



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for October 14, 2025 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. September 9, 2025, Minutes
3. Public Hearings
 - a. Public Hearing-PD2025-01: Variance Request by Pulte Home Company, LLC for the Everhour Residential Development. A request to place an accessory structure in the front of a development.
 - b. Public Hearing - Text Amendment to Zoning Ordinance Article 5, Section 5-7, consideration of adding Chalk Level into the Historic Residential Overlay District.
 - c. 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
4. Other Business
 - a. Master Sign Plan Amendment - 460 N. Highway 29 - Tractor Supply
 - b. Minor Plan Amendment - Everhour Subdivision on Green Top Road (Amenity and Landscaping Enhancements)
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**

September 9, 2025
7:00 p.m.

Commissioners Present: Joe Crain Jr, Fred Hamlin, John Pulicare, Alton West

Commissioners Absent: Clay McEntire, Anne Yancey

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

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the August 12, 2025, meeting minutes. Commissioner Pulicare made a motion to approve the minutes as drafted. Commissioner Hamlin seconded the motion.

MOTION CARRIED (4-0)

OTHER BUSINESS

Certificate of Appropriateness – 3 Northside Drive

Chairman West stated the first item is a COA for 3 Northside Drive, which is a continuation from August. Seeing members of the public interested in this item, he gave seven minutes for a representative of the group to speak, with equal time for the applicant.

Senior Planner, Chris Cole, presented the case. He stated this COA was tabled at the August meeting in order for the applicant to have an opportunity to analyze the RU-I dimensional criteria with staff assistance. Mr. Cole added this led to a smaller footprint and a revised concept with a 947 square foot reduction. The applicant created an entirely new plan with a heated square footage of 2,502, not including the garage. Mr. Cole additionally discussed the orientation, layout, and exterior features of the new plan and presented visual representations. He further discussed the square footage, garages, and showed examples of two-story homes in the area. He also defined a two-story home by referring to the Coweta County Tax Assessor's records. Mr. Cole concluded that with the new changes, this project is still recommended for approval.

Melissa Griffis, representing the applicant, came forward. Ms. Griffis began by referencing a letter she submitted indicating the property's change of ownership to Todd Freeman Builders, LLC. She also mentioned meetings held with neighbors since the last meeting, meetings with staff, and discussed the particulars of the amended plan. Ms. Griffis explained that there have been plan changes and concessions, resulting in a reduced presence of neighbors at this meeting. She then read a letter explaining an outlined agreement regarding the retaining wall on the adjacent property. The applicant will assist with water runoff while maintaining the structural integrity of the retaining wall. Ms. Griffis stated that all known concerns have been addressed, and Mr. Freeman is here to answer questions as well. She concluded by mentioning again that this is the only house on Northside Drive that has to be approved with a COA.

Todd Freeman came forward. He stated that he recently met with Susan Conlan, adjacent property owner, to discuss the upcoming project. He further stated that he wants to be a good neighbor and build a beautiful house. He concluded by stating that he is here to answer any questions from the Commissioners.

Chairman West asked if anyone in support of this project would like to come forward. Seeing none, he asked if anyone in opposition would like to come forward.

Susan Conlan of Northside Drive came forward to say that she appreciates that the neighborhood has been heard, and their collective complaints have been taken into consideration. She went on to explain her issues with the new plan, including the roof line, roof curve, and façade. Mr. Freeman explained that the roof line can be amended. She further stated that she does not prefer the color, and Mr. Freeman pointed out that her preferred color is, indeed, the color he is using.

Chairman West reestablished the rules for questions and answers and stated that there is time left if anyone else would like to speak.

Grant Vickery of Northside Drive came forward to speak. He emphatically stated that he is opposed to this two-story mass with a front facing garage. Mr. Vickery explained that he does not know the averages for the neighborhood but the need for variances proves this house is not the right fit. Although he appreciates the scaled back plan, he feels that the aesthetics, roof angle, roof pitch, size, garage, and height are grossly unacceptable. He further stated that the nearby two-story homes are finished attics and not true two-story homes as the tax accessor claims. He concluded that profitability does not equate to appropriateness, and the house will not fit the street.

Chairman West said there were two minutes left if anyone else would like to speak.

Bob Bryan of Northside Drive came forward. He stated that although he was happy with some aspects of the updated design, he had two issues to point out. The first being that this is a true two-story house and the second is roof pitch. He believes height is an issue. He concluded the other “two-story houses” on the street are actually a story and a half.

With no one else coming forward, Chairman West closed the time for comments and gave the applicant time for rebuttal.

Melissa Griffis came forward. She discussed her confidence in staff to make assessments based on training and experience. Although staff recommended approval, her client made changes and concessions based on public comments. She added that there is no one plan that would suit every person in the neighborhood, but a genuine effort has been made. She asked that city ordinance and law be followed in this decision to approve the certificate of appropriateness.

Chairman West asked if any of the commissioners had questions regarding this item.

Commissioner Hamlin asked about setbacks, and Mr. Cole answered those questions by reviewing the visual representations in the report. Commissioner Hamlin further asked about a driveway on the right side of the house. Mr. Freeman explained the property lines on the plan, the standard dimensions of a turnaround, and the established trees in Ms. McMichael’s yard that would be affected. Mr. Hamlin asked if a concern was the tree. Mr. Smith explained the critical root zone and other factors that may be involved.

Ms. Conlan again approached to speak. Chairman West explained that it is now the commissioner’s turn to speak. She requested to speak anyway. Chairman West allowed it. Ms. Conlan stated that the width of her lot is one foot less and she has a side driveway. Chairman West thanked her for her comments. Ms. Griffis reconfirmed that Ms. McMichael was not interested in selling any of her property for an easement and building standards have changed since Ms. Conlan’s house was built.

Commissioner Hamlin asked for further details on the exterior materials. Mr. Freeman answered those questions. Commissioner Crain questioned if the variances were necessary now that the plan has been updated. Mr. Smith explained RU-I, the area of influence, calculation mix, and the parameters of administrative variance. Commissioner Crain clarified that if the ordinance were amended, could this house be excluded from the requirement of a COA. Mr. Smith confirmed this was possible. Commissioner Hamlin asked for clarification of this statement. Ms. Dunnivant explained that a zoning ordinance amendment would be possible, if requested by the applicant.

Chairman West asked if anyone would like to make a motion in this case. Commissioner Hamlin discussed the front facing garage and his concerns regarding people parking in the driveway. He made a motion to deny. Hearing no second, Chairman West declared the motion dead for lack of a second. Commissioner Pulicare made a motion to approve. Commissioner Crain discussed the pros and cons of approving this COA. Deciding that in this case, the pros outweigh the cons, he

seconded the motion. Chairman West asked for clarification whether or not the motion was to approve with or without conditions. Commissioner Pulicare stated that it did include the conditions of securing the integrity of the neighbor's retaining wall and the changes to the materials as discussed with Ms. Conlan.

MOTION CARRIED (3-1) Hamlin

Certificate of Appropriateness – 112 LaGrange Street

Senior planner, Dean Smith, presented this case. Mr. Smith reminded the commissioners that the previous home on this lot was condemned in 2008. Two previous COAs were approved in 2016 and 2022 but were not realized. This certificate of appropriateness is on behalf of Jennifer Shelton. Ms. Shelton is seeking approval for a new residential project in the Historic Residential Design Overlay (HRDO) District. The eight factors of consideration were presented along with visual representations. Staff found this project to be consistent with the outlined standards. Options presented for this case were: approval, approval with conditions, or denial of the request.

The applicant, Ms. Shelton, came forward. She stated that Mr. Smith gave a good overview of the project and that she just wants to build a pretty house on her property.

Commissioner Pulicare asked if the property is graded for a basement. Ms. Shelton replied that the previous home had a standing height crawl space, and the lot is sloped. Commissioner Hamlin asked if there would be a retaining wall on the property line. Ms. Shelton stated that there is currently a partial retaining wall, but her plans are to add a fence at a later time.

Commissioner Hamlin inquired about the exterior materials. Ms. Shelton supplied this information. She further explained her reasoning behind her design choices and the house/lot orientation. Ms. Shelton agreed to make amendments to the design aesthetics, following the commission's recommendations.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Hamlin made a motion to approve the COA request with the condition of adding brick on the garage side of the foundation/basement wall, facing Alpine Drive. Commissioner Pulicare seconded the motion with the stated conditions.

MOTION CARRIED (4-0)

ADDITIONAL COMMENTS

Commissioner Crain discussed an interest in following council's decisions, specifically related to the Planning Commission's recommendations. Ms. Dunnivant agreed to have Council meeting minutes provided for this purpose.

ADJOURN

With no further business, the meeting adjourned at 8:21 p.m. on a motion from Commissioner Hamlin and seconded by Commissioner Crain.

MOTION CARRIED (4-0)

Chairman West



City of Newnan, Georgia – Planning Commission

Date: October 14, 2025

Application Number: PD2025-01

Agenda Item: 0 Green Top Road – (Current Everhour Residential Development)

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a request for a variance to allow an accessory structure (gazebo) in a front yard for a proposed subdivision.

Applicant: Andrew Moroz
Pulte Group
2475 Northwinds Pkwy., Ste. 600
Alpharetta, GA 30009

Property Owner: Pulte Home Company, LLC
2475 Northwinds Pkwy., Ste. 600
Alpharetta, GA 30009

Zoning: Planned Development Residential (PDR)

Overlay Districts: None

Present Use: Residential subdivision under development

Proposed Use: Residential subdivision

Pertinent Regulations: Article3, Section 3-12

Applicant's Position:

The applicant states, in part, "...Accessory Structures classified as Gazebos are permitted only in the rear yard of properties, per Section 3-12, Residential Accessory Structures. The location proposed for this pavilion, which is classified as a gazebo, is at the front of the property, along the frontage of Green Top Road, approximately 25' behind the road R.O.W. The proposed height of this structure is 15'.

Basis for Granting Variances: - Responses in **Red** indicate staff's analysis of the request and where it meets a particular hardship standard.

The Planning Commission shall base its required findings of fact upon particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. The hearing authority will base its findings on facts and information presented to it in each specific case where the applicant and/or property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; Agree – see applicant’s response below.
2. Such conditions are peculiar to the particular piece of such property involved; Agree – see applicant’s response below
3. Such conditions were not imposed by the action or will of the owner of the property;
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship;
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; Agree – see applicant’s response below.
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. Agree – see applicant’s response below.

Applicant’s response to hardship standards:

1. *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography*
 Response: *The scale of this development necessitates extensive landscape screening along Green Top Road to provide a buffer for the public right-of-way. The pavilion/gazebo structure...serves as a significant gateway into the development without being visually intrusive.*
2. Such conditions are peculiar to the particular piece of such property involved;
 Response: *The scale of this development, combined with the 50 foot planted buffer in the rear yards of proposed homes along Green Top Road will almost entirely obscure views into the development from the frontage road...This landmark structure is essential for both marketing purposes and entrance visibility.*
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;
 Response: *We believe that this design...will enhance the streetscape along Green Top Road.*

7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this ordinance;

Response: The development aims to convey a refined aesthetic through the arrival experience and our intention is for the product, landscape and overall design to communicate the upscale character throughout the development. If the ordinance were applied strictly, without relief, we would be compelled to resort to a larger monument, an approach we believe would be inconsistent with the nature of the development we wish to present.

Planning Department's Review and Findings:

Based on the applicant's justification and staff's review, the requested variance to allow an accessory structure (gazebo) in the front yard meets the applicable hardship criteria. The unique scale and design of the development, combined with substantial landscape buffers, create conditions that are both exceptional and peculiar to this property. The proposed gazebo will serve as a distinctive gateway feature that enhances the entrance and streetscape without creating adverse impacts on adjacent properties, public safety, or the intent of the zoning ordinance.

Additionally, the request is not unique. Other residential neighborhoods have incorporated gazebo entry features, namely Summergrove and Highlands at Newnan Crossing





Options:

- A. Approve the variance request
- B. Deny the variance request
- C. Other direction as determined by the Planning Commission

Staff feels that granting the variance will not cause detriment to the public good, nor impair the purposes of the ordinance, and represents the minimum relief necessary to achieve a reasonable and functional design solution. Staff finds that approval of this request is consistent with the spirit of the ordinance and will support the overall character and quality of the development.

Accordingly, staff recommends **approval of the variance request**.

Attachments: Application



CITY OF NEWNAN, GEORGIA

APPLICATION FOR A Planned Development VARIANCE

Date Received: _____

Name of Applicant ANDREW MOROZ

Mailing Address 2475 NORTHWINDS PKWY SUITE 600, ALPHARETTA GA 30009

Telephone (470) 364-5618 amooney@mooneydesignstudio.com
E-Mail: Andrew.Moroz@pulte.com

Property Owner (Use back if multiple names) PULTE HOME COMPANY, LLC

Mailing Address 2475 NORTHWINDS PKWY SUITE 600, ALPHARETTA GA 30009

Telephone (470) 364-5618

Address/Location of Property LAND LOTS 107&86 5TH DISTRICT, CITY OF NEWNAN, GEORGIA

Tax Parcel No.: 085-5107-003

Present Zoning Classification: PDR

Present Land Use SINGLE FAMILY RESIDENTIAL USE

Intended Use _____

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning 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 9:00 a.m., forty-five (45) days prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 3-12 of the Zoning Ordinance/Subdivision Regulations: RESIDENTIAL ACCESSORY STRUCTURES.

In order for the Commission to consider the request, there must be required findings of fact upon the particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?

SEE ATTACHED LETTER

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?

SEE ATTACHED LETTER

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

SEE ATTACHED LETTER

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

SEE ATTACHED LETTER

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

SEE ATTACHED LETTER

The Planning Commission shall base its required findings upon the particular evidence presented in each specific case where the property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards. **The applicant must provide written documentation demonstrating that their request meets at least 4 out of the 7 hardship standards listed below:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
2. Such conditions are peculiar to the particular piece of such property involved;
3. Such conditions were not imposed by action or will of the owner of the property;
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare off the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and

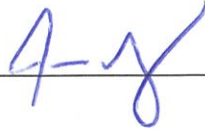
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.

➤ To meet these standards, the applicant should provide specific examples, data, or expert opinions that demonstrate how their property and situation align with at least 4 of these criteria.

Included with the application, the following information is required and must also be furnished in digital, pdf format:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (\$350.00).
- ✓ Legal description of 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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

PC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



NEWNAN
CITY OF HOMES

City of Newnan, Georgia

Attachment A

Property Owner's Authorization

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

Name of Property Owner PULTE HOME COMPANY, LLC

Telephone Number (470) 364-5618

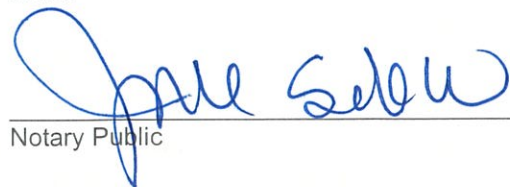
Address of Subject Property 2475 NORTHWINDS PKWY SUITE 600, ALPHARETTA GA 30009

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

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


Notary Public

Date

8/19/25



(Affix Raised Seal Here)

Surveyed Property Line Description for Overall Parcel

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 86 & 107 of the 5th District, Coweta County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the of the southerly right-of-way of Greentop Road (80' right-of-way) and the easterly line of Land Lot 107, said point being the POINT OF BEGINNING;

Thence leaving said right-of-way running along said Land Lot Line South 01 degrees 02 minutes 16 seconds West 2598.70 feet to a nail set on the westerly right-of-way of CSX Railroad (200' right-of-way);

Thence along said right-of-way South 24 degrees 31 minutes 01 seconds West 446.64 feet to a 3/4" open top pipe found;

Thence along said right-of-way South 24 degrees 38 minutes 13 seconds West 276.24 feet to a point;

Thence along said right-of-way South 26 degrees 19 minutes 03 seconds West 205.83 feet to a point;

Thence along said right-of-way South 31 degrees 46 minutes 53 seconds West 192.25 feet to a point;

Thence along said right-of-way South 38 degrees 03 minutes 23 seconds West 142.35 feet to a 3/4" open top pipe found;

Thence along said right-of-way South 38 degrees 03 minutes 23 seconds West 46.00 feet to a point;

Thence along said right-of-way South 44 degrees 18 minutes 48 seconds West 191.04 feet to a point;

Thence along said right-of-way South 50 degrees 07 minutes 53 seconds West 188.10 feet to a point;

Thence along said right-of-way South 54 degrees 04 minutes 43 seconds West 114.00 feet to a point;

Thence along said right-of-way South 55 degrees 17 minutes 43 seconds West 277.55 feet to a nail set;

Thence leaving said right-of-way North 01 degrees 06 minutes 31 seconds East 1217.08 feet to a 3/4" open top pipe found;

Thence North 01 degrees 06 minutes 33 seconds East 47.50 feet to a 3/4" open top pipe found on the southerly line of Land Lot 107;

Thence along said Land Lot Line North 87 degrees 59 minutes 59 seconds West 301.24 feet to a 1.25" open top pipe found;

Thence along said property line North 87 degrees 54 minutes 45 seconds West 738.25 feet to a 1" open top pipe found;

Thence leaving said Land Lot Line North 01 degrees 09 minutes 38 seconds East 199.99 feet to a 1" square iron found;

Thence North 00 degrees 54 minutes 49 seconds East 1311.40 feet to a #4 rebar found;

Thence North 01 degrees 08 minutes 19 seconds East 1089.83 feet to a 2" open top pipe found on the southerly right-of-way of Greentop Road (80' right-of-way);

Thence along said right-of-way North 75 degrees 20 minutes 01 seconds East 389.18 feet to a point;

Thence along said right-of-way a curve to the left an arc length of 394.77 feet, said curve having a radius of 14779.60 feet, and being subtended by a chord of 394.75 feet, at North 74 degrees 07 minutes 33 seconds East to a point;

Thence along said right-of-way North 74 degrees 40 minutes 46 seconds East 228.35 feet to a point;

Thence along said right-of-way a curve to the right an arc length of 534.96 feet, said curve having a radius of 2484.30 feet, and being subtended by a chord of 533.93 feet, at North 83 degrees 17 minutes 14 seconds East to a point;

Thence along said right-of-way North 89 degrees 05 minutes 11 seconds East 148.73 feet to a point;

Thence along said right-of-way North 89 degrees 53 minutes 07 seconds East 208.79 feet to a point;

Thence along said right-of-way South 89 degrees 55 minutes 43 seconds East 358.04 feet to a concrete monument found, said point being the POINT OF BEGINNING;

Said tract or parcel contains 163.61 Acres (7126809 Square Feet), more or less.



Attn: Planning Commission, City of Newnan

8.20.25

RE: Application for a Planned Development Variance

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?

Accessory Structures classified as Gazebos are permitted only in the rear yard of properties, per Section 3-12, Residential Accessory Structures. The location proposed for this pavilion, which is classified as a gazebo, is at the front of the property, along the frontage of Green Top Road, approximately 25' behind the road R.O.W. The proposed height of this structure is 15'.

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?

The Current Zoning is PDR with the following Zoning Conditions:

Green Top Road, LLC and Pulte Group Home
Company, LLC
163.61 ± acres, located on Green Top Road
Land Lots 86 and 107, 5th Land District, Coweta
County, Georgia
Tax Parcels #085086001, 0855086003, 0855107002,
And southern portion of 0855107003

**ORDINANCE TO ANNEX TO THE EXISTING CORPORATE LIMITS OF THE CITY OF
NEWNAN, GEORGIA CERTAIN UNINCORPORATED LAND ADJOINING THE
EXISTING CORPORATE LIMITS OF SAID CITY IN ACCORDANCE WITH SECTION
36-36-21 OF THE OFFICIAL CODE OF GEORGIA, AND FOR OTHER PURPOSES**

BE IT ORDAINED, by the Mayor and City Council of the City of Newnan, and it is hereby ordained by authority of the same and by the authority granted to the governing authority of the City of Newnan by Section 36-36-21, Official Code of Georgia, annotated, that the following described property is hereby annexed and shall hereinafter be treated and considered as a part of the corporate limits of the City of Newnan, Georgia, to-wit:

All that tract or parcel of land lying and being in Land Lots 86 and 107 of the 5th Land District of Coweta County, Georgia, containing 163.61± acres and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

BE IT FURTHER ORDAINED, that said property is annexed into the corporate limits of the City of Newnan subject to the following conditions:

See Exhibit "B" attached hereto and by reference made a part hereof for conditions.

BE IT FURTHER ORDAINED that said property annexed be zoned PDR (Planned Residential Development District subject to the conditions set out herein above and as provided in the separate rezoning ordinance adopted in connection herewith.

BE IT FURTHER ORDAINED that said property is hereby incorporated into the City of Newnan's Election District 2.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

BE IT FURTHER ORDAINED that should any phrase, clause, sentence, or section of this Ordinance be deemed unconstitutional by a Court of competent jurisdiction, such determination shall not effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

BE IT FURTHER ORDAINED that this ordinance shall be effective upon adoption and as provided in O.C.G.A. §36-36-2.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2023 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Dustin Koritko, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Raymond F. DuBose, Councilmember

Paul Guillaume, Councilmember

EXHIBIT "A"

EXHIBIT	<u>A</u>
PAGE	<u>1</u> OF <u>2</u>

SUBJECT PROPERTY

Surveyed Property Line Description for Overall Parcel

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 86 & 107 of the 5th District, Coweta County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the southerly right-of-way of Greentop Road (80' right-of-way) and the easterly line of Land Lot 107, said point being the POINT OF BEGINNING;

Thence leaving said right-of-way running along said Land Lot Line South 01 degrees 02 minutes 16 seconds West 2598.70 feet to a nail set on the westerly right-of-way of CSX Railroad (200' right-of-way);

Thence along said right-of-way South 24 degrees 31 minutes 01 seconds West 446.64 feet to a 3/4" open top pipe found;

Thence along said right-of-way South 24 degrees 38 minutes 13 seconds West 276.24 feet to a point;

Thence along said right-of-way South 26 degrees 19 minutes 03 seconds West 205.83 feet to a point;

Thence along said right-of-way South 31 degrees 46 minutes 53 seconds West 192.25 feet to a point;

Thence along said right-of-way South 38 degrees 03 minutes 23 seconds West 142.35 feet to a 3/4" open top pipe found;

Thence along said right-of-way South 38 degrees 03 minutes 23 seconds West 46.00 feet to a point;

Thence along said right-of-way South 44 degrees 18 minutes 48 seconds West 191.04 feet to a point;

Thence along said right-of-way South 50 degrees 07 minutes 53 seconds West 188.10 feet to a point;

Thence along said right-of-way South 54 degrees 04 minutes 43 seconds West 114.00 feet to a point;

Thence along said right-of-way South 55 degrees 17 minutes 43 seconds West 277.55 feet to a nail set;

Thence leaving said right-of-way North 01 degrees 06 minutes 31 seconds East 1217.08 feet to a 3/4" open top pipe found;

Thence North 01 degrees 06 minutes 33 seconds East 47.50 feet to a 3/4" open top pipe found on the southerly line of Land Lot 107;

Thence along said Land Lot Line North 87 degrees 59 minutes 59 seconds West 301.24 feet to a 1.25" open top pipe found;

Thence along said property line North 87 degrees 54 minutes 45 seconds West 738.25 feet to a 1" open top pipe found;

Thence leaving said Land Lot Line North 01 degrees 09 minutes 38 seconds East 199.99 feet to a 1" square iron found;

Thence North 00 degrees 54 minutes 49 seconds East 1311.40 feet to a #4 rebar found;

Thence North 01 degrees 08 minutes 19 seconds East 1089.83 feet to a 2" open top pipe found on the southerly right-of-way of Greentop Road (80' right-of-way);

Thence along said right-of-way North 75 degrees 20 minutes 01 seconds East 389.18 feet to a point;

Thence along said right-of-way a curve to the left an arc length of 394.77 feet, said curve having a radius of 14779.60 feet, and being subtended by a chord of 394.75 feet, at North 74 degrees 07 minutes 33 seconds East to a point;

Thence along said right-of-way North 74 degrees 40 minutes 46 seconds East 228.35 feet to a point;

Thence along said right-of-way a curve to the right an arc length of 534.96 feet, said curve having a radius of 2484.30 feet, and being subtended by a chord of 533.93 feet, at North 83 degrees 17 minutes 14 seconds East to a point;

Thence along said right-of-way North 89 degrees 05 minutes 11 seconds East 148.73 feet to a point;

Thence along said right-of-way North 89 degrees 53 minutes 07 seconds East 208.79 feet to a point;

Thence along said right-of-way South 89 degrees 55 minutes 43 seconds East 358.04 feet to a concrete monument found, said point being the POINT OF BEGINNING;

Said tract or parcel contains 163.61 Acres (7126809 Square Feet), more or less.

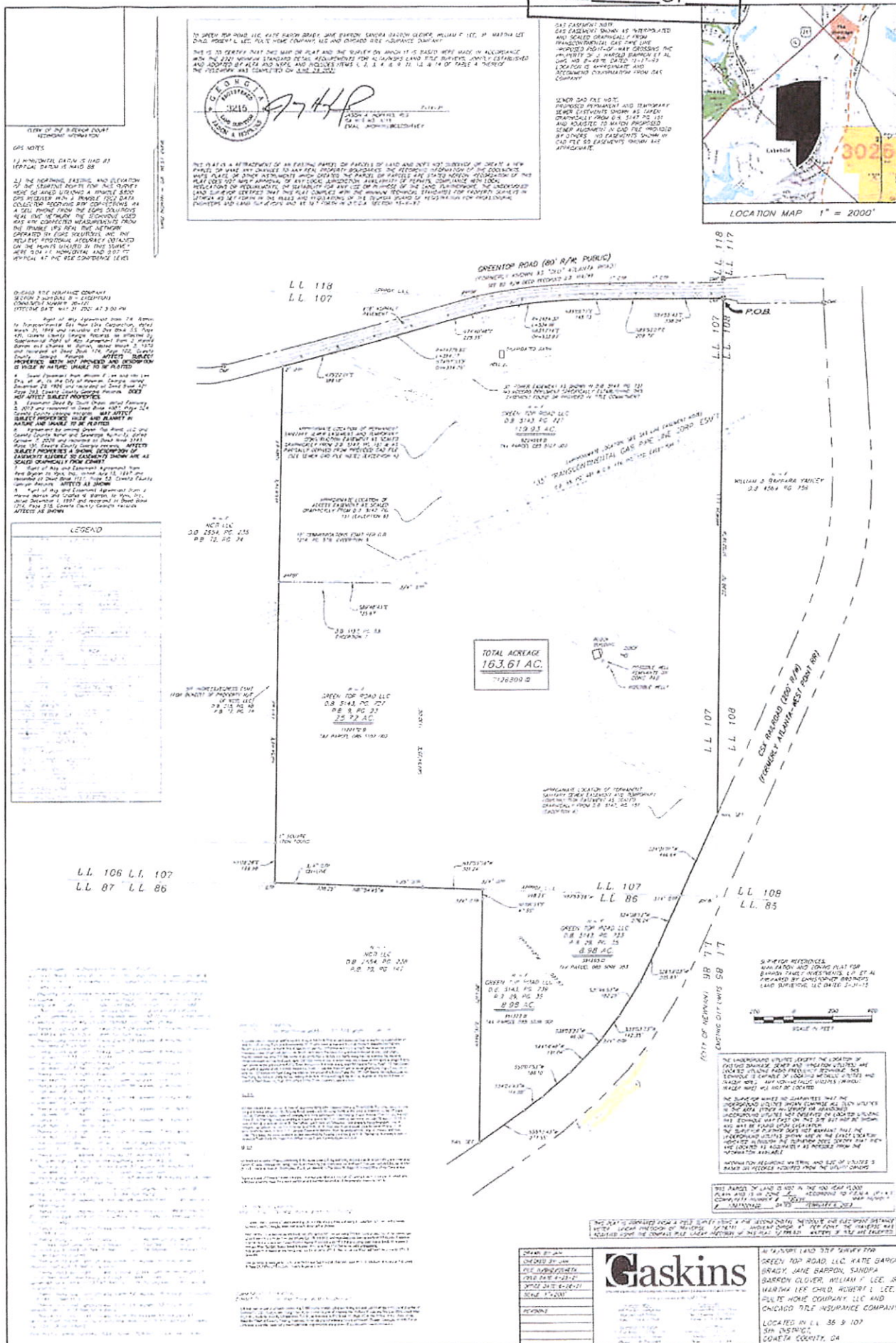


EXHIBIT "B"

CONDITIONS APPLICABLE TO THE GREEN TOP ROAD / PULTE HOME COMPANY, LLC ANNEXATION AND REZONING ORDINANCES

A. GENERAL CONDITIONS:

- 1) The project will be consistent with the concept plan, density, project data, amenities (including a pickle ball complex), and elevations provided as part of the application, including but not limited to the Concept Plan and elevations attached hereto as Exhibit "C".
- 2) The average square footages for each Pod will be as follows:
Ranch Pod – 1,860 square feet; Traditional Pod – 2,640 square feet; Estate Pod – 3,004 square feet.
- 3) The City of Newnan will not issue a permit for land disturbing activities until such time as Coweta County has reviewed and approved the plans for the development to the extent Coweta County has jurisdiction, primarily relating to street connections to Green Top Road.

B. CONDITIONS FROM THE ARBITRATION PROCESS: (To Expire By Law on February 9, 2025, Unless Otherwise Extended)

- 1) The maximum number of lots is restricted to three hundred (300) single-family, detached, fee-simple owned homes.
- 2) A landscape plan shall be submitted to the appropriate department for review and approval prior to any plantings.
- 3) The applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.
- 4) Right-of-way shall be reserved for a paved and publicly dedicated roadway to connect this development with a possible adjoining future development to the west and the portion of the connection within this development shall be constructed in conjunction with construction of the streets in this development.

- 5) Left turn and right turn lanes shall be constructed (Acceleration and Deceleration lanes to County Standards) at the proposed full-service access to Green Top Road.
- 6) Physical medians shall be constructed (to County standards) at the proposed right-in/right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.
- 7) The applicant shall contribute a five-year bond in the amount of \$500,000 to assist with the implementation of the intersection improvement project on Hal Jones Road/Green Top Road at US 29; Bonded amounts will be paid to Coweta County upon proof of Notice to Proceed with construction being issued for upgrade of intersections located at Green Top Road and Highway 29, Hal Jones Road and Highway 29 and Green Top Road and Herring Road.
- 8) The applicant shall contribute a five-year bond in the amount of \$250,000 to assist with implementation of intersectional improvement projects at Green Top Road and Herring Road and Herring Road and Bledsoe Road; Bonded amounts will be paid to Coweta County upon proof of a Notice to Proceed with construction being issued for upgrade of intersections located at Green Top Road and Highway 29, Hal Jones Road and Highway 29 and Green Top Road and Herring Road.
- 9) The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District.
- 10) Access on Green Top Road will require a permit from Coweta County.
- 11) All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
- 12) Left turn and right turn lanes shall be constructed at the proposed full service access to Green Top Road.
- 13) Physical medians shall be constructed at the proposed right-in/right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.
- 14) There shall be one main entrance with two secondary entrances on each side of the main entrance that are right-in/right-out only.

- 15) The amenities shall be specifically designed to meet the recreational and social needs of families shall include a 2,800 square feet minimum pool, playgrounds, dog park, mailbox kiosk, and walking trails. The clubhouse shall be 1,800 heated square feet minimum of heated floor space.
- 16) The existing ponds and wetlands will be retained in order to create a natural environment.
- 17) Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.
- 18) The property shall be served by public water and sewerage facilities provided by the Coweta County Water and Sewer Authority.
- 19) All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the City stormwater system, prior to doing so, a plan shall be submitted to the appropriate City department for consideration.
- 20) All front, side and rear yards of all disturbed grass areas on lots shall be sodded.
- 21) All utilities that provide service to the proposed subdivision shall be placed underground.
- 22) The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.
- 23) There shall be a 135-foot building setback (Green Top centerline) and a 50-foot planted buffer along the entire frontage on Green Top Road, except entrances.
- 24) All garage doors shall be architecturally treated similarly to the renderings submitted.
- 25) The lot information and setbacks shall be as follows:
 - Minimum street frontage 30-feet
 - Minimum lot width at front setback 40 feet
 - Minimum floor area 1,600 square feet
 - Maximum impervious area 60%

- Minimum lot size 8,200 square feet
- Front setback 30-feet
- Side setback 5-feet
- Major side (double frontage) 10-feet
- Rear setback 20-feet
- Building separation 10-feet
- Maximum building height 2 stories/40-feet

26) There shall be a 25-feet natural, vegetated buffer around the perimeter of the site along the west, south and east property lines.

C. CONDITIONS PROFFERED BY THE APPLICANT:

- 1) The Arbitration Conditions set forth in Deed Book 5624, Pages 363-365, and set out herein above in Paragraph B, Conditions from the Arbitration Panel, shall apply for the entire term of development, except for condition 18 (provision of water and sewerage services addressed in the immediately following paragraph 2).
- 2) After February 9, 2025 (the date on which the annexation conditions expire), the development shall be served by public water and sewerage facilities provided by Newnan Utilities.
- 3) The Owner and/or Developer of the Property shall be entitled to receive a land disturbance permit, building permits and city inspections for the installed infrastructure upon compliance with applicable ordinances and conditions, but shall not be entitled to receive any Certificates of Occupancy until the Property is served by public water and sewerage provided by Newnan Utilities.
- 4) The development shall be subject to the Development Agreement attached hereto and incorporated herein by reference as attached Exhibit "D" between and among Green Top Road, LLC, Pulte Home Company, LLC, the City of Newnan, Georgia, and Newnan Utilities.

PAGE 1 OF 5

[illegible]

Z100 ZONING PLAN		OWNER/DEVELOPER
		PULTE GROUP 2475 NORTHWINDS PKWY # 8 ALPHARETTA, GA 30005 PHONE: (770) 381-3450
CONTRACTOR/GENERAL CONTRACTOR		
ARCHITECT		
REVISIONS		

ZONING PLAN

GREEN TOP ROAD

LAND LOTS 107 & 85
5TH DISTRICT
CITY OF NEWNAN, GEORGIA



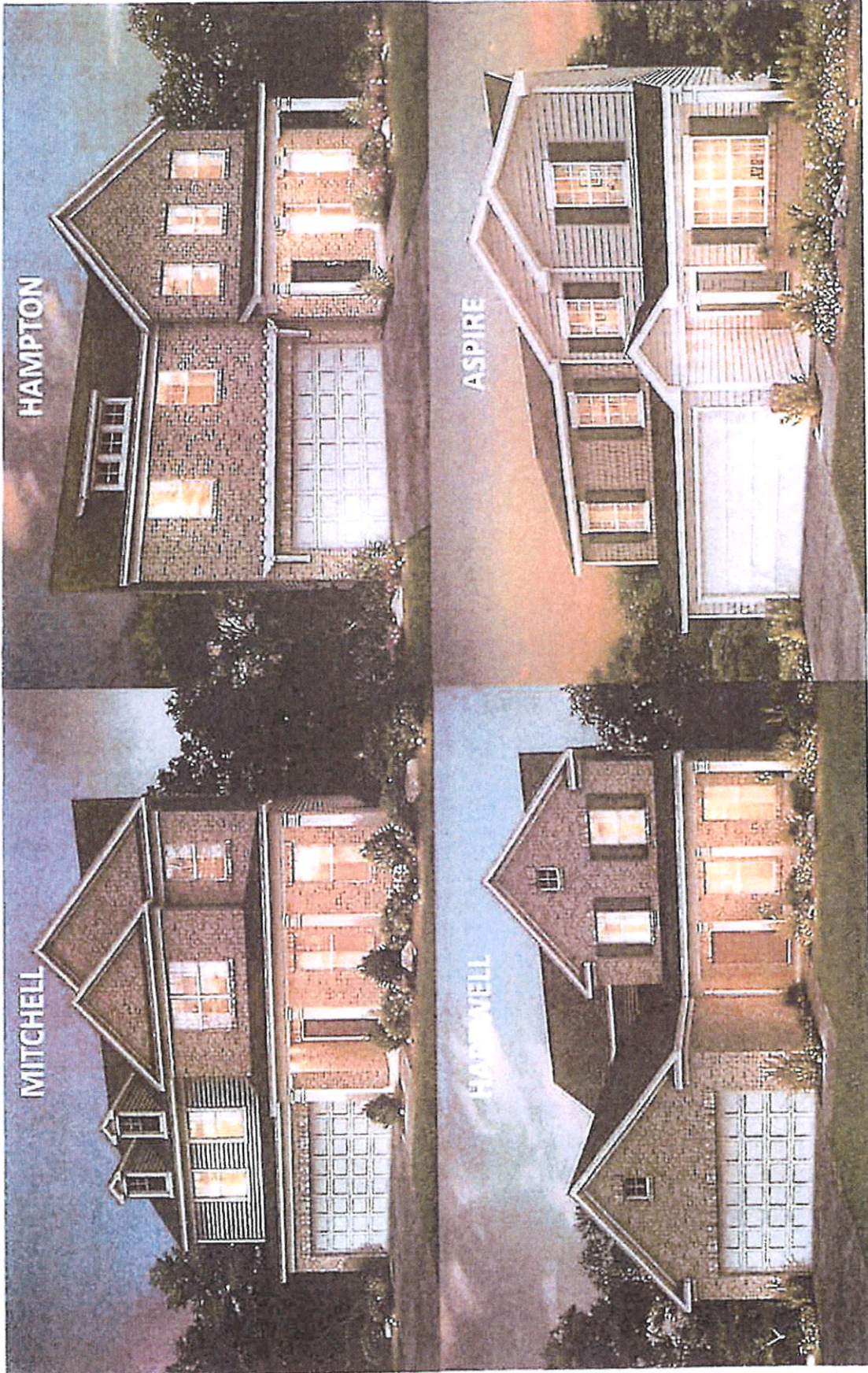
RIDGE PLANNING AND ENGINEERING[®]

6738 D. 7th Street S.E.
Suite 200 • Woodridge, GA 30189
Office 770.936.9500









DRAFT 6-5-2023

STATE OF GEORGIA
COUNTY OF COWETA

RE: 163.61 Acres on Green Top Road
Tax Reference ## 085 5107 002,
085 5086 001, 085 5086 003, and
085 5107 003 (portion south of
Green Top Road)
Land Lots 86 and 107 of the 5th Land
District of Coweta County, Georgia Records

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Development Agreement"), made and entered into this ____ day of _____, 2023, by, between, and among the CITY OF NEWNAN, GEORGIA, a political subdivision of the State of Georgia (hereinafter the "City"), PULTE HOME COMPANY, LLC, a Michigan limited liability company (hereinafter "Developer"), GREEN TOP ROAD, LLC, a Georgia limited liability company (hereinafter "Owner"), and NEWNAN UTILITIES, a Georgia municipal corporation (hereinafter "Newnan Utilities") (hereinafter sometimes collectively referred to as the "Parties").

PREAMBLE:

WHEREAS, Developer currently has a contract to acquire certain property depicted on Exhibit "A" attached hereto and made a part hereof, which consists of approximately 163.61 acres on Green Top Road in Land Lots 86 and 107 of the 5th Land District, Coweta County, Georgia, and being Tax Parcels ## 085 5107 002, 085 5086, 001, 085 5086 003, and 085 5107 003 (portion south of Green Top Road) (hereinafter the "Property"); and

WHEREAS, Developer and Owner have applied for annexation and rezoning into the City;
and

WHEREAS, City, Developer, Owner, and Coweta County participated in an annexation arbitration proceeding as required by Georgia law regarding the "Property"; and

WHEREAS, as a result of the arbitration proceeding, there was an Arbitration Panel Decision, which was affirmed by Superior Court Order, as evidenced by the Certificate of Zoning, Land Use or Density Restrictions (pursuant to O.C.G.A. § 36-36-115) recorded March 28, 2023 in Deed Book 5624, Pages 360-365 in the Office of the Clerk of Superior Court of Coweta County, Georgia setting forth at Deed Book 5624, Pages 363-365, twenty-six (26) zoning and development

conditions applicable to the Property until February 9, 2025 ("Arbitration Conditions", attached hereto as Exhibit "B", Deed Book 5624, Pages 363-365 and incorporated herein by reference); and

WHEREAS, it is the desire of the Parties to set forth in this Development Agreement the terms and conditions upon which the Property will be developed in the event the Property is annexed into the City and rezoned as requested by the Developer and Owner.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and for the sum of One and 00/100 Dollar (\$1.00) in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

I. Incorporation

The Provisions contained in the Preamble and Recitals are incorporated herein. The Exhibits attached to this Development Agreement are listed below and incorporated herein:

Exhibit A	Legal Description of Property
Exhibit B	Arbitration Conditions
Exhibit C	Site Plan for Property
Exhibit D	Newnan Utilities Will Serve Letter

II. Development Consistent with City of Newnan Goals and Arbitration Conditions

The Parties agree that they are entering into this Development Agreement for the purposes of making the development, application submittals, review, approval process, and administrative process efficient for Developer, Owner, City, and Newnan Utilities, while taking into account the Arbitration Conditions and other provisions of City ordinances.

III. Development Standards for the Property

The Property shall be developed according to the City's Zoning and Development Ordinance in effect on the date of this Agreement, and the Arbitration Conditions, together with the provisions of this Development Agreement. It is the intention of the Parties that all Arbitration Conditions except Condition 18 (provision of water and sewerage services addressed in the immediately following paragraph) apply throughout the development of the project.

A. Utilities.

After February 9, 2025, public water and sewerage shall be provided by Newnan Utilities. The Developer/Owner shall comply with all conditions contained in the Will Serve letter from Newnan Utilities dated May 10, 2023 (attached hereto as Exhibit "D" and incorporated herein by reference).

B. Permits.

Upon compliance with applicable ordinances and conditions, the Owner and/or Developer of the Property shall be entitled to receive a land disturbance permit, building permits, and city inspections for the installed infrastructure but shall not be entitled to any certificates of occupancy for any residence or clubhouse on the Property unless the residence or clubhouse for which the certificate of occupancy is requested is served by public water and sewerage provided by Newnan Utilities.

C. Site Plan.

The development of the Property shall be generally consistent with the site plan attached as Exhibit "C".

IV. Property Owner's Association Restrictive Covenants

The Parties anticipate that the Developer will voluntarily form an Owner's Association and record a declaration of easements and restrictive covenants applicable to the Property. The covenants and restrictions for the Property shall provide that no more than 10% of the residential units shall be made available for rental at any one point in time.

V. Date of Effectiveness and Term of this Development Agreement

The Development Agreement shall be effective among the Parties, their successors and assignees, immediately upon execution of this Development Agreement by all Parties hereto. The term of this Development Agreement is twenty (20) years, from the effective date or until the obligations of the Parties are complete, whichever occurs first.

VI. Covenants Running with the Land

The terms and conditions of this Agreement shall be recorded in the public records of the office of the Clerk of Superior Court of Coweta County and shall be binding upon the Parties, and their successors in title, and shall run with the title to the Property and shall be a covenant running with the Property.

VII. Miscellaneous

The Parties acknowledge that during the annexation and rezoning process additional conditions may be adopted which will require the modification of this Development Agreement. In the event annexation and/or rezoning are not granted, this Development Agreement shall be voidable by any Party upon written notice to the other Parties.

EXECUTED and made effective as of the last date executed by duly authorized officers of each of the respective Parties in multiple counterparts, each of which shall have the force and effect of an original.

CITY:
CITY OF NEWNAN, GEORGIA
a political subdivision of the
State of Georgia

DEVELOPER:
PULTE HOME COMPANY, LLC

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Sworn and subscribed to before me this
_____ day of _____, 2023.

Sworn and subscribed to before me this
_____ day of _____, 2023.

Witness

Witness

Notary Public
My Commission Expires: _____

Notary Public
My Commission Expires: _____

NEWNAN UTILITIES:
NEWNAN UTILITIES
a Georgia municipal corporation

By: _____
Name: _____
Title: _____

Sworn and subscribed to before me this
_____ day of _____, 2023.

Witness

Notary Public
My Commission Expires: _____

(Signatures Continued on Following Page)

OWNER:
GREEN TOP ROAD, LLC
a Georgia Limited Liability
Company

By: _____
Name: _____
Title: _____

Sworn and subscribed to before me this
_____ day of _____, 2023.

Witness

Notary Public
My Commission Expires: _____

OWNER:
GREEN TOP ROAD, LLC
a Georgia Limited Liability
Company

By: _____
Name: _____
Title: _____

Sworn and subscribed to before me this
_____ day of _____, 2023.

Witness

Notary Public
My Commission Expires: _____

OWNER:
GREEN TOP ROAD, LLC
a Georgia Limited Liability
Company

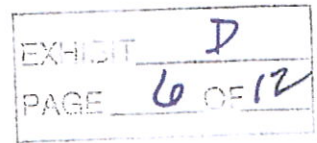
By: _____
Name: _____
Title: _____

Sworn and subscribed to before me this
_____ day of _____, 2023.

Witness

Notary Public
My Commission Expires: _____

EXHIBIT "A"



SUBJECT PROPERTY

Surveyed Property Line Description for Overall Parcel

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 86 & 107 of the 5th District, Coweta County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the of the southerly right-of-way of Greentop Road (80' right-of-way) and the easterly line of Land Lot 107, said point being the POINT OF BEGINNING;

Thence leaving said right-of-way running along said Land Lot Line South 01 degrees 02 minutes 16 seconds West 2598.70 feet to a nail set on the westerly right-of-way of CSX Railroad (200' right-of-way);

Thence along said right-of-way South 24 degrees 31 minutes 01 seconds West 446.64 feet to a 3/4" open top pipe found;

Thence along said right-of-way South 24 degrees 38 minutes 13 seconds West 276.24 feet to a point;

Thence along said right-of-way South 26 degrees 19 minutes 03 seconds West 205.83 feet to a point;

Thence along said right-of-way South 31 degrees 46 minutes 53 seconds West 192.25 feet to a point;

Thence along said right-of-way South 38 degrees 03 minutes 23 seconds West 142.35 feet to a 3/4" open top pipe found;

Thence along said right-of-way South 38 degrees 03 minutes 23 seconds West 46.00 feet to a point;

Thence along said right-of-way South 44 degrees 18 minutes 48 seconds West 191.04 feet to a point;

Thence along said right-of-way South 50 degrees 07 minutes 53 seconds West 188.10 feet to a point;

Thence along said right-of-way South 54 degrees 04 minutes 43 seconds West 114.00 feet to a point;

Thence along said right-of-way South 55 degrees 17 minutes 43 seconds West 277.55 feet to a nail set;

Thence leaving said right-of-way North 01 degrees 06 minutes 31 seconds East 1217.08 feet to a 3/4" open top pipe found;

Thence North 01 degrees 06 minutes 33 seconds East 47.50 feet to a 3/4" open top pipe found on the southerly line of Land Lot 107;

Thence along said Land Lot Line North 87 degrees 59 minutes 59 seconds West 301.24 feet to a 1.25" open top pipe found;

Thence along said property line North 87 degrees 54 minutes 45 seconds West 738.25 feet to a 1" open top pipe found;

Thence leaving said Land Lot Line North 01 degrees 09 minutes 38 seconds East 199.99 feet to a 1" square iron found;

Thence North 00 degrees 54 minutes 49 seconds East 1311.40 feet to a #4 rebar found;

Thence North 01 degrees 08 minutes 19 seconds East 1089.83 feet to a 2" open top pipe found on the southerly right-of-way of Greentop Road (80' right-of-way);

Thence along said right-of-way North 75 degrees 20 minutes 01 seconds East 389.18 feet to a point;

Thence along said right-of-way a curve to the left an arc length of 394.77 feet, said curve having a radius of 14779.60 feet, and being subtended by a chord of 394.75 feet, at North 74 degrees 07 minutes 33 seconds East to a point;

Thence along said right-of-way North 74 degrees 40 minutes 46 seconds East 228.35 feet to a point;

Thence along said right-of-way a curve to the right an arc length of 534.96 feet, said curve having a radius of 2484.30 feet, and being subtended by a chord of 533.93 feet, at North 83 degrees 17 minutes 14 seconds East to a point;

Thence along said right-of-way North 89 degrees 05 minutes 11 seconds East 148.73 feet to a point;

Thence along said right-of-way North 89 degrees 53 minutes 07 seconds East 208.79 feet to a point;

Thence along said right-of-way South 89 degrees 55 minutes 43 seconds East 358.04 feet to a concrete monument found, said point being the POINT OF BEGINNING;

Said tract or parcel contains 163.61 Acres (7126809 Square Feet), more or less.

EXHIBIT "B"

BK:5624 PG:360-365

D2023004025

FILED IN OFFICE
CLERK OF COURT
03/28/2023 09:41 AM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

After Recording return to:
Nathan T. Lee
Glover & Davis, P.A.
10 Brown Street
Newnan, Georgia 30263

Niki Sewell

9281298029
PARTICIPANT ID

(Note: Above space to be used for filing in Superior Court Clerk's Office of Deeds and Records)

IN THE SUPERIOR COURT OF COWETA COUNTY
STATE OF GEORGIA

IN RE:

GREEN TOP ROAD, LLC and PULTE
HOMES, LLC,

Appellants/Petitioners/Annexation
Applicants

vs.

CITY OF NEWNAN, GEORGIA

Municipal Corporation/Appellant

and

COWETA COUNTY, GEORGIA,

Appellee/Respondent

ARBITRATION PANEL

Respondents.

CIVIL ACTION FILE NO. 2023SUV0066

CERTIFICATE OF ZONING, LAND USE OR DENSITY RESTRICTIONS
(Pursuant to O.C.G.A. § 36-36-115)

DATE ORDER GRANTED: February 9, 2023

GRANTEE: Green Top Road, LLC

EXHIBIT "B"

BK:5624 PG:361

D
8 OF 12

STATE OF GEORGIA

COUNTY OF COWETA

THIS INSTRUMENT, made this the 28th day of March, 2023, placing zoning, land use or density conditions on real property owned by Green Top Road, LLC as shown by the following deeds recorded in the Coweta County, Georgia real property records:

Tax Parcel I.D.: 85 5086 001: Deed Book 5376, Pages 750-751; Deed Book 5376, Pages 752-753; Deed Book 5376, Pages 754-755;

Tax Parcel I.D.: 85 5086 003: Deed Book 5143, Pages 731-732; Deed Book 5143, Pages 733-734;

Tax Parcel I.D.: 85 5107 002: Deed Book 5143, Pages 719-720; Deed Book 5143, Pages 721-722; Deed Book 5143, Pages 723-724; Deed Book 5143, Pages 725-726; Deed Book 5143, Pages 727-728; Deed Book 5376, Pages 745-747; Deed Book 5376, Pages 748-750;

Tax Parcel I.D.: 85 5107 003: Deed Book 5143, Pages 719-720; Deed Book 5143, Pages 721-722; Deed Book 5143, Pages 723-724; Deed Book 5143, Pages 725-726; Deed Book 5143, Pages 727-728;

and being described as:

All that tract or parcel of land, containing 8.92 acres situate, lying and being in Land Lot 86 of the Fifth Land District of Coweta County, Georgia and being Tract B, as shown by plat of property for William F. Lee and Ida Lee Ellis, dated May 29, 1981, made by John R. Christopher, R.L.S., as recorded in Plat Book 29, Page 35, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein.

And

All that tract or parcel of land, containing 8.92 acres situate, lying and being in Land Lot 86 of the Fifth Land District of Coweta County, Georgia and being Tract A, as shown by plat of property for William F. Lee and Ida Lee Ellis, dated May 29, 1981, made by John R. Christopher, R.L.S., as recorded in Plat Book 29, Page 35, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein.

And

A certain tract or parcel of land, containing 26.14 acres, situate, lying and being in Land Lot 107, 5th Land District, Coweta County, Georgia, more particularly described as follows:

BEGINNING at an iron pin on the South line of Land Lot 107, said pin being 750 feet, more or less, East of the intersection of said South line with the East line of Land Lot 106 and from said beginning point run thence South 89 degrees 0 minutes East 740 Feet to an iron pin; thence North 0 degrees 8 minutes West

EXHIBIT "B"

BK:5624 PG:362

1533 feet to a corner post; thence South 90 degrees 0 minutes West 750 feet; thence South 0 degrees 30 minutes East 1520 feet to the point of beginning.

Said property is bound on the North and East by property of T.K. Barron; on the West and South by property of N.T. Brewster.

Said property is more particularly identified according to a plat of survey made by T.Y. Maddox of record in Plat Book 9, Page 23, Office of the Clerk, Coweta County Superior Court.

And

A certain tract or parcel of land lying and being in the Fifth District, said State and County and being a part of lot of land No. 107 in said District and containing 23.18 acres more or less and more particularly described as follows: BEGIN at a point on the North line of said lot of land No. 107 which said point is 1485 feet from the original Northeast corner of said lot; thence run South 1447 feet to the lands hereinbefore conveyed to Mrs. May Herrin Powell; thence run West 737 feet to the lands of McMakin; thence run North along the line between the property herein conveyed and the McMakin lands 1087 feet more or less to where said line crosses or intersect a certain public road known as the Old Atlanta Public Road; thence run Northeast along said Old Atlanta Public Road 137 feet; thence run North 9 degrees West 250 feet; thence run North 41 degrees West 93 feet to the original North line of said lot on land No. 107 thence run East along the original North line of said lot of land No. 107, 685 feet to the beginning point.

This being the same property as that conveyed by Mrs. Willie Herring King to T.K. Barron by Warranty Deed of record in Deed Book 36, Page 299, Office of the Clerk of Coweta Superior Court.

ALSO:

All that certain piece, parcel or tract of land containing One Hundred One and 75/100 (101.75) acres, more or less, lying and being situate on the Atlanta Road about Four (4) miles North of the town of Newnan, in the 5th Land District, Coweta County, State of Georgia, and more particularly described as Tracts Number Four (4) and Five (5) of the W.A. Herring Place, according to a plat prepare by T. Y. Maddox, Surveyor, on June 20 and 21, 1935, a copy of which is now on file with the Federal Land Bank of Columbia. Said property being bounded, now or formerly, as follows, to wit: North by lands of Mrs. H. W. Sieb and Atlanta Road; East by lands of Mrs. H.W. Seib; South by lands of Mrs. J.F. Lee and Eleanor McMakin; West by lands of Mrs. May H. Powell and Mrs. King. This being the same property as that conveyed by Federal Land Bank to T.K. Barron by Warranty Deed of record in Deed Book 33, Page 513, Office of the Clerk, Coweta Superior Court.

WITNESSETH: That pursuant to Georgia Code section 36-36-115(b), the Arbitration Panel designated by the Department of Community Affairs placed the following restrictions or conditions on the use of the property above-described which remains in effect by operation of law for two (2) years as set out in Georgia Code section 36-36-117

EXHIBIT "B"

BK:5624 PG:363

from the date of the Order affirming said decision, February 9, 2023, and applying to all heirs, successors, and assigns of right, title or interest in the property with such restrictions or conditions automatically expiring on February 9, 2025;

1. The maximum number of lots is restricted to three hundred (300) single-family, detached, fee-simple owned homes.
2. A landscape plan shall be submitted to the appropriate department for review and approval prior to any plantings.
3. The applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.
4. Right-of-way shall be reserved for a paved and publicly dedicated roadway to connect this development with a possible adjoining future development to the west and the portion of the connection within this development shall be constructed in conjunction with construction of the streets in this development.
5. Left turn and right turn lanes shall be constructed (Acceleration and Deceleration lanes to County Standards) at the proposed full service access to Green Top Road.
6. Physical medians shall be constructed (to County Standards) at the proposed right-in-right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.
7. The applicant shall contribute a five-year bond in the amount of \$500,000 to assist with the implementation of the intersection improvement project at Hal Jones Road/Green Top Road at US 29; Bonded amounts will be paid to Coweta County upon proof of a Notice to Proceed with construction being issued for upgrade of intersections located at Green Top Road and Highway 29, Hal Jones Road and Highway 29 and Green Top Road and Herring Road.
8. The applicant shall contribute a five-year bond in the amount of \$250,000 to assist with the implementation of intersectional improvement projects at Green Top Road and Herring Road and Herring Road and Bledsoe Road; Bonded amounts will be paid to Coweta County upon proof of a Notice to Proceed with construction being issued for upgrade of intersections located at Green Top Road and Highway 29, Hal Jones Road and Highway 29 and Green Top Road and Herring Road.
9. The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection

EXHIBIT "B"

BK:5624 PG:364

EXHIBIT D
PAGE 11 OF 12

Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District.

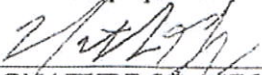
10. Access onto Green Top Road will require a permit from Coweta County.
11. All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
12. Left turn and right turn lanes shall be constructed at the proposed full-service access to Green Top Road.
13. Physical medians shall be constructed at the proposed right-in/right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.
14. There shall be one main entrance with two secondary entrances on each side of the main entrance that are right-in/right-out only.
15. The amenities shall be specifically designed to meet the recreational and social needs of families shall include a 2,800 square feet minimum pool, playgrounds, dog park, mailbox kiosk, and walking trails. The clubhouse shall be 1,800 heated square feet minimum of heated floor space.
16. The existing ponds and wetlands will be retained in order to create a natural environment.
17. Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.
18. The property shall be served by public water and sewerage facilities provided by the Coweta County Water and Sewer Authority.
19. All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the City stormwater system, prior to doing so, a plan shall be submitted to the appropriate City Department for consideration.
20. All front, side, and rear yards of all disturbed grass areas on lots shall be sodded.
21. All utilities that provide service to the proposed subdivision shall be placed underground.

EXHIBIT "B"

BK:5624 PG:365

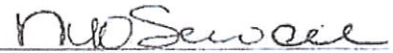
22. The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.
23. There shall be a 135-foot building setback (Green Top centerline) and a 50-foot planted buffer along the entire frontage on Green Top Road, except entrances.
24. All garage doors shall be architecturally treated similarly to the renderings submitted.
25. The Lot information and setbacks shall be as follows:
- Minimum street Frontage 30-feet
 - Minimum lot width at front setback 40-feet
 - Minimum floor area 1,600 square feet
 - Maximum impervious area 60%
 - Minimum lot size 8,200 square feet
 - Front setback 30-feet
 - Side setback 5-feet
 - Major side (double frontage) 10-feet
 - Rear setback 20-feet
 - Building separation 10-feet
 - Maximum building height 2 stories/40-feet
26. There shall be a 25-foot natural, vegetated buffer around the perimeter of the site along the west, south, and east property lines.

Certificate prepared by:


SIGNATURE OF ATTORNEY

State Bar # 443770

I do hereby certify that the above information is based on the Order of the Superior Court of Coweta County by affirmation of the Arbitration Panel on February 9, 2023, as set forth above.

By: 
Clerk of the Superior

72 Greenville Street
Newnan, Georgia 30263
Superior Court Return Mailing Address

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

This proposed structure is located directly behind the entrance monument, providing a refined aesthetic that complements the upscale nature of the development. The entrance monument itself maintains a low profile, with the monument wall reaching a maximum height of only 6'. This development features three entrances, with the proposed structure incorporated at only one of them.

To create a natural aesthetic and provide a green buffer for both existing city residents and new residents of Everhour, a berm and extensive landscaping along Green Top Road have been proposed and permitted. As shown in our rendering, this landscaping will partially obscure the marketing window.

The Pavilion/Gazebo structure is intended to serve as a landmark for potential buyers and to enhance the arrival experience into the development. The structure is situated 25' behind the R.O.W. and has a proposed height of 15'.

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

The refined, low-profile design of the entrance monument, without the adjacent Gazebo/Pavilion structure, may not be sufficiently visible from the roadway at 45 MPH speed limit. Combined with the heavily landscaped berm along Green Top Road, this could result in potential home buyers overlooking the development entirely.

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

We respectfully request permission to locate this structure in the front yard of the property, rather than in the rear or side yard as specified in Section 13-12, Table 3C of the ordinance.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The scale of this development necessitates extensive landscape screening along Green Top Road to provide a buffer for the public R.O.W. The Pavilion/Gazebo structure, while modest in size, serves as a significant gateway into the development without being visually intrusive.

2. Such conditions are peculiar to the particular piece of such property involved;

The scale of this development, combined with the 50' planted buffer in the rear yards of the proposed homes along Green Top Road, will almost entirely obscure views into the development from the frontage road. This landmark structure is essential for both marketing purposes and entrance visibility.

3. Such conditions were not imposed by action or will of the owner of the property;

The zoning and scale of this development have been approved by the municipality. Our intent is solely to ensure the frontage landscaping, entrance, and arrival experience serve as a positive enhancement to the City of Newnan.

4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.

Without this landmark structure, we believe the development may attract significantly fewer home-buyers, due to the modest scale of the entrance monument and the heavily landscaped and bermed frontage.

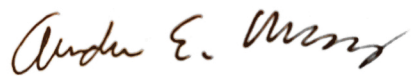
- 5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;**

Relief from this section of the ordinance would allow this structure to be placed in the front yard of the development, rather than the side and rear yards, where it would otherwise be permitted under section 3-12. This relief would adversely affect the public good, the ordinance, light, air, or traffic congestion, nor would it increase the risk of fire, compromise public safety, or diminish property values in the surrounding area. On the contrary, we believe that this design, reviewed and approved by both a registered Architect and a Landscape architect, will enhance the streetscape along Green Top Road and may contribute to increased property values in the surrounding area.

- 6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and the circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.**

As this is a significantly sized neighborhood for Pulte Homes, the development team aims to convey a refined aesthetic through the arrival experience. Our intention is for the product, landscape, and the overall site design to communicate the upscale character evident throughout the development. If the ordinance were applied strictly, without relief, we would be compelled to resort to a larger monument - an approach we believe would be inconsistent with the refined nature of the development we wish to present to the residents of the City of Newnan. Thank you for taking the time to review this application. We greatly appreciate your consideration and look forward to your positive response.

Sincerely,

A handwritten signature in brown ink, reading "Andrew E. Moroz". The signature is fluid and cursive, with the first name "Andrew" and last name "Moroz" clearly legible, and "E." as a middle initial.

Andrew Moroz

Director of Land Planning and Entitlement

Georgia Division

Office: (470) 364-5618

Cell: (585) 813-3387

andrew.moroz@pulte.com

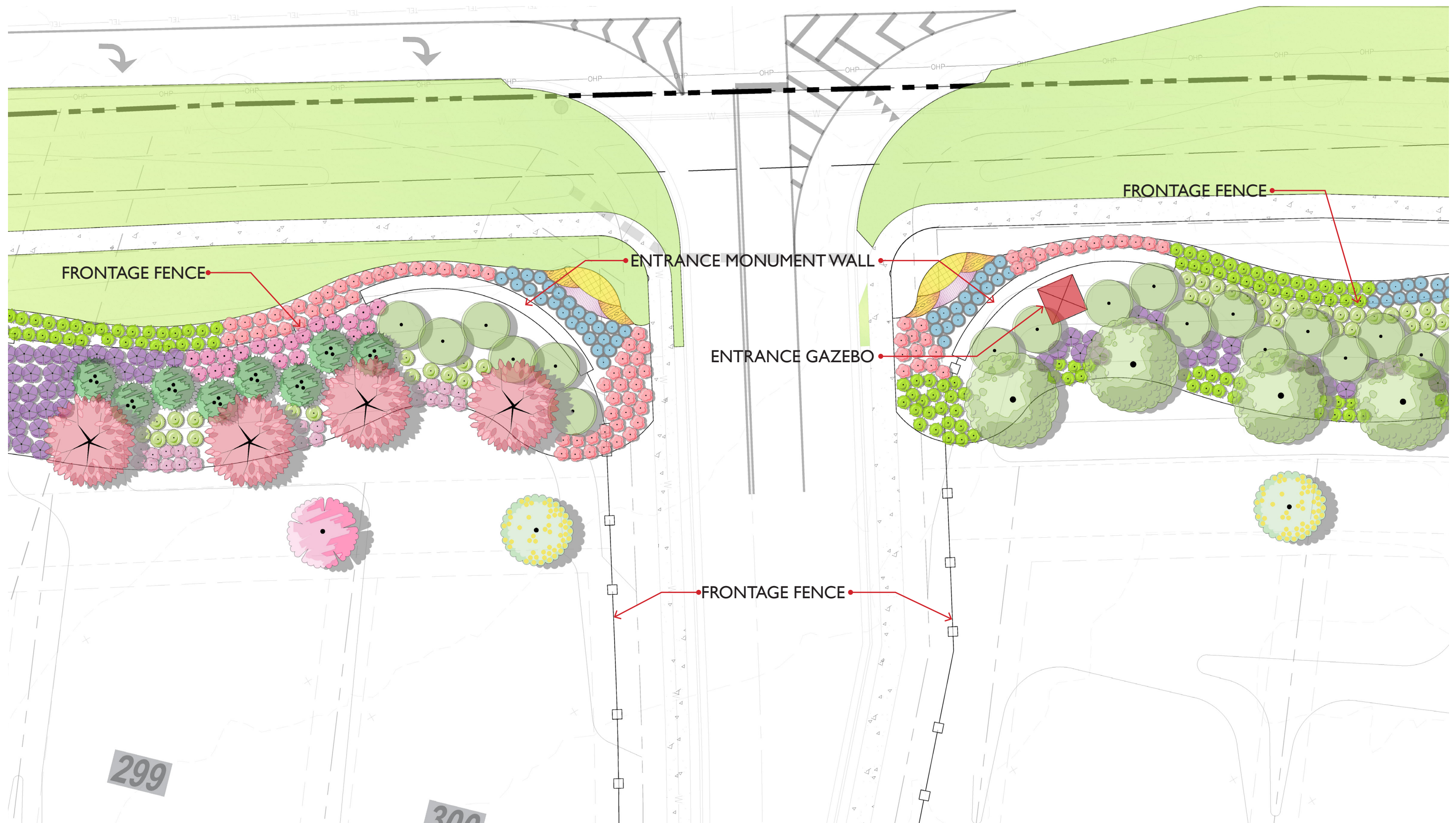


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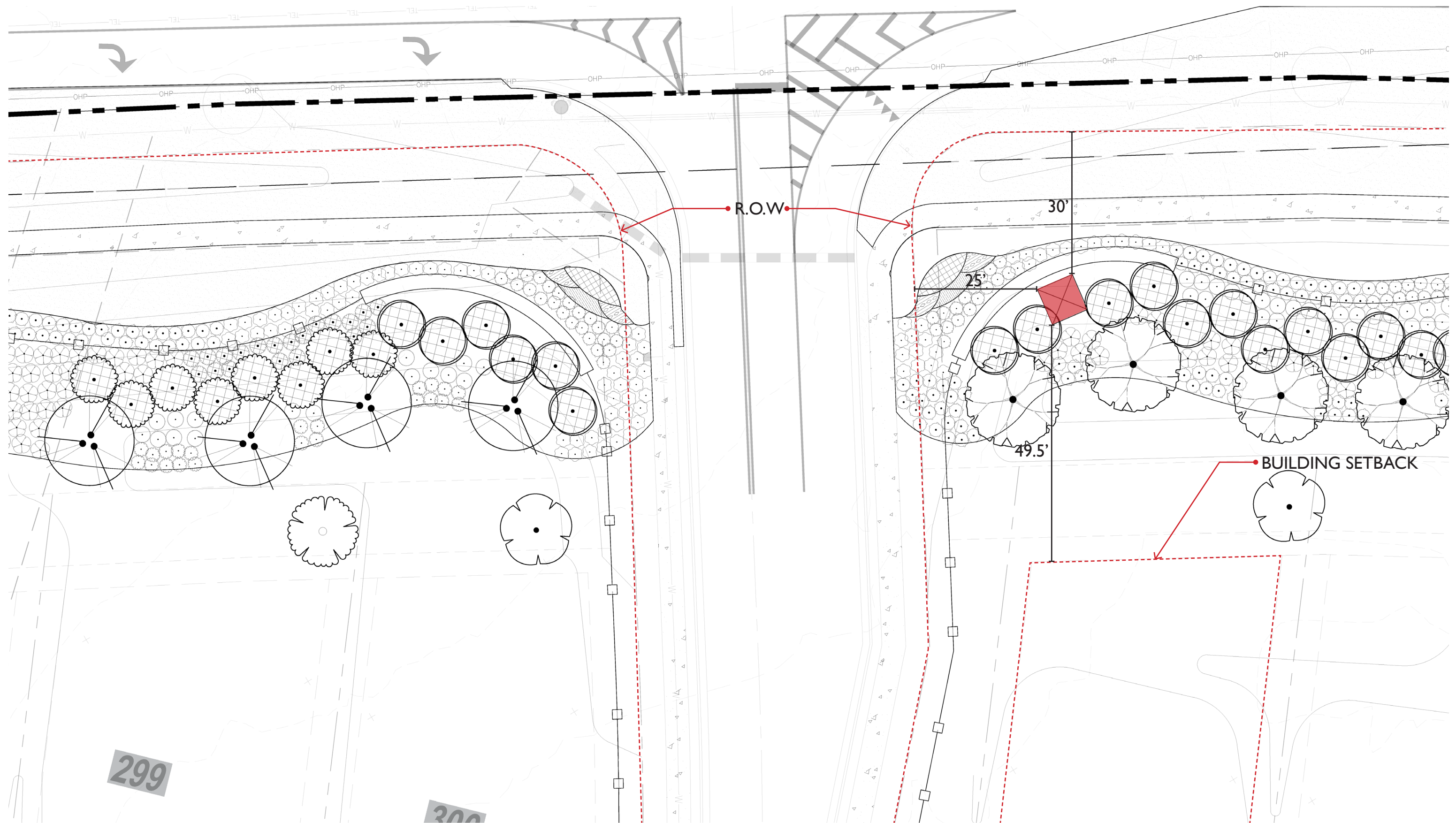
ENTRANCE MONUMENT



EVERHOUR ENTRANCE MONUMENT



EVERHOUR
ENTRANCE MONUMENT



EVERHOUR ENTRANCE MONUMENT



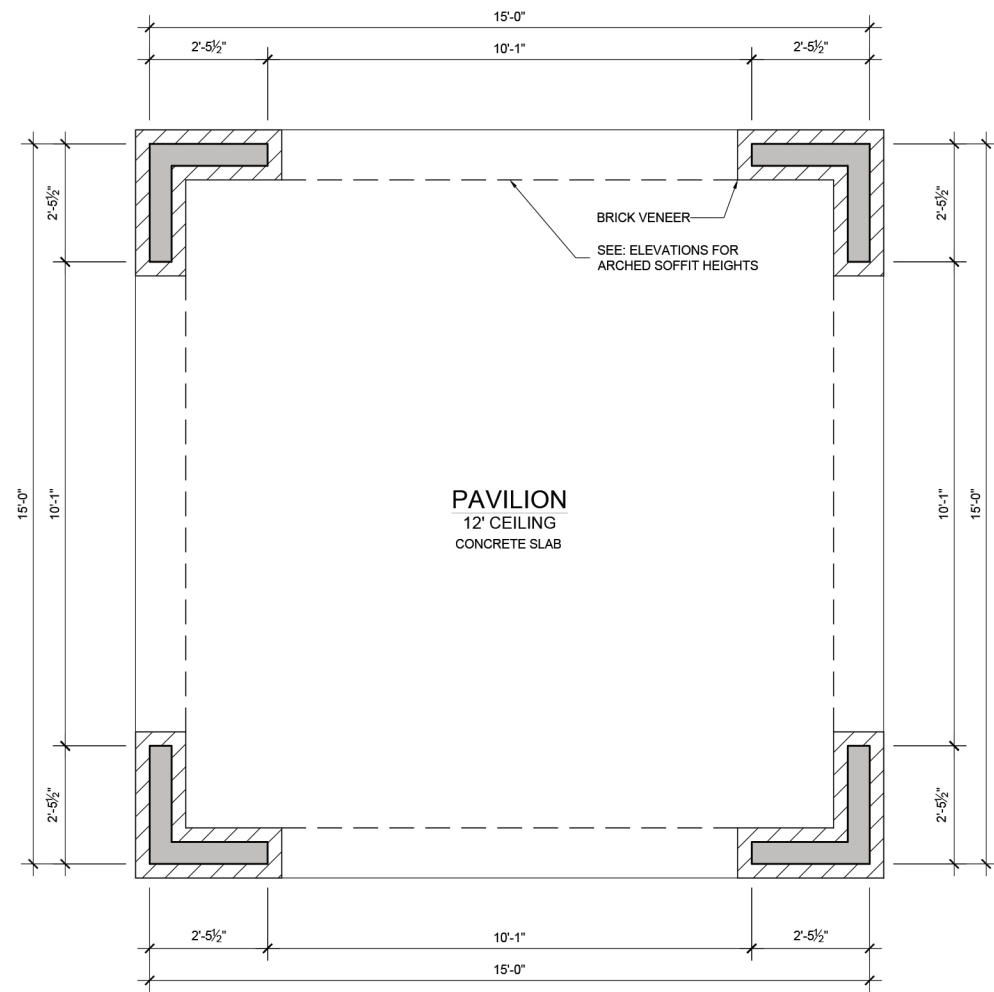
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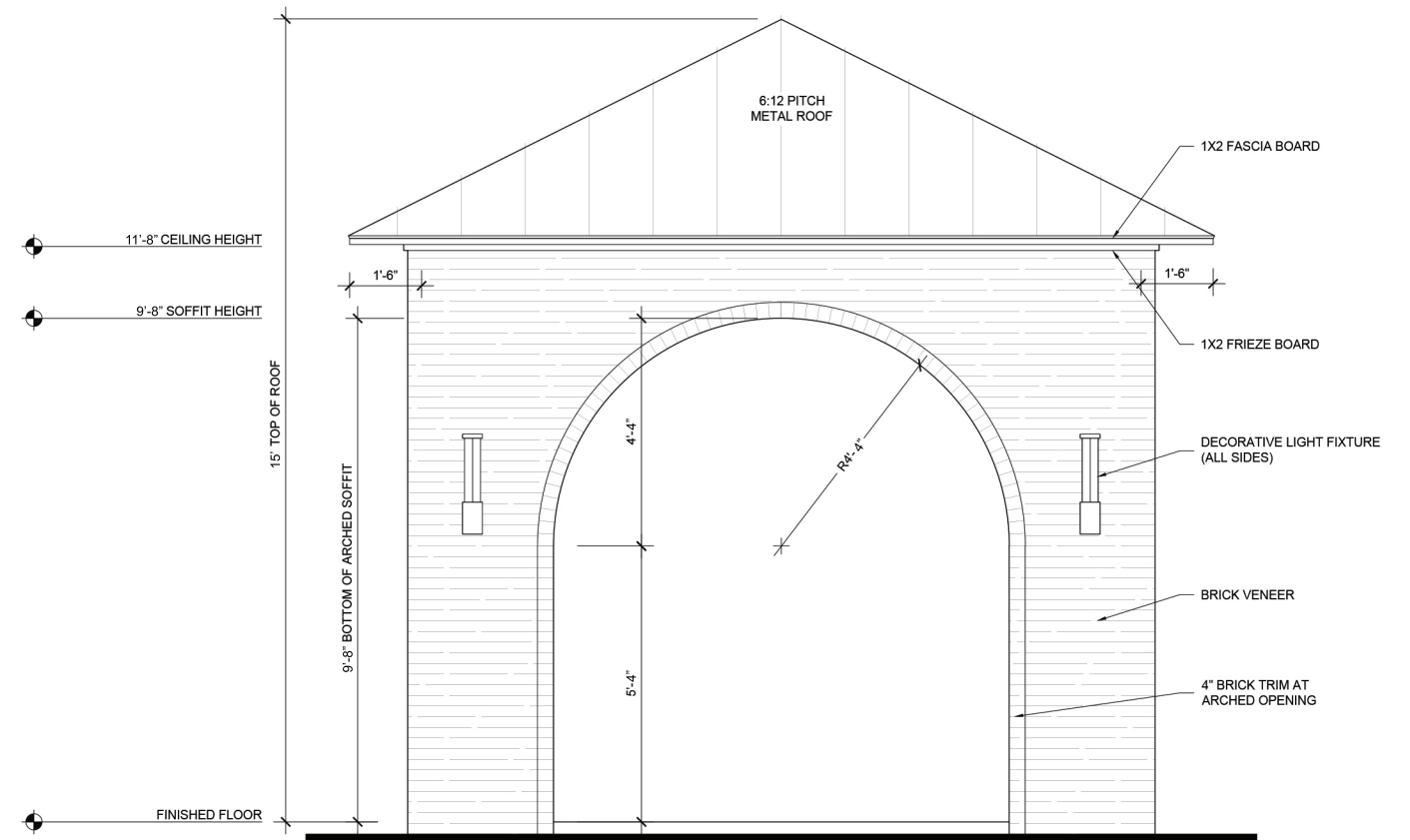
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PAVILION PLAN
SCALE: 1/2" = 1'-0" (11x17 SHEET)



PAVILION ELEVATION - ALL SIDES
SCALE: 1/2" = 1'-0" (11x17 SHEET)



City of Newnan, Georgia – Planning Commission

Date: October 14, 2025

Agenda Item: Public Hearing - Text Amendment to Zoning Ordinance to consider amending certain language in Article 5, Section 5-7 Historic Residential Overlay District.

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

Purpose: On June 17, 2025, the Newnan City Council directed staff to initiate amendments to the zoning ordinance to add an area of the City identified as Chalk Level into the Historic Residential Overlay District (HRDO).

Background: The HRDO was established to support and further the historical, cultural and aesthetic heritage of the City of Newnan. The HRDO is designed to encourage quality development by establishing design criteria to help protect the historic character of homes and neighborhoods in the City of Newnan. The HRDO includes property located in designated national historic register districts but can also include other properties as designated by the Newnan City Council.

The district known as Chalk Level has been nominated for National Register of Historic places as a result of years of work by Tracy Dunnavant, Planning and Zoning Director and Chris Cole, Senior Planner in the City's Planning and Zoning Department, along with several consultants.

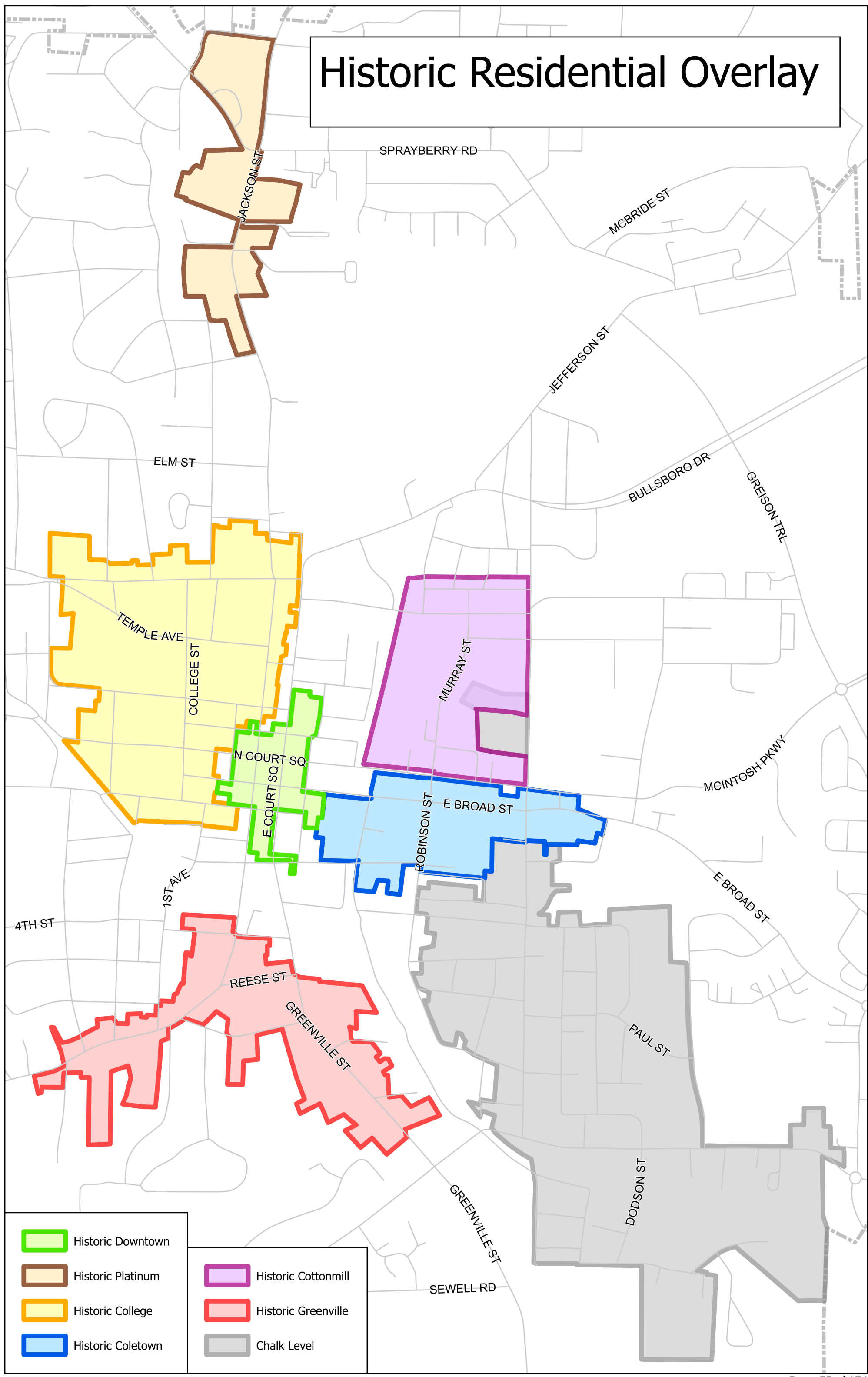
Changing the zoning ordinance now to include Chalk Level in the HRDO will ensure that new residential construction in the Chalk Level district must be approved by the Planning Commission through the Certificate of Appropriateness process. This process has been developed to ensure that new residential construction fits into the character of an established, historical community and neighborhood.

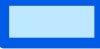
The process is to amend 5-7, (b) – "Exhibit A" by including Chalk Level in the HRDO map.(see map on next page).

Funding: N/A

Recommendation: Option to either recommend approval on the proposed zoning ordinance text amendment or to recommend denial of the proposed zoning ordinance text amendment to Council.

Historic Residential Overlay



	Historic Downtown		Historic Cottonmill
	Historic Platinum		Historic Greenville
	Historic College		Chalk Level
	Historic Coletown		

Farmer Street Cemetery

Eastview Cemetery

Eastview Cemetery

Legend



Chalk Level Historic District

0 80 160 320 US Feet



City of Newnan, Georgia – Planning Commission

Date: October 14, 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

Prepared and Presented by: Chris Cole, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

Steven L. Jones, Attorney at Law (representing)
BrightSky Residential, LLC
1600 Parkwood Circle
Suite 200
Atlanta, GA 30339

SITE INFORMATION:

The site consists of 20.73± acres and is located at 459 Jefferson Street (Tax Parcel #N57C 003). The tract is currently vacant and is zoned CGN (General Commercial District).

OVERVIEW OF REQUEST:

The request is to rezone the subject property 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. All the units will be rental with rates ranging between \$2,250 and \$2,450 per month. The applicant is proposing a minimum principal living space of 1,500 square feet. The minimum principal living space required in RMH zoning is 1,100 square feet (for three or more bedrooms). The Concept Plan shows a proposed site density of 6.75 units per acre (which meets the RMH gross density requirement of 8 units per acre). The applicant will have to provide amenities because the proposal contains more than 50 units. The proposed development will also utilize private roads. The applicant included the following feature details:

- The applicant plans to build the units with full cementitious fiberboard or cementitious fiberboard with manufactured stone accents.
- Residential units will have (a) 3 cm Level 3 Quartz countertops in kitchen and baths (b) Tile surrounds in kitchen backsplash; (c) Tub and shower full tile surrounds; (d) Level 3 Cabinets soft close; (e) Moen fixtures; (f) Ceiling fans in all bedrooms; and (g) Stainless Steel appliances.
- The proposed flooring for the units is Full Level 5 LVT/P. This is a high-end luxury vinyl flooring product.
- The development will feature a central amenity area (as seen on the attached Zoning Plan) consisting of a community building, swimming pool, dog park, and pickleball or tennis court.
- The proposal also includes open spaces, as well as picnic and gathering areas.
- There will be a centralized mail kiosk area in the amenity area.
- The driveways and garages will be accessed on the rear of the units. The fronts of the units will face the courtyards and walkways.

Per the Concept Plan, the development will consist of 26 units in duplexes and 114 units in triplexes. The maximum building height is proposed to be 35 feet. This is below the required maximum principal building height of 45 feet for RMH zoning. The minimum parking spaces per dwelling unit requirement is 2 spaces per unit (this would equate to a required 280 spaces). The applicant is proposing 560 residential parking spaces, with two parking spaces to be within each residential garage and two parking spaces on each residential driveway. The remainder of the parking areas will consist of 36 spaces near the amenities and 20 spaces for guests, giving the site an overall 616 parking spaces. The development also proposes two access points on Jefferson Street and no access on Bullsboro Drive.

The graph below shows the proposed unit details and is found within the drawing on page 2. Staff Note - Please see the attached full-scale drawing labeled Conceptual Site Plan.

Total Units:	140 DU
	(114) Triplex Units
	(38) Plan 1(Interior): +/- 1,525 SF, 3 BR, 2.5 BA (2-car Garage + Driveway)
	(76) Plan 1(End): +/- 1,525 SF, 3 BR, 2.5 BA (2-car Garage + Driveway)
	(26) Duplex Units
	(26) Plan 2: +/- 1,665 SF, 4 BR, 2.5 BA (2-car Garage + Driveway)

The open space requirement is 3.22 acres and the applicant is proposing 3.6 acres of open space. Per the applicant, none of the open space that was used for this calculation will be located in the sensitive areas as noted in Section 4-28(c) of the Zoning Ordinance, including floodplains, wetlands, steep slope areas, utility easements, etc. The maximum building lot coverage requirement is 25% and the applicant intends to meet this requirement with 18.2% of building lot coverage.

As of the writing of this report, staff has received three inquiries seeking information about the request.



Regarding adherence to the townhouse-design requirements from the Zoning Ordinance, the applicant must meet the requirements shown below prior to obtaining site plan approval or any permits.

(c) Townhouses.

- (1) A row of townhouses shall not contain more than 8 dwelling units.

- (2) Townhouses shall not be designed to give the appearance of row houses. Facades of each unit shall be offset a minimum of 18 inches to create the appearance of separate buildings and shall be articulated within the building façade-meaning variation in the look and structure often achieved through the inclusion of architectural features (porches, porticos, balconies, bay windows and roof lines) and can also be accomplished with using various building material types materials). No two facades shall be alike in a single row of townhouse buildings.
- (3) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Planning and Zoning Director; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Planning and Zoning Director; wood, traditional three coat stucco, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. The use of architectural details such as hip returns, operable window shutters, transoms, wrought iron railings, gas lights, brick molding, and multiple exterior finish materials are strongly encouraged. Structures utilizing a single exterior finish material shall not be permitted without written authorization from the Planning and Zoning Director. End elevations must be consistent with front facades.
- (4) Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or have a minimum 6:12 roof pitch. Architecturally dimensioned roof covering shall be required. Vents and similar objects shall not be visible from the front of the structure.
- (5) For pitched roofs, the use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
- (6) HVAC units shall not be visible from the right-of-way.
- (7) All townhouses shall incorporate front covered porches or front covered stoops in their designs. Porches shall be a minimum of 6 feet in depth. Stoops shall be a minimum of 3 feet in depth.
- (8) Each townhouse shall front on a dedicated public street. Townhouses may only front on a private street in accordance with the City of Newnan Subdivision Regulations.
- (9) Townhouse developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.
- (10) Driveway standards for townhouses shall conform to the following:
 - a. All driveways shall be separated a minimum of 8 feet from adjacent driveways. The 8-foot area between the driveways shall be sodded. One exception can be made per every eight units to allow a minimum of 4 feet of sodded area between driveways.
 - b. Townhouses are encouraged to utilize rear garages. Front entry garages must employ carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. For developments consisting of 20 acres or greater, no more than 50% of the units shall have front entry garages.

The applicant will also have to meet the following requirements shown below that are found in Article 3 of the Zoning Ordinance in order to develop the condominium units.

(11) Condominiums.

- a. Condominium developments shall conform to all applicable rules and requirements as established by Georgia Condominium Act. Prior to approval of any condominium development, the applicant shall provide the City with a copy of the Condominium Homeowner Declaration prepared per the Georgia Condominium Act and filed with the Office of the Clerk of Superior Court of Coweta County.
- b. Condominiums may be newly developed or may be established with the conversion of an existing building or buildings. Conversion of existing multifamily developments to condominium or townhouse developments shall be exempt from the density requirements of the underlying zoning district that allows for condominium or townhouse developments provided that there is no new construction of additional units.
- c. Condominium developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.

STANDARDS:

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

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

The proposed use would be primarily surrounded by commercial uses with zoning designations of CCS (Community Shopping Center) and CGN (General Commercial) along Bullsboro Drive. Across Bullsboro Drive from the subject property, the properties are primarily zoned CGN. However, there is an RMH-zoned property containing *The Ashley Apartments* roughly 1,060 feet east of the subject property along Bullsboro Drive.

The subject property also fronts Jefferson Street and across Jefferson Street from the subject property (in the general area) are various residential uses including townhomes, small-scale apartments, and larger multifamily developments. There are also several unincorporated tracts directly across Jefferson Street from the subject property that are either vacant or contain single-family detached homes.

The proposed residential use would be in keeping with several nearby multifamily developments. These include the nearby aforementioned *The Ashley Apartments* at 101 Ashley Park Drive, *Jefferson Grove Apartments* at 414 Jefferson Street, *Preston Mill Apartments* at 140 Jefferson Parkway, *Covey Homes Newnan Village* at 10 American Avenue, and *Jefferson Point Apartments* at 66 Jefferson Parkway. These four properties are all zoned RML, or Residential Multiple Family Dwelling – Lower Density District. The proposed zoning of RMH is also a multifamily zoning designation like RML, with RMH allowing for more density (8 units per acre) than RML (6 units per acre).

These nearby multifamily developments, along with the current proposal, provide expanded housing choices. The adjacent and nearby properties will also be benefited by the proposal’s natural buffers and required landscaping. In addition, the proposed residential units will help the area’s core shopping area along Bullsboro Drive and in nearby Ashley Park remain vibrant as they would provide built-in consumers and potential employees.

Staff Assessment – The proposed use is suitable. ✓

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

The proposed residential condominium units would be a less intense use than many of the potential uses that could be developed on the subject property (particularly in the CGN zoning classification including outdoor retail and automobile repair shops). Staff received no indication from the departmental reviews that the proposed use will adversely affect the existing use or usability of adjacent or nearby property.

Staff Assessment – The proposed use will not adversely affect the existing use or usability of adjacent or nearby property. ✓

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

The application states, “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.”

Staff Assessment - There are no substantial reasons as to why the subject property cannot or should not be used as currently zoned. While vacant units in adjacent and nearby shopping centers on Bullsboro Drive can be observed from time to time, the City has not seen a marked decrease in interest regarding commercial development along Bullsboro Drive (even in areas close to the subject property). For example, the City recently permitted a new Christian Brothers Automotive in the adjacent shopping center (Shenandoah Plaza Shopping Center). There is also a planned Waffle House to be located in Shenandoah Plaza Shopping Center. The applicant did not provide any analytical data to support the statement “there is not a market or demand for new commercial developments.” The subject property could be used as currently zoned. ✗

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 applicant was not required to submit a Community Impact Assessment (CIA) as 140 units are being proposed (under the 150-unit threshold for a CIA). Copies of the departmental reports have been provided with the accompanying documentation for this report.

Below is a summary of the departmental reports:

Police: Chief of Police Brent Blankenship stated, “There would be a slight increase of people and vehicle traffic to the area, it would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly affecting call service and response times to other parts of the city. It is believed that a slight strain would be placed on calls for service but can be managed at current staff level.”

Fire: Fire Chief Stephen Brown stated, “I have reviewed the potential rezoning request for 459 Jefferson Street. Similar developments like the ones you gave me to compare, Nickel Creek, Covey Homes, and Chastain Park could potentially add 80 to 100 more service calls per year. The concern in impact would be added properties, growth in population, traffic, increased call volume and response times to the proposed property and the current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.”

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

Newnan Utilities: Newnan Utilities will be the electric, water, and sewer service provider for the project. Scott Tolar reviewed the project and provided a letter, which is included in the agenda packet, indicating that there is ample capacity to serve the project. Mr. Tolar added that the developer is responsible for all upgrade costs necessary to serve the project.

Engineering: Director of Engineering Michael Klahr stated the following:

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.

Transportation:

1. ADA compliant sidewalks, 5 feet in width, shall be provided along the public Right of Way for Bullsboro Drive, to connect to existing sidewalk to the east (match existing in width and offset from travel way), and 5 feet in width along Jefferson Street, the entire length of the parcel. Sidewalks 5 feet in width shall be provided throughout the proposed development, on both sides of all streets, and shall connect to the proposed sidewalks in the Right of Way for Jefferson Street and Bullsboro Drive if feasible.
2. Traffic impact statement required. A traffic impact statement, prepared by a Professional Engineer, shall be submitted for review and shall include trip generation numbers as determined from the ITE Trip Generation Manual, 11th Edition or later. The impact statement shall address trip distribution and assignment, operational impacts, and possible mitigation for negative impacts as identified.
3. Two full movement driveways are proposed. The secondary driveway as shown is not lined up with Preston Mill Court. The traffic engineer preparing the Traffic Impact Statement shall address the offset and offer a professional explanation supporting the offset. Right turn lanes are required for both driveways, and the traffic engineer shall determine left turn lane requirements at each driveway using GDOT methodology.
4. Pavement markings and traffic control devices shall be designed in accordance with the GDOT and the Manual on Uniform Traffic Control Devices (MUTCD).
5. The developer shall provide and install street lighting along Jefferson Street, adjacent to the parcel, in accordance with the lighting standards for a major urban collector corridor for the electric provider for the development.

Special Note: The segment of Jefferson Street adjacent to the parcel/project is in the jurisdiction of Coweta County.

Coweta County Schools: Genie Ingram, Director of Facilities, Construction & Capital Projects for the Coweta County School System, reviewed the application for rezoning and offered the following comments based on the information provided:

The proposed development would potentially contain 140 residential units. The current school district lines would place students in this neighborhood in the following locations:

Jefferson Parkway Elementary (74% Capacity), Madras Middle School (88% Capacity), and Northgate High School (94% Capacity).

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

Staff Assessment – As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, the service providers have indicated that they are able to address the needs of the development. Regarding traffic, the City’s Director of Engineering Michael Klahr also indicated that a residential zoning for this site will typically generate lower traffic volumes than a commercial development meeting current zoning. Overall, the project will have an impact (including the Fire Department stating the proposal may require additional equipment and manpower in the future), but the impact would not be excessive or burdensome in view of all the responding departments. ✓

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

The Future Land Use Map shows the subject property under consideration as future *Redevelopment Opportunity Areas*. The Comprehensive Plan describes this category as “Areas designed to spur additional growth by allowing disinvested areas to be repurposed as livable, economically productive centers for business and social activity.”

Staff Assessment – When the Comprehensive Plan was developed in 2021, the Comprehensive Plan Steering Committee viewed the area of land along the northern side of Bullsboro Drive from Greison Trail to Jefferson Street as prime locations for not only redevelopment, but also development of vacant tracts. The reason for this is that this stretch of Bullsboro Drive contains aging commercial developments with a few larger-sized vacant tracts around them. The Steering Committee believed this area should be “repurposed” over time as the definition above states. Staff believes the proposal does help to invest in this area and provides needed housing. It should also be mentioned that the City’s Comprehensive Plan does identify the lack of available land for development purposes as a Need and Opportunity. ✓

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

The proposed zoning category of the subject property is RMH. The RMH zoning district is intended to 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.

New RMH districts are most appropriately located adjacent to existing RMH districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses. RMH districts should be located so that required infrastructure is already in place or that the infrastructure can be installed as part of the development of the property. In this case, residential condominiums are the proposed use of the land and these units are allowed in the RMH zoning district.

Staff Assessment – The proposed use of the subject property is consistent with the purpose and intent of the proposed zoning district. The proposal is appropriately located in an area in transition between denser residential neighborhoods to the north and commercial development to the east, west, and south. ✓

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

The City completed a full update of its Comprehensive Plan in 2021, which included the Future Land Use Map. The Future Land Use Map shows the subject property as *Redevelopment Opportunity Areas*. The entire northern side of Bullsboro Drive from Greison Trail to Jefferson Street also carries a Future Land Use designation of *Redevelopment Opportunity Areas*. Regarding the subject property, there are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment – There are no new or changing conditions that would impact the Comprehensive Plan’s intent in relation to the proposed development. As shown in the Comprehensive Plan’s Goals and Policies, as well as the Needs and Opportunities, the need for more housing options is evident and this proposal helps to accommodate that need. ✓

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 area located in close proximity to the subject property is primarily zoned for residential and commercial uses (or is in unincorporated Coweta County). This area also has seen the development of nearby multifamily properties, including *The Ashley Apartments*, *Jefferson Grove Apartments*, *Preston Mill Apartments*, *Covey Homes Newnan Village*, and *Jefferson Point Apartments*. This proposal would continue a trend of developing multifamily-zoned properties along this stretch of Jefferson Street. The applicant will also have to provide any required mitigation involving traffic infrastructure improvements.

In addition, one of the Land Use Goals and Policies in the City’s Comprehensive Plan is “Encouraging higher densities in appropriate locations as a means for continued growth and development.” This proposal would certainly help pursue this goal.

Staff Assessment – The proposed project would reflect a reasonable balance. ✓

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, staff found that the development meets 7 of the 8 standards.

PROFFERED CONDITIONS FROM THE APPLICANT:

- The development (including but not limited to number of dwelling units, street layout/orientation, 4-foot driveway separation, setbacks, including, but not limited to, from the right of way and centerline of Jefferson Street, buffers, dwelling width - minimum of 20', and dwelling types and materials) 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.
- 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.
- 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.
- That certain "Land Plan – Bullsboro", prepared by Ridge Planning and Engineering for BrightSky Residential, dated August 25, 2025, last revised October 3, 2025, and attached to the Application as Attachment "L."
- That certain "Conceptual Design Package – BrightSky Newnan Project", prepared by Optum Design Group LLC, dated August 2025, and attached to the Application as Attachment "M."

STAFF-SUGGESTED CONDITIONS TO CONSIDER:

Should the Commission elect to recommend approval of the request, staff would recommend the following conditions to be considered:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions, and architectural details as provided as part of the application.
- The project shall consist of a maximum of 140 units, being a townhouse-style attached, condominium dwelling project in accordance with the requirements of the City's Zoning Ordinance. Residential attached homes shall be a minimum of 1,500 heated square feet.

VARIANCE REQUESTS FROM APPLICANT RESULTING FROM PROPOSED DETAILS LISTED IN APPLICATION:

Staff Note – The following list shows the variance requests that stem from the Application details that City Council can choose to grant relief on. Otherwise, the applicant will have to seek relief from the Board of Zoning Appeals:

- (1) A 4-foot driveway separation instead of the required 8-foot driveway separation (as listed in the townhouse-design requirements of the Zoning Ordinance).
- (2) A 20-foot proposed minimum building line width instead of the required 26-foot minimum building line width for townhouse designs (as listed in the Zoning Ordinance Table 4-A).
- (3) Front setback relief from the required 30 feet from the property line or 80 from the centerline of the road (whichever distance is greater) to 15 feet from the property line or 40 feet from the centerline of the road (whichever distance is greater). Staff Note - This issue stems from the fact that Jefferson Street is considered a Major Collector and accordingly has the corresponding “Major Street” 30/80 front setback requirements. The applicant is proposing to apply the “Minor Street” 15/40 front setback requirements. These setback requirements are listed in the Zoning Ordinance Table 4-A.

REGULATORY CRITERIA TO CONSIDER:

In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance. Section 10-84 of that ordinance requires that any application for annexation, rezoning or preliminary subdivision plats must include a Preliminary Tree Management Plan which shall include, at a minimum:

- Graphic representation of existing tree canopy;
- descriptive written or labeling information about existing tree canopy;
- total number of acres;
- number of disturbed acres;
- number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.;
- graphic display and label any required or proffered buffers and provide acreage;
- number of actual tree save acreage, not including any of the categories listed above;
- provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.

The City Landscape Architect Mike Furbush conducts a preliminary review and recommends conditions to consider during the approval of any of the aforementioned processes. The applicant submitted what is labeled a Preliminary Tree Management Plan, which is contained in the attachments.

LANDSCAPE ARCHITECT COMMENTS (Third Submittal & Review):

In addition to staff's proposed conditions, the City's Landscape Architect Mike Furbush has included the following comments regarding the third submittal (Resubmitted on September 29; re-reviewed on October 6) of the required Tree Management Plan that should be addressed if the Commission recommends approval:

1. May this email serve as my plan review comments on the recently revised Tree Management Plan for the proposed Bright Sky Residential project. The revised Tree Management Plan provides all of the required information.

The proposed development is quite dense with 140 units shown with almost no room remaining for required tree planting. We have yet to see (though not required), as a supplement to the Tree Management Plan, a typical building layout to show how much room is provided in the front, back, and sides of these units for required tree planting. Dense residential projects, such as this one, generally struggle to provide enough room for adequate tree planting due to other site elements such as parking, water lines, sanitary sewer, light poles, and electrical transformers.

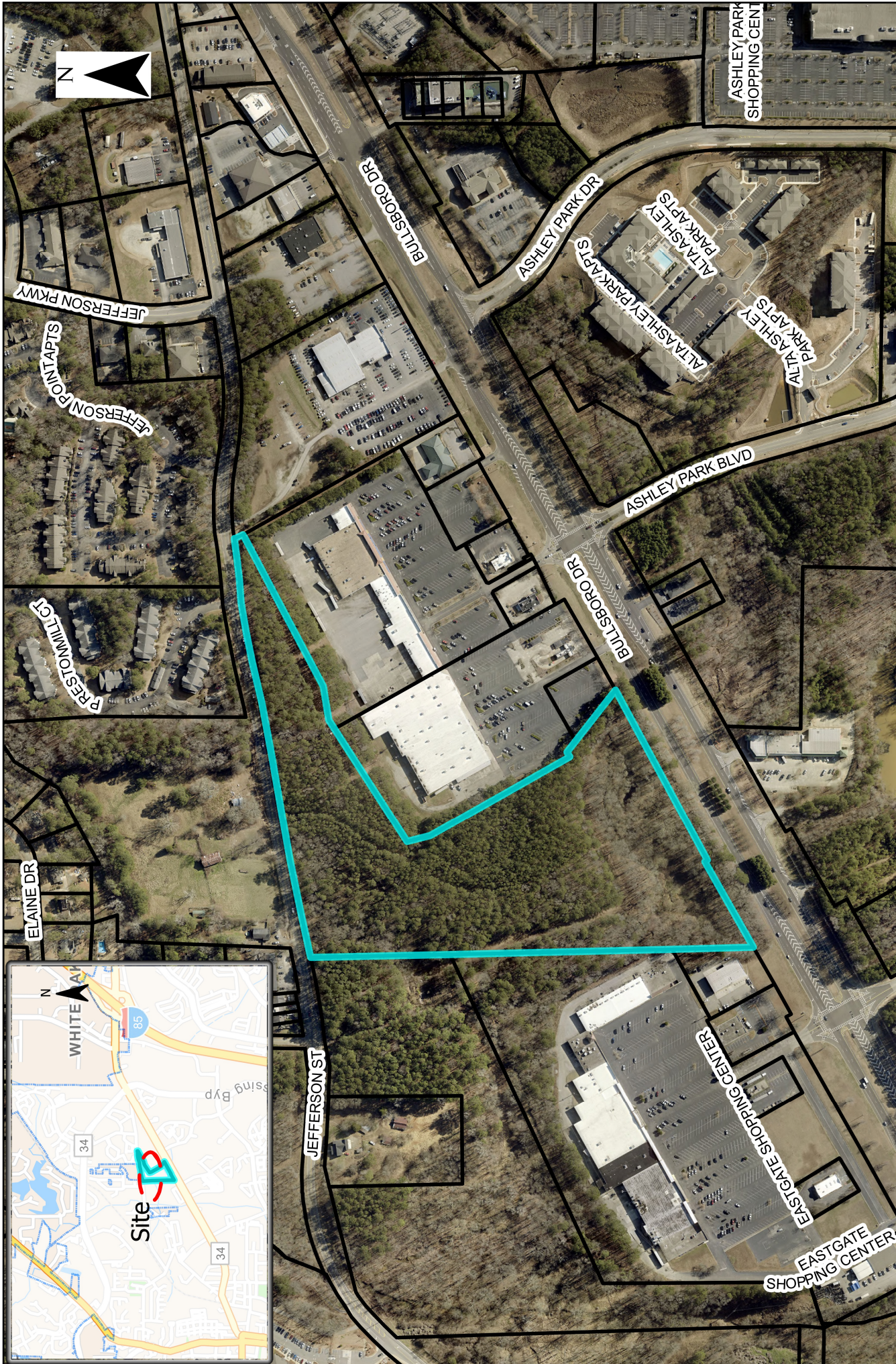
As shown in the Plan Summary chart, there is a little more than one quarter of the site that is unbuildable due to floodplain, stream buffers, and easements. It is difficult to determine, from the conceptual layout, how much of the overall site will be disturbed, but typically high-density developments such as this one and the proposed site layout seem to indicate that almost all the property that can be disturbed will be graded to make the proposed layout work. Of the slightly less than 15 acres of developable land, only less than one third of an acre is set aside as tree save. Almost all of the remaining area to be planted appears to be exclusively around the perimeter of the site.

OPTIONS:

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

ATTACHMENTS:

Application for Rezoning
Location Map
Service Provider Comments



459 Jefferson Street - Rezoning

Interior Example



Interior Example



459 Jefferson Street - Rezoning

Interior Example



Interior Example



459 Jefferson Street - Rezoning

Interior Example



Interior Example



459 Jefferson Street - Rezoning

Interior Example



Interior Example



459 Jefferson Street – Rezoning

Interior Example



Steven L. Jones | Partner

Direct Dial: 678.336.7282

Cell Phone: 404.218.2756

E-mail: sjones@taylorduma.com

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”).

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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 its 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

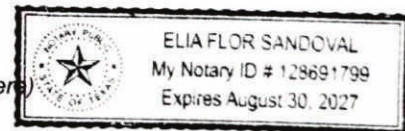
25th day of August, 2025

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, 4-foot driveway separation, setbacks, including, but not limited to, from the right of way and centerline of Jefferson Street, buffers, dwelling width (minimum of 20'), and dwelling types and materials) 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.

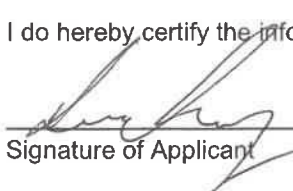
(3) The development shall include an amenity area, with a clubhouse, pool, and pickleball or tennis court, as well as a dog park as shown on the concept plan submitted with the Application, as determined by the Planning and Zoning Director.

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

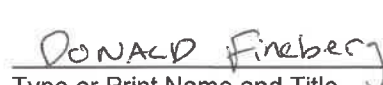
(1) That certain "Land Plan – Bullsboro", prepared by Ridge Planning and Engineering for Brightsky Residential, dated August 25, 2025, last revised October 3, 2025 September 29, 2025, and attached to the Application as Attachment "L".

(2) That certain "Conceptual Design Package – Brightsky Newnan Project", prepared by Optum Design Group LLC, dated August 2025, and attached to the Application as Attachment "M".

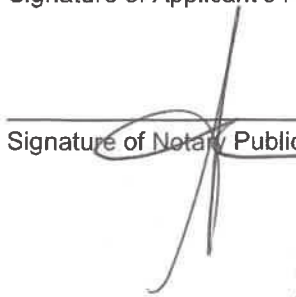
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

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

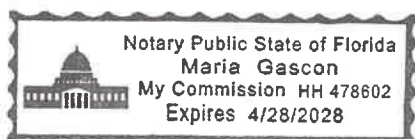

Type or Print Name and Title

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


Signature of Notary Public

Date 10/03/2025

(Affix Raised Seal Here)





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:

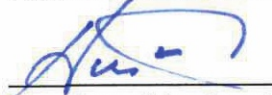
Hemal Patel & Brightsky Residential, LLC

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

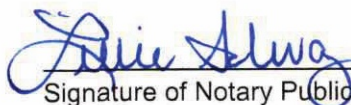
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

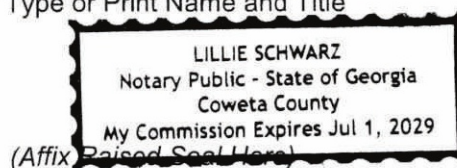
Hamilton Stolpen
President, Carolina Region
Type or Print Name and Title

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

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


Signature of Notary Public

8-27-25
Date



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.

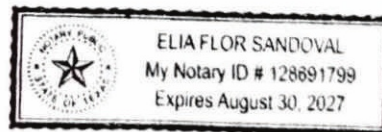
Signature of Property Owner

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



City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan
- ☒ Preliminary Tree Management Plan (see attachment F for minimum plan elements)
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner's Authorization (if applicable)
- ☒ Completed Attachment D – Attorney's Authorization (if applicable)
- ☐ N/A Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



Preliminary Tree Management Plan Requirements...

- Label document as Preliminary Tree Management Plan.
- Provide a reasonable and legible representation of the Preliminary Tree Management Plan for review and comment.
- Graphic representation of the existing tree canopy.
- Written description and labeling information about the existing tree canopy.
- Total number of acres of the project.
- Total number of disturbed acres of the project.
- Total number of acres within any undevelopable areas, including utility easements, floodplain, wetlands, stream buffers, zoning buffers, lakes, ponds, etc...
- Graphic display and label any required or proffered zoning buffers. Provide acreage.
- Number of actual tree save acreage, not including any of the categories listed above.
- Provide detailed and graphic representation of all tree save areas and how tree save areas will be safeguarded and protected.
- Provide graphic representation of open space areas available for required tree plantings.

ATTACHMENT “G”

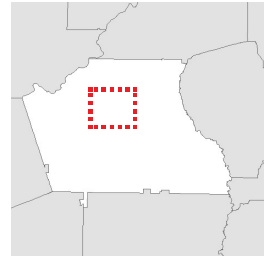
Attachment "G"



Coweta County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID N57C 003
Class Code Commercial
Taxing District NEWNAN 02
Acres 20.69

Owner PATEL HEMAL
1111 BLUESTONE DR
MISSOURI CITY, TX 77459
Physical Address n/a
Assessed Value Value \$268970

Last 2 Sales			
Date	Price	Reason	Qual
6/20/2014	\$195000	LM	Q
1/1/2014	\$295000	RL	U

(Note: Not to be used on legal documents)

Date created: 8/29/2025
Last Data Uploaded: 8/29/2025 12:46:38 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Attachment "G"



Coweta County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	N57C 003	Owner	PATEL HEMAL	Last 2 Sales			
Class Code	Commercial		1111 BLUESTONE DR	Date	Price	Reason	Qual
Taxing District	NEWNAN 02		MISSOURI CITY, TX 77459	6/20/2014	\$195000	LM	Q
Acres	20.69	Physical Address	n/a	1/1/2014	\$295000	RL	U
		Assessed Value	Value \$268970				

(Note: Not to be used on legal documents)

Date created: 8/29/2025

Last Data Uploaded: 8/29/2025 12:46:38 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Attachment "G"



Coweta County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID N57C 003
Class Code Commercial
Taxing District NEWNAN 02
Acres 20.69

Owner PATEL HEMAL
1111 BLUESTONE DR
MISSOURI CITY, TX 77459
Physical Address n/a
Assessed Value Value \$268970

Last 2 Sales			
Date	Price	Reason	Qual
6/20/2014	\$195000	LM	Q
1/1/2014	\$295000	RL	U

(Note: Not to be used on legal documents)

Date created: 8/29/2025
Last Data Uploaded: 8/29/2025 12:46:38 AM

Developed by  SCHNEIDER
GEOSPATIAL

ATTACHMENT “H”



ATTACHMENT “I”

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.

ATTACHMENT “J”

DOCH# 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 232, 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

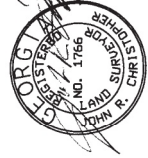
____ (Seal)

____ (Seal)

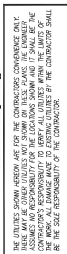
____ (Seal)

1/10

ATTACHMENT “K”

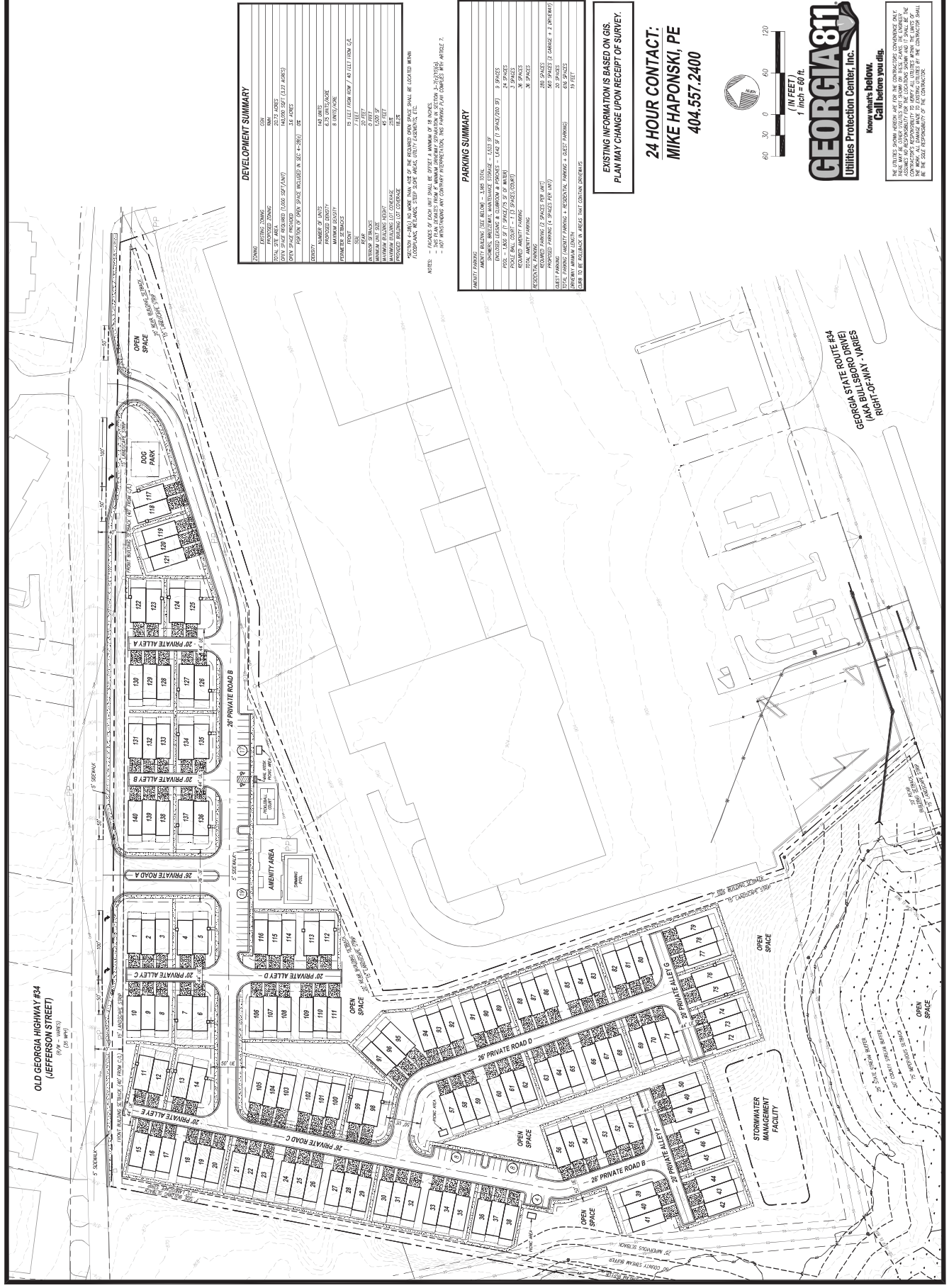


ATTACHMENT “L”





REVISIONS	
1	09.23.2015 - CITY COMMENTS
2	09.23.2015 - CITY COMMENTS
3	10.02.2015 - CITY COMMENTS



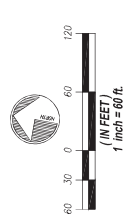
DEVELOPMENT SUMMARY	
EXISTING ZONING	001
PROPOSED ZONING	001
TOTAL SITE AREA	25.73 ACRES
TOTAL LOT AREA	1,046,500 SQ. FT. (23.7 ACRES)
OPEN SPACE PROVIDED	3.5 ACRES
PERCENT OF OPEN SPACE INCLUDED IN SEC. 4-26(c)	0%
DENSITY	140 UNITS/ACRE
MAXIMUM LOT SIZE	1/4 ACRE
MINIMUM LOT SIZE	1/4 ACRE
MINIMUM LOT AREA	10,890 SQ. FT.
MINIMUM LOT WIDTH	30 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT AREA (LOT COVERAGE)	10,890 SQ. FT.
MINIMUM LOT DEPTH (LOT COVERAGE)	100 FEET
MINIMUM LOT AREA (LOT COVERAGE)	10,890 SQ. FT.
MINIMUM LOT DEPTH (LOT COVERAGE)	100 FEET

NOTES: - ALL LOTS SHALL BE 1/4 ACRE OR GREATER.
- THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- THE PLAN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

PARKING SUMMARY	
MINIMUM PARKING	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES
MINIMUM PARKING (SEE BELOW) - 140 SPACES	140 SPACES

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

24 HOUR CONTACT:
MIKE HAPONSKI, PE
404.557.2400



Know what's below.
Call before you dig.

GEORGIA STATE ROUTE #34
(AKA BULLSBORO DRIVE)
RIGHT-OF-WAY - VARIES

OPEN SPACE

OPEN SPACE

OPEN SPACE

ATTACHMENT “M”

CONCEPTUAL SITE PLAN



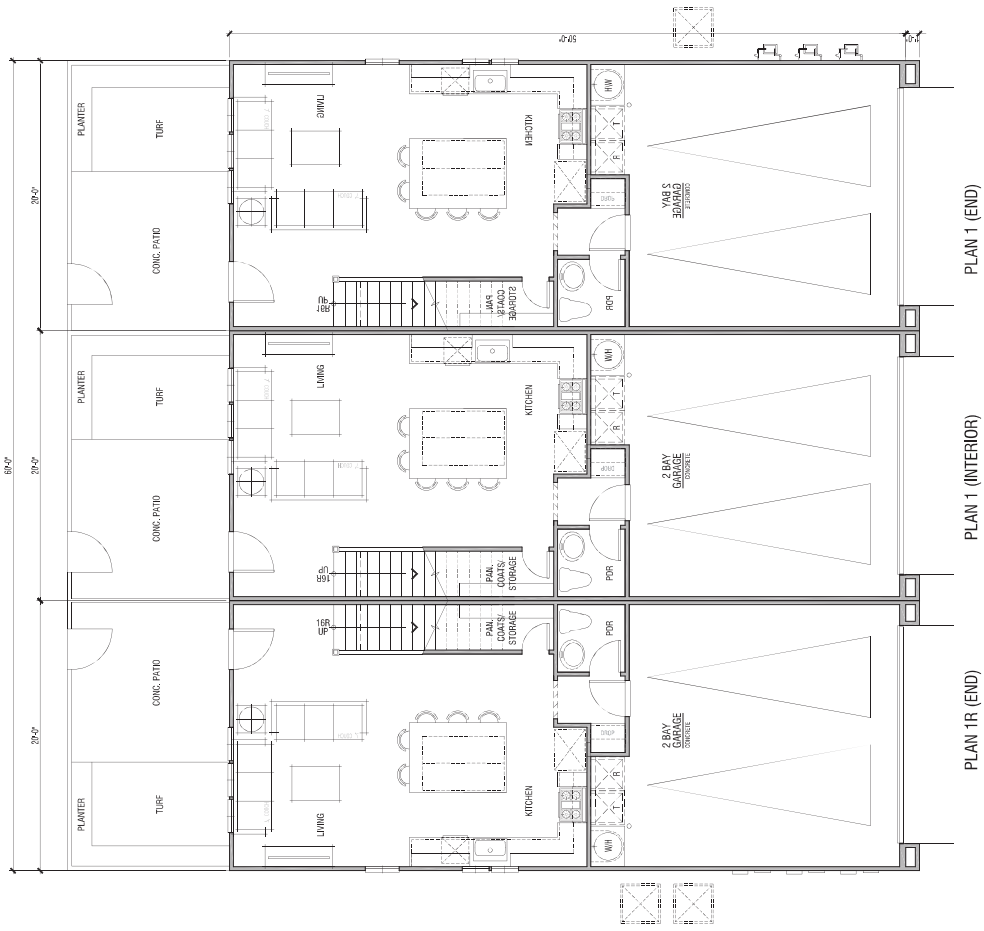
CONCEPTUAL DESIGN PACKAGE

AUGUST 2025

BRIGHTSKY NEWNAN PROJECT

NEWNAN, GA

A.1



FIRST FLOOR

PLAN 1
3 BD | 2.5 BA
2-CAR GARAGE
1,525 SF





RIGHT

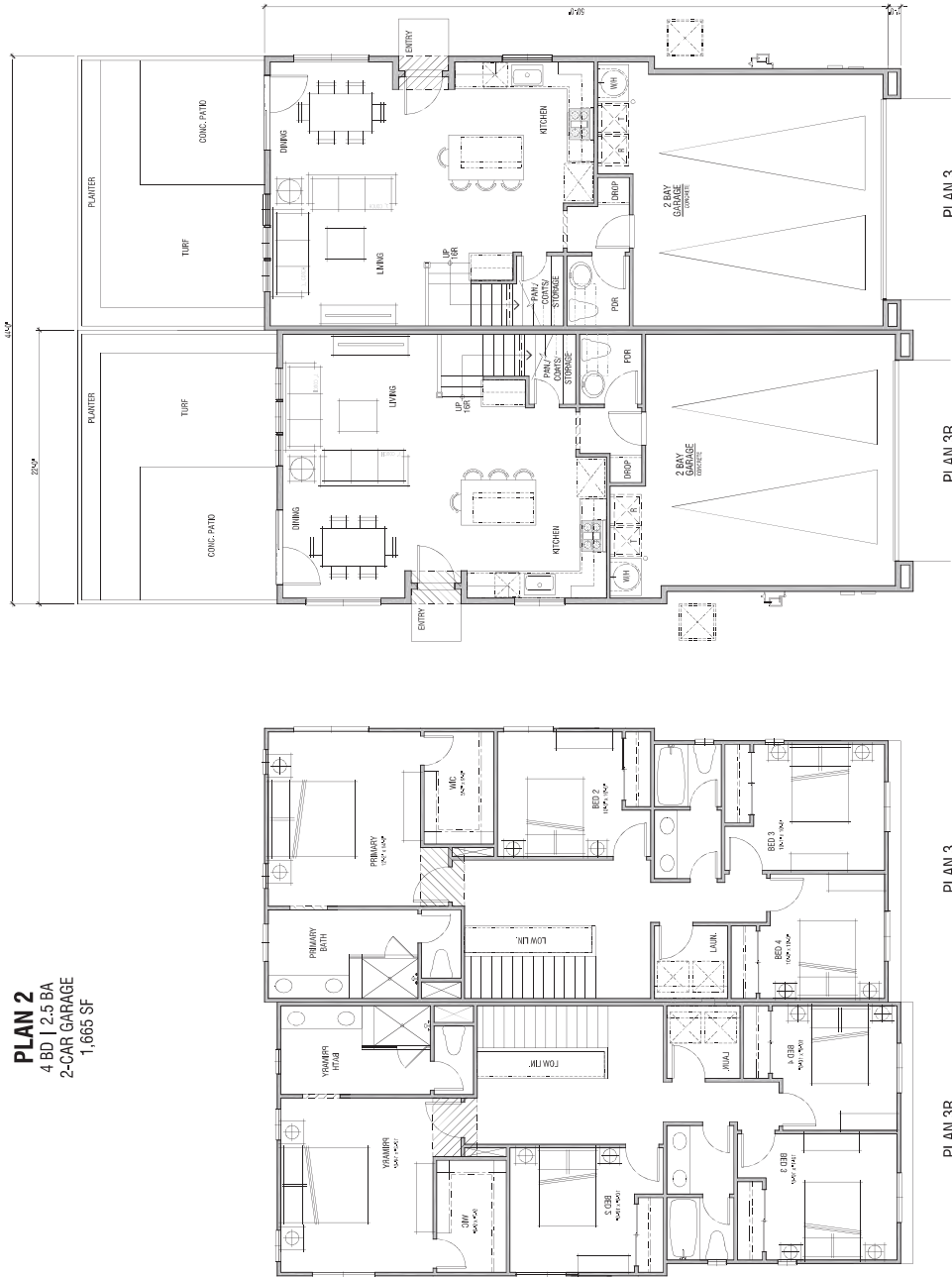
FRONT



REAR

LEFT

PLAN 2
4 BD | 2.5 BA
2-CAR GARAGE
1,665 SF



FIRST FLOOR

SECOND FLOOR

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



FRONT

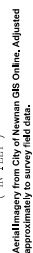
RIGHT



LEFT

REAR

ATTACHMENT “N”



ATTACHMENT “O”



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

Add-ons to do more

Try OTISS Pro



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

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

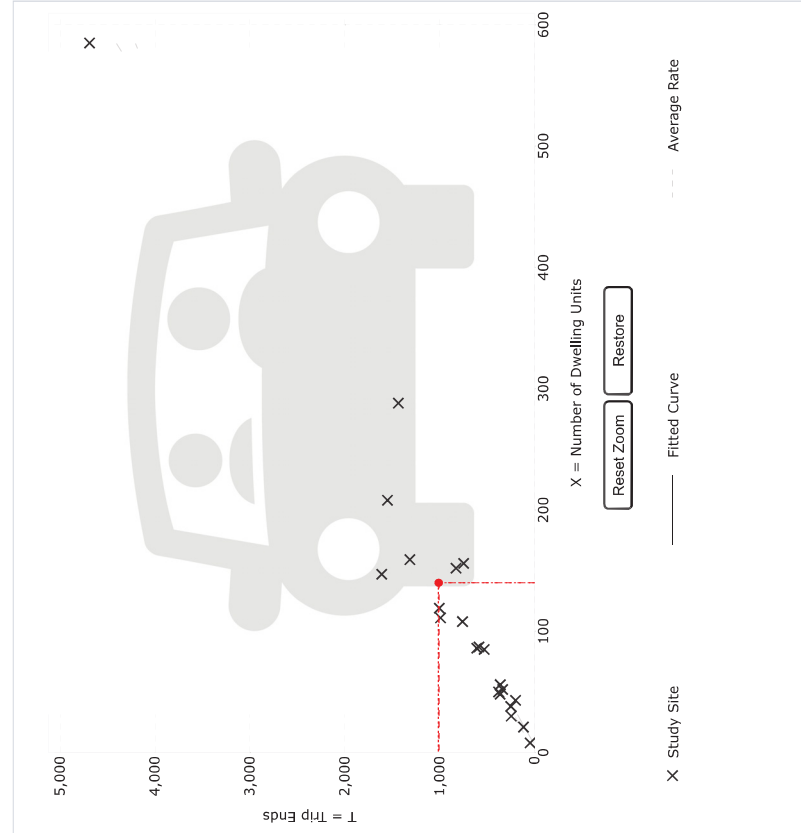
Standard Deviation:
1.61

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)



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

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

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 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

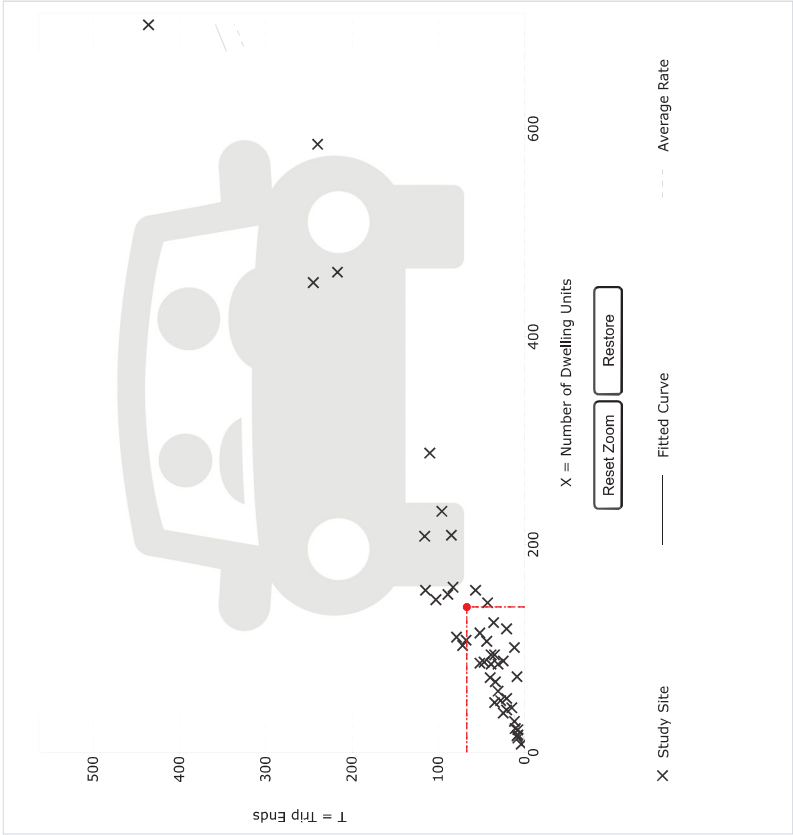
Standard Deviation:
0.14

Fitted Curve Equation:
 $T = 0.52(X) - 5.70$

R²:
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)



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

Data Plot and Equation

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 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

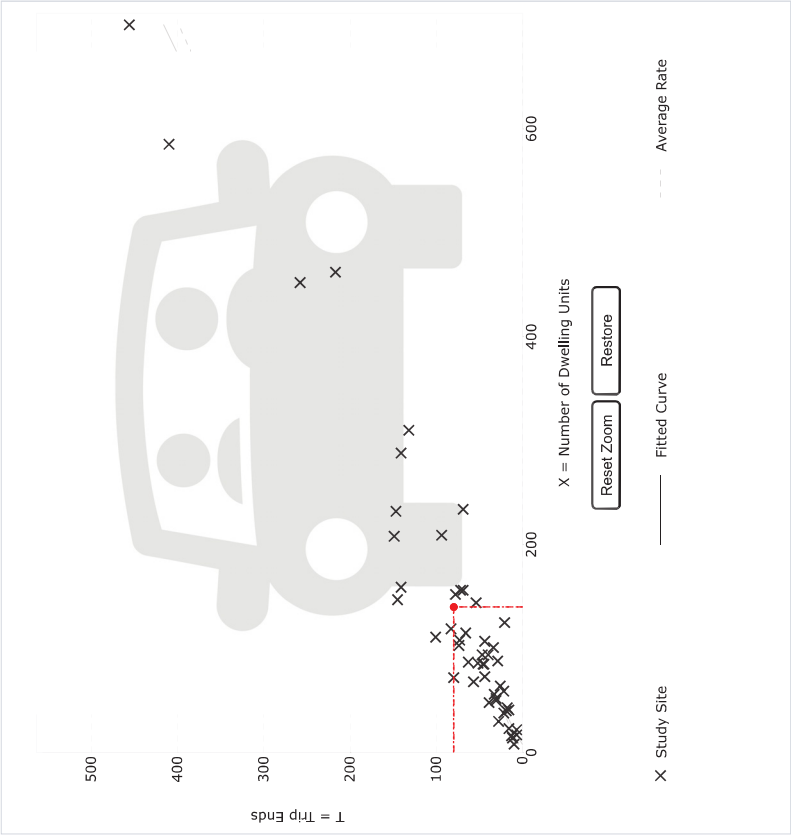
Standard Deviation:
0.18

Fitted Curve Equation:
 $T = 0.60(X) - 3.93$

R²:
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)



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

ATTACHMENT “P”



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

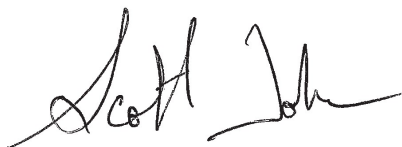
- iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection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

3. Water:

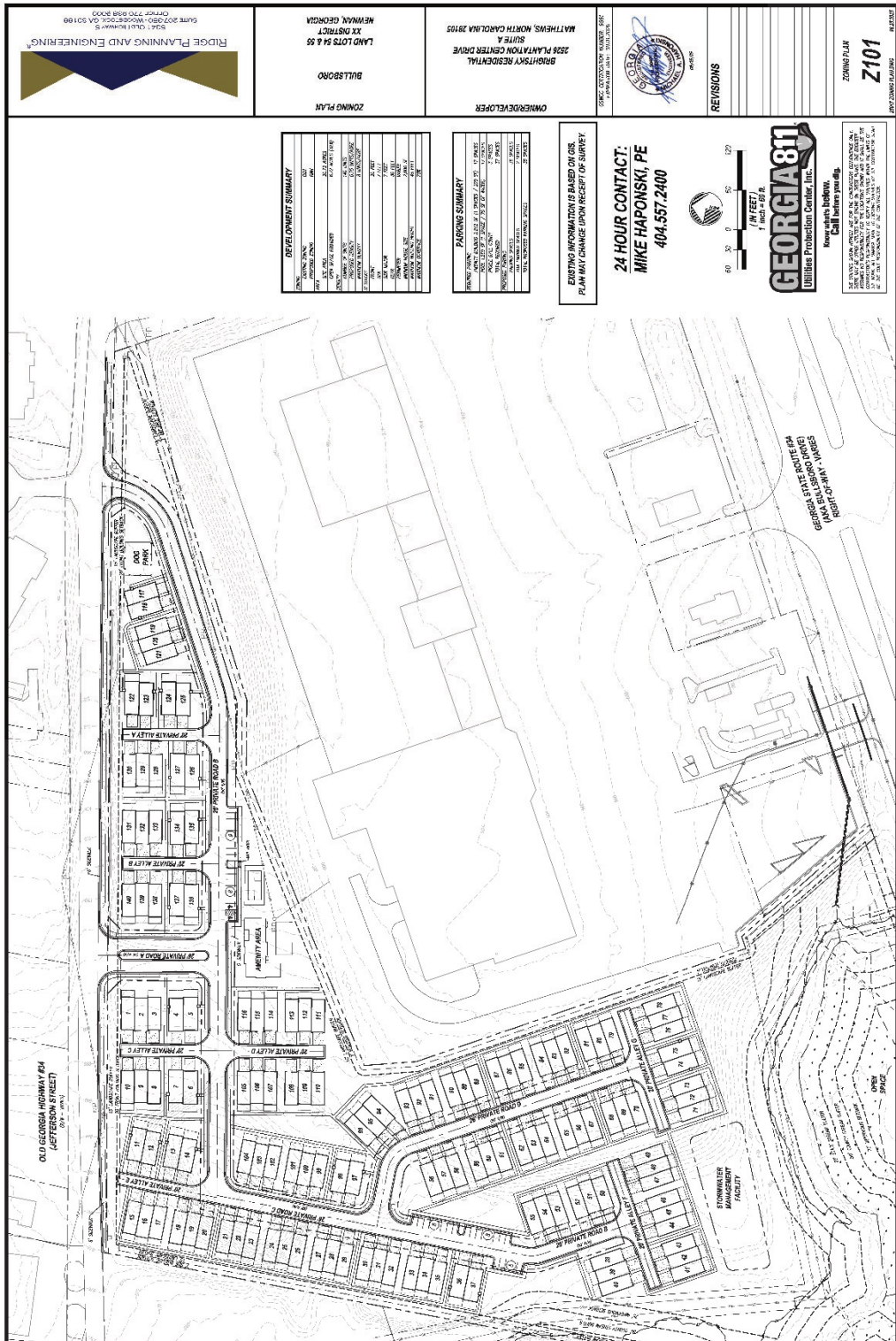
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan 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



ATTACHMENT “Q”

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerCity	OwnerState	OwnerZip	Country
N57A055	ABICHAP PROPERTIES LLC		P O BOX 71910	NEWNAN	GA	30271	
N57C003	PATEL HEMAL		1111 BLUESTONE DR	MISSOURI CITY, TX	TX	77459	
N57C005	JEAN-CUE LLC		238 BULLSBORO DR	NEWNAN	GA	30263	
N57D004C	KIRBY ALICE W & WILLIAM W KIRBY III		119 WOODBINE CIR	NEWNAN	GA	30263	
N57D007	TENTH STREET JEFFERSON LLC		897 EMERSON AVE SE	ATLANTA	GA	30316	
N57A095	JC KNIGHT LLC		396 WITCHER RD	NEWNAN	GA	30263	
N57C001D	EASTGATE PARTNERS LTD		STE 201 8100 ROSWELL RD	ATLANTA	GA	30350	
N57C001E	EASTGATE PARTNERS LTD, C/O O'REILLY AUTOMOTIVE, INC #1254		STE 201 8100 ROSWELL RD	ATLANTA	GA	30350	
N57C004B	FAGERNESS DAVID		1204 MACY DR	ROSWELL	GA	30076	
N57C004D	SOUTHERN FEDERAL CREDIT UNION		P O BOX 1509	FAYETTEVILLE, GA	GA	302146509	
086 5055 002	CORNERSTONE RENTALS LLC		3499 SHARPSBURG MCCOLLUM ROAD	NEWNAN	GA	30265	
N57D004A	JACKSON-CLARK PROPERTIES LLC		19 BROOKSIDE DR	NEWNAN	GA	30263	
N57D004E	JACKSON-CLARK PROPERTIES LLC		19 BROOKSIDE DR	NEWNAN	GA	30263	

N57D 004D	SIXTY PROPERTIES LLC	18 JACKSON STREET	NEWNAN , GA 30263
N57D 005	JACKSON-CLARK PROPERTIES LLC	19 BROOKSIDE DR	NEWNAN , GA 30263
N57C 006	HG7 NEWNAN LLC	415 S ORLANDO AVENUE SUITE 221	WINTER PARK, FL 32789
N57D 010A	SHIPP TINA LYNN	1560 INDIAN CREEK ROAD	BOWDO N, GA 30108
N57D 012	WRIGHT JOSHUA J	20 JOHNSON RD	SHARPSB URG, GA 30277
N57A 129	KL PROPERTY 01 LLC	11 PERRY ST	NEWNAN , GA 30263
N57D 006	AGW VENTURES LLC	1 WOOD DR	NEWNAN , GA 30263
N57A 117	BOUTWELL MARK T DC	12 JEFFERSON PKWY	NEWNAN , GA 30263
N57D 008	SMITH TINA MARIE & KENNETH LEE SMITH	446 JEFFERSON ST EXT	NEWNAN , GA 30263
N57D 010	KEITH GEORGE DAVID	52 EVERGREEN DR	LUTHERS VILLE, GA 30251
N57D 009	KEITH GEORGE DAVID	52 EVERGREEN DR	LUTHERS VILLE, GA 30251
N57A 094	DALTON WEST OF NEWNAN INC	7 JEFFERSON PARKWAY	NEWNAN , GA 30263
N57D 010B	KEITH GEORGE DAVID	52 EVERGREEN DR	LUTHERS VILLE, GA 30251
N57D 011	WRIGHT JOSHUA J	20 JOHNSON RD	SHARPSB URG, GA 30277

N57D 004	COOPER-LEZON AMBER & HEATHER L, COOPER- LEZON	7 ANTHONY DR	NEWNAN , GA 30263
N57A 130	38 JEFFERSON PARKWAY LLC, C/O MACK REYNOLDS	PO BOX 100	HOGANS VILLE, GA 30230 NEWNAN , GA 30271 NEWNAN , GA 3027117 32 NEWNAN , GA 30263 BLAINE, MN 55449 NEWNAN , GA 30263 NEWNAN , GA 30265 GRIFFIN, GA 30223 NEWNAN , GA 30265
N57A 100	COWETA CITIES & COUNTY EFCU	P O BOX 71063	
N57D 003	DENNEY JAMES C	P O BOX 71732	
N57D 003A	HOLL LAURA W	7 LYNN CIR	
N57D 006A	JOHNSON HARVEY M GOMEZ CLEMENTE	10970 AMEN CT NE	
N57D 004B	MONTES & LORENZO SANTES, RAMOS	3 ELAINE DR	
N57D 032	ODOM CLINT M, AKA CLINTON M ODOM	2002 HWY 34 E	
N57A 112	JEFFERSON PKWY LLC	123 S HILL ST	
N57D 033 N57D 013	ODOM CLINT M, AKA CLINTON M ODOM UNKNOWN	2002 HWY 34 E	
N57D 093	ODOM CLINT M, AKA CLINTON M ODOM	2002 HWY 34 E	
N57A 062	JEFFERSON POINT APARTMENTS LP	8027 JEFFERSON HWY	BATON ROUGE, LA 70809 NEWNAN , GA 30263 NEWNAN , GA 30263
N57D 092	MATA ARTURO	376 NEWTON RD	
N57D 091	BLOUNT TAMARSHA	13 ELAINE DR	

N57A			NEWNAN
097	KIRB O LLC	30 ALPINE DR	, GA
	YATES ROYAL LINWOOD		30263
	JR TRUST, ROYAL		NEWNAN
N57D	LINWOOD YATES JR AS		, GA
071	TRUSTEE	6 ELAINE DR	30263
N57A	LONG LISA BURTON	4312 EDMONDSON	DALLAS,
098	LIVING TRUST	AVENUE	TX 75205
			NEWNAN
N57D	YU JIN LIANG & XUONG		, GA
090	HUYNH	229 VICTORIA LN	30263
			NEWNAN
N57D			, GA
072	FARMER BETHANY	10 ELAINE DRIVE	30263
			NEWNAN
N57A			, GA
111	FARQUHARSON BEULAH	15 JASMINE COURT	30265
			NEWNAN
N57D	LIU HONGWEI & LEI		, GA
089	ZHANG	15 ELAINE DRIVE	30263
			NEWNAN
N57D	WILLINGHAM HALEY		, GA
073	BROOKE	14 ELAINE DR	30263
			NEWNAN
N57A			, GA
087	GEERLINGS LLC	170 ISLAND COVE DRIVE	30263
			NEWNAN
N57D	BLAKE PHILIP S & APRIL D		, GA
088	BLAKE	17 ELAINE DR	30263
			NEWNAN
N57D			, GA
074	TRUONG TUAN	16 ELAINE DR	30263
			NEWNAN
N57A			, GA
086	GEERLINGS LLC	170 ISLAND COVE DRIVE	30263
			NEWNAN
N57D			, GA
087	OSBORNE DAVID	60 PEACHTREE LN	30265
			NEEDHA
N57A	CHARTWELL PRESTON		M, MA
124	MILL LLC	SUITE 123 160 GOULD ST	02494
			NEWNAN
N57A			, GA
118	828 HOLDINGS LLC	45 SUMMERHILL PL	30263

N57D 015	MC KIBBEN BYRON M & LINDA B MC KIBBEN	18 ELAINE DRIVE	NEWNAN , GA 30263
N57D 086	MC DONALD RICKY SR & ROBYN L MC DONALD, (1/2 INTEREST)	23 ELAINE DR	NEWNAN , GA 30263
N57A 113	CKE LEGACY GROUP LLC	92 MINERAL SPRINGS LANE	NEWNAN , GA 30263
N57A 114	828 HOLDINGS LLC	45 SUMMERHILL PL	NEWNAN , GA 30263
N57A 090	PROVIDENCE DENTAL SPA OF NEWNAN REAL, ESTATE LLC	225 NORTH MACON ST	MACON, GA 31201
N57D 085	MATA ARTURO	376 NEWTON RD	NEWNAN , GA 30263
N57A 084	MARIN PROPERTIES LLC	23 OLD ATLANTA HIGHWAY	NEWNAN , GA 30263
086 5055 001	ABICHAP PROPERTIES LLC	P O BOX 71910	NEWNAN , GA 30271
N57A 089	BOARD OF EDUCATION OF COWETA COUNTY	P O BOX 280	NEWNAN , GA 30264
N58 0011 015	NEWNAN ANNEX STORAGE PARTNERS LLC	PO BOX 729	MOREHE AD CITY, NC 28557
086 5055 004	G-FORCE RENTALS LLC	2554 NORTH HIGHWAY 29	NEWNAN , GA 30265
N57C 002	CITY OF NEWNAN	25 LAGRANGE ST	NEWNAN , GA 30263
N57C 004E	EVANS CARL	92 MINERAL SPRINGS LANE	NEWNAN , GA 30263
N57C 004C	GEORGIA TEXAS ENTERPRISES, C/O GENE AUGUSTINE	TACO BELL 1728 GENERAL GEORGE PATTON DR	BRENTW OOD, TN 37027

N57C			ATLANTA
001B	SEAGRA ENTERPRISES LLC	481 GRANT ST	, GA
			30312
N57C			ATLANTA
001C	EASTGATE PARTNERS LTD	8100 ROSWELL RD STE 201	, GA
			30350
N57C		STE 201 8100 ROSWELL	ATLANTA
001	EASTGATE PARTNERS LTD	RD	, GA
			30350
N57A			ATLANTA
060	PUMPHREY DAVID W	300 W WIEUCA RD NE	, GA
			30342
N57D			NEWNAN
096	SOUTHERN DEVELOPMENT LLC	PO BOX 73829	, GA
			30271
N57D			NEWNAN
095	GO MAINTENANCE SOLUTIONS LLC	6 ANTHONY DRIVE	, GA
			30263
N57A			LOUISVIL
055A	JEFFERSON FAMILY DEVELOPMENT LP	545 SOUTH 3RD ST	LE, KY
			40202
N57C			NEWNAN
010	ROSAS-BOYZO JUAN	110 BULLSBORO DR	, GA
			30263
N58 0011	MARCO POLO		NEWNAN
014	ASSOCIATES INC	PO BOX 1832	, GA
			30264
N57C			HOUSTO
014	CBH PROPERTIES NEWNAN LLC	SUITE 200 17725 KATY FREEWAY	N, TX
			77094
N57C			RICHMO
004	RCC SHENANDOAH PLAZA LLC	PO BOX 17710	ND, VA
			23226



City of Newnan, Georgia – Planning Commission

Date: October 14, 2025

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

Prepared and Presented by: Dean Smith, Senior Planner

REQUEST

Jennifer Wolfe with It's Permittable, LLC, has submitted a request to amend the previously approved master sign plan from the Planning Commission meeting on July 8, 2025. The requested amendment seeks to correct a miscommunication during the earlier review process, in which an undersized wall sign was submitted and, according to the applicant, was disproportionate to the building's frontage and intended visibility.

Sec. 8-22. - Master Sign Plans.

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

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

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

(c) Master Sign Plans must include:

(1) Location.

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

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

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

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

(2) Sign Structure Specifications.

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

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

(3) Design.

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

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

(d) Approval.

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

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

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

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

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

(e) Recordation of approved Master Sign Plan.

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

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

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

The proposed Master Sign Plan amendment focuses one of the two wall signs on a single elevation of the building, namely the East side (Front of the Business). The previous proposal showed 2 signs on the front. One sign, "Garden Center" was 81.70 square feet and the other sign "Tractor Supply Co." was 75 square feet.

The revised proposal would keep the "Garden Center" sign at the 81.70 square foot size previously approved; however, Tractor Supply would like to increase the size of the "Tractor Supply Co" wall sign from 75 square feet to 192 square feet. The singular sign at 192 square feet exceeds the allowable wall sign size for this zoning district, which is 150 square feet. This change on the wall sign size is the only change being presented. The two monument signs previously approved by the Planning Commission in July will remain unchanged.

Options

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

Recommendation:

Staff has reviewed the request for a Master Sign Plan Amendment for Tractor Supply Co., located at 460 U.S. Highway 29, Newnan, GA. The amendment proposes replacing the previously approved 75 sq. ft. wall sign with a 192 sq. ft. wall sign that is proportionate to the building façade and consistent with the corridor's commercial character.

The proposed amendment:

- Provides signage that is appropriately scaled to the building and frontage.
- Improves visibility and wayfinding along U.S. 29 / GA-SR 14, enhancing traffic safety and customer access.

Staff finds that the amendment supports the intent of the City's sign ordinance, and enhances both the functionality and visual harmony of the development.

Therefore, staff recommends approval of the Master Sign Plan Amendment as submitted.

Photos of the site's current signs:







MASTER SIGN PLAN APPLICATION

Email: planning@newnanga.gov

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

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

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

Contact For This Project:	
Name: JENNIFER WOLFE	Phone: 770-568-8867
Mailing Address: 4113 N. SWANN STREET, COVINGTON, GA 30014	Email: itspermissiblegeorgia@gmail.com
Please describe the sections of the sign regulations you are requesting deviations from: REQUEST FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED MASTER SIGN PLAN SECTION 8-17(c)- NUMBER OF PERMANENT SIGNS ALLOWED- Only one principal building sign permitted per street frontage per business establishment. TABLE 8-B PRINCIPAL SIGNS- CGN ZONING DISTRICT- PRINCIPAL BUILDING SIGN- 1 building sign per street frontage per business establishment 10% of the area of the wall, max. 150 square feet. PROPOSED PRIMARY WALL SIGN IS 192 SQ FT	

DECISION CRITERIA

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

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

SEE MASTER SIGN PLAN SUPPLEMENTAL JUSTIFICATION

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

SEE MASTER SIGN PLAN SUPPLEMENTAL JUSTIFICATION

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

SEE MASTER SIGN PLAN SUPPLEMENTAL JUSTIFICATION



Signature of Applicant

FOR OFFICIAL USE ONLY

Received by: _____

Date of Filing: _____

Planning Commission Meeting Date: _____

Action Taken (Date): _____

CITY OF NEWNAN'S MASTER SIGN PROCESS

Master Sign Plans may be submitted by a property owner or their authorized representative for pre-approval of permits for permanent signs.

- (a) Master Sign Plans shall illustrate all proposed permanent signs for which sign permits will be required under Sec. 8-7 of the City of Newnan's Sign Regulations (Article 8) in sufficient detail to provide knowledgeable review and design specificity. Master Sign Plans shall show, describe or illustrate all signs proposed to be located on a lot or within a development (and the buildings and structures related thereto).
- (b) For a planned center (as defined in Article 8-Sign Regulations), the entire development must be included in the Master Sign Plan.
- (c) Master Sign Plans must include:

- (1) Location.

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

- a. The location and size of all other signs on the parcel that are proposed to remain;
- b. For freestanding signs, the distance in feet to the nearest property line or street right-of-way line, and to the nearest existing freestanding sign proposed to remain; and
- c. The distance in feet from the location of the nearest proposed freestanding sign(s) to the closest residentially zoned property within 500 feet.

- (2) Sign Structure Specifications.

- a. An accurate drawing to scale of the plans, specifications and method of construction and attachment of the sign or signs to the building or ground. The drawing shall specifically include the size of the sign structure(s) and sign face area(s), height of the sign(s), and construction materials to be used.
- b. For any sign for which a building permit is required, the drawing shall be an engineered structural drawing designed to all Building Code requirements.

- (3) Design.

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

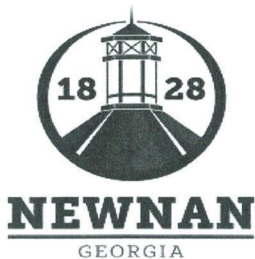
- b. The plan shall also show landscaping details meeting the requirements of this Article, including the extent of the designated landscaping area, the location of specific landscape materials, and the botanical and common name of plants by location on the plan.

(d) Approval.

- (1) A Master Sign Plan depicting signs that conform to all requirements of this Article may be approved administratively by the Planning and Zoning Director.
- (2) A Master Sign Plan depicting signs that exceed or modify one or more requirements of this Article must be approved by the Planning Commission.
 - a. Following review of a complete application by the Planning and Zoning Department, the plan will be placed on the agenda of the next available Planning Commission meeting.
 - b. If approval is denied by the Planning Commission, the applicant may appeal within 30 calendar days of the denial to the Zoning Board of Appeals in accordance with the provisions for a hardship variance under the Appeals Article of this Zoning Ordinance.
- (3) Upon approval, the Master Sign Plan shall supersede any conflicting restrictions and regulations of this Article for the property to which it pertains and shall not be adversely affected by any subsequent amendments to this Ordinance.

(e) Recordation of approved Master Sign Plan.

- (1) The Master Sign Plan as approved must be recorded by the owner in the office of the Clerk of Superior Court and a copy of the approved Master Sign Plan, as recorded, must be filed with the Planning and Zoning Director and the Building Official prior to issuance of a sign permit for any part of the development or premises.
- (2) The recorded Master Sign Plan must be included in any sale, lease or other transfer of right of occupancy affecting any part of the development or premises to which the Master Sign Plan applies.
- (3) All tenants of the property or development, whether an owner, lessee, subtenant, purchaser or other occupant, must comply with the approved Master Sign Plan.



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner Tractor Supply Company

Telephone Number (615) 647-1134

Address of Subject Property 460 US Highway 29

Newnan, GA

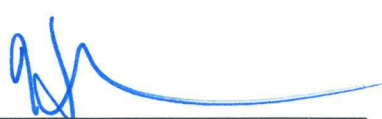
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

John Bateman

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

Notary Public 



(Affix Raised Seal Here)

Date 6/10/2025

Revised Master Sign Plan – Supplemental Justification (Amendment)

1. Exceptional Visual Harmony

The revised primary wall sign (192 sq. ft.) achieves strong visual harmony and proportionality:

- Architectural Fit: At 24'-0" x 8'-0", the sign is centered on the storefront façade and scaled in balance with the building's linear frontage.
- Consistency: Uses the same materials, illumination, and branding (Tractor Supply Co.'s red/white identity) as other approved signage on site, ensuring a coordinated system.
- Upgrade from Previous Approval: The originally approved 75 sq. ft. sign, while code-compliant, was disproportionately small relative to the building and highway frontage. The replacement sign corrects that imbalance while remaining within ordinance intent.

2. Promotion of Planned Land Use & Aesthetic Enhancement

The new sign enhances the usability and visibility of the Tractor Supply site, a permitted retail use in the CGN zoning district:

- Wayfinding: Improves legibility and recognition from U.S. 29 / GA-SR 14, reducing missed turns and enhancing customer and traffic safety.
- Aesthetic Contribution: Professionally fabricated, internally illuminated, and permanently mounted, the sign improves clarity without visual clutter.
- Correction of Miscommunication: The smaller original sign was the result of contractor/ownership misalignment, not an intentional design choice. The amendment ensures the signage reflects the building's scale and intended customer experience.

3. Compatibility with Surrounding Area

The amendment maintains compatibility with both the zoning district and nearby commercial properties:

- Scale: At 192 sq. ft., the new sign remains consistent with code allowances based on wall area (under 10% of wall face). It is proportional to the corridor's commercial environment and highway-oriented visibility needs.
- Lighting: Uses controlled LED internal illumination, minimizing glare and maintaining night-time compatibility with adjacent properties.
- Neighborhood Context: Similar in scale and prominence to signage at peer retail developments, ensuring competitive parity and aesthetic alignment.

Conclusion

The proposed replacement of the previously undersized 75 sq. ft. wall sign with a 192 sq. ft. proportionately scaled primary wall sign is a necessary correction to earlier miscommunications in implementation.

This amendment to the Master Sign Plan:

- Ensures signage proportional to building scale,
- Improves visibility and wayfinding along U.S. 29 / GA-SR 14, and
- Maintains compliance with the intent of Newnan's sign ordinance while preserving design harmony and community standards.

Client:



Location:

Newnan, GA

Project:

Proposed Monument Sign

Notes:

Dwg. Date:
1-23-24

Scale:
NTS.

Revisions: Date:

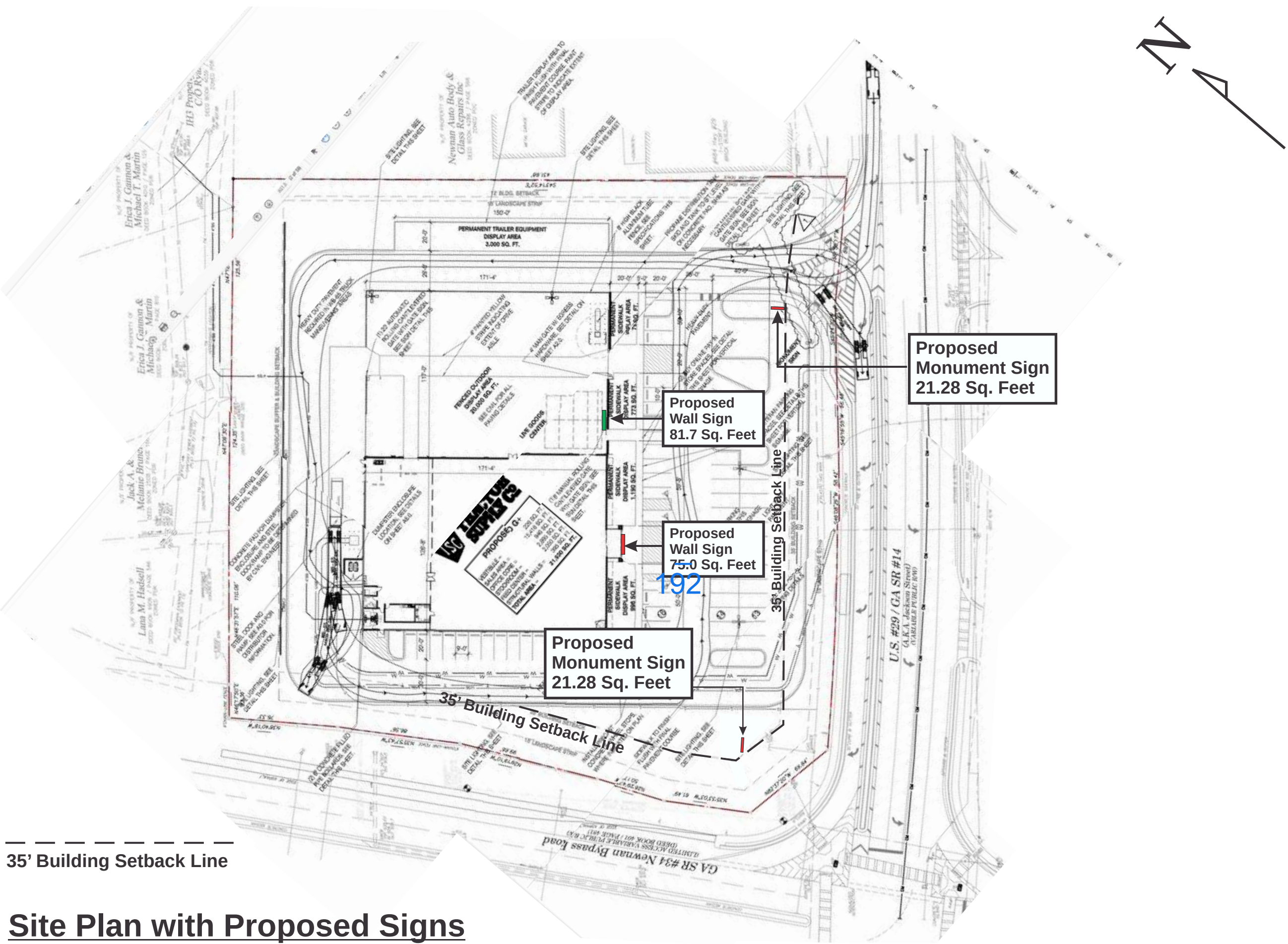
Presented By:



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

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

Dwg. Number: TS-Site



35' Building Setback Line

Site Plan with Proposed Signs

Client:



Location:

Newnan, GA

Project:

Proposed Wall Signs

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

Presented By:



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

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

Dwg. Number: TS-9766



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

General Materials:

Cabinet Construction

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

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

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

LED. power supplies are... Principal Multi-volt electronic type,
& contained in sign cabinet for best access.

UL. listed disconnect Switch required.

Install in accordance with
The National Electrical Code

Colors & Face Specifications

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

Face Material...product as follows...

Substrate- *3M Panagraphics 3 flexible substrate.
Descrip: Translucent media with Polyester scrim
Embedded in a White Pigmented Vinyl.
Finish: Smooth front surface, with white semi-gloss finish.
Thickness: 27 mil.

Lettering & Trapezoid colors
Logo Bkgd: Series: 3M 3630-33 Red.
Logo copy White.
Lettering: Series 3M 220-22 Black.
Registration Mark to match lettering.



PREVIOUSLY APPROVED THROUGH 2025-MSP-01



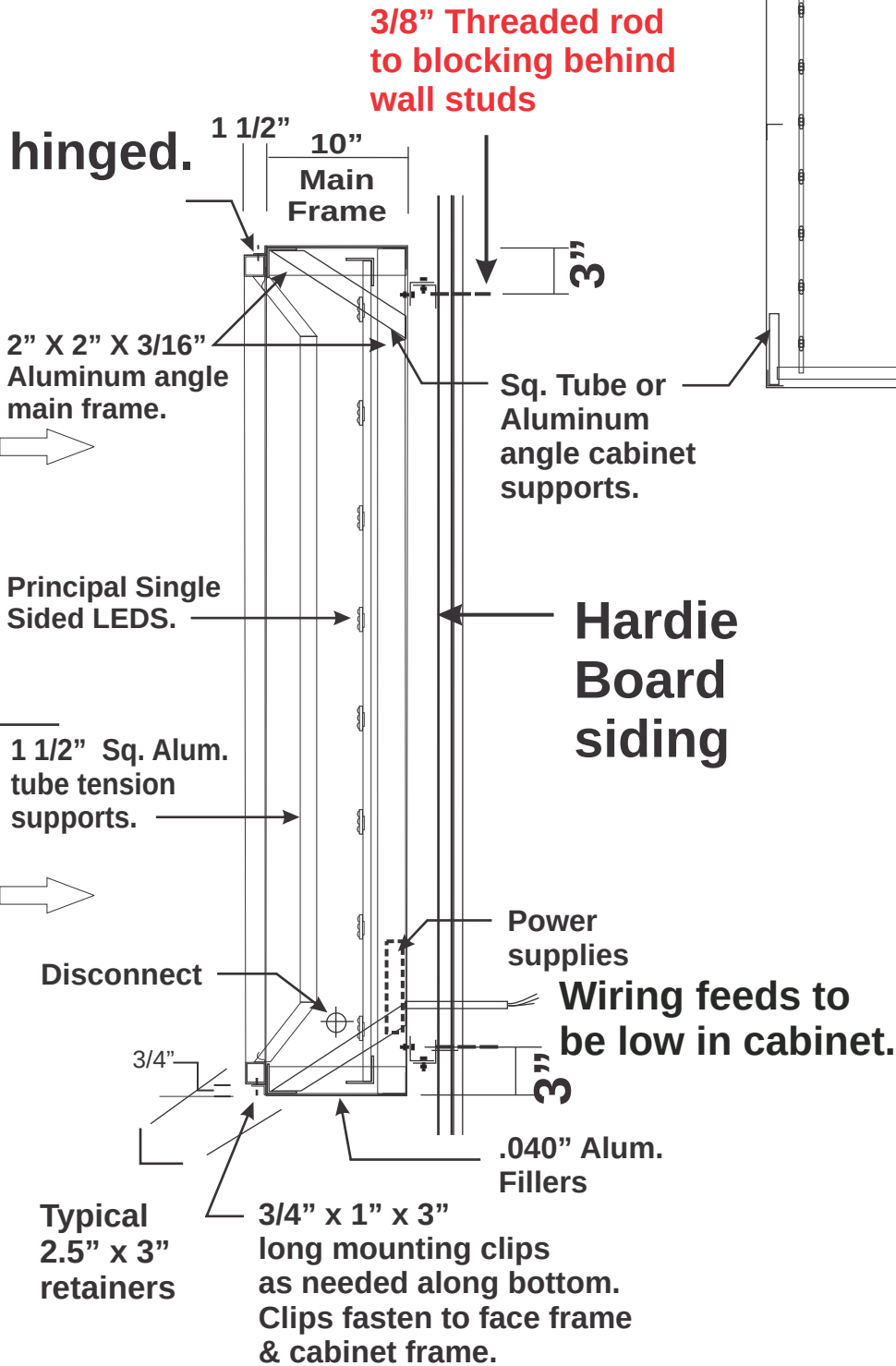
Storefront Elevation with Proposed Signs

Internally Illuminated
Wall Sign

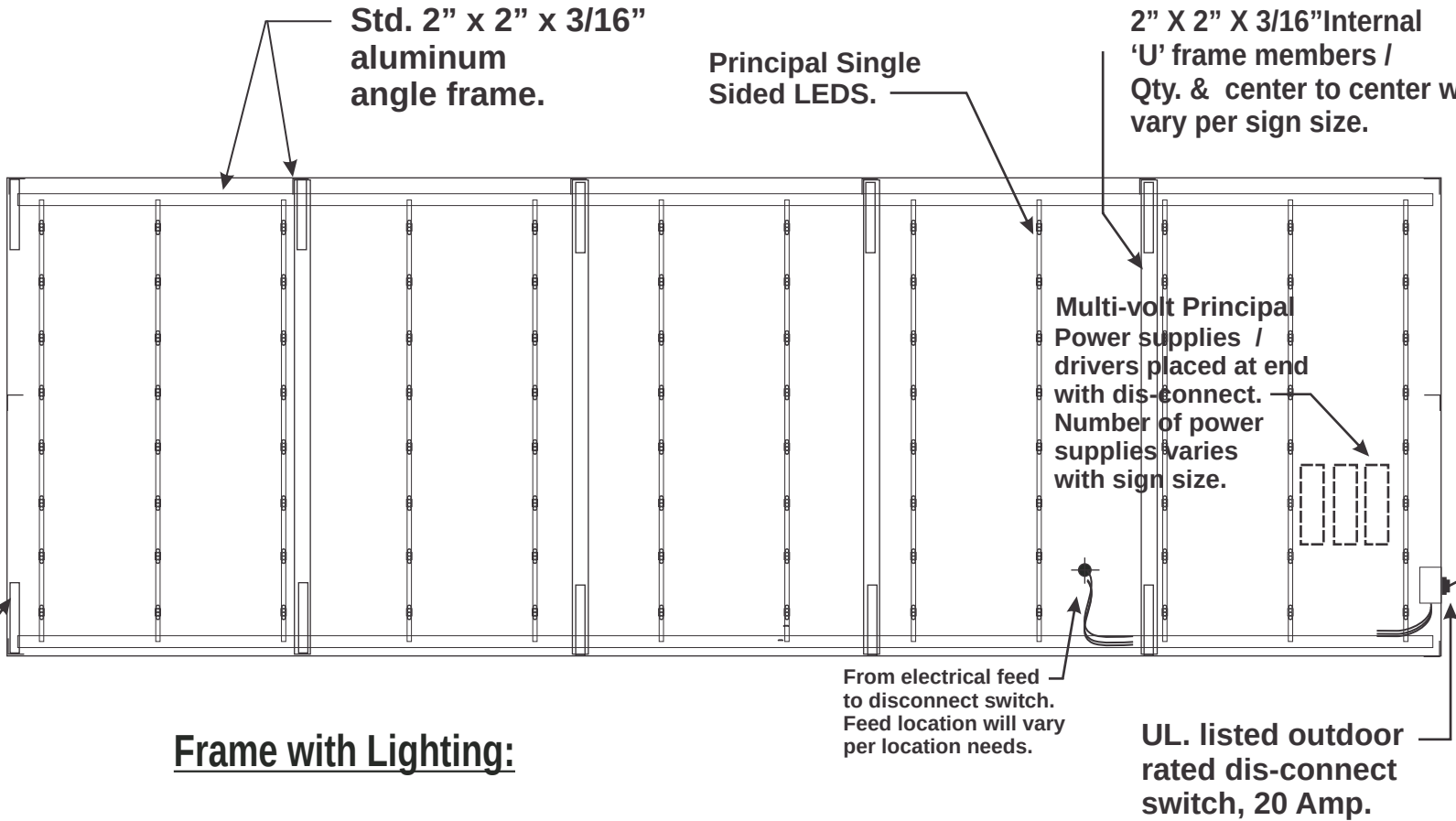
Face will be hinged.

Face frame is inset 3/4" all around than main frame. 1 1/2" overall.

1 1/2" Sq. Alum. tube face frame.



Section View



Frame with Lighting:

Number of LEDS. needed mayl vary from that shown

Fasteners & Qty. as best per wall conditions & local engineering.
Wall construction beyond metal siding facade surface is unknown at time of drawing.

LIGHTING
Principal Tap-out Stiks, double sided. Color Temp: 7000K 16" Max OC.
ELECTRICAL
Power supplies / drivers are Principal Multi-volt type, 120 V. - 277V. housed in cabinet for best access. UL listed, 20 Amp. disconnect switch required.
Install in accordance with The National Electrical Code
This Product is Listed by UNDERWRITERS LABORATORIES INC. and Bears the Mark:

Client:



Location:

Newnan, GA

Project:

Proposed Wall Sign

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

Presented By:



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

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Dwg. Number: TS-9767

Client:

**TSC TRACTOR
SUPPLY CO**

Location:

Newnan, GA

Project:

Proposed Wall Sign

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

Presented By:



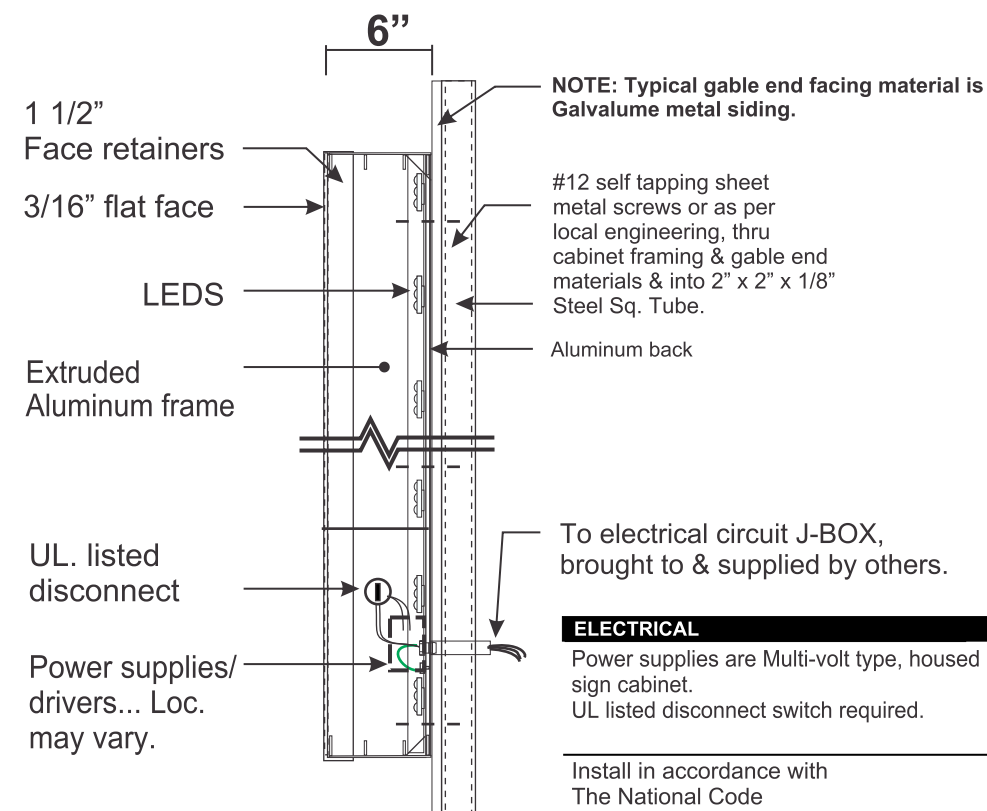
The Sign Resource
407 N. Pilot Knob Rd. Denver, NC. 28037
Ph. 727-669-6877 www.TSRFL.com

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

Dwg. Number: TS-9767

General Notes

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



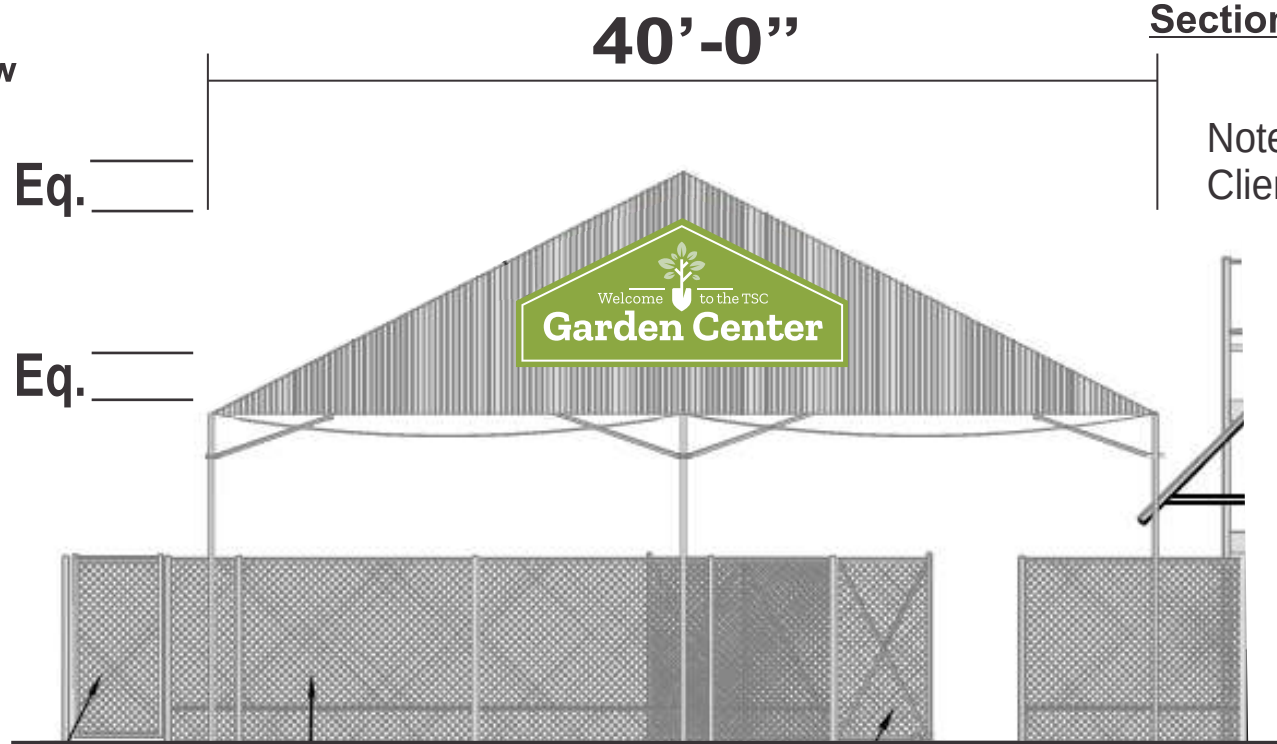
Section View

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



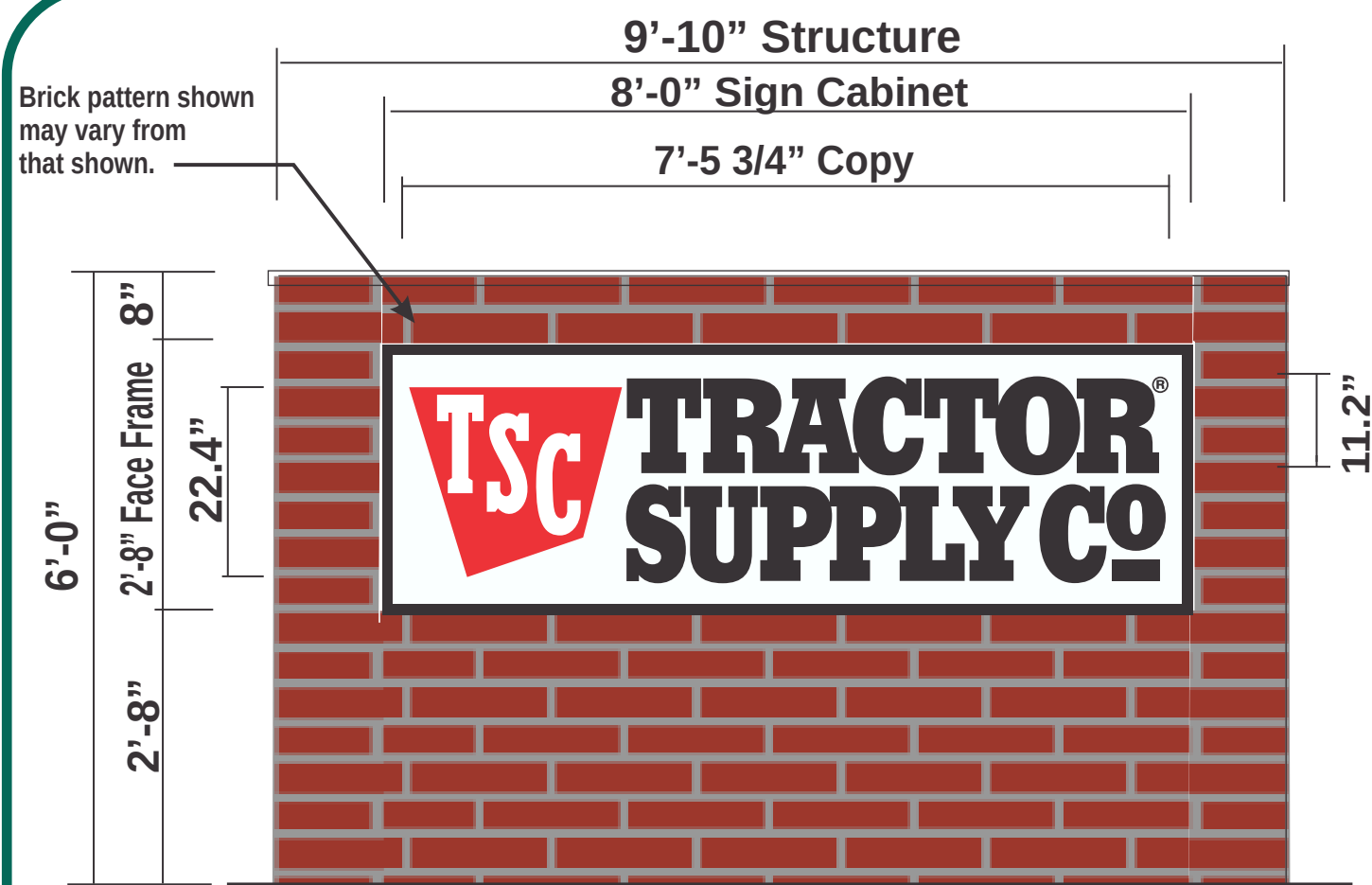
Color Specifications

- C1 Printed PMS # 370
- C2 Printed PMS DS # 299-6
- C3 Translucent White
- C4 Painted to match PMS # 370 Satin Finish



Garden Center Gable with Proposed Sign

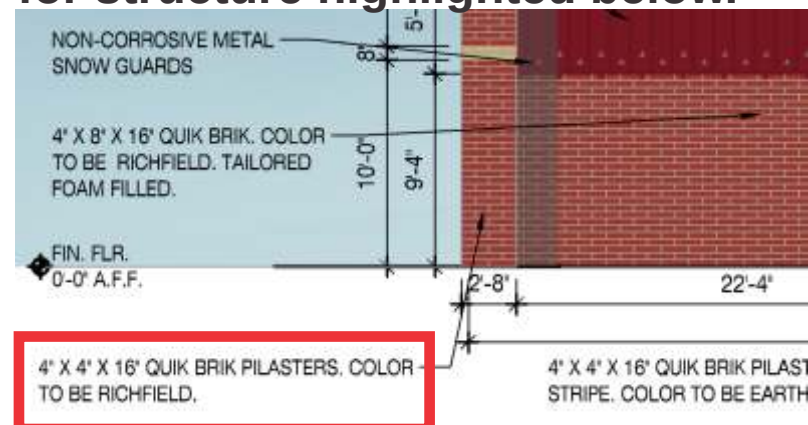
h) No labels will be permitted on the exposed surface of signs except those required by local ordinances which shall be applied in an inconspicuous location.



Proposed Double Sided Monument Signs Quantity (2)

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

Recommended brick type for structure highlighted below.



General Notes:

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

Face & Graphics Specifications

Face Material...

.177 Flat, White Modified Acrylic

Copy & Logo...

Logo Bkgd: Series: 3M 3630-33 Red

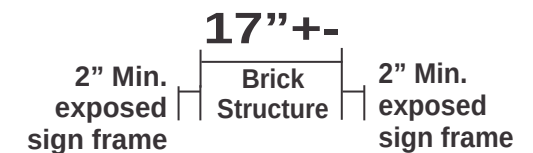
Logo copy White.

Copy: Series 3M Black

Registration Mark to match copy.

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

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



End Elevation

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



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

Client:

TSC TRACTOR SUPPLY CO

Location:

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

Project:

Proposed Monument Sign

Notes:

Dwg. Date:

1-22-24

Scale:

NTS.

Revisions:

Date:

R1: Indicated finish color required.

R2: Indicated sign structure by others.

R3: Increased Overall Width 4-25

R4: Revised to Single Sided Cabs.4-30

Presented By:



The Sign Resource

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

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Dwg. Number: TS-9766 R4

Client:



Location:

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

Project:

Proposed Monument Sign
Landscape Plan

Notes:

Dwg. Date:
5-20-25

Scale:
NTS.

Revisions: Date:

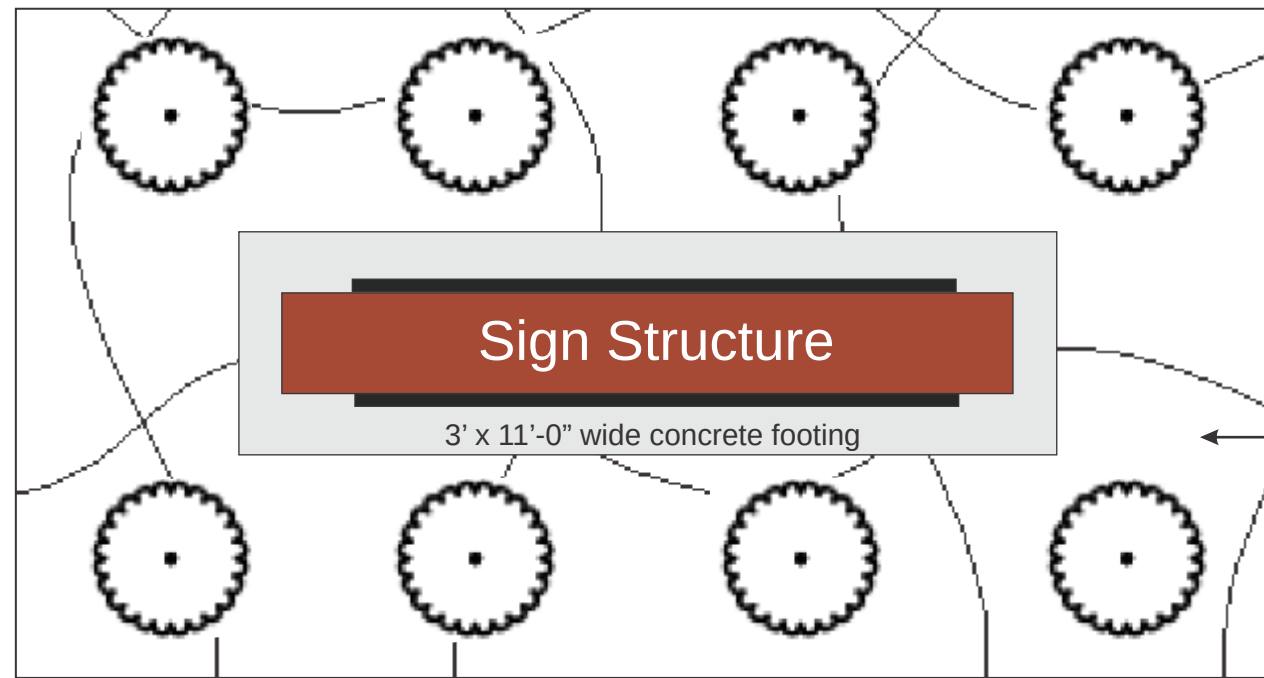
Presented By:



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

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Dwg. Number: TS-9766 R4



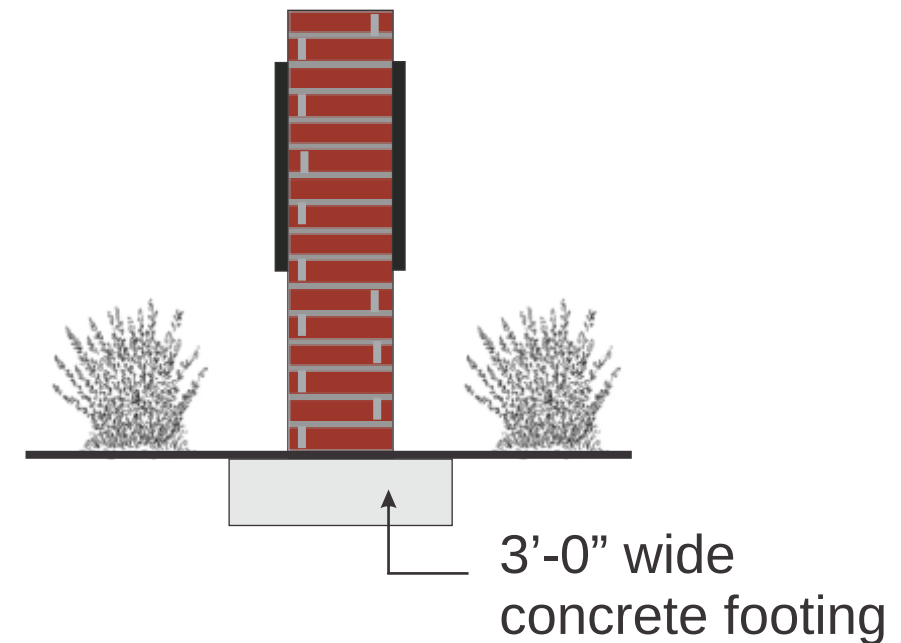
Plan View

9' x 17' landscaped area around sign


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



Elevation: Proposed Monument Sign (Qty. 2)



End Elevation

Suggested Shrub



Liriope muscan 'Big Blue' /
Big Blue Lilyturf



NEW PROPOSED SIGN

A1

BUILDING SIGN A1



INTERNALLY ILLUMINATED BUILDING SIGN
192 SQ. FT.

General Materials:

Cabinet Construction

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

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

Internal illumination White 6500K/195 lumens per ft.
fixtures is as per size of sign, shown above.
Face is not hinged.

Colors & Face Specifications

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

Face Material...product as follows...

Substrate- *3M Panagraphics 3 flexible substrate.

Descript: Translucent media with Polyester scrim
Embedded in a White Pigmented Vinyl.

Finish: Smooth front surface, with white semi-gloss finish.
Thickness: 27 mil.

Lettering & Trapezoid colors
Logo Bkgd: Series: 3M 3630-33 Red.
Logo copy White.
Lettering: Series 3M 220-22 Black.
Registration Mark to match lettering.

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



Storefront Elevation with Proposed Signs



405 N. Pilot Knob Rd.
Denver, NC 28037
(704) 483-3739
www.lakesideps.com

Revisions:

...

...

NOTE: NTS

SHEET
2

PM: L.B.

Drawn By: J.M.

Date: AUGUST 7, 2025

Store #: 3077

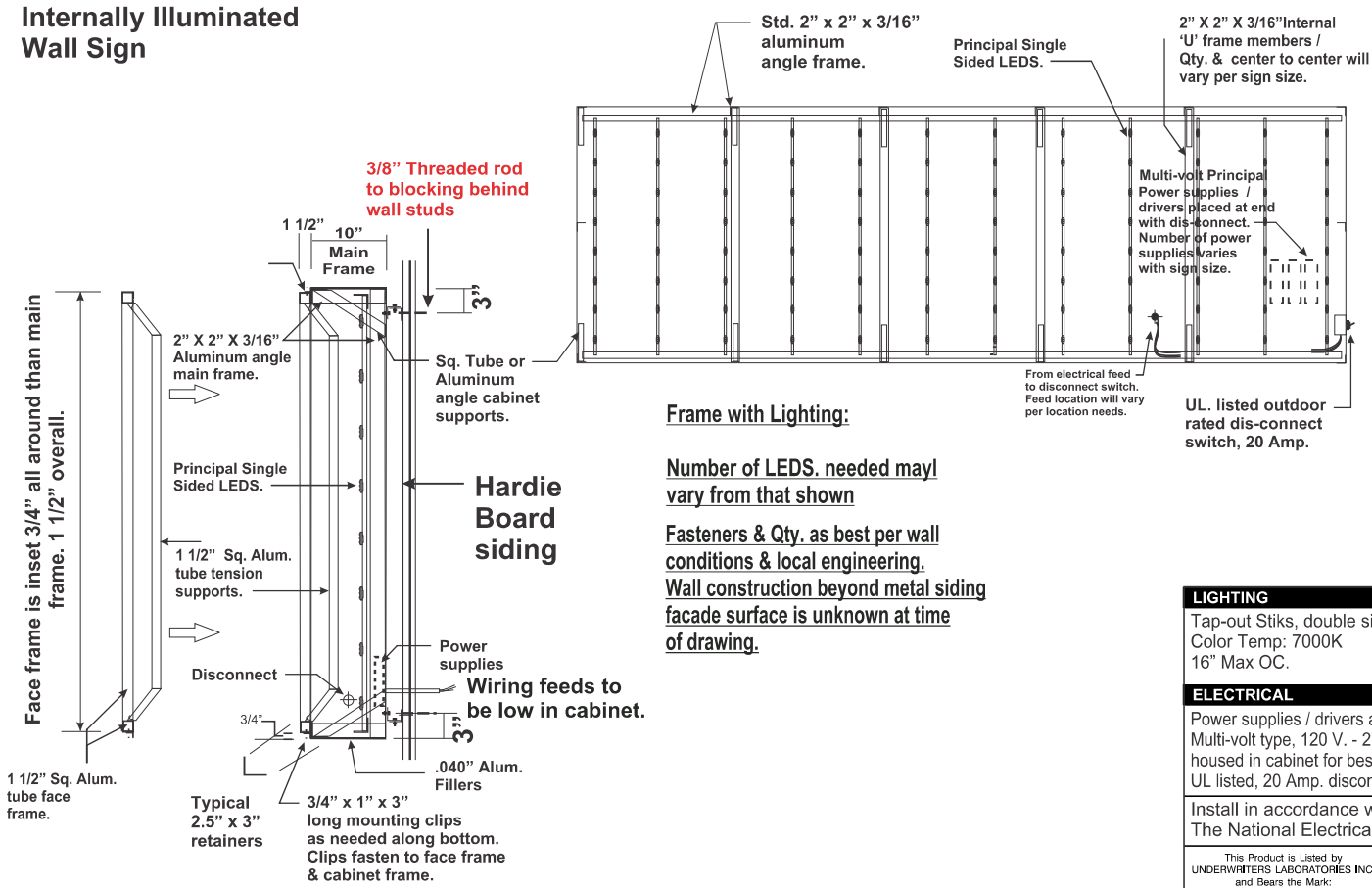
Address: 460 US HIGHWAY 29

City, State: NEWNAN, GA

BUILDING SIGN A1 SECTION



Internally Illuminated
Wall Sign



Section View

Frame with Lighting:

Number of LEDs. needed may
vary from that shown

Fasteners & Qty. as best per wall
conditions & local engineering.
Wall construction beyond metal siding
facade surface is unknown at time
of drawing.

LIGHTING

Tap-out Stiks, double sided.
Color Temp: 7000K
16" Max OC.

ELECTRICAL

Power supplies / drivers are Principal
Multi-volt type, 120 V. - 277V.
housed in cabinet for best access.
UL listed, 20 Amp. disconnect switch required.

Install in accordance with
The National Electrical Code

This Product is Listed by
UNDERWRITERS LABORATORIES INC.
and Bears the Mark:



405 N. Pilot Knob Rd.
Denver, NC 28037
(704) 483-3739
www.lakesideps.com

Revisions:

...

...

NOTE: NTS

SHEET
3

PM: L.B.

Drawn By: J.M.

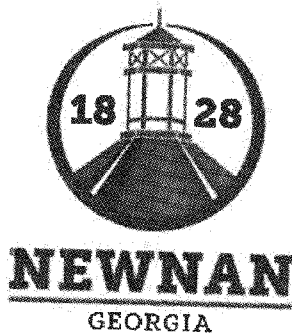
Date: AUGUST 7, 2025

Store #: 3077

Address: 460 US HIGHWAY 29

City, State: NEWNAN, GA

Niki Sewell
NIKI SEWELL
CLERK OF SUPERIOR COURT
COWETA COUNTY



City of Newnan, Georgia – Master Sign Plan

To: Jennifer Wolfe – It's Permittable.

From: Dean Smith, Senior Planner - City of Newnan

Date: July 9, 2025

RE: Master Sign Plan No.: 2025-MSP-01

Project Name: Tractor Supply
Location: 460 N. Highway 29, Newnan, GA 30263
Date MSP established: July 8, 2025

On Tuesday, July 8, 2025, the City of Newnan's Planning Commission approved the Master Sign Plan (see attached exhibits) for Tractor Supply.

Signs may be erected, placed, established, created or maintained in the City of Newnan only in conformance with the standards of the City of Newnan's Sign Regulations and the applicable approved Master Sign Plan for the property. A Master Sign Plan may be amended by filing a new sign plan with the Planning & Zoning Department and would be contingent upon receiving approval from the City of Newnan's Planning Commission.

A sign permit application must be submitted and a sign permit issued prior to installation of a sign.

This document and sign exhibits shall be recorded in the Coweta County Superior Court Clerk's office by the applicant and a copy of the recorded Master Sign Plan shall be provided to the City of Newnan prior to the issuance of any sign permits pertaining to this project.

Sincerely,

Dean E. Smith
Senior Planner

Witness the following signature

Witness

Notary Public

My Commission Expires: 5-4-2029



Client:



Location:

Newnan, GA

Project:

Proposed Monument Sign

Notes:

Dwg. Date:
1-23-24

Scale:
NTS.

Revisions: Date:

Presented By:



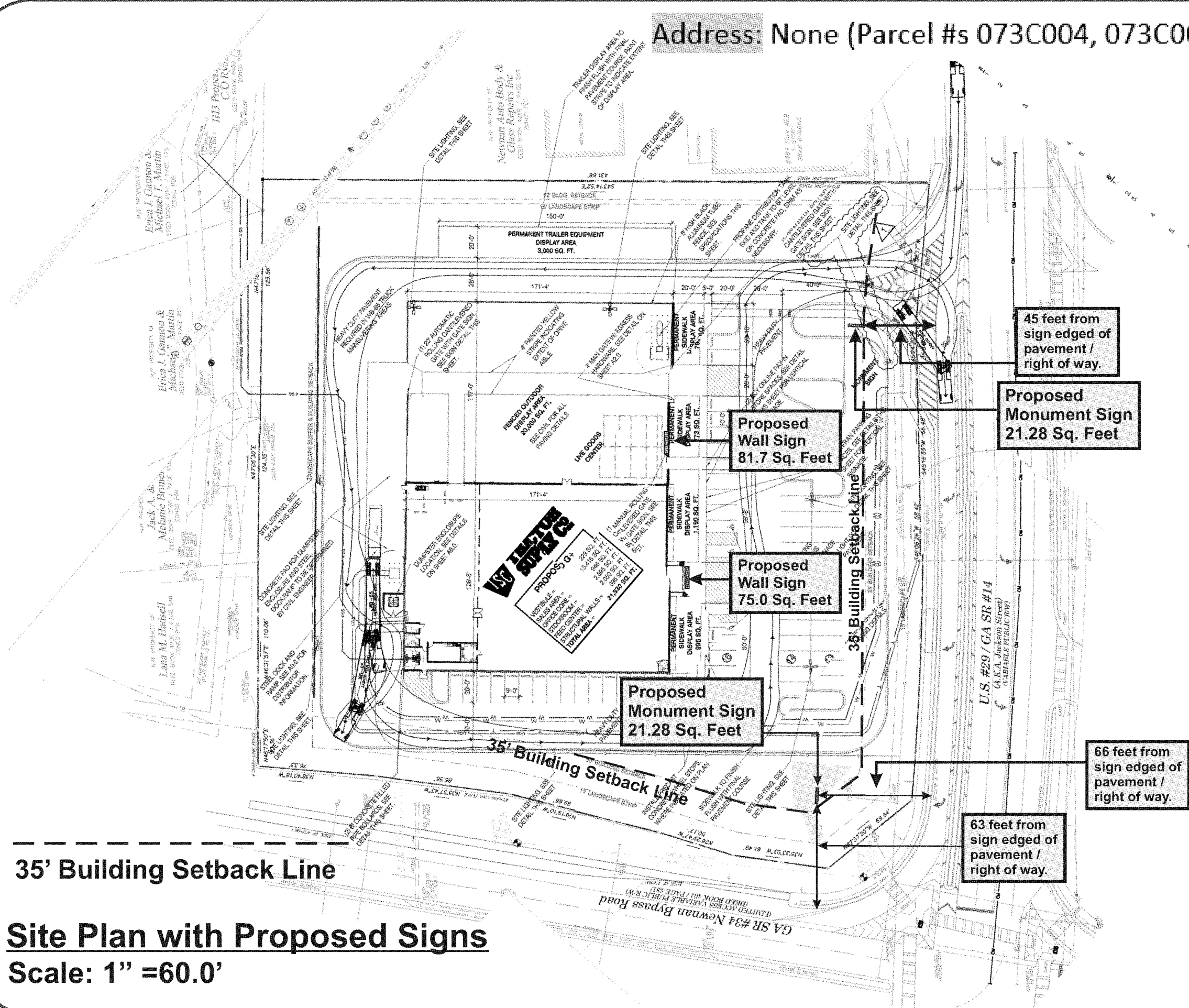
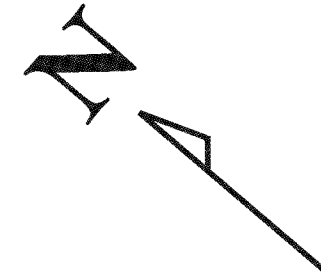
The Sign Resource
407 N. Pilot Knob Rd. Denver, NC. 28037
Ph. 727-669-6877 www.TSRFL.com

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

Dwg. Number: TS-Site

Address: None (Parcel #s 073C004, 073C004A, and 073C003)

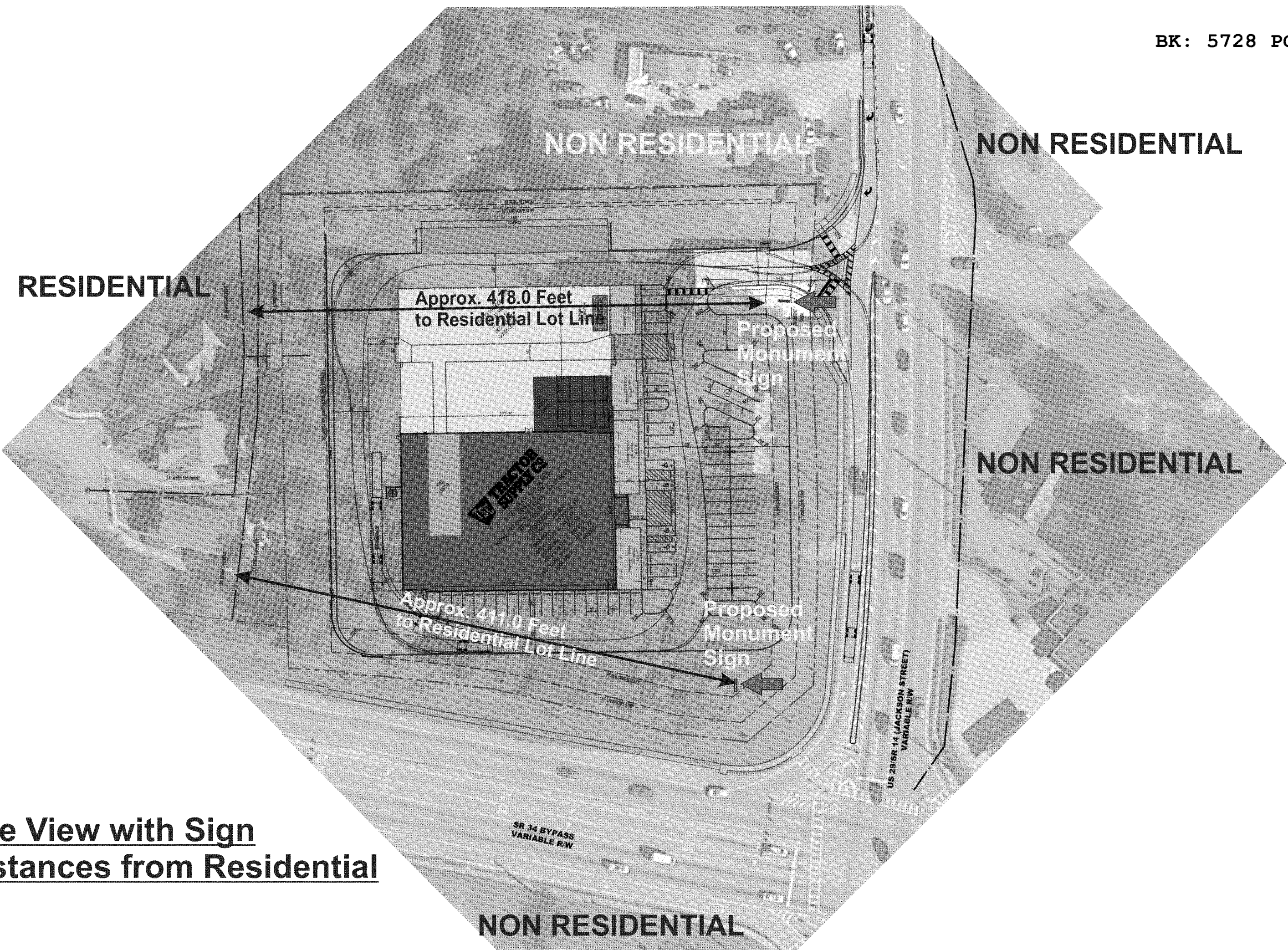
BK: 5728 PG: 2407



35' Building Setback Line

Site Plan with Proposed Signs

Scale: 1" = 60.0'



Site View with Sign
Distances from Residential

General Materials:

Cabinet Construction

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

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

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

LED. power supplies are... Principal Multi-volt electronic type,
& contained in sign cabinet for best access.

UL. listed disconnect Switch required.

Install in accordance with
The National Electrical Code

Colors & Face Specifications

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

Face Material...product as follows...

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



15'-0"

5'-0"

42"

21"

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



Storefront Elevation with Proposed Signs

Internally Illuminated Wall Sign

BK: 5728 PG: 2410

Client:

TSC TRACTOR SUPPLY CO.

Location:

Newnan, GA

Project:

Proposed Wall Sign

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

Presented By:



The Sign Resource
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Dwg. Number: TS-9767

Face will be hinged.

Face frame is inset 3/4" all around than main frame. 1 1/2" overall.

1 1/2" Sq. Alum. tube face frame.

2" X 2" X 3/16" Aluminum angle main frame.

Principal Single Sided LEDS.

1 1/2" Sq. Alum. tube tension supports.

Disconnect

Typical 2.5" x 3" retainers

1 1/2" 10" Main Frame

3/8" Threaded rod to blocking behind wall studs

Sq. Tube or Aluminum angle cabinet supports.

Hardie Board siding

Power supplies

Wiring feeds to be low in cabinet.

.040" Alum. Fillers

3/4" x 1" x 3" long mounting clips as needed along bottom. Clips fasten to face frame & cabinet frame.

Std. 2" x 2" x 3/16" aluminum angle frame.

Principal Single Sided LEDS.

2" X 2" X 3/16" Internal 'U' frame members / Qty. & center to center will vary per sign size.

Multi-volt Principal Power supplies / drivers placed at end with dis-connect. Number of power supplies varies with sign size.

From electrical feed to disconnect switch. Feed location will vary per location needs.

UL listed outdoor rated dis-connect switch, 20 Amp.

Frame with Lighting:

Number of LEDS. needed may vary from that shown

Fasteners & Qty. as best per wall conditions & local engineering.
Wall construction beyond metal siding facade surface is unknown at time of drawing.

LIGHTING

Principal Tap-out Stiks, double sided.
Color Temp: 7000K
16" Max OC.

ELECTRICAL

Power supplies / drivers are Principal Multi-volt type, 120 V. - 277V. housed in cabinet for best access. UL listed, 20 Amp. disconnect switch required.

Install in accordance with The National Electrical Code

This Product is Listed by UNDERWRITERS LABORATORIES INC. and Bears the Mark:



Section View

Client:

**TSC TRACTOR
SUPPLY CO.**

Location:

Newnan, GA

Project:

Proposed Wall Sign

Notes:

Dwg. Date:
1-2-24

Scale:
NTS.

Revisions: Date:

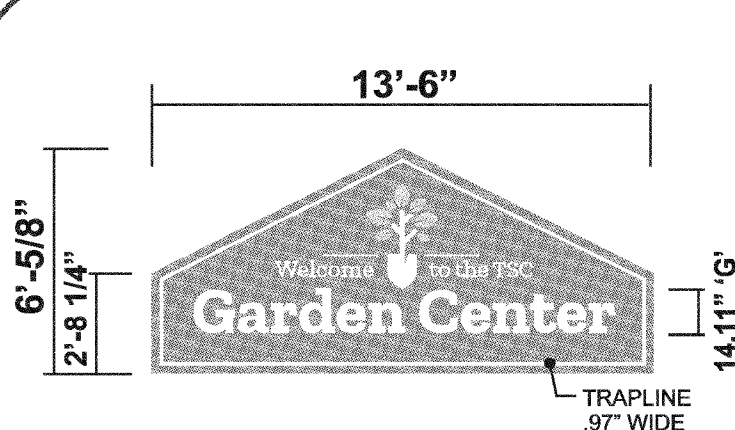
Presented By:



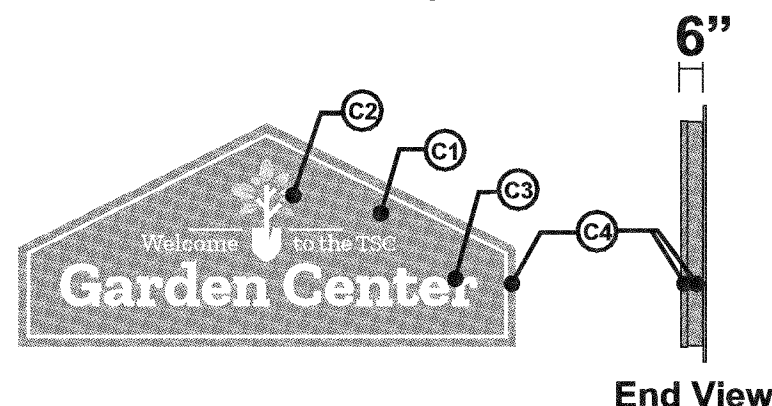
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Ph. 727-669-6877 www.TSRFL.com

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Dwg. Number: TS-9767



Proposed Illuminated Sign
81.70 Sq. Ft.



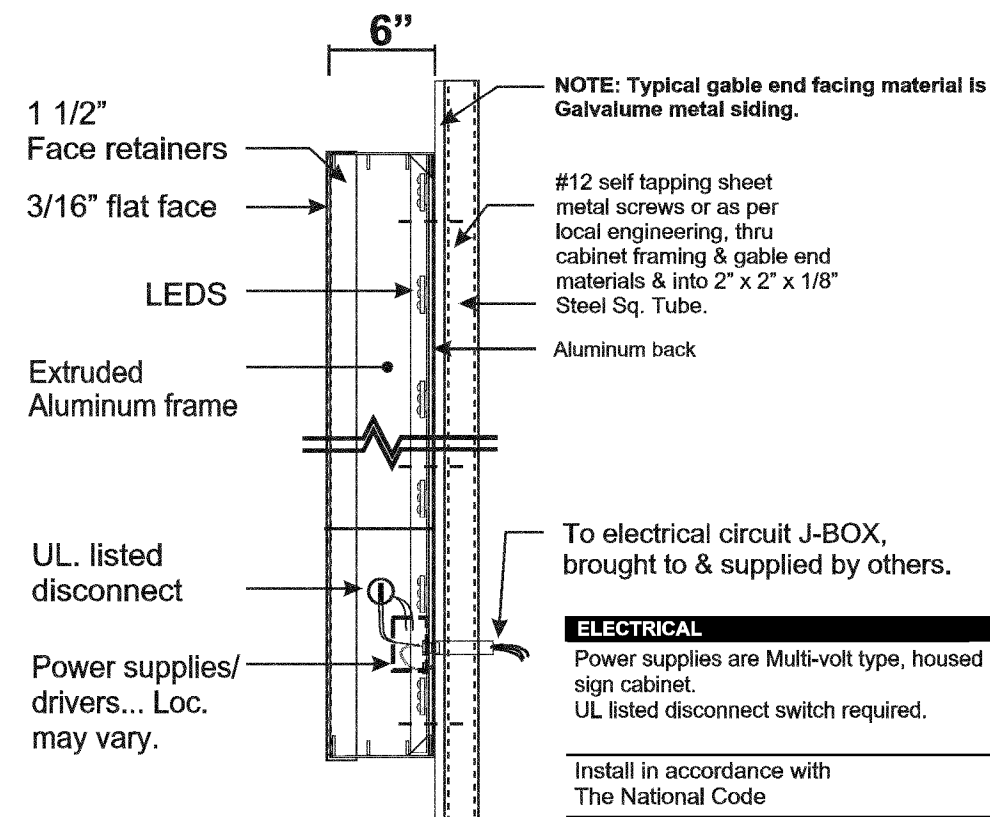
End View

Color Specifications	
C1	Printed PMS # 370
C2	Printed PMS DS # 299-6
C3	Translucent White
C4	Painted to match PMS # 370 Satin Finish

General Notes

BK: 5728 PG: 2411

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



Section View

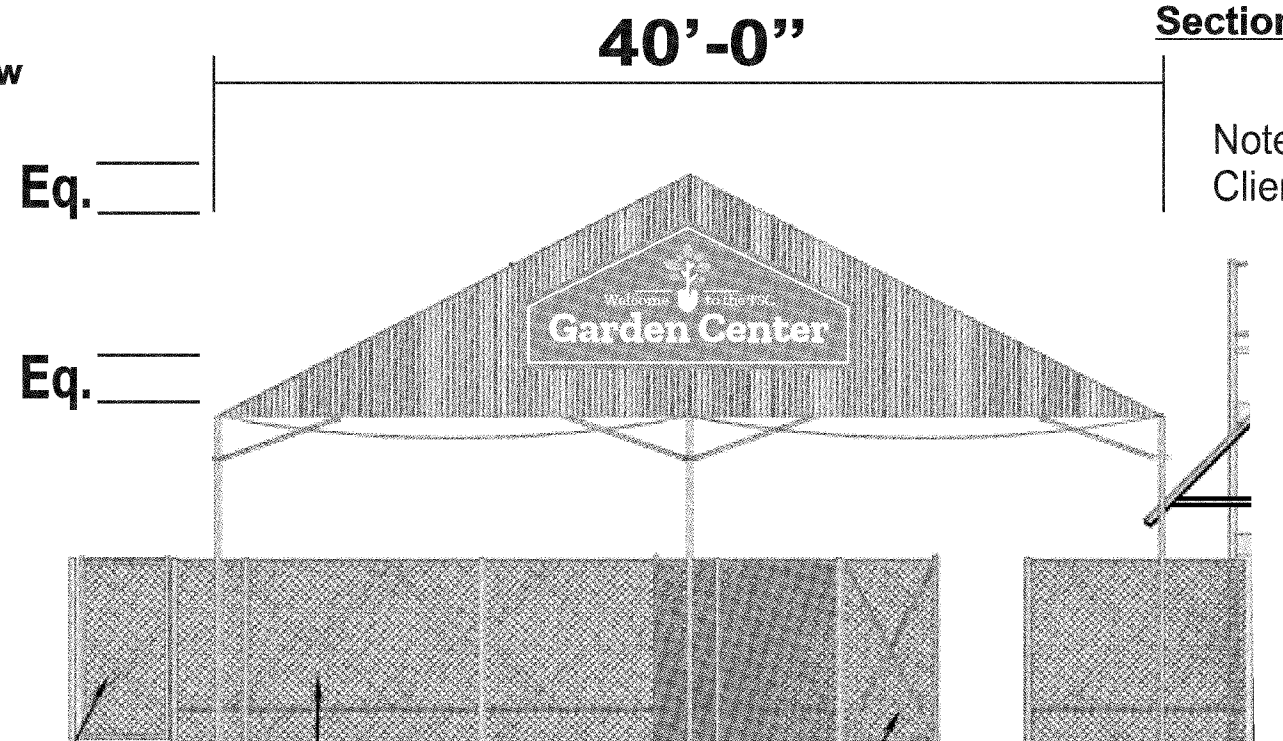
ELECTRICAL
Power supplies are Multi-volt type, housed sign cabinet.
UL listed disconnect switch required.

Install in accordance with
The National Code

This Product is Listed by
UNDERWRITERS LABORATORIES INC.
and Bears the Mark:



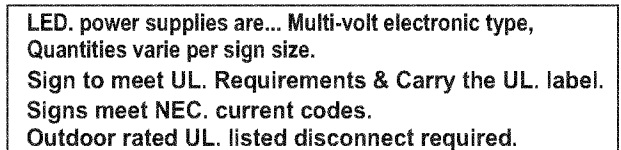
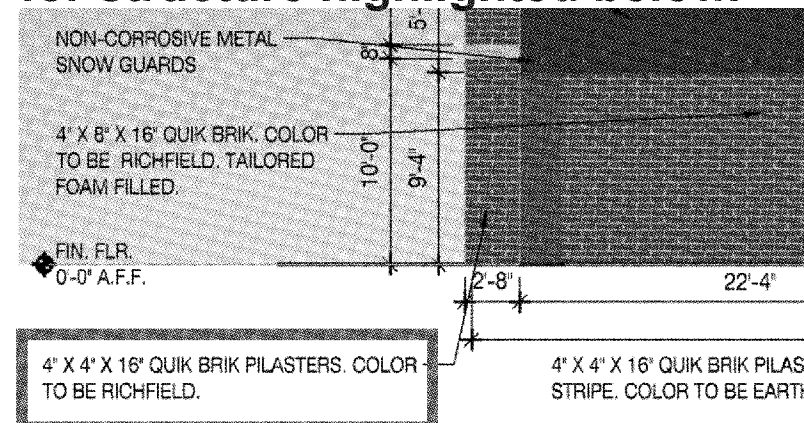
Note: Time of lighting shall be controlled
Clients energy management system



Garden Center Gable with Proposed Sign

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

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



Client:



Location:

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

Project:

Proposed Monument Sign
Landscape Plan

Notes:

Dwg. Date:
5-20-25

Scale:
NTS.

Revisions: Date:

Presented By:

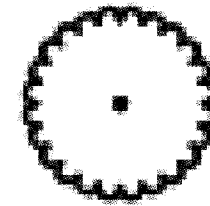


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Dwg. Number: TS-9766 R4

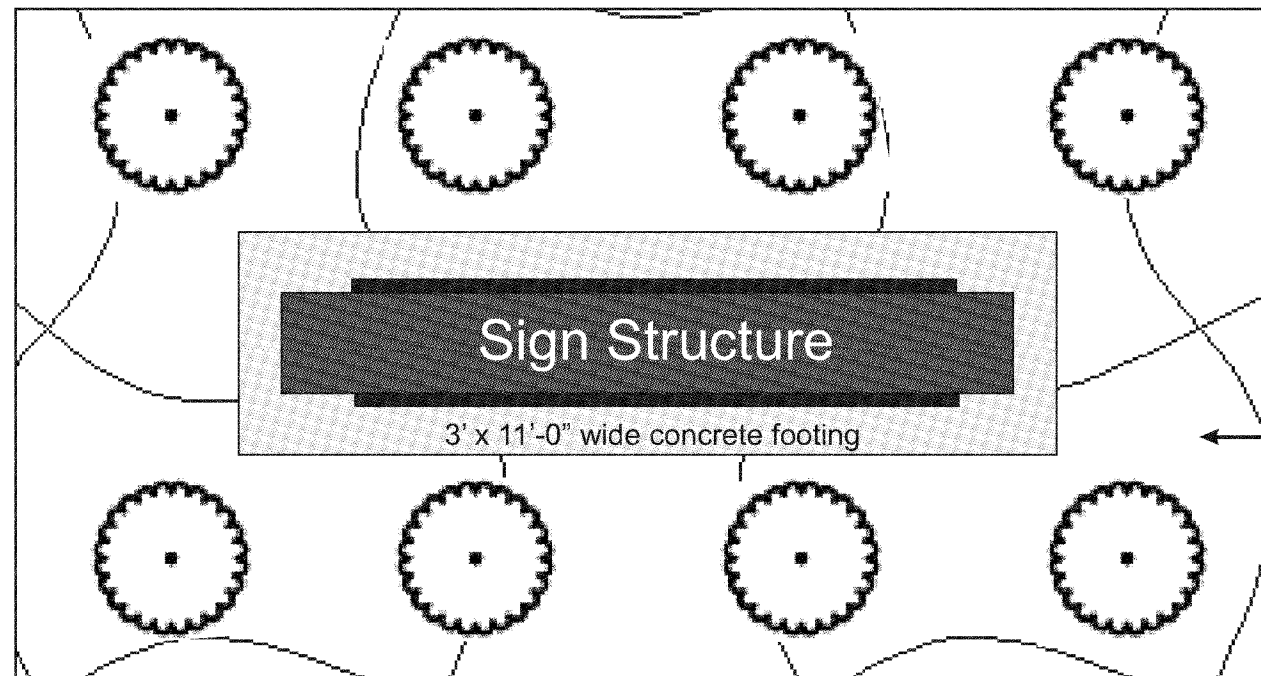
BK: 5728 PG: 2413



Liriope muscan 'Big Blue' /
Big Blue Lilyturf

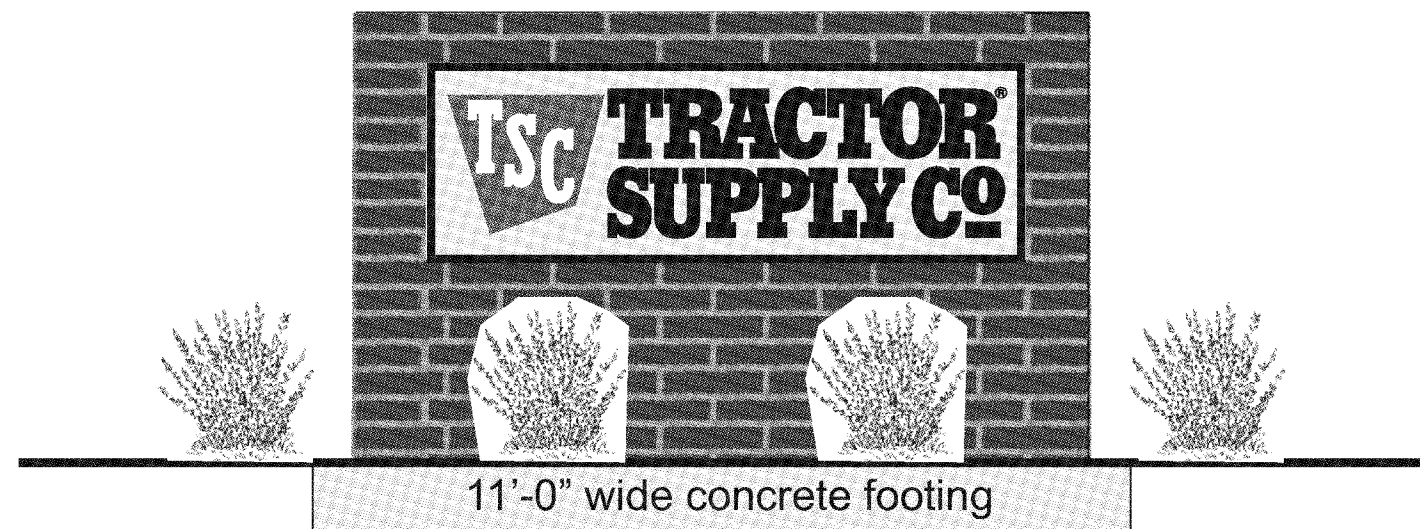
Suggested Shrub

Mulch with
site appropriate
material

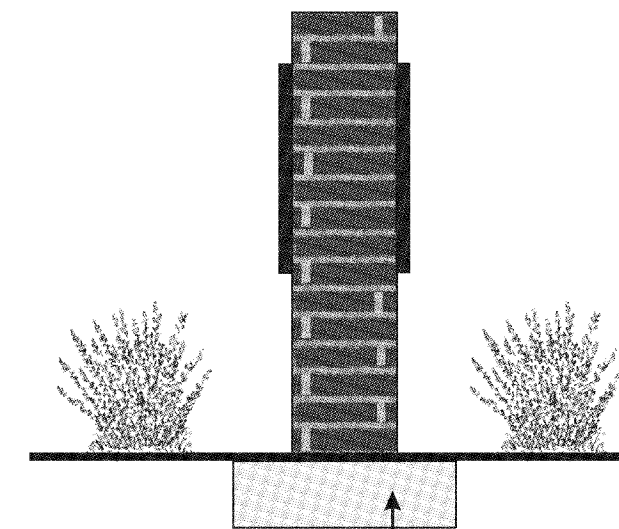


Plan View

9' x 17' landscaped area around sign

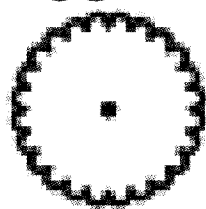


Elevation: Proposed Monument Sign (Qty. 2)

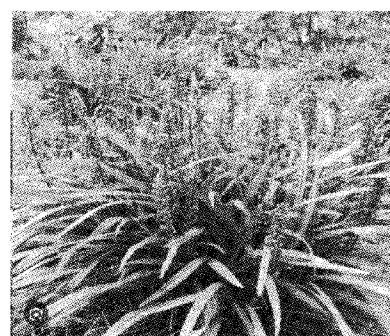


End Elevation

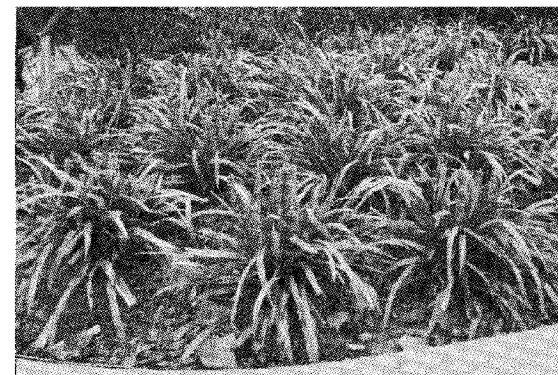
Suggested Shrub



Liriope muscan 'Big Blue' /
Big Blue Lilyturf



LILYTURF Liriope Muscani aka Big
Blue Lily Turf/Monkey Grass Flower Seeds - Patio...





City of Newnan, Georgia

Planning & Zoning Department

MEMORANDUM

To: Planning Commission

From: Tracy S. Dunnivant, Planning Director

Re: Minor Plan Amendment – Everhour Subdivision Green Top Road

Date: October 14, 2025

Mike Haponski, on behalf of the Pulte Group, is requesting a minor plan amendment to the Everhour Subdivision Planned Development Project Plan that was approved in November of 2023. The applicant is seeking to make enhancements to the community's amenities and corresponding landscaping package. Requested changes are described by the applicant as follows:

1) Amenity Area Updates:

- *Two pickleball courts have been added to the amenity area to provide additional recreational opportunities.*
- *The amenity building has been redesigned but continues to exceed the minimum requirement of 1,800 square feet, ensuring a spacious and functional community space.*
- *The pool design has been revised but continues to exceed the minimum requirement of 2,800 square feet, maintaining its capacity and appeal.*

2) Tot Lot and Mail Kiosk Relocation:

- *A tot lot has been added on Road A, accessible via a proposed parking lot, just south of the main amenity building to provide a safe and accessible play area for young children.*
- *The mail kiosk has been relocated to this area for improved convenience and integration with the community layout.*

3) Pond Area Enhancements:

- *A dock has been added to the existing pond, accessible via a proposed parking lot, to enhance recreational use of the water feature.*
- *A dog park has been incorporated in this area to provide a dedicated space for pet owners and their dogs.*

Staff, including the Landscape Architect, has reviewed the amendment request and found it to be consistent with the general purposes and design of the Planned Development and the city's landscape requirements. Although the amenity building has decreased in size from 2,900 square feet to 2,527 square feet and the pool has decreased in size from 3,375 square feet to 2,922 square feet both still exceed the minimum requirements. The tot lot will be an added amenity, and the dog park and dock will enhance the recreational opportunities for those residents located in the southern portion of the development. Therefore, Staff recommends approval of the minor plan amendment as presented.

September 25, 2025

Tracy Dunnavant
Planning and Zoning Director
City of Newnan Planning and Zoning Department
25 LaGrange Street
Newnan, GA 30263

Re: Amenity Changes for Everhour

Dear Mrs. Dunnavant,

We are submitting this letter of request to update the development plans for Everhour. The following changes have been made to enhance the community's amenities and functionality while continuing to meet or exceed all applicable requirements:

1. Amenity Area Updates:

- Two pickleball courts have been added to the amenity area to provide additional recreational opportunities.
- The amenity building has been redesigned but continues to exceed the minimum requirement of 1,800 square feet, ensuring a spacious and functional community space.
- The pool design has been revised but continues to exceed the minimum requirement of 2,800 square feet, maintaining its capacity and appeal.

2. Tot Lot and Mail Kiosk Relocation:

- A tot lot has been added on Road A, accessible via a proposed parking lot, just south of the main amenity building, to provide a safe and accessible play area for young children.
- The mail kiosk has been relocated to this area for improved convenience and integration with the community layout.

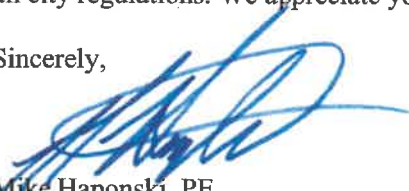
3. Pond Area Enhancements:

- A dock has been added to the existing pond, accessible via a proposed parking lot, to enhance recreational use of the water feature.
- A dog park has been incorporated in this area to provide a dedicated space for pet owners and their dogs.

In addition to those plan changes, included in the submittal is the updated Landscape Plan for the Amenity Area.

These changes aim to improve the overall functionality and appeal of the development while adhering to all city regulations. We appreciate your review and look forward to your feedback.

Sincerely,



Mike Haponski, PE
Principal

Pulte
PULTE GROUP
1700 N. HIGHWAY 107
SUITE 100, ALPHARETTA, GA 30009
(404) 488-1000

Drawn by:
MOONEY
design studio
Landscape Architecture | Planning
1100 N. Highway 107
Suite 100, Alpharetta, GA 30009
(404) 488-1000

EVERHOUR

**LAND LOT 107 & 86,
5TH DISTRICT,
COWETA COUNTY, GA**

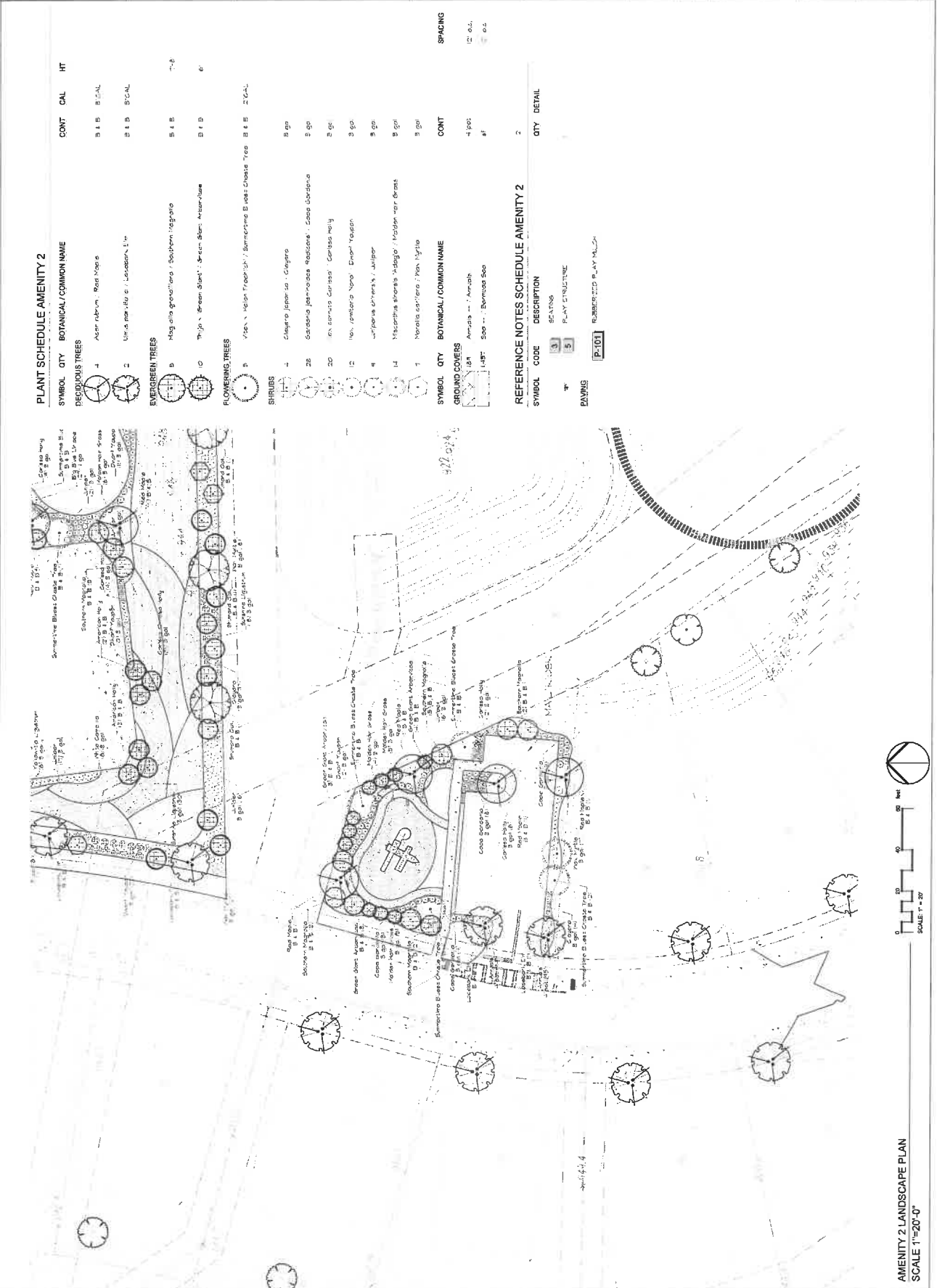
REVISIONS

**AMENITY 2
LANDSCAPE
PLAN**

SCALE:

SHEET:
L 10

DATE: 08.25.25





SEE SHEET
(EX-04)

SEE SHEET
(EX-02)
SEE SHEET
(EX-03)

AGENT EXHIBIT EX-01	REVISIONS	ENGINEERING WAREHOUSE EXPANSION PROJECT DATE: 07/17/2019	OWNER/DEVELOPER PULTE GROUP 2475 NORTHWINDS PKWY # 600 ALPHARETTA, GA 30009 PHONE: (770) 381-3450	EXHIBIT EVERHOUR F.K.A. GREENTOP ROAD LAND LOTS 107 & 86 5TH DISTRICT CITY OF NEWNAN, GEORGIA	RIDGE PLANNING AND ENGINEERING® 5341 CUL HIGHWAY S SUITE 207-350 - WOODSTOCK, GA 30188 OFFICE 770.938.9000
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24 HOUR CONTACT:
TIM POFF
770.616.2906

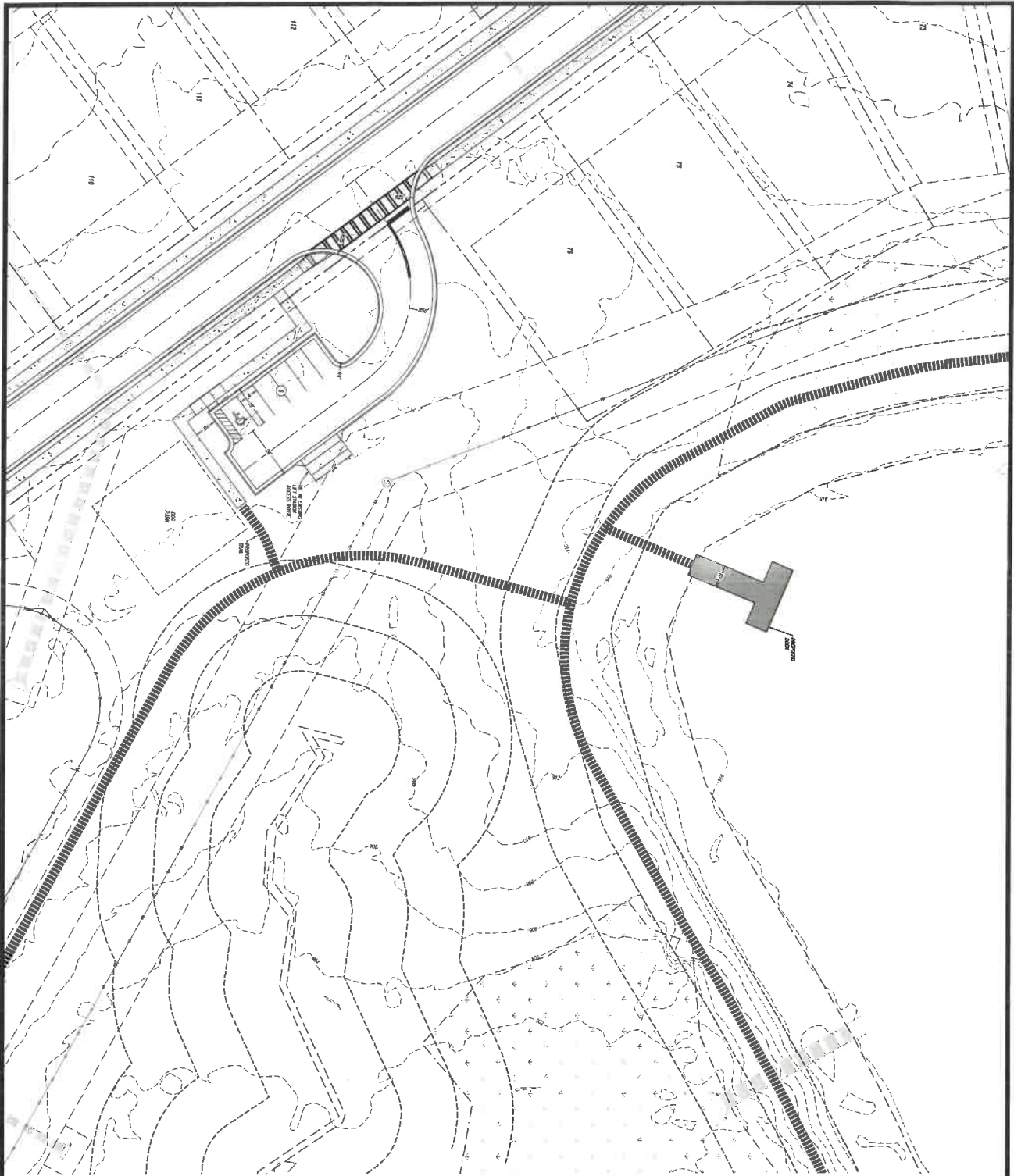
AGENCY EXHIBIT
EX-03

REVISIONS

OWNER/DEVELOPER
PULTE GROUP
 2475 NORTHWINDS PKWY # 600
 ALPHARETTA, GA 3009
 PHONE: (770) 381-3450

EXHIBIT
 EVERHOUR
 F.K.A. GREENTOP ROAD
 LAND LOTS 107 & 86
 5TH DISTRICT
 CITY OF NEWNAN, GEORGIA





24 HOUR CONTACT:
TIM POFF
770.616.2906



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AGENT EXHIBIT EX-04 08/22/2025	REVISIONS <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>											OWNER/DEVELOPER PULTE GROUP 2475 NORTHWINDS PKWY # 600 ALPHARETTA, GA 3009 PHONE: (770) 381-3450 CONTRACT NUMBER: 2888 EXPIRATION DATE: 08/27/2025	EXHIBIT EVERHOUR F.K.A. GREENTOP ROAD LAND LOTS 107 & 86 5TH DISTRICT CITY OF NEWNAN, GEORGIA	RIDGE PLANNING AND ENGINEERING® 5341 OLD HIGHWAY 5 SUITE 207 350 - WOODSTOCK, GA 30188 OFFICE 770.938.9000