



NEWNAN

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City of Newnan Planning Commission

Agenda for November 11, 2025 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. October 14, 2025, Minutes
3. Public Hearings
 - a. Rezoning Request – RZ2025-03; 63.09± acres located on Newnan Crossing Boulevard East and Diplomat Parkway (Tax Parcel #s 086 5044 005; 086 5044 004; 098 5052 001; 086 5044 015); From CGN (General Commercial), OCR (Open Space, Conservation, and Recreation District, and OI-2 (High Density Office and institutional District) to MXD (Mixed Use District) for the purpose of constructing 258 townhome units, 52 single-family rear loaded lots, 36 single-family front-loaded lots, 28 residential condo units and 36,000 square feet of commercial space
 - b. Annexation Request – Annex2024-0; 267.756± acres located on Georgia Highway 16, Sidney Pope Road and Lunsford Road by Steven L. Jones on behalf of PR Acquisitions, LLC; (Tax Parcel #s 061 5069 013, 061 5069 003, 061 5069 002B, 061 5069 002A, and 061 5069 014); on behalf of PR Land Investments, LLC & Piedmont Leasing, LLC (Tax Parcel # 061 5093 002); on behalf of Bradley A. Willems & Elizabeth Willems (Tax Parcel # 061 5093 007); on behalf of James H Keith, Jr. & Katherine N. Keith (Tax Parcel # 061 5093 009); on behalf of Cody A. Marsh & Cara Marsh (Tax Parcel # 061 5093 008); and on behalf of Sidney Pope Jones, Jr. (Tax Parcel # 061 5093 010); Requested zoning designations of PDR (Planned Residential Development District) for 233.46± acres, ILT (Light Industrial District) for 12.87± acres and RS-20 (Suburban Residential Single-Family Dwelling District – Low Density) for 21.426± acres
4. Other Business
 - a. Site Plan Recommendation - 423 Jefferson Street - Jefferson Place
 - b. Minor Plan Amendment - Request to Construct a Surface Parking Lot in Ashley Park Phase 3

5. Adjourn

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

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**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

October 14, 2025
7:00 p.m.

- Commissioners Present: Alton West, Joe Crain, John Pulicare, Anne Yancey
- Commissioners Absent: Fred Hamlin, Clay McEntire, Jordan Marchman
- Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Dean Smith, Senior Planner
Chris Cole, Senior Planner
Carson Sears, Acting 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 September 9, 2025, meeting minutes. Commissioner Pulicare made a motion to approve the minutes as drafted. Commissioner Crain seconded the motion.

MOTION CARRIED (4-0)

PUBLIC HEARINGS

PD2025-01 Variance – Green Top Road, Everhour Residential, to allow a front entrance gazebo structure

Commissioner Yancey recused herself from this hearing citing a conflict of interest.

Chairman West opened a public hearing on the variance request and asked staff to give their report. Senior Planner, Dean Smith, presented the staff report. He began by explaining that the zoning ordinance states accessory structures are only permitted in the rear yard of a property. He further discussed the site plans and gave visual representations. Mr. Smith also showed similar development entrances within the city with a gateway gazebo. He went over the seven standards

for consideration and found the project to meet four. Mr. Smith concluded by stating that staff recommends approval of the variance request.

Chairman West asked the applicant to come forward. Chuck Connerly, on behalf of the applicant, came forward to discuss the plans for this request. He stated that the project is currently under construction and along with the planned landscape buffers a gazebo has also been planned as an architectural treatment. Mr. Connerly added, from a design standpoint, this will be a unique feature to enhance the buffers. He concluded that this should not go against the intent of the ordinance, and he would be happy to answer any questions.

Chairman West asked if anyone else in favor would like to come forward. With none coming forward, he asked if anyone against the request would like to come forward. With none, Chairman West closed the public hearing and asked if the commissioners had any questions.

Commissioner Pulicare asked if the walls shown in the plan had been constructed. Mr. Smith stated that they have not. Commissioner Crain asked if the walls were going to be brick. Amanda Mooney, landscape architect, came forward and stated that they would be painted brick. Commissioner Pulicare inquired if the gazebo would have electricity. Ms. Mooney confirmed that it would. Chairman West inquired if the area will be landscaped as depicted in the renderings. Ms. Mooney also confirmed this.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve the variance request. Commissioner Crain seconded the motion.

MOTION CARRIED (3-0) Yancey Recused

Text Amendment to Zoning Ordinance to consider amending language in Article 5, Section 5-7 Historic Residential Overlay District

Senior Planner, Dean Smith, presented the staff report. He discussed the Chalk Level neighborhood's nomination to the National Register of Historic Places and the purpose of changing the ordinance to include Chalk Level. He presented a map showing what this inclusion would look like. He further stated that Chalk Level is close to being recognized on a state level and added that this review will occur on October 24, 2025, which Mr. Cole confirmed.

Chairman West open a public hearing and asked if anyone would like to come forward for or against this item. With none coming forward, he closed the public hearing and opened the floor for questions from the commissioners. Commissioner Crain inquired regarding the boundary lines. Ms. Dunnivant stated that the lines encompass the historical area of Chalk Level as dictated by the state. Commissioner Crain asked who would be required to obtain a COA. Mr. Smith stated that any new build on a vacant lot would require a COA. He added that this would not apply to renovations. At this point, Mr. Cole explained his research into the area and the work put into representing this area accurately. Mr. Smith and Mr. Cole concluded with information on grants that would be available to homeowners in this area, and the existing interest in such grants.

Commissioner Yancey stated that she felt the historic districts are pretty strict. Ms. Dunnivant explained that over the years, some restrictions have been reduced from when the city initially pitched local historic districts. She added that this inclusion would give the commission a first look at proposed plans to ensure that new builds fit the character of the area. Commissioner Pulicare inquired if any property would be dissected, and why the map shows certain properties being excluded. Mr. Cole addressed the map lines and how they pertain to the historic significance of the area based on guidance from the state. He further explained that no properties have been dissected.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to recommend approval of the ordinance amendment. Commissioner Yancey seconded the motion.

MOTION CARRIED (4-0)

RZ2025-07 – 20.73± acres located at 459 Jefferson Street (Tax Parcel #N57C 003) from CGN to RMH

Chairman West opened a public hearing on a request to rezone the property located at 459 Jefferson Street.

Senior Planner, Chris Cole, presented this case. Mr. Cole gave a thorough overview. His presentation included: the type of proposed dwellings, rent projections, square footage, proposed units per acre, amenities, building materials, mail kiosk, driveways, garages, guest parking, courtyards, and walkways. He reviewed the standards for consideration and provided comments from Mike Furbush regarding the tree management plan. Mr. Cole concluded by stating that this project meets seven of the eight standards.

Steven Jones, on behalf of BrightSky Residential, came forward. He stated that Mr. Cole gave a great overview of the project. Mr. Jones then gave a presentation with slides and provided further explanation of the project aspects, such as aesthetics, concept, sizes, greenspace, pedestrian network, road network, amenities disbursement, finishes, garages, and parking. He also discussed the intent to model the architecture after structures within the surrounding area.

Chairman West asked if anyone would like to come forward to speak for or against this rezoning. With no one coming forward, he asked if the commissioners had any questions.

Commissioner Yancey asked what businesses are located in front of this area. Mr. Smith stated Christian Brothers Automotive, Taco Bell, and The Southern Credit Union, to name a few. Commissioner Crain asked if the main entrance would be on a city street. Mr. Jones explained that all interior roads would be private, but the main entrance would be on Jefferson Street. Commissioner Crain inquired as to why they would be private and who would maintain these roads. Mr. Jones stated that this will be a condominium-style development, and the roads would not be dedicated, also the roads would be maintained by the owners. Chairman West asked about lot lines, and Mr. Smith explained that these would be parceled out as units with air space, and there would be no lot lines. Commissioner Pulicare asked if there has been a traffic impact study.

Mr. Jones stated that there has not been, but he is willing to delve into any recommendations. Mr. Cole stated that Michael Klahr will coordinate the traffic impact study.

Chairman West asked if anyone would like to make a motion.

Commissioner Crain asked if there are any limitations on private roads. Mr. Smith explained that private roads have to be built to city standards, except there will be a utility easement instead of a right of way. Commissioner Yancey asked who would enforce the maintenance of these roads. Mr. Smith stated the complex association would be responsible, but the city and code enforcement would respond to issues, if not maintained. Commissioner West stated it would be similar to multi-family complexes. Mr. Sears gave examples of areas with internal private streets in the city. Commissioner Crain pointed out that commercial and residential are not the same. Chairman West stated he appreciates the entrance and exit both being on Jefferson Street. He further questioned whether there would be an opportunity to view the traffic study. Mr. Cole stated this information would be forthcoming from engineering, if the project was approved. Commissioner Crain stated that he felt whether a project meets certain criteria is completely subjective. He further stated that he does not agree with cramming a large residential development on Bullsboro Drive when it already has traffic issues. He added that although it may be a nice development, he believes this use to be in the wrong location. He concluded that he does not agree with staff's evaluation that it met 7 of the 8 criteria.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to deny. Commissioner Yancey seconded the motion.

MOTION CARRIED (3-0) West Abstained

OTHER BUSINESS

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

Senior Planner, Dean Smith, presented this case and gave an overview. His presentation stated that this is an amendment to the previously approved master sign plan from July 8, 2025. He stated there was a miscommunication which resulted in an undersized wall sign being submitted by the applicant. This amendment focuses on one of the two wall signs that were approved: the one on the east side front of the business. The revised proposal would increase the sign's size from 75 square feet to 192 square feet. Mr. Smith stated this exceeds the allowable wall sign size of 150 square feet. He added this is the only change being presented. Mr. Smith concluded by stating that staff finds this amendment to be proportionate to the building façade and consistent with the corridor's commercial character; therefore, they are recommending approval.

Chairman West asked if there were any questions. Commissioner Yancey asked for further clarification on why this was being amended. Mr. Smith stated that this is a corporate request. Jennifer Wolfe, representing the applicant, came forward and stated that the vision was always to have a larger sign. She added it was a missed detail in the concept plan that is now out of scale. Ms. Wolfe further stated that the new sign will look better from the road and will be more in line with the building's sign area.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to approve. Commissioner Pulicare seconded the motion.

MOTION CARRIED (4-0)

Minor Plan Amendment – Everhour Subdivision, Green Top Road

Commissioner Yancey recused herself from this hearing with a conflict of interest.

Planning and Zoning Director, Tracy Dunnivant, presented this case. Ms. Dunnivant stated the minor plan amendment involved amenity area updates. She said they wanted to add more pickleball courts, redesign the amenity building, add a tot lot, relocate the mail kiosk, enhance the pond area with a dock and construct a dog park. Staff and the city landscape architect have reviewed the amendment request and found it to be consistent with the general purposes and design of the Planned Development and city landscape requirements; therefore, staff recommends approval.

Chairman West asked if anyone had questions. With none, he asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve. Commissioner Crain seconded the motion.

MOTION CARRIED (3-0) Yancey Recused

ADDITIONAL COMMENTS

Ms. Dunnivant confirmed that there will be a meeting next month.

ADJOURN

With no further business, the meeting adjourned at 8:27 p.m. on a motion from Commissioner Crain and seconded by Commissioner Yancey.

MOTION CARRIED (4-0)

Chairman West



City of Newnan, Georgia – Planning Commission

Date: November 11, 2025

Agenda Item: Rezoning Request – RZ2025-03
63.09± acres located on Newnan Crossing Boulevard East and Diplomat Parkway (Tax Parcel #s 086 5044 005; 086 5044 004; 098 5052 001; 086 5044 015); From CGN, OCR, and OI-2 to MXD

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

Brett Sledge on behalf of The Turnstone Group
1170 Peachtree Street, NE
Suite 1150
Atlanta, GA 30309

SITE INFORMATION:

The site consists of four parcels totaling 63.09± acres located on Newnan Crossing Boulevard East and Diplomat Parkway. The associated Tax Parcel ID numbers are 086 5044 005, 086 5044 004, 098 5052 001, and 086 5044 015. The tracts are located on the east side of Interstate 85 and are contiguous to each other except for the northernmost parcel which is located across Diplomat Parkway.

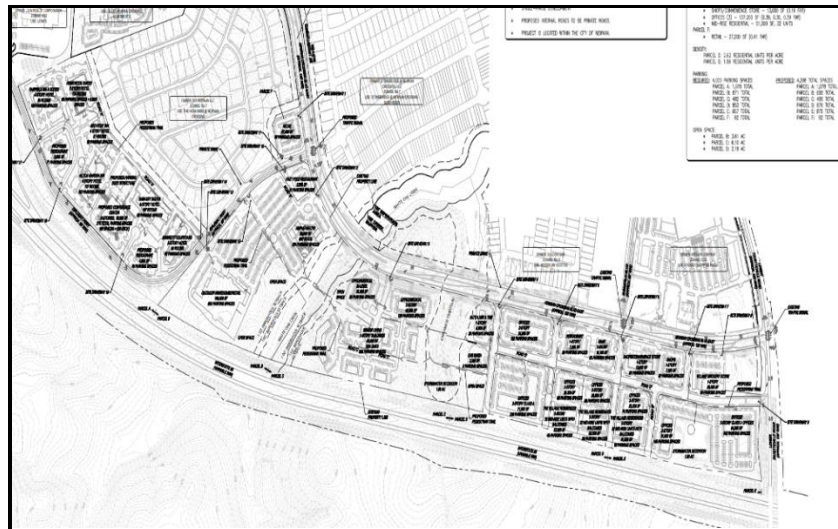
The parcels are currently vacant with one tract having two detention ponds and two of the other tracts being partially cleared. Tract 086 5044 015 of the proposed development was deeded to the city in 2017, as a condition of rezoning for the purpose of developing a community park. To date, the city has elected not to develop this tract while focusing on other recreational improvements including the LINC.

The tract at the corner of NCBE and Diplomat as well as the northern tract across Diplomat are zoned CGN (General Commercial District). The tract owned by the city is zoned OCR (Open Space, Conservation and Recreation District) as well as a portion of the tract below it which has two detention ponds. The southernmost tract is zoned OI-2 (High Density Office and Institutional District). All four tracts are within the QDC (Quality Development Overlay District), which has additional requirements in terms of landscaping and building materials. They also lie within the I-85 Building Height Overlay District.



BACKGROUND:

These tracts were originally a part of an old Planned Development that included 1,117 acres that was approved in 1989. In 2000, the city conducted a comprehensive city-wide rezoning, and these parcels were removed from the planned development and given independent zoning designations. During the last 25 years, the properties have been rezoned several times and have been a part of several master plans. The first one, shown below, was approved in 2008 and triggered a DRI. DRIs are designed to provide a means of revealing and assessing potential impacts of large-scale developments before conflicts relating to them arise. One of the primary areas of concern is transportation, which requires a Georgia Regional Transportation Authority (GRTA) review to determine and mitigate current and future impacts to mobility. The 2008 development was also a mixture of uses that ran from the Lowes' property south to Newnan Crossing Boulevard East's intersection with Lower Fayetteville Road.



2008 Master Plan

In 2016, the 2008 master plan was amended to the one shown below. This plan also requested a mixture of uses with an emphasis on commercial, office and recreation amenities for the tracts included in the current rezoning request. Because the proposed uses generated less vehicle trips than the 2008 plan, the existing DRI did not have to be amended.



2016 Master Plan

In addition to the master plans, this same area was considered in 2020 for a project called “The Nest” (Newnan Entertainment and Sports District). The proposed development would have created a “mini-Battery”, similar to “The Battery” at SunTrust Park. The project included a 2,500 fixed seating ballpark surrounded by mixed-use development. Public input sessions were held on the project, but it never came to fruition.

The current mixed-use request did require a DRI due to the proposed project exceeding the development thresholds for a mixed-use development and given the age of the previous DRI for the area. At the end of the review process, GRTA provided their findings in a Notice of Decision with conditions that must be adhered to for the project to move forward. A copy of both the Georgia Regional Transit Authority’s and Three Rivers Regional Commission’s (TRRC) reports have also been included as part of this assessment.

OVERVIEW OF REQUEST:

The applicant is seeking to construct a mixed-use development consisting of 258 townhome units, 52 single-family rear loaded lots, 36 single-family front-loaded lots, 28 residential condo units and 36,000 square feet of commercial space. In total, there will be 374 housing units along with 8 commercial buildings.



The development also includes the construction of a pedestrian connection under Newnan Crossing Boulevard East via a single box culvert to the existing LINC trail. This would be accomplished through a land swap; however, because the developer’s tract appraised for less than the city’s, the developer is proposing to construct the connection to make up the difference between the values. A letter discussing the particulars of the land swap has been included with this assessment.

PROPERTIES CONSIDERED IN THE PROPOSED LAND SWAP



City Tract



Developer's Tract

The requested zoning is MXD (Mixed Use District) which allows and encourages flexibility and creativity in the design and development of comprehensively planned, mixed use centers. It provides a more adaptable approach to the comprehensive design and development of mixed-use centers than the procedures and regulations applicable under other various conventional zoning categories and planned development zones.

As a requirement of MXD developments, the applicant has provided an overall master plan as well as elevations, design guidelines, landscape/hardscape standards, and signage renderings. The proposed development will be divided into three separate pods tentatively called the "Terrace at Newnan Crossing" (POD "A"), the "Courtyards at Newnan Crossing (POD "B") and the "Towns at Newnan Crossing" (POD "C").

POD "A" (The Terrace) will consist of 22.46± total acres. Breakdown by use is as follows: 6.14± acres of single-family homes at a density of 2.3 units per acre containing 45 houses. 2.63± acres of townhouses at a density of 2.5 units per acre containing 51 townhouse units. 18,000 SF of commercial with 14 condo units above the storefronts located on approximately 4.92± acres and 8.77± acres of open space.

POD "B" (The Courtyards) will consist of 25.06± total acres. Breakdown by use is as follows: 5.99± acres of single-family homes at a density of 2.0 units per acre containing 43 houses. 2.42± acres of townhouses at a density of 2.1 units per acre containing 47 townhouse units. 18,000 SF of commercial with 14 condo units above the storefronts located on approximately 5.02± acres and 11.63± acres of open space.

POD "C" (The Towns) will consist of 15.57± total acres and will accommodate 160 townhouses at a density of 10.5 units per acre and 7.46± acres of open space.

The single-family units will range from 1,800 square feet to 3,000 square feet with price points from \$450,000 to \$600,000. Townhouses will range from 1,500 square feet to 2,000 square feet with price points from \$350,000 to \$500,000. Maximum building height for all pods will be 36 feet. All units will be fee-simple except for the condo units above the storefronts.

In terms of amenities, the plan provides multiple parks in each pod, interior walking trails and the previously mentioned connection to the LINC over Newnan Crossing Boulevard East. The applicant has indicated that they view the commercial area as an amenity to the residential portions of the project. They also mentioned that POD "B" does have space set aside for a traditional amenity area, but they would like flexibility as to its offering based on market preferences. In addition, the applicant states that

many of the passive parks can be converted into specific amenities such as pickleball facilities, a dog park, outdoor kitchen, community garden, community firepit, etc.

If the project is phased, at least a portion of the commercial development must be constructed simultaneously with the residential uses.

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 development would be primarily surrounded by residential and commercial land uses with CGN, RMH and RU-7 zoning designations. In terms of development of adjacent properties, POD “C” has a hotel and a self-storage facility to the north of the property and the Highlands subdivision to the east. POD “B” is surrounded on three sides by right-of-way but does have the Highlands subdivision located across Diplomat Parkway and the townhouse portion of Stonebridge to the east across Newnan Crossing Boulevard East. POD “A” has right-of-way to the east and west with apartments to the south and a recently approved 33-unit townhouse development across Newnan Crossing Boulevard East.



The applicant is seeking a MXD (Mixed Use) zoning containing a mixture of both residential and commercial uses. The proposed commercial businesses closest to the Highlands and the Stonebridge townhouses will be located on property currently zoned CGN, so there would basically be no change in use for a portion of that tract if the new development is approved. In addition, the corner lot across from the subject tract is also zoned CGN and currently has plans under review for an early childhood learning center.

The proposed commercial businesses closest to the apartments will be located on a parcel currently zoned OI-2. While some of the uses would not currently be permitted in this designation, the future land use map does show this parcel as future mixed use which would be consistent with the requested zoning.

In addition, Newnan Crossing Boulevard East from Lower Fayetteville Road to Bullsboro Drive has a mixture of both commercial and varying residential uses. There are apartments, townhouses, and single-family subdivisions along this stretch, which would be consistent with the uses planned for these tracts. Therefore, staff does feel that the proposed use is suitable for this area given the zoning and development of the adjacent and nearby properties.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The greatest impact resulting from the rezoning would be the traffic generated by the development. However, the uses that are being proposed are much less intense than what is shown on both master plans that were approved in 2008 and 2016. In fact, the current plan for these tracts, shows the area encompassing POD “A” as having 270,000 square feet of office space, the POD “B” area as recreational park space with retail uses on the corner and the POD “C” area with a 573-room hotel and 50,000 square foot convention center.

**Staff Assessment – MINIMAL ADVERSE AFFECT COMPARED WTH MASTER PLAN USES
ALREADY ADOPTED ✓**

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property could be used as currently zoned; however, these tracts remain undeveloped despite multiple master plans being adopted. In addition, the Council has classified two of the three PODs as future mixed-use. The third is primarily the property that was previously deeded to the city for the purposes of developing a recreational park. While the City may elect to use the property for some (undetermined) recreational and/or park facility in the future, the tract currently remains undeveloped as the City has elected to focus on the LINC and other recreational amenities. The retail uses proposed for the corner tract (Newnan Crossing Boulevard East and Diplomat Parkway) would already be permitted under the current zoning.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED, BUT COUNCIL HAS IDENTIFIED TWO OF THE PODS AS FUTURE MIXED-USE AND THE CITY’S TRACT HAS REMAINED UNDEVELOPED ✓

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? In an effort to determine the impact of the proposed use on City service provision, a community impact assessment was conducted, and comments were sought from providers associated with the services listed above. A summary of their responses is as follows:

Police: Police Chief Blankenship has indicated that his department will be able to service the development, but it would put strain on calls for service and require increase maintenance on equipment. He anticipates an additional \$16,500 would be needed for personnel.

Fire: Chief Stephen Brown indicated that the department currently has enough manpower and equipment to serve the proposed development; however, he also expresses concern regarding increased call volume and additional wear and tear on equipment as well as the effectiveness and strength of their manpower.

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service have been included in a letter that has been provided as an attachment to the assessment.

Coweta County School System: Ronnie Cheek, Executive Director of Facilities, reviewed the project and provided the following capacity numbers for the affected schools: Newnan Crossing Elementary (101% capacity), Arnall Middle School (74% capacity) and East Coweta High School (108% capacity). He also requested that the developer provide advance notice of a schedule for construction and planning purposes.

Traffic: As previously stated, this project was part of a DRI that was reviewed by the GRTA and the TRRC. GRTA approved the DRI plan of development as proposed subject to several conditions and

limitations on future modifications to the DRI Plan of Development. TRRC mentioned high crash volumes at intersections in the area at peak times.

As a result of the DRI conditions, the applicant will be required to install sidewalks, trail connectivity, street crossings, turn lanes, and a traffic signal at Newnan Crossing Boulevard East at Diplomat Parkway and Stonebridge Crossing when warranted. Any substantial changes to the traffic plan that has been provided would have to go back to GRTA and TRRC for further review.

Engineering:

Environmental:

1. For disturbance of 1- acre or more, a 3- Phase Erosion Sedimentation and Pollution Control (ES & PC) plan shall be submitted to the City of Newnan, as the local issuing authority, for review and approval prior to issuance of any permit for land disturbing activities (LDP), in accordance with the **City of Newnan Soil Erosion, Sedimentation, and Pollution Control Ordinance**.
2. For disturbance of 50- acres or more at one time, written approval from the Georgia Environmental Protection Division (EPD) shall be provided to the City of Newnan.
3. Phased implementation of the development shall include in the ES & PC plan, details for temporary and permanent measures, limiting exposed soil by completing activities by phase, and incorporating a schedule to stabilize disturbed areas promptly, by phase.
4. The plan for the development shall be in compliance with the set of floodplain management and flood hazard reduction policies in accordance with the **Floodplain Management and Flood Prevention** ordinance. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be identified by field survey methods and located within open space upon final development plan approval.
5. State waters buffers shall be 50 feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional 25-foot impervious surface setback in accordance with the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.
6. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.
7. The developer shall present his approach for stormwater management in a concept plan, in accordance with the **Post- Construction Stormwater Management for New Development and Redevelopment** ordinance. The concept and final plan shall comply with all relevant design standards, calculations, formulas, methods, and other guidance from the **Georgia Stormwater Management Manual** (Blue Book). The concept and final plan shall also be designed in consideration of the **Extent of Service Policy, Infrastructure, Operation, Maintenance and Repairs**, Article VII, Sec. 10-179 of Chapter 10 – Environment, of the Code of Ordinances.

Development:

1. The plan for development shall follow and comply with the City of Newnan standards for design, including typical pavement sections for new construction, ROW to accommodate utilities, and ADA compliant sidewalks and curb ramps.
2. Sidewalks along Newnan Crossing Blvd E and Diplomat Pkwy shall match existing in width of sidewalk and width of landscape strip.

3. Existing streets to be publicly dedicated to the City of Newnan shall be cored and analyzed for structural integrity and brought up to minimum standards as determined to accommodate expected traffic (residential, commercial or industrial).
4. All traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Traffic signs shall be mounted on Georgia Department of Transportation (GDOT) standard Type 7, breakaway, posts. Crosswalks shall be standard GDOT ladder type crosswalks. The design of the street name blades shall conform to City standards, with seals for public streets. All pavement markings shall be in thermoplastic meeting GDOT standards.

Transportation:

1. The development shall conform to the general conditions, required elements, and required improvements as shown in Attachments A, B, and C (Section 1), as referenced in the Notice of Decision for Request for Non- Expedited Review of Newnan Crossing Blvd DRI #4406, dated September 30, 2025.
2. For any work on Diplomat Pkwy, other than the addition of right turn lanes at the various proposed driveways, that requires the placement of asphalt, the limits for asphalt placement shall be squared up, milled, and extend full width of the roadway, and include thermoplastic pavement markings/ raised pavement markers.

Staff Assessment – PROJECT WILL IMPACT FIRE, POLICE, AND SCHOOL SERVICES. BOTH THE POLICE AND FIRE MENTION AN IMPACT ON CALL RESPONSE AND MANPOWER. TWO OF THE THREE SCHOOLS THAT WILL BE IMPACTED ARE CURRENTLY OVER CAPACITY. ✗

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Future Land Use Map shows two of the pods (“A” and “C”) as future mixed use. The City of Newnan defines this category as “areas that blend residential, commercial cultural, institutional, or entertainment uses that are physically and functionally integrated. Mixed-use development requires a specific development plan with emphasis being placed on creating a walkable community.” The development being proposed for these pods is mixed-use, so therefore, the use on these two tracts would be compatible.

The third pod is shown as a mixture of future business/office and future parks, recreation and conservation. The proposed commercial area for this pod would be located where future business/office has been identified. However, instead of a full city park, the applicant is now proposing a mixture of residential uses, but has included pocket parks, a club house area and walking trails; therefore, only the residential uses would not be compatible with the comprehensive plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS DESIGNATIONS THAT WOULD BE COMPATIBLE WITH THE MAJORITY OF USES PLANNED FOR THIS DEVELOPMENT ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The MXD (Mixed Use Development District) is intended to accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including residential, on the ground floor and/or residential uses above non-residential uses. It encourages development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets and it encourages the health and well-being of residents by encouraging physical activity, alternative transportation, and social interaction.

The applicant’s plan does show a mixture of building types, including residential single-family homes, townhouses, condos above storefronts and neighborhood-serving retail and service uses. It also emphasizes walkability through a pedestrian connection to the LINC across Newnan Crossing Boulevard East as well as connecting walking trails throughout the development.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING DISTRICT



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

The city completed a full update of its Comprehensive Plan in 2021 which included revising its future land use map. The subject properties were given mixed-use, business/office and parks, recreation and conservation designations by the City Council. Two of the PODs are consistent with the future land use plans, but the parks, recreation and conservation tract is not. However, at the time that the city was deeded the tract, the city was contemplating building a park on the east side of the city. Since that time, Council has decided to focus on the LINC and that tract has remained vacant.

Staff Assessment –THE MAJORITY OF THE TRACTS ARE CONSISTENT WITH THE FUTURE LAND USE MAP AND THE FOCUS OF THE COUNCIL HAS CHANGED TO DEVELOPMENT OF THE LINC. THE REZONING WOULD ALLOW BETTER ACCESS ACROSS NEWNAN CROSSING BOULEVARD EAST FOR LINC USERS. ✓

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 has already been identified in the city's comprehensive plan as primarily future mixed-use. The question is whether the proposed uses reflect a reasonable balance or whether the project will negatively impact the area. In this case, while the project will have an impact on service provision, that impact would actually be less in terms of traffic than the impact from the uses proposed in the adopted 2016 master plan. However, the developer will need to work with the school system to ensure they can plan for the additional students.

The city's focus on building a park on the east side of town has changed to further developing the LINC system. The construction of a pedestrian connection under Newnan Crossing Boulevard East would be a definite asset as the area between Summerlin and Lower Fayetteville Road was identified in Newnan's Bike Ped Plan update as one of the highest areas for motor vehicle accidents involving struck pedestrians over the last twelve years (5 persons struck since 2013 or roughly 10 percent of the accidents for that timeframe).

The area already has a mixture of residential uses and commercial businesses, so a mixed-use development would not be inconsistent with the built community. In addition, the proposed commercial uses would be located across the street from the existing residential neighborhoods instead of directly abutting them as currently shown with POD "C". Also, the majority of the development would be accessed via Newnan Crossing Boulevard East, which is a four-lane divided highway capable of handling increased traffic volumes. In addition, the DRI conditions will help mitigate any other traffic issues created by the project.

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**.

TREE MANAGEMENT PLAN COMMENTS:

Mike Furbush, City Landscape Architect, has reviewed the preliminary tree management plan and found it to meet the requirements. He added that he will conduct a full review once full landscaping plans are provided in the future.

STAFF SUGGESTED CONDITIONS:

- 1) The project will be consistent with the concept plan, density, project data, renderings and amenities provided as part of the application.
- 2) A management entity will be created to ensure all common areas, buffers, amenities, etc. are maintained.
- 3) The developer will be required to meet all conditions specified in the DRI Notice of Decision and recommended by the Director of Engineering as listed in his letter of October 31, 2025, and provided in this report or as otherwise agreed to by the parties including the Georgia Regional Transportation Authority (GRTA).
- 4) A Development Agreement between the Developer and the City shall be prepared to address the LINC connection, land swap, and any proposed phasing. Said Development Agreement shall be subject to approval by the City Council prior to the issuance of any building permits.
- 5) Not including the condos above storefronts, the development shall be limited to no more than 10% of the development being used for rental properties with the restrictions being included in the HOA covenants and restrictions.

PROFFERED CONDITIONS:

- 1) The applicant is requesting zero lot lines for commercial buildings and some SF homes.
- 2) Open container within the development. (This would require Council amending the Alcohol Ordinance)
- 3) Allow for alcohol-only establishments (clarified to mean breweries and wineries by the applicant).

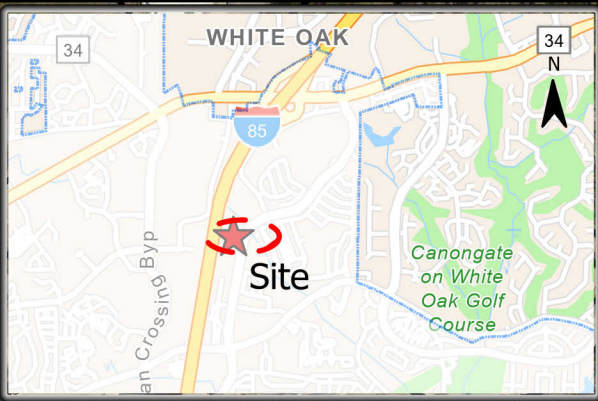
OPTIONS:

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

ATTACHMENTS:

Application for Rezoning
Letter Addressing the Proposed Land Swap
Location Map
Service Provider Comments
Traffic Study Executive Summary
DRI Notice of Decision
TRRC Findings

PREVIOUS DISCUSSIONS WTH COMMISSION: None



CITY OF NEWNAN



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

Project Location

1 = 4,500 feet

Date: 2/4/2025 1:30 PM

 Proposed Rezone to MXD

 City Limits

Parcel #s

- 098 5052 001 - 65 DIPLOMAT PKWY
- 086 5044 005 - 1400 NEWNAN CROSSING BLVD
- 086 5044 015 - 0 DIPLOMAT
- 086 5044 004 - 2 DIPLOMAT PKWY

TURNSTONE GROUP

January 31, 2025
Tracy Dunnivant
City of Newnan
25 Lagrange St.
Newnan, GA 30263

RE: Application by Turnstone Group to Amend the Zoning Map

Dear Ms. Dunnivant:

Turnstone Group, the Applicant in the below-described properties (“the Property”) in the City of Newnan, Georgia submits this application to amend the zoning map to allow rezoning of approximately 63.09 acres to be rezoned from a combination of OI-2, CGN, and OCR, to MXD.

The relevant properties are as follows: (i) parcel number 086 5044 005 +/- 22.46 acres, currently zoned OI-2; (ii) parcel number 086 5044 004 (+/- 15.385 Acres), currently zoned CGN; (iii) parcel number 086 5044 015 (+/- 9.67 Acres), currently zoned OCR; and (iv) parcel number 098 5052 001 (+/- 15.57 acres), currently zoned CGN. Turnstone Group is the asset manager for ASF TAP GA V LLC, the owner of parcels 086 5044 005, 086 5044 004, and 098 5052 001. Parcel number 086 5044 015 is currently owned by the city. ASF TAP GA V LLC plans to acquire that parcel in a land swap.

Due to the COVID-19 pandemic and changing market conditions, office space demand has decreased sharply, rendering the current zoning unusable and unsellable. By rezoning to MXD, the property would align with the future land plan and allow for a cohesive design that is able to offer a mix of housing types and commercial amenities to the LINC trail.

The development will consist of 374 housing units, along with eight commercial buildings, totaling 36,000 square feet. Additionally, the development will include the construction of a pedestrian connection across Newnan Crossing Boulevard to the existing LINC Trail.

The proffered conditions provided in the attached zoning application packet include a sign package and elevations of the various product types that may be offered. The additional proffered conditions are consistent with MXD zoning and current market conditions.

Newnan Utilities has confirmed it has ample capacity to serve the proposed development and that its infrastructure is located ten feet from the property.

Turnstone Group has attached all materials required per the application form and applicable Ordinance provisions. Should you have any questions about the material submitted, please do not hesitate to contact me.

Thanks,

Brett Sledge



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 Turnstone Group

Mailing Address 1170 Peachtree St NE STE 1150, Atlanta, GA 30309

Telephone 404-477-6803 Email: bsledge@turnstonegroup.com

Property Owner (Use back if multiple names) ASF TAP GA V LLC; City of Newnan

Mailing Address 3565 Piedmont Rd NE, Building One, STE 200, Atlanta, GA 30305

Telephone 404-477-6803

Address/Location of Property 1400 Newnan Crossing BLVD, 2 Diplomat PKWY, 65 Diplomat PKWY, Diplomat PKWY

Tax Parcel No.: 086 5044 005; 086 5044 004; 098 5052 001; 086 5044 015 Land Lot 20

District/Section 5 Size of Property (Square Feet or Acres) 63.09

Present Zoning Classification: OI-2; CGN; CGN; OCR Proposed Zoning Classification: MXD

Present Land Use: Undeveloped Land

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

Due to the COVID-19 pandemic and changing market conditions, office space demand has drastically decreased, rendering the current zoning unusable. ~~The requested zoning follows the future land use plan.~~

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____

The site's larger size allows it to accommodate a mix of residential product types, commercial offerings, and both public and private amenities, whereas smaller neighboring parcels are zoned for a single use. Additionally, the site's proximity to and proposed connection with the LINC make it uniquely suited for MXD zoning. This designation allows for increased residential density near the LINC, enhancing access while also supporting business that serve residents using the :LINC system

Please attach all the following items to the completed application and must also be furnished in digital, pdf format:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - For non-residential projects, provide the density of development in terms of floor area ratio (FAR).
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Name and mailing addresses of all owners of all property within 250 feet of the subject property (available from the County Tax Assessor records). This is encouraged to be submitted in a mail merge Microsoft Word data file format.
3. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
4. A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Adjoining streets, existing and proposed, showing right-of-way
 - ✓ Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other property improvements
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total and net acreage of property
 - ✓ Proposed building locations
 - ✓ Existing and proposed driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
 - ✓ Required and/or proposed setbacks and buffers
5. Submit one survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.

12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:

- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
- Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
- Commercial Application.....\$500.00/Plus \$25.00 Per Acre
- Industrial Application.....\$500.00/Plus \$15.00 Per Acre
- Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
- Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
- Overlay Zoning Application.....\$350.00

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

31 day of JANUARY, 20

Signature of Applicant [Signature]

[Signature]
Notary Public

(Affix Raised Seal Here)

Kelsey Muir Beattie
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 10/01/2027

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 01/13/25

RECEIVED BY: Tracy S. Dupont

DATE OF FILING: 01/31/2025

FILING FEE RECEIVED: \$1,103.41

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



Key Map

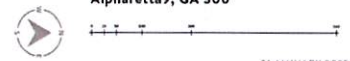


Development Summary

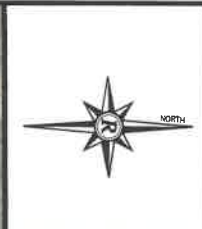
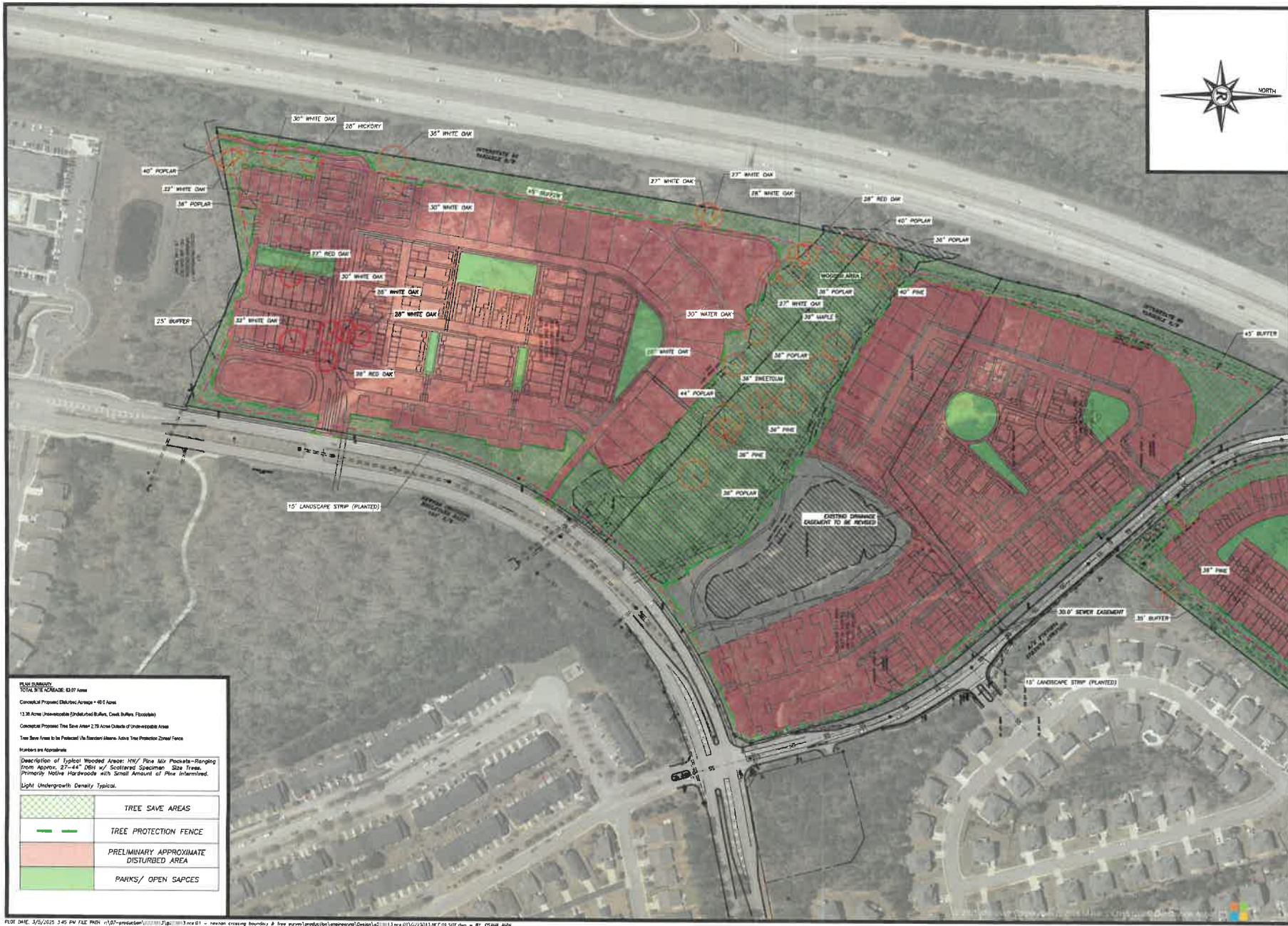
Lot Type	Pod A	Pod B	Pod C
Retail	18,000 sf	18,000 sf	-
Townhome	51 un	47 un	160 un
Rear Load Lots	26 un	26 un	-
Front Load Lots	19 un	17 un	-
Condo	14 un	14 un	-
Totals	110 un	104 un	160 un

Property Owner
 ASF TAP GA V
 Contact: Brett Sledge
 1170 Peachtree Street, Suite 1150
 Atlanta, GA 30309

Master Planner
 Nelson Worldwide
 Contact: Jeremy Hull
 5200 Avalon Boulevard
 Alpharetta, GA 300



31 JANUARY 2025



Rochester

DCCM

Rochester & Associates, LLC
 1920 Hwy 94 W, Fayetteville, GA 30214
 770.778.8500 | rochester@dccm.com

PRELIMINARY TREE MANAGEMENT PLAN
 FOR
NEWNAN CROSSING
 LAMB CRYSDISTRICT
 CITY OF NEWNAN
 COWETA COUNTY, GA

NO.	DATE	DESCRIPTION	REVISIONS

THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GRAPHIC SCALE: 1" = 100'

05/09/2025

SHEET
1
 OF
2

DATE: 05/09/2025
 SCALE: 1" = 100'
 DRAWN BY: CACT/FAH
 CHECKED BY: CACT/FAH
 COUNTY: GA

PLANT MATERIAL
 TOTAL TREE NO. 407 trees

Conceptual Proposed Disturbed Area = 48.5 Acres
 13.36 Acres: Inevitable (Underfoot Buffer, Creek Buffer, Floodplain)
 Conceptual Proposed Tree Save Area = 2.79 Acres (Excludes Un-Developable Area)

Tree Save Area to be Protected (to Standard Urban-Low Tree Protection Zone) Area

Numbers are Approximate

Description of Typical Wooded Area: HWY/ Pave Mix Forests—Ranging from Approx. 27–44" DBH w/ Scattered Specimen Size Trees, primarily Native Hardwoods with Small Amount of Pine Intermixed, Light Undergrowth Density Typical.

	TREE SAVE AREAS
	TREE PROTECTION FENCE
	PRELIMINARY APPROXIMATE DISTURBED AREA
	PARKS/ OPEN SPACES

PLANT DATE: 3/25/2025 3:45 PM FILE PATH: \\sdc-prod-ar\cadd\123013\123013.mxd - newnan crossing boundary & tree survey\production\engineering\Design\123013.mxd (12/22/2013) 08:03 SITE.dwg - 01 05.sak auto



PLAN SUMMARY
 TOTAL SITE ACRES: 43.07 Acres
 Conceptual Proposed Disturbed Areas: ~40.0 Acres
 13.2M Area Undevelopable (Underwater Buffer, Creek Buffer, Floodplain)
 Conceptual Proposed Tree Save Area: 2.79 Acres Outside of Undevelopable Area
 Tree Save Areas to be Protected: No Standard Means. Admin Tree Protection Zones/Fences
 Numbers are Approximate

Description of Typical Wooded Areas: HWY/ Pine Mix. Products—Ranging from Approx. 27–44" DBH w/ Scatterred Specimen Size Trees. Primarily Native Woodlands with Small Amount of Pine Intersected. Light Undergrowth Density Typical.

	TREE SAVE AREAS
	TREE PROTECTION FENCE
	PRELIMINARY APPROXIMATE DISTURBED AREA
	PARKS/ OPEN SPACES



Rochester
 BCCM
 Rochester & Associates, LLC
 1240 Hwy 94, W. Fayetteville, GA 30214
 770.778.0600 | rochester@bccm.com

PRELIMINARY TREE MANAGEMENT PLAN
 FOR
NEWMAN CROSSING
 LAND DEVELOPMENT
 CITY OF NEWMAN
 CONWY COUNTY, GA

NO.	DATE	DESCRIPTION	REVISIONS

GRAPHIC SCALE
 0' 100' 200'
 1" = 100'

09/05/2025

SHEET
 N
 DATE: 09/05/2025
 SCALE: 1" = 100'
 DRAWN BY: CHS/TPY
 CHECKED BY: JAC

PLOT DATE: 3/9/2025 3:45 PM FILE PATH: c:\p2\project\15221331\15221331\ncr 01 - newman crossing boundary & tree survey\p2\cbs\lmp\engineering\3\ncr 01\15221331\15221331\ncr 01\lmp.dwg - 01 (5/24/25) adk



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

Zero lot lines for commercial buildings and some SF homes

Open container within the development

Allow for Alcohol-only establishments

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

Please see attached elevations and sign package submitted with the application

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



Signature of Applicant

Brett Sledge, asset manager

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Kelsey Muir Beattie 1/31/2025

Signature of Notary Public Date

(Affix Raised Seal Here)

Kelsey Muir Beattie
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires 10/01/2027



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January 31, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
Newnan Crossing - Parcels JKLNP

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

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

[Signature]
Signature of Applicant

Brett Sledge asset manager
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Kelsey Muir Beattie 1/31/2025
Signature of Notary Public Date

(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

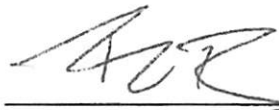
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner ASF TAP GA V LLC

Telephone Number 404-477-6803

Address of Subject Property 1400 Newnan Crossing BLVD, 2 Diplomat PKWY, 65 Diplomat PKWY

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.

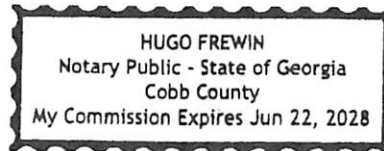



Signature of Property Owner
Todd TERWILLIGER

Personally appeared before me

Todd Terwilliger

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)

1/29/25
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 zoning approval for property.

Name of Property Owner City of Newnan

Telephone Number 770-253-2682

Address of Subject Property Diplomat Parkway
Tax Parcel #086 5044 015

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.

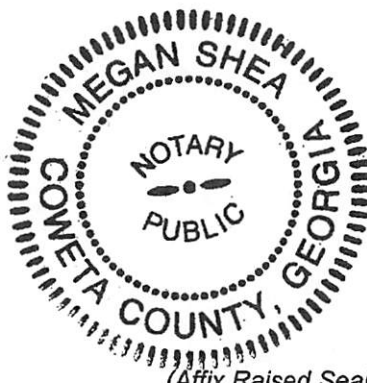
Clester Phillips
Signature of Property Owner

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.

Megan Shea
Notary Public

1/29/25
Date



(Affix Raised Seal Here)

COMMUNITY IMPACT STUDY

NEWNAN CROSSING

NEWNAN, GEORGIA

JANUARY 2025

Prepared by

TURNSTONE GROUP

Introduction

The subject site is located along Diplomat Parkway and Newnan Crossing Boulevard. The site is comprised of four parcels listed as parcel numbers 086 5044 005, 086 5044 004, 098 5052 001, 086 5044 015 by the Coweta County Property Appraiser. The 086 5044 015 parcel is currently owned by the City of Newnan and will be acquired in a land swap. The remaining three parcels are currently owned by ASF TAP GA V LLC. Turnstone Group, the Applicant, is the asset manager for ASF TAP GA V LLC. Per the property cards in Appendix A, the total site is approximately 63.09 acres in size.

The development is proposed to consist of 258 townhome units, 88 detached single-family homes, and 28 condo units. The master concept plan is attached within Appendix B.

Since the development exceeds 150 units, a Community Impact Assessment is required. Input for determining the community impacts of the development were requested from the following agencies:

- The City of Newnan Police Department
- The City of Newnan Fire Department
- The City of Newnan Utilities
- The Coweta County School Board

The responses from these agencies are included in this report.

Through discussions with the city, it was determined that a new DRI will be needed for the development. As such, Turnstone Group is waiting for feedback from the DRI methodology meeting before performing a traffic study.

An analysis of the property taxes and impact fees is also discussed.

City of Newnan Police Department

A request was made to the City of Newnan Police Department for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix C.

Police Chief Blankenship provided a letter stating that once built, the development will likely result in an increase of approximately 484 calls, five motor vehicle incidents, and sixteen traffic stops over a two-year period. A copy of the letter can be found in Appendix C.

City of Newnan Fire Department

A request was made to the City of Newnan Fire Department for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix D.

Fire Chief Stephen Brown provided a letter stating that the Newnan Fire Department has the resources to provide services to the proposed development but that the growth in population will result in increased call volume and additional wear and tear on equipment.. A copy of the letter can be found in Appendix D.

Newnan Utilities

A request was made to Newnan Utilities for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix E.

Scott Tolar provided a letter stating that Newnan Utilities has ample capacity to serve the proposed development. A copy of the letter can be found in Appendix E.

Coweta County School Board

A request was made to Coweta County School Board for information regarding the impact of the proposed development on its services. A copy of the request is attached in Appendix F.

Ronnie Cheek provided a letter stating that some of the schools serving the area are now at or near capacity an requested that the developer provide notice prior to starting construction. A copy of the letter can be found in Appendix F.

Tax Revenue

Parcel 086 5044 005 has a 100% appraised value of \$2,105,625 per the 2024 Annual Assessment Notice in Appendix G

Parcel 086 5044 004 has a 100% appraised value of \$577,125 per the 2024 Annual Assessment Notice in Appendix G

Parcel 086 5044 015 is owned by the City of Newnan and does not have an Annual Assessment Notice. The Current Value of \$ 725,250 from the parcel's property card was used for purposes of deriving the combined 100% appraised value

Parcel 098 5052 001 has a 100% appraised value of \$1,459,688 per the 2024 Annual Assessment Notice in Appendix G

Combined, the current 100% appraised value is \$4,867,688.

At an average appraised value of \$400,000 for each of the 258 townhomes and \$500,000 for each of the 88 single family homes plus \$3,000,000 for each of the eight commercial buildings, the approximate fair market value of the site will increase by \$171,200,000. The below table summarizes the estimated increase in property tax revenue.

Estimated Increase in Annual Property Tax Value				
Parcel	Existing Appraised 100% Value			
086 5044 005	\$2,105,625.00			
086 5044 004	577,125.00			
086 5044 015*	725,250.00			
098 5052 001	1,459,688.00			
Existing Combined 100% Appraised Value				\$4,867,688.00
Estimated New Residential 100% Appraised Value				147,200,000.00
Estimated New Commercial 100% Appraised Value				24,000,000.00
Combined Value				171,200,000.00
Estimated New 100% Appraised Value				\$176,067,688.00
Estimated 40% Assessed Value				\$70,427,075.20
Estimated 2024 Tax	Coweta County	Coweta County Schools	City of Newnan	
086 5044 005	\$3,948.47	\$12,979.07	\$2,317.87	
086 5044 004	1,082.22	3,557.40	635.30	
098 5052 001	2,737.21	8,997.51	1,606.82	
Taxing Authority	Millage Rate	Existing Assessment	Improved Taxable Value	Estimated Increase in Property Tax
Coweta County	0.004688	\$7,767.90	\$330,162.13	\$322,394.23
Coweta County Schools	0.015410	25,533.98	1,085,281.23	1,059,747.25
City of Newnan	0.002752	4,559.99	193,815.31	189,255.32
Total		\$37,861.87	\$1,609,258.67	\$1,571,396.80

* Currently owned by the City of Newnan

Impact Fees

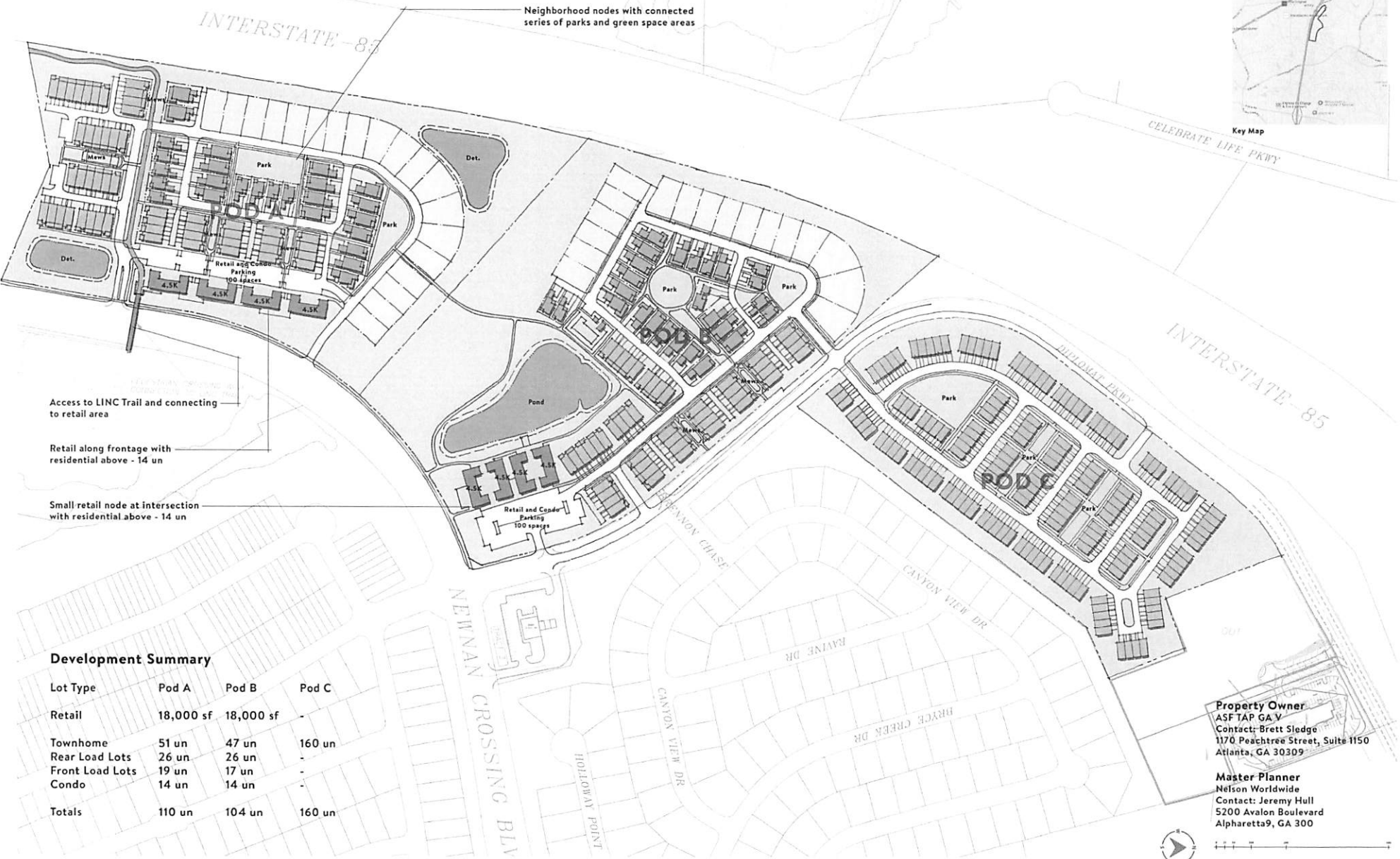
Based on the current Development impact fee assessments for new residential developments within the City of Newnan, plus estimates from the city on Development Impact Fees from the commercial buildings, the development will generate \$454,438.98 in impact fees.

Fee Type	Unit Cost	Units	Total
Residential Development Fee	\$1,110.81	374	\$415,442.94
Commercial Development Fee*	n/a	n/a	38,996.04
Total			\$454,438.98

** Estimate based on discussions with city staff*



Key Map



Neighborhood nodes with connected series of parks and green space areas

Access to LINC Trail and connecting to retail area

Retail along frontage with residential above - 14 un

Small retail node at intersection with residential above - 14 un

Development Summary

Lot Type	Pod A	Pod B	Pod C
Retail	18,000 sf	18,000 sf	-
Townhome	51 un	47 un	160 un
Rear Load Lots	26 un	26 un	-
Front Load Lots	19 un	17 un	-
Condo	14 un	14 un	-
Totals	110 un	104 un	160 un

Property Owner
 ASFTAP GA V
 Contact: Brett Sledge
 1170 Peachtree Street, Suite 1150
 Atlanta, GA 30309

Master Planner
 Nelson Worldwide
 Contact: Jeremy Hull
 5200 Avalon Boulevard
 Alpharetta9, GA 300



20 DECEMBER 2024



NEWNAN
POLICE
BRENT BLANKENSHIP
CHIEF OF POLICE

01/23/25

Reference: Turnstone Group Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 484 calls, 5 motor vehicle accidents and 16 traffic stops in a two-year period for this development.

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

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$16,500.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

January 16, 2025


Dear Mr. Sledge

The following information is regarding the request for a community impact analysis for your Newnan Crossing Concept.

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

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

Kind Regards,


Stephen Brown



January 13, 2025

Brett Sledge
Turnstone Group
1170 Peachtree Street NE, Suite 1150
Atlanta, GA 30309

- RE: Mix use in Newnan, GA, Parcel #'s 086 5044 005, 086 5044 004, 086 5044 015, and 098 5052 001

Mr. Sledge,

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

- Parcel Numbers 086 5044 005, 086 5044 004, 086 5044 015, and 098 5052 001
 - 63.09 Acres
 - 36,000 Sq Ft of Retail and 374 Housing Units
 - Attached concept plan
1. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades/relocation to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.

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

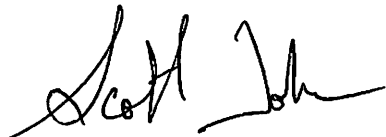
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

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

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

Sincerely,



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

Coweta County School System

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

January 27, 2025

Brett Sledge
Turnstone Group
1170 Peachtree Street NE
Suite 1150
Atlanta, GA 30309

RE: Letter of Impact 1226 Newnan Crossing Blvd.

Mr. Sledge,

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

The proposed development would potentially contain 374 residential units. The current school district lines would place students in this neighborhood in the following locations:

Newnan Crossing Elementary School (101% Capacity), Arnall Middle School (74% Capacity), and East Coweta High School (108%).

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

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

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Executive Director of Facilities
Coweta County Schools

Coweta Committed to Student Success

DEVELOPMENT SUMMARY REPORT

NEWNAN CROSSING

NEWNAN, GEORGIA

JANUARY 2025

Prepared by

TURNSTONE GROUP

Introduction

The total site consists of +/- 63.09 acres spread across three sperate pods, tentatively called Terrace at Newnan Crossing (Pod A), Courtyards at Newnan Crossing (Pod B), and Towns at Newnan Crossing (Pod C). There will be 88 single-family homes (19.24% of the total acreage), 258 townhomes (17.48% of the total acreage), 28 condo units (7.09% of the total acreage). The Floor Area Ratio of the eight commercial parcels is 0.1679 in Pod A and 0.2051 in Pod B. The total common open space acreage is 44.19.

Terrace at Newnan Crossing (Pod A)

Principal/Accessory Uses:	Single Family detached: Site built or Modular Home; Triplex and Quadplex; Apartments Above Commercial Properties; Retail Sale – Miscellaneous; Insurance Agent; Nail salon; Food Services and Drinking Places
Gross Acreage:	+/- 22.46 acres
Open Space Acreage:	8.77 acres
Total Single-Family Homes:	45 homes
Single Family Acreage:	6.14 acres
Total Townhomes:	51 homes
Townhome Acreage:	2.63 acres
Density Controls:	2.3 SF units per acre. 2.5 TH units per acre
Commercial Square Footage:	18,000 square feet
Commercial Floor Area Ratio:	0.1679
Condo Unit Sizes:	920-1,950 square feet
Total Condo Units:	14 units
Principal Building Setbacks:	0' for commercial buildings SF: 5' front minimum. 5' side minimum or 0' with a 10' building separation for zero lot line product. 5' rear minimum TH: 5' front minimum. 4' minimum on end units with 10' building separation. 20' rear minimum
Maximum Building Height:	36 feet
Buffer Standards:	Developer shall provide a landscaping plan for the subdivision prior to any plantings The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse

vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property.

Public or Private Streets: Public
Provision of Utilities: Water/sewer utilities from Newnan Utilities. All utilities shall be underground.
Prospective Elevations: Attached

Courtyards at Newnan Crossing (Pod B)

Principal/Accessory Uses: Single Family detached: Site built or Modular Home; Triplex and Quadplex; Apartments Above Commercial Properties; Retail Sale – Miscellaneous; Insurance Agent; Nail salon; Food Services and Drinking Places
Gross Acreage: +/- 25.06 acres
Open Space Acreage: 11.63 acres
Total Single-Family Homes: 43 homes
Single Family Acreage: 5.99 acres
Total Townhomes: 47 homes
Townhome Acreage: 2.42 acres
Density Controls: 2.0 SF units per acre. 2.1 TH units per acre
Commercial Square Footage: 18,000 square feet
Commercial Floor Area Ratio: 0.2051
Condo Unit Sizes: 920-1,950 square feet
Total Condo Units: 14 units
Principal Building Setbacks: 0' for commercial buildings
SF: 5' front minimum. 5' side minimum or 0' with a 10' building separation for zero lot line product. 5' rear minimum
TH: 5' front minimum. 4' minimum on end units with 10' building separation. 20' rear minimum
Maximum Building Height: 36 feet
Buffer Standards: Developer shall provide a landscaping plan for the subdivision prior to any plantings The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse

vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property.

Public or Private Streets: Public
Provision of Utilities: Water/sewer utilities from Newnan Utilities. All utilities shall be underground.
Prospective Elevations: Attached

Towns at Newnan Crossing (Pod C)

Principal/Accessory Uses: Triplex and Quadplex
Gross Acreage: +/- 15.57 acres
Open Space Acreage: 7.46 acres
Total Townhomes: 160 homes
Townhome Acreage: 5.97 acres
Density Controls: 10.5 TH units per acre
Principal Building Setbacks: TH: 5' front minimum. 4' minimum on end units with 10' building separation. 20' rear minimum
Maximum Building Height: 36 feet
Buffer Standards: Developer shall provide a landscaping plan for the subdivision prior to any plantings. The plan shall require evergreen trees and shrubs to be planted along the road frontages where sparse vegetation exists and as necessary to break up any direct view of the homes from the public road outside of the property.
Public or Private Streets: Public
Provision of Utilities: Water/sewer utilities from Newnan Utilities. All utilities shall be underground.
Prospective Elevations: Attached



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PROJECT: NEWNAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT

DATE: 8/9/2024

SHEET: 1 of 10





PROJECT: NEWMAN CROSSING
REAR ENTRY GARAGE
PROPOSED PRODUCT

DATE: 8/9/2024

SHEET: 1 of 10







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PROJECT: NEWMAN CROSSING
 FRONT ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024





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PROJECT: NEWNAN CROSSING
 FRONT ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024

NORTHBRIDGE

NAS FLORIDA TEXAS S-EAST N-EAST WEST MIDWEST



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PROJECT: NEWNAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024





PROJECT: NEWNAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

DATE: 8/9/2024



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 REAR ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024





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PROJECT: NEWNAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024

POPLAR

NAS FLORIDA TEXAS S-EAST N-EAST WEST MIDWEST



PULTEGROUP
DESIGN

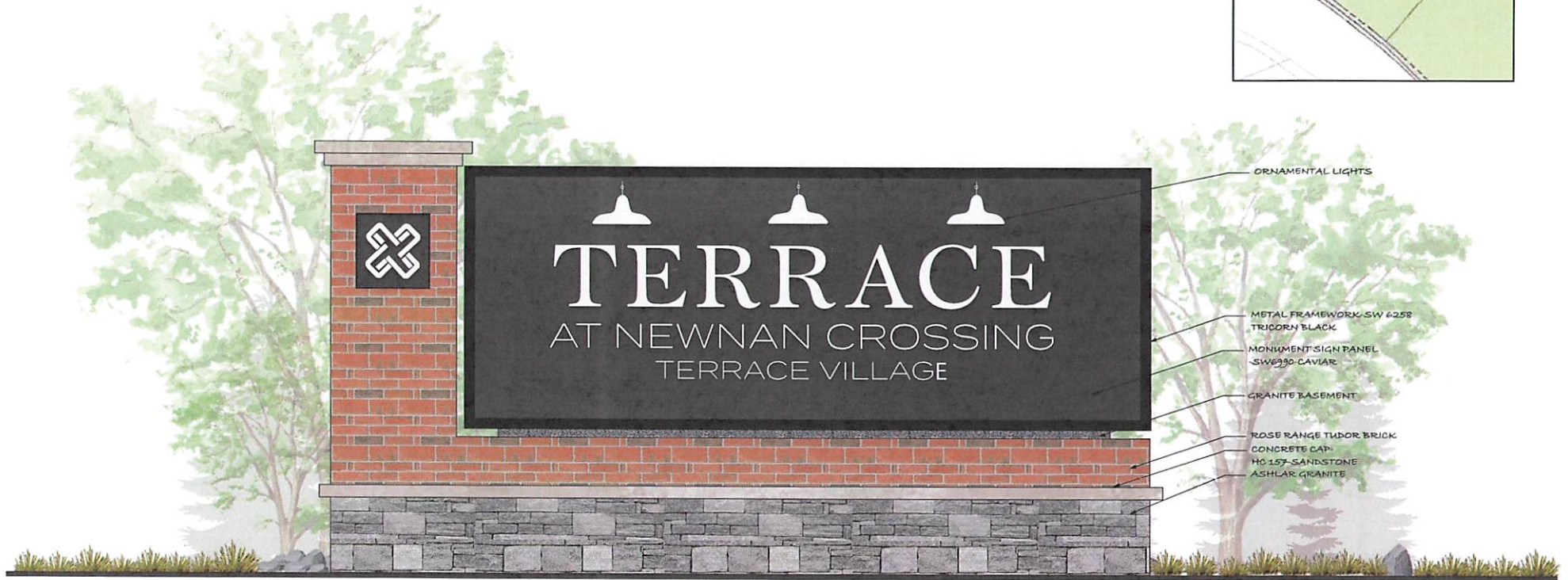
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PROJECT: NEWMAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024

SWEETGRASS
 NAS FLORIDA TEXAS S-EAST N-EAST WEST MIDWEST



ORNAMENTAL LIGHTS

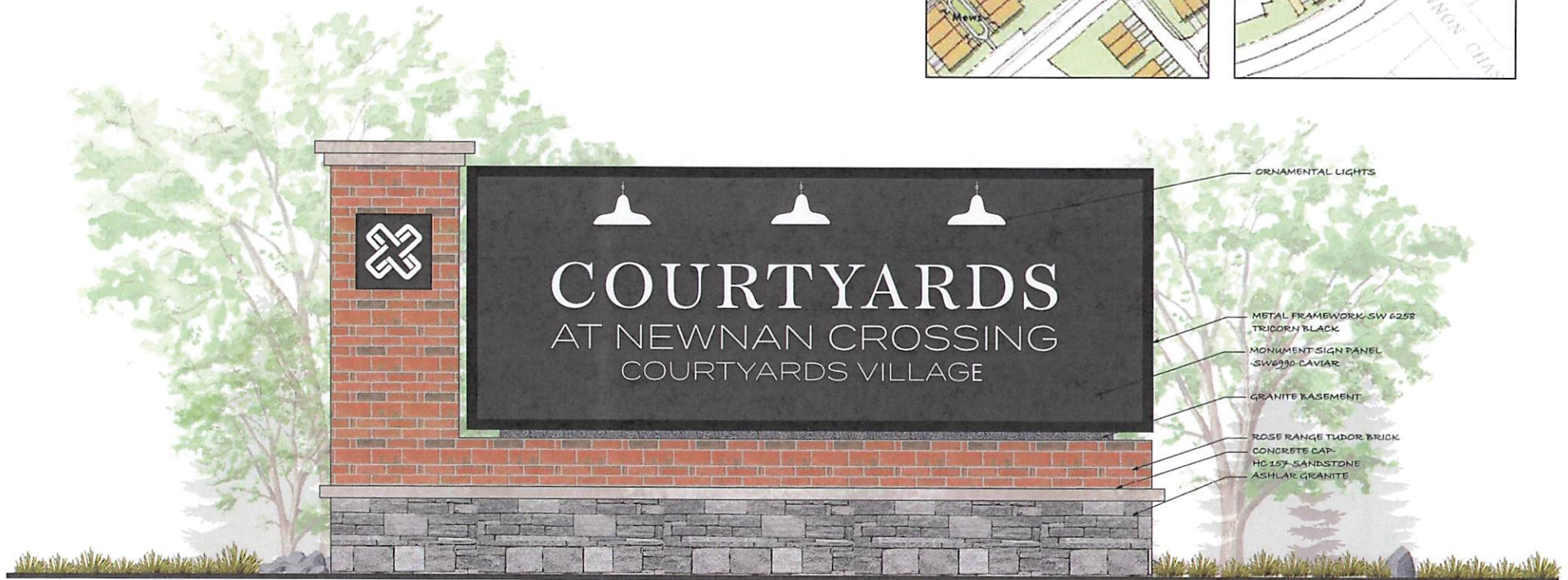
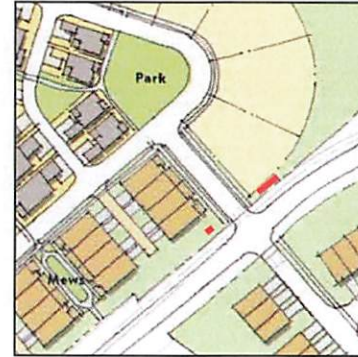
METAL FRAMEWORK-SW #259
TRICORN BLACK

MONUMENT SIGN PANEL
-SW6990-CAVIAR

GRANITE BASEMENT

ROSE RANGE TUDOR BRICK
CONCRETE CAP
HC 157 SANDSTONE
ASHLAR GRANITE





ORNAMENTAL LIGHTS

METAL FRAMEWORK-SW 6258
TRIDORN BLACK

MONUMENT SIGN PANEL
-SW6930-CAVIAR

GRANITE BASEMENT

ROSE RANGE TUDOR BRICK
CONCRETE CAP-
HC 157 SANDSTONE
ASHLAR GRANITE







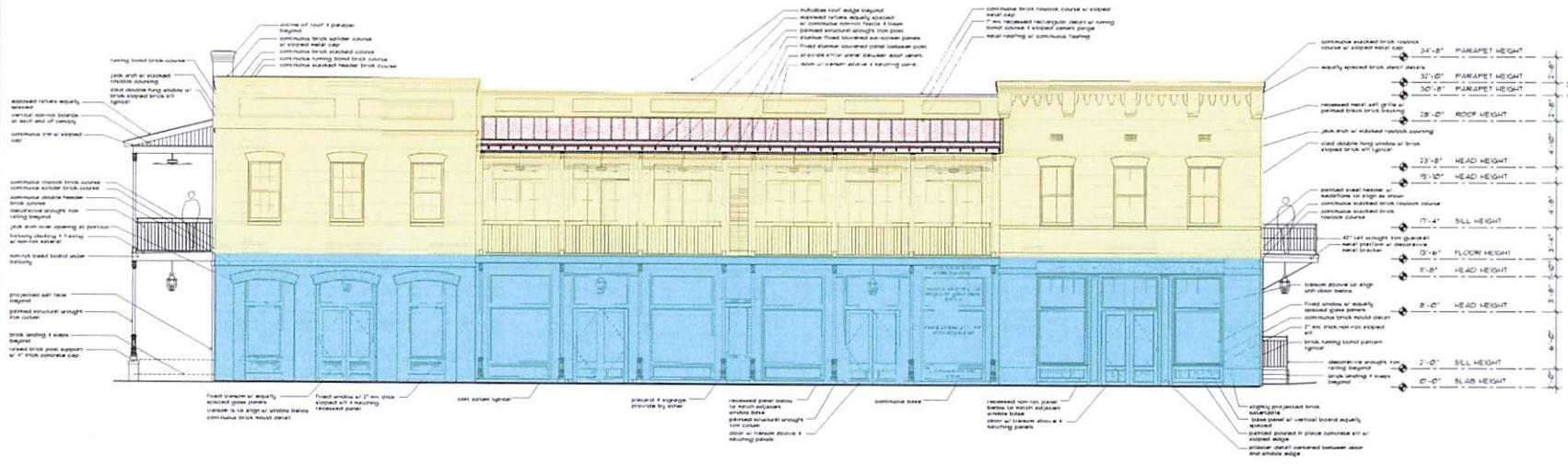
ROSE RANGE TUDOR BRICK
CONCRETE CAP
HC 157 SANDSTONE

A | B | C | D | E

brick
Hardi Board



1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



Tom Crymes
President
Tomco Construction, Inc
20 Oak Hill Blvd, Suite 200
Newman, Georgia 30265
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

reference drawings

no.	date	description	by	chk
1	11.05.13	final set		

issues & revisions

designed by: jcb
project no:
EXTERIOR ELEVATIONS
9 MAIN NORTH

A2.0

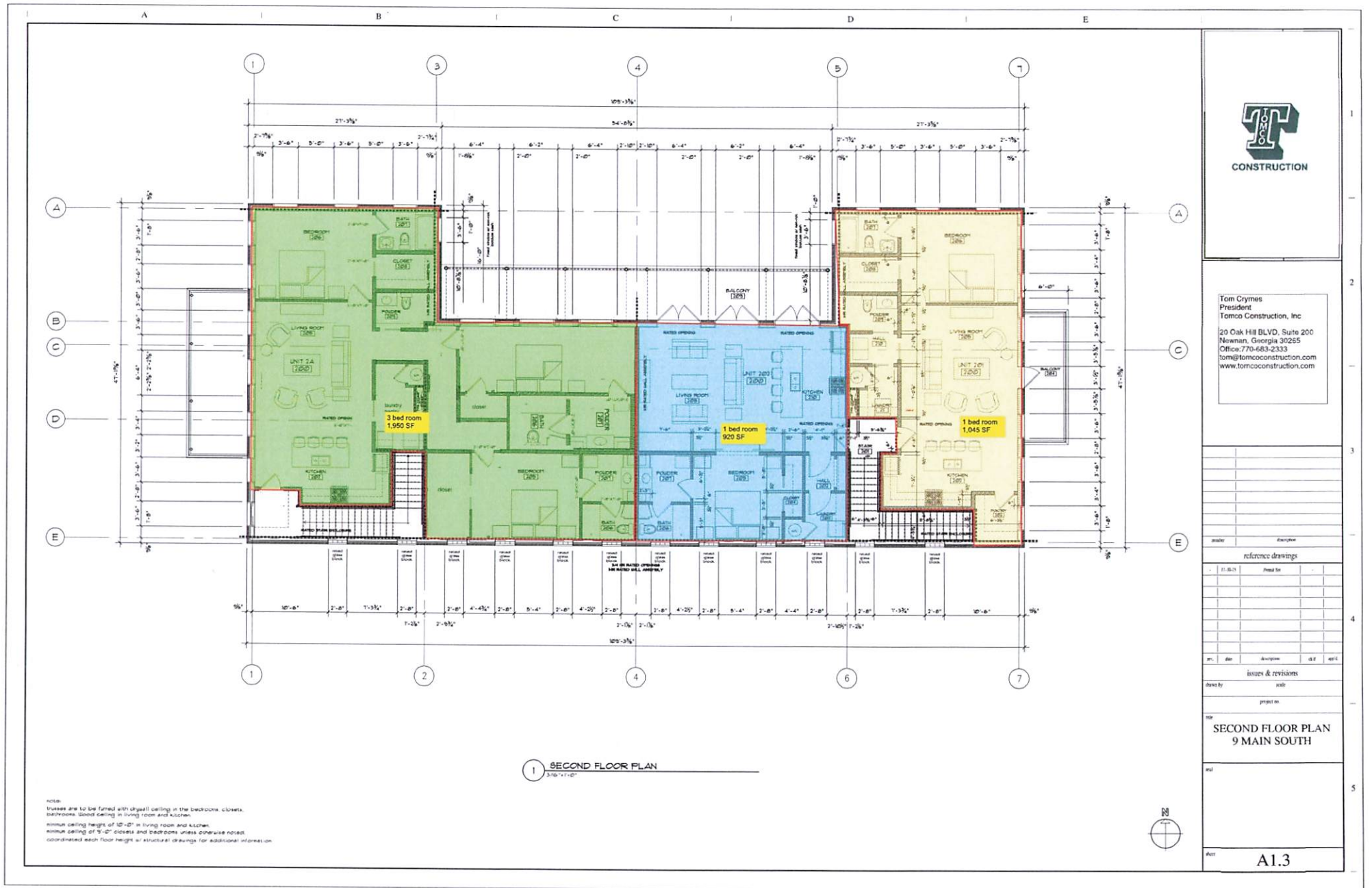


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no.	date	description	by	app'd
reference drawings				
-	11.15.13	Final Set		
issues & revisions				
checked by	scale			
project no.				
SECOND FLOOR PLAN 9 MAIN SOUTH				
<div style="text-align: right;">A1.3</div>				

1 SECOND FLOOR PLAN
3/16/11 0"

note:
trusses are to be furnished with drywall ceiling in the bedrooms, closets, bathrooms, wood ceiling in living room and kitchen.
minimum ceiling height of 8'-0" in living room and kitchen.
minimum ceiling of 9'-0" closets and bedrooms unless otherwise noted.
coordinate each floor height at structural drawings for additional information.

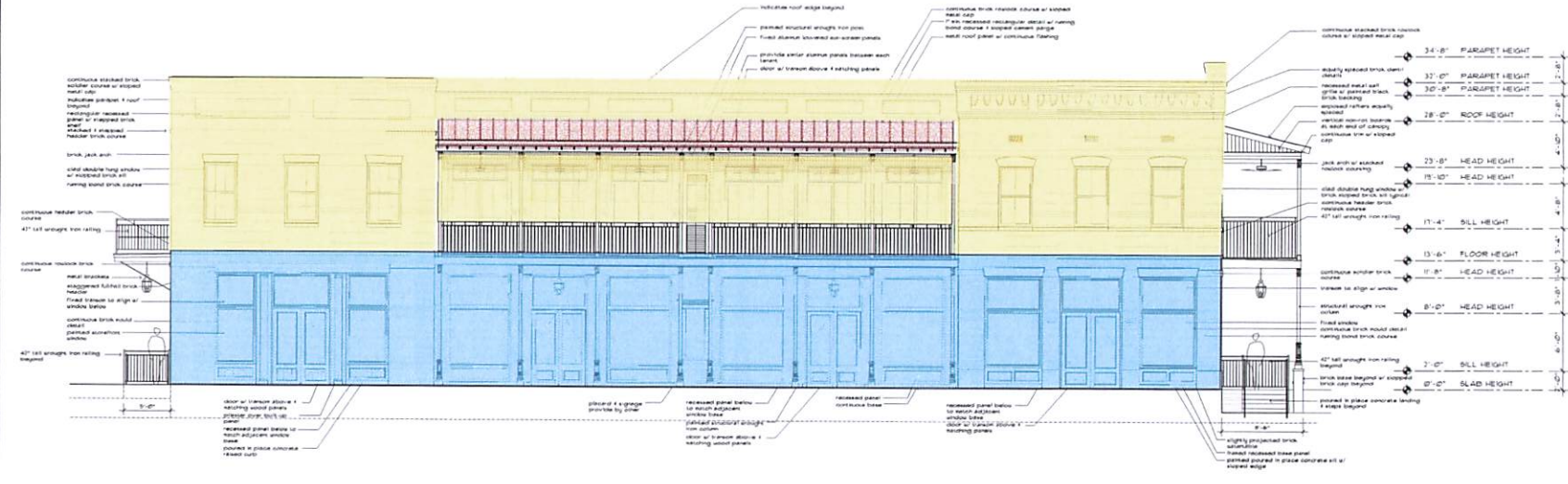


Hardi Board

brick



1 EAST EXTERIOR ELEVATION
3/16"-1'-0"



2 NORTH EXTERIOR ELEVATION
3/16"-1'-0"



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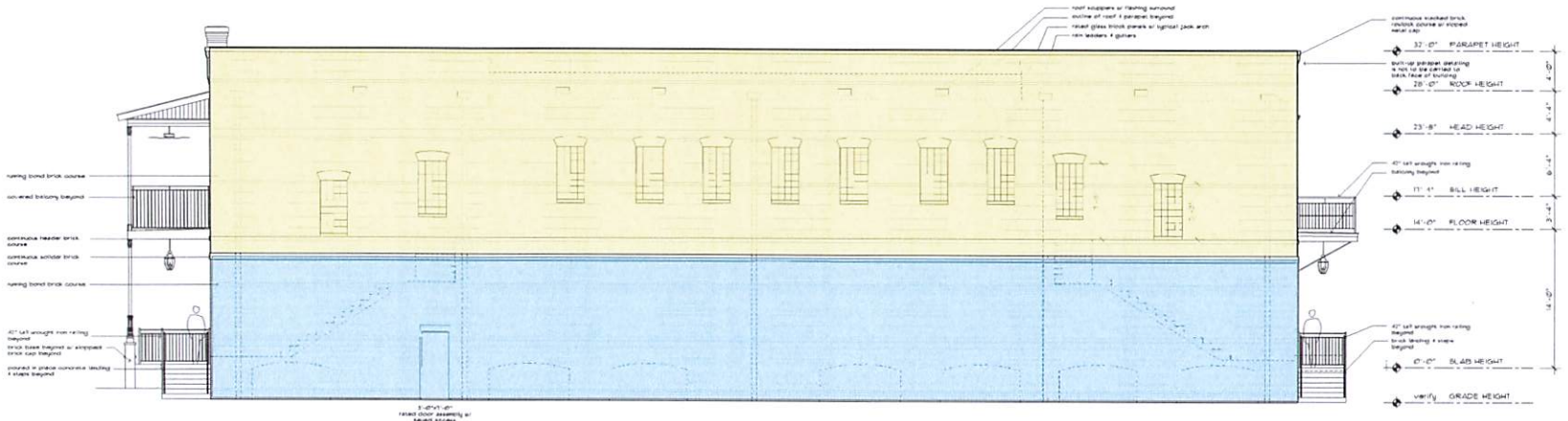
number	description
reference drawings	
1	11.5.13
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issues & revisions	
date by	scale
project no.	
EXTERIOR ELEVATIONS 9 MAIN SOUTH	
A2.0	

A | B | C | D | E

Hardi Board
brick



1 WEST EXTERIOR ELEVATION
3/16"=1'-0"



2 SOUTH EXTERIOR ELEVATION
3/16"=1'-0"



Tom Crymes
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23 Oak Hill BLVD, Suite 200
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Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

reference drawings	
11.15.14	Final Set
issues & revisions	
drawn by	scale
project no.	
TIT	
EXTERIOR ELEVATIONS 9 MAIN SOUTH	
sheet	
A2.1	

TURNSTONE GROUP

November 7, 2025

City of Newnan
25 LaGrange Street
Newnan, GA 30263

Subject: Proposed Diplomat Parkway Parcels Exchange and Developer Commitments

To the City of Newnan,

This letter summarizes the proposed land exchange between the City of Newnan and ASF TAP GA V (“the Developer”) involving two parcels located along Diplomat Parkway, along with the Developer’s commitment to design, fund, and oversee construction of a new pedestrian tunnel connecting the LINC Trail beneath Newnan Crossing. The land exchange will improve the continuity of the planned mixed-use development, while the tunnel will serve as a compensating improvement ensuring that the City is made whole in connection with the exchange and will provide a lasting public infrastructure benefit consistent with the City’s connectivity and recreation goals.

The City currently owns the 9.7-acre parcel (PIN 086 5044 015) appraised at \$1,230,000, while the Developer owns the 3.5-acre parcel (PIN 086 5053 028) appraised at \$335,000. Because the parcels differ in appraised value, the Developer will fully fund and manage construction of the tunnel, which is estimated to cost \$1,500,000 - \$2,000,000. The excess investment from the Developer represents a public infrastructure improvement that will directly enhance the LINC Trail system and overall community access. The City will be responsible for providing trail access and connectivity on the opposite side of the tunnel (the non-Developer side) to complete the connection with the LINC Trail network.

The Path Foundation will assist with final design development and cost estimation, drawing on its experience with similar projects across Georgia. The Developer will coordinate with LINC, public safety, and City engineering staff to ensure compliance with all applicable design and permitting requirements.

The *Developer Agreement* currently in preparation will formalize all terms, including:

- The conveyance procedures for each parcel;
- The Developer’s responsibility for full design, funding, and construction of the tunnel;
- Coordination and permitting requirements with City departments;
- Project milestones and timelines (to be triggered by Land Development Permit issuance or first building permit); and
- Documentation ensuring the City receives equivalent value and long-term public benefit.

We look forward to finalizing the *Developer Agreement* to memorialize these commitments and to delivering an outcome that advances both the City's connectivity goals and the success of the Diplomat Parkway development.

Sincerely,

ASF TAP GA V

**TRANSPORTATION IMPACT STUDY
DEVELOPMENT OF REGIONAL IMPACT**

**NEWNAN CROSSING EAST MIXED-USE DEVELOPMENT
DRI #4406**

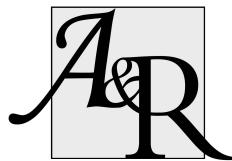
CITY OF NEWNAN, GEORGIA



Prepared for:

**Rochester | DCCM
425 Oak Street NW
Gainesville, GA 30501**

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

May 21, 2025
A & R Project # 25-008

EXECUTIVE SUMMARY

Traffic impacts were evaluated for the proposed Newnan Crossing East mixed-use development that will be located on Newnan Crossing Boulevard and Diplomat Parkway in the City of Newnan. The development will consist of north, middle, and southern sections that will be interconnected by pedestrian walkways and sidewalks but will also have their own separate driveway access points.

The southern section will be located to the west of Newnan Crossing Boulevard and to the south of Diplomat Parkway. It will consist of 45 single-family lots, 51 townhomes, 14 condominiums, and 18,000 SF of commercial (retail) space. The middle section will be in the southwest corner of the intersection of Newnan Crossing Boulevard and Diplomat Parkway, and will consist of 43 single-family lots, 47 townhomes, 14 condominiums, and 18,000 SF of retail space. The north section will be located between Diplomat Parkway and Canyon View Drive and will consist of 160 townhomes.

The development proposes two full access driveways on Diplomat Parkway for the north section, two full access driveways and one right-in/right-out driveway on Diplomat Parkway for the middle section. One full access driveway and one right-in/right-out driveway on Newnan Crossing Boulevard are being proposed for the south section.

Existing and future operations during the AM peak hour (7:00 AM – 9:00 AM) and PM peak hour (4:00 PM – 6:00 PM) before and after completion of the project were analyzed at the following intersections:

1. Newnan Crossing Boulevard at Diplomat Parkway / Stonebridge Crossing
2. Diplomat Parkway at Brennon Chase / Site Driveway 4
3. Newnan Crossing Boulevard at Diplomat Parkway (North End)
4. SR 34 (Bullsboro Drive) at Newnan Crossing Boulevard / Newnan Pavilion Access
5. Newnan Crossing Boulevard at Site Driveway 1
6. Newnan Crossing Boulevard at Site Driveway 2 (Right-In/Right-Out)
7. Diplomat Parkway at Site Driveway 3 (Right-In/Right-Out)
8. Diplomat Parkway at Site Driveway 5 / Site Driveway 6
9. Diplomat Parkway at Site Driveway 7

Traffic Operations Summary

Table E1 below provides a summary of traffic operations for the “No-Build” and “Build” conditions for the year 2031 with and without improvements. As per GRTA requirements, all approaches that do not meet the level-of-service (LOS) standard (considered failing) are highlighted in Table E1. With the recommended system improvements, intersection 3 (Newnan Crossing Boulevard at Diplomat Parkway (North End)) will operate at a level of service “B” and intersection 4 (SR 34 (Bullsboro Drive) at Newnan Crossing Boulevard / Newnan Pavilion Access) will have an overall level of service “D”. After the implementation of the recommended traffic signal Intersection 1 (Newnan Crossing Boulevard at Diplomat Parkway / Stonebridge Crossing) will be improved to achieve the LOS standard. Table E1 also includes the project’s total added trips and the respective percentages of overall total “Build” condition approach traffic volume for all failing LOS approaches after all recommended improvements are completed.

TABLE E1 — FUTURE INTERSECTION OPERATIONS AT FAILING APPROACHES

Intersection	<i>No-Build Condition: LOS (Delay)</i>				<i>Build Condition: LOS (Delay)</i>							
	NO IMPROVEMENTS		SYSTEM IMPROVEMENTS		NO IMPROVEMENTS		SYSTEM / SITE MITIGATION IMPROVEMENTS		SITE VOLUMES AT FAILING APPROACH BUILD WITH IMPROVEMENTS		PERCENT SITE TRIPS OF TOTAL APPROACH TRIPS AT FAILING APPROACHES	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
1 <u>Newnan Crossing Boulevard @ Diplomat Parkway / Stonebridge Crossing</u> -Eastbound Left -Westbound Left -Northbound Approach -Southbound Approach			N/A	N/A			B (14.1)	B (15.4)	No failing approaches	No failing approaches	No failing approaches	No failing approaches
	A (8.2)	A (9.1)			A (8.4)	B (10.1)	A (6.1)	A (8.6)				
	A (8.7)	A (8.7)			A (8.8)	A (8.8)	A (6.0)	A (9.9)				
	E (38.7)	F (66.8)			F (68.6)	F (248.7)	D (40.7)	D (32.2)				
	C (15.7)	C (16.6)			D (28.3)	F (92.6)	D (41.2)	D (39.7)				
3 <u>Newnan Crossing Boulevard @ Diplomat Parkway (North End)</u> -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left			B (10.1)	B (13.0)					No failing approaches	No failing approaches	No failing approaches	No failing approaches
	C (16.1)	F (52.9)	B (11.5)	B (11.7)	C (17.8)	F (98.8)	B (10.3)	B (14.2)				
	B (11.1)	B (11.9)	-	-	B (11.6)	B (12.6)	B (12.0)	B (12.2)				
	A (8.2)	A (9.7)	-	-	A (8.3)	B (10.3)	-	-				
	A (9.2)	A (9.3)	-	-	A (9.5)	A (9.7)	-	-				
4 <u>SR 34 (Bullsboro Drive) @ Newnan Crossing Boulevard / Newnan Pavilion Access</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	D (45.1)	E (56.0)	D (36.7)	D (43.1)	D (50.1)	E (63.5)	D (39.0)	D (46.2)				
	D (41.1)	D (44.8)	C (30.5)	D (38.0)	D (46.9)	D (52.5)	C (33.0)	D (40.6)	-	-	-	-
	D (39.9)	E (59.7)	C (30.3)	D (36.2)	D (43.9)	E (68.3)	C (32.6)	D (39.0)	-	-	-	-
	E (72.3)	E (73.6)	E (73.9)	E (72.6)	E (75.5)	E (77.9)	E (72.4)	E (76.4)	91	99	10%	10%
	E (73.2)	E (74.8)	E (73.2)	E (73.6)	E (73.2)	E (75.1)	E (73.2)	E (73.9)	2	5	1%	1%

The results of both the Future “No-Build” and “Build” traffic operations analyses indicate that the signalized study intersection of SR 34 (Bullsboro Drive) at Newnan Crossing Boulevard / Newnan Pavilion Access will operate at an overall level of service “D” in the AM peak hour and an overall level of service “E” in the PM peak hour. At the intersection of Newnan Crossing Boulevard and Diplomat Parkway / Stonebridge Crossing, the northbound stop-controlled (Stonebridge Crossing) approach will operate at a level of service “F” in the PM peak hour under both “No-Build” and “Build” conditions.

The eastbound stop-controlled approach of Diplomat Parkway at its northern terminus intersection with Newnan Crossing Boulevard will operate at a level of service “F” in the PM peak hour under both “No-Build” and “Build” conditions. These high delay times can be primarily attributed to the heavy through traffic volumes on Newnan Crossing Boulevard, especially the northbound traffic that needs to wait at the signalized intersection with SR 34 (Bullsboro Drive) approximately 250 ft to the north.

Recommendations for System Improvements

A summary of the system improvements, which address deficiencies that are found within the existing road network based on “Existing”/“No-Build” conditions, is provided below. These are recommended for the local municipality to use in planning future transportation projects.

Intersection 3: Newnan Crossing Boulevard @ Diplomat Parkway (North End)

- Close the median break at this intersection and convert the eastbound/westbound minor street approaches movements to allow only right-in/right-out movements.
- Crash data from 2020-2024 was obtained from the Georgia Electronic Accident Reporting System (GEARS), which reported 32 crashes at this intersection during these 5 years. Of these 32 crashes, 27 of them were angle collisions involving vehicles making turning movements, and 9 reported injuries. This system improvement will help reduce the frequency of crashes here.

Intersection 4: SR 34 (Bullsboro Drive) @ Newnan Crossing Boulevard / Newnan Pavilion Access

- Add an additional eastbound through lane and an additional westbound through lane on SR 34 (Bullsboro Drive) to make it a six-lane roadway. SR 34 already has six lanes nearby to the west of its interchange with I-85.
- Extend the turn lanes at the northbound approach for Newnan Crossing Boulevard to at least 350 feet of storage length to accommodate the future queues. Doing so will be made possible by the closing of the median break at Diplomat Parkway as per the recommended intersection 3 system improvement.

After the system improvements are implemented, the intersection of SR 34 at Newnan Crossing Boulevard will operate at an overall level of service “D” in both the AM and PM peak hours. The stop-controlled approaches at the intersection of Newnan Crossing Boulevard at Diplomat Parkway will operate at a level of service “B” with peak hour traffic. It is recommended that the City of Newnan and Coweta County explore options for how to best accommodate the redirected traffic from Diplomat Parkway that will need to turn left at the traffic signal on Newnan Crossing Boulevard approximately 500 ft to the south instead.

Recommended Site Mitigation Improvement(s)

A preliminary signal warrant analysis was conducted based on the projected future “Build” condition peak hour volumes at intersection 1 to determine if a traffic signal will serve as a suitable site mitigation improvement. The signal warrant analysis applied a right turn reduction for the Diplomat Parkway volumes and accounted for it having a multilane approach while Stonebridge Crossing was evaluated as having a single-lane approach. Warrant 1 (eight-hour vehicle warrant) could not be fully evaluated as only peak hour data from the study was available. The analysis results indicated that warrant 2 (four-hour vehicular warrant) will not be met but standard A of warrant 3 (peak hour warrant) will be satisfied. Additionally, protected-permissive phasing will be warranted for the Newnan Crossing Boulevard left turn approaches. With a traffic signal, the intersection will operate at an overall level of service “B” in both the AM and PM peak hours, and the minor street approaches will operate at a level of service “D” or better. As the installation of a traffic signal will significantly improve operations at intersection 1 and standard A of warrant 3 will be satisfied based on the projected “Build” condition traffic volumes, a signal is therefore recommended as a site mitigation improvement.

Recommendations for Site Access Configuration

The following access configurations are recommended for the proposed site driveway intersections:

- Site Driveway 1: Full Access Driveway on Newnan Crossing Boulevard (South Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Newnan Crossing Boulevard remaining free flow
 - A right turn lane and a left turn lane on Newnan Crossing Boulevard for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 2: Right-In/Right-Out Driveway on Newnan Crossing Boulevard (South Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Newnan Crossing Boulevard remaining free flow
 - A right turn lane on Newnan Crossing Boulevard for entering traffic
- Site Driveway 3: Right-In/Right-Out Driveway on Diplomat Parkway (Middle Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow
- Site Driveway 4: Full Access Driveway on Diplomat Parkway Aligned with Brennon Chase (Middle Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow
 - A left turn lane on Diplomat Parkway for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards
- Site Driveway 5: Full Access Driveway on Diplomat Parkway Aligned with Site Driveway 6 (Middle Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow
 - A left turn lane on Diplomat Parkway for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards

- Site Driveway 6: Full Access Driveway on Diplomat Parkway Aligned with Site Driveway 5 (North Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow
 - A right turn lane on Diplomat Parkway for entering traffic
 - Provide/confirm adequate sight distance per AASHTO standards

- Site Driveway 7: Full Access Driveway on Diplomat Parkway (North Section)
 - One entering lane and one exiting lane
 - Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow
 - Provide/confirm adequate sight distance per AASHTO standards



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: City of Newnan
(via electronic mail and certified mail) Brett Sledge
Turnstone Group
1170 Peachtree Street NE Suite 1150
Atlanta, GA 30309

From: Jannine Miller, GRTA Executive Director

Copy: Zane Grennell, DCA
(via electronic mail) Brittany Giles, SRTA/GRTA
Graham Foster, SRTA/GRTA
Rachel Bowdler, SRTA/GRTA
Stephanie Wagner, TRRC
Tracy Dunnavant, City of Newnan
Chris Cole, City of Newnan
Sam Henriquez, City of Newnan
William Klahr, City of Newnan
Michael Kessler, City of Newnan
Randy Hill, City of Newnan
Andrew Moody, City of Newnan
Dean Smith, City of Newnan
Bob Palmer, Coweta County
Ben Sewell, Coweta County
Tody Handley, Coweta County
Lisa Eschman, Coweta County
Jon Amason, Coweta County, GA
Daniel Trevorrow, GDOT District 3

Mike Morton, Chattahoochee Hills
Deborah Bell, City of Fayetteville
A. Starr, Town of Turin
R. Screws, Town of Turin
E. Good, City of Sharpsburg
A. Grieshaber, City of Grantville
D. Pearman, City of Senoia
H. Simmons, City of Senoia
Abdul Amer, A&R Engineering
Brett Sledge, Turnstone Group
Jeff Collins, Rochester

Date: September 30th, 2025

RE: Notice of Decision for Newnan Crossing BLVD DRI #4406

Notice of Decision for Request for Non-Expedited Review of Newnan Crossing BLVD DRI #4406

The purpose of this notice is to inform Brett Sledge (the Applicant) and The City of Newnan the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and The Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) Newnan Crossing Blvd. #4406 (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package on August 1st, 2025. The review package includes: the site development plan (Site Plan) dated March 5th, 2025 titled "Newnan Crossings East Mixed Use Development" prepared by Rochester & Associates, LLC, the Transportation Study dated May 21st, 2025 prepared by A & R Engineering, INC received by GRTA on August 1st, 2025, and the DCA Initial and Additional forms filed on February 20th, 2025 and March 7th, 2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

C2ABEB312926471...
Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide internal sidewalks in the proposed development providing pedestrian connectivity to all uses, existing and future pedestrian access points.
- Provide sidewalk and trail connectivity with the LINC pedestrian bridge to the south and the LINC trail entrance on Newnan Crossing Boulevard to the east. Coordinate with the City of Newnan to determine sidewalk and trail requirements and final designs.
- Coordinate with Coweta County to meet all sidewalk requirements.
- Provide marked crosswalks at all trail access points and sidewalks at street crossings.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full Access Driveway on Newnan Crossing Boulevard (South Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Newnan Crossing Boulevard remaining free flow.
- A right turn lane and a left turn lane on Newnan Crossing Boulevard for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 2: Right-In/Right-Out Driveway on Newnan Crossing Boulevard (South Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Newnan Crossing Boulevard remaining free flow.
- A right turn lane on Newnan Crossing Boulevard for entering traffic.

Site Driveway 3: Right-In/Right-Out Driveway on Diplomat Parkway (Middle Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.

Site Driveway 4: Full Access Driveway on Diplomat Parkway Aligned with Brennon Chase (Middle Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- A left turn lane on Diplomat Parkway for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 5: Full Access Driveway on Diplomat Parkway Aligned with Site Driveway 6 (Middle Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- A left turn lane on Diplomat Parkway for entering traffic.

- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 6: Full Access Driveway on Diplomat Parkway Aligned with Site Driveway 5 (North Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- A right turn lane on Diplomat Parkway for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 7: Full Access Driveway on Diplomat Parkway (North Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- Provide/confirm adequate sight distance per AASHTO standards.

Intersection 1: Newnan Crossing Boulevard at Diplomat Parkway/Stonebridge Crossing

- The City of Newnan shall coordinate with the Developer to ensure that implementation of appropriate improvements at this intersection in response to the anticipated increase in traffic volumes associated with the proposed development are completed. The developer shall conduct a detailed operation analysis to evaluate whether the intersection meets the warrants for a traffic signal under the Manual on Uniform Control Devices (MUTCD), particularly focusing on Warrant 3 (Peak Hour). The City of Newnan Department of Transportation or the Permitting Jurisdiction shall evaluate and determine the appropriate improvement that will feasibly provide a higher Level of Service and improve safety outcomes.

Intersection 4: SR 34 (Bullsboro Drive) @ Newnan Crossing Boulevard / Newnan Pavilion Access

- Due to increased delay and queuing at this intersection, the developer shall coordinate with GDOT District 3 and the City of Newnan to determine whether additional mitigation measures or further evaluation is warranted based on post development traffic conditions.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide internal sidewalks in the proposed development providing pedestrian connectivity to all uses, existing and future pedestrian access points.
- Provide sidewalk and trail connectivity with the LINC pedestrian bridge to the south and the LINC trail entrance on Newnan Crossing Boulevard to the east. Coordinate with the City of Newnan to determine sidewalk and trail requirements and final designs.
- Coordinate with Coweta County to meet all sidewalk requirements.
- Provide marked crosswalks at all trail access points and sidewalks at street crossings.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full Access Driveway on Newnan Crossing Boulevard (South Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Newnan Crossing Boulevard remaining free flow.
- A right turn lane and a left turn lane on Newnan Crossing Boulevard for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 2: Right-In/Right-Out Driveway on Newnan Crossing Boulevard (South Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Newnan Crossing Boulevard remaining free flow.
- A right turn lane on Newnan Crossing Boulevard for entering traffic.

Site Driveway 3: Right-In/Right-Out Driveway on Diplomat Parkway (Middle Section)

- One entering lane and one exiting lane.

- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.

Site Driveway 4: Full Access Driveway on Diplomat Parkway Aligned with Brennon Chase (Middle Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- A left turn lane on Diplomat Parkway for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 5: Full Access Driveway on Diplomat Parkway Aligned with Site Driveway 6 (Middle Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- A left turn lane on Diplomat Parkway for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 6: Full Access Driveway on Diplomat Parkway Aligned with Site Driveway 5 (North Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- A right turn lane on Diplomat Parkway for entering traffic.
- Provide/confirm adequate sight distance per AASHTO standards.

Site Driveway 7: Full Access Driveway on Diplomat Parkway (North Section)

- One entering lane and one exiting lane.
- Stop-sign controlled on the driveway approach with Diplomat Parkway remaining free flow.
- Provide/confirm adequate sight distance per AASHTO standards.

Intersection 1: Newnan Crossing Boulevard at Diplomat Parkway/Stonebridge Crossing

- The City of Newnan shall coordinate with the Developer to ensure that implementation of appropriate improvements at this intersection in response to the anticipated increase in traffic volumes associated with the proposed development are completed. The developer shall conduct a detailed operation analysis to evaluate whether the intersection meets the warrant for a traffic signal under the Manual on Uniform Control Devices (MUTCD), particularly focusing on Warrant 3 (Peak Hour). The City of Newnan Department of Transportation or the Permitting Jurisdiction shall evaluate and determine the appropriate improvement that will feasibly provide a higher Level of Service and improve safety outcomes.

Intersection 4: SR 34 (Bullsboro Drive) @ Newnan Crossing Boulevard / Newnan Pavilion Access

- Due to increased delay and queuing at this intersection, the developer shall coordinate with GDOT District 3 and the City of Newnan to determine whether additional mitigation measures or further evaluation is warranted based on post development traffic conditions.

Section 2: Advisory Roadway Improvement Conditions to GRTA Notice of Decision:

Intersection 3: Newnan Crossing Boulevard @ Diplomat Parkway (North End)

- Close the median break at this intersection and convert the eastbound/westbound minor street approaches movements to allow only right-in/right-out movements.
- Crash data from 2020 2024 was obtained from the Georgia Electronic Accident Reporting System (GEARS), which reported 32 crashes at this intersection during these 5 years. Of these 32 crashes, 27 of them were angle collisions involving vehicles making turning moments, and 9 reported injuries. This system improvement will help reduce the frequency of crashes here.

Intersection 4: SR 34 (Bullsboro Drive) @ Newnan Crossing Boulevard / Newnan Pavilion Access

- Add an additional eastbound through lane and an additional westbound through lane on SR 34 (Bullsboro Drive) to make it a six-lane roadway. SR 34 already has six lanes nearby to the west of its interchange with I-85.
- Extend the turn lanes at the northbound approach for Newnan Crossing Boulevard to at least 350 feet of storage length to accommodate the future queues. Doing so will be made possible by the closing of the median break at Diplomat Parkway as per the recommended intersection 3 system improvement.
- Following the implementation of the proposed system improvements, the intersection of State Route 34 (SR 34) at Newnan Crossing Boulevard is projected to operate at an overall Level of Service (LOS) "D" during both the AM and PM peak hours. Additionally, the stop-controlled approaches at the intersection of Newnan Crossing Boulevard and Diplomat Parkway are expected to operate at LOS "B" during peak hour traffic conditions. It is recommended that the City of Newnan and Coweta County jointly evaluate and implement appropriate measures to accommodate vehicular traffic redirected from Diplomat Parkway, which shall be required to execute left-turn movements at the signalized intersection located approximately 500 feet south on Newnan Crossing Boulevard upon implementation of the proposed system improvements.

DEVELOPMENTS OF REGIONAL IMPACT (DRI) *REPORT OF FINDINGS*

Project ID: DRI #4406
Project Name: Newnan Crossing East Mixed-Use DEvelopment
Name of Host Jurisdiction: City of Newnan
Date: September 19, 2025

The Three Rivers Regional Commission (TRRC) has completed its review of the Development of Regional Impact (DRI) for DRI #4406 – Newnan Crossing East Mixed-Use Development. The trigger for this DRI review is a rezoning request, and the threshold exceeded for this DRI is the size of the development. TRRC conducted a careful review of the information submitted by the local government. Potentially affected parties were requested to submit comments on the proposed project during the fifteen-day period of September 3, 2025 through September 17, 2025.

Project Overview

The developer, Turnstone Group, is proposing a mixed-use development that consists of three (3) sections on a site with a total area of 63.08 acres located on Newnan Crossing Boulevard and Diplomat Parkway in the City of Newnan. The approximate location can be found at this [Google link](#). Altogether, this project proposes 374 residential units: 88 single-family detached lots, 258 single-family attached lots (townhomes), and 28 condominiums (over retail). The sections will be interconnected by pedestrian walkways and sidewalks but will also have their own separate driveway access points. A total of six (6) driveways are proposed for this project. The proposed build out completion timeframe for the project is 2031, pending approval from necessary parties.

- The north section will be located between Diplomat Parkway and Canyon View Drive and will consist of 160 townhomes. Two (2) full access driveways are proposed for this section on Diplomat Parkway.
- The middle section will be in the southwest corner of the intersection of Newnan Crossing Boulevard and Diplomat Parkway, and will consist of 43 single-family lots, 47 townhomes, 14 condominiums, and 18,000 square feet of retail space. Two (2) full access driveways and one (1) right-in/right-out driveway are proposed on Diplomat Parkway for the middle section.
- The southern section will be located to the west of Newnan Crossing Boulevard and to the south of Diplomat Parkway. It will consist of 45 single-family lots, 51 townhomes, 14 condominiums, and 18,000 square feet of commercial (retail) space. One (1) full access driveway and one right-in/right-out driveway on Newnan Crossing Boulevard are being proposed for the south section.

Context in Regional Plan and Regional Resource Plan

TRRC reviewed the proposed project with regards to regional and interjurisdictional impact and consistency with the Department of Community Affairs (DCA) Quality Community Objectives (attached), [the 2024 Three Rivers Regional Plan](#), the [Three Rivers Regionally Important Resource Plan](#), and other local and regional plans.

- According to the Regional Plan, the proposed development site lies within the Developed Areas of the Regional Land Use and Conservation and Development maps (attached). Per the Areas Requiring Special Attention map, the site is designated as an Area of Redevelopment. The desired development patterns, land uses, and implementation measures listed in the regional plan for these areas should be considered for this project. These measures include:
 - Encourage infill development on vacant sites throughout the community and that compliments the design and character of the neighborhood
 - Redevelopment and adaptive re-use of historic structures, industrial, and commercial sites
 - Revitalization of existing neighborhood commercial centers to capture more market activity and serve as community focal points
 - Improvement and expansion of sidewalks to encourage walkability and accessibility
 - Promote a mix of housing sizes, types, and income levels within neighborhoods

Housing and Land Use Impacts In Region

This project proposes to add several hundred people and housing units to the region and will directly impact the City of Newnan as well as Coweta County. This housing should be planned as a positive investment for the quality of life for the city/county, in addition to the developers and immediate residents. Careful consideration should be given to the design, as careful design can support higher density, environmental and transportation impacts, and directly impacts how developments fit into the existing and desired character of an area.

- **Development Directed Toward Existing Communities and Infrastructure.** This project is located within the City of Newnan, with sewer and water infrastructure available. Locating residential and office/retail development within existing cities and with existing infrastructure helps direct growth to a more compact service area and can help retain more rural land further from the city core. This project's proposal for mixed-use development provides opportunities for more residents to access more daily needs within one area (e.g. live and work, or live and shop). This growth pattern can reduce the city and county's long-term infrastructure liabilities and help protect rural places from sprawling growth.
- **Design Requirements to Positively Impact the Region.** All stakeholders are highly encouraged to prioritize the form, design, and exteriors of the buildings and streets for this project to optimize the sense of place for these new neighborhoods. Guidance from landscape architecture professionals is highly encouraged to redevelop this area into a vibrant economic and residential area.
- **Impacts on Housing Choice and Commutes.** The region continues to need quality housing options for the population, which is changing in terms of size, demographics (e.g. age), and socioeconomics (e.g. variety of incomes and family structures).
 - **Senior Housing Options.** A significant portion of our region's population is the baby boomer population, many of whom are retiring and would like to age in place. Per AARP's resource [Making Room: Housing for a Changing America](#), only 20 percent of today's households are nuclear families while the housing market largely continues to build to that need (e.g. large single-family home). Some retired citizens may prefer to downsize to smaller residential units within the area.
 - **Commute Options.** Many residents in our region commute outside of the jurisdiction in which they live, which can impact local traffic patterns and road conditions. In terms of Newnan: 17,542 of Newnan's working residents commute to jobs outside of the city, while 15,015 people commute into the city to work. Only 2,661 Newnan residents both live and work in the city (Census data attached).

- **Wages and Affordability.** Per the US Census (On the Map Tool, 2022 data): 24.1% of the jobs in Newnan have wages of \$1,250 per month or less, 31.2% have wages of \$1,251 to \$3,333 per month, and 44.6% have wages of more than \$3,333 per month. As a framework, a job that pays \$3,333 per month equates to approximately \$19.23 per hour (for a fulltime job), or approximately \$40,000 per year. The current minimum wage in Georgia for 2025 is \$7.25 per hour, totaling approximately \$1,250 per month or \$15,000 per year for a fulltime schedule. Over 55% of the jobs in Newnan pay an average of less than \$3,333 per month, with almost a quarter of these jobs paying minimum wage.
- This project includes a mix of housing unit configurations, which can provide more housing options for people of all ages and income levels and enables more people to participate in the city's economy. Having housing options close to employment areas can increase the number of residents who can afford to both live and work in the city, including students, young adults entering the workforce, professionals with or without children, and lower-wage workers. Commute times and traffic impacts may also be reduced with more integrated live/work spaces.

Context within Comprehensive Planning

Decision-makers should consult the city's comprehensive plan to ensure land use decisions align with the envisioned character and growth strategies for the site area and surrounding areas.

According to the **City of Newnan Comprehensive Plan 2021-2041**, which [can be found at this DCA link](#):

- For Land Use Needs and Opportunities (p. 22): There is an overall lack of available land for development purposes; There is an ongoing need to preserve the small-town atmosphere as Newnan continues to grow; Mixed-use developments should be encouraged increasingly as a way to improve overall quality of life (increased housing opportunities, traffic improvement, etc.).
- For Transportation Needs and Opportunities (p. 22): Connectivity between the various land uses needs to be taken into consideration; There is a lack of alternative transportation options.
- For Capital Improvements Needs and Opportunities (p. 23): Efforts need to be made to improve stormwater management; Additional parks need to be identified in order to provide more recreational opportunities; The city will continue to work with Newnan Utilities to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- For Housing Needs and Opportunities (p. 24): Encourage a mixture of housing; Investments should be made in diversifying affordable housing solutions, while maintaining community standards; Affordable housing opportunities should be identified and promoted (infill within downtown and existing neighborhoods); The city can encourage a focus on quality building materials to help ensure excellent residential products; The city will work to encourage safe, walkable neighborhoods through Public Safety efforts and quality infrastructure design.
- For Capital Improvements Goals and Policies (p. 27): Continue to make stormwater management improvements; Create an integrated transportation system by incorporating alternative transportation modes into existing transportation routes and adding new routes and pathways that connect to the existing sidewalks, trails; Encourage and develop alternative transportation modes.
- For Housing Goals and Policies (p. 28): Encourage a variety of housing choices; Use amenities, materials, sizes, etc. as key factors in ensuring quality housing development; Encourage mixed-use development with greenspaces, residential, and commercial/office – live, work, play; Prepare for high-end housing needs
- For Land Use Goals and Policies (p. 29): Encourage growth and development that supports a high quality of life for the citizens (sustainability); Balance more intense uses with usable greenspace and amenities in appropriate locations.

- For Transportation Goals and Policies (p. 29): Consider wide pathways that include pedestrian and bikeways and connecting to existing pedestrian/bike paths; Allow and encourage integrated sidewalks/paths citywide.
- Per the Future Land Use Map (p. 88), the site's parcels are currently classified as Built Community, Business/Office, and Parks, Recreation, and Conservation.

Natural Resources Planning and Resiliency Considerations

- Per the site plan, QPublic, and the Georgia Flood Risk Viewer tool, this site has areas designated within a floodplain, with substantial stormwater management proposed through stormwater ponds. As noted on the future flooding map (attached), the flood maps are from 2013, while much of the surrounding development was built after that date. The developer and decision-makers are encouraged to prioritize longterm stormwater management to ensure that this site and neighboring sites are not affected by the impermeable space added to this area, and that the site retains its original "sponginess" through proactive measures. Additionally, the onsite water should be treated as an asset, in terms of its impact on aesthetics as well as downstream water quality.
 - The developer and decision-makers are encouraged to work with a landscape architecture professional to incorporate innovative green infrastructure, such as swales, to maximize the absorbency of the site through nature-based solutions.
 - The [Georgia Stormwater Manual](#) should be used in the site design of this project. Per the manual: Addressing stormwater management begins with the site planning and design process. Development projects can be designed to reduce their impact on watersheds when efforts are made to conserve natural areas, reduce impervious cover, and better integrate stormwater treatment. By implementing a combination of these nonstructural approaches, collectively known as Better Site Design (BSD), it is possible to reduce the amount of runoff and pollutants generated by a site and provide for some nonstructural on-site treatment and control of runoff. (p. 41)
 - The proposed walking trail around the onsite pond will be an opportunity for recreation and connection to greenspace. This pond should be maintained in as natural of a state as possible, for appearance and water quality purposes.
- The proposed development is within the Metropolitan North Georgia Water Planning District, which works to protect water quality and supply in the District as well as downstream communities. Newnan and the developer are encouraged to follow the planning principles in the [2022 Water Resources Management Plan](#), such as utilizing green infrastructure approaches found on page 2-3.

Road Safety, Connectivity, and Active Transportation

- **Trail Connectivity.** Per the traffic impact study, the Newnan Crossing entrance to the LINC pedestrian trail/bike path is present on the east side of Newnan Crossing Boulevard to the south of the proposed development. The project's proposal to connect to this multiuse trail will be a positive way to increase safety especially for pedestrians and cyclists, who are more vulnerable road users and have a higher percentage of serious and fatal roadway crashes. This project should support the LINC trail as much as possible.
- **Trips.** Per the traffic impact study, project is expected to generate total site daily trips ranging from 4,533 trips (if mixed-use reductions per Institute of Transportation Engineers (ITE) standards are applied) and 4,929 trips (if ITE mixed-use reductions are not applied).

- **Crash Data.** The 5-year crash data is attached for: 1) all Fatal and Serious (K&A) crashes in Coweta County, 2) all crashes in Newnan, and 3) all crashes on the local transportation network near the project area. Per the data:
 - Coweta County has had 111 fatal crashes over the last five (5) years (2020-2024 data), and 366 serious injury crashes. Over 33% of these fatal and serious crashes were at intersections, and almost 7% were pedestrian-related. The highest number of crashes were in unincorporated Coweta County (81.76%) followed by the City of Newnan (12.16%).
 - The City of Newnan has had 6,092 crashes of all levels of severity over the last five (5) years, with nine (9) fatal crashes and 49 serious injury crashes. Over 66% of these crashes were related to intersections, and over 45% were related to distracted driving. Per the crash data heat maps (attached), the Newnan Crossing Blvd, to which the project area is proximate, has high crash intersections.
 - The project area has had 1,006 of all crash types over the past five (5) years (map of crash data in selected area w/ nearest intersections attached). Over 68% of crashes are intersection-related, and almost 60% are distracted-driver related. The highest number of crashes took place between 2pm-4pm (18.09%), followed by 12-2pm (17.30%), then 10am-12pm (8.75%).
 - All project stakeholders are encouraged to prioritize roadway improvements that will decrease intersection and distracted-driver crashes in this project area, especially with considerations to the nearby school and mix of employment, housing, shopping, and shipping trips.
- **Coweta County Comprehensive Transportation Plan.** Per the [Coweta County Comprehensive Transportation Plan](#) (CTP) and the city's comprehensive plans, these jurisdictions are committed to developing a multi-modal transportation network. Per the CTP, a goal is to leverage the development process to strategically enrich the transportation network (p. 5).
- Decision-makers are encouraged to maximize the multimodal, connectivity, and safety improvement opportunities for this development and supporting roadways as a longterm strategy for the transportation network and livability for citizens.

Comments

Comments for this project were received from: Coweta County Schools, Georgia Department of Transportation, and Peachtree City.

Transmittal

The transmittal of this Report of Findings officially completes the DRI process. The City of Newnan may proceed with the final official action it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries. This DRI Review was performed in coordination with the GRTA review of DRI #4406.

Attachments

- Three Rivers Regional Plan Maps
- Comments from Coweta County Schools, Georgia Department of Transportation, and Peachtree City
- DCA Quality Community Objectives
- Job Inflow/Outflow for Newnan
- Locations and Wages of Newnan Jobs
- QPublic flood map
- Crash Data (Fatal and Severe Crashes in Coweta County, All Crashes in Newnan, and All Crashes in Project Area)



City of Newnan, Georgia – Planning Commission

Date: November 11, 2025

Agenda Item: Annexation Request – Annex2024-01; 267.756± acres located on Georgia Highway 16, Sidney Pope Road and Lunsford Road by Steven L. Jones on behalf of PR Acquisitions, LLC; (Tax Parcel #s 061 5069 013, 061 5069 003, 061 5069 002B, 061 5069 002A, and 061 5069 014); on behalf of PR Land Investments, LLC & Piedmont Leasing, LLC (Tax Parcel # 061 5093 002); on behalf of Bradley A. Willems & Elizabeth Willems (Tax Parcel # 061 5093 007); on behalf of James H Keith, Jr. & Katherine N. Keith (Tax Parcel # 061 5093 009); on behalf of Cody A. Marsh & Cara Marsh (Tax Parcel # 061 5093 008); and on behalf of Sidney Pope Jones, Jr. (Tax Parcel # 061 5093 010); Requested zoning designations of PDR (Planned Residential Development District) for 233.46± acres, ILT (Light Industrial District) for 12.87± acres and RS-20 (Suburban Residential Single-Family Dwelling District – Low Density) for 21.426± acres

Prepared and Presented by: Tracy Dunnivant, Planning Director

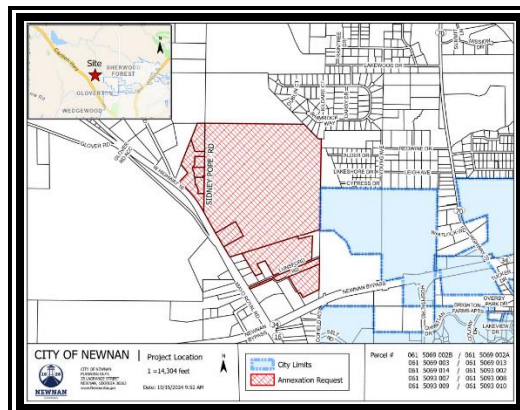
ANNEXATION ASSESSMENT

APPLICANT INFORMATION:

Steven L. Jones
Taylor and English, Duma LLP
1600 Parkwood Circle, Suite 200
Atlanta, GA 30339

SITE INFORMATION:

The petitioner is requesting the annexation of 10 tracts totaling 267.756 ± acres located on Georgia Highway 16, Sidney Pope Road and Lunsford Road. A total of 233.46 ± acres is proposed with a PDR zoning designation for the construction of 669 single-family homes (only 145 homes in the first two years). An additional 12.87 ± acres would be zoned ILT to accommodate a 130,000 square foot employment building. The remaining 21.426 ± acres would be zoned RS-20 for the existing 5 homes.



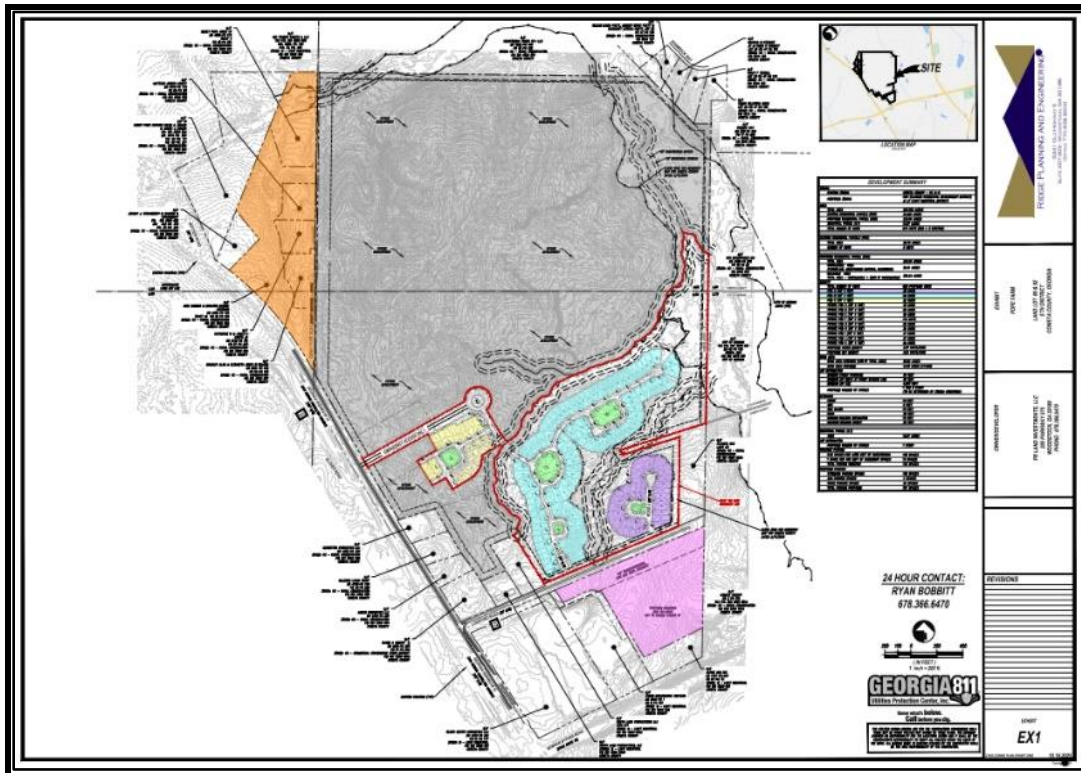
The proposed PDR tracts are heavily wooded and undeveloped except for an existing residential home located across from Georgia Highway 16's intersection with Glover Road. The proposed ILT tracts are also vacant, and the proposed RS-20 tracts have single-family residences that would remain if the annexation were approved. Currently under Coweta County's jurisdiction, the majority of the tracts are zoned RC (Rural Conservation) except for three tracts on Lunsford, which are zoned M (Industrial).

OVERVIEW OF REQUEST:

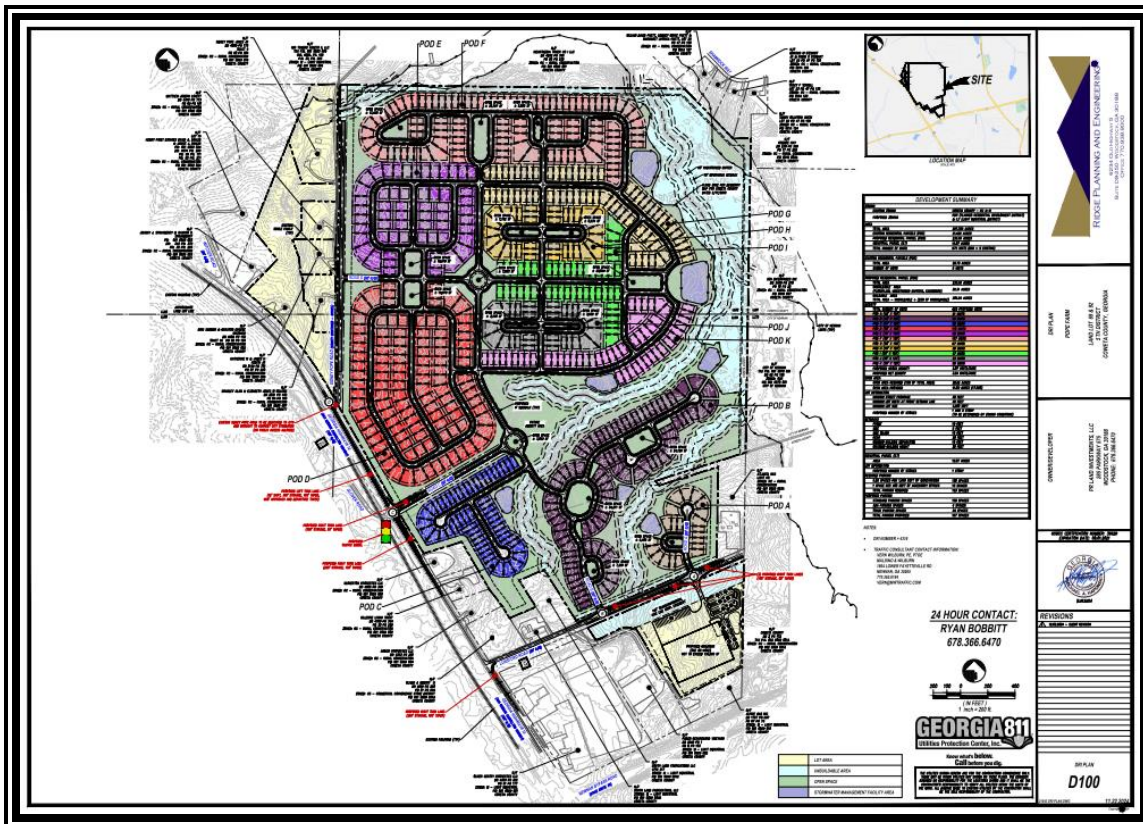
The City Council voted on October 22, 2024, to consider the Pope Farm annexation application and forward it to Coweta County and the Coweta County School Board in accordance with the annexation procedures laws. Since the project exceeded the thresholds for a Development of Regional Impact (DRI), staff also notified the Three Rivers Regional Commission (TRRC) and the Georgia Regional Transportation Authority (GRTA) to begin their review process. The County voted on November 19, 2024, to object to the annexation and an arbitration panel was appointed by the Georgia Department of Community Affairs to conduct a hearing on the matter. All parties agreed to stay the process for an 180-day period to allow the DRI process to be completed and to negotiate a possible settlement. The DRI Notice of Decision and TRRC's findings have been included with this report.

Failing to reach a settlement agreement, the hearing moved forward in July of 2025, and at the end of the process the arbitration panel placed a condition on the property that limited the number of additional residential units that could be constructed on the property to 145. That condition was recorded and remains in effect for a two-year period. The applicant has now submitted a new concept plan that incorporates the arbitration panel's condition but is also asking the Council to consider future development of up to a total (including the 145) of 669 new units for the project once the condition expires.

Since the applicant will ultimately be seeking 669 units, staff has completed their assessment using the greater unit count.



PLAN WITH 145 ADDITIONAL UNITS



DRI PLAN WITH 669 ADDITIONAL UNITS

The applicant is primarily seeking to develop a master planned community that will accommodate a variety of single-family, detached, fee-simple homes. The project consists of 11 pods that would ultimately contain 669 lots, 17.9% open space, a gross density of 2.87 units per acre, and a minimum lot size of 4,200 square feet. House elevations have been provided as part of the application and anticipated square footage would range from 1,800 to 3,200 depending upon the pod. In addition, the applicant has indicated that “there is no way to know exactly what the homes will sell for when built,” but he did state that if they were sold in today’s market, they would range from the low \$400,000s to the high \$600,000s. Amenities will include a clubhouse, pool, tennis/pickleball courts, multiple playgrounds, bocce ball, walking trails, benches, and possibly a small amphitheater/stage and community garden(s). The development would be managed by an HOA and most likely have a master set of covenants with individual covenants pertaining to each pod. In addition, the developer has indicated that they are willing to limit the rental percentage to 10 percent.

The applicant is also asking for tracts along Sidney Pope Road to be rezoned for RS-20, which is the city’s lowest density at 1.5 units per acre. Those lots currently have single-family homes and those uses will not change. The applicant is also proposing a 130,000 square foot employment center on Lunsford Road. The current zoning in the county is industrial, and the applicant plans to have a similar zoning in the city by requesting ILT. It should be noted that the annexation of those tracts would not be permitted if the PDR portions of the project are not annexed as the ILT and RS-20 tracts would not be adjacent to the city limits.

As part of the revised application package, the applicant has also proffered the following conditions:

- 1) Subject to Condition number 5 below, the development shall reasonably comply with the “DRI Plan [For] Pope Farm” (the “DRI Concept Plan”), prepared by Ridge

Planning and Engineering for PR Land Investments, LLC dated November 22, 2024, last revised December 2, 2024, and attached hereto as Exhibit “A”, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.

- 2) The development shall comply with all conditions required by the City Council.
- 3) The existing single-family residence on Tax Parcel 061 5093 002 may continue to be served by an on-site sewage management (i.e., septic) system.
- 4) Subject to Condition Number 5 below and notwithstanding any ordinance, rule, regulation, or policy of the City to the contrary, the radii of street curves within the development shall be as are necessary to effectuate the DRI Concept Plan, subject to approval by the City Engineer and the Fire Marshal (as that term is defined in Section 11-33 of the Code of Ordinances of the City).
- 5) The new development shall substantially conform with the DRI Concept Plan; provided that until July 31, 2027, the residential density of the new residential development zoned PDR, Planned Residential Development (“PDR”) shall not exceed 145 dwelling units, consistent with the “EXHIBIT [FOR] POPE FARM” (the “Arbitration Concept Plan”), prepared by Ridge Planning and Engineering for PR Land Investments, LLC dated October 16, 2025, and attached hereto as Exhibit “B”.

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 annexation/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 tracts located on the southern side of Lunsford Road accommodate several industrial businesses. In that area, the applicant is proposing an employment center with an industrial zoning designation which would be consistent with what is currently developed on that side of the street.

The tracts that run along Sidney Pope Road have single-family homes that abut residential properties on large lots. The use of these tracts will remain unchanged, so they will stay suitable with the development of the adjacent and nearby properties. Also, the city’s lowest density residential zoning designation, RS-20, is being proposed for these five tracts.

The remaining tracts located north of Lunsford, along Highway 16, and Sidney Pope Road are being proposed as a residential subdivision with a variety of single-family products. They are abutted by a mixture of uses, including a couple of industrial businesses, some residences, a telecommunications tower, and a restaurant. While the density is greater than what would be permitted in the County (145 new units), the use as single-family homes would be the same and the subdivision is designed to create a transition from the smaller lots closest to the industrial tracts to the larger lots across from the homes on Sidney Pope Road. In addition, where the property abuts Irish Trace Subdivision on the northeast portion of the property, there is a creek and floodplain that serve as a buffer between the more intense density and the existing residences.

Staff Assessment – PROPOSED USES ARE SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The greatest impact from this development will be traffic. Per the traffic study (**based on 669 units**) produced by Vern Wilburn, Maldino and Wilburn, LLC., the development at full build out (2032) will generate roughly 6,369 new trips per day. It is anticipated that there will be 514 additional trips at AM peak hour and 645 additional trips at PM peak hour. The study did indicate that a full traffic signal will be

needed at the intersection of Georgia Highway 16 and Glover Road/main entrance to the new subdivision.

It should be noted that most streets/roads being impacted will not be under the City's jurisdiction, so the applicant will be required to work with GDOT and Coweta County on those transportation improvements. This would include determining how best to address increased traffic coming off Lunsford Road. GRTA's Notice of Decision mentions this coordination as a requirement within its Notice of Decision.

Staff Assessment – ADVERSE AFFECT IN TERMS OF ADDITIONAL TRAFFIC, BUT THE APPLICANT WILL HAVE TO MITIGATE THE IMPACT BY MEETING THE DRI REQUIREMENTS ✗

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

The property is currently zoned RC rural conservation in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. However, with the .625 units per acre lot requirement, only 145 lots would be allowed by the County. With the proximity to the industrial/commercial lots, the creek serving as a natural buffer, the support of the residences on Sidney Pope Road and the project primarily abutting a telecommunication tower and government owned lands, staff feels there is room to increase density on this site given the amount of acreage and the fact that these lots will be served by sewer. The applicant is seeking a density of 2.87 units per acre. This would be a little more than the density the city would permit under the RS-15 zoning designation, which allows 2.5 units per acre.

Staff Assessment – AS CURRENTLY ZONED IN THE COUNTY, DENSITY WOULD BE LIMITED TO .625 UNITS PER ACRE; HOWEVER, STAFF FEELS THE AREA COULD HAVE A GREATER DENSITY GIVEN THE SURROUNDING USES, SUPPORT OF THE SIDNEY POPE ROAD RESIDENTS AND THE LOTS BEING SEWERED ✓

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?

In an effort to determine the impact of the 669 additional units on service provision, comments were sought from providers associated with the services listed above. A summary of their responses is as follows:

Traffic: As previously mentioned, outside of the proposed internal streets, most roads impacted by the development will either be under the State or Coweta County's jurisdiction. The applicant did have a traffic study (using the 669 additional homes) conducted for the development. The study indicated that a full traffic signal will be needed at the intersection of Georgia Highway 16 and Glover Road/main entrance to the new subdivision. In addition, the applicant will need to work with the City, GDOT, and Coweta County regarding the best way to address increased traffic on Lunsford Road.

Police: Chief Blankenship has indicated that "there will be an increase of approximately 1,388 calls, 25 motor vehicle accidents and 105 traffic stops in a two-year period for this development." He further indicates that these increases would "have an impact on motor vehicle accidents and calls of service to that area while also affecting call service and response times to other parts of the city." Chief Blankenship concludes by stating that "a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$63,500 toward additional personnel."

Fire: Chief Stephen Brown expressed concern about increased call volume and additional wear and tear on equipment that will "influence the effectiveness and strength of our manpower." He also stated that he has had other requests for impact analysis in that area and concludes by stating "the impact of the proposed property may require additional equipment and manpower in the future at the Newnan Fire Department."

Newnan Utilities: Scott Tolar, Newnan Utilities, did review the project and indicated that Newnan Utilities does have ample capacity to serve the proposed subdivision should they be asked to serve the

development. He also provided a list of needs from the developer in terms of each service that has been provided as an attachment to the assessment.

Engineering:

Environmental:

1. For disturbance of 1- acre or more, a 3- Phase Erosion Sedimentation and Pollution Control (ES & PC) plan shall be submitted to the City of Newnan, as the local issuing authority, for review and approval prior to issuance of any permit for land disturbing activities (LDP), in accordance with the **City of Newnan Soil Erosion, Sedimentation, and Pollution Control Ordinance**.
2. For disturbance of 50- acres or more at one time, written approval from the Georgia Environmental Protection Division (EPD) shall be provided to the City of Newnan.
3. Phased implementation of the development shall include in the ES & PC plan, details for temporary and permanent measures, limiting exposed soil by completing activities by phase, and incorporating a schedule to stabilize disturbed areas promptly, by phase.
4. The plan for the development shall be in compliance with the set of floodplain management and flood hazard reduction policies in accordance with the **Floodplain Management and Flood Prevention** ordinance. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be identified by field survey methods and located within open space upon final development plan approval.
5. State waters buffers shall be 50 feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional 25-foot impervious surface setback in accordance with the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.
6. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.
7. The developer shall present his approach for stormwater management in a concept plan, in accordance with the **Post- Construction Stormwater Management for New Development and Redevelopment** ordinance. The concept and final plan shall comply with all relevant design standards, calculations, formulas, methods, and other guidance from the **Georgia Stormwater Management Manual** (Blue Book). The concept and final plan shall also be designed in consideration of the **Extent of Service Policy, Infrastructure, Operation, Maintenance and Repairs**, Article VII, Sec. 10-179 of Chapter 10 – Environment, of the Code of Ordinances.

Development:

1. The plan for development shall follow and comply with the City of Newnan standards for design, including typical pavement sections for new construction, ROW to accommodate utilities, and ADA compliant sidewalks and curb ramps.
2. Existing streets to be publicly dedicated to the City of Newnan shall be cored and analyzed for structural integrity and brought up to minimum standards as determined to accommodate expected traffic (residential, commercial or industrial).
3. All traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Traffic signs shall be mounted on Georgia Department of Transportation (GDOT) standard Type 7, breakaway, posts. Crosswalks shall be standard GDOT ladder type

crosswalks. The design of the street name blades shall conform to City standards, with seals for public streets. All pavement markings shall be in thermoplastic meeting GDOT standards.

Transportation:

1. The development shall conform to the general conditions, required elements, and required improvements as shown in Attachments A, B, and C (Section 1), as referenced in the Notice of Decision for Request for Non- Expedited Review of DRI 4316 Pope Farm, dated June 2, 2025.

Coordination with Other Agencies:

1. The developer shall coordinate all activities, including plan submittals/ reviews and permitting, with Coweta County and the Georgia Department of Transportation, as may be applicable.
2. The City of Newnan will not issue a permit for land disturbing activities (LDP) until sufficient documentation that Coweta County and the Georgia Department of Transportation have approved the development plans and will issue permits under each’s jurisdiction, as may be applicable.

Coweta County Schools: Genie Ingram, Director of Facilities, Construction and Capital Projects for the Coweta County School System, stated that the current district lines would place students in neighborhoods within the following locations:

- Elm Street Elementary (85% Capacity)
- Northside Elementary (77% Capacity)
- Evans Middle School (88% Capacity)
- Newnan High School (85% Capacity)

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

Fiscal Impact Analysis

In an effort to ascertain fiscal impact, staff conducted an analysis of the impact to revenues and expenditures, which have been included in this report. It should be noted that for consistency, this analysis used the 669 additional homes and does not include the five existing on Sidney Pope Road.

Methodology:

- Total # of proposed households – 669
- Average # of people per household based on US Census average for Newnan – 2.54
- Total new people added for the subdivision: $669 \times 2.54 = 1,699$ new persons
- Total 2024 Population based on census projections for Newnan – 44,940
- Total 2024 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 67,442

Annual General Fund Expenditures per Operating Category based on 2025 Budget:

- General Government: $\$9,843,522 / (44,940 + 67,442) = \87.59 per person; $\$87.59 \times 1,699 = \mathbf{\$148,815.41}$
- Public Safety: $\$19,292,345 / (44,940 + 67,442) = \171.67 per person; $\$171.67 \times 1,699 = \mathbf{\$291,667.33}$

- Public Works: $\$3,544,068 / (44,940 + 67,442) = \31.54 per person;
 $\$31.54 \times 1,699 = \mathbf{\$53,586.46}$
- Community Development: $\$4,193,121 / (44,940 + 67,442) = \37.31 ;
 $\$37.31 \times 1,699 = \mathbf{\$63,389.69}$
- Other Services (Main Street, Business Development, Carnegie Building): $\$1,038,609 / (44,940 + 67,442) = \9.24 per person; $\$9.24 \times 1,699 = \mathbf{\$15,698.76}$

Projected Annual Expenditures: **\$573,157.65**

Annual Revenues based on 2025 Budget:

- Property Taxes: Based on \$500,000 home with a 3.12 millage rate = \$624.00.
 $\$624.00 \times 669 = \mathbf{\$417,456.00}$
- Sales Tax Generated: $\$12,300,000$ budgeted / $(44,940 + 67,442) = \$109.45$ per person;
 $\$109.45 \times 1,699 = \mathbf{\$185,955.55}$
- Inspections and Permits: $\$529,400 / (44,940 + 67,442) = \4.71 per person;
 $\$4.71 \times 1,699 = \mathbf{\$8,002.29}$

Projected Annual Revenues for the Subdivision: **\$611,413.84**

Note – The applicant’s anticipated starting price point will be \$400,000 and the maximum home price will be \$600,000. Staff used \$500,000 as a median amount utilizing this range.

Up Front Revenues during Construction:

- Impact Fees: $669 \times \$1,110.81$ (residential fee not including Newnan Utilities) = **\$743,131.89**
- Permits and Inspections: (2,500 square foot house at \$500,000) $\$1,800 \times 669 = \mathbf{\$1,204,200.00}$

Projected up front revenues for the subdivision: **\$1,947,331.80**

Note – The applicant’s anticipated average square footage of the units will be 1,800 square feet to 3,200 square feet. Staff used 2,500 square feet as a median measurement utilizing this range.

Staff Assessment – PROJECT WILL HAVE AN IMPACT ON SERVICE PROVISION BASED ON ANTICIPATED TRAFFIC AND POLICE/FIRE RESPONSE TIME HOWEVER, ANTICIPATED REVENUES WILL EXCEED EXPENDITURES BY \$38,256.19 AND THE UP-FRONT REVENUES DURING CONSTRUCTION WILL EXCEED \$1.9 MILLION ✗

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The properties are outside of the city limits and therefore were not considered in the City’s Comprehensive Plan. However, the County’s Comprehensive Plan shows these areas as “Priority Development” character area and “Employment Center” on its current Future Character Area Map. Some of the language describing that category states that “The Priority Development character” area supports nearby commercial and industrial endeavors with land-use options that facilitate workforce housing due to potential compact neighborhoods...Significant growth pressure is seen in this character area due to the ready availability of water and sewer services. Consequentially, this character area intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment.”

Statements in “The Employment Center” character area states that “areas within the Growth Priority Strategy area should prioritize development for mixed-use, complete communities, and infill development to limit commercial sprawl into Suburban Residential and Rural Places character areas. It also references “harmonious land-use transitions to adjacent uses.”

Based on some of the statements describing the uses within the county Character Area Map regarding compact neighborhoods, availability of water and sewer, and harmonious land-use transitions, the staff

does feel like the proposed development would be compatible from a use perspective with the Comprehensive Plan.

Staff Assessment – THE PROPOSED USES WOULD BE COMPATIBLE ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The overall purpose of the PDR district is to allow residential development in a manner open to and advocating innovation in design and layout. This is done through a specific plan for the development which is adopted as a condition of the zoning. In this case, the applicant has provided a concept plan showing a mixture of single-family homes, open space, and development requirements as well as proposed house elevations and specific amenities. In addition, the properties seeking an RS-20 zoning are existing large lots with single-family homes and the tracts identified as ILT are being proposed for a 130,000 square foot employment center. As such, the requested zonings would be consistent with the purpose and intent of the proposed zoning designation.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PROPOSED ZONING DISTRICT REQUESTED ✓

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The subject tract was not included in the city's Comprehensive Plan. However, the County updated their Comprehensive Plan in 2021, including their Character Area Map and showed these properties as "Priority Development" and "Employment Center" character areas. As stated previously, their plan indicates that this character area "intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment".

Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS AS IT IS OUTSIDE OF THE CITY'S JURISDICTION AND THE COUNTY UPDATED THEIR COMPREHENSIVE PLAN AND CORRESPONDING MAPS AND THE REQUEST IS CONSISTENT WITH THOSE DOCUMENTS ✓

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 request is primarily for 669 single-family homes that would transition from the commercial/industrial areas to the larger lot homes in the county. Although the density will be greater, the lots will be sewered, which will allow the development of a more compact neighborhood. There is a natural buffer between the subject tract and the adjacent residential parcels to the northeast and several of the neighboring uses along Lunsford and Highway 16 are either commercial, industrial or have future employment center designations.

The greatest impact will be increased traffic; however, the applicant will be responsible for complying with the DRI, which includes making improvements at the proposed main entrance and on Lunsford Road. Police and fire will see impact, but the project is anticipated to bring in \$38,256 more in revenues per year than expenditures (not including the over \$1.9 million in up front revenues from impact fees, permits and inspections), which should help offset some of these additional costs.

The school system will see an increase in the number of students being added to the system, so the developer will need to work with the school system to ensure those students are accounted for in their future planning; however, unlike most projects brought before this body, the schools associated with this development are still under capacity.

Although the 669 unit project will impact traffic and some areas of service provision, it will also bring much needed growth to the west side of the city and hopefully, help revitalize the Highway 16 corridor. In addition, the developer is proposing multiple housing products with a range of price points to attract a broader demographic. The DRI will ensure that traffic concerns are mitigated, and they will be required to make improvements to Lunsford Road and provide a full-access traffic signal at their main entrance and

Highway 16. Therefore, staff does feel the proposed uses do reflect a reasonable balance, the question comes down to what density the Planning Commission and Council feel is appropriate for the site.

Staff Assessment – PROPOSED USES 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 **6 of the 8 standards**.

COWETA COUNTY RESPONSE TO THE ANNEXATION:

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City of their intent to file a Notice of Objection based on the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use.
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value of useful life of a capital outlay project, as such term is defined in Code Section 48-4-110, which is furnished by the county to the area to be annexed; and
3. Differ substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

The Department of Community Affairs (DCA) was asked to appoint an arbitration panel to hear the objection. As previously mentioned, an arbitration panel was appointed and in a split vote approved a condition limiting the number of additional residential units that could be constructed on the properties to 145. That condition was recorded and remains in effect for a two-year period. A Copy of their Notice of Objection has been included as an attachment to this assessment.

TREE MANAGEMENT PLAN COMMENTS:

Mike Furbush, City Landscape Architect, has reviewed the preliminary tree management plan and found it to meet the requirements. He added that he will conduct a full review once full landscaping plans are provided in the future.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the concept plan, density, project data and elevations provided as part of the application.
- Amenities will include a clubhouse, pool, tennis/pickleball courts, multiple playgrounds, bocce ball, walking trails, benches, and possibly a small amphitheater/stage and community garden(s).
- The development will utilize an HOA to ensure the amenity areas, common spaces, stormwater management ponds, and buffers are properly maintained.
- No more than 10% of the development will be used for rental properties with the restriction being included in the HOA covenants and restrictions.

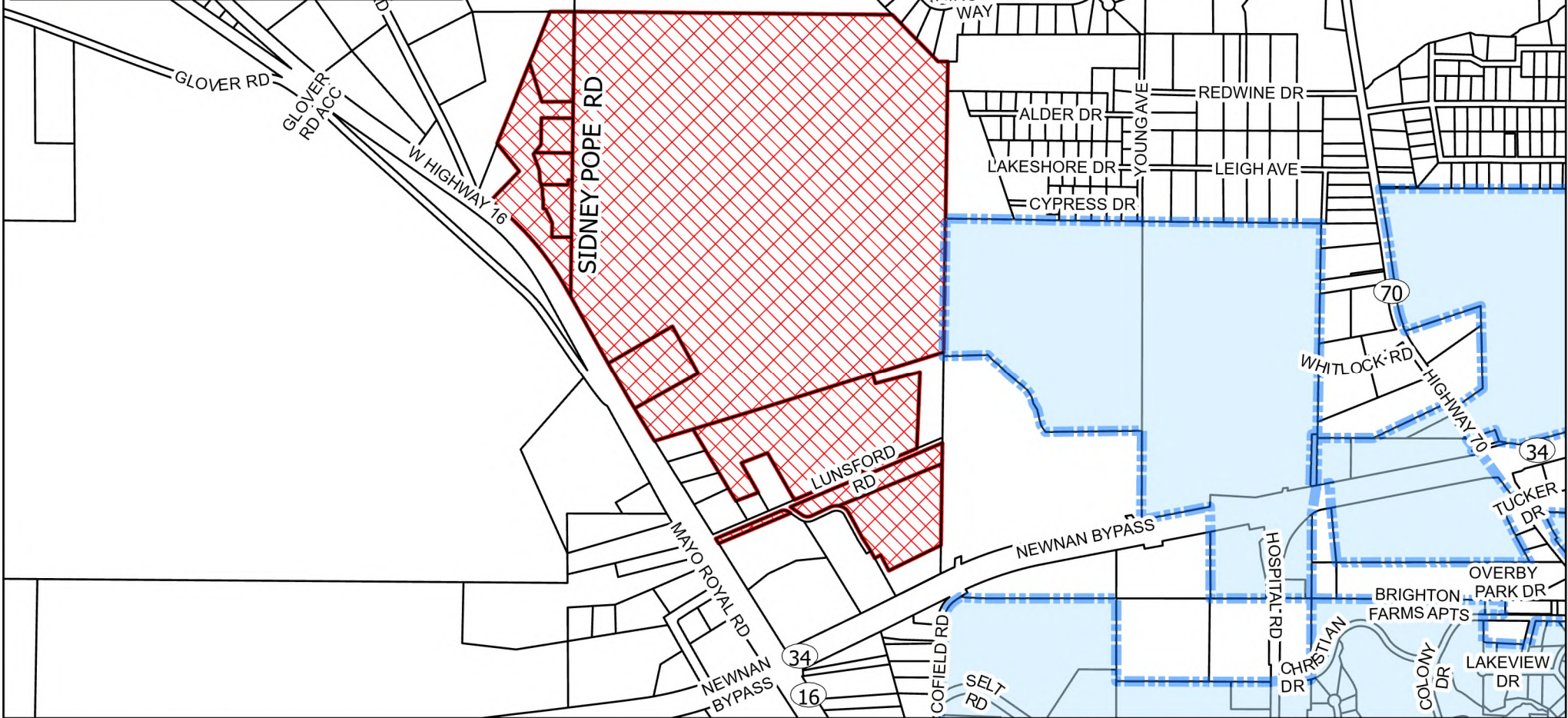
- The developer will be required to adhere to all conditions specified in the Notice of Decision provided by GRTA.
- The developer will be required to meet all conditions recommended by the Director of Engineering as listed in his letter of October 29, 2025, and provided in this report.

OPTIONS:

- A. Approve the annexation and rezoning request with the 145 additional unit limit as conditioned by the arbitration panel and with conditions recommended by staff
- B. Approve the annexation and rezoning request with the 145 additional unit limit as conditioned by the arbitration panel with a sunset provision that the total number of new additional units be increased to 669 once the arbitration panel's condition expires and with the conditions recommended by staff.
- C. Approve the annexation and rezoning request with the 145 additional unit limit as conditioned by the arbitration panel with a sunset provision that the total number of new additional units be increased to a number different than the 669 requested by the applicant once the arbitration panel's condition expires and with conditions recommended by staff.
- D. Deny the annexation and rezoning request

ATTACHMENTS:

Application for Annexation as Amended
Location Map
Additional Traffic Study Documentation
TRRC Findings and GRTA NOD
Service Provision Comments
County Intent to Object Letter
Arbitration Panel's Decision
Public Comments



CITY OF NEWNAN





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

Project Location

1" = 14,304 feet

Date: 10/15/2024 9:52 AM



	City Limits
	Annexation Request

Parcel #	061 5069 002B / 061 5069 002A
	061 5069 003 / 061 5069 013
	061 5069 014 / 061 5093 002
	061 5093 007 / 061 5093 008
	061 5093 009 / 061 5093 010

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorench.com

October 15, 2024

VIA EMAIL: tdunnavant@newnanga.gov

Mayor and City Council of the City of Newnan, Georgia (the “City Council”)
Cleatus Phillips, City Manager
Megan Shea, City Clerk
c/o Tracy Dunnivant, Planning and Zoning Director
City of Newnan City Hall
25 LaGrange Street
Newnan, GA 30263

**Re: Coweta County Parcel Identification Numbers (“TPNs”) identified on the table on the following page (the “Property”);
Application for Annexation (the “Application”).**

Dear Mr. Phillips and Mmes. Shea and Dunnivant:

Our law firm represents PR Land Investments (the “Piedmont”) the proponent of the Application. As required by Section 10-3(a) of the Zoning Ordinance of the City of Newnan, Georgia (the “Zoning Ordinance”) this letter serves as a petition for annexation into the City of Newnan, Georgia (the “City”). The Property is identified by the Coweta County Tax Map Parcel Numbers set forth on Exhibit “A” to the Application and on the last page of this Letter. Additionally, the petitioners’/applicants’ names, mailing addresses, and contact telephone numbers are set forth on Exhibit “A” to the Application and on the last page of this letter. As required by Section 10-3(a) of the Zoning Ordinance and the City’s form Application for Annexation and to supplement the required materials, enclosed herewith are the following:

- (a) A completed Application for Annexation;
- (b) A table listing the owner of each parcel comprising the Property, phone number and address for each owner, and the parcel number, land district, land lot, acreage, current use, present County zoning district, and proposed City zoning district of each parcel comprising the Property (Exhibit “A”);
- (c) Proffered conditions (Exhibit “B”);
- (d) Signed Campaign Disclosures (Exhibit “C”);
- (e) Signed Property Owners Authorization Forms (Exhibit “D”);
- (f) Signed Attorney’s Authorization Forms (Exhibit “E”);
- (g) Application Checklist (Exhibit “F”);
- (h) Area maps showing the location of the Property (Exhibit “G”);
- (i) Legal descriptions of the Property (Exhibit “H”);
- (j) An annexation survey plat of the Property and individual surveys of the parcels comprising the Property (Exhibit “I”);

- (k) Preliminary concept plans of the development proposed by the Application (Exhibit “J”);
- (l) A letter from Newnan Utilities regarding availability of water and sewer (Exhibit “K”);
- (m) A preliminary tree management plan (Exhibit “L”);
- (n) A list of the names and mailing addresses of all property owners within 250 feet of the Property (Exhibit “M”); and
- (o) Renderings of examples of the types of homes that would be constructed within the development, showing that there will be more than three types of dwellings within the development (Exhibit “N”).

The Property consists of 267 +/- acres. The Application proposes a master planned development with a variety of housing types, recreation, and amenity areas as well as an employment center and incorporation of parcels fronting on Sydney Pope Road, all as shown on the attached concept plans of the proposed development. The Application proposes to annex the Property into the City and zone the Property to the zoning districts set out on the table on the last page of this letter and attached as Exhibit “A” to the Application.

Specifically, the proposed development contemplates 674 single-family residential lots and dwellings, including (a) 669 proposed residential lots and dwellings within the properties requested to be zoned PDR; (b) the 5 existing single-family residential lots and dwellings with frontage on Sidney Pope Road; and (c) a commercial/industrial building of approximately 130,000 square feet. The PDR lots are of varying sizes—as shown on the concept plans submitted herewith. Buildings will be of heights consistent and in compliance with the requirements of the Zoning Ordinance.

Pursuant to Section 3-7(a)(2) of the Zoning Ordinance, the development will include, at a minimum, the following amenities: outdoor playground equipment, passive recreation areas, one or more swimming pools (that collectively meet the requirements of Section 3-7(a)(2)(f)(2)). Other amenities will be provided in the development as agreed to by the Planning and Zoning Director and the City Council, during the zoning process.

The Application proposes the following proffered conditions:

- (a) The development shall reasonably comply with the concept plans submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.
- (b) The development shall comply with all conditions required by law and by the City Council.
- (c) The existing single-family residence on Tax Parcel 061 5093 002 may continue to be serviced by an on-site sewage management (i.e., septic) system.
- (d) Notwithstanding any ordinance, rule, regulation, or policy of the City to the contrary, the radii of street curves shall be as is necessary to effectuate the concept

plans submitted with the Application, subject to approval by the City Engineer and the Fire Marshal (as that term is defined in Section 11-33 of the Code of Ordinances of the City).

The first condition intends to ensure that the vision for the development shown on the concept plans comes to fruition. The second condition seeks to ensure that the development complies with conditions that are imposed during the development of regional impact (“DRI”) and other procedures required by law as well as the conditions that the City Council imposes. The third condition is necessary because the home on Tax Parcel 061 5093 002 is at such a low elevation that it cannot feasibly be serviced by sewer. Finally, the fourth condition aims to guarantee that the vision of the development shown on the concept plans is delivered even if City requirements for street radii are not strictly met, subject to the approval of the City Engineer and Fire Marshal.

Water and sewer service will be provided by Newnan Utilities, as shown by the availability letter attached to the Application. There is currently no Coweta County Water and Sewer Authority service available to the Property. Therefore, the proposed annexation will not have an adverse impact on Coweta County Water and Sewer Authority.

The Application is consistent with the Coweta County 2041 Comprehensive Plan (“Comp. Plan”) which designates the Property as being located within the Priority Development Character Area in which residential densities up to 4 units per acre are supported, “adjacent to municipalities.” (Comp. Plan, pp. 65,84)

Additionally, the Comp. Plan encourages a master planned community — such as that proposed by the Application — on the Property. (Comp. Plan, p. 85 (“[P]lanned communities are meant to allow for innovative designs that may not fit within the confines of established zoning districts . . . [and] a mixture of housing types and sizes [as well as] open space[] and recreation facilities. Open space is a mix of small, private lawns and shared spaces, such as neighborhood parks or trails.”)).

Moreover, the Comp. Plan designates the portion of the Property on which the master-planned residential (i.e., PDR) community is proposed as being within the Growth Priority area on the Growth Strategy Map. (Comp. Plan, p. 168) The growth approach within this area is to “encourage infill, redevelopment [and] density.” (Comp. Plan, p. 177) Specifically, “[d]evelopments with increased density should be directed to the Growth Priority Area due to the availability of public services such as water, sewer, drainage, broadband internet, and transportation.” (Comp. Plan, p. 178)

With respect to the proposed employment building to be zoned ILT, the Comp. Plan states that “[i]ndustrial development should occur in existing industrial, zoned district where the necessary infrastructure is in place.” (Comp. Plan, p. 179) The proposed employment building is already zoned M Industrial District under the Zoning and Development Ordinance of Coweta

City of Newnan, Georgia

October 15, 2024

Page 4 of 5

County, Georgia¹ and is proposed to be rezoned ILT, Light Industrial District under the City's Zoning Ordinance.

Should you have any questions/concerns regarding this letter, its attachments/enclosures, and/or the Application, please do not hesitate to contact me.

Sincerely,



Steven L. Jones

Enclosures

¹ Codified at Appendix A of the Code of Ordinances of Coweta County, Georgia.



CITY OF NEWNAN, GEORGIA
Planning and Zoning Department
 25 LaGrange Street
 Newnan, Georgia 30263
 Office (770) 254-2354
 Fax (770) 254-2361

APPLICATION FOR ANNEXATION

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Newnan, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant PR Land Investments, LLC c/o George C. Rosenzweig and Steven L. Jones; and the property owners listed on Exhibit "A" hereto

Mailing Address 1600 Parkwood Circle, Suite 200

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

Property Owner (Use back if multiple names) PR Land Investments, LLC and the property owners listed on Exhibit "A" hereto

Mailing Address See Exhibit "A" hereto

Telephone 404-218-2756 Fax 770-434-7376

Address/Location of Property See Exhibit "A" hereto

County Zoning Classification See Exhibit "A" hereto Requested Zoning Classification See Exhibit "A" hereto

Present Land Use See Exhibit "A" hereto

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application. The City Council shall evaluate the application, and if it is decided that the City will pursue annexation, the zoning request for the property is forwarded to the Planning Commission for a zoning recommendation.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

X A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:

- ✓ Petitioner 's Name
- ✓ Mailing Address
- ✓ Contact Telephone Number
- ✓ Address or Tax Map Number of the property(s) proposed for annexation
- ✓ County Zoning Classification(s)
- ✓ Requested Zoning Classification(s)
- ✓ Present Land Use of the property(s)
- ✓ Proposed Land Use of the property(s)

X A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.

X A legal description of the property(s) and a legal description for each zoning classification being requested.

X A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.

X A preliminary concept plan illustrating the proposed use and/or development for this site which will also include a Preliminary Tree Management Plan illustrating existing location and general tree canopy along with areas proposed for tree conservation and/or replanting.

X A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.

- Single-Family Zoning Classification.....\$15.00 Per Acre
- Multi-Family Zoning Classification.....\$25.00 Per Acre
- Office/Institutional Zoning Classification.....\$15.00 Per Acre
- Commercial Zoning Classification.....\$25.00 Per Acre
- Industrial Zoning Classification.....\$15.00 Per Acre

X A list of all property owners with addresses within 250 feet of the property(s) being annexed.

The City Council may reject the application or refer it to the Planning Commission to consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. If the annexation is to be passed to the Planning Commission, the City shall notify Coweta County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The procedure for rezoning of the property is identical to that of a conventional rezoning except the hearing before the Council shall be conducted prior to the annexation of the subject property into the City.

The zoning classification approved by the City following the hearing shall become effective on the later of:

- The date the zoning is approved by the Council, and
- The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Article 10, §10-4 of the Newnan Zoning Ordinance).

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.


Applicant's Signature

9/30/2024
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED: 10/01/2024

RECEIVED BY:

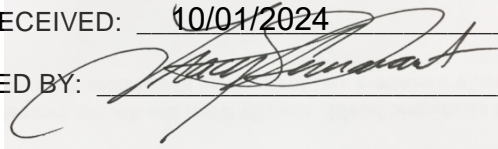


EXHIBIT “A”

Property Owner & Phone Number	Parcel Number	District	Land Lot	Acreage	Property Owner Address	Current Use	County Zoning	Proposed City Zoning
PR Acquisitions, LLC (678) 366-6470	061 5069 013 061 5069 003 061 5069 002B 061 5069 002A	013: 5 003: 5 002B: 5 002A: 5	013 and 003: 69 and 92 002B, 002A: 69	013: 199.99 003: 27.47 002B: 3.67 002A: 9.20	285 Parkway 575 Woodstock, GA 30188	Undeveloped Undeveloped Undeveloped Undeveloped	013: RC 003: M 002B: M 002A: M	013: PDR 003: PDR 002B: ILT 002A: ILT
PR Acquisitions, LLC (678) 366-6470	061 5069 014	5	69	6	285 Parkway 575 Woodstock, GA 30188	Unoccupied, Single-Family Residential	RC	PDR
PR Land Investments, LLC & Piedmont Leasing, LLC (678) 366-6470	061 5093 002	5	68 and 93	10.90	285 Parkway 575 Woodstock, GA 30188	Occupied, Single-Family Residential	RC	RS-20
Bradley A. Willems & Elizabeth Willems (678) 416-3640	061 5093 007	5	68, 69, 92, and 93	2.32	70 Sidney Pope Rd. Newnan, GA 30263	Occupied, Single-Family Residential	RC	RS-20
James H. Keith, Jr. & Katherine N. Keith (678) 357-6907 (770) 328-5728	061 5093 009	5	92 and 93	1.6	76 Sidney Pope Rd. Newnan, GA 30263	Occupied, Single-Family Residential	RC	RS-20
Cody A. Marsh & Cara Marsh (706) 288-8378	061 5093 008	5	92 and 93	1.6	100 Sidney Pope Rd. Newnan, GA 30263	Occupied, Single-Family Residential	RC	RS-20
Sidney Pope Jones, Jr. (770) 301-4794	061 5093 010	5	92 and 93	5	106 Sidney Pope Rd. Newnan, GA 30263	Occupied, Single-Family Residential	RC	RS-20



Proffered Conditions

As part of an application for an annexation/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) Subject to Condition Number 5 below, the development shall reasonably comply with the "DRI PLAN [FOR] POPE FARM" (the "DRI Concept Plan"), prepared by Ridge Planning and Engineering for PR Land Investments, LLC, dated November 22, 2024, last revised December 2, 2024, and attached hereto as Exhibit "A", as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.
- (2) The development shall comply with all conditions required by the City Council.
- (3) The existing single-family residence on Tax Parcel 061 5093 002 may continue to be served by an on-site sewage management (i.e., septic) system.
- (4) Subject to Condition Number 5 below and notwithstanding any ordinance, rule, regulation, or policy of the City to the contrary, the radii of street curves within the development shall be as are necessary to effectuate the DRI Concept Plan, subject to approval by the City Engineer and the Fire Marshal (as that term is defined in Section 11-33 of the Code of Ordinances of the City).
- (5) The new development shall substantially conform with the DRI Concept Plan; provided that until July 31, 2027, the residential density of the new residential development zoned PDR, Planned Development Residential ("PDR") shall not exceed 145 dwelling units, consistent with the "EXHIBIT [FOR] POPE FARM" (the "Arbitration Concept Plan"), prepared by Ridge Planning and Engineering for PR Land Investments, LLC, dated October 16, 2025, and attached hereto as Exhibit "B".

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

- (1) "DRI PLAN [FOR] POPE FARM" (the "DRI Concept Plan"), prepared by Ridge Planning and Engineering for PR Land Investments, LLC, dated November 22, 2024, last revised December 2, 2024, and attached hereto as Exhibit "A"; and
- (2) "EXHIBIT [FOR] POPE FARM" (the "Arbitration Concept Plan"), prepared by Ridge Planning and Engineering for PR Land Investments, LLC, dated October 16, 2025, and attached hereto as Exhibit "B".

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.

Signature of Applicant's Representative

Type or Print Name and Title

Steven L. Jones, Esq.

Partner, Taylor Duma,

Type or Print Name and Title

Signature of Notary Public

Date

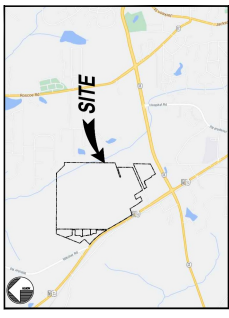
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POPE FARM
 EXHIBIT

REVISIONS

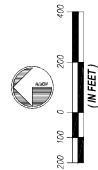
EXHIBIT
EX1



DEVELOPMENT SUMMARY

PROPOSED ZONING	RESIDENTIAL MEDIUM DENSITY (RM2)
PROPOSED LOTS	100
PROPOSED UNITS	100
PROPOSED ACRES	100
PROPOSED SQUARE FEET	100,000
PROPOSED GARAGES	100
PROPOSED DRIVEWAYS	100
PROPOSED SIDEWALKS	100
PROPOSED STREETS	100
PROPOSED UTILITIES	100
PROPOSED LANDSCAPING	100
PROPOSED FURNITURE	100
PROPOSED SIGNAGE	100
PROPOSED LIGHTING	100
PROPOSED SECURITY	100
PROPOSED MAINTENANCE	100
PROPOSED OPERATIONS	100
PROPOSED MANAGEMENT	100
PROPOSED FINANCING	100
PROPOSED LEGAL	100
PROPOSED RECORDS	100
PROPOSED ARCHIVE	100
PROPOSED BACKUP	100
PROPOSED RECOVERY	100
PROPOSED TESTING	100
PROPOSED DEPLOYMENT	100
PROPOSED MONITORING	100
PROPOSED REPORTING	100
PROPOSED AUDITING	100
PROPOSED COMPLIANCE	100
PROPOSED GOVERNANCE	100
PROPOSED RISK MANAGEMENT	100
PROPOSED BUSINESS CONTINUITY	100
PROPOSED INCIDENT RESPONSE	100
PROPOSED DISASTER RECOVERY	100
PROPOSED CYBERSECURITY	100
PROPOSED DATA PROTECTION	100
PROPOSED ACCESSIBILITY	100
PROPOSED SUSTAINABILITY	100
PROPOSED SOCIAL RESPONSIBILITY	100
PROPOSED ETHICS	100
PROPOSED ANTICORRUPTION	100
PROPOSED TAX COMPLIANCE	100
PROPOSED FINANCIAL COMPLIANCE	100
PROPOSED REGULATORY COMPLIANCE	100
PROPOSED EMPLOYMENT COMPLIANCE	100
PROPOSED LABOR COMPLIANCE	100
PROPOSED SAFETY COMPLIANCE	100
PROPOSED HEALTH COMPLIANCE	100
PROPOSED ENVIRONMENTAL COMPLIANCE	100
PROPOSED CONSUMER COMPLIANCE	100
PROPOSED INTELLECTUAL PROPERTY COMPLIANCE	100
PROPOSED TRADE SECRET COMPLIANCE	100
PROPOSED PATENT COMPLIANCE	100
PROPOSED COPYRIGHT COMPLIANCE	100
PROPOSED TRADEMARK COMPLIANCE	100
PROPOSED DOMAIN NAME COMPLIANCE	100
PROPOSED SOCIAL MEDIA COMPLIANCE	100
PROPOSED VIDEO COMPLIANCE	100
PROPOSED AUDIO COMPLIANCE	100
PROPOSED TEXT COMPLIANCE	100
PROPOSED GRAPHICS COMPLIANCE	100
PROPOSED WEBSITE COMPLIANCE	100
PROPOSED MOBILE COMPLIANCE	100
PROPOSED EMAIL COMPLIANCE	100
PROPOSED TELEPHONE COMPLIANCE	100
PROPOSED FACSIMILE COMPLIANCE	100
PROPOSED TELEVISION COMPLIANCE	100
PROPOSED RADIO COMPLIANCE	100
PROPOSED WIRELESS COMPLIANCE	100
PROPOSED NETWORK COMPLIANCE	100
PROPOSED SECURITY COMPLIANCE	100
PROPOSED PRIVACY COMPLIANCE	100
PROPOSED DATA COMPLIANCE	100
PROPOSED SYSTEMS COMPLIANCE	100
PROPOSED INFRASTRUCTURE COMPLIANCE	100
PROPOSED OPERATIONS COMPLIANCE	100
PROPOSED MAINTENANCE COMPLIANCE	100
PROPOSED SUPPORT COMPLIANCE	100
PROPOSED TRAINING COMPLIANCE	100
PROPOSED DOCUMENTATION COMPLIANCE	100
PROPOSED RECORDS COMPLIANCE	100
PROPOSED ARCHIVE COMPLIANCE	100
PROPOSED BACKUP COMPLIANCE	100
PROPOSED RECOVERY COMPLIANCE	100
PROPOSED TESTING COMPLIANCE	100
PROPOSED DEPLOYMENT COMPLIANCE	100
PROPOSED MONITORING COMPLIANCE	100
PROPOSED REPORTING COMPLIANCE	100
PROPOSED AUDITING COMPLIANCE	100
PROPOSED COMPLIANCE	100

24 HOUR CONTACT:
 RYAN BOBBITT
 678.366.6470



GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

THE 811 SERVICE PROVIDES A FREE, 24-HOUR, 7-DAY-A-WEEK SERVICE TO CUSTOMERS WHO WANT TO KNOW THE LOCATION OF UNDERGROUND UTILITIES BEFORE THEY DIG. THE SERVICE IS AVAILABLE TO ALL PROPERTY OWNERS AND CONTRACTORS WHO WILL BE DIGGING IN ANY OF THE STATES THAT PARTICIPATE IN THE PROGRAM. THE SERVICE IS AVAILABLE TO ALL STATES THAT PARTICIPATE IN THE PROGRAM. THE SERVICE IS AVAILABLE TO ALL STATES THAT PARTICIPATE IN THE PROGRAM.

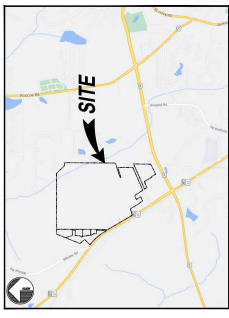




REVISIONS

NO.	DATE	DESCRIPTION
1	11/22/2024	ISSUE FOR PERMITS

DRI PLAN
D100



DEVELOPMENT SUMMARY

ITEM	DESCRIPTION	QUANTITY
TOTAL LOTS	1,000	1,000
TOTAL ACRES	125.00	125.00
TOTAL SQUARE FEET	5,400,000	5,400,000
TOTAL GARAGE SPACES	1,000	1,000
TOTAL DRIVEWAYS	1,000	1,000
TOTAL SIDEWALKS	1,000	1,000
TOTAL STREETS	1,000	1,000
TOTAL PARKING SPACES	1,000	1,000
TOTAL TRAILS	1,000	1,000
TOTAL BIKEWAYS	1,000	1,000
TOTAL UTILITIES	1,000	1,000
TOTAL LANDSCAPING	1,000	1,000
TOTAL FURNITURE	1,000	1,000
TOTAL SIGNAGE	1,000	1,000
TOTAL LIGHTING	1,000	1,000
TOTAL SECURITY	1,000	1,000
TOTAL SAFETY	1,000	1,000
TOTAL HEALTH	1,000	1,000
TOTAL WELLNESS	1,000	1,000
TOTAL COMMUNITY	1,000	1,000
TOTAL ENVIRONMENT	1,000	1,000
TOTAL SUSTAINABILITY	1,000	1,000
TOTAL RESILIENCE	1,000	1,000
TOTAL ADAPTABILITY	1,000	1,000
TOTAL FLEXIBILITY	1,000	1,000
TOTAL INNOVATION	1,000	1,000
TOTAL CREATIVITY	1,000	1,000
TOTAL IMAGINATION	1,000	1,000
TOTAL INSPIRATION	1,000	1,000
TOTAL MOTIVATION	1,000	1,000
TOTAL ENTHUSIASM	1,000	1,000
TOTAL PASSION	1,000	1,000
TOTAL COMMITMENT	1,000	1,000
TOTAL DEDICATION	1,000	1,000
TOTAL PERSEVERANCE	1,000	1,000
TOTAL COURAGE	1,000	1,000
TOTAL BRAVERY	1,000	1,000
TOTAL COURTESY	1,000	1,000
TOTAL POLITENESS	1,000	1,000
TOTAL RESPECT	1,000	1,000
TOTAL KINDNESS	1,000	1,000
TOTAL GENTLENESS	1,000	1,000
TOTAL MEEKNESS	1,000	1,000
TOTAL HUMILITY	1,000	1,000
TOTAL MODESTY	1,000	1,000
TOTAL SHAMELESSNESS	1,000	1,000
TOTAL CONFIDENCE	1,000	1,000
TOTAL FAITH	1,000	1,000
TOTAL TRUST	1,000	1,000
TOTAL BELIEF	1,000	1,000
TOTAL HOPE	1,000	1,000
TOTAL OPTIMISM	1,000	1,000
TOTAL POSITIVITY	1,000	1,000
TOTAL HAPPINESS	1,000	1,000
TOTAL JOY	1,000	1,000
TOTAL PEACE	1,000	1,000
TOTAL CALMNESS	1,000	1,000
TOTAL QUIETNESS	1,000	1,000
TOTAL STILLNESS	1,000	1,000
TOTAL SILENCE	1,000	1,000
TOTAL SOLITUDE	1,000	1,000
TOTAL ISOLATION	1,000	1,000
TOTAL SEPARATION	1,000	1,000
TOTAL DIVISION	1,000	1,000
TOTAL PARTITION	1,000	1,000
TOTAL SEGREGATION	1,000	1,000
TOTAL EXCLUSION	1,000	1,000
TOTAL OMISSION	1,000	1,000
TOTAL NEGLECT	1,000	1,000
TOTAL OVERLOOK	1,000	1,000
TOTAL IGNORE	1,000	1,000
TOTAL REJECT	1,000	1,000
TOTAL REFUSE	1,000	1,000
TOTAL DENY	1,000	1,000
TOTAL WITHHOLD	1,000	1,000
TOTAL RETAIN	1,000	1,000
TOTAL KEEP	1,000	1,000
TOTAL HOLD	1,000	1,000
TOTAL SAVE	1,000	1,000
TOTAL STORE	1,000	1,000
TOTAL PRESERVE	1,000	1,000
TOTAL PROTECT	1,000	1,000
TOTAL DEFEND	1,000	1,000
TOTAL SUPPORT	1,000	1,000
TOTAL UPHOLD	1,000	1,000
TOTAL MAINTAIN	1,000	1,000
TOTAL SUSTAIN	1,000	1,000
TOTAL PERPETRATE	1,000	1,000
TOTAL CONTINUE	1,000	1,000
TOTAL ENDURE	1,000	1,000
TOTAL SURVIVE	1,000	1,000
TOTAL LAST	1,000	1,000
TOTAL REMAIN	1,000	1,000
TOTAL PERSIST	1,000	1,000
TOTAL ENDURE	1,000	1,000
TOTAL SURVIVE	1,000	1,000
TOTAL LAST	1,000	1,000
TOTAL REMAIN	1,000	1,000
TOTAL PERSIST	1,000	1,000

24 HOUR CONTACT:
RYAN BOBBITT
 678.366.6470

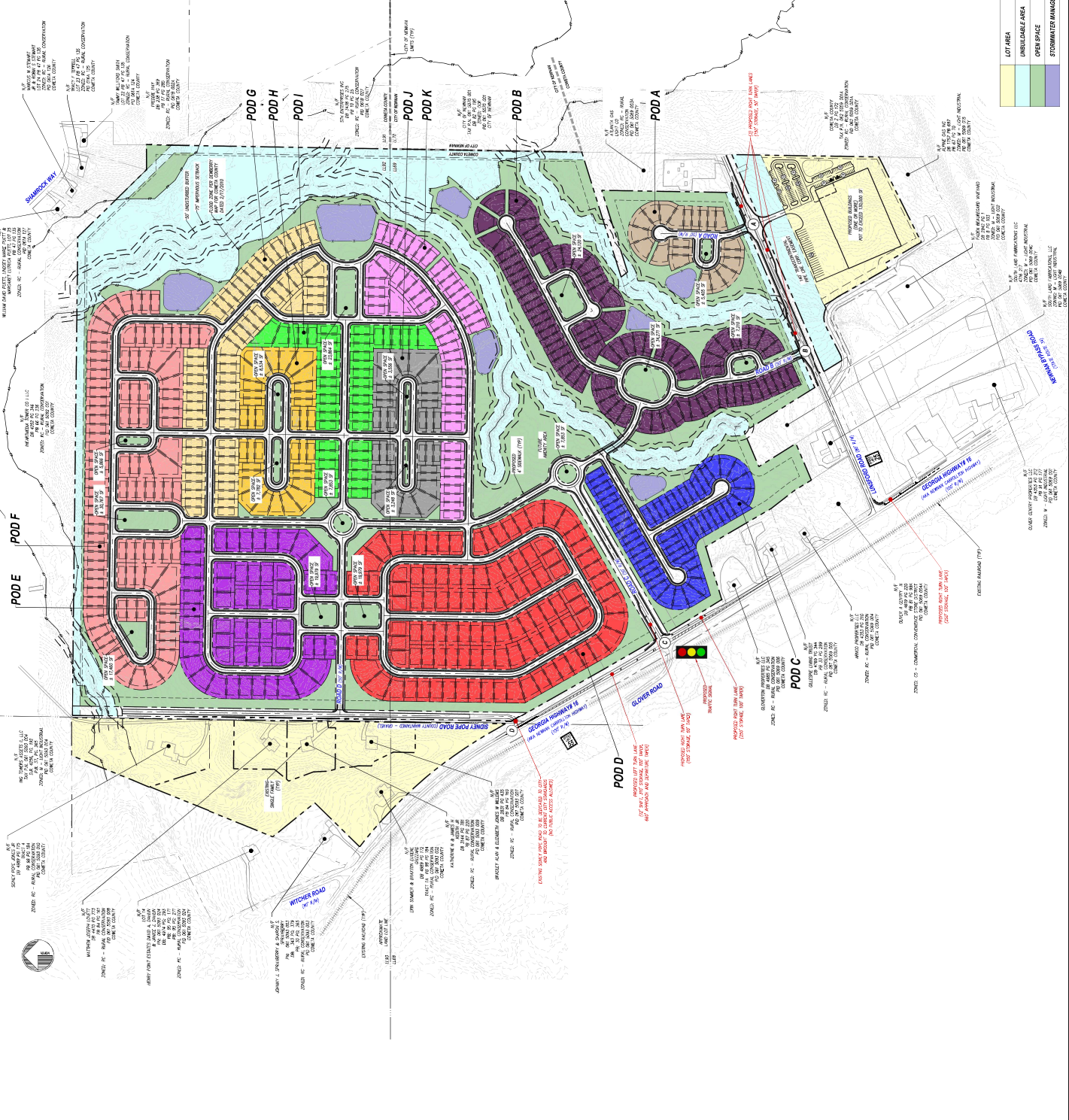
GEORGIA811
 Utilities Protection Center, Inc.

Know what's below.
 Call before you dig.

200 100 0 200 400
 (IN FEET)
 1 inch = 200 ft.

NOTES:

- DRI NUMBER = 418
- TRAFFIC CONTROL PLAN CONTACT INFORMATION:
 NEW WILSON, P.E. F702
 NEWMAN & WILSON
 1000 W. WILSON BLVD
 NEWMAN, GA 30565
 770.866.8888
 WWW.NWANDW.COM





City of Newnan, Georgia
Attachment B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

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Yes No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within Last 2 Years)

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

[Signature]

Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
PR Acquisitions, LLC

Type or Print Name and Title

George Rosenzweig by SLS of EP
Signature of Applicant's Representative

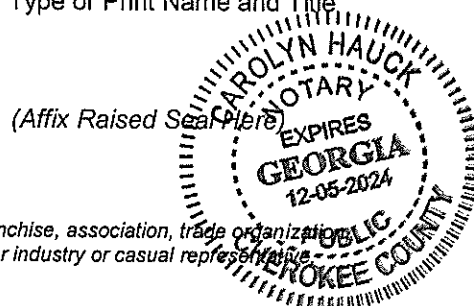
George C. Rosenzweig,
Rosenzweig Law PC

Type or Print Name and Title

Carolyn Hauck Oct 1/24

Signature of Notary Public

Date



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[Signature]

Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
PR Acquisitions, LLC

Type or Print Name and Title

[Signature]

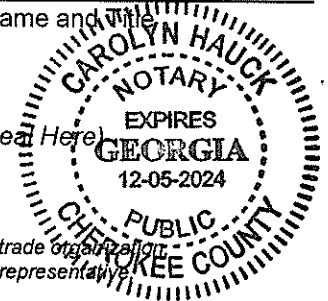
Signature of Applicant's Representative

Steven L. Jones,
Partner, Taylor English Duma LLP

Type or Print Name and Title

[Signature] ON 1/24
Signature of Notary Public Date

(Affix Raised Seal Here)



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City of Newnan, Georgia
Attachment B

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[Signature]

Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
PR Land Investments, LLC

Type or Print Name and Title

George Rosenzweig of SOW/EP

Signature of Applicant's Representative

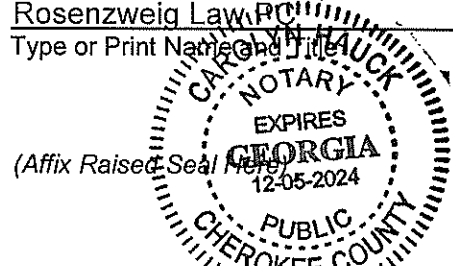
George C. Rosenzweig,
Rosenzweig Law, P.C.

Type or Print Name and Title

[Signature] 10/1/24

Signature of Notary Public

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City of Newnan, Georgia
Attachment B



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[Signature]

Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
PR Land Investments, LLC

Type or Print Name and Title

[Signature]

Signature of Applicant's Representative

Steven L. Jones,
Partner, Taylor English Duma LLP

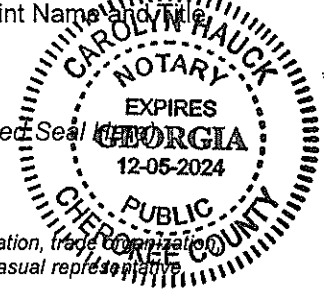
Type or Print Name and Title

[Signature] Oct 1/24

Signature of Notary Public

Date

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[Signature]
Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
Piedmont Leasing, LLC
Type or Print Name and Title

George Rosenzweig by SLS w/CP
Signature of Applicant's Representative

George C. Rosenzweig,
Rosenzweig Law PC
Type or Print Name and Title

[Signature] 09/1/24
Signature of Notary Public Date

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City of Newnan, Georgia
Attachment B

NEWMAN
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[Signature]

Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
Piedmont Leasing, LLC

Type or Print Name and Title

[Signature]

Signature of Applicant's Representative

Steven L. Jones,
Partner, Taylor English Duma LLP

Type or Print Name and Title

[Signature] 02/1/24

Signature of Notary Public

Date

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City of Newnan, Georgia
Attachment B

NEWMAN
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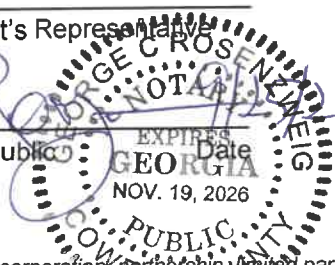
[Signature]
Signature of Applicant

Bradley A. Willems
Type or Print Name and Title

N/A
Signature of Applicant's Representative

N/A
Type or Print Name and Title

[Signature]
Signature of Notary Public



(Affix Raised Seal Here)

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City of Newnan, Georgia
Attachment B

NEWNAN
GEORGIA

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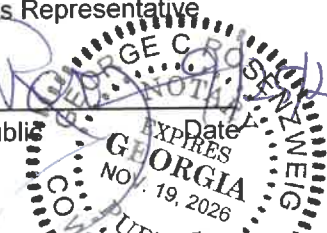
Elizabeth Willems
Signature of Applicant

Elizabeth Willems
Type or Print Name and Title

N/A
Signature of Applicant's Representative

N/A
Type or Print Name and Title

[Signature]
Signature of Notary Public



(Affix Raised Seal Here)

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City of Newnan, Georgia
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[Signature]
Signature of Applicant

James H. Keith, Jr.
Type or Print Name and Title

[Signature]
Signature of Applicant's Representative

N/A
Type or Print Name and Title

[Signature] 10/25/2024
Signature of Notary Public Date

(Affix Raised Seal Here)

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NEWNAN
GEORGIA

City of Newnan, Georgia
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Katherine N. Keith
Signature of Applicant

Katherine N. Keith
Type or Print Name and Title

N/A
Signature of Applicant's Representative

N/A
Type or Print Name and Title

[Signature] 9/25/2024
Signature of Notary Public Date



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City of Newnan, Georgia
Attachment B

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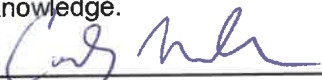
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Signature of Applicant

Cody A. Marsh
Type or Print Name and Title

N/A
Signature of Applicant's Representative

N/A
Type or Print Name and Title


Signature of Notary Public



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City of Newnan, Georgia
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Cara C. Marsh
Signature of Applicant

Cara Marsh
Type or Print Name and Title

N/A
Signature of Applicant's Representative

N/A
Type or Print Name and Title

[Signature] 9/25/2024
Signature of Notary Public Date



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Signature of Applicant

Sidney Pope Jones, Jr.
Type or Print Name and Title

Signature of Applicant's Representative

N/A
Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

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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 PR Acquisitions, LLC

Telephone Number 678-366-6470

Address of Subject Property 547 W. Highway 16, 0 W. Highway 16, 0 Lunsford Road

TPNs 061 5069 013, 061 5069 003, 061 5069 002B, 061 5069 002A, and 061 5069 014

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.

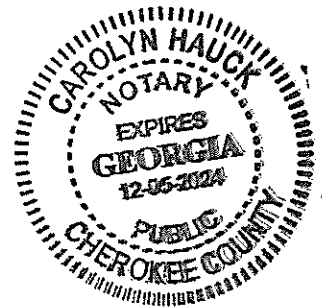
Signature of Property Owner

Personally appeared before me

Ryan Bobbit

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

Carolyn Hauck
Notary Public



(Affix Raised Seal Here)

001 1/24
Date



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 PR Land Investments, LLC

Telephone Number 678-366-6470

Address of Subject Property 701 W. Highway 16

TPN 061 5093 002

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.

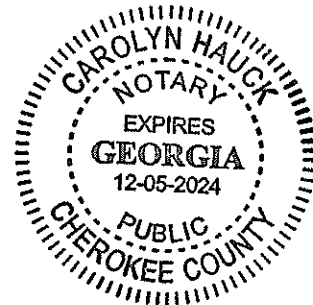
Signature of Property Owner

Personally appeared before me

Ryan Bobbit

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

Carolyn Hauck
Notary Public



(Affix Raised Seal Here)

08/1/24
Date



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 Piedmont Leasing, LLC

Telephone Number 678-366-6470

Address of Subject Property 701 W. Highway 16

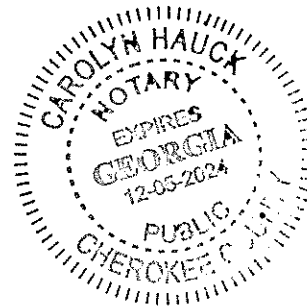
TPN 061 5093 002

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

(Affix Raised Seal Here)

Date



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 Bradley A. Willems

Telephone Number 678 416 3640

Address of Subject Property 70 Sidney Pope Rd.

TPN 061 5093 007

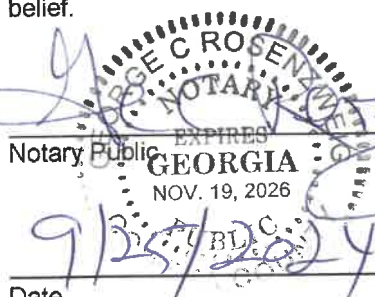
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

B.A.W.
Signature of Property Owner

Personally appeared before me
Brad Willems

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

[Signature]
Notary Public
9/25/2024
Date



(Affix Raised Seal Here)



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 Elizabeth Willems

Telephone Number 678-416-3640

Address of Subject Property 70 Sidney Pope Rd.

TPN 061 5093 007

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.

Elizabeth Willems
Signature of Property Owner

Personally appeared before me

Elizabeth Willems

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

[Signature]
Notary Public
9/26/2021
Date



(Affix Raised Seal Here)



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 James H. Keith, Jr.

Telephone Number 678-357-6907

Address of Subject Property 76 Sidney Pope Rd.

TPN 061 5093 009


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.

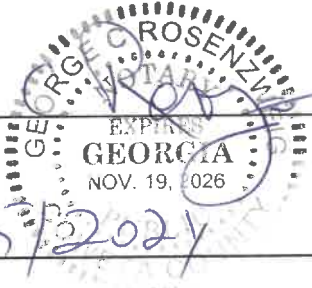

Signature of Property Owner

Personally appeared before me

JAMES H KEITH JR

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


Notary Public



9/25/2021
Date

(Affix Raised Seal Here)



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 Katherine N. Keith

Telephone Number Katherine N. Keith 770-328-5728

Address of Subject Property 76 Sidney Pope Rd.
061 5093 009

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.

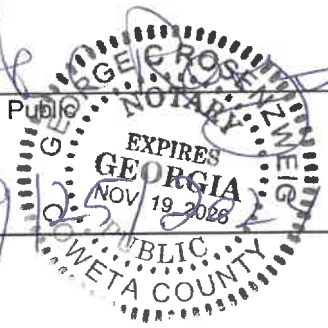
Katherine N. Keith
Signature of Property Owner

Personally appeared before me

Katherine N. Keith

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

[Signature]
Notary Public
9/25/2028
Date



(Affix Raised Seal Here)



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 Cody A. Marsh

Telephone Number 706-288-8378

Address of Subject Property 100 Sidney Pope Rd.

TPN 061 5093 008

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

Cody Marsh

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


Notary Public
EXPIRES
GEORGIA
NOV. 19, 2028
Date

(Affix Raised Seal Here)



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 Cara Marsh

Telephone Number 706-288-8378

Address of Subject Property 100 Sidney Pope Rd.

TPN 061 5093 008

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.

Cara A. Marsh
Signature of Property Owner

Personally appeared before me

Cara A. Marsh

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

[Signature]
Notary Public
[Signature]
Date



(Affix Raised Seal Here)



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 Sidney Pope Jones, Jr.

Telephone Number 770-301-4794

Address of Subject Property 106 Sidney Pope Rd.

TPN 061 5093 010

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

SIDNEY POPE JONES JR.

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


Notary Public _____
Date 9/25/2024

(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.



(Signature of Attorney)

Name of Attorney Steven L. Jones, Partner, Taylor English Duma, LLP

Address 1600 Parkwood Circle, Suite 200

Atlanta, Georgia 30339

Telephone 404-218-2756

Date 9/30/2024



City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.

(Signature of Attorney)

Name of Attorney George C. Rosenzweig, Rosenzweig Law PC

Address P.O. Box 2092
Poulsbo, WA 98370-0944

Telephone 404-273-0175

Date 9/30/2024

Pope Farm

Community Site Map
Newnan, GA

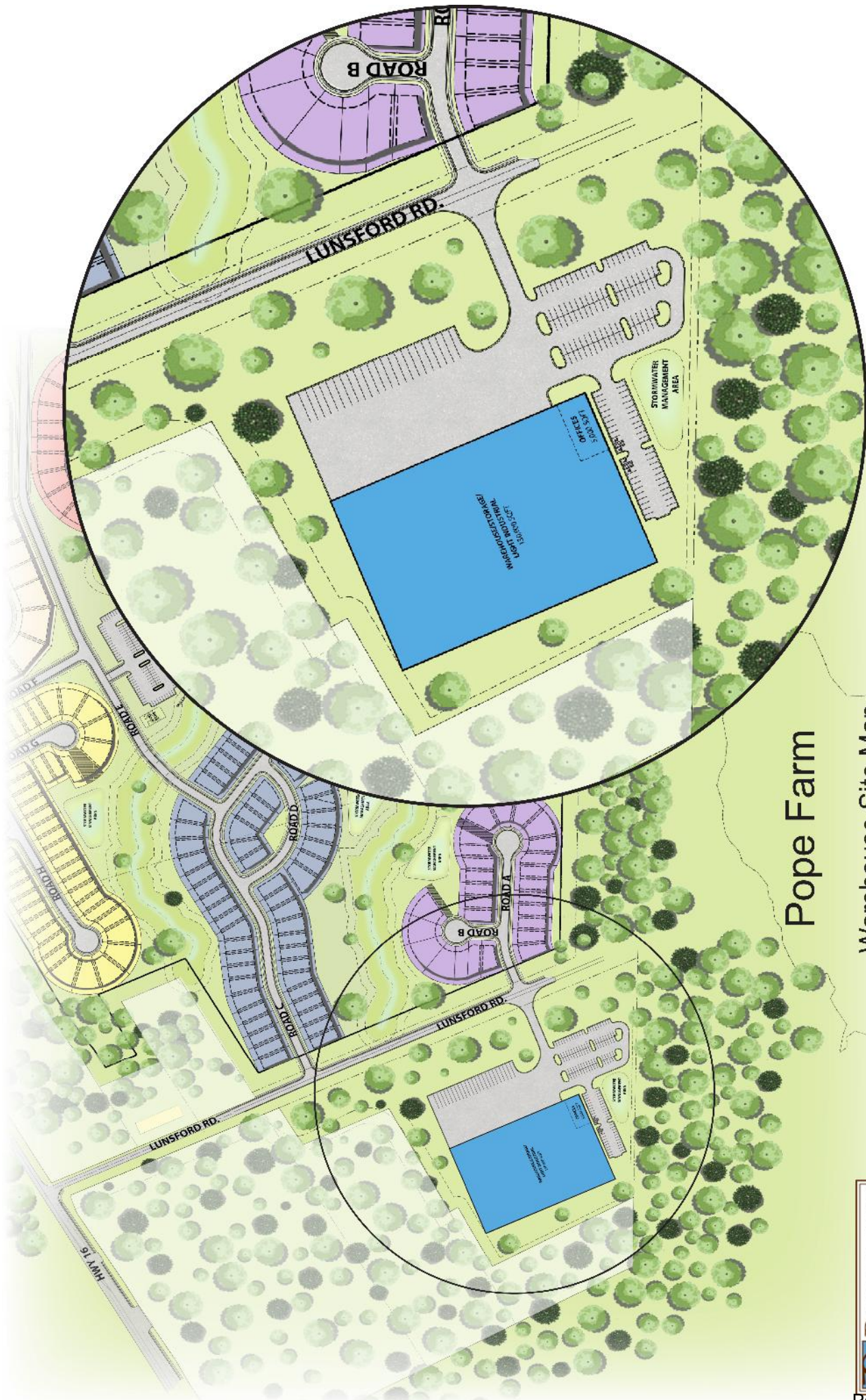


TOTAL NUMBER OF UNITS - 6669 UNITS

- POD A (42'x125') - 28 UNITS
- POD B (42'x125') - 94 UNITS
- POD C (40'x125') - 63 UNITS
- POD D (75'x125') - 89 UNITS
- POD E (75'x125') - 49 UNITS
- POD F (50'x125') - 114 UNITS
- POD G (50'x125') - 58 UNITS
- POD H (40'x125') - 36 UNITS
- POD I (50'x125') - 47 UNITS
- POD J (40'x125') - 37 UNITS
- POD K (50'x125') - 54 UNITS

COMMON OPEN SPACE PROVIDED:
41.79 ACRES (17.9%)





Pope Farm

Warehouse Site Map
Newnan, GA



DEVELOPMENT SUMMARY

ZONING	EXISTING ZONING	COMETA COUNTY - RC & IF
	PROPOSED ZONING	COMETA COUNTY - RC
	PROPOSED ZONING	RS-20
	AREA	21.92 ACRES
RESIDENTIAL PARCEL (PDR)		
TOTAL AREA	UNBUILDABLE AREA	233.46 ACRES
	BUILDABLE AREA	36.31 ACRES
	TOTAL AREA - UNBUILDABLE + (25% OF UNBUILDABLE)	206.24 ACRES
DENSITY		
TOTAL NUMBER OF UNITS		688 UNITS
P00 A (40' X 125')		28 UNITS
P00 B (40' X 125')		94 UNITS
P00 C (40' X 125')		63 UNITS
P00 D (75' X 125')		89 UNITS
P00 E (75' X 125')		49 UNITS
P00 F (50' X 125')		114 UNITS
P00 G (50' X 125')		56 UNITS
P00 H (40' X 125')		35 UNITS
P00 I (50' X 125')		47 UNITS
P00 J (40' X 125')		37 UNITS
P00 K (50' X 125')		54 UNITS
PROPOSED DENSITY		3.24 UNITS/ACRE
OPEN AREA REQUIRED (15% OF TOTAL AREA)		35.02 ACRES
OPEN AREA PROVIDED		41.78 ACRES (17.8%)
LOT INFORMATION		
MINIMUM STREET FRONTAGE		30'
MINIMUM LOT WIDTH AT FRONT SETBACK LINE		40'
MINIMUM LOT SIZE		4,200 SQFT
BUILDING SETBACKS		
FRONT SETBACK		18 FEET
SIDE SETBACK		5 FEET
MAJOR SIDE SETBACK (ADJACENT TO STREET)		10 FEET
REAR SETBACK		20 FEET
BUILDING SEPARATION		10 FEET
MAX BUILDING HEIGHT		30 FEET
INDUSTRIAL PARCEL (R-1)		
AREA		33.87 ACRES

EXISTING RECREATIONAL	
EXISTING ZONING	COMETA COUNTY - RC
PROPOSED ZONING	RS-20
AREA	21.92 ACRES

REVISIONS

1. 12/15/2017 - 1st REVISION

2. 12/15/2017 - 2nd REVISION

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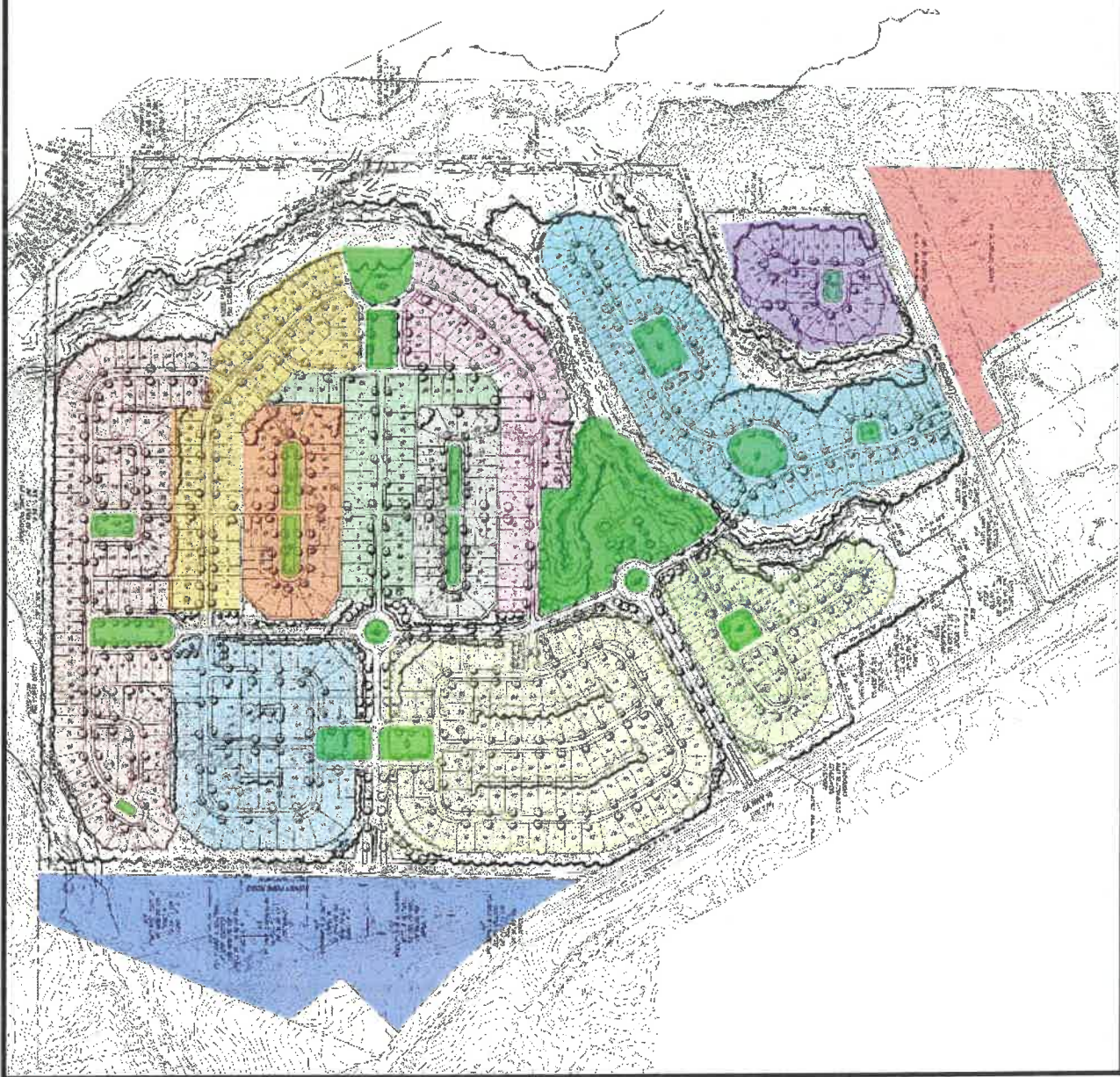
100. 12/15/2017 - 100th REVISION

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

SCALE: 1" = 250' (1/4" = 100')

25' 50' 75' 100' 150' 200' 250'

1" = 250'



LAND LOT 88 & 82
9TH DISTRICT
COMETA COUNTY, GEORGIA

OWNER/DEVELOPER
PR LAND INVESTMENTS, LLC
WOODSTOCK, GA 30188
PHONE: 678.386.8200

OWNER/DEVELOPER
PR LAND INVESTMENTS, LLC
WOODSTOCK, GA 30188
PHONE: 678.386.8200

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100. 12/15/2017 - 100th REVISION

OVERALL ZONING PLAN
Z200
THIS DRAWING IS A PART OF THE PROJECT



Brentwood - ASB4 Front Elevation



Brentwood - BSR4 Front Elevation



Brentwood - CSR1 Front Elevation



Clayton - ASR2 Front Elevation



Clayton - CSB4 Front Elevation



Clayton - ESR3 Front Elevation



Richmond - ASR1 Front Elevation



Richmond - BSB4 Front Elevation



Richmond - BSR3 Front Elevation



Turnbridge - ASR4 Front Elevation



Turnbridge - CSB1 Front Elevation



Turnbridge - DSR3 Front Elevation



Emory - ASR3 Front Elevation



Emory - BSB4 Front Elevation



Emory - CSR4 Front Elevation



Glade - BSB4 Front Elevation



Glade - DSR4 Front Elevation



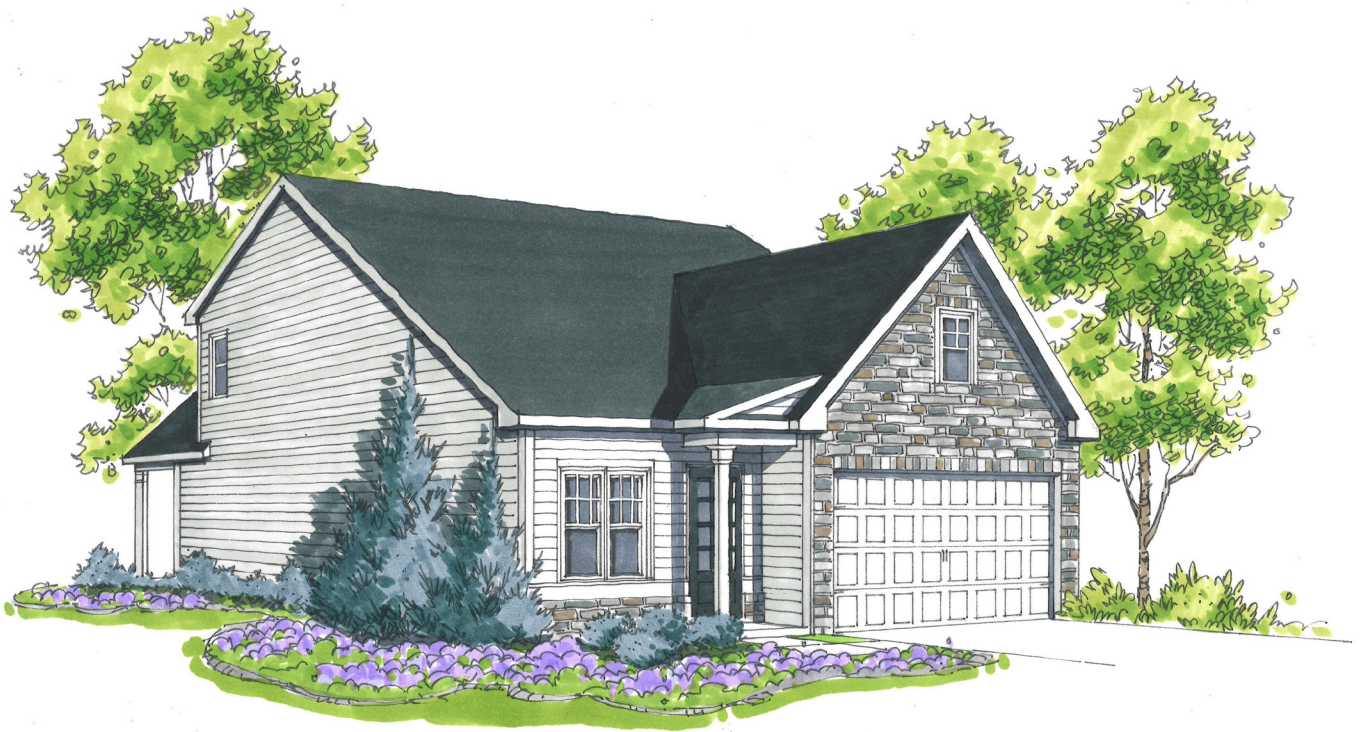
McIntosh - ASR4 Front Elevation



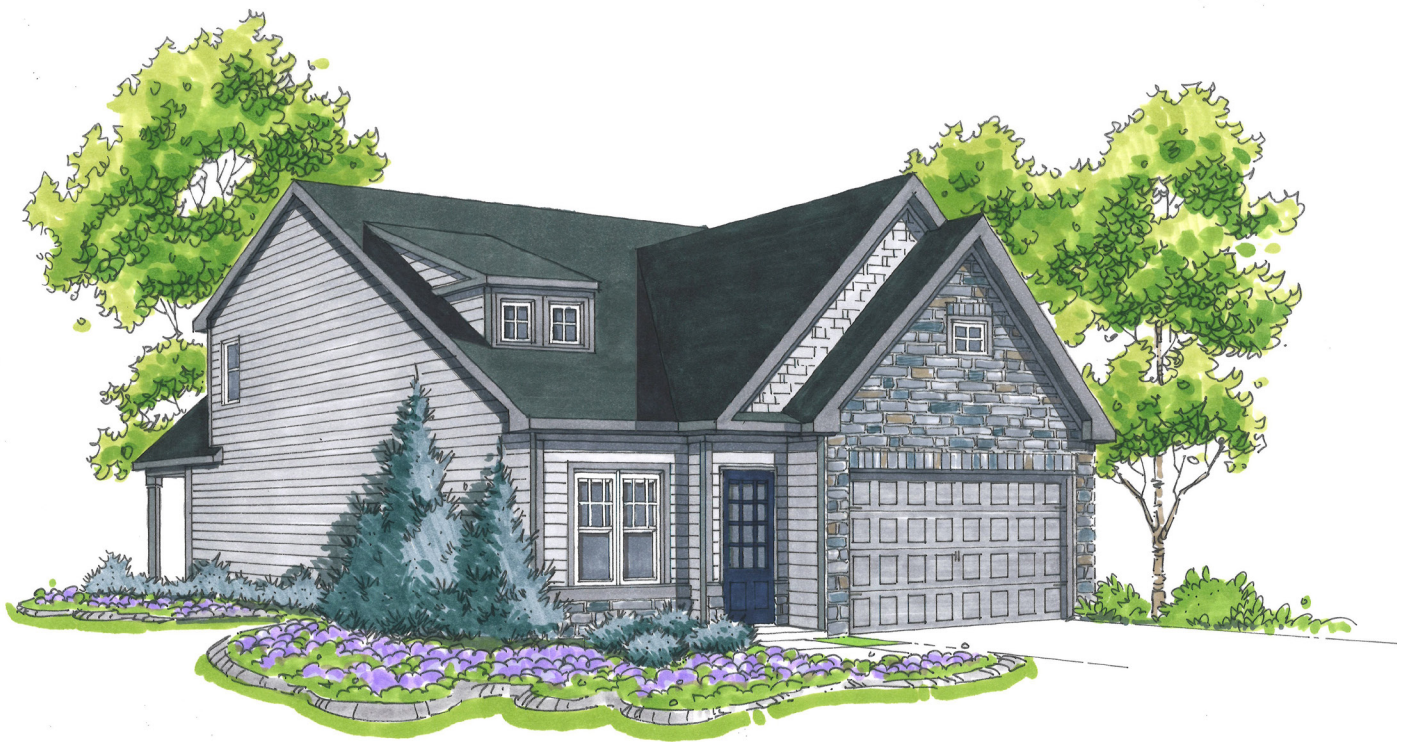
McIntosh - BSR3 Front Elevation



McIntosh - CSB3 Front Elevation

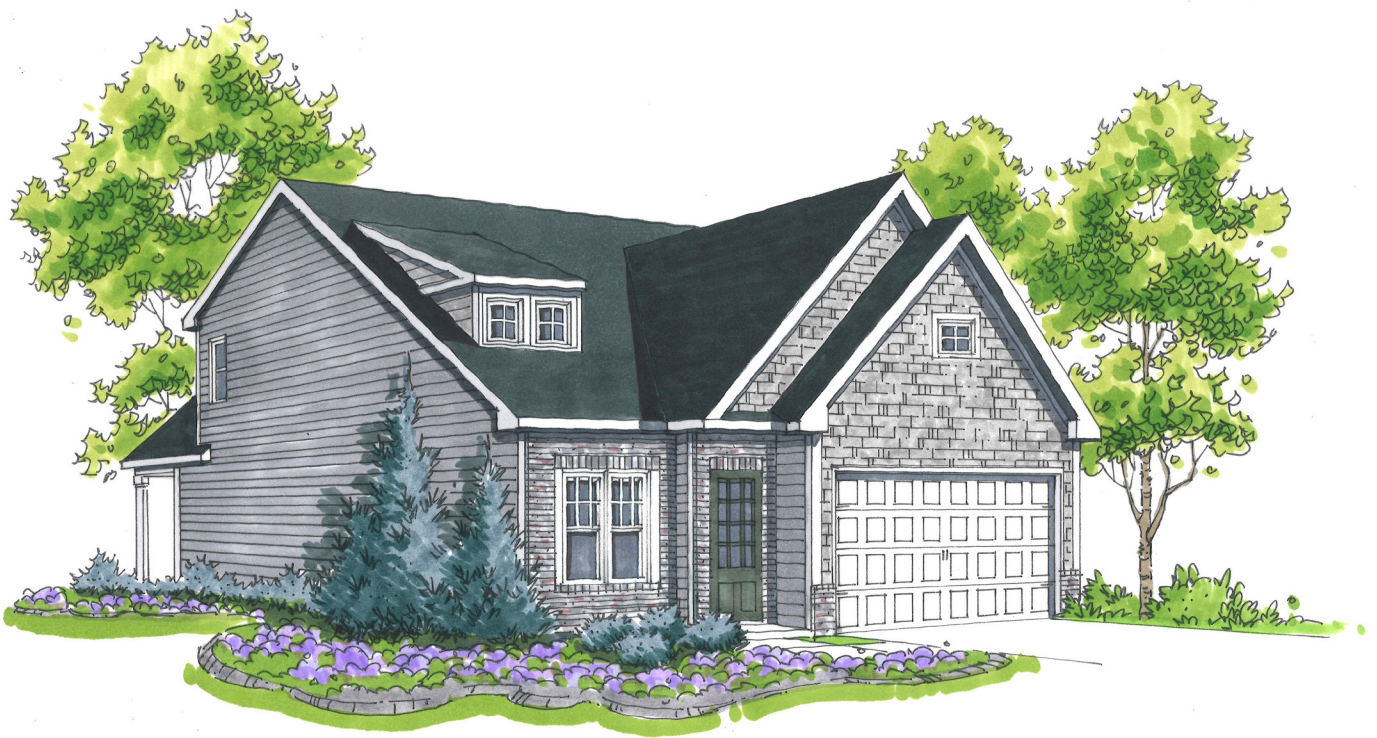


Waterford - ASR3 Front Elevation



Waterford - BSB2

Front Elevation



Waterford - BSR3

Front Elevation

24 HOUR CONTACT:
RYAN BOBBITT
770.315.2965

Existing Gas Easement -
 Turf, Typ.

Conceptual Tree
 Save Area (Outside
 Buffers, Wetlands,
 Floodplain and
 Major Easement),
 Typ.



Existing Gas Easement -
 Grasses, Typ.
 Conceptual Tree
 Save Area (Outside
 Buffers, Wetlands,
 Floodplain and
 Major Easement),
 Typ.

DEVELOPMENT SUMMARY	
ZONING	CORNER COUNTY - RC #10
PROPOSED ZONING	20% IMPROVED RESIDENTIAL, UNDEVELOPABLE DISTRICT, & 8% GAS/INDUSTRIAL DISTRICT
UNDEVELOPABLE TOTAL AREA	36.31 ACRES
TOTAL AREA	332.46 ACRES
UNDEVELOPABLE AREA	36.31 ACRES
UNDEVELOPABLE PERCENT	10.92%
TOTAL AREA - UNDEVELOPABLE (USE OF UNDEVELOPABLE)	332.46 ACRES
UNDEVELOPABLE	
RES # 1 (R1) 1/2"	28 UNITS
RES # 2 (R2) 1/2"	63 UNITS
RES # 3 (R3) 1/2"	49 UNITS
RES # 4 (R4) 1/2"	114 UNITS
RES # 5 (R5) 1/2"	23 UNITS
RES # 6 (R6) 1/2"	49 UNITS
RES # 7 (R7) 1/2"	47 UNITS
RES # 8 (R8) 1/2"	37 UNITS
RES # 9 (R9) 1/2"	36 UNITS
UNDEVELOPABLE TOTAL	324 UNITS/ACRES
DEVELOPABLE TOTAL (USE OF TOTAL AREA)	3061 UNITS
DEVELOPABLE PERCENT	91.9% (27.5%)
LOT COVERAGES	
MINIMUM STREET FRONTAGE	30'
MINIMUM LOT WIDTH AT FRONT SETBACK	40'
MINIMUM LOT SIZE	2,500 SQFT
UNDEVELOPABLE	
MINIMUM FRONT SETBACK	10 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK (ADJACENT TO SURVEY)	10 FEET
MINIMUM FRONT SETBACK	25 FEET
MINIMUM SIDE SETBACK	10 FEET
MINIMUM REAR SETBACK	25 FEET
UNDEVELOPABLE TOTAL (AREA)	
UNDEVELOPABLE AREA	36.31 ACRES

PLAN SUMMARY

Total Site Acreage: 332.46 Acres Residential + 9.20 Acres Industrial = 342.88 Net Acres

Conceptual Proposed Disturbed Acreage = 189.26 Acres

36.31 Acres Undevelopable (Gas Easement, Undisturbed Buffers, Floodplain)

See Plan for Location of Proposed Zoning Buffers

Conceptual Proposed Tree Save Area = 29.25 Acres Outside of Undevelopable Areas

Tree Save Areas to be Protected via Standard Means - Active Tree Protection Zones/Fence

Numbers are Approximate

Existing Gas Easement -
 Grasses, Typ.

Conceptual Tree
 Save Area (Outside
 Buffers, Wetlands,
 Floodplain and
 Major Easement),
 Typ.



Aerial Imagery from City of Newnan GIS Online. Adjusted approximately to survey field data.

REVISIONS	DATE	DESCRIPTION
1	03/20/2024	Rev. Client

CLIENT
PR LAND INVESTMENTS, LLC
 285 PARKWAY 575
 WOODSTOCK, GA 30188
 PHONE: 678-366-6470



PRELIMINARY TREE MANAGEMENT PLAN
 Site Plan Copy - Tree Save
POPE FARMS
 Land Lots 89 & 92, 5th District, CITY OF NEWNAN, GA - COWETA COUNTY

DATE	4.3.24
JOB NO.	HOPT2232
DRAWN	ETC
CHECKED	MRC
SCALE	1" = 500'
SHEET	PTM-2

TRANSPORTATION IMPACT ANALYSIS

DRI # 4316

Pope Farm

March 3, 2025

Developer/Applicant:

PR Land Investments, LLC

285 Parkway 575

Woodstock, GA 30188

678.366.6470

dmm@piedmontinv.com

Transportation Engineer:

Vern Wilburn, PE

Maldino and Wilburn, LLC

1864 Lower Fayetteville Rd

Newnan, GA 30265

770.362.6184

MW Proj. No. 23-17

Executive Summary

This transportation study was conducted to evaluate the traffic impacts of a proposed mixed-use development to be located on a 267.765 acre site that includes the following uses:

- ◆ New Single-Family Detached Homes - 669 Units
- ◆ Existing Single-Family Detached Homes - 4 Units that will be routed through the development. Since counts were not performed at SR 16 and Sidney Pope Road, the trip generation and assignment will address these 4 units.

There are actually 5 existing homes on Sidney Pope Road but one home has access to SR 16. Trips associated with this home are included in the existing counts along SR 16.

- ◆ Light-Industrial Site - 130,000 sf in one or more buildings

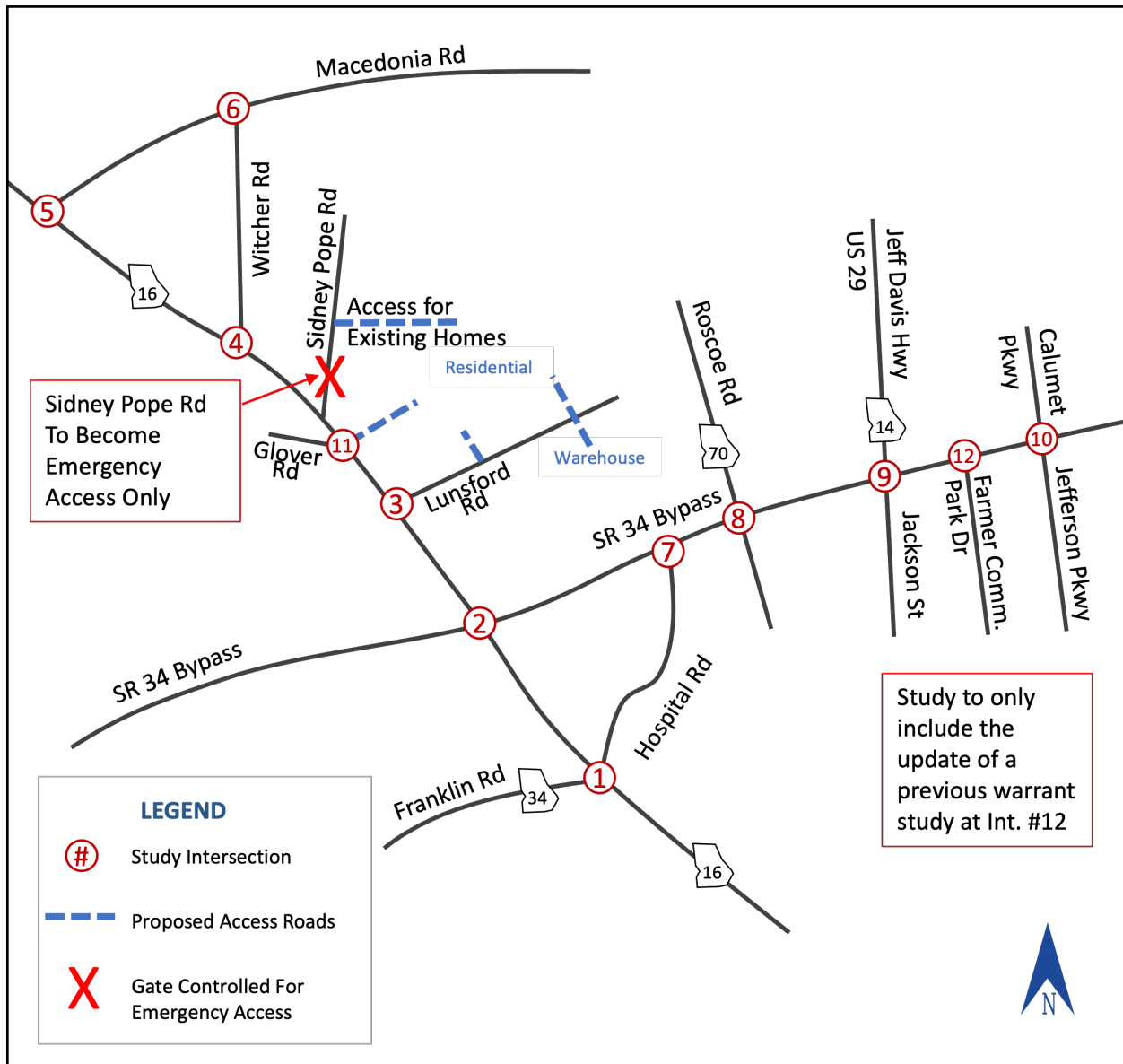
The development is planned for completion in 2032 and is expected to generate the following number of trips:

Daily - 6369 (two-way total)

- ◆ AM Peak Hour - 514 total, 187 inbound, 327 outbound
- ◆ PM Peak Hour - 645 total, 383 inbound, 262 outbound

Study Network

The illustration on the following page shows the proposed development and its relationship to the study area. The study intersections are numbered 1-12. These numbers are used for reference throughout this report.



Existing Conditions

The following intersections do not currently meet LOS standards:


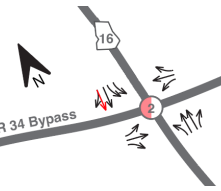
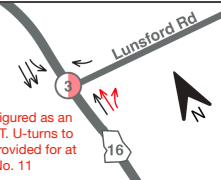
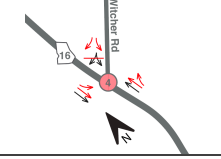

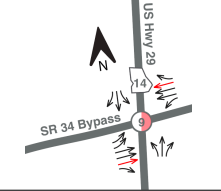
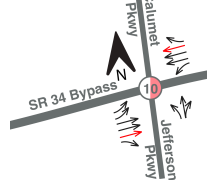
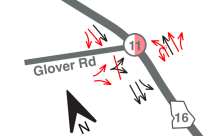
1. SR 16 & SR 34 (Franklin Rd)
3. SR 16 & Lunsford Rd
4. SR 16 & Witcher Rd
5. SR 16 & Macedonia Rd
9. SR 34 Bypass & US 29

No-Build Conditions

The No-Build Volumes were estimated by applying a background factor of 1.7% per year for 8 years to reach the build year. Generated traffic expected by another development, Greystone Subdivision, was then added to the background traffic to estimate No-Build Volumes.

The table on the following page lists the intersections for which mitigations are needed for the No-Build Volumes. In the diagrams in the left column, the added lanes needed in the mitigations are indicated in red. Figure 17 on page 38 also depicts the needed mitigations for the No-Build conditions.

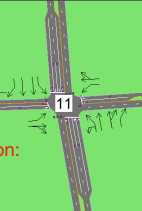
INTERSECTIONS NOT MEETING LOS STANDARDS, NO-BUILD VOLUMES

INTERSECTION	APPROACH	AM PEAK HOUR		PM PEAK HOUR	
		UNMITIGATED	MITIGATED	UNMITIGATED	MITIGATED
	EB	C (20.8)	C (20.8)	B (16.4)	B (17.9)
	WB	C (26.1)	C (26.1)	C (34.7)	D (44.2)
	NB	C (22.0)	C (20.3)	F (130.5)	C (30.7)
	SB	D (51.9)	D (51.9)	C (24.8)	C (33.5)
	EB	E (56.6)	D (47.7)	C (24.9)	C (24.9)
	WB	B (13.4)	B (12.7)	D (47.2)	D (47.2)
	NB	C (26.3)	C (25.9)	D (36.4)	D (36.4)
	SB	E (61.6)	D (46.4)	D (53.5)	D (52.6)
 <p>Configured as an RCUT. U-turns to be provided for at Int. No. 11</p>	WB	D (28.2)	B (10.1)	F (83.8)	B (12.8)
	NB	A (0)	A (0)	A (0)	A (0)
	SB	A (0)	A (0)	A (0)	A (0)
	WB	F (78.1)	D (34.4)	F (149.9)	F (54.7)¹
	NB	A (0)	A (0)	A (0)	A (0)
	SB	A (0)	A (0)	A (0)	A (0)
	WB	D (25.6)	C (17.6)	F (81.6)	D (30.5)
	NB	A (0)	A (0)	A (0)	A (0)
	SB	A (1.4)	A (1.4)	A (1.1)	A (1.1)
	EB	D (43.6)	C (29.4)	D (55.0)	D (43.8)
	WB	C (26.2)	C (24.8)	E (59.3)	D (41.9)
	NB	D (43.0)	D (37.2)	E (78.9)	D (50.2)
	SB	D (51.0)	D (37.8)	E (56.7)	D (39.2)
	EB	D (43.4)	C (22.8)	F (96.5)	D (53.2)
	WB	D (40.9)	C (34.5)	D (36.0)	C (26.6)
	NB	C (33.6)	C (32.9)	D (43.2)	D (35.1)
	SB	C (34.0)	C (33.0)	E (59.2)	D (45.2)
	EB	D (26.9)	B (14.9)	E (22)	B (13.3)
	NB	A (1)	A (1.4)	A (1.2)	A (1.9)
	SB	A (0)	A (0)	A (0)	A (0)

Note:1. A GDOT ICE was done to evaluate further mitigations. An unsignalized High-T was found to be the preferred option and it will result in LOS A for the 2052 Design Volumes.

Build Conditions


With the system improvements needed for the No-Build Volumes, the Build Volumes will have acceptable levels of service except for Intersection No. 11 (SR 16 and Glover Rd/Main Driveway). Traffic signal operation will be needed for this intersection to operate acceptably with the generated traffic volumes. The table below summarizes the expected levels of service with and without signalization.

INTERSECTION	APPROACH	AM PEAK HOUR		PM PEAK HOUR	
		UNMITIGATED ¹	MITIGATED ²	UNMITIGATED ¹	MITIGATED ²
11.  Mitigation: Signal Control ⁴	EB	C (17.8)	B (17.0)	D (26.4)	B (22)
	WB	F (970.8)	D (38.2)	F (3182)	E (55.4) ³
	NB	A (2.6)	B (12.6)	A (2.9)	B (15.9)
	SB	A (0.1)	C (24.7)	A (0.5)	A (9.8)

Notes:

1. Reflect Build Volumes
2. Reflect Build Volumes Projected Ahead to 2025 Design Year as Required in ICE.
3. LOS Will Be Acceptable With Build Volumes That Are Not Projected To Design Year (2052).
4. The Lane Configuration Shown Reflects the No-Build Mitigations Except for the Proposed Driveway and Associated Turn Lanes.

The table below shows the total Build Volumes on each approach of Intersection No. 11 and how many of those will be added to each approach as a result of the development.

INTERSECTION	APPROACH	AM PEAK HOUR		PM PEAK HOUR	
		ADDED	TOTAL BUILD VOLUME	ADDED	TOTAL BUILD VOLUME
11.  With Signal Control	EB	1	62	2	67
	WB	297	297	207	207
	NB	82	629	276	1308
	SB	25	1021	51	808

Warrant Analysis Update, SR 34 Bypass and Commercial Park Drive

During the Methodology Meeting, the city requested a reassessment of the signal warrant analysis previously conducted for the intersection of SR 34 Bypass and Commercial Park Drive, which serves as the sole access point for Fire Station No. 4. The analysis was revised using the same methodology as the initial study to maintain consistency.

Tables 13 (AM Peak Hour) and 14 (PM Peak Hour) compare the estimated gap times from the original study to the updated gap values and required gap times. These tables can be found on page 54.

The updated values do not alter the conclusions reached in the original study.



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: City of Newnan
(via electronic mail and certified mail) Steven L. Jones

From: Jannine Miller, GRTA Executive Director

Copy: Zane Grennell, DCA
(via electronic mail) Brittany Williams, SRTA/GRTA
Derrick Peevy, SRTA/GRTA
Stephanie Wagner, TRRC
Paul Jarrell, TRRC
Samuel Henriquez, City of Newnan
Daniel Trevorrow, GDOT D3
Standford Taylor, GDOT D3

Vern Wilburn, Maldino and Wilburn, LLC
PR Land Investments, LLC
Steven L. Jones, Taylor English Duma LLP
Ryan Bobbit, Piedmont Residential
Sydney Connaughton, Piedmont Residential
Micheal D. Miller

Date: June 2nd, 2025

RE: Notice of Decision for DRI 4316 Pope Farm

Notice of Decision for Request for Non-Expedited Review of DRI 4316 Pope Farm

The purpose of this notice is to inform PR Land Investments, LLC (the Applicant) and City of Newnan (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 4316 Pope Farm (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on March 13th, 2025. The review package includes: the site development plan (Site Plan) dated November 22nd, 2024 titled "DRI Plan Pope Farm" prepared by Ridge Planning and Engineering, the Transportation Study dated March 3rd, 2025 prepared by Maldino and Wilburn Traffic Engineering Consultants received by GRTA on March 13th, 2025, and the DCA Initial and Additional forms filed on October 24th, 2024 and November 1st, 2024.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

C2ABEB312926471...
Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and planned external pedestrian access points, including to Lunsford Road.
- All internal sidewalks shall meet the City of Newnan's minimum sidewalk width requirements and be Americans with Disabilities Act (ADA) compliant.
- If transit service is introduced in the future, the applicant must coordinate with the City of Newnan and Coweta County to provide appropriate infrastructure for transit stops (such as bus pads or shelters) within the development.
- The applicant shall provide bicycle parking racks at appropriate community focal points (such as clubhouses, parks, and trailheads) to encourage alternative mode access.
- The applicant shall coordinate with local plans to ensure the design allows future connection to planned or potential regional greenways and multi-use trails.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Driveway Access Management

- The applicant shall coordinate all driveway locations, designs, access configurations, and spacing standards with the Georgia Department of Transportation (GDOT) District 3 and the City of Newnan. All proposed driveways providing access to SR 16 shall be subject to GDOT approval for access permitting. Final driveway locations and designs must conform to GDOT access management policies and meet minimum spacing, alignment, and operational requirements, including limitations on the number of access points, restrictions to right-in/right-out movements where appropriate, and alignment with existing or planned intersections to the maximum extent feasible. No driveway permits onto SR 16 shall be issued without GDOT District 3 approval.
- During and as a condition of access permitting, GDOT shall have the right to require the applicant construct improvements to GDOT's highway/road system within the development, if any, and/or contribute reasonable funding for improvements to GDOT's highway/road system outside the development, including, but not limited to, right turn lanes, left turn lanes, and/or roadway widening. Any concept plan shall be modified, at the time of permitting, to accommodate any improvements on and/or adjacent to the development that GDOT requires as a condition of access permit(s).

SR 16 at Glover Road/Main Driveway (Intersection 11)

- Install a traffic signal at the intersection of SR 16 and Glover Road/Main Driveway when signal warrants are met, or an appropriate intersection improvement alternative. Mitigation is subject to GDOT approval.

SR 16 at Lunsford Road (Intersection 3)

- The applicant shall coordinate with the City of Newnan and GDOT District 3 regarding the feasibility and implementation of an RCUT configuration at this intersection, or an appropriate intersection improvement alternative.

Heavy Vehicle Routing

- The applicant shall coordinate with the City of Newnan to designate and sign truck routes internal to the site that direct industrial traffic to the SR 16 corridor, avoiding cut-through traffic on adjacent residential streets.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and planned external pedestrian access points, including to Lunsford Road.
- All internal sidewalks shall meet the City of Newnan's minimum sidewalk width requirements and be Americans with Disabilities Act (ADA) compliant.
- If transit service is introduced in the future, the applicant must coordinate with the City of Newnan and Coweta County to provide appropriate infrastructure for transit stops (such as bus pads or shelters) within the development.
- The applicant shall provide bicycle parking racks at appropriate community focal points (such as clubhouses, parks, and trailheads) to encourage alternative mode access.
- The applicant shall coordinate with local plans to ensure the design allows future connection to planned or potential regional greenways and multi-use trails.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

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- During and as a condition of access permitting, GDOT shall have the right to require the applicant construct improvements to GDOT’s highway/road system within the development, if any, and/or contribute reasonable funding for improvements to GDOT’s highway/road system outside the development, including, but not limited to, right turn lanes, left turn lanes, and/or roadway widening. Any concept plan shall be modified, at

the time of permitting, to accommodate any improvements on and/or adjacent to the development that GDOT requires as a condition of access permit(s).

SR 16 at Glover Road/Main Driveway (Intersection 11)

- Install a traffic signal at the intersection of SR 16 and Glover Road/Main Driveway when signal warrants are met, or an appropriate intersection improvement alternative. Mitigation is subject to GDOT approval.

SR 16 at Lunsford Road (Intersection 3)

- The applicant shall coordinate with the City of Newnan and GDOT District 3 regarding the feasibility and implementation of an RCUT configuration at this intersection, or an appropriate intersection improvement alternative.

Heavy Vehicle Routing

- The applicant shall coordinate with the City of Newnan to designate and sign truck routes internal to the site that direct industrial traffic to the SR 16 corridor, avoiding cut-through traffic on adjacent residential streets.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

SR 16 and SR 34 Bypass System Improvements

- It is recommended that the applicant coordinate with the City of Newnan and GDOT District 3 regarding the design and timing of planned roadway improvements along SR 16 and SR 34 Bypass, including roadway widenings and intersection enhancements, to support project traffic needs and maintain acceptable Levels of Service. Applicant shall incorporate and accommodate any relevant improvements adjacent to their project frontage as determined necessary by the permitting authority.

Intersection Control Evaluation (ICE) Considerations

- It is recommended that Coweta County and the City of Newnan consider an Unsignalized High-T configuration for the intersection of SR 16 and Witcher Road, as supported by the ICE analysis for the 2052 design year.

Fire Station

- It is recommended that the City of Newnan monitor traffic conditions at the SR 34 Bypass and Commercial Park Drive intersection, recognizing that while updated traffic analysis confirmed no additional signal warrants, conditions may change post-development.

DEVELOPMENTS OF REGIONAL IMPACT (DRI) *REPORT OF FINDINGS*

Project ID: DRI #4316
Project Name: Pope Farm
Name of Host Jurisdiction: City of Newnan
Date: April 11, 2025

The Three Rivers Regional Commission (TRRC) has completed its review of the Development of Regional Impact (DRI) for DRI #4316 – Pope Farm, a proposed residential and industrial development in the City of Newnan, GA. The trigger for the DRI in this project is an annexation and rezoning; the threshold exceeded is the size of the proposed development. TRRC conducted a careful review of the information submitted by the local government, adopted plans and road data, and comments from potentially affected agencies. Potentially affected parties were requested to submit comments on the proposed project during the fifteen-day period of March 25, 2025 to April 9, 2025.

Project Overview

The developer, PR Land Investments, LLC, is proposing a master-planned residential community with 669 proposed single-family detached dwellings, related amenities, 5 existing single-family detached dwellings, and a 130,000 square foot industrial building on an approximately 267.756-acre site (approximate location can be found at this [Google link](#), please note that the proposed industrial site is south of Lunsford Road). This site is adjacent to SR 16 and Lunsford Rd. The developer is requesting an annexation from Coweta County into the City of Newnan. The project design proposes four (4) access points, with the Sidney Pope Rd point closed to public travel and used for emergency access only. The proposed build out completion timeframe for the project is 2033, pending approval from necessary parties.

Context in Regional Plan and Regional Resource Plan

TRRC reviewed the proposed project with regards to regional and interjurisdictional impact and consistency with the Department of Community Affairs (DCA) Quality Community Objectives, the [Three Rivers Regional Plan 2024](#), the [Three Rivers Regionally Important Resource Plan](#), and other local/regional plans.

- Per the Three Rivers Regionally Important Resource Plan, the proposed site is within the Chattahoochee River watershed. Watersheds are vulnerable to land uses, including construction activities, which can have a large point and non-point impacts on water supply, pollution, and erosion. Stakeholders are encouraged to closely collaborate to reduce vulnerabilities to the watersheds through low-impact site design (further discussed below).
- According to the 2024 Three Rivers Regional Plan, the proposed development site is within the Developing Areas classification within the Regional Land Use and Conservation and Development maps. The site also lies within an Area of Rapid Development of the Areas Requiring Special Attention Map (maps attached, located in the plan starting on page 18).

- TRRC encourages stakeholders to incorporate the desired development patterns and implementation measures for Areas of Rapid Development (discussed starting on page 23), including:
 - Increased accessibility and safety for all users including vehicles, pedestrians, and cyclists
 - Site and building designs should be sensitive to the site's natural features and environmental characteristics
 - Minimize site clearance, grading, and disturbance to the construction footprint as a way of preserving natural features such as trees
 - Encourage alternative stormwater infrastructure such as raingardens and swales
 - Promote beautification measures along roadway corridors

Housing, Population, and Design Impacts in Region

This project proposes to add a substantial number of people and housing units to the region and will directly impact the City of Newnan as well as Coweta Count. Per the [US Census Profile for the City of Newnan](#): the city has a total population of 42,549 people and 17,771 total housing units (2020 Decennial Census). This project proposes to add approximately 3.75% additional housing units to the city's stock. The scale of this project is similar to a village or small town, and should be planned as a positive investment for the quality of life for the entire city/county, in addition to the developers and immediate residents. Careful consideration should be given to the design.

- **Development Directed Toward Existing Communities and Infrastructure.** This project is located adjacent to the City of Newnan, with sewer and water infrastructure available. Locating higher residential and industrial development adjacent to existing cities and infrastructure helps direct growth to a more compact service area. This growth pattern will reduce the city and county's long-term liabilities and help protect rural places from sprawling growth.
- **Design Requirements to Positively Impact the Region.** All stakeholders are highly encouraged to use this large-scale new-build opportunity to design this community to be a place that positively contributes to, and integrates with, the quality of life and community visions for all affected jurisdictions. The form of the buildings and streets for this project should be prioritized, such as with traditional neighborhood grid layout, high quality building materials and design, and walkability. Decision-makers are highly encouraged to optimize the sense of place of these new neighborhoods through guidance from town-planning and landscape architecture professionals.
- **Housing Choice.** The region continues to need quality housing options for the population, which is changing in terms of size, demographics (e.g. age), and socioeconomics (e.g. variety of incomes and family structures). A significant portion of our region's population is the baby boomer population, many of whom are retiring and would like to age in place. Per AARP's resource [Making Room: Housing for a Changing America](#), only 20 percent of today's households are nuclear families while the housing market largely continues to build to that need (e.g. large single-family home).
 - Stakeholders are encouraged to design this project to include a diverse mix of housing unit configurations to ensure that people of all ages and abilities can live a full life in Newnan and Coweta County.

Context within Comprehensive Planning

Due to this site being in unincorporated Coweta County but requesting to be annexed into the City of Newnan, decision-makers should consult both comprehensive plans to ensure land use decisions are positive for both jurisdictions in terms of the envisioned character and growth strategies for the site area and surrounding areas.

According to the **City of Newnan Comprehensive Plan 2021-2041**, which [can be found at this DCA link](#):

- For Land Use Needs and Opportunities (p. 22): There is an overall lack of available land for development purposes; There is an ongoing need to preserve the small-town atmosphere as Newnan continues to grow; Mixed-use developments should be encouraged increasingly as a way to improve overall quality of life (increased housing opportunities, traffic improvement, etc.).
- For Transportation Needs and Opportunities (p. 22): Connectivity between the various land uses needs to be taken into consideration; There is a lack of alternative transportation options.
- For Capital Improvements Needs and Opportunities (p. 23): Efforts need to be made to improve stormwater management; Additional parks need to be identified in order to provide more recreational opportunities; The city will continue to work with Newnan Utilities to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- For Housing Needs and Opportunities (p. 24); Encourage a mixture of housing; Investments should be made in diversifying affordable housing solutions, while maintaining community standards; Affordable housing opportunities should be identified and promoted (infill within downtown and existing neighborhoods); The city can encourage a focus on quality building materials to help ensure excellent residential products; The city will work to encourage safe, walkable neighborhoods through Public Safety efforts and quality infrastructure design.
- For Capital Improvements Goals and Policies (p. 27): Continue to make stormwater management improvements; Create an integrated transportation system by incorporating alternative transportation modes into existing transportation routes and adding new routes and pathways that connect to the existing sidewalks, trails; Encourage and develop alternative transportation modes.
- For Housing Goals and Policies (p. 28): Encourage a variety of housing choices; Use amenities, materials, sizes, etc. as key factors in ensuring quality housing development; Encourage mixed-use development with greenspaces, residential, and commercial/office – live, work, play; Prepare for high-end housing needs
- For Land Use Goals and Policies (p. 29): Encourage growth and development that supports a high quality of life for the citizens (sustainability); Balance more intense uses with usable greenspace and amenities in appropriate locations.
- For Transportation Goals and Policies (p. 29): Consider wide pathways that include pedestrian and bikeways and connecting to existing pedestrian/bike paths; Allow and encourage integrated sidewalks/paths citywide.

According to the [Coweta County Comprehensive Plan \(2021\)](#):

- This site is located in the Priority Development Character Area (map on page 85, discussion starts on page 83) which is “meant to allow for innovative designs that may not fit within the confines of established zoning districts”. Character areas provide a vision, goals, corresponding zoning, relevant density, and growth and design strategies to emphasize local character and facilitate cohesive design.

Natural Resources Planning and Resiliency Considerations

- The proposed residential site has several areas with floodplain with substantial housing units close to the required buffer, which can impact stormwater the watershed and built environment. An abundance of caution should be used, including strategies to reduce stormwater runoff and protect water supply and quality. Flood maps have not always been updated to reflect development over the last decade. For instance, the available flood zone maps for this site are from 2010, while Coweta County's population and residential development has grown substantially since that time. Per the US Census, the city's population has grown from 33,039 in 2010 to 42,549 in 2020 (a 28.8% change).
- The stream along the east boundary of the site could offer additional flooding protection as well as be a location for a nearby multiuse path similar to other segments of the LINC Trail System. This path could run parallel to the stream and provide further ecological protection to the site through a larger buffer while offering recreational opportunities for residents, especially if connected long-term to the LINC Trail System (example from Master Plan attached).
- For a development of this size, the developer and decision-makers are encouraged to work with a landscape architecture professional to incorporate innovative green infrastructure, such as swales and passive parks, to protect residents and the watershed from flooding events. The project design should incorporate low impact design to minimize disruption to the existing hydrology to prevent impacts to the site's absorption capacity as well as reduce impacts to water quality downstream.
- The [Georgia Stormwater Manual](#) should be used in the site design of this project. Per the manual: Addressing stormwater management begins with the site planning and design process. Development projects can be designed to reduce their impact on watersheds when efforts are made to conserve natural areas, reduce impervious cover, and better integrate stormwater treatment. By implementing a combination of these nonstructural approaches, collectively known as Better Site Design (BSD), it is possible to reduce the amount of runoff and pollutants generated by a site and provide for some nonstructural on-site treatment and control of runoff. (p. 41)
- The proposed development is within the Metropolitan North Georgia Water Planning District, which works to protect water quality and supply in the District as well as downstream communities. Coweta County and the developer are encouraged to follow the planning principles in the [2022 Water Resources Management Plan](#), such as utilizing green infrastructure approaches found on page 2-3.

Road Safety, Connectivity, and Active Transportation

This project is an opportunity to add a highly walkable community to Newnan and Coweta County that can benefit residents through active transportation options (e.g. walking instead of driving a car). The project also incorporates an industrial site south of the residential development, which could connect residents to employment options. It is imperative to design the project with the safety and accessibility of all road users in mind, including people with and without cars, and people inside and outside of cars. The site's road network feeds into Coweta County and state-owned road (SR 16 and Lunsford Rd, primarily). The 5-year data for vehicle crashes is attached for all crashes for road segments near the proposed site, as well as all serious and fatal injury crashes for Coweta County. This proposed project is near roads with multiple crash locations.

- **Fatal and Serious Crashes.** Per this data, over 63% of all fatal and serious crashes in Coweta County were intersection-related, over 54% were distracted-driver related, over 7% were large truck related, over 6% involved SR 16, and 7% were pedestrian related (even though pedestrians make up a much smaller percentage of crashes, when they are hit, they tend to have much higher injuries). Dedicated active transportation infrastructure such as separated multiuse paths can help protect vulnerable road users.

- **Project Site Crash Network.** Per the data for the segments closest to the DRI #4316 project site, there have been 240 crashes over the last 5 years on the nearby road network (approximately 48 per year, or slightly under 1 per week).
- **Potential Multiuse Trail.** As previously noted, stakeholders are encouraged to proactively plan for multimodal choices in this development, including a possible LINC Trail segment. Multiuse trails and greenways are goals of both the city and county; this site is close to greenway segments proposed in the [Coweta County Greenway Master Plan](#) (map attached w/ notes).
- **Coweta County Comprehensive Transportation Plan.** Per the [Coweta County Comprehensive Transportation Plan](#) (CTP) and the city and county's comprehensive plans, these jurisdictions are committed to developing a multi-modal transportation network. Per the CTP, a goal is to leverage the development process to strategically enrich the transportation network (p. 5).
- Decision-makers are encouraged to maximize the multimodal, connectivity, and safety improvement opportunities for this development and supporting roadways as a longterm strategy for the transportation network and livability for citizens.

Comments

No comments were received for this project. Fayette County e-mailed to confirm they did not have comments to submit.

Transmittal

The transmittal of this Report of Findings officially completes the DRI process. The City of Newnan may proceed with the final official action it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries. This DRI Review was performed in coordination with the GRTA review of DRI #4316.

Attachments

- Three Rivers Regional Plan Maps
- LINC Trail Segment Example
- Coweta County Greenway Master Plan
- Crash Data (All Crashes and Life-Altering (KA) Crashes)



NEWNAN

POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

10/30/25

Reference: Pope Farms

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 1388 calls, 25 motor vehicle accidents and 105 traffic stops in a two-year period for this development.

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

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$63,500.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT



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

Stephen R. Brown, Fire Chief

October 28, 2025

Ref: *Annexation Request Pope Farm*

Dear Tracy,

I have reviewed the annexation request for Highway 16 and Lunsford Road, Pope Farm.

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.

We've 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. Please contact me if you have questions.

Sincerely,

Stephen Brown



October 31, 2025

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

RE: Pope Farm Subdivision, 692 proposed units, 237 Acres, 9.2 Acres Light Industrial, Newnan, GA, Parcel 061 5069 013, 061 5069 014, 061 5069 003 061 5069 002B and 061 5069 002A

Ms. Dunnavant,

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

- Parcel Number 061 5069 013, 061 5069 014, 061 5069 003 061 5069 002B and 061 5069 002A
- 237 Acres +/-
- Shall be annexed into the City of Newnan

1. Sanitary Sewer:

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

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

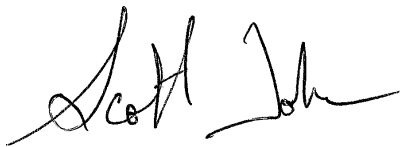
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing water upgrades 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,

A handwritten signature in black ink, appearing to read "Scott Tolar". The signature is fluid and cursive, with the first name "Scott" and last name "Tolar" clearly distinguishable.

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

Coweta County School System

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

October 31, 2025

Tracy S. Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange St.
Newnan, GA 30263

RE: Pope Farms Annexation Request

Tracy,

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

The proposed development would potentially contain 669 residential units with 145 units being completed during the first two years. The current school district lines would place students in this neighborhood in the following locations:

Elm Street Elementary (85% Capacity), Northside Elementary (77% Capacity), Evans Middle School (88% Capacity), and Newnan High School (85% 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 proposal, school capacity is an ongoing concern. Some of the schools serving this area are now at or near capacity. If approved, we would request that the developer provide us advance notice of a schedule for construction and planning purposes.

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

Sincerely,

Genie G. Ingram

Genie G. Ingram
Director of Facilities, Construction and Capital Projects
Coweta County Schools

Coweta Committed to Student Success



COWETA COUNTY
BOARD OF COMMISSIONERS

Chairman, John Reidelbach, District 4
Paul Poole, District 1
Bill McKenzie, District 2
Bob Blackburn, District 3
Alphonso Smith, District 5
Michael D. Fouts, County Administrator

Notice of Objection Hand Delivery Receipt

Date: November 25, 2024

I, Megan Shea (printed name), hereby acknowledge that I received a hand delivered Notice of Objection regarding Petition # AN 04-24 filed by the City of Newnan on behalf the applicant, Steven L. Jones, proposing to annex 267.756± acres located on GA Highway 16, Lunsford Road, and Sidney Pope Road into the City of Newnan.

City Clerk
Title

Megan Shea
Signature

11/25/24
Date

----- COUNTY PORTION -----

I, FELISIA BROWN (printed name), hereby acknowledge that I delivered the above referenced letter to the individual signed above on the date below.

Code Enforcement
Title

Felisia Brown
Signature

11/25/24
Date

Subject: RE: Notice of Annexation - Steven L. Jones/PR Acquisitions, LLC/Pope Farm
Date: Monday, November 25, 2024 at 10:26:40 AM Eastern Standard Time
From: Cleatus Phillips <CPhillips@newnanga.gov>
To: Fouts, Michael <mfouts@coweta.ga.us>
CC: External - Lee, Nathan <nlee@gloverdavis.com>, Brad Sears <bsears@sandershaugen.com>
Attachments: image002.png, image003.png

This sender is trusted.

Received.

Thank You,
Cleatus



Cleatus Phillips
City Manager

From: Fouts, Michael <mfouts@coweta.ga.us>
Sent: Monday, November 25, 2024 10:11 AM
To: Cleatus Phillips <CPhillips@newnanga.gov>
Cc: External - Lee, Nathan <nlee@gloverdavis.com>; Brad Sears <bsears@sandershaugen.com>
Subject: Notice of Annexation - Steven L. Jones/PR Acquisitions, LLC/Pope Farm

Good morning, Cleatus:

I hope that you're doing well.

Please reference the attached correspondence regarding the PR Acquisitions, LLC/Pope Farm annexation petition that was received by Tracy Dunnivant on October 25, 2024. In addition to the electronic version attached, a hard copy of this Notice of Objection will be hand delivered today and mailed for your records.

Best regards,
Michael



Michael Fouts
County Administrator
Administration/Board of Commissioners
Coweta County Government

Phone: 770.254.2601
Email: mfouts@coweta.ga.us

22 East Broad Street

Newnan, Georgia 30263

[https://link.edgepilot.com/s/02408174/-UOkD1GDUkixmhFpsMgpXQ?
u=http://www.coweta.ga.us/](https://link.edgepilot.com/s/02408174/-UOkD1GDUkixmhFpsMgpXQ?u=http://www.coweta.ga.us/)



Chairman, John Reidelbach, District 4
Paul Poole, District 1
Bill McKenzie, District 2
Bob Blackburn, District 4
Al Smith, District 5
Michael D. Fouts, County Administrator

November 25, 2024

Via Email to cphillips@cityofnewnan.org and Hand Delivery

The Honorable Mayor and City Council
of the City of Newnan, Georgia
25 LaGrange Street
Newnan, Georgia 30263

RE: NOTICE OF OBJECTION
Proposed Annexation of City of Newnan
Applicant – Steven L. Jones
267.756 ± acres located off GA Highway 16, Lunsford Road, and Sidney Pope Road
Tax IDs # 061-5069-013, 061-5069-003, 061-5069-002B, 061-5069-002A, 061-5069-014, 061-5093-002, 061-5093-007, 061-5093-009, 061-5093-008, and 061-5093-010
Petition # AN 04-24

Dear Mayor and Council of the City of Newnan:

The Board of Commissioners of Coweta County, Georgia (the “Board”), pursuant to O.C.G.A. § 36-36-113, respectfully objects to the above-referenced annexation petition. A motion to object was unanimously approved by the Board at its meeting held on November 19, 2024.

The parcels of land subject to this annexation petition totals 267.756 ± acres (the “Property”) and contains a mixture of Rural Conservation (RC) and Industrial (M) zoning. The RC zoning district is intended to provide low-density, single-family residential and agricultural land uses, while the M zoning district is designed to establish the broadest range of industrial operations. The parcels currently zoned RC would be permitted by-right to develop a Conservation Subdivision (CSD) residential development with a minimum lot size of one (1) acre and a maximum density of 0.625 units per acre. The parcels totaling 233.46 ± acres would allow a maximum yield of one hundred and forty-five (145) single-family lots.

The annexation petition requests the City’s Planned Development Residential (PDR) zoning district. As defined in the City’s zoning ordinance, this residential zoning district allows single-family residences, two-family residences, and multifamily residences. The petition proposes six hundred and sixty-nine (669) single-family residential lots. The petition also seeks to annex and rezone five (5) existing single-family homes currently zoned RC to the City’s Suburban Residential Single-Family Dwelling District

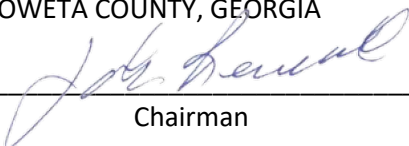
– Low Density (RS-20), and additional property currently zoned M to the City’s Light Industrial District (ILT) for the development of a 130,000 square feet employment building. Therefore, the proposed annexation and requested PDR zoning district would create a significant increase totaling approximately three hundred and sixty-one (361%) percent on the subject Property when comparing the proposed six hundred and sixty-nine (669) residential lots to the one hundred and forty-five (145) currently zoned.

In addition, the annexation and requested zoning would significantly increase the cost of transportation infrastructure as a result of the additional vehicle trips generated from the Property. Specifically, the rendering provided in the proposed annexation shows three (3) access points onto Lunsford Road, not all of which is included for annexation. Lunsford Road is classified as a local road and is not designed to handle the volume of traffic that would be generated by the proposed annexation and increased density from the development. Improvements to Lunsford Road and the intersection of Lunsford Road with SR 16 would be required to accommodate the proposed increase in traffic to this road and intersection. Additionally, reconfiguration of the intersection of the two legs of Lunsford Road will be necessary. The improvements to Lunsford Road and its intersection with SR 16, if agreeable and acceptable to the Georgia Department of Transportation (GDOT), is estimated to cost three million and five-hundred thousand (\$3,500,000) dollars. Any improvements to Lunsford Road and its intersection with SR 16 will also likely involve coordination and potential adjustment or protection of the gas transmission line that parallels Lunsford Road. Therefore, the resultant improvements necessary create a negative financial impact for the County.

The Board’s objection is based on the information made available in the annexation petition and the analysis contained in the staff report and presented at the November 19, 2024 Board meeting. Therefore, in accordance with O.C.G.A. § 36-36-113 paragraph (d), this annexation would result in the following:

- (1)(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use;
- (1)(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
- (2) Result in a land use that differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county’s zoning ordinance or its land use ordinances.

THE BOARD OF COMMISSIONERS
OF COWETA COUNTY, GEORGIA

By: 
Chairman

October 30, 2025

Ms. Tracy S. Dunnivant, Planning Director
Planning & Zoning Department
City of Newnan, Georgia
25 LaGrange Street
P. O. Box 1193
Newnan, GA 30264

Dear Ms. Dunnivant:

We received your letter notifying us of your department scheduling a public hearing regarding an application to annex & zone property located on Georgia Highway 16, Sidney Pope Road & Lunsford Road. My husband & I **strongly oppose this annexation & zoning** due to the heavy amount of traffic coming from neighboring counties. There is also a large amount of 18-wheeler & school bus traffic which travel on this highway. This is causing the air quality to get worse. Allowing the developer to cut down the trees necessary to build that many houses will only allow the air quality to deteriorate even more. We realize that the city would require the developer to replace some trees, but it won't be enough to help.

We are also aware that crime is increasing in the city & county. We have learned that certain city & county services are understaffed such as police, sheriff, firefighters, & EMT's.

Our quality of life is more important to us than anything money could buy. We built our house here so we could live in peace & quiet and not where there would be a lot of noise. We believe allowing a developer to eventually build a total of 669 single family homes would disrupt our peace & quiet.

We would appreciate it if you would take our concerns into consideration & **do not approve** this application to annex & then re-zone this property into the city.

Sincerely,



Johnny & Sharon Sprayberry



City of Newnan, Georgia – Planning Commission

Date: November 11, 2025

Agenda Item: Jefferson Place

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: To approve or deny the site plan.

Background: On June 17, 2025, the Newnan City Council annexed property identified as 423 Jefferson Street into the City limits of Newnan and zoned it RU-7 (Urban Residential Single-Family Dwelling District-High Density)

Zoning District	RU-7 (Urban Residential Single-Family Dwelling District-High Density)
Proposed Land Use	Single Family Detached Residential Structures.
Parcel Size	3.02 acres
Number of Lots	8 Lots

The annexation and subsequent zoning ordinance was conditioned upon that the owner (Cornerstone Rentals, LLC) would bring back a final concept plan and elevations to the Planning Commission for approval.

The concept plan shows 8 units on a little over 3 acres which is far less density than what the RU-7 allows. RU-7 allows up to 4 units per acre. This concept illustrates a density calculation of approximately 2.6 units per acre.

Cornerstone Rentals, LLC has provided 4 examples of the style of home that they seek to build on the site. The plans are not fully completed however; but the elevations provided in this submission are indicative of the type of homes that they wish to build.

Options:

- A. Approve the site plan
- B. Deny the site plan

Recommendation: The site plan demonstrates compliance with the requirements of the Zoning Ordinance and staff recommends option A.

Attachments: Site Plan
Elevations
Zoning and Annexation Ordinance.

Previous Discussions with Commission: May 13, 2025

Cornerstone Rentals LLC
Land Lot 55, 5th Land District
3.02+/- Acres
423 Jefferson Street
Tax Map # 086 5055 002

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 55 OF THE 5TH LAND DISTRICT
LOCATED AT 423 JEFFERSON STEET,
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the City Council of the City of Newnan has initiated an annexation and rezoning the property shown on Exhibit "A" which is an unincorporated island as that term is defined in Section OCGA from the Coweta County and Zoning Classification R-2 (Multifamily Residential District) to the City of Newnan Zoning Classification RU-7 (Urban Residential Single- Family Dwelling District- High Density); and

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

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 17th day of June, 2025; and

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

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

Section I. That the property described on Exhibit "A" and shown on plat of survey Exhibit "B" all attached hereto and by reference made a part hereof be rezoned RU-7 (Urban Residential Single- Family Dwelling District- High Density) subject to the following conditions:

1. If more than one unit is proposed on the site, the owner will bring the final concept plan and proposed elevations back to the Planning Commission for approval.
2. If more than one unit is proposed on the site, no more than 10% of the units will be used for rental properties.

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

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

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the 17th day of JUNE, 2025 in regular session assembled.

ATTEST:

Megan Shea
Megan Shea, City Clerk

L. Keith Brady
L. Keith Brady, Mayor

Reviewed:

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

James J. Thompson III
James J. Thompson III, Mayor Pro-Tem

Cynthia E. Jenkins
Cynthia E. Jenkins, Councilmember

Cleatus Phillips
Cleatus Phillips, City Manager

Rhodes H. Shell
Rhodes H. Shell, Councilmember

Raymond F. DuBose
Raymond F. DuBose, Councilmember

Dustin Koritko
Dustin Koritko, Councilmember

Paul Guillaume
Paul Guillaume, Councilmember

EXHIBIT "A"

LEGAL DESCRIPTION

To Warranty Deed From Donna Rose Jacobs and Peggy Dickinson Sanders f/k/a Peggy Carolyn Dickinson
to Cornerstone Rentals, LLC

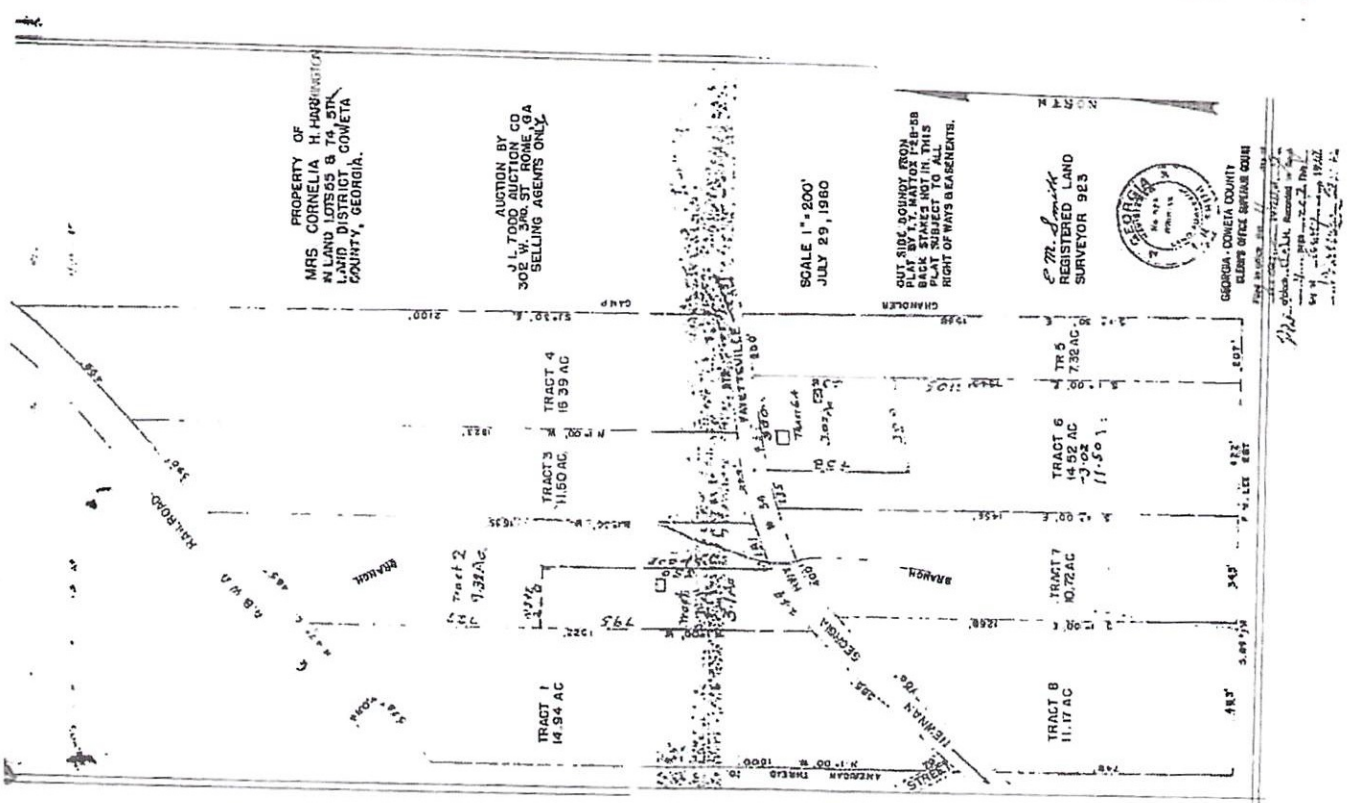
All that tract or parcel of land lying and being in the west half of Land Lot 55 of the 5th Land District of Coweta County, Georgia, and being Tract No. 6A of the property of Mrs. Cornelia H. Harrington according to plat prepared by E.M. Smith, C.E., dated July 29, 1960 and recorded in the Office of the Clerk of Superior Court of Coweta County, Georgia, Plat Book 4, Page 207, which plat is hereby referred to and made a part hereof, and being being particularly described as follows:

BEGIN at a point on the southerly side of Newnan-Fayetteville Road (Ga. Highway No. 34) which point is 203 feet westerly from the center line of Land Lot No. 55 as measured along the southerly side of said Newnan-Fayette Highway, and from said beginning point run South 1 degree 30 minutes East 438 feet; thence run South 89 degrees 08 minutes 24 seconds West 300 feet; thence run North 2 degrees 44 minutes West 438 feet to point on the southerly side of the Newnan-Fayetteville Highway; thence run North 77 degrees 31 minutes East 68 feet; thence run South 86 degrees 26 minutes East 132 feet; thence run South 87 degrees 58 minutes East 100 feet to the point of beginning.

Ord. No. 2025-14
Page 3 Of 5

EXHIBIT B
PAGE 1 OF 2

207



Ord. No. 2025-14
Page 4 Of 5



EXHIBIT B
PAGE 2 OF 2
Site



Ord. No. 2025-14
Page 5 of 5

<p>CITY OF NEWNAN Project Location</p> <p>1 = 1,560 feet</p> <p>Date: 2/18/2025 1:57 PM</p> <p><small>CITY OF NEWNAN PLANNING DEPT. 25 LAGRANGE STREET NEWNAN, GEORGIA 30263 www.NewnanGa.gov</small></p>	<p>Proposed Annexation</p> <p>Parcel # 086 5055 002</p> <p>City Limits</p> <p>ADDRESS 423 JEFFERSON ST Newnan, Ga 30265</p> <p><i>ANNEXATION MAP</i></p> <p>Page 10 of 205</p>
--	--

Cornerstone Rentals LLC
Land Lot 55, 5th Land District
3.02+/- Acres
423 Jefferson Street
Tax Map # 086 5055 002

ORDINANCE TO ANNEX TO THE EXISTING CORPORATE LIMITS OF THE CITY OF NEWNAN, GEORGIA A CERTAIN UNINCORPORATED ISLAND OF LAND ADJOINING THE EXISTING CORPORATE LIMITS OF SAID CITY IN ACCORDANCE WITH SECTION 36-36-90 ET SEQ. 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 36-36-90 et seq. of the, 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 Lot 55 of the 5th Land District of Coweta County, Georgia, containing 3.02± acres and being more particularly described on Exhibit "A" and shown on plat of survey dated July 29, 1960 and Annexation Map dated February 18, 2025 as Exhibit "B" attached hereto and by reference made a part hereof.

BE IT FURTHER ORDAINED that said property annexed be zoned, RU-7 (Urban Residential Single-Family Dwelling District-High Density) with conditions as provided in the separate rezoning ordinance adopted in connection herewith.

BE IT FURTHER ORDERED that the property be placed in City of Newnan Election District 2.

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

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 17th day of JUNE, 2025 in regular session assembled.

ATTEST:

Megan Shea
Megan Shea, City Clerk

L. Keith Brady
L. Keith Brady, Mayor

Reviewed:

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

James J. Thomasson III
James J. Thomasson III, Mayor Pro-Tem

Cynthia E. Jenkins
Cynthia E. Jenkins, Councilmember

Cleatus Phillips
Cleatus Phillips, City Manager

Rhodes H. Shell
Rhodes H. Shell, Councilmember

Raymond F. DuBose
Raymond F. DuBose, Councilmember

Dustin Koritko
Dustin Koritko, Councilmember

Paul Guillaume
Paul Guillaume, Councilmember

EXHIBIT "A"

LEGAL DESCRIPTION

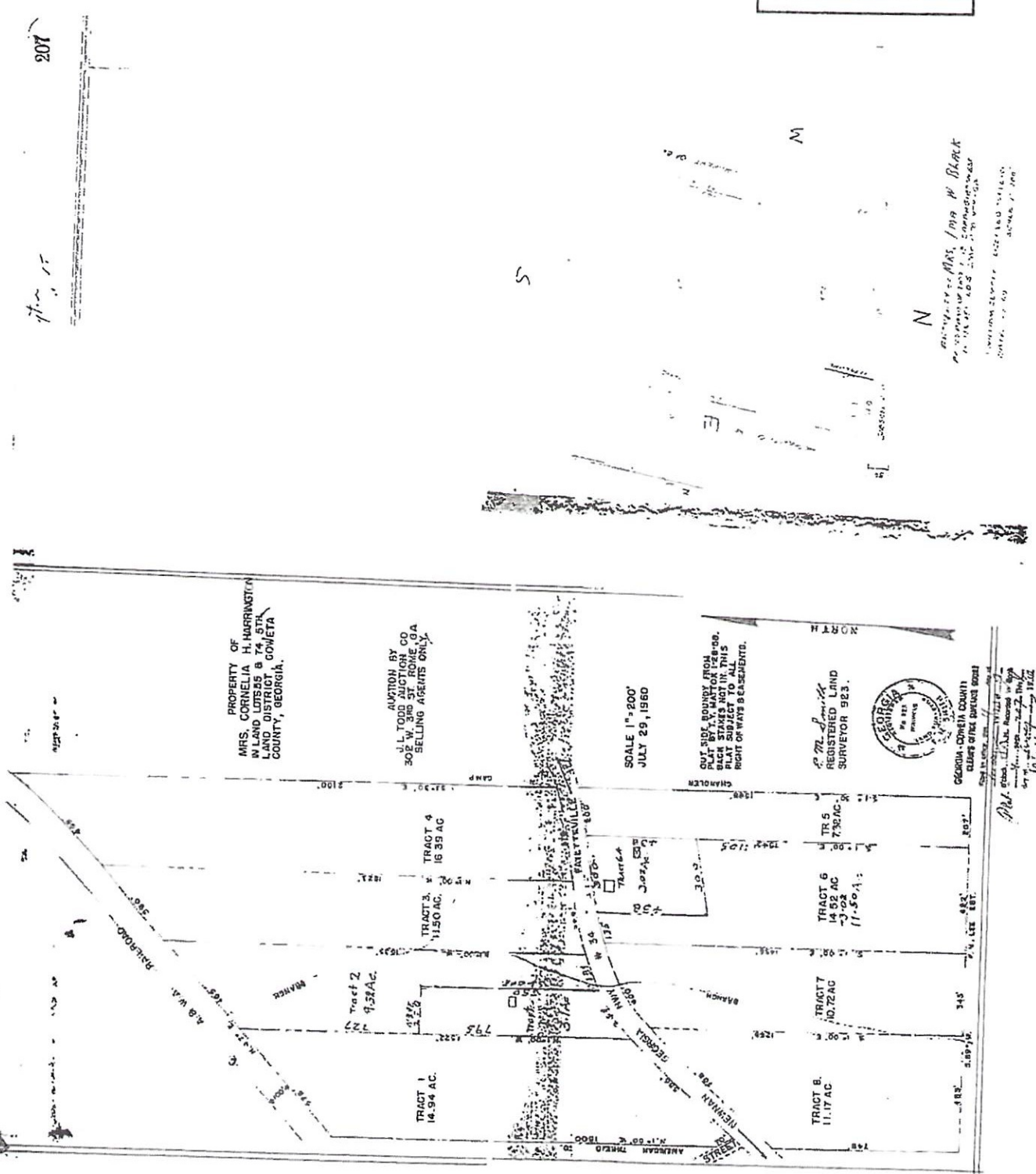
To Warranty Deed From Donna Rose Jacobs and Peggy Dickinson Sanders f/k/a Peggy Carolyn Dickinson
to Cornerstone Rentals, LLC

All that tract or parcel of land lying and being in the west half of Land Lot 55 of the 5th Land District of Coweta County, Georgia, and being Tract No. 6A of the property of Mrs. Cornelia H. Harrington according to plat prepared by E.M. Smith, C.E., dated July 29, 1960 and recorded in the Office of the Clerk of Superior Court of Coweta County, Georgia, Plat Book 4, Page 207, which plat is hereby referred to and made a part hereof, and being being particularly described as follows:

BEGIN at a point on the southerly side of Newnan-Fayetteville Road (Ga. Highway No. 34) which point is 203 feet westerly from the center line of Land Lot No. 55 as measured along the southerly side of said Newnan-Fayette Highway, and from said beginning point run South 1 degree 30 minutes East 438 feet; thence run South 89 degrees 08 minutes 24 seconds West 300 feet; thence run North 2 degrees 44 minutes West 438 feet to point on the southerly side of the Newnan-Fayetteville Highway; thence run North 77 degrees 31 minutes East 68 feet; thence run South 86 degrees 26 minutes East 132 feet; thence run South 87 degrees 58 minutes East 100 feet to the point of beginning.

Ord. No. 2025-13
Page 3 Of 5

EXHIBIT B
PAGE 1 OF 2



PROPERTY OF
MRS. CORNELIA H. HARRINGTON
IN LAND LOTS 25 & 74, 5TH
LAND DISTRICT, COWETA
COUNTY, GEORGIA.

AUCTION BY
J.L. TODD AUCTION CO
302 W. 3RD ST. ATLANTA
SELLING AGENTS ONLY

SCALE 1" = 200'
JULY 29, 1960

BUYER BOUND FROM
BACK STAKES NOT IN THIS
PLAT SUBJECT TO ALL
RIGHT OF WAY EASEMENTS.

W.L. Spivey
REGISTERED LAND
SURVEYOR 923.



GEORGIA - COWETA COUNTY
ELEMENTS OF THE SURVEY

Mr. Spivey, W.L. Spivey, Registered Land Surveyor, No. 923, State of Georgia, is hereby certified to have surveyed the above described land and to be a duly qualified and licensed land surveyor under the laws of the State of Georgia.

Ord. No. 2025-13
Page 4 Of 5

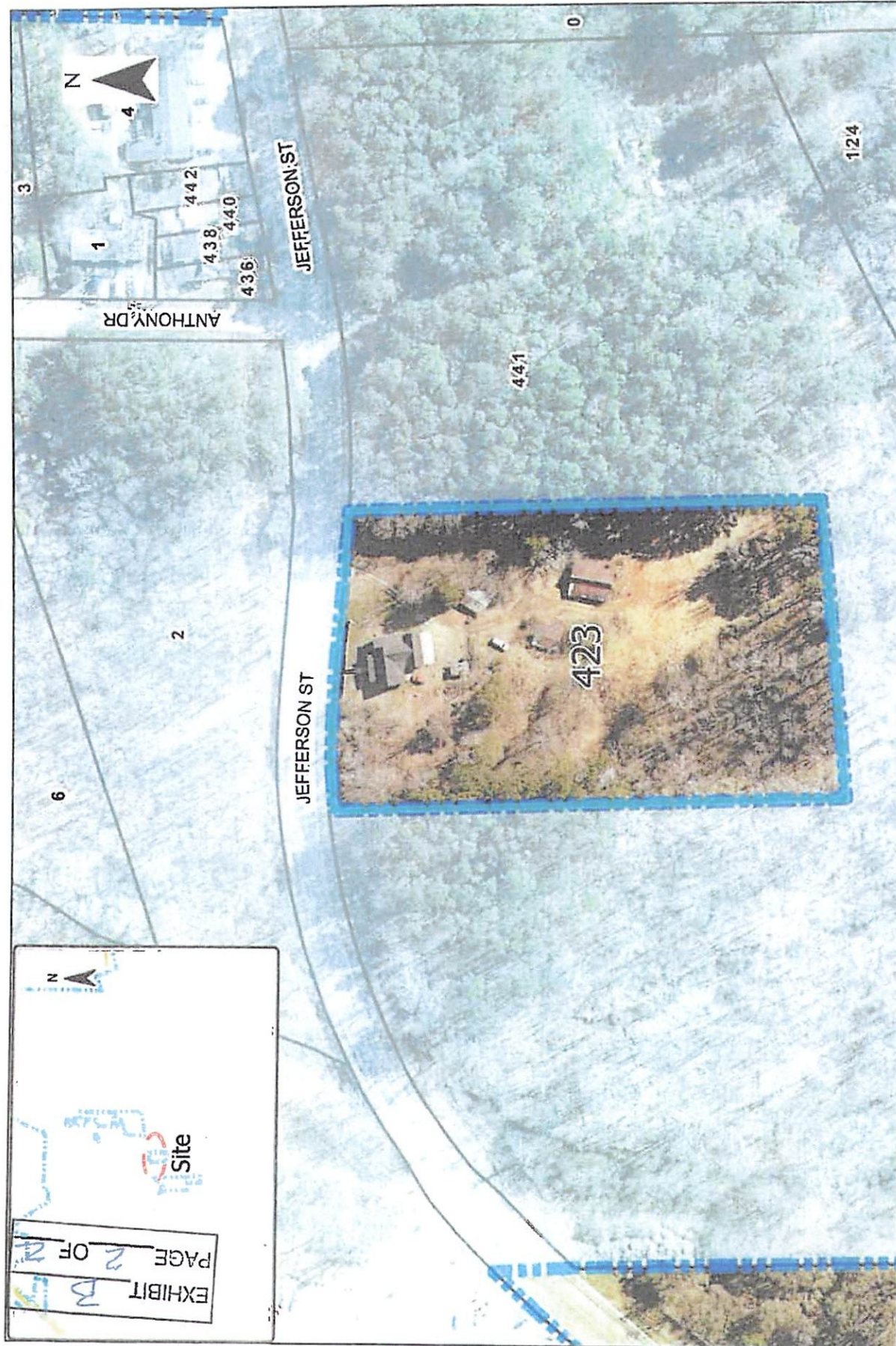
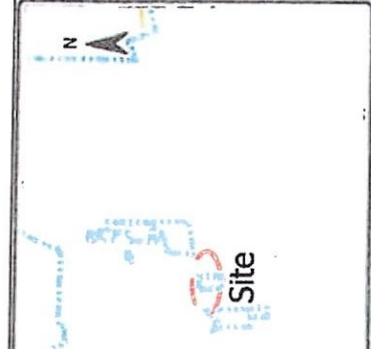


EXHIBIT B
PAGE 2 OF 2



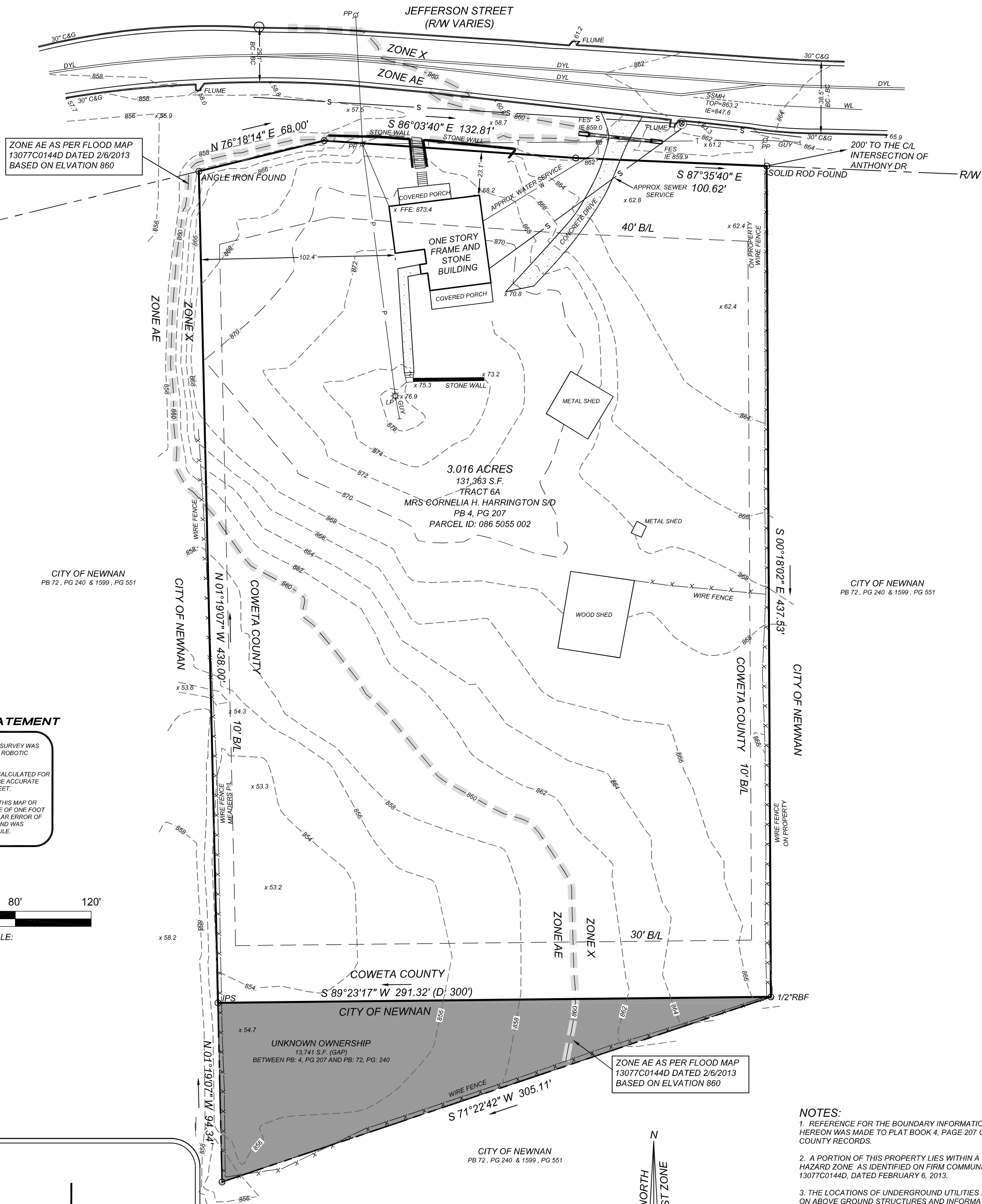
Ord. No. 2025-13
Page 5 Of 5

<p>CITY OF NEWNAN Project Location</p> <p>1 = 1,560 feet</p> <p>Date: 2/18/2025 1:57 PM</p>	<p>Parcel # 086 5055 002</p>
<p>Proposed Annexation</p> <p>City Limits</p> <p>ANNEXATION MAP</p>	<p>ADDRESS 423 JEFFERSON ST Newnan, Ga 30265</p>



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

ANNEXATION MAP



ZONE AE AS PER FLOOD MAP
13077C0144D DATED 2/6/2013
BASED ON ELVATION 860

CITY OF NEWNAN
PB 72, PG 240 & 1599, PG 551

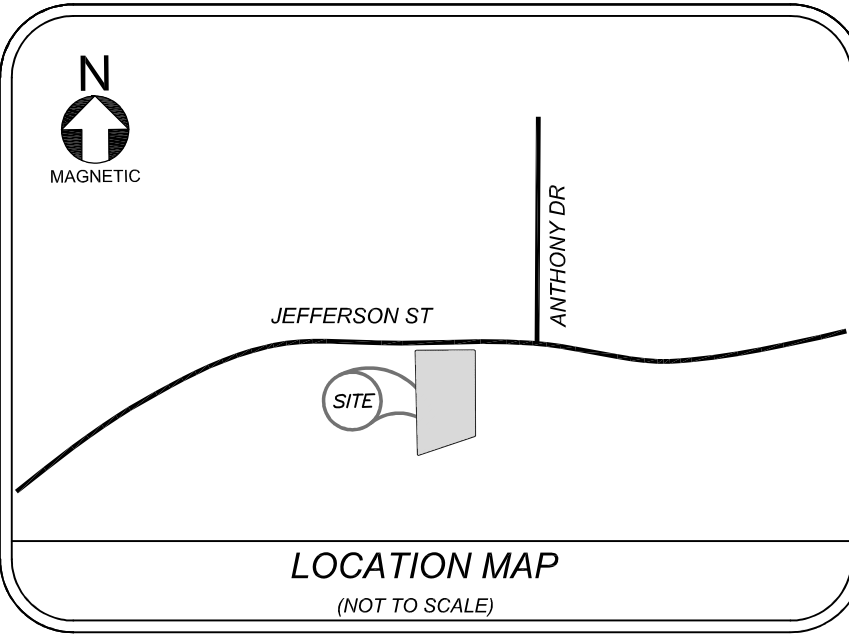
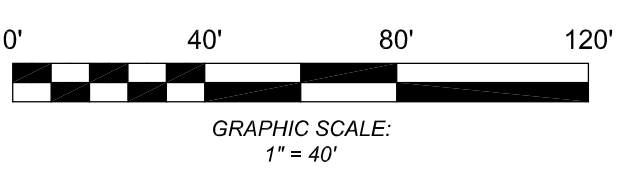
CITY OF NEWNAN
PB 72, PG 240 & 1599, PG 551

CLOSURE STATEMENT

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S-6 ROBOTIC TOTAL STATION.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 206,524 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 2 SECOND PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.



THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: SURVEY NOT VALID UNLESS SEAL SIGNED AND DATED.

NOTES:

1. REFERENCE FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO PLAT BOOK 4, PAGE 207 OF COWETA COUNTY RECORDS.
2. A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13077C0144D, DATED FEBRUARY 6, 2013.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
5. BUILDING SETBACK INFORMATION SHOWN HEREON IS PER THE COWETA COUNTY ZONING ORDINANCE FOR R-2 ZONING CLASSIFICATION.
6. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 5-25-2023.
7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL. CONTOUR INTERVAL EQUALS 2'.

JOB NO.
23-194
DRAWING NO.
23-194 R-1.dwg

SHEET NO. OF
1 1

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
423 JEFFERSON STREET

TRACT 6A MRS CORNELIA H. HARRINGTON S/D
LAND LOT 245, 15th DISTRICT, COWETA COUNTY, GEORGIA
TAX PARCEL No. 086 5055 002



GA
LAND SURVEYOR
404-384-9577
GA LAND SURVEYOR, LLC
3355 ANNANDALE LANE, STE 1
SUWANEE, GA 30024

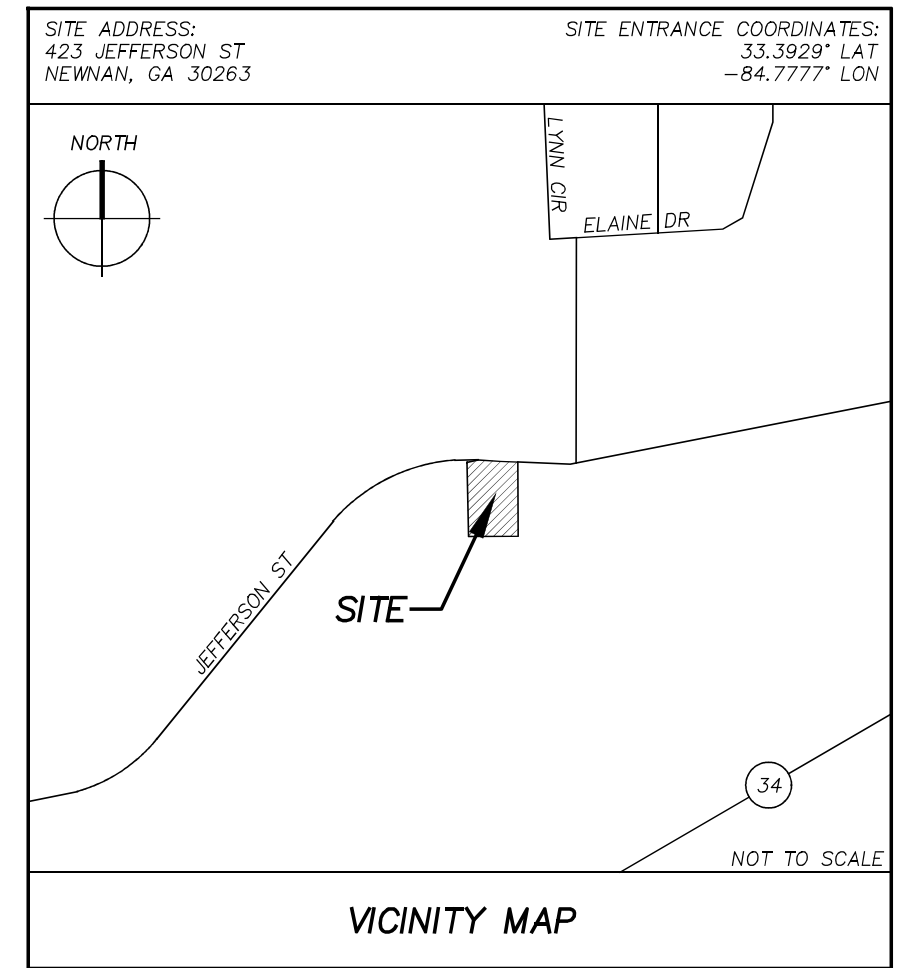
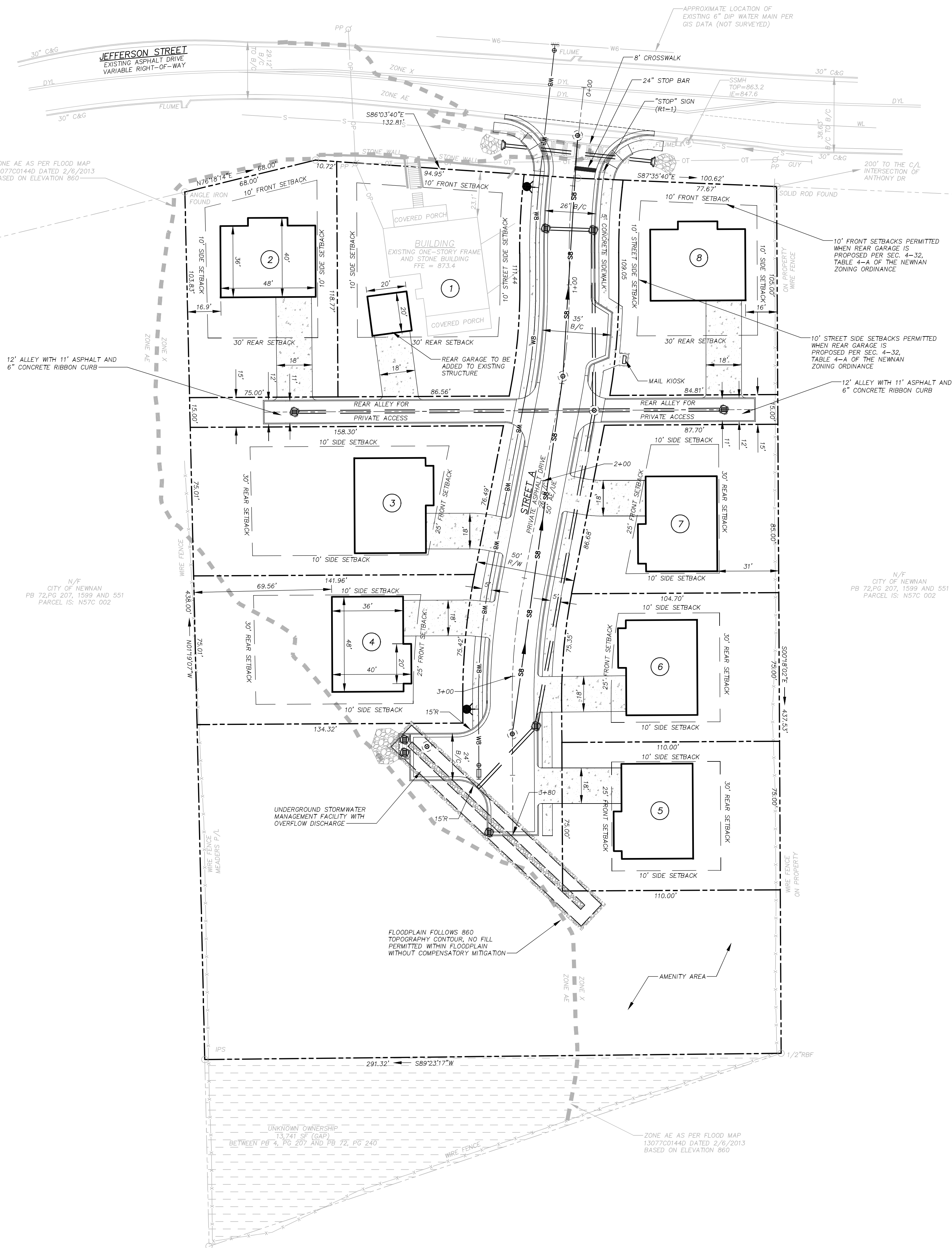
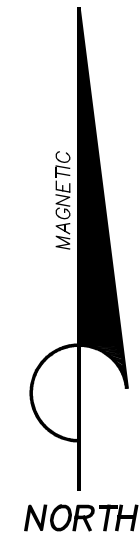
DRAWN BY:	REVISION	DATE	DESCRIPTION
WGH	R-1	8/8/25	ADD WATER AND SEWER SERVICE
CHECKED BY:			
CAM			
CC:			
CAM			
DATE:			
JUNE 15, 2023			
SCALE:			
1" = 40'			
LAND LOT:			
DISTRICT:			
COWETA COUNTY			











PROJECT NOTES

SITE INFORMATION

- THE SUBJECT PROPERTY IS LOCATED IN LAND LOT 245, DISTRICT 15 OF COWETA COUNTY, GEORGIA AND IS WITHIN THE CITY LIMITS OF NEWNAN.
- THE TOTAL SITE AREA IS 3.02 ACRES.
- THE SITE IS CURRENTLY ZONED RU-7 FOR RESIDENTIAL USE.
- THE JURISDICTIONAL SITE RESTRICTIONS FOR RU-7 ZONING ARE:
FRONT BUILDING SETBACK = 40 FEET
SIDE BUILDING SETBACK = 10 FEET
REAR BUILDING SETBACK = 30 FEET
MAXIMUM BUILDING COVERAGE = 50%
MAXIMUM BUILDING HEIGHT = 40 FEET
- EXISTING SURVEY INFORMATION IS PROVIDED BY GA LAND SURVEYOR, DATED 8/8/25.
- THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
- A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 1307701440, DATED 2/6/13.
- THERE ARE NO SURVEYED WETLANDS ONSITE.

UTILITY INFORMATION

- FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ONSITE AND ARE PROVIDED BY CITY OF NEWNAN.
- SANITARY SEWER SERVICE IS AVAILABLE ONSITE AND IS PROVIDED BY CITY OF NEWNAN.
- STORMWATER MANAGEMENT SHALL BE PROVIDED ONSITE.

REZONING CONDITIONS

- IF MORE THAN ONE UNIT IS PROPOSED ON THE SITE, THE OWNER WILL BRING THE FINAL CONCEPT PLAN AND PROPOSED ELEVATIONS BACK TO THE PLANNING COMMISSION FOR APPROVAL.
- IF MORE THAN ONE UNIT IS PROPOSED ON THE SITE, NO MORE THAN 10% OF THE UNITS WILL BE USED FOR RENTAL PROPERTIES.

CITY OF NEWNAN INSPECTIONS

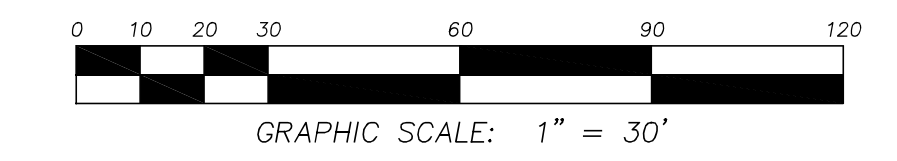
NOTIFY CITY OF NEWNAN INSPECTOR AT LEAST 24 HOURS BEFORE BEGINNING ANY PHASE OF CONSTRUCTION. (770) 253-8433

UTILITY CONSTRUCTION NOTE

THE INSTALLATION, RELOCATION OR REMOVAL OF ANY UTILITY LINES OR STRUCTURES MUST BE PERFORMED AT THE SUPERVISION AND DISCRETION OF THE APPROPRIATE UTILITY DEPARTMENT. INSTRUCTIONS AND REQUIREMENTS ISSUED BY THE UTILITY DEPARTMENTS SHALL SUPERSEDE THOSE SHOWN ON THESE PLANS IF THEY EXCEED THE RECOMMENDATIONS INCLUDED HEREIN.

GEORGIA811
www.Georgia811.com

Know what's below.
Call before you dig.



DOVETAIL
civil design inc

3651 Mars Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
www.dovetailcivil.com

ISSUE	DATE	DESCRIPTION
1	10/8/25	DESIGN DEVELOPMENT SET FOR OWNER'S REVIEW

Jefferson Place
SITE DEVELOPMENT PLANS

DEVELOPER INFORMATION
CORNERSTONE RENTALS, LLC
10 JACKSON STREET
NEWNAN, GA 30263
PHONE: (678) 822-1383
CONTACT PERSON: ANDREW VILLAREAL

3.02 ACRES
RU-7 ZONING
24-HR CONTACT: ANDREW VILLAREAL, (678) 822-1383

PROJECT NUMBER: CST003
DATE: 10/8/25
ISSUE NUMBER: 1
CHECKED BY: ROB
SHEET TITLE:

PRELIMINARY PLAT

SHEET NUMBER:
C1
OF 10 SHEETS



City of Newnan, Georgia

Planning & Zoning Department

MEMORANDUM

To: Planning Commission

From: Tracy S. Dunnivant, Planning Director

Re: Minor Plan Amendment – Ashley Park Phase 3

Date: November 11, 2025

Robert Bergmann, on behalf of Thomas Land & Development, LLC, is requesting a minor plan amendment to Phase 3 of the Ashley Park development that was approved in June of 2020 and amended in April of 2024. The applicant has developed the retail portion of the mixed-use project but is indicating that the apartment phase will not be started for a couple of years.

As shown on the attached drawings, the ground level of the apartment's wrap around parking deck will be used for the storefront parking that will be built below the apartments; however, the applicant has indicated that this level will also be used for cross-parking to help accommodate the retail that has already been built on the commercial portion of the site. Therefore, the applicant is seeking the Planning Commission's permission to temporarily construct a surface parking lot on the apartment tract to support the existing retail development until the deck is completed. A site plan showing the location of the proposed parking lot has been included as an attachment.

Staff, including the Senior Planner, Landscape Architect and City Engineer, reviewed the amendment request and provided the following conditions if the Planning Commission decides to grant the amendment:

- 1) A full site plan will be provided to show that the parking lot will be developed in accordance with city requirements including but not limited to being paved, curbed, lit and striped. In addition, the plan will need to show handicapped spaces and provide an accessible route to the businesses being served.
- 2) Both a parking lot permit and a site prep permit will need to be obtained prior to beginning construction.
- 3) In accordance with the adopted rezoning ordinance, a landscape plan showing alternative compliance will be provided during the permitting process to address landscaping for this area.
- 4) An executive summary from an engineering firm will need to be provided to show how this project will fit within the existing hydrology report and stormwater management plan.

Although the surface lot may only be temporary, Staff felt it should meet city standards for safety purposes and in case the time frame for the completion of the apartment portion of the project runs longer than anticipated.

THOMAS LAND & DEVELOPMENT, LLC

49 East Aviation Way

Newnan, GA 30263

678.423.5445

October 16, 2025

Tracy Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Ashley Park Phase 3A MXD Retail Parking on the Phase 3B Parcel

Tracy,

Most recently, new conditions for our MXD zoned parcels at Ashley Park were approved by the Newnan City Council on April 9, 2024. In the application, the Proposed Development Description stated that the 5-level apartment structure will add 1 level to the parking deck for a total of 4 levels. The additional parking is to support the 17,100 SF of retail space added to Phase 3B. All retail parking within Ashley Park is governed by the cross-parking provision in the recorded covenants between all parcels, including the MXD parcels. The first level of the multi-level deck will have free access due to this cross-parking provision, but the upper levels will be gated for security and exclusive use for the residential component.

Phase 3B will not be completed for a couple of years and the parking demand for the Phase 3A restaurants will likely need additional parking within close proximity, which includes the cross-parking retail component in Phase 3B. I understand the Planning Commission must approve the use of parking on the Phase 3B parcel for the current Phase 3A retail area, therefore I am requesting that approval with this letter.

I have attached an exhibit for an interim retail parking lot in the area of the future parking structure. Due to the construction timing and phasing, this interim lot will be used until disturbed by the construction of the permanent parking structure. For convenience, I also included the current master plan for Phase 3A & 3B, the Phase 3B Retail & Residential Wrap 5-Level Floor Plan with the parking deck, and the Phase 3B Retail & Residential Wrap Building Elevation/Section.

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

Respectfully,



Robert Bergmann, P.E.
Engineering Director

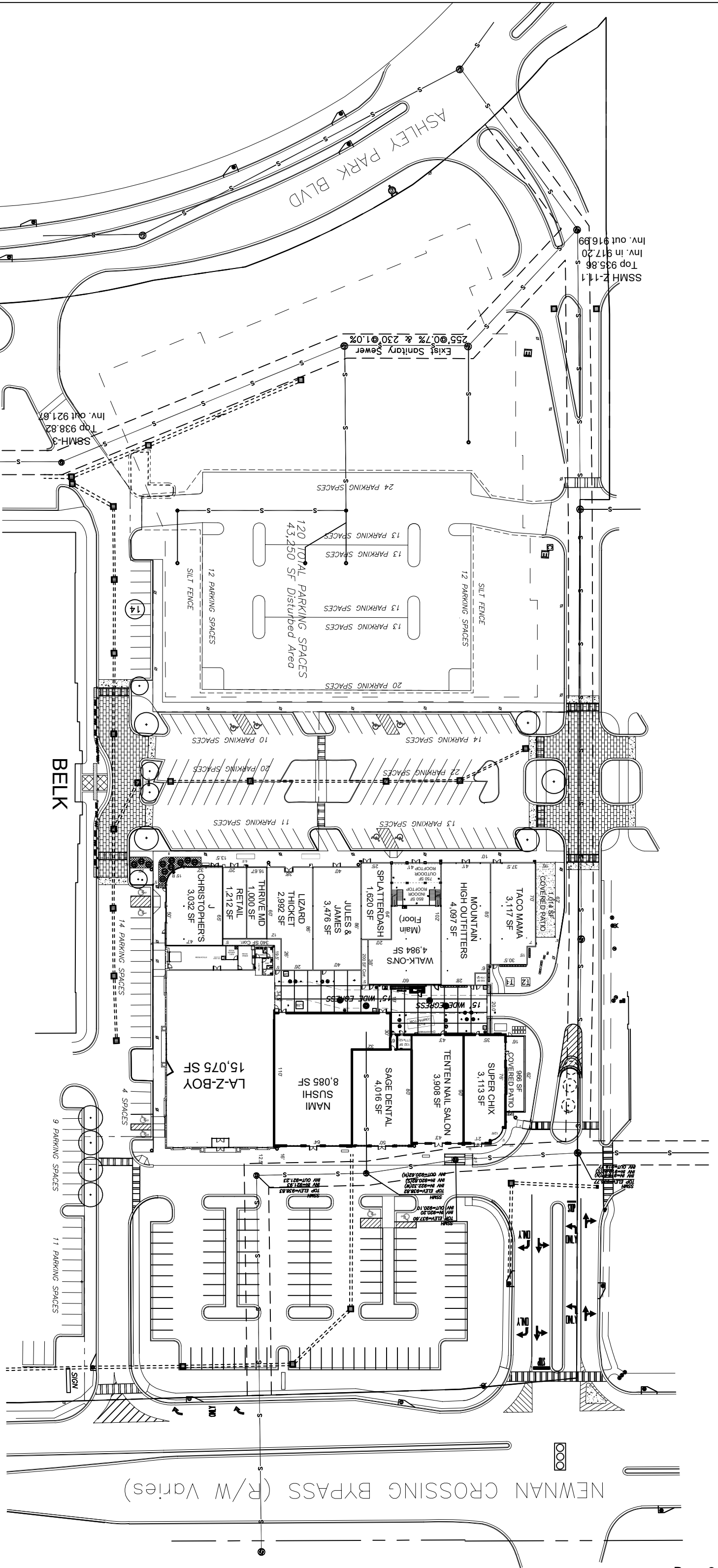
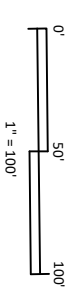
C: Stan Thomas

PHASE 3B:
 Apartment Wrap
 Phase 1 - Temp. Surface Parking
 120 Spaces - 0.99 Acres

PHASE 3A:
 Retail = 60,577 SF
 Patios = 3,320 SF
 TOTAL = 63,897 SF

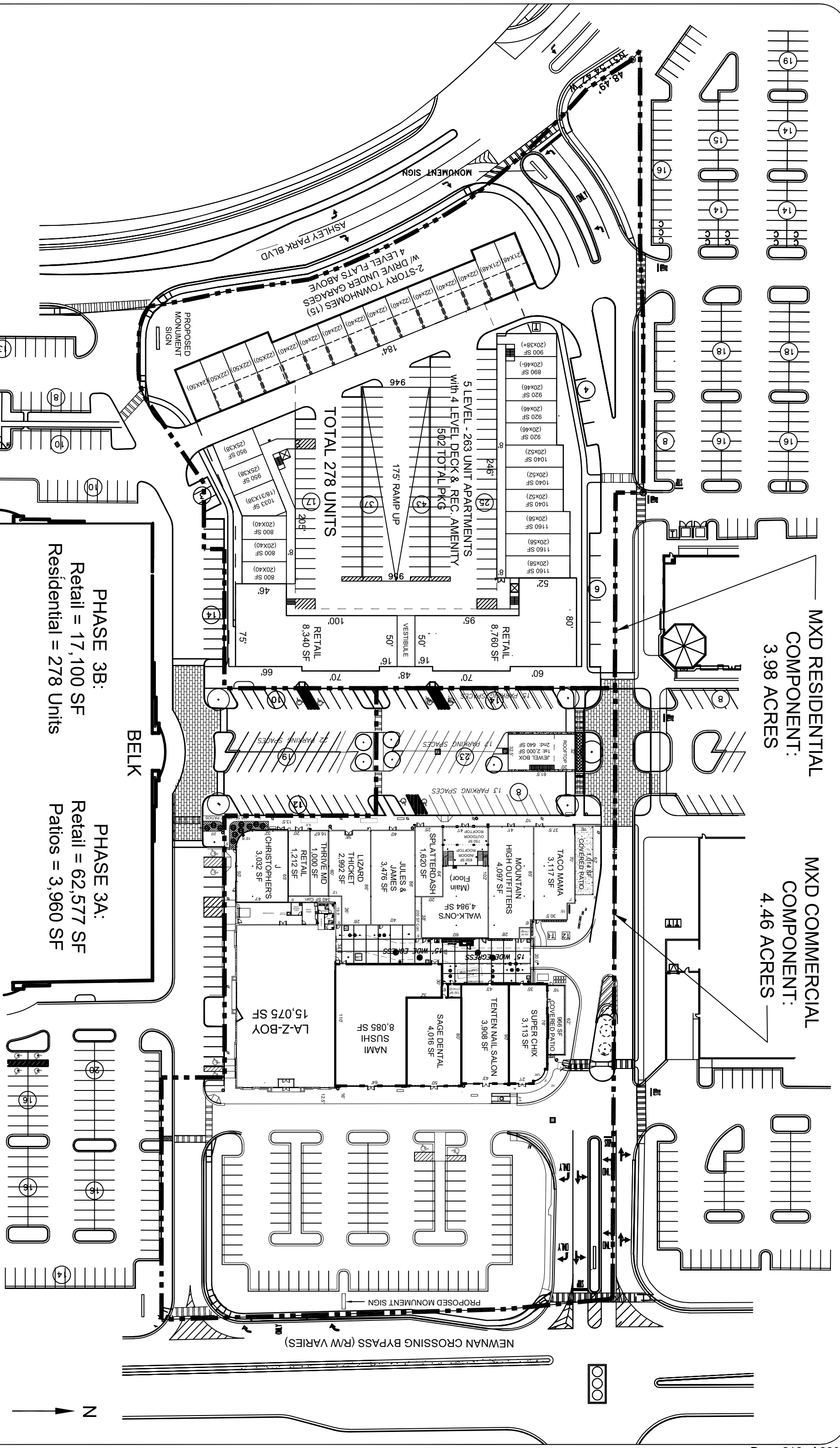
ASHLEY PARK PHASE 3A & B
 PROPOSED SITE/UTILITY PLAN 8.2W
 INTERIM RETAIL PARKING

OCT. 13, 2025



MXD RESIDENTIAL COMPONENT:
3.98 ACRES

MXD COMMERCIAL COMPONENT:
4.46 ACRES



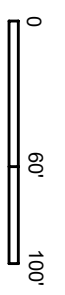
PHASE 3B:
Retail = 17,100 SF
Residential = 278 Units

PHASE 3A:
Retail = 62,577 SF
Patios = 3,960 SF

NEWMAN CROSSING BYPASS (RW VARIES)

ASHLEY PARK BLVD

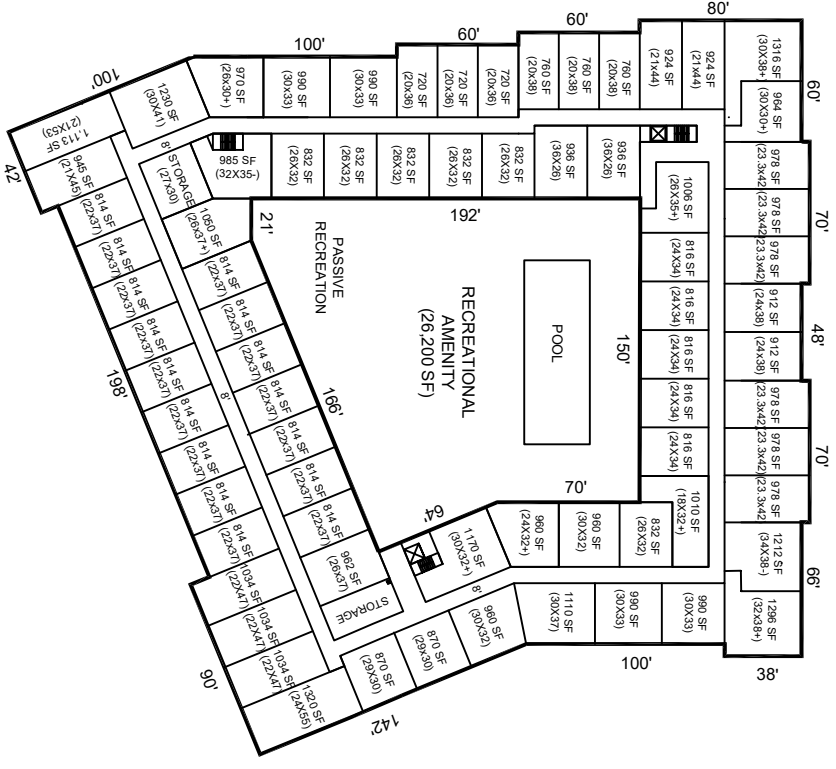
BELK



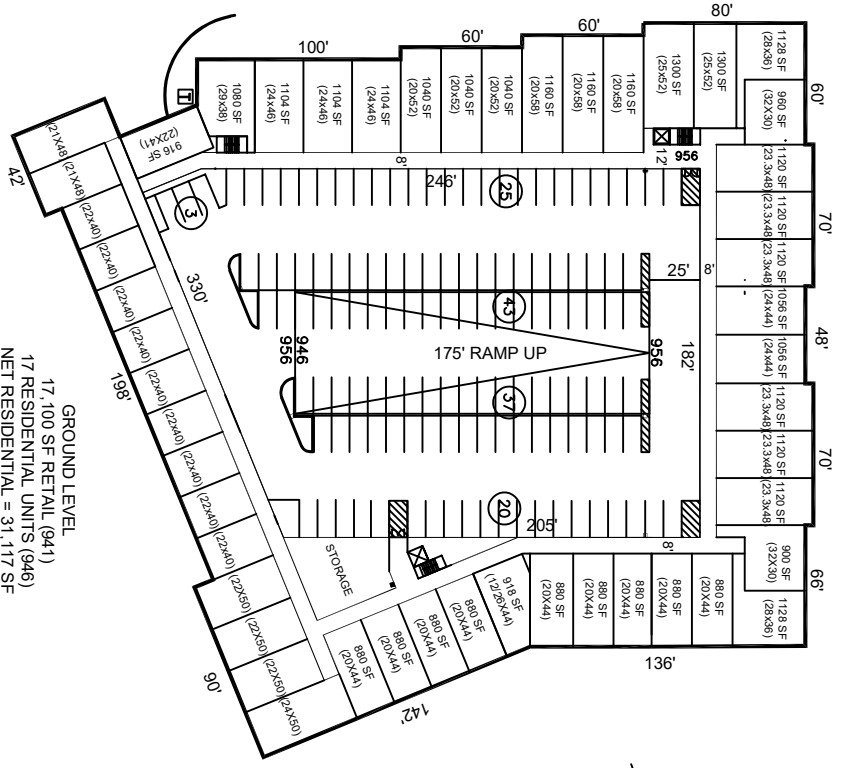
ASHLEY PARK PHASE 3A & B
RETAIL SITE PLAN
with RESIDENTIAL WRAP

THOMAS LAND & DEVELOPMENT
AUGUST 13, 2025

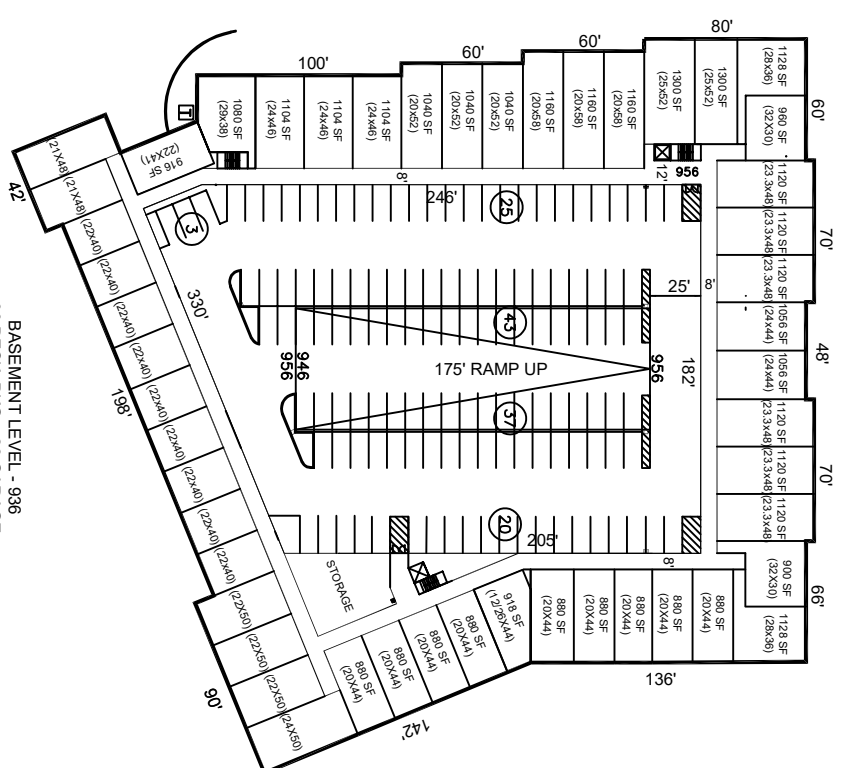
4TH LEVEL (976) - 73 UNITS
NET LEASABLE = 69,388 SF
RECREATION AMENITY LEVEL



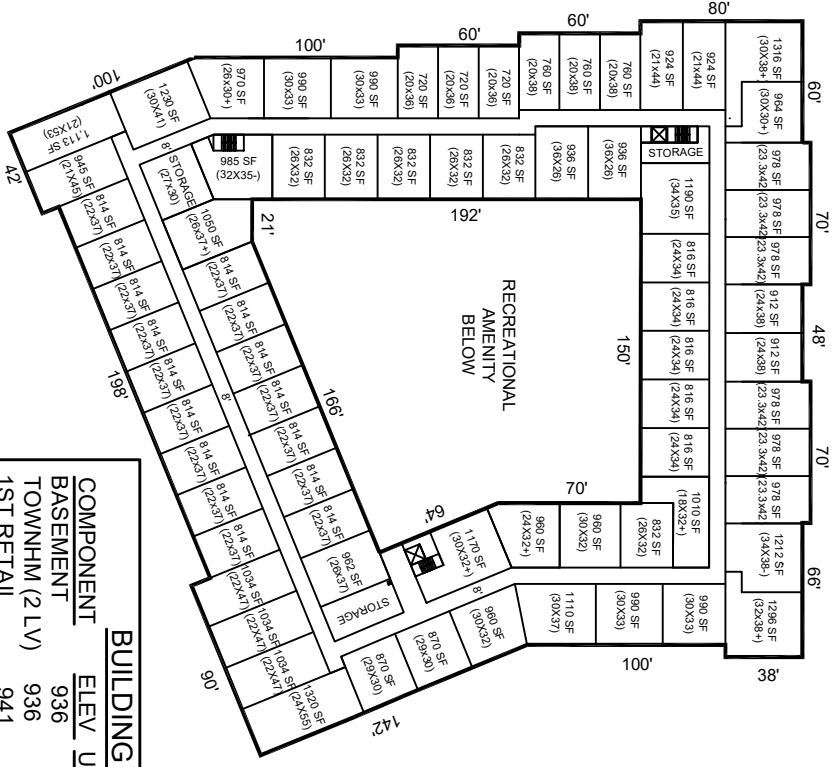
3RD LEVEL (966) - 50 UNITS
128 DECK PKG
NET LEASABLE = 49,100 SF



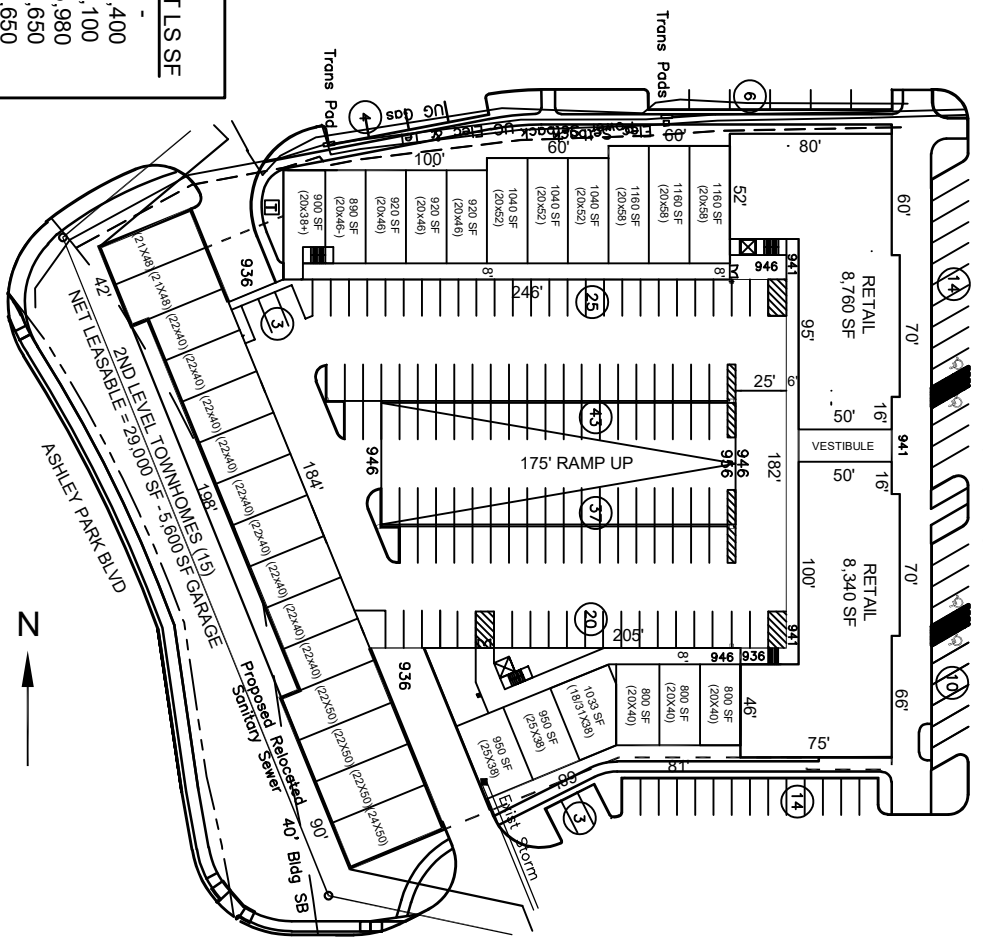
2ND LEVEL (956) - 50 UNITS
128 DECK PKG
NET LEASABLE = 49,100 SF



5TH LEVEL (986) - 73 UNITS
NET LEASABLE = 69,588 SF

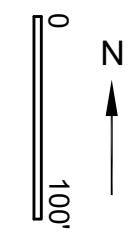


GROUND LEVEL
17,100 SF RETAIL (941)
17 RESIDENTIAL UNITS (946)
NET RESIDENTIAL = 31,117 SF
128 DECK PKG



BUILDING DATA w/ 4-Level Deck:

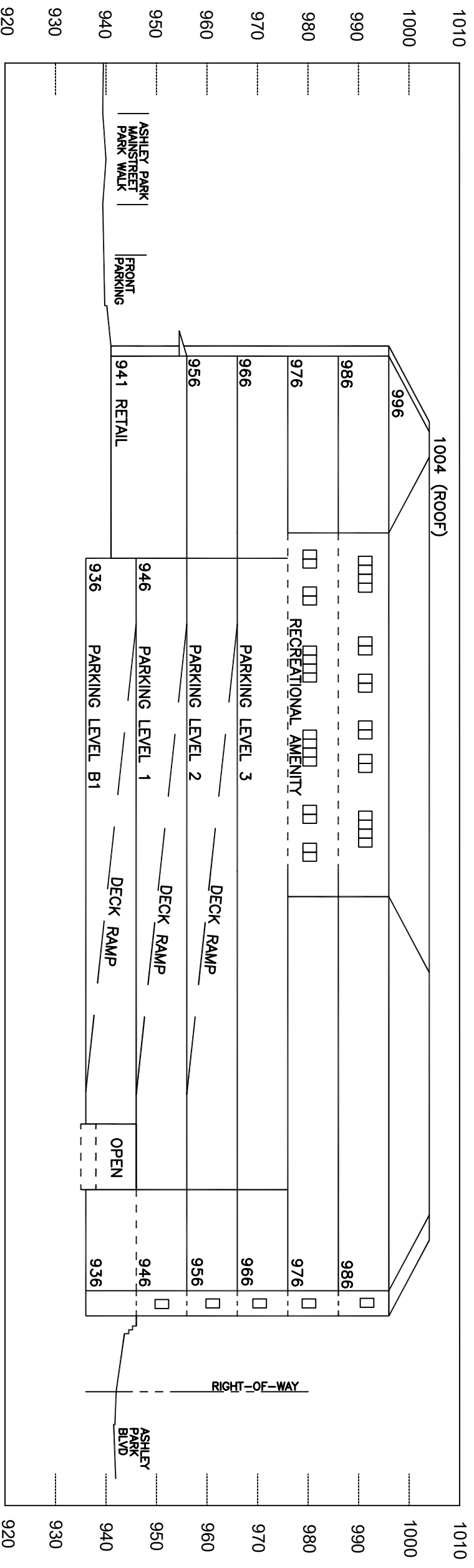
COMPONENT	ELEV	UNITS	PARKING	GROSS SF	NET L.S. SF
BASEMENT	936	-	90	54,070	-
TOWNHOM (2 LV)	936	15	28	29,000	23,400
1ST RETAIL	941	-	-	17,815	17,100
1ST LEVEL APT	946	17	128	21,010	15,980
2ND LEVEL APT	956	50	128	59,374	48,650
3RD LEVEL APT	966	50	128	59,374	48,650
4TH LEVEL APT	976	73	73	78,370	69,388
5TH LEVEL APT	986	73	73	78,370	69,588
TOTAL		278	502	397,383	292,736



ASHLEY PARK PHASE 3B
RETAIL & RESIDENTIAL WRAP
5-LEVEL FLOOR PLAN

THOMAS LAND & DEVELOPMENT

FEBRUARY 8, 2023



RESIDENTIAL WRAP
 NORTH ELEVATION -
 BUILDING SECTION



ASHLEY PARK PHASE 3B
 RETAIL & RESIDENTIAL WRAP
 BUILDING ELEVATION/SECTION

THOMAS LAND & DEVELOPMENT
 SEPTEMBER 7, 2022