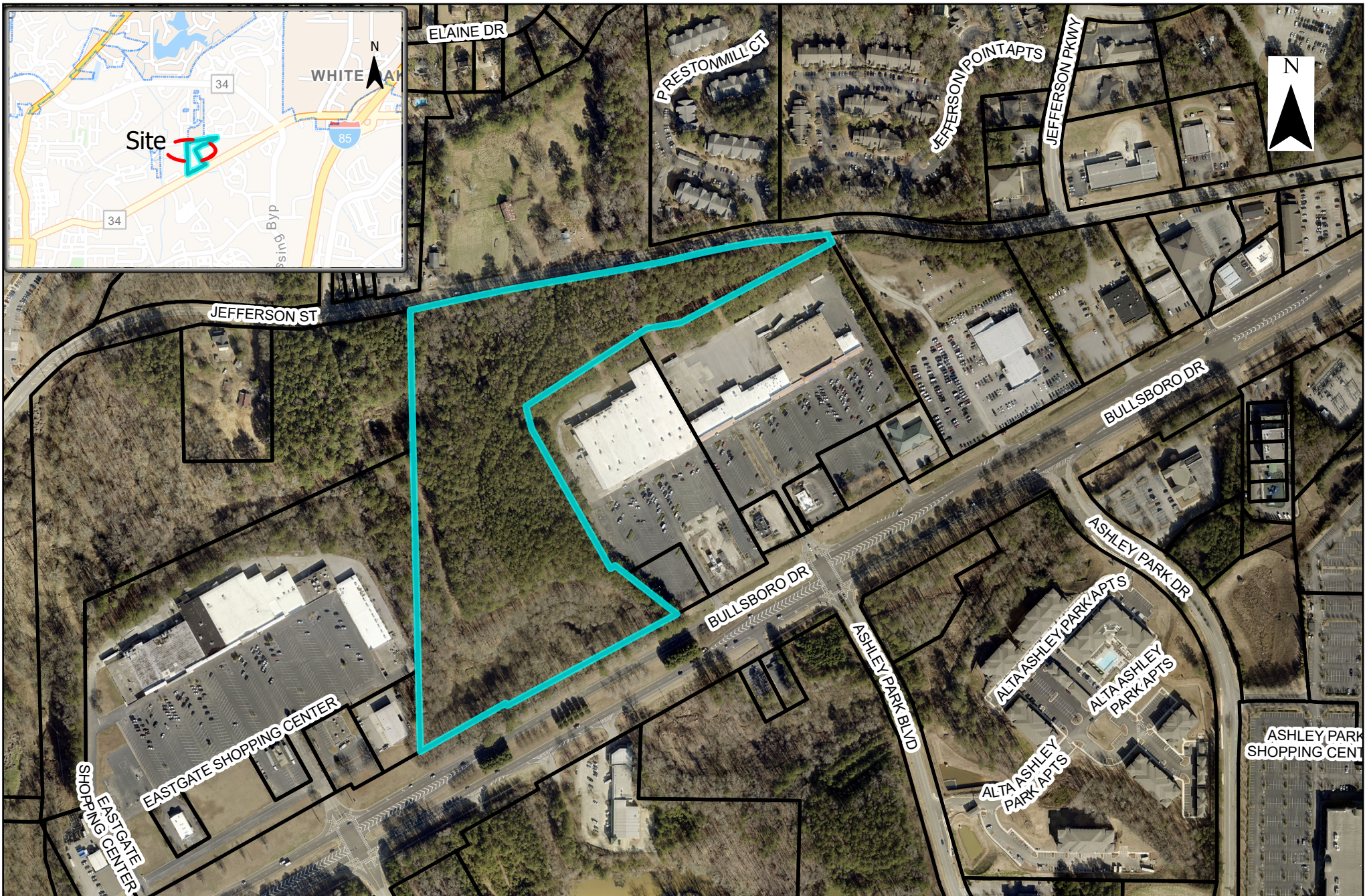
Land Owners	Tax ID Numbers	Acreage	Location
Hemal Patel	N57C 003	20.73± acres	459 Jefferson Street

Background: The petitioner is requesting a zoning designation of RMH (Residential Multiple Family Dwelling – Higher Density District) for 459 Jefferson Street (Tax Parcel #N57C 003). The applicant proposes developing 140 townhouse-style attached, condominium dwelling units.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN

Project Location

1" = 5,088 feet

Date: 8/29/2025 9:56 AM



NEWNAN
GEORGIA

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

 Project Location

 City Limits

Parcel # N57C 003

ADDRESS
Jefferson St
Newnan, Ga 30263

August 29, 2025

VIA EMAIL: tdunnavant@newnanga.gov

Mayor and City Councilmembers of the City of Newnan, Georgia (the “City Council”)
c/o Tracy Dunnavant, Planning and Zoning Director
City of Newnan City Hall
25 LaGrange Street
Newnan, GA 30263

**Re: Coweta County Parcel Identification Number (“TPN”) N57C 003 (the “Property”);
Application to Amend Zoning Map (the “Application”).**

Dear Ms. Dunnavant:

Our law firm represents Brightsky Residential, LLC (the “Applicant”) the proponent of the Application. As required by Section 10-10(b) of the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning Ordinance”) this letter serves as a letter of intent for the Application and provides the information required by that section and an analysis of the factors to be considered by the City of Newnan, Georgia (the “City”) Planning Commission (the “Planning Commission”) and the Mayor and Councilmembers (the “Council” or the “City Council”) of the City when considering a request to amend the Official Zoning Map (as that term is defined in the Zoning Ordinance).

BrightSky residential leads the new era of single-family for-rent dwellings. BrightSky was born out of a desire to create a new, refreshing approach to single-family for-rent dwellings—homes that have high-end finishes in a setting that provides a sense of community. Since its founding in 2022, BrightSky has scaled its approach to for-rent development to over 3,000 homes in North Carolina, Florida, California, and Texas.

The Property, identified as Coweta County Parcel Identification Number (“TPN”) N57C 003, consists of 20.73 +/- acres and fronts on both Jefferson Street and Bullsboro Drive within the City of Newnan. Currently, the Property is in the General Commercial District (“CGN”) zoning district, which permits a variety of commercial uses. Through the present Application, the Applicant respectfully requests an amendment to the Official Zoning Map of the City of Newnan to rezone the Property to the Residential Multiple-Family Dwelling – Higher Density District (“RMH”).

This proposed rezoning is intended to facilitate the development of a thoughtfully planned residential community of one hundred and forty (140) attached, for-rent dwellings in an amenitized, walkable development (the “Development”) that aligns with the City’s objectives for

high-quality housing. The Development proposes two (2) entrances on Jefferson Street and no access on Bullsboro Drive.

On Jefferson Street, the Property is situated on the south side between two (2) commercial developments that are not fully occupied/leased. On the north side of Jefferson Street are residential parcels of various sizes, which are bordered by or near three (3) multi-family, apartments developments. To the west, on Jefferson Street, is a for-rent townhome development. The Development complements the nearby residential uses by providing a high-end for-rent development.

For these reasons, the Applicant submits that the Development proposes a land use that is appropriate given the Property's location, surrounding land uses, and the increasing demand for single-family, for-rent housing options within the City of Newnan. Additionally, the shift to RMH zoning supports the City's long-term planning goals and allows for efficient use of available infrastructure and land.

As detailed within the accompanying "Zoning Plan", prepared by Ridge Planning and Engineering on behalf of Brightsky Residential and dated August 25, 2025 (the "Concept Plan"), as well as the architectural renderings submitted in support of the Application, the Development is thoughtfully designed to address the growing demand for a variety of housing options within the City of Newnan.

The Concept Plan illustrates an efficient and aesthetically cohesive arrangement of residential buildings, access roads and alleys, and communal amenities, ensuring the integration of the proposed development within the broader context of the surrounding community. Further, the Application emphasizes a commitment to quality construction standards, resident convenience, and long-term property stewardship.

The residential units within the proposed Development will have a minimum floor area of 1,500 square feet and will not exceed a maximum building height of forty-five (45) feet. The anticipated monthly rental rates are projected to be between \$2,250 and \$2,450. By way of comparison, if these units were to be sold rather than leased, the estimated sale price would range mid- to upper-three-hundred-thousand-dollars.

Each dwelling will feature an attached two-car garage and a nineteen-foot driveway, providing four (4) dedicated parking spots for each dwelling, for a total of five hundred and sixty (560) residence-dedicated parking spots. For communal amenities, the Development will provide a total of thirty-six (36) off-street parking spaces allocated specifically for the amenity area. Twenty (20) additional off-street, guest parking spaces are provided in the area of the Development opposite to the amenity area. In total, the development will have six hundred and sixteen (616) parking spaces. The internal circulation network will be composed of privately owned and maintained roads and alleyways, thereby promoting efficient access and connectivity for both residents and visitors.

The development will feature a central amenity area consisting of community building, swimming pool, and pickleball court. In addition to the central amenity area, open spaces and picnic, gathering areas are located throughout the Development. The open space within the Development surpasses the requirements set forth in Section Table 4-A of the Zoning Ordinance. While the ordinance mandates that 3.22 acres (1,000square feet per unit) of the total project area be dedicated as open space, the proposal designates 3.6 acres of the Property for this purpose.

Newnan Utilities will provide electrical, water, and sanitary sewer services to the proposed development and has confirmed its ability to adequately accommodate these needs, as evidenced by the letter included with this application.

A completed Application to Amend Zoning Map is enclosed with this letter. Also enclosed with this letter are the following attachments to the Application, which are incorporated into this letter:

- (a) Signed Proffered Conditions Form (Attachment “A”);
- (b) Signed Disclosure of Campaign Contributions & Gifts Form (Attachment “B”);
- (c) Signed Property Owner’s Authorization Form (Attachment “C”);
- (d) Signed Attorney’s Authorization Form (Attachment “D”);
- (e) A completed Rezoning Checklist (Attachment “E”);
- (f) A Preliminary Tree Management Minimum Requirements list (Attachment “F”);
- (g) Area maps showing the location of the Property (Attachment “G”);
- (h) A survey of the Property (Attachment “H”);
- (i) A legal description of the Property (Attachment “I”);
- (j) A recorded warranty deed for the Property (Attachment “J”);
- (k) A recorded plat for the Property (Attachment “K”);
- (l) The Concept Plan of the Development proposed by the Application (Attachment “L”);
- (m) A conceptual design package for the Development proposed by the Application, showing a color rendering of the Concept Plan and floor plans for and renderings of the dwellings proposed by the Application (Attachment “M”);
- (n) A preliminary tree management plan (Attachment “N”);
- (o) A Trip Generation Assessment for the Development (Attachment “O”);
- (p) A letter from Newnan Utilities regarding availability of water and sewer (Attachment “P”); and
- (q) A list of the names and mailing addresses of all property owners within 250 feet of the Property (Attachment “Q”).

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 10-10(b)(1) of the Zoning Ordinance asks the following questions, analysis to which the Applicant provides below:

(a) If different than that needed for this application, please explain how conditions have changed that renders the future land use map designation invalid and no longer applicable?

The Future Land Use Map of the City delineates the Property as situated within the Redevelopment Opportunity area, as set forth in the City of Newnan Comprehensive Plan 2021-2024 (the “Comprehensive Plan”), Appendix FLUM. This area is described as being “designed to spur additional growth by allowing disinvested areas to be repurposed as livable, economically productive centers for business and social activity.” (p. 79). The proposed Development is in full alignment with the stated objectives and intent of this Future Land Use Map designation, and no amendment to the designation is sought in this Application. The proposed Development will provide an area for residents to live in highly-appointed and amenitized development that provides centers for social activity.

(b) If the proposed Zoning Map change is an extension to an existing adjacent zoning district to include this property, please provide an explanation below why the proposed extension should be made?

The Application does not propose a zoning map change that is an extension to an existing, adjacent zoning district. Therefore, this question is not applicable to the Application. However, the RML district is applied to three (3) properties adjacent to or nearby the Property and on which are developed traditional for-rent apartment complexes. The Applicant proposes to apply a multi-family zoning district to the Property so that the Property can be developed with a single-family, attached community that provides for-rent dwellings.

(c) If the requested change is not designed to extend an adjacent zoning district, please explain below 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 and use than those applying to adjoining property?

In consideration of the unique characteristics and location of the Property and that there is no comparable for-rent development in the City, placement within the RMH zoning district is warranted and justified. As previously noted and further detailed below, both the City of Newnan Comprehensive Plan and the RMH zoning classification acknowledge and encourage the development type proposed in this Application. The alignment of the proposed project with the stated objectives and intentions of these guiding documents underscores its appropriateness.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Section 10-25(b) sets forth the criteria (the “Rezoning Factors”) by which the Planning Commission and the City Council evaluate applications for official zoning map amendments, such as the Application. Below, the each criterion is restated along with the Applicant’s response to each.

(a) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The proposed Development is suitable in view of the zoning and development of adjacent and nearby property. As noted above, three (3) adjacent or nearby properties are zoned and developed with traditional, apartment developments. Additionally, there is a for-rent townhome development located west of the Property on Jefferson Street. For these reasons, there is a development and zoning trend toward rental dwellings in the area. The proposed Development provides a for-rent dwelling community that is presently not available in the City.

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

As noted above, adjacent and nearby properties are developed and zoned for similar or compatible residential uses. Additionally, the addition of residents near to commercial developments that are presently underutilized will help attract new businesses to those commercial spaces. For that reason, the proposed use will positively affect the existing use and usability of adjacent and nearby property.

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

The Property is presently zoned within the CGN district. That district is intended for “community-wide personal and business services, specialty shops, and general highway commercial development.” (Zoning Ordinance § 2-13(f)). As noted above, adjacent commercial developments are presently underutilized, meaning that there is not a market or demand for new commercial developments. Accordingly, the Property cannot and should not be used as currently zoned. And, for those reasons, the Property does not have a reasonably available economic use as presently zoned.

(d) 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 Project will not result in an excessive or undue burden on public facilities or services, including streets, schools, water and sewer utilities, or police and fire protection. Electric, water, and sewer services are available to the Property, and Newnan Utilities has confirmed it ability to adequately serve the Development, as evidenced by the availability letter provided with the Application.

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

Yes, the Future Land Use Map for the City classifies this property within the Redevelopment Opportunity area, as delineated in the City of Newnan Comprehensive Plan 2021-2024 (“Comp. Plan”), Appendix FLUM. This designation is defined as: “[a]reas designed to spur additional growth by allowing disinvested areas to be repurposed as livable, economically productive centers for business and social activity.” (Comp. Plan at p. 79). As noted above, the proposed development aligns with the intent of this FLUM designation. Additionally, the Comprehensive Plan in the “Needs and Opportunities - Housing” section states that the Comprehensive Plan sees to “[e]ncourage a mixture of housing while protecting residential historic districts.” (*Id.* at 24). That section goes on to state that “[t]here is a need for high-end housing as more professional-level employment opportunities develop.” (*Id.*). The proposed Development furthers these needs and opportunities by providing highly-appointed dwellings in an amenitized development that caters to professionals and residents looking for the quality of the for-sale attached dwellings already available in the City without having to purchase such a home as the current market is trending away from homeownership towards maintenance-free communities.

(f) Will the use be consistent with the purpose and intent of the proposed zoning district?

The proposed use is consistent with the purpose and intent of the RMH zoning district. Specifically, the RMH district is intended “[t]o provide for higher density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two family dwellings, garden apartments, apartment buildings, condominiums and townhouses. Allowed uses are required to utilize public water and sewer infrastructure. Recreational, religious and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical and attractive residential area.” Zoning Ordinance § 212(f)(1). The proposed Development furthers and is consistent with the purpose and intent of the RMH zoning district. First, it offers dwellings served by a variety of open spaces and recreation facilities resulting in a medium gross density. Second, the development consists of two-family dwellings and townhomes. Finally, the Development will be served by public water and sewer infrastructure.

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

As noted above, the proposed use is supported by the Comprehensive Plan. Additionally, the reduction in retail demand supports the development of the Property with a type of dwelling and community that is presently not available in the City—high-end, attached dwellings that are available for rent in a community that is convenient for professionals and offers walkable amenities.

(h) 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 proposed use reflects a reasonable balance between the promotion of the public health, safety, morality, and general welfare and the right to the unrestricted use of property. For the reasons noted above, the proposed use will not have a negative on the public health, safety, morality, or general welfare. Instead, the proposed use will provide a needed housing option within the City.

Based on the foregoing, the Applicant respectfully request that the Council approve the Application with only conditions consented to by the Applicant.

As you may know, decisions of Georgia's appellate courts require our client, the Applicant, to submit to the Council the Objections, attached as **Exhibit "A"** and **Exhibit "B"** to this letter, prior to the Council's decision and/or official action on the Application. The Objections are intended solely to preserve all constitutional, statutory, and common law rights of the Applicant regarding the Application.

Should you have any questions or concerns regarding this letter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven L. Jones', with a stylized, cursive script.

Steven L. Jones

Enclosures
cc: the Applicant

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

As applied to the real property of the Hemal Patel (the “Owner”), which property is identified as Coweta County Tax Parcel Identification Number (“TPN”) TPN N57C 003 (the “Property”) and is the subject of the Application to Amend Zoning Map (the “Application”) to which this Constitutional Objection is attached, and facially, if the Application is not approved or is approved with condition(s) not consented to by the proponent of the application, Brightsky Residential, LLC (the “Applicant”), the Zoning Ordinance of the City of Newnan, Georgia, first adopted September 13, 2017 and subsequently amended, (the “Zoning Ordinance”) will be unconstitutional in that the Owner’s and the Applicant’s property rights in and to the Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. In such case, such action on the Application as well as the Zoning Ordinance, as applied to the Applicant, the Owner, and the Property, and facially, will deprive the Owner and the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Property, and said ordinance facially, will be unconstitutional, illegal, arbitrary, capricious, null, and void, constitute a taking of the Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America thereby denying the Owner and/or the Applicant an economically viable use of the Property while not substantially advancing legitimate state interests.

Inasmuch as it is impossible for the Owner and/or the Applicant to use the Property and simultaneously comply with the Zoning Ordinance and in the event the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Applicant, the Owner, and the Property, and facially, will constitute arbitrary, capricious, and unreasonable acts by the City of Newnan, Georgia (the “City”), by and through the Mayor and Councilm[embers] (the “Council”) of said city, without any rational basis therefor and constitute abuses of discretion in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the Applicant, the Owner, and the Property, and facially, will be unconstitutional and discriminate

EXHIBIT "A"

against the Owner and/or the Applicant in an arbitrary, capricious, and unreasonable manner between the Owner and/or the Applicant and others similarly situated in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America.

As applied to the Property and facially, the Zoning Ordinance and the present zoning classification applied to the Property, the Applicant, and the Owner, are a significant detriment on the Property, the Applicant, and the Owner and are insubstantially related to the public health, safety, morality, and general welfare.

WHEREFORE, the Applicant requests that the City of Newnan, Georgia, by and through the Council, approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 29th day of August 2025.

TAYLOR DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorduma.com

EXHIBIT “B”

OBJECTIONS TO AND FOR ZONING HEARINGS BASED ON YORK V. ATHENS COLLEGE OF MINISTRY, INC.

Regarding the Application to Amend Zoning Map (the “Application”) to which this objection is attached for the real property of Hemal Patel (the “Owner”), which property is identified as Coweta County Tax Parcel Identification Number (“TPN”) TPN N57 C003 (the “Property”), and which application is filed by Brightsky Residential, LLC (the “Applicant”), any and every public and/or other hearing and/or meeting regarding, and any Mayor and Councilmen of the City (the “Council”) action (including, but not limited, any final action) on, the Application are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58, 821 S.E.2d 120 (Ga. Ct. App. 2018):

Contemporaneous with the filing of this *York* Objection, the Applicant is filing a Constitutional Objection, and all Objections set forth therein are incorporated herein by reference as if fully restated.

The Applicant objects to any and every public and other hearing and/or meeting regarding the Application, including, but not limited to, those before the Council, because the time limitation, if any, imposed on the presentation of evidence and testimony in support of, as well as in rebuttal to opposition evidence, comments, and/or testimony to, the Application deprive the Applicant (and Owner) a meaningful opportunity to be heard and preserve issues, in violation of the Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of Georgia of 1983. Likewise, the Applicant objects to any and all members of the public (and/or other persons) who appear (or otherwise give testimony and/or opinion) at any and all public hearing(s) and other meetings, including, but not limited to, before the Council to the extent that (but not limited to) said individuals (a) do not have standing to appeal the Council’s decision on the Application (*i.e.*, do not satisfy the substantial interest-aggrieved citizen test); (b) are not under oath; (c) are not subject to cross-examination; (d) present evidence on and/or make statements that qualify as (or must or should be assessed with the aid of) expert opinion testimony without any or all individuals being qualified as expert witnesses; (e) present evidence on and/or make statements that are not germane to the exclusive factors for consideration of the Application set forth in the Zoning Ordinance; (f) present evidence and/or make statements that are founded, wholly or in part, upon inadmissible, hearsay, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (g) fail to disclose any and every campaign (or other) contribution to any member of the Council; and/or (h) are not residents of the City.

Additionally, the Applicant objects to any Council action that does not approve the Application or approves the Application with conditions not consented to by the Applicant and any other action of the City to the extent that (but not limited to) such action is: (a) in violation of Section 50-13-19(h) of the Official Code of Georgia Annotated or otherwise: (1) in violation of any constitutional, statutory, and/or ordinance provisions; (2) in excess of the constitutional, statutory, and/or ordinance authority of the Council; (3) made upon unlawful procedure; (4) affected by other error of law; (5) clearly erroneous in view of the reliable, probative, and substantial evidence on the whole record; and/or (6) arbitrary or capricious or characterized by

EXHIBIT “B”

abuse of discretion or clearly unwarranted exercise of discretion; (b) founded, wholly or in part, upon inadmissible, unreliable, nonprobative, insubstantial, and/or lay, nonexpert opinion evidence; (c) contrary to, or based, in whole or in part, on factors or considerations other than, the exclusive factors or procedure for consideration of the Application set forth in the Zoning Ordinance; (d) based, in whole or in part, on evidence and/or information received by the Council (1) outside of the public hearing on the Application; (2) by *ex parte* or other similar means; and/or (3) otherwise in a manner which does not afford the Applicant a right to respond to or otherwise confront all evidence considered by the Council in its evaluation of the Application; (e) otherwise not made pursuant and in conformance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America; (f) pursuant to an ordinance, resolution, zoning map, and/or the like not adopted in compliance with the Code of Ordinances; the Zoning Ordinance; the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*; and/or any other law, including the Constitutions of the State of Georgia or the United States of America, which the Applicant contends is the case for the applicable ordinances, resolutions, and maps, including, but not limited to, the Zoning Ordinance; and/or (g) not sustained by sufficient evidence.

By and through this *York* Objection, the Applicant hereby preserves all the above and incorporated Objections, and any and all evidence, arguments, and objections made and/or tendered at any hearing and/or meeting, and/or prior to the Council’s final action, on the Application, and asserts them on and within the record before, and for consideration and resolution (prior to any formal decision) by, the Council.

WHEREFORE, the Applicant requests that the City of Newnan, Georgia (by and through the Council) approve the Application, as specified and designated therein, with only condition(s) consented to by the Applicant.

Respectfully submitted this 29th day of August 2025.

TAYLOR DUMA LLP
Counsel for the Applicant

/s/ Steven L. Jones
Steven L. Jones

1600 Parkwood Circle
Suite 200
Atlanta, Georgia
30339
(678) 336-7282
sjones@taylorduma.com



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 BRIGHTSKY RESIDENTIAL, LLC c/o Steven L. Jones, Taylor Duma LLP

Mailing Address 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

Telephone 404-218-2756 Email: sjones@taylorduma.com

Property Owner (Use back if multiple names) Hemal Patel

Mailing Address 1111 Bluestone Drive, Missouri City, Texas 77459

Telephone 229-449-3011

Address/Location of Property Jefferson Street & Bullsboro Drive

Tax Parcel No.: N57C 003 Land Lot 54 & 55

District/Section 5 Size of Property (Square Feet or Acres) 20.73 +/-

Present Zoning Classification: CGN Proposed Zoning Classification: RMH

Present Land Use: Vacant/Undeveloped

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 _____

See enclosed Letter of Intent

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 _____

See enclosed Letter of Intent

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? _____

See enclosed Letter of Intent

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

***Regarding Community Impact Studies (when required), the applicant needs to contact the Planning department to request that staff initiate the will-serve letters to service providers at least 15 business days prior to filing the rezoning application. Additionally, the applicant must also provide a concept plan with the request.**

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

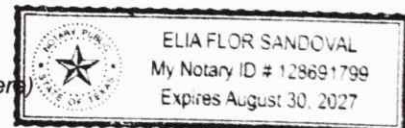
25th day of August, 2025

Signature of Applicant

[Handwritten Signature]

[Handwritten Signature]
Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: _____ DATE OF FILING: _____ FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
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:

- (1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the concept plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.
- (2) The mixture of dwelling types constructed within the development shall be consistent with the renderings submitted with the Application, as determined by the Planning and Zoning Director.
- (3) The development shall include an amenity area, with a clubhouse, pool, and pickleball or tennis court, as well as a dog park as shown on the concept plan submitted with the Application, as determined by the Planning and Zoning Director.

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

- (1) That certain "Land Plan – Bullsboro", prepared by Ridge Planning and Engineering for Brightsky Residential, dated ~~August 18, 2025 and revised August 20, 2025~~ August 25, 2025
- (2) That certain "Conceptual Design Package – Brightsky Newnan Project", prepared by Optum Design Group LLC and dated August 2025

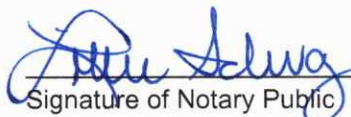
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

/s/ Steven L. Jones

Signature of Applicant's Representative

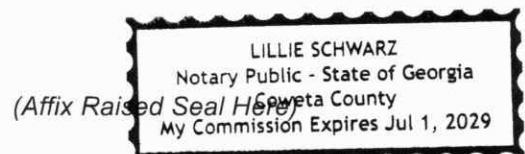
 8/21/25

Signature of Notary Public Date



Type or Print Name and Title
Steven L. Jones, Partner
Taylor Duma LLP

Type or Print Name and Title





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on August 29, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

N/A

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:

Hemal Patel & Brightsky Residential, LLC

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)
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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

[Signature]
Signature of Applicant

/s/ Steven L. Jones
Signature of Applicant's Representative

Hamilton Stolpen
President, Carolina Region
Type or Print Name and Title

Steven L. Jones, Partner
Taylor Duma LLP
Type or Print Name and Title

[Signature] 8-27-25
Signature of Notary Public Date

LILLIE SCHWARZ
Notary Public - State of Georgia
Coweta County
My Commission Expires Jul 1, 2029
(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment 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 Hemal Patel

Telephone Number 229-449-3011

Address of Subject Property Jefferson Street & Bullsboro Drive

TPN N57C 003

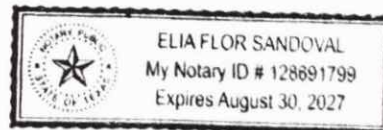
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Signature of Property Owner

Personally appeared before me

Hemal Patel

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

Notary Public

(Affix Raised Seal Here)

08-25-2025

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.

/s/ Steven L. Jones

(Signature of Attorney)

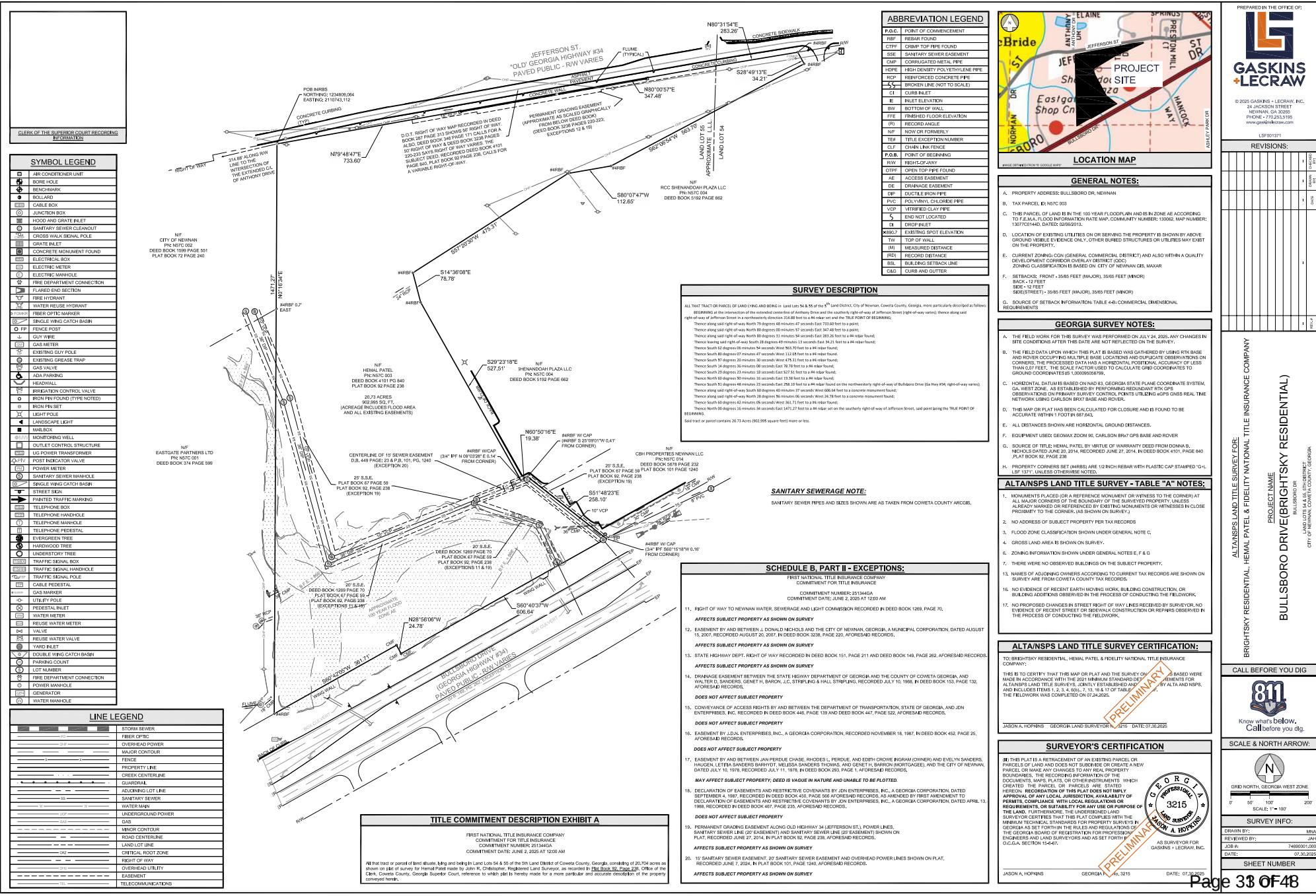
Name of Attorney Steven L. Jones, Taylor Duma LLP

Address 1600 Parkwood Circle, Suite 200, Atlanta, Georgia 30339

sjones@taylorduma.com

Telephone 404-218-2756

Date 8/29/2025



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 54 & 55 of the 5th Land District, City of Newnan, Coweta County, Georgia, more particularly described as follows:

BEGINNING at the intersection of the extended centerline of Anthony Drive and the southerly right-of-way of Jefferson Street (right-of-way varies); thence along said right-of-way of Jefferson Street in a northeasterly direction 314.88 feet to a #4 rebar set and the TRUE POINT OF BEGINNING;

Thence along said right-of-way North 79 degrees 48 minutes 47 seconds East 733.60 feet to a point;

Thence along said right-of-way North 80 degrees 00 minutes 57 seconds East 347.48 feet to a point;

Thence along said right-of-way North 80 degrees 31 minutes 54 seconds East 283.26 feet to a #4 rebar found;

Thence leaving said right-of-way South 28 degrees 49 minutes 13 seconds East 34.21 feet to a #4 rebar found;

Thence South 62 degrees 06 minutes 54 seconds West 563.70 feet to a #4 rebar found;

Thence South 80 degrees 07 minutes 47 seconds West 112.65 feet to a #4 rebar found.

Thence South 57 degrees 20 minutes 30 seconds West 475.31 feet to a #4 rebar found;

Thence South 14 degrees 36 minutes 08 seconds East 78.78 feet to a #4 rebar found;

Thence South 29 degrees 23 minutes 18 seconds East 527.51 feet to a #4 rebar found;

Thence North 60 degrees 50 minutes 16 seconds East 19.38 feet to a #4 rebar found;

Thence South 51 degrees 48 minutes 23 seconds East 258.10 feet to a #4 rebar found on the northwesterly right-of-way of Bullsboro Drive (Ga Hwy #34; right-of-way varies);

Thence along said right-of-way South 60 degrees 40 minutes 37 seconds West 606.64 feet to a concrete monument found;

Thence along said right-of-way North 28 degrees 56 minutes 06 seconds West 24.78 feet to a concrete monument found;

Thence South 60 degrees 42 minutes 05 seconds West 361.71 feet to a #4 rebar found;

Thence North 00 degrees 16 minutes 34 seconds East 1471.27 feet to a #4 rebar set on the southerly right-of-way of Jefferson Street, said point being the TRUE POINT OF BEGINNING. Said tract or parcel contains 20.73 Acres (902,995 square feet) more or less.

DOC# 009080
 FILED IN OFFICE
 6/27/2014 05:03 PM
 BK:4101 / PG:840-840 /
 CINDY G BROWN
 CLERK OF SUPERIOR COURT
 COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
 PAID: \$195.00

Return Recorded Document to:
 Harwell, Brown & Harwell, P.C.
 Attorneys at Law
 12 Jackson Street
 Newnan, GA 30263

2014-002914 /
 STATE OF GEORGIA

WARRANTY DEED

COUNTY OF Coweta

File #: 14-24106

This Indenture made this 20th day of June, 2014 between Donna B. Nichols, of the County of Coweta, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Hemal Patel, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lots 54 & 55 of the 5th Land District of Coweta County, Georgia, consisting of 20.704 acres as shown on plat of survey for Hemal Patel made by John R. Christopher, Registered Land Surveyor, as recorded in Plat Book 92, Page 238, 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.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Margaret Brown
 Witness
[Signature]
 Notary Public



Donna B. Nichols (Seal)
 Donna B. Nichols

____ (Seal)

____ (Seal)

____ (Seal)

1/10



ARTIST'S ILLUSTRATIONS. COLORS, MATERIALS AND CONFIGURATIONS MAY VARY BASED ON FINAL DESIGNS.



FRONT

RIGHT



LEFT

REAR

AUGUST 2025
INTERNAL DESIGN PACKAGE



REAR

RIGHT



LEFT

FRONT

AUGUST 2025
INTERNAL DESIGN PACKAGE



© 2025 OPTUM DESIGN GROUP LLC. ALL RIGHTS RESERVED.

BRIGHTSKY NEWNAN PROJECT

NEWNAN, GA

CONCEPTUAL DESIGN PACKAGE

0 4' 8'
SCALE 1/4" = 1'-0" **A.5**
Page 40 of 48



an STV Company

August 20, 2025

Donny Fineberg
BrightSky Residential
2526 Plantation Center Drive, Suite A
Mathews, NC 28105

**Reference: Trip Generation Assessment – Bullsboro - BrightSky Residential Development
Jefferson Street, Newnan, Coweta County, Georgia**

Dear Donny,

American Engineers, Inc. dba STV Services completed a trip generation assessment for the proposed Bullsboro - BrightSky residential development along Jefferson Street in Newnan, Coweta County, Georgia. The development will consist of 140 townhomes and will have two (2) full-access driveways along Jefferson Street, one (1) driveway will be opposite Preston Mill Court. The site plan is attached.

Jefferson Street is a two-lane undivided roadway with an east-west orientation, and with a posted speed limit of 35 miles per hour. The daily volume on Jefferson Street is approximately 6,500 vehicles per day.

The trip generations were calculated using rates and equations for Single-Family Attached Housing (LUC 215) contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition, 2021. The development is expected to generate a total of 1,016 daily trips, including 67 AM peak hour trips (17 entering and 50 exiting) and 80 PM peak hour trips (47 entering and 33 exiting), and is shown in Table 1 and are attached:

Table 1: Trip Generation

Trip Type / LUC	Daily			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Single-Family Attached Housing (LUC 215) [140 units]	508	508	1,016	17	50	67	47	33	80

It is expected that the site traffic will be split with 60% to/from the east on Jefferson Street towards SR 34 and I-85, and 40% to/from the west on Jefferson Street towards Newnan. The trip distribution and the expected trip generation is shown in Table 2.

Table 2: Trip Distribution

Road / Direction (To/From)	% Distribution	New Project Trips Daily (AM) [PM]
Jefferson Street – West	40%	406 (27) [32]
Jefferson Street – East	60%	610 (40) [48]

If you have any questions regarding our analysis, please do not hesitate to call.

Sincerely,

American Engineers, Inc. dba STV Services

Naveed Jaffar, PE, PTOE
Georgia Director of Traffic



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

SEARCH BY LAND USE CODE:

215



LAND USE GROUP:

(200-299) Residential

LAND USE :

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

TRIP TYPE:

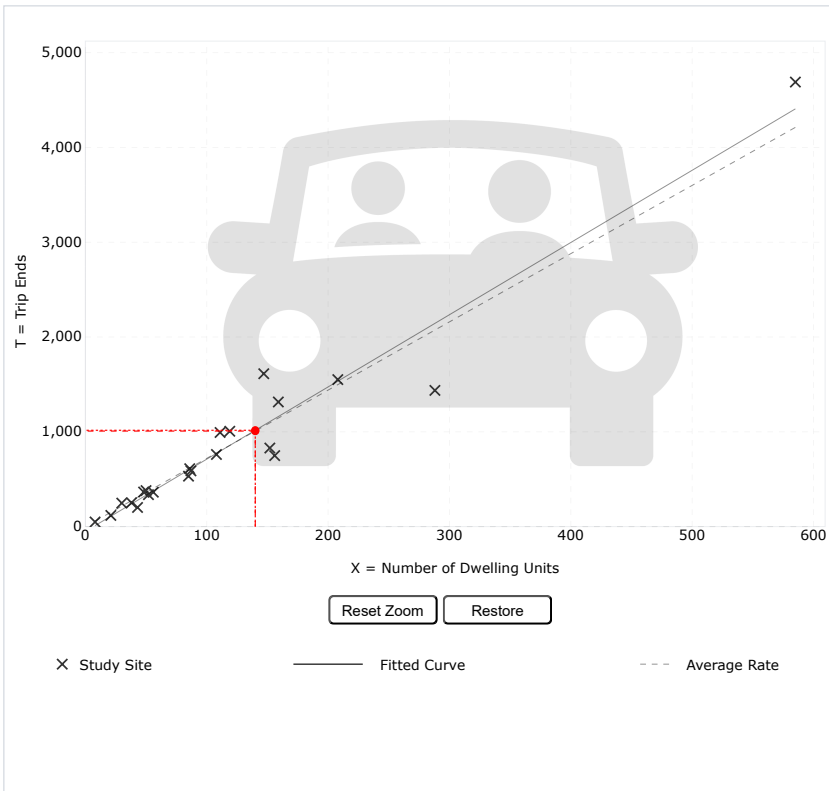
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

140

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) [Click for Description and Data Plots](#)

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
22

Avg. Num. of Dwelling Units:
120

Average Rate:
7.20

Range of Rates:
4.70 - 10.97

Standard Deviation:
1.61

Fitted Curve Equation:
 $T = 7.62(X) - 50.48$

R²:
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1008 (Total), 504 (Entry), 504 (Exit)
Fitted Curve: 1016 (Total), 508 (Entry), 508 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query

Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

SEARCH BY LAND USE CODE:

215



LAND USE GROUP:

(200-299) Residential

LAND USE :

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

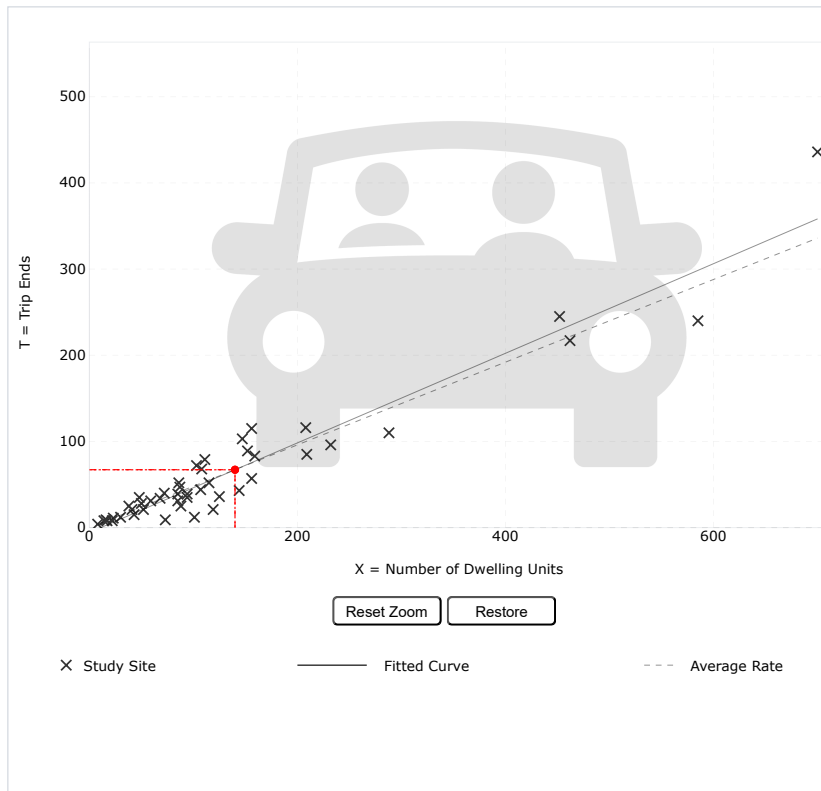
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

140

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Single-Family Attached Housing (215) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

46

Avg. Num. of Dwelling Units:

135

Average Rate:

0.48

Range of Rates:

0.12 - 0.74

Standard Deviation:

0.14

Fitted Curve Equation:

 $T = 0.52(X) - 5.70$ R^2 :

0.92

Directional Distribution:

25% entering, 75% exiting

Calculated Trip Ends:

Average Rate: 67 (Total), 17 (Entry), 50 (Exit)

Fitted Curve: 67 (Total), 17 (Entry), 50 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up

ITETripGen Web-based App

Graph Look Up

How to Use ITETripGen

TGM Desk Reference

TGM Appendices

Support Documents

Add Users

Comments

Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now.](#)

SEARCH BY LAND USE CODE:

215



LAND USE GROUP:

(200-299) Residential

LAND USE:

215 - Single-Family Attached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday, Peak Hour of Adjacent Street

TRIP TYPE:

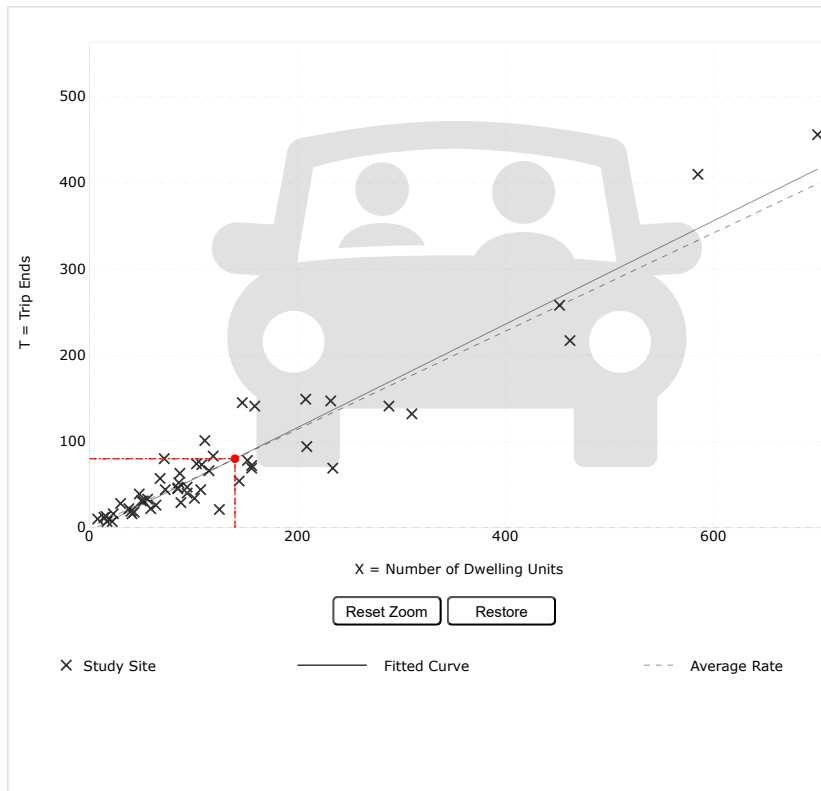
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

140

Calculate

Data Plot and Equation



x Study Site

— Fitted Curve

--- Average Rate

Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:

Single-Family Attached Housing (215) [Click for Description and Data Plots](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

51

Avg. Num. of Dwelling Units:

136

Average Rate:

0.57

Range of Rates:

0.17 - 1.25

Standard Deviation:

0.18

Fitted Curve Equation:

 $T = 0.60(X) - 3.93$ R^2 :

0.91

Directional Distribution:

59% entering, 41% exiting

Calculated Trip Ends:

Average Rate: 80 (Total), 47 (Entry), 33 (Exit)

Fitted Curve: 80 (Total), 47 (Entry), 33 (Exit)

Add-ons to do more

Try OTISS Pro



August 26, 2025

Mike Haponski, PE, CPSWQ
Ridge Planning and Engineering
1290 Kennestone Circle
Suite A200
Marietta, GA 30066

RE: Bright Sky, Parcel #N57C 003

Mr. Haponski

I am writing per your request to confirm that Newnan Utilities will be the electric, 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 Number N57C 003
- 20.69 Acres
- 140 Townhomes
- Attached concept plan

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer is responsible for cost of all electrical upgrades or relocations.
- c. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- d. Electrical shall be built out per Newnan Utilities contractor manual.

2. 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 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 engineering firm approved by Newnan Utilities.

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

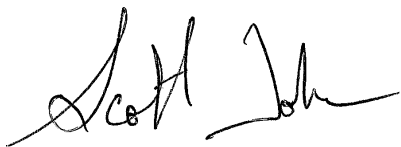
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development 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 engineering 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.

This letter is good for one year from the date of the letter. 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

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).