



Newnan City Council Work Session

November 25, 2025

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
5:00 PM

CALL TO ORDER

INVOCATION

WORK SESSION

- A. Annexation Request – Annex2024-01 by Steven L. Jones for 267.756± acres located on Georgia Highway 16, Sidney Pope Road and Lunsford Road 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
- B. Rezoning Request – RZ2025-03 by Jacqueline Rencurrell on behalf of the Turnstone Group, for 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 Development)

ADJOURNMENT



City of Newnan, Georgia – Mayor and Council Work Session

Date: November 25, 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 Dunnavant, Planning Director

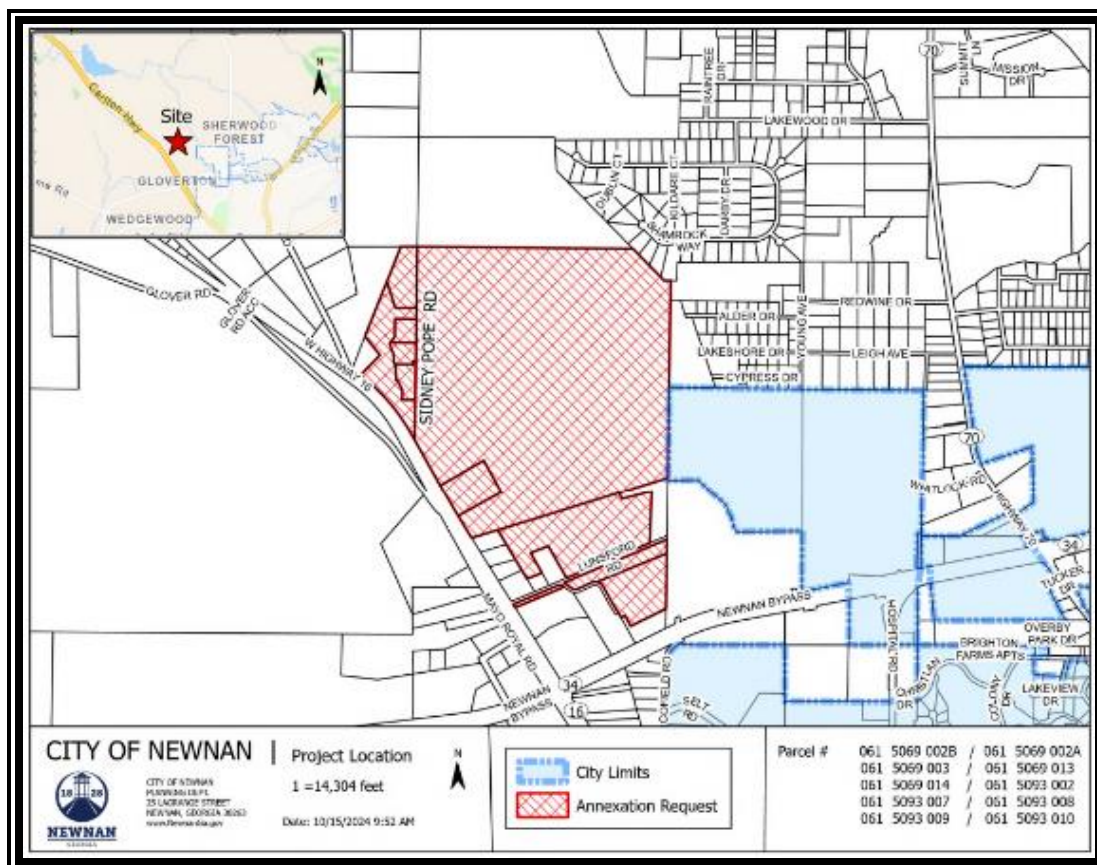
ANNEXATION INFORMATION

APPLICANT INFORMATION:

Steven L. Jones
McKagen Jones
1441 Dunwoody Village Parkway, Suite 100
Atlanta, GA 30338

SITE INFORMATION:

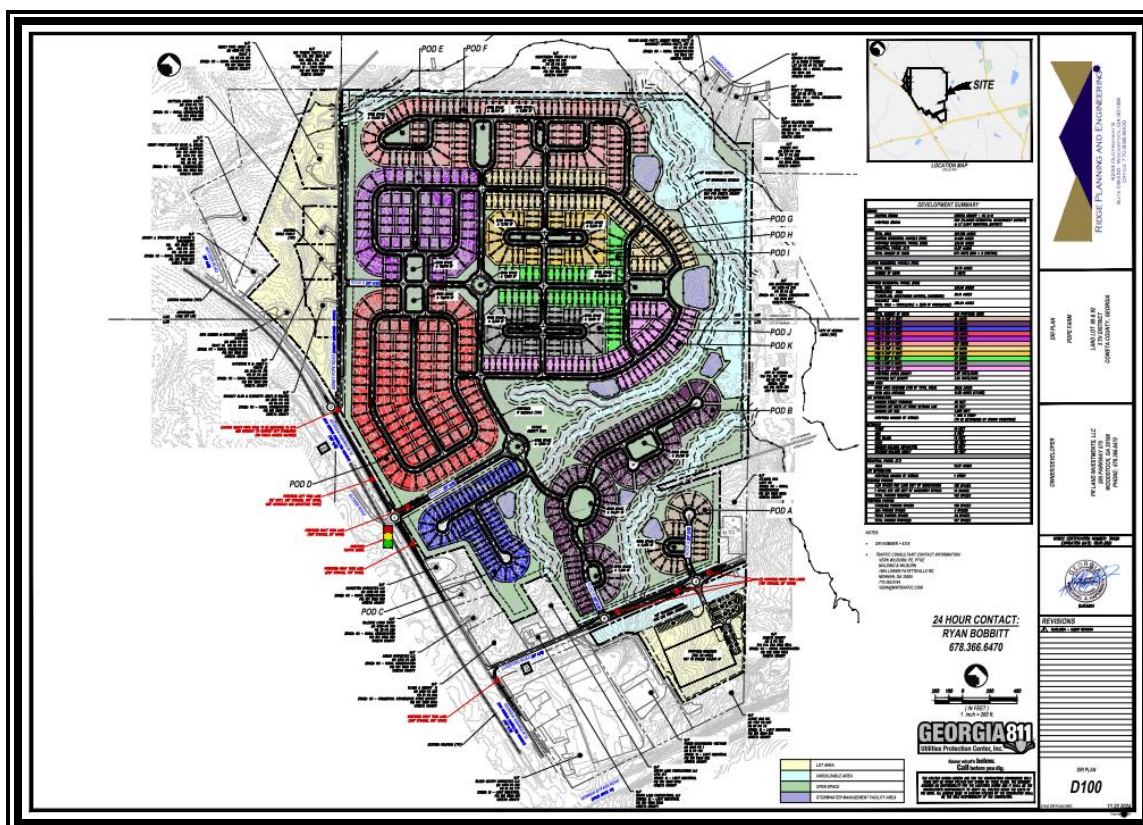
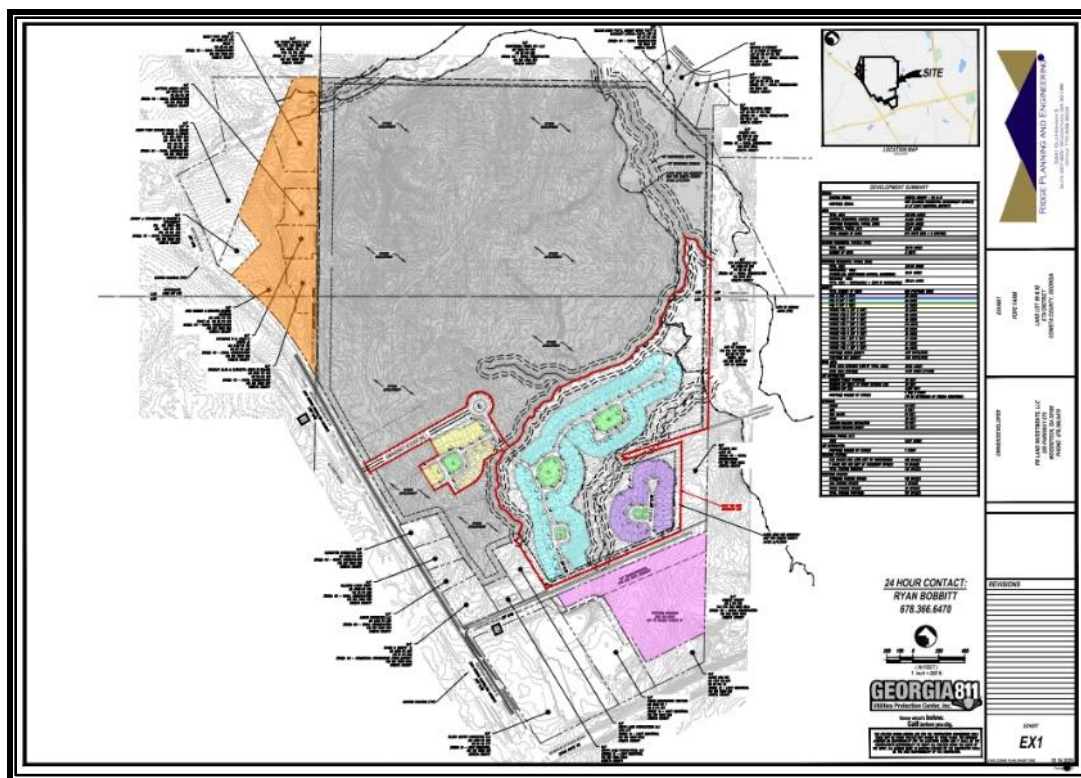
The petitioner is requesting the annexation of 10 tracts totaling 267.756 ± acres located on Georgia Highway 16, Sidney Pope Road and Lunsford Road. A total of 233.46 ± acres is proposed with a PDR zoning designation for the construction of 669 single-family homes (only 145 homes in the first two years). 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. 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:

On October 22, 2024, Council voted to consider the Pope Farm annexation application and staff notified the county and school board. 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 a 180-day period to allow the DRI process to be completed and to negotiate a possible settlement.

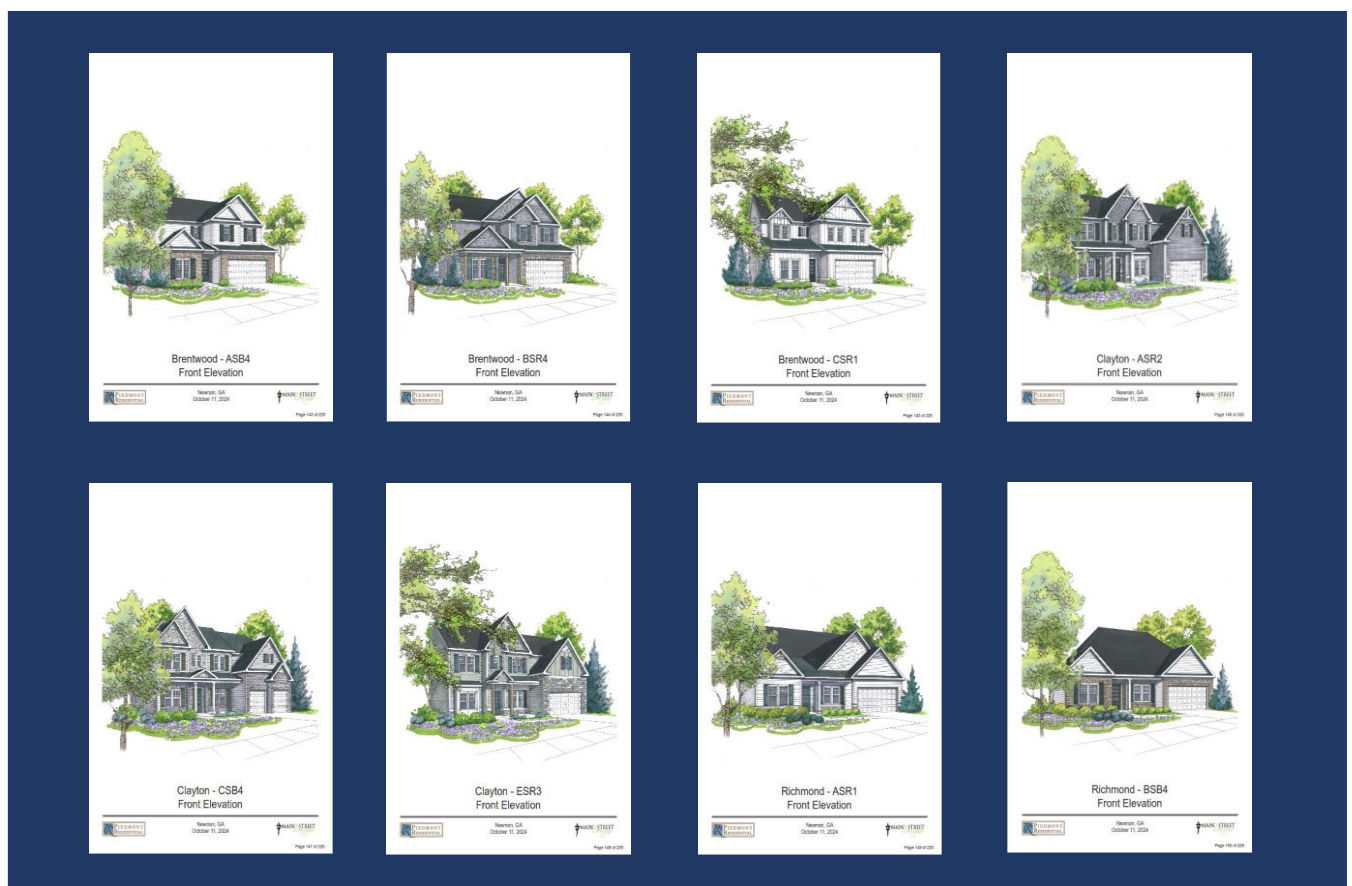
Failing to reach a settlement agreement, the hearing moved forward in July of 2025, and at the end of the process the arbitration panel placed a condition on the property that limited the number of additional residential units that could be constructed on the property to 145. That condition was recorded 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.



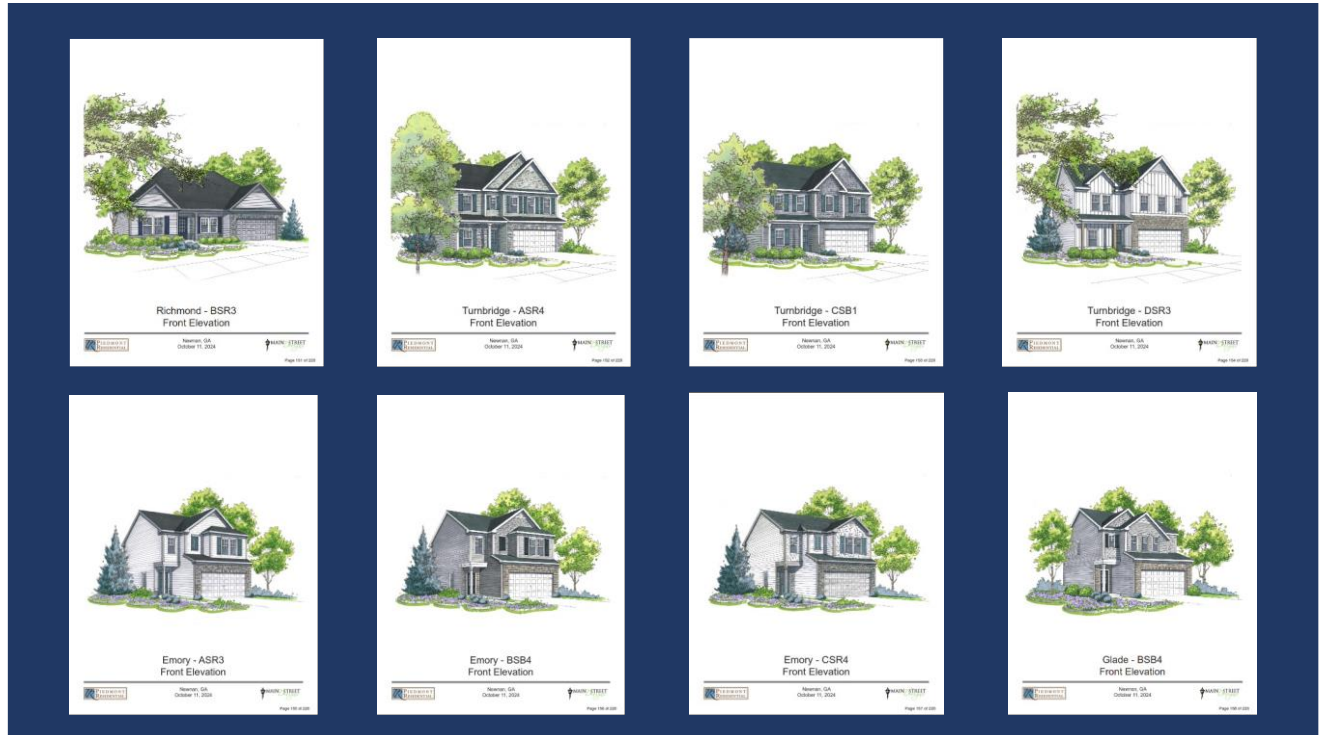
The applicant is primarily seeking to develop a master planned community that will accommodate a variety of single-family, detached, fee-simple homes. The project consists of 11 pods that would ultimately contain 669 lots, 17.9% open space, a gross density of 2.87 units per acre, and a minimum lot size 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 with home prices ranging 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 the RS-20 and ILT tracts would not be permitted if the PDR portions of the project are not annexed as those tracts would not be adjacent to the city limits.

Housing Product Examples

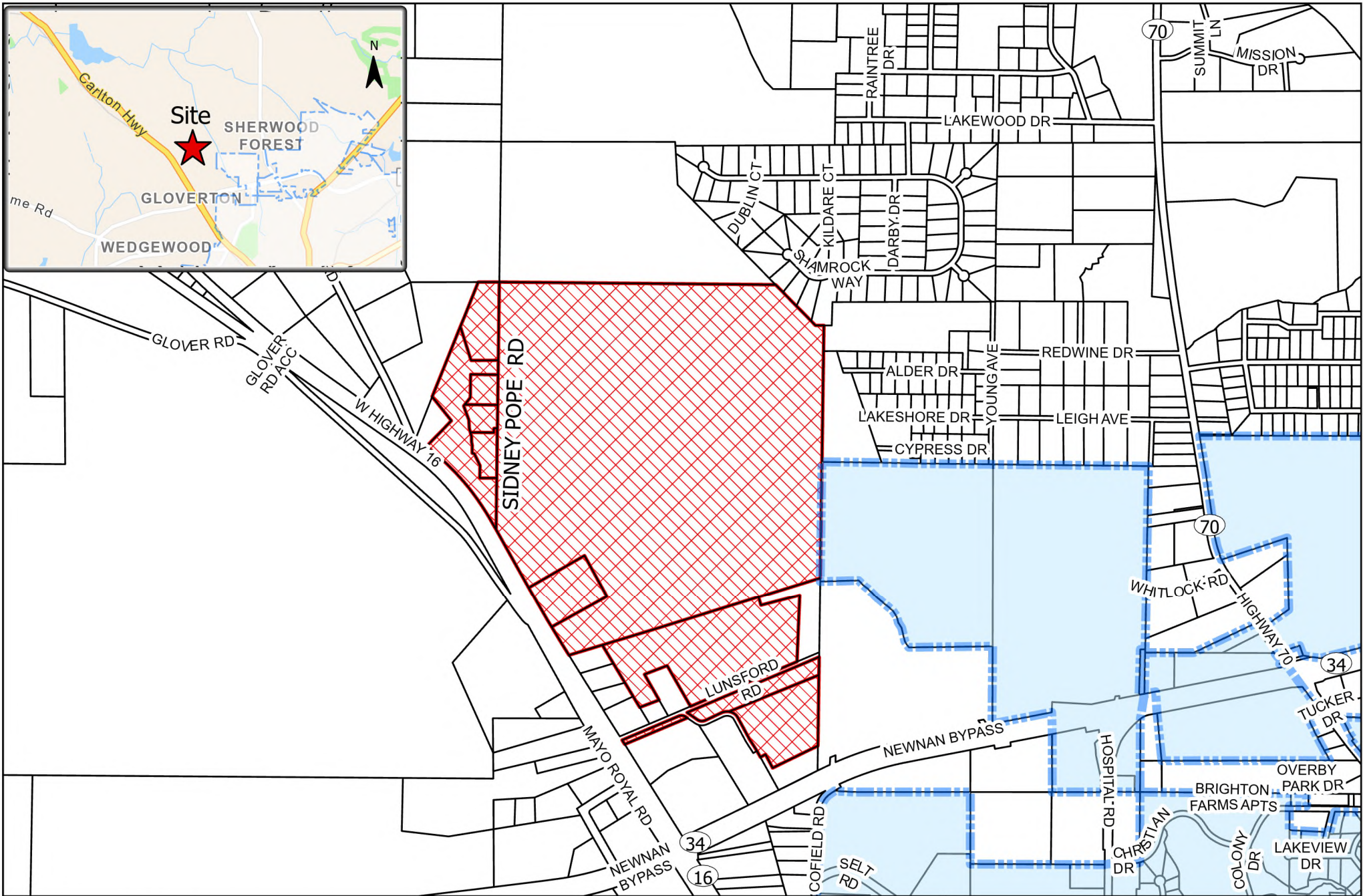


Housing Product Examples



PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their November 11, 2025 meeting, held a public hearing and voted 5-2 to recommend denial of the annexation/rezoning request

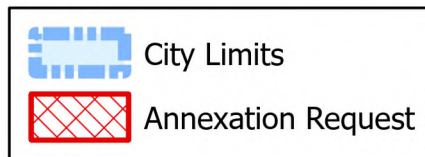


CITY OF NEWNAN

Project Location

1" = 14,304 feet

Date: 10/15/2024 9:52 AM



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



NEWNAN
GEORGIA

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

Steven L. Jones | Partner
Direct Dial: 678.336.7282
Cell Phone: 404.218.2756
E-mail: sjones@taylorenglish.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 Dunnavant, 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 Dunnavant:

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,

A handwritten signature in black ink, appearing to read "Steven L. Jones", written over a horizontal line.

Steven L. Jones

Enclosures

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



CITY OF NEWMAN, 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:	<u>sjones@taylorenghish.com</u>
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:

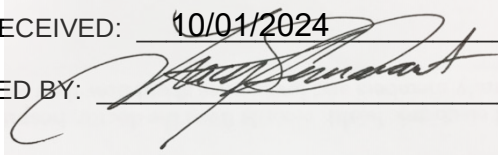


EXHIBIT “A”

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



City of Newnan, Georgia
Attachment A

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

(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 1, 2024 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

See Exhibit "A" & Exhibit "H"

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:

See Exhibit "A"

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

[Signature]
Signature of Applicant's Representative

[Signature]
Signature of Notary Public

Oct 1/24
Date

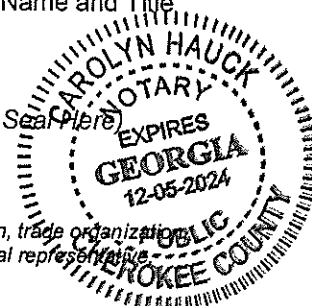
Ryan Bobbit, Senior Vice President Operations
PR Acquisitions, LLC

Type or Print Name and Title

George C. Rosenzweig,
Rosenzweig Law PC

Type or Print Name and Title

(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 B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

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See Exhibit "A" + Exhibit "H"

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See Exhibit "A"

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

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

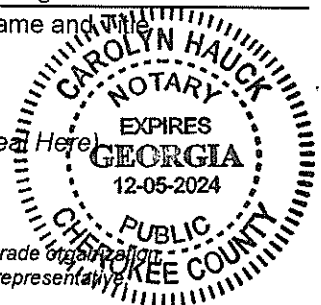
Type or Print Name and Title

[Signature] ON 1/24

Signature of Notary Public

Date

(Affix Raised Seal Here)



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City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 1, 2024 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

See Exhibit "A" & Exhibit "H"

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:

See Exhibit "A"

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

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

Type or Print Name and Title

George Rosenzweig b/s SOW/EP
Signature of Applicant's Representative

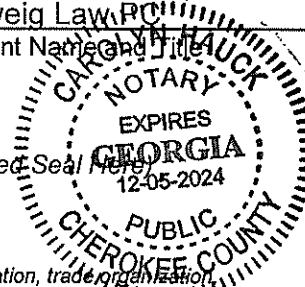
George C. Rosenzweig,
Rosenzweig Law, PC

Type or Print Name and Title

[Signature]
Signature of Notary Public

Oct 1/24
Date

(Affix Raised Seal Here)



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City of Newnan, Georgia
Attachment B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

Application filed on October 1, 2024 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

See Exhibit "A" & Exhibit "H"

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See Exhibit "A"

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission?

☐ Yes ☒ No

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

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

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

Signature of Applicant

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

Type or Print Name and Title

Signature of Applicant's Representative

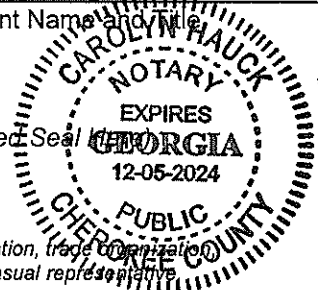
Steven L. Jones,
Partner, Taylor English Duma LLP

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



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City of Newnan, Georgia
Attachment B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

Application filed on October 1, 2020 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

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See Exhibit "A"

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission?

☐ Yes ☒ No

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

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

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

Signature of Applicant

Ryan Bobbit, Senior Vice President Operations
Piedmont Leasing, LLC

Type or Print Name and Title

Signature of Applicant's Representative

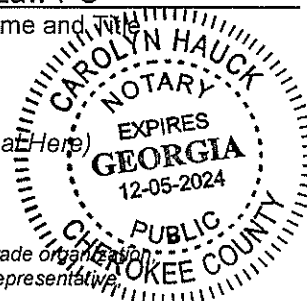
George C. Rosenzweig,
Rosenzweig Law PC

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



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City of Newnan, Georgia
Attachment B

NEWMAN
GEORGIA

Disclosure of Campaign Contributions & Gifts

Application filed on October 1, 2024 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

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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
Piedmont Leasing, LLC

Type or Print Name and Title

[Signature]

Signature of Applicant's Representative

Steven L. Jones,
Partner, Taylor English Duma LLP

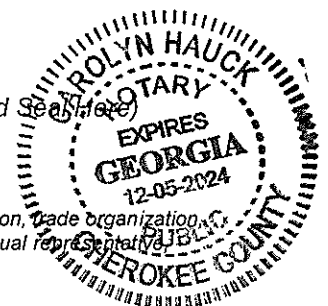
Type or Print Name and Title

[Signature] 02/1/24

Signature of Notary Public

Date

(Affix Raised Seal Here)



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NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

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.

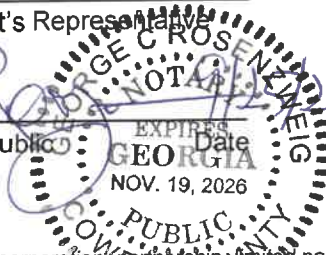
[Signature]
Signature of Applicant

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

Disclosure of Campaign Contributions & Gifts

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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.

Elizabeth Willem

Signature of Applicant

Elizabeth Willem

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

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.

James H. Keith, Jr.

Signature of Applicant

James H. Keith, Jr.

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

9/25/2024

Date

(Affix Raised Seal Here)

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NEWMAN
GEORGIA

City of Newnan, Georgia
Attachment B

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.

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]
Signature of Notary Public Date 9/25/2024

(Affix Raised Seal Here)

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City of Newnan, Georgia
Attachment B

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

Cody A. Marsh

Type or Print Name and Title

N/A

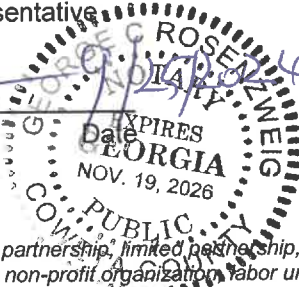
Signature of Applicant's Representative

N/A

Type or Print Name and Title

[Signature]

Signature of Notary Public



(Affix Raised Seal Here)

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City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 1, 2028 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

See Exhibit "A" + Exhibit "H"

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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.

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]
Signature of Notary Public

9/25/2024
Date

(Affix Raised Seal Here)

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City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission?

☐ Yes ☒ No

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

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

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

Signature of Applicant

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

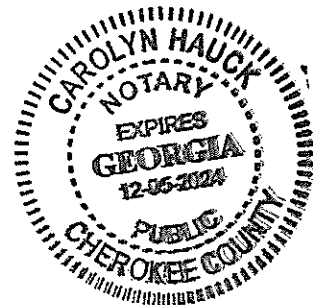
TPNs 061 5069 013, 061 5069 003, 061 5069 002B, 061 5069 002A, and 061 5069 014

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

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

Notary Public
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 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

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 Piedmont Leasing, LLC

Telephone Number 678-366-6470

Address of Subject Property 701 W. Highway 16

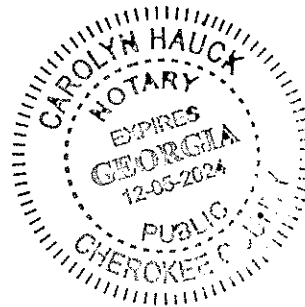
TPN 061 5093 002

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
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 Bradley A. Willems

Telephone Number 678 416 3640

Address of Subject Property 70 Sidney Pope Rd.

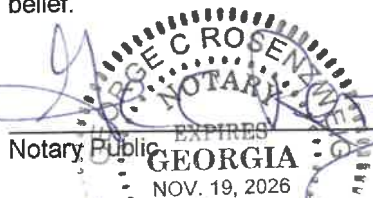
TPN 061 5093 007

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.

Signature of Property Owner

Personally appeared before me

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



Notary Public

Date

9/25/2024

(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.

9/26/2026
Notary Public 9/26/2026
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.

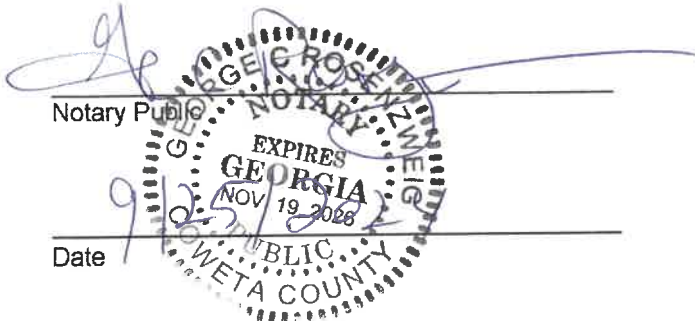
Katherine N. Keith

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.



(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.



(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.

Signature of Property Owner

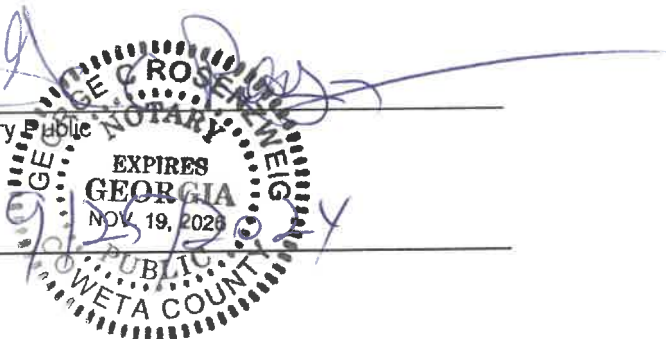
Personally appeared before me

Cara A. Marsh

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

Notary Public

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.

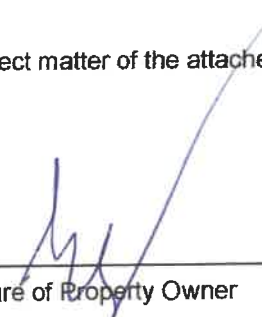
Name of Property Owner Sidney Pope Jones, Jr.

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



(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



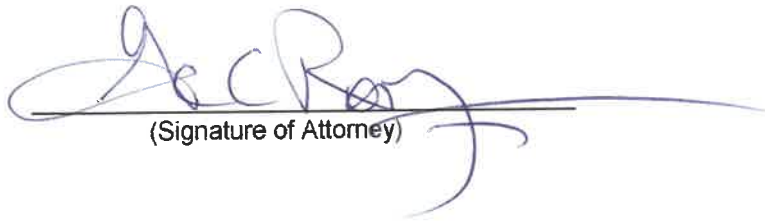
City of Newnan, Georgia

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 - 669 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

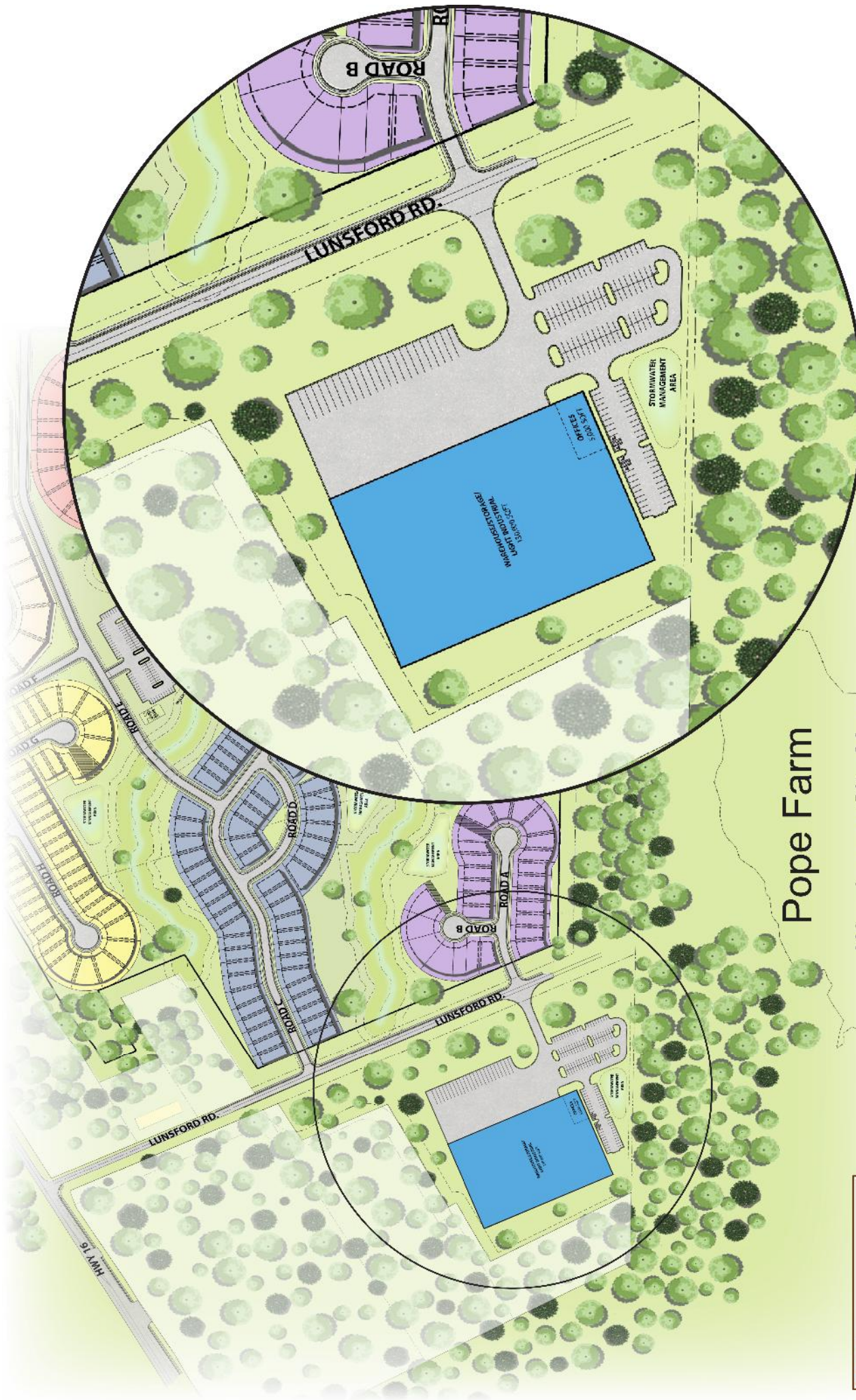
POD I (50'x125') - 47 UNITS

POD J (40'x125') - 37 UNITS

POD K (50'x125') - 54 UNIT

COMMON OPEN SPACE PROVIDED:
41.79 ACRES (17.9%)

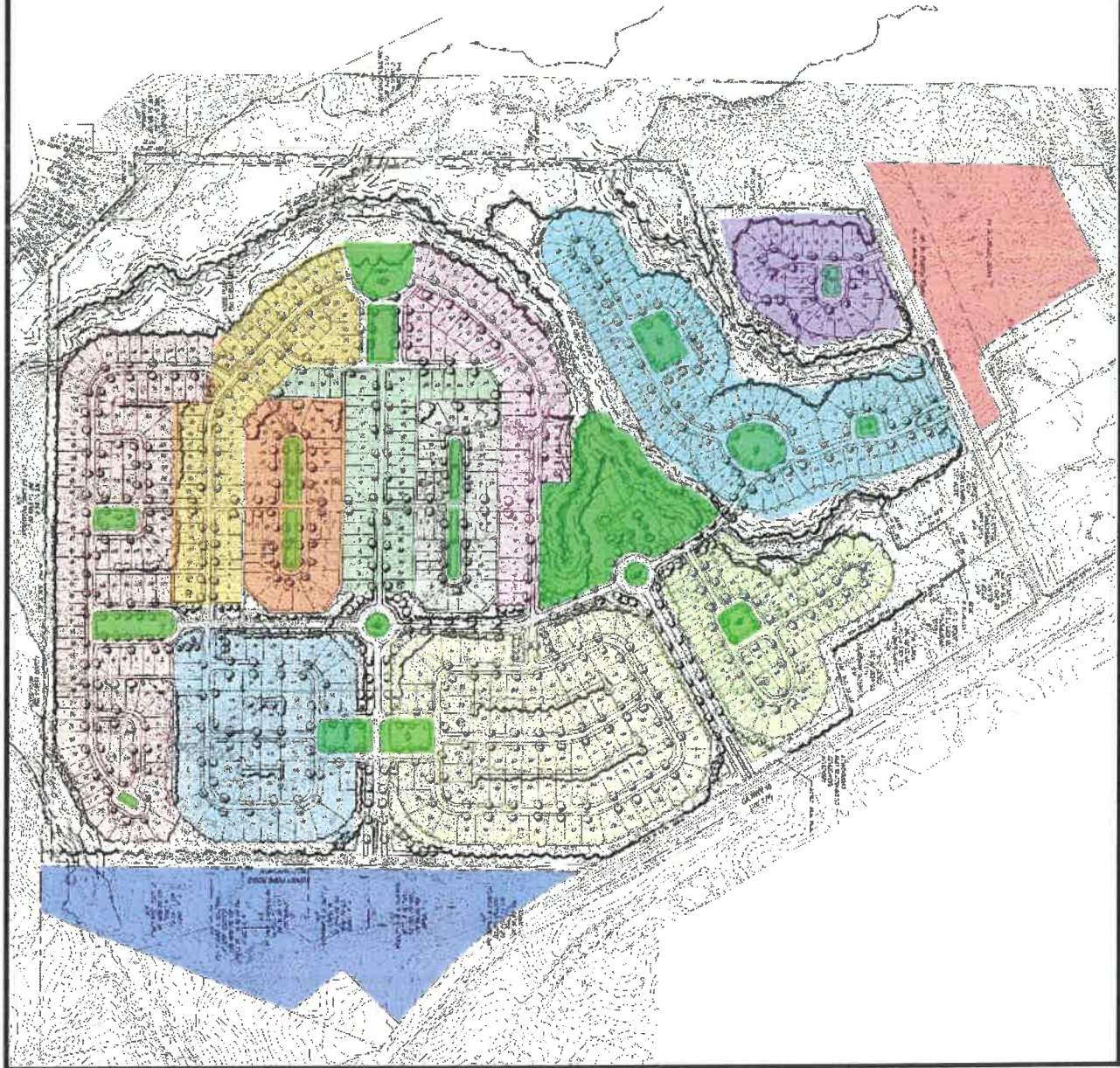




Pope Farm

Warehouse Site Map
Newnan, GA





DEVELOPMENT SUMMARY

ZONING	EXISTING ZONING	COMETA COUNTY - RC & M
PROPOSED ZONING: per Planned Development Resolution directed, 7/8/14 Industrial District, 6/ & 6-20 Suburban Residential Single-Family Dwelling District - Low Density		
RESIDENTIAL PARCEL (P018)		
TOTAL AREA		233.48 ACRES
UNBUILDABLE AREA (ROOPLAND, UNDISTURBED BUFFERS, EASEMENTS)		38.31 ACRES
BUILDABLE AREA		205.24 ACRES
TOTAL AREA - UNBUILDABLE + (25% OF UNBUILDABLE)		
DENSITY		
TOTAL NUMBER OF UNITS		669 UNITS
P00 A (43' X 125')		28 UNITS
P00 B (43' 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')		58 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		41.79 ACRES (17.9%)
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		35 FEET
INDUSTRIAL PARCEL (R 1)		
AREA		
INDUSTRIAL AREA		32.87 ACRES

EXISTING INDUSTRIAL	
EXISTING ZONING	COMMUNITY - RC
PROPOSED ZONING	RS-20
AREA	21.42 ACRES

100 FEET

each = 250 ft.

EXISTING INFORMATION IS BASED ON G/S
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

2200
OVERALL ZONING PLAN

1994-1995

RIDGE PLANNING AND ENGINEERING³
6250 E. W. WAY
SUITE 2020, DENVER, CO 80120
770.333.8700
770.333.8705

ZONING PLAN
POPE FARMS
LAND LOT 88 & 82
5TH DISTRICT
COMETA COUNTY, GEORGIA

OWNER/DEVELOPER
PRILAND INVESTMENTS, LLC
285 PARKWAY 575
WOODSTOCK, GA 30188
PHONE: 678.366.6470

[illegible]

REVISIONS



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



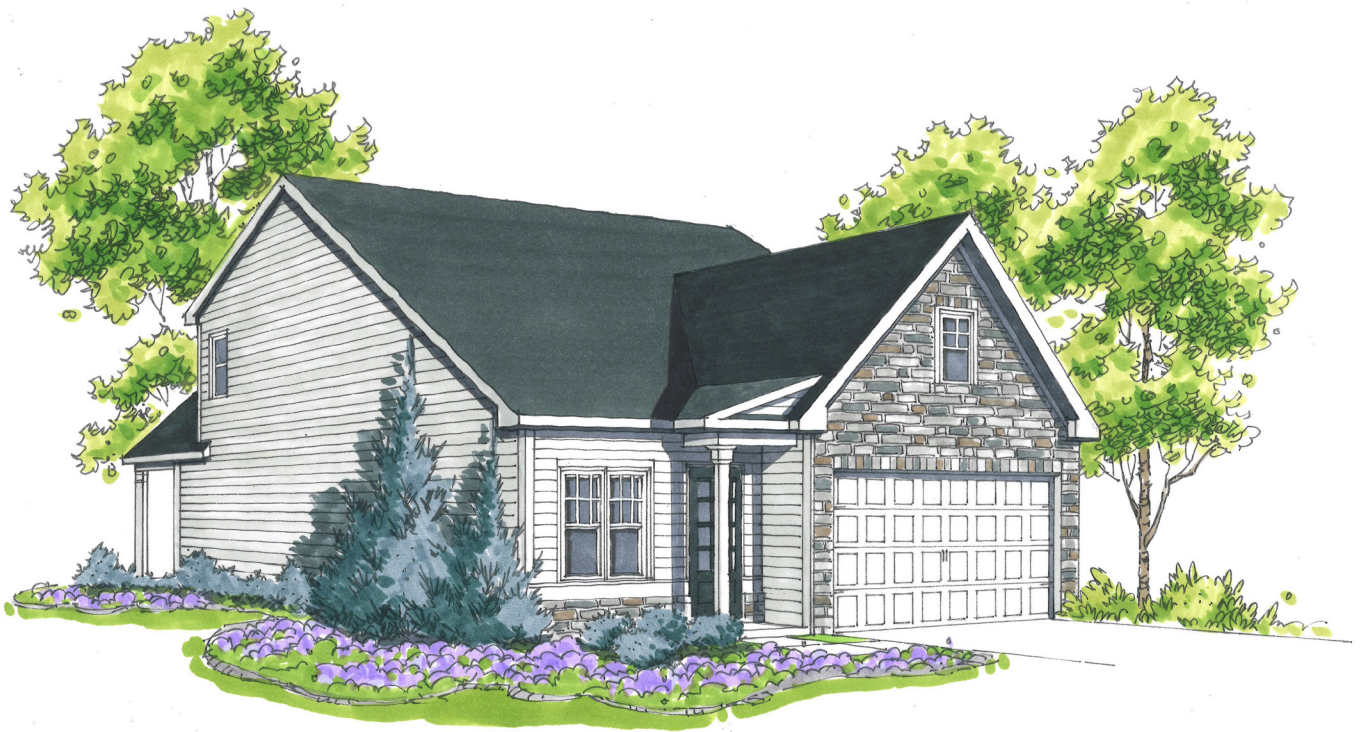
McIntosh - ASR4 Front Elevation



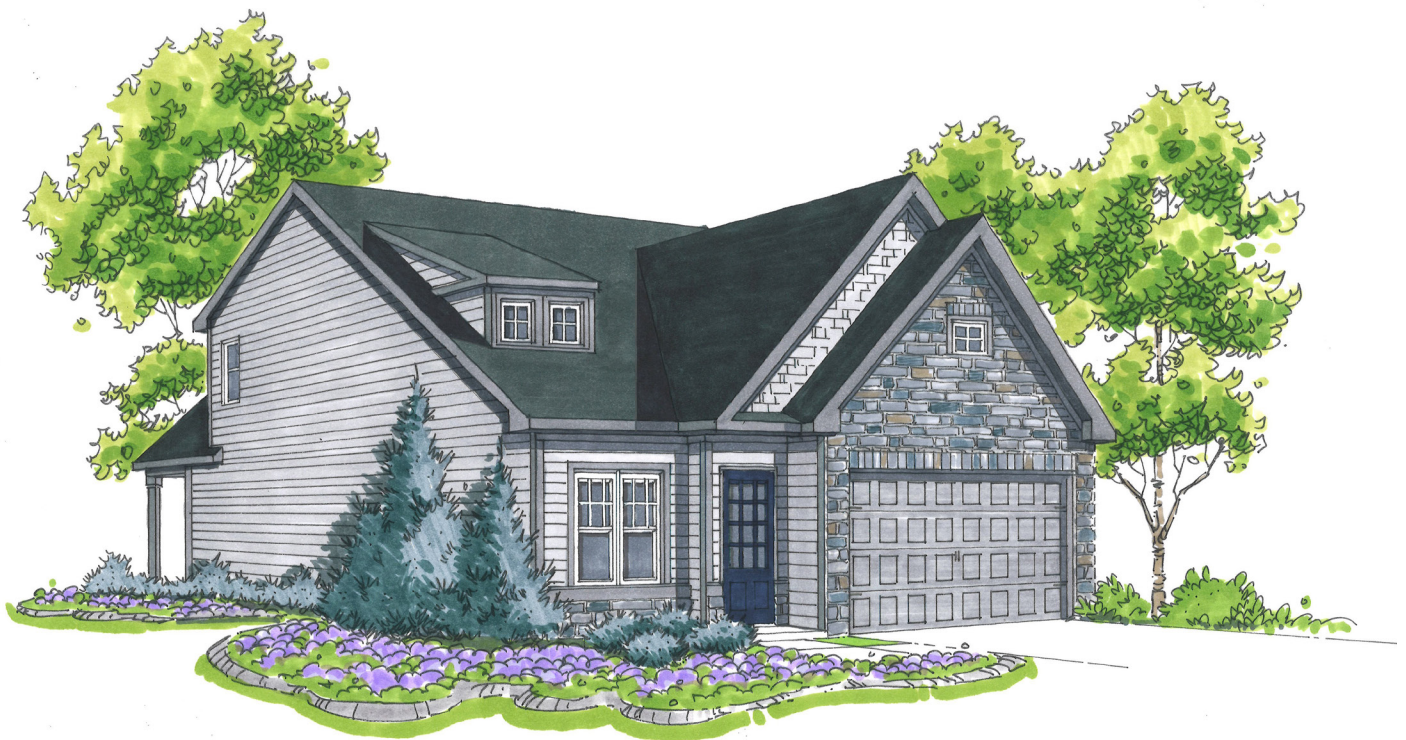
McIntosh - BSR3 Front Elevation



McIntosh - CSB3 Front Elevation

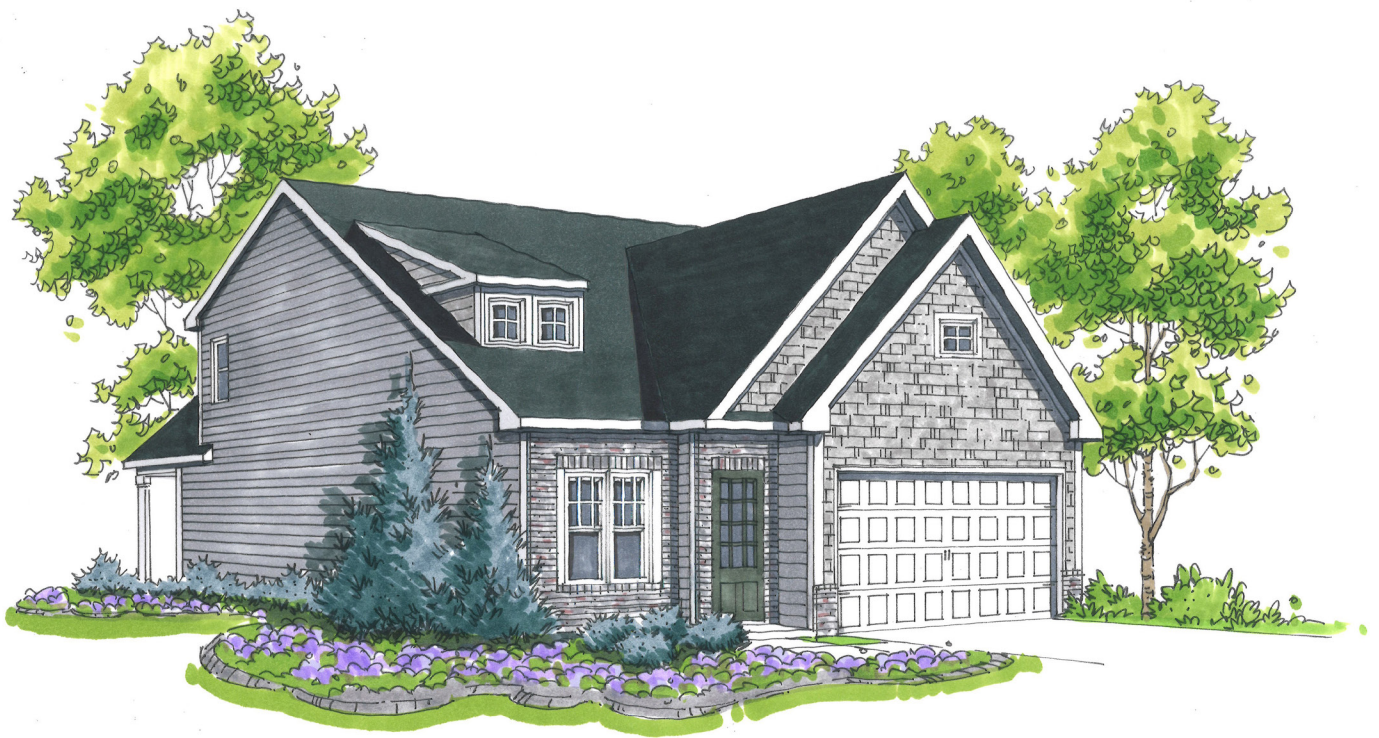


Waterford - ASR3 Front Elevation



Waterford - BSB2

Front Elevation



Waterford - BSR3 Front Elevation

24 HOUR CONTACT:
RYAN BOBBITT
770.315.2965

Existing Gas Easement -
 Turf, Typ.

HW / Pine Mix
 Pockets
 (Darker), Typ.



Typical HW / Pine Mix Pockets - Dense Growth Ranging from Approx. 1-20" DBH w/ Scattered Specimens, Tight Spacing in Some Areas, Mix of Pine and Native Hardwood Species (ie, Maple, Oak, Sweetgum)



Conceptual Limits of Disturbance

Existing Residential
 Home - Lawn/
 Ornamentals / Large
 Specimen Hardwoods



Hwy 16 Frontage, Existing Residential Lot, Pruned Evergreen Screen Trees and Pockets of HW / Pine Mix.



Existing Gas Easement -
 Grasses, Typ.

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

EXISTING VEGETATION CHARACTERISTICS

SEE MAP NOTES THIS SHEET

The Site is Primarily Wooded,

Existing Residential Home Located on Western Boundary
 Fronting Hwy 16.

SEE PTM-2 FOR CONCEPTUAL SITE LAYOUT AND TREE
 SAVE CALCULATIONS

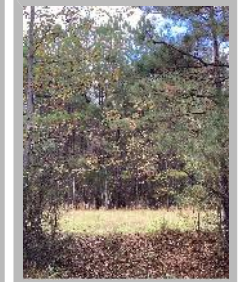
Hardwood Pockets
 (Lighter), Typ. - Primarily
 Located in Floodplain and
 Stream Buffer Areas



Typical Hardwood Pockets - Dense Growth Ranging from Approx. 1-20" DBH w/ Scattered Specimens, Mostly smaller DBH trees, Light Undergrowth with Scattered Denser Pockets. Mix of Native Hardwood Species (ie, Maple, Oak, Sweetgum)



Typical Stream Buffer Area - Primarily
 Hardwood Trees



Turf Gas Easement with Wooded Parcel
 Areas Beyond

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	10/24/2023	Site Layout

CLIENT
PR LAND INVESTMENTS, LLC
 285 PARKWAY 575
 WOODSTOCK, GA 30188
 PHONE: 678-366-4470

mondo
 LAND PLANNING and DESIGN, LLC
 285 PARKWAY 575
 WOODSTOCK, GEORGIA 30188
 REV 10/24/2023
 BY: J. BOBBITT

PRELIMINARY TREE MANAGEMENT PLAN
 Vegetation Characteristics
POPE FARMS
 Land Lots 89 & 92, 5th District, CITY OF NEWNAN, GA-COWETA COUNTY

DATE	4.3.24
JOB NO.	WHIP2232
DRAWN	ETC
CHECKED	MRC
SCALE	1" = 200'
SHEET:	PTM-1

Existing Gas Easement
Turf, Typ.



No

PLAN SUMMARY

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



Aerial imagery from City of Newswen GIS Online. Adjusted approximately to survey field data.

PRELIMINARY TREE MANAGEMENT PLAN Site Plan Concept - Free Save				CLIENT PR LAND INVESTMENTS, LLC 285 PARKWAY 575 WOODSTOCK, GA 30188 PHONE: 770-666-4470 FAX: 770-666-4470	
POPE FARMS Land Lots 69 & 92, 5th District, CITY OF NEWNAN, GA - COWETA COUNTY Map 1596-33A-0003		mondo LAND PLANNING and DESIGN, LLC 805 LAMAR STREET ATLANTA, GEORGIA 30308 PHONE 770-602-3211 FAX 770-602-3211		REVISIONS DATE DESCRIPTION 8/3/2017 New Layout	
DATE	4.3.24	JOS NO	1401P2242		
DRAWN	ETC	MRG			
CHECKED		1" = 300'			
SHEET				PTM-20	

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:

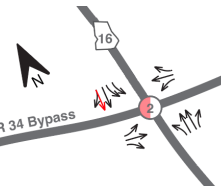
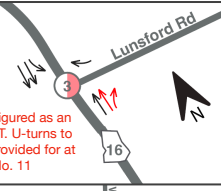
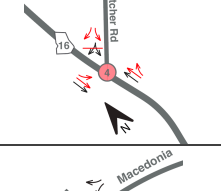
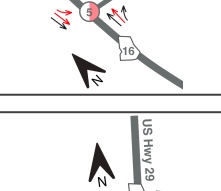
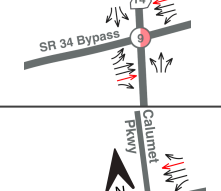
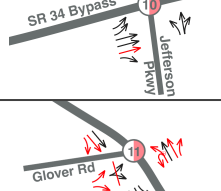
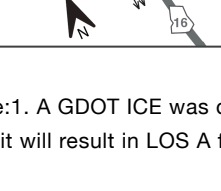
1. SR 16 & SR 34 (Franklin Rd)
3. SR 16 & Lunsford Rd
4. SR 16 & Witcher Rd
5. SR 16 & Macedonia Rd
9. SR 34 Bypass & US 29

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.

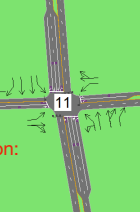
INTERSECTIONS NOT MEETING LOS STANDARDS, NO-BUILD VOLUMES

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)
 Configured as an RCUT. U-turns to be provided for at Int. No. 11	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

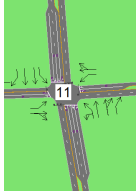
With the system improvements needed for the No-Build Volumes, the Build Volumes will have acceptable levels of service except for Intersection No. 11 (SR 16 and Glover Rd/Main Driveway). Traffic signal operation will be needed for this intersection to operate acceptably with the generated traffic volumes. 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.



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

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



The City of Newnan, Georgia

Office of City Engineer

Engineering Review 2025.10.29

ANNEXATION REQUEST

Pope Farms

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.



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:

 Jannine Miller
 C2ABEB312926471...
 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:

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)

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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)



CITY OF NEWNAN
Planning Commission
Meeting Minutes DRAFT

November 11, 2025
7:00 p.m.

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

Commissioners Absent: None

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

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the October 14, 2025, meeting minutes. Commissioner Crain made a motion to approve the minutes as drafted. Commissioner Yancey seconded the motion.

MOTION CARRIED (7-0)

PUBLIC HEARINGS

RZ2025-03 – 63.09± acres located on Newnan Crossing Boulevard East and Diplomat Parkway, from CGN, OCR, and OI-2 to MXD

Planning & Zoning Director, Tracy Dunnavant, presented the staff report. Ms. Dunnavant explained and showed visual representations of the four tracts involved. All properties are currently vacant. One tract was deeded to the city in 2017, and she further explained a proposed land swap to obtain the lot owned by the city. The proposal includes an addition to the LINC and

a connection under Newnan Crossing Boulevard East. She reviewed the zoning of the parcels and previous master plans that did not come to fruition. Ms. Dunnivant stated the applicant seeks to rezone the properties to MXD and construct 258 townhomes, 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 8 commercial buildings and 374 housing units. Ms. Dunnivant further detailed the square footage and price point of each product.

Ms. Dunnivant reviewed the eight standards for consideration. She provided information regarding each of her findings. Ms. Dunnivant concluded by stating that staff found the project met 7 of the 8 standards. She added the City's Landscape Architect, Mike Furbush, reviewed the preliminary tree management plan and found it to meet requirements. Ms. Dunnivant listed the recommended staff conditions and presented the applicant's proffered conditions. She also presented 6 letters of opposition from residents of The Highlands subdivision.

Chairman West asked the applicant to come forward. Jacqueline Rencurrell came forward and stated that the property owner has had the property for ten years and has not been able to develop it. She discussed the desire to blend historic character and small-town charm into this project. She gave a recap of Ms. Dunnivant's report showing the location of the proposed uses. She discussed how the pods would be connected by trails with access to the LINC. Ms. Rencurrell presented information on the proposed land swap and discussed how the area would benefit from the LINC tunnel underneath Newnan Crossing Boulevard East. She also discussed changes to the commercial square footage, number of condo units, and requested a five percent tolerance of increase or decrease in density. Ms. Rencurrell concluded by showing images of the proposed plans and elevations.

Chairman West asked if anyone would like to come forward in favor or opposition of this item. Tricia Olinger of Canyon View Drive came forward. She stated that as an HOA board member for The Highlands neighborhood, she wanted to state her desire to see homes there rather than apartments or businesses. She added they already have apartments behind the neighborhood and she would like to see home values maintained. With no one else coming forward, Chairman West closed the public hearing.

Chairman West asked for questions from the Commissioners. Commissioner Hamlin asked what the value of the homes would be. Ms. Rencurrell replied \$450,000 - \$600,000. Commissioner Yancey asked who the builder for this project would be. Ms. Rencurrell answered that there is no builder yet, but they would like to have the same builder for all three pods. Commissioner Crain asked in what order the pods would be built. Ms. Rencurrell stated that this has not yet been decided. Commissioner Pulicare asked when they would like to break ground. Ms. Rencurrell replied spring or summer. Chairman West inquired why this land is not able to be developed as zoned. Ms. Rencurrell explained that after the pandemic, commercial and office have not done as well. Chairman West further questioned how this development would compete in a saturated community. Ms. Rencurrell stated that it will be residential next to residential, and the expansion of the LINC would be appealing. Commissioner Yancey stated that her biggest issue is the strain on fire, police, and school services. Ms. Rencurrell stated that it would actually be a reduced impact compared to the current zoning, and traditionally impact fees will help with these issues. Commissioner Yancey questioned if the developer had any say as to how the impact fees are

disbursed. City attorney, Brad Sears, explained that impact fees do not go to schools and went on to explain how impact fees are distributed. Commissioner McEntire questioned if road improvements would be the developer's responsibility. He also asked about the likelihood of a signal being installed. Ms. Dunnivant explained that Bullsboro improvements would be dictated by GDOT and a traffic signal at Diplomat and Newnan Crossing Boulevard East would be installed when warranted. Mr. Sears added that a red light would probably be warranted if this project was approved and completed. Commissioner Hamlin questioned the five percent adjustment. Ms. Rencurrell answered that there is typically a decrease in lots that occurs after final engineering, but the five percent would allow for a shift in both directions. Commissioner Hamlin further questioned where the garages would be located. Ms. Rencurrell stated they would be rear entry and less car centric. She further discussed that the homes would face a park, community garden, or greenspace. Commissioner Pulicare questioned access in the back parking alleys regarding maintenance and garbage trucks. Ms. Rencurrell stated they would be full-sized streets. Chairman West inquired if these would be city dedicated streets. Ms. Rencurrell replied that they would be. Commissioner Hamlin stated that he does not like the density of this project, but the owners would be taxpayers as opposed to more renters in apartments.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve the rezoning request to MXD with the conditions recommended by staff. Commissioner Hamlin seconded the motion.

MOTION CARRIED (6-1) Yancey

ANNEX2024-01 – 267.756± located on Georgia Highway 16, Sidney Pope Road, and Lunsford Road with requested zoning designations of PDR for 266.46± acres, ILT for 12.87± acres and RS-20 for 21.426± acres

Planning & Zoning Director, Tracy Dunnivant, presented the staff report. Ms. Dunnivant explained and showed visual representations of the applicant's request for annexation and the requested zoning. She discussed the zoning designations for the 10 tracts involved; 233.46± acres to be zoned PDR for the construction of 669 single-family homes (145 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 five homes. Ms. Dunnivant discussed the county's objection to the annexation and the DRI that was triggered by the number of units being requested. She added that the Council and Commission decided to stay arbitration proceedings for 180 days to complete the DRI process. After its conclusion, an arbitration panel was appointed and they placed a condition on the property that limited construction to only 145 additional units, in addition to the five existing homes. That condition remains in effect for a two-year period. Ms. Dunnivant explained that the applicant has requested a sunset condition allowing for 669 units once the arbitration condition has expired; therefore, staff conducted their assessment based on the full 669 units.

Ms. Dunnivant discussed the open space, gross density, lot sizes, house elevations, anticipated square footage, projected price points, amenities, HOA, and a willingness to cap rentals to 10 percent. She then reviewed the eight standards of consideration and provided information regarding each of her findings. Ms. Dunnivant concluded by stating that staff found the project

to meet 6 of the 8 standards. She added that Mike Furbush found the preliminary tree management plan to meet requirements. Ms. Dunnivant presented the proposed staff conditions should the Commission choose to recommend the request. She also listed the options for approval and denial to help clarify what they were considering. Ms. Dunnivant mentioned that she had received one opposition letter from the Sprayberry family.

Chairman West asked the applicant to come forward. Steven Jones came forward, shared a presentation, and explained that this project is four years in the making. He stated that staff did a great job of presenting this project and recapped some of the zoning and future land use information. Mr. Jones further discussed revenues and how they may offset some of the city burdens that would increase with such a large project. He further stated that the developer would be interested in donating two to three acres on Lunsford Road for emergency services. Mr. Jones discussed lot sizes, home types, and road entrances. He also touched on the DRI review and the need for a traffic signal or roundabout and stated that GRTA's recommendations and conditions would be followed. Mr. Jones discussed amenities, renderings, and the advantages of a "lifetime community" where you could buy your first and last home.

Chairman West asked if anyone else would like to speak in favor of the project. Sidney Pope Jones, Jr. came forward and discussed the length of time his family has been associated with the land, his connection to Newnan, and his desire to have the property annexed into the city. He expressed his wish to have Sidney Pope Road paved and either a traffic signal or roundabout to allow for safer access to Highway 16. He concluded by stating that western Coweta County isn't developed but has potential.

Chairman West asked if anyone else would like to speak in favor or in opposition to this item. With none coming forward Chairman West closed the public hearing and asked for questions from the Commissioners. Commissioner Pulicare questioned the proposed use of the warehouse. Mr. Jones explained it would be an employment center. Commissioner Pulicare asked if it would be a shell until occupied. Mr. Jones replied that they do not have a specific use identified at this time. Chairman West questioned how Lunsford Road would be maintained with this annexation. Mr. Sears stated that the developer would be required to improve the road and bring it up to city standards. Commissioner Hamlin stated that with the upcoming changes to the council, he would like to suggest tabling this issue. Mr. Sears recommended that the Commission vote on the issue tonight as there are agreements and timelines that must be followed. He added that this item will be brought before Council on December 9 whether the Commissioners make a recommendation or not. Commissioner Crain questioned what happens in two years. Mr. Sears explained that once the arbitration panel renders their decision, the conditions are good for two years. He further explained the options for a motion in this case. Commissioner Crain asked for clarification on improvements, such as a traffic signal, if the project is limited to the first phase of 145 units. Mr. Jones stated that it would remain close to its current state. Commissioner Hamlin inquired as to the locations of the closest police or fire station. Ms. Dunnivant stated Temple Avenue and off Millard Farmer Industrial Boulevard. Commissioner Hamlin stated that he does not believe this project does anything for Newnan. He added that it will impact the schools and doesn't do much for the existing community. Mr. Jones answered that this project provides balance for the western side of the city. Without a need, other businesses will not build on this side of town. Commissioner Yancey said that this project has too many houses and does

not speak to the Commission's responsibility to take care of this community. Mr. Jones reminded the Commission that this is a 10 year build out.

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

MOTION CARRIED (5-2) Marchman, Pulicare

OTHER BUSINESS

Site Plan Recommendation – 423 Jefferson Street – Jefferson Place

Senior Planner, Dean Smith, presented the staff report. Mr. Smith explained that upon annexation and subsequent zoning ordinance for this property, the concept plan and elevations require Planning Commission approval. He gave an overview of the plan with visual representations. He concluded that this plan demonstrates compliance with the zoning ordinance and staff recommends approval.

Chairman West asked the applicant to come forward. Van Mottola came forward and stated that he would be glad to answer any questions.

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

MOTION CARRIED (7-0)

Minor Plan Amendment – Request to construct a surface parking lot in Ashley Park Phase 3

Planning and Zoning Director, Tracy Dunnivant, presented this case. She explained that the applicant is requesting permission to temporarily construct a surface parking lot to support existing retail until the future apartments/parking deck is completed. Ms. Dunnivant discussed and presented the location visually. She concluded by stating that the plan was reviewed by city staff including the Senior Planner, Landscape Architect, and City Engineer and they suggested certain conditions, if approved.

Chairman West asked the applicant to come forward. Robert Bergman came forward and stated that Ms. Dunnivant gave a good overview of the request and he would be happy to answer any questions from the Commissioners. Commissioner McEntire wanted to establish that this would be temporary and eventually removed. Mr. Bergman confirmed this. Commissioner Hamlin asked if the proposed parking lot would be open to all of Ashley Park. Mr. Bergman stated that it would be.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner McEntire made a motion to approve the minor plan amendment with staff's recommended conditions. Commissioner Crain seconded the motion.

MOTION CARRIED (7-0)

ADDITIONAL COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 9:00 p.m. on a motion from Commissioner McEntire and seconded by Commissioner Yancey.

MOTION CARRIED (7-0)

Chairman West



City of Newnan, Georgia – Mayor and Council Work Session

Date: November 25, 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:

Jacqueline Rencurrell 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 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. 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.



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 a previous DRI for the area that was conducted in 2008. 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.

At the Planning Commission meeting, the applicant discussed amending their plan to increase the commercial space to 40,000 square feet and the number of residential condo units to 32. They are also seeking a five percent tolerance for their density since final engineering for the plan has not been conducted. Staff asked for a letter detailing these requested changes, but it had not been provided at the time this report was drafted.



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

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.

PRODUCT EXAMPLES



PULTEGROUP
DESIGN
PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT
DATE: 6/8/2024
SHEET: 1 of 16



PULTEGROUP
DESIGN
PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT
DATE: 6/8/2024
SHEET: 1 of 16

Page 47 of 220

Townhouse Product Elevations



PULTEGROUP
DESIGN
PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT
DATE: 6/8/2024
SHEET: 1 of 16

Page 48 of 220

Front Entry Garage Elevations



PULTEGROUP
DESIGN
PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT
DATE: 6/8/2024
SHEET: 1 of 16

Page 49 of 220



PULTEGROUP
DESIGN
PROJECT: NEWMAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT
DATE: 6/8/2024
SHEET: 1 of 16

Page 50 of 220



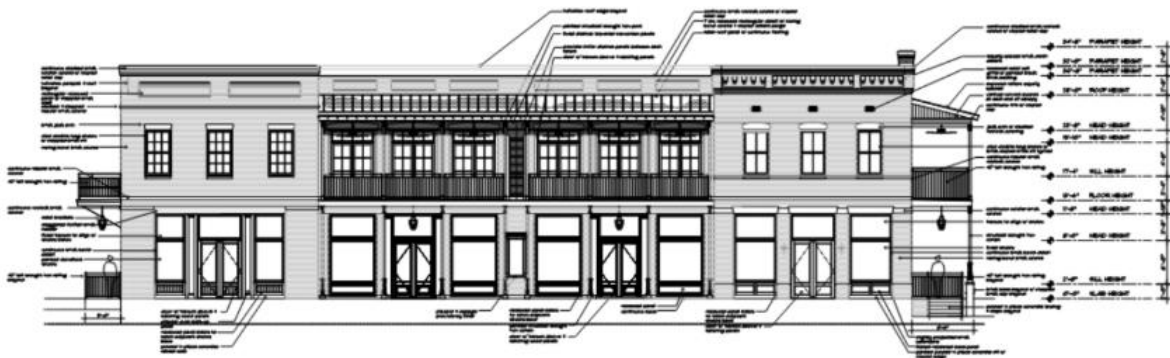
In terms of amenities, the plan provides multiple parks in each pod, interior walking trails and the previously mentioned connection to the LINC over Newnan Crossing Boulevard East. The applicant has indicated that they view the commercial area as an amenity to the residential portions of the project. 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

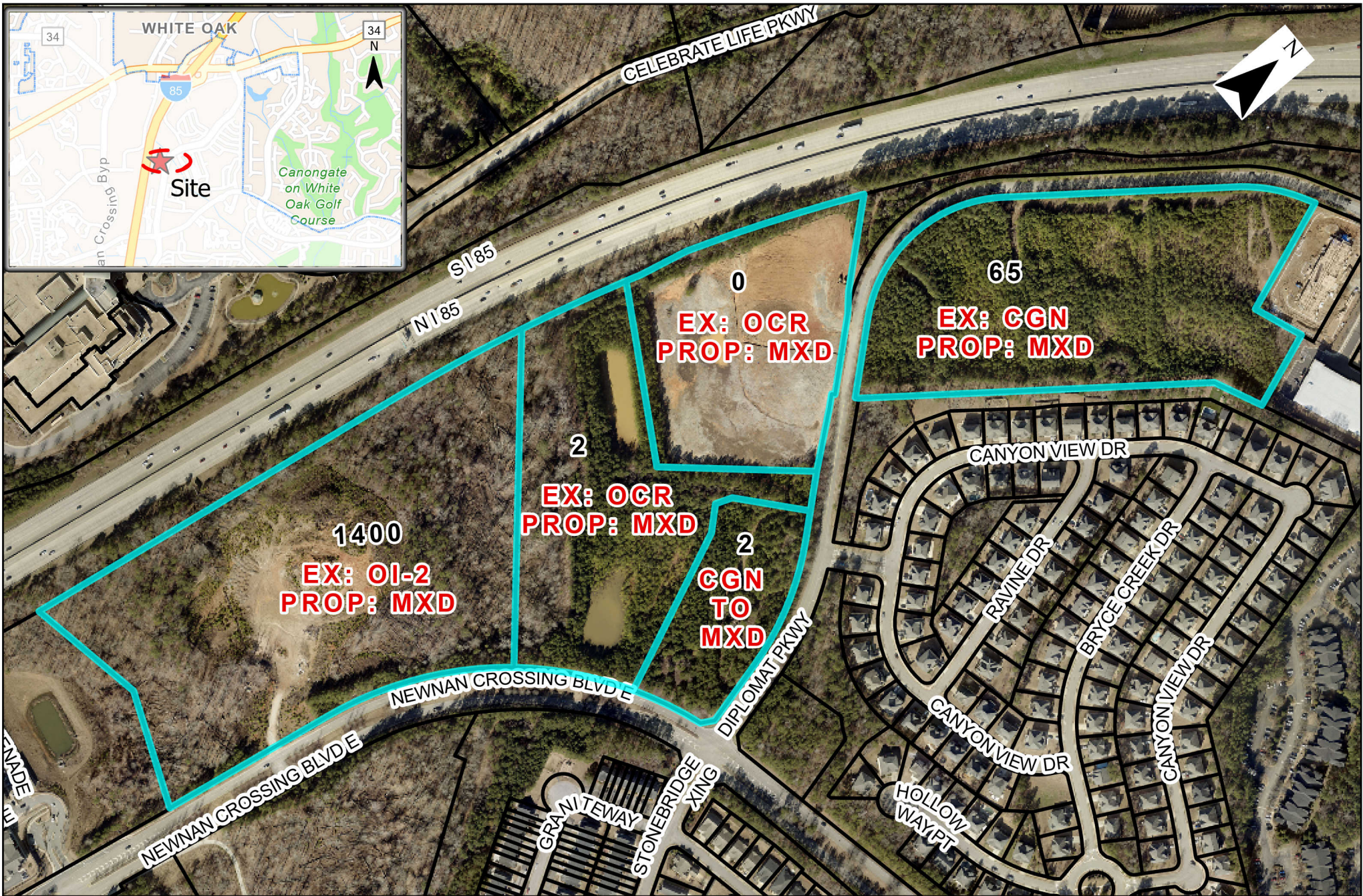
preferences. In addition, the applicant states that many of the passive parks can be converted into specific amenities such as pickleball facilities, a dog park, outdoor kitchen, community garden, community firepit, etc.

SIGNAGE EXAMPLES



RETAIL AND APARTMENTS





CITY OF NEWNAN



NEWNAN
GEORGIA

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



Kelsey Muir Beattie
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): _____



Neighborhood nodes with connected series of parks and green space areas

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

Access to LINC Trail and connecting to retail area

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

Retail along frontage with residential above - 14 un

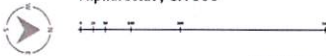
Small retail node at intersection with residential above - 14 un

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
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



PLT: DWG: 3/5/2025 3:45 PM FILE PATH: \\s07-prod-ar\proj\13\13013 new 01 - newman crossing boundary & tree survey\production\engineering\dwg\13013 new 01\13013 new 01 SITE.dwg - 81 05.suit auto



Plot Date: 3/26/2025 3:45 PM FILE PATH: c:\p2\production\1222331\1222331.mxd - Newnan Fencing Boundary - Tree Survey\production\engineering\3611\1222331\1222331.mxd - 3611\1222331\1222331.mxd - 3611\1222331\1222331.mxd

Rochester

DCCM

Rochester & Associates, LLC
 1240 Hwy 54 W, Fayetteville, GA 30214
 770.718.0600 | rochester@dccm.com

FOR
NEWMAN CROSSING

LAND DEVELOPMENT
 CITY OF NEWMAN
 CONWY COUNTY, GA

PRELIMINARY TREE MANAGEMENT PLAN

DATE: 03/26/2025

SCALE: 1" = 100'

DATE: 03/26/2025

SCALE: 1" = 100'

DATE: 03/26/2025

SCALE: 1" = 100'

NO.	DATE	DESCRIPTION	REVISIONS



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.

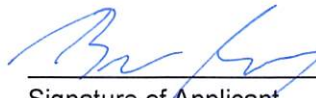
All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

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 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

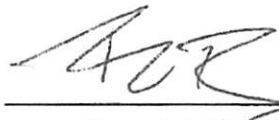
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

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.

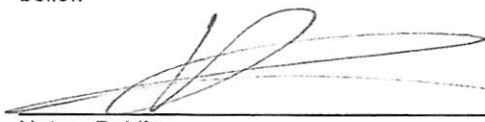


Signature of Property Owner
Todd TERWILLIGER

Personally appeared before me

Todd Terwilliger

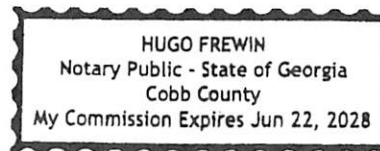
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.



Notary Public

Date

1/29/25



(Affix Raised Seal Here)



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.

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 and 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

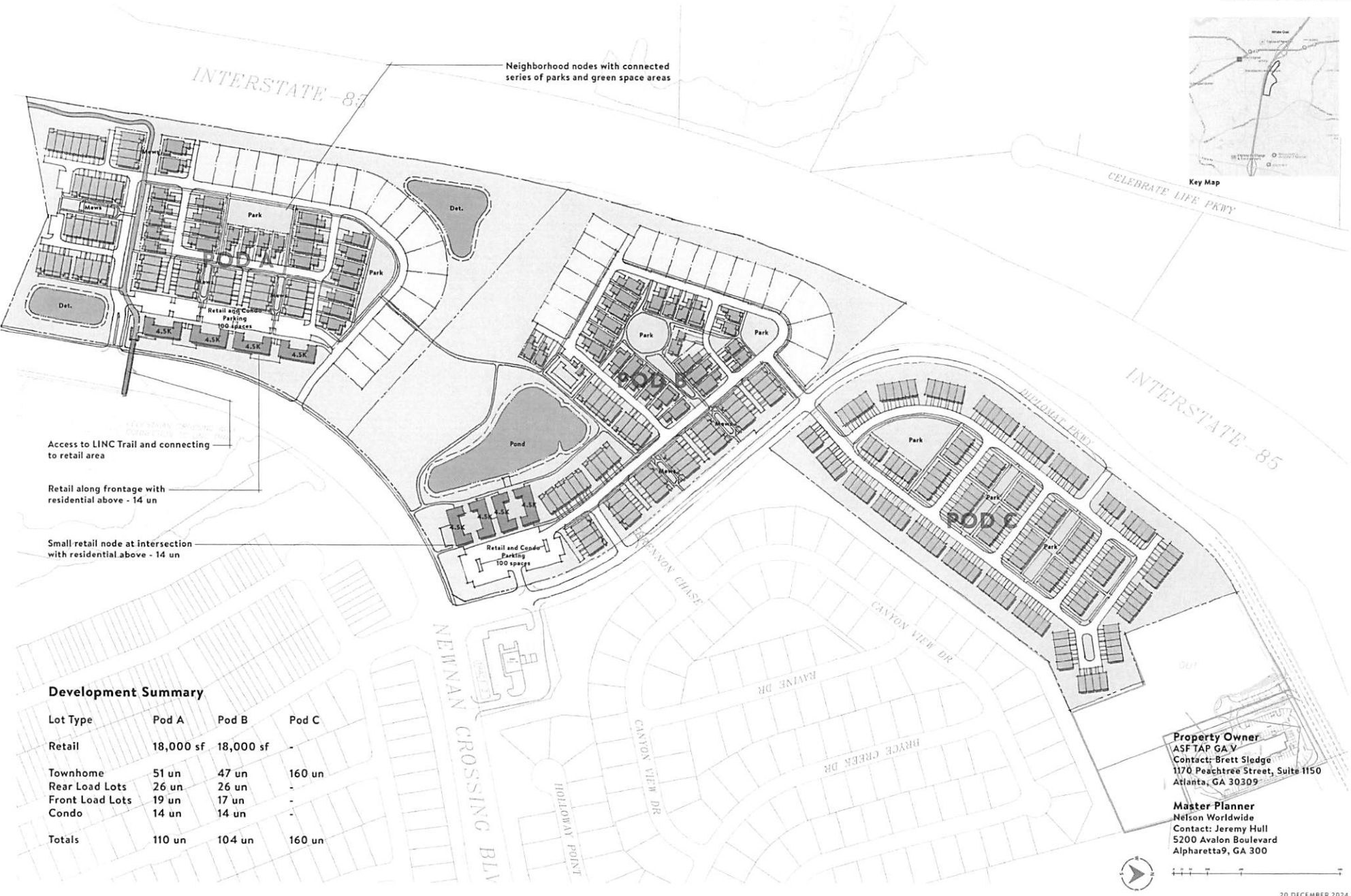
* Currently owned by the City of Newnan

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*



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



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

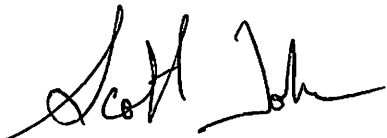
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

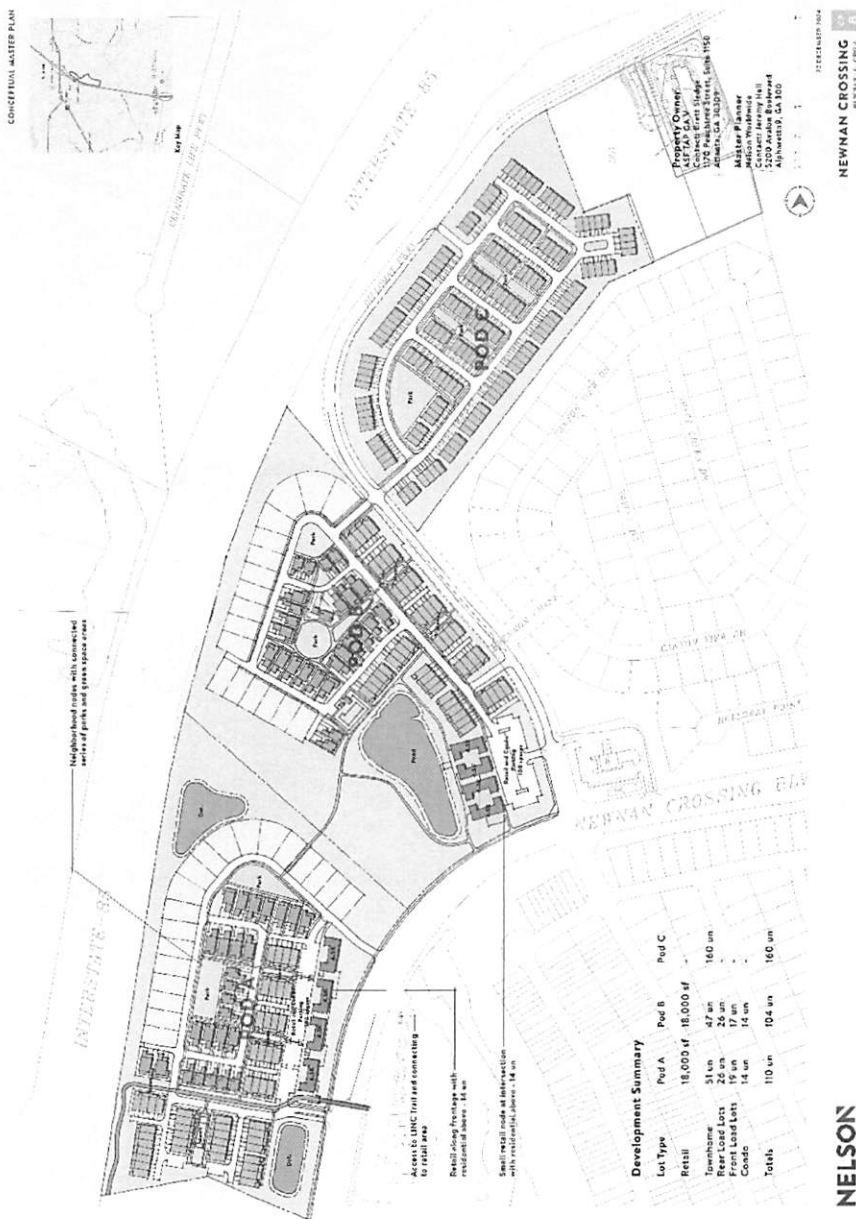
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection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

A handwritten signature in black ink, appearing to read 'Scott Tolar', with a stylized flourish at the end.

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



NELSON

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



(c) Copyright 2022 PulteGroup, Inc.

PROJECT: NEWNAN CROSSING
FRONT ENTRY GARAGE
PROPOSED PRODUCT

DATE: 8/9/2024

SHEET: 1 of 10





(c) Copyright 2022 PulteGroup, Inc.

PROJECT: NEWMAN CROSSING
 REAR ENTRY GARAGE
 PROPOSED PRODUCT

DATE: 8/9/2024

SHEET: 1 of 10

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





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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







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PROJECT: NEWMAN CROSSING
REAR ENTRY GARAGE
PROPOSED PRODUCT

SHEET: 1 of 10

DATE: 8/9/2024

PRIMROSE

NAS

FLORIDA

TEXAS

S-EAST

N-EAST

WEST

MIDWEST



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PROJECT: NEWNAN CROSSING
REAR ENTRY GARAGE
PROPOSED PRODUCT

DATE: 8/9/2024

SHEET: 1 of 10





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PROJECT: NEWMAN CROSSING
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 PROPOSED PRODUCT

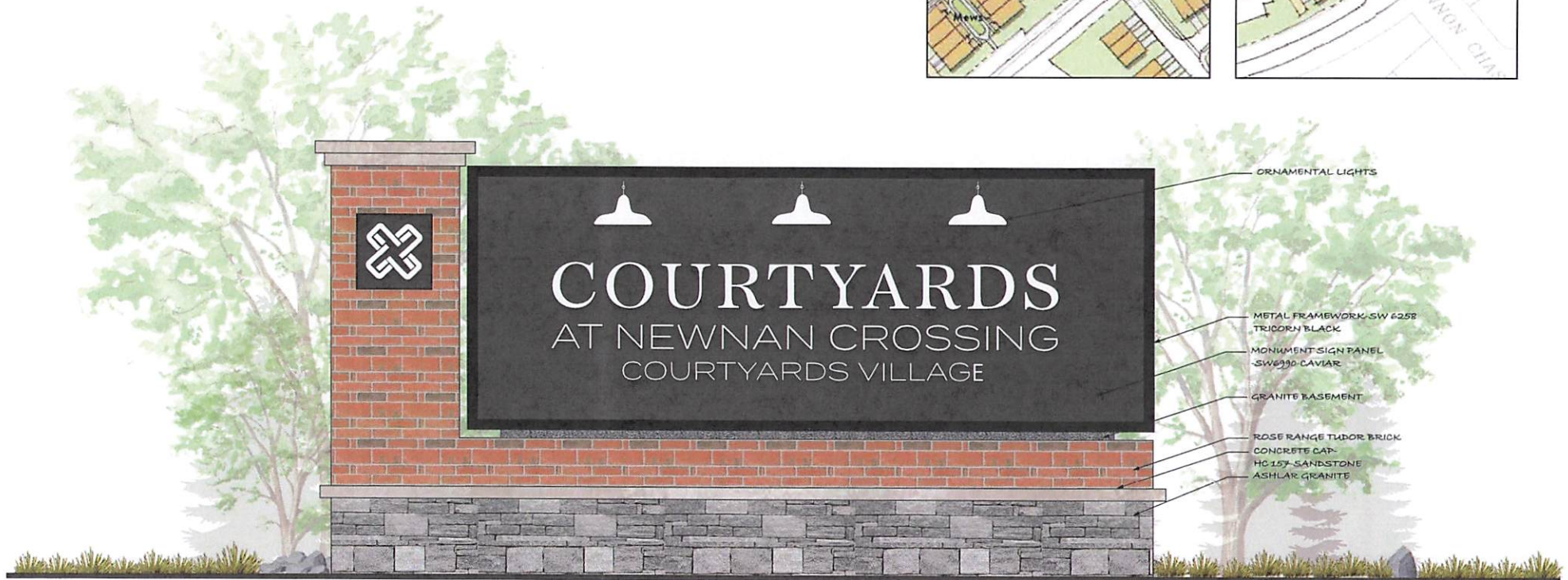
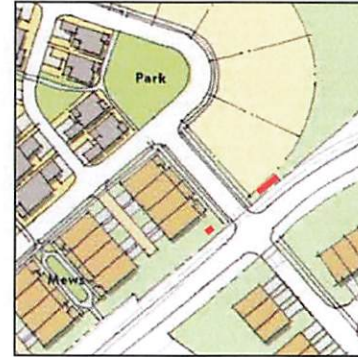
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SHEET: 1 of 10

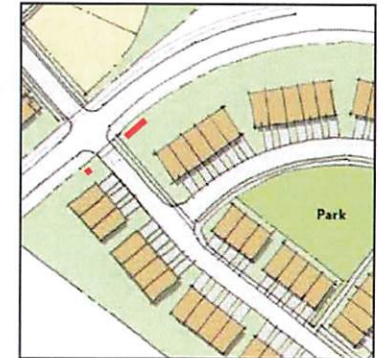














Newnan Crossing 9 Main North Street



VICINITY MAP



PROJECT DATA

BUILDING CODES:

The Current State Minimum Standard Codes

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

Current Mandatory Codes as Adopted by DCA:

International Building Code, 2012 Edition, with Georgia Amendments (2014)
International Residential Code, 2012 Edition, with Georgia Amendments (2014) (2014 Prescriptive Deck Details)
International Fire Code, 2012 Edition, with Georgia Amendments (2014)
International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)
International Mechanical Code, 2012 Edition, with Georgia Amendments (2014)
International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)
National Electrical Code, 2014 Edition (No Georgia Amendments)
International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2011)
For information and questions regarding the Life Safety Code NFPA 101 or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

International Swimming Pool and Spa Code, 2012 Edition, with Georgia Amendments (2014)
International Existing Building Code, 2006 Edition, with Georgia Amendments (2009)
International Property Maintenance Code, 2009 Edition, with Georgia Amendments (2009)
National Green Building Standard, 2009 Edition, with Georgia Amendments (2011)

HISTORY OF AND SPIRIT BEHIND THE ADA:

The Americans with Disabilities Act of 1990 (ADA) was signed into law on July 26, 1990, by President George H. W. Bush, and later amended with changes effective January 1, 2009.

The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, telecommunications, and it also applies to the United States Congress.

ADA Title II - Public Accommodations (and Commercial Facilities) - No individual may be discriminated against on the basis of disability with regard to the full and equal enjoyment of the goods, services, facilities, or accommodations of any place of public accommodation by any person who owns, leases (or leases to), or operates a place of public accommodation. Public accommodations include most places of lodging (such as inns and hotels), recreation, transportation, education, and dining, along with stores, care providers, and places of public display, among other things.

PROJECT DIRECTORY

OWNER:

Tom Crymes
President
Tomco Construction, Inc.

20 Oak Hill BLVD, Suite 200
Newnan, Georgia 30265
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

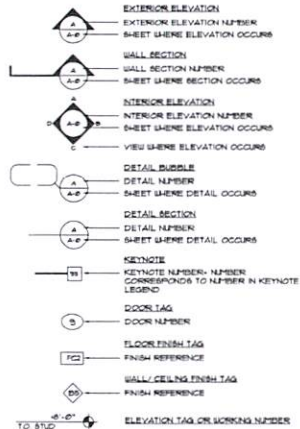
SHEET INDEX

ARCHITECTURAL:

A0.0 TITLE SHEET
A1.0 FIRST FLOOR LIFE SAFETY PLAN
A11 SECOND FLOOR LIFE SAFETY PLAN
A12 FIRST FLOOR PLAN
A13 SECOND FLOOR PLAN
A2.0 EXTERIOR ELEVATIONS
A21 EXTERIOR ELEVATIONS

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

SYMBOL LEGEND



Concept Design Only

reference drawings

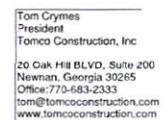
Rev	Date	Description	By	App'd
1	11.05.15	Final Set		

issues & revisions

Rev	Date	Description	By	App'd
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TITLE SHEET
9 MAIN NORTH

A0.0



2 SOUTH EXTERIOR ELEVATION

EXTERIOR ELEVATIONS
9 MAIN NORTH

A2.0



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

reference drawings

no.	date	description	by	app'd.
1	11-10-17	Issue for		

issues & revisions

no.	date	description	by	app'd.
1	11-10-17	Issue for		

SECOND FLOOR PLAN
9 MAIN NORTH

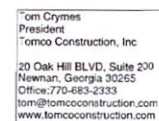
A1.3

1 SECOND FLOOR PLAN

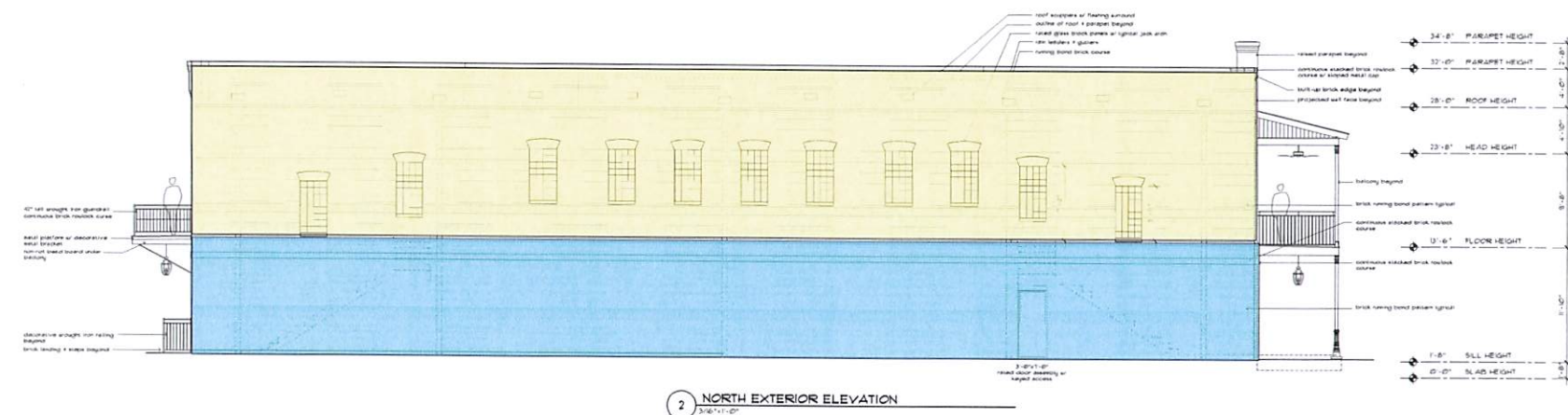
3/16"=1'-0"

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





1 WEST EXTERIOR ELEVATION



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

number	description			
reference drawings				
-	11.06.75	final set		
rev.	date	description	drawn by	checked by
issues & revisions				
drawn by		scale		
project no.				
title				
EXTERIOR ELEVATIONS 9 MAIN NORTH				
sheet				
drawn				

Newnan Crossing 9 Main South Street

VICINITY MAP



PROJECT DATA

BUILDING CODES:

The Current State Minimum Standard Codes

The following are the current state minimum standard codes for construction as adopted by the Board of Community Affairs.

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International Fire Code, 2012 Edition, with Georgia Amendments (2014)
International Plumbing Code, 2012 Edition, with Georgia Amendments (2014)
International Mechanical Code, 2012 Edition, with Georgia Amendments (2014)
International Fuel Gas Code, 2012 Edition, with Georgia Amendments (2014)
National Electrical Code, 2014 Edition (with Georgia Amendments)
International Energy Conservation Code, 2009 Edition, with Georgia Supplements and Amendments (2011) (2012)
For information and questions regarding the Life Safety Code (NFPA 101) or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

Current Permissive Codes as Adopted by DCA:

International Swimming Pool and Spa Code, 2012 Edition, with Georgia Amendments (2014)
International Existing Building Code, 2009 Edition, with Georgia Amendments (2014)
International Property Maintenance Code, 2009 Edition, with Georgia Amendments (2014)
National Green Building Standard, 2009 Edition, with Georgia Amendments (2014)

HISTORY OF AND SPIRIT BEHIND THE ADA:

The Americans with Disabilities Act of 1990 (ADA) was signed into law on July 26, 1990, by President George H. W. Bush, and later amended with changes effective January 1, 2009.

The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, telecommunications, and it also applies to the United States Congress.

ADA Title II - Public Accommodations (and Commercial Facilities) - No individual may be discriminated against on the basis of disability with regard to the full and equal enjoyment of the goods, services, facilities, or accommodations of any place of public accommodation by any person who owns, leases (or leases to), or operates a place of public accommodation. Public accommodations include most places of lodging (such as inns and hotels), recreation, transportation, education, and dining, along with stores, care providers, and places of public display, among other things.

PROJECT DIRECTORY

OWNER:

Tomco Construction
170 Oak Hill Blvd
Newnan GA 30255

ARCHITECTURAL:

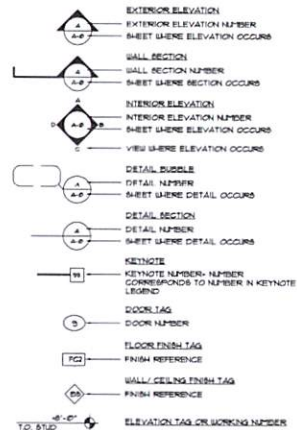
A0.0 TITLE SHEET
A0.1 FIRST FLOOR LIFE SAFETY PLAN
A0.2 SECOND FLOOR LIFE SAFETY PLAN
A0.3 FIRST FLOOR PLAN
A0.4 SECOND FLOOR PLAN
A0.5 EXTERIOR ELEVATIONS
A0.6 EXTERIOR ELEVATIONS

SHEET INDEX



Tom Crymes
President
Tomco Construction, Inc.
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Newnan, Georgia 30255
Office: 770-683-2333
tom@tomcoconstruction.com
www.tomcoconstruction.com

SYMBOL LEGEND



Concept Design Only

reference drawings

REV	DATE	DESCRIPTION	BY	CHK
1	11/11/14	Final Set		

issues & revisions

REV	DATE	DESCRIPTION	BY	CHK
1	11/11/14	Final Set		

TITLE SHEET
9 MAIN SOUTH

A0.0



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reference drawings

no.	date	description	by	app'd.
1	11.05.15	Final Set		

issues & revisions

no.	date	description	by	app'd.
1				

SECOND FLOOR PLAN
9 MAIN SOUTH

A1.3

1 SECOND FLOOR PLAN

3/16" = 1'-0"

notes:
trusses are to be furred with drywall ceiling in the bedrooms, closets,
bathrooms. Wood ceiling in living room and kitchen.
minimum ceiling height of 10'-0" in living room and kitchen.
minimum ceiling of 9'-0" closets and bedrooms unless otherwise noted.
coordinate each floor height in structural drawings for additional information.



Hardi Board

brick

cut-up parapet, clearing
to not be less than 10"
back face of footing
cut top of roof if parapet beyond
edge, parapet is gable
height

42" tall wrought iron railing
brick parapet 4 inches



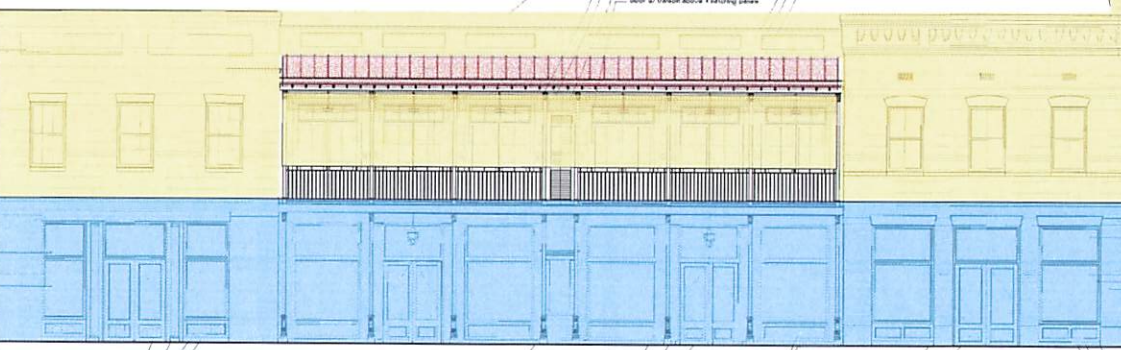
33'-0" PARAPET HEIGHT
30'-0" PARAPET HEIGHT
28'-0" ROOF HEIGHT
23'-0" HEAD HEIGHT
17'-4" BILL HEIGHT
14'-0" FLOOR HEIGHT
9'-4" HEAD HEIGHT
8'-0" HEAD HEIGHT
7'-0" BILL HEIGHT
0'-0" SLAB HEIGHT

1 EAST EXTERIOR ELEVATION
3/16/11-0"

indicate roof edge beyond
painted structural wrought iron post
fixed parapet, covered iron parapet
provide vertical parapet panels between each
door or window above 4 railing panels

continuous brick parapet course or exposed
metal cap
1" x 1" recessed rectangular detail w/ leveling
band course 1 exposed corner gable
solid roof panel or continuous railing

continuous exposed brick
weather course or exposed
metal cap
recessed parapet 4 inch
height
recessed parapet
panel or exposed brick
wall
recessed brick course
brick jack arch
solid double hung window
w/ exposed brick sill
raining board brick course
continuous weather brick
course
42" tall wrought iron railing
recessed parapet
exposed full-height brick
recessed
fixed parapet to edge of
window frame
continuous brick course
recessed parapet
42" tall wrought iron railing
recessed



continuous exposed brick course
solid or exposed metal cap
recessed parapet 4 inch
height
recessed parapet
panel or exposed brick
wall
recessed brick course
brick jack arch
solid double hung window
w/ exposed brick sill
recessed parapet
continuous weather brick
course
42" tall wrought iron railing
recessed parapet
exposed full-height brick
recessed
fixed parapet to edge of
window frame
continuous brick course
recessed parapet
42" tall wrought iron railing
recessed
brick base beyond or exposed
brick cap beyond
painted in place concrete landing
4 inches beyond
solid projected brick
solid recessed parapet
painted parapet in place concrete sill or
exposed edge

2 NORTH EXTERIOR ELEVATION
3/16/11-0"



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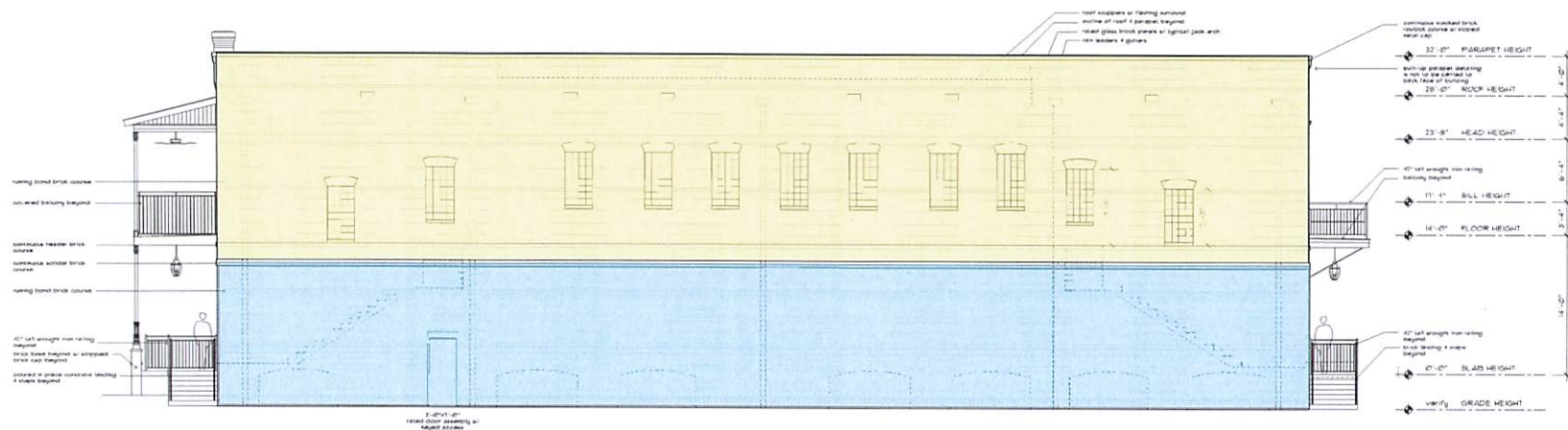
number	description
1	reference drawings
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EXTERIOR ELEVATIONS
9 MAIN SOUTH

A2.0



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



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



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[illegible]

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	A (8.2) A (8.7) E (38.7) C (15.7)	A (9.1) A (8.7) F (66.8) C (16.6)	N/A N/A	N/A N/A	A (8.4) A (8.8) F (68.6) D (28.3)	B (10.1) A (8.8) F (248.7) F (92.6)	B (14.1) A (6.1) A (6.0) D (40.7) D (41.2)	B (15.4) A (8.6) A (9.9) D (32.2) D (39.7)	No failing approaches	No failing approaches	No failing approaches	No failing approaches
3 <u>Newnan Crossing Boulevard @ Diplomat Parkway (North End)</u> -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	C (16.1) B (11.1) A (8.2) A (9.2)	F (52.9) B (11.9) A (9.7) A (9.3)	B (10.1) B (11.5) - -	B (13.0) B (11.7) - -	C (17.8) B (11.6) A (8.3) A (9.5)	F (98.8) B (12.6) B (10.3) A (9.7)	B (10.3) B (12.0) - -	B (14.2) B (12.2) - -	No failing approaches	No failing approaches	No failing approaches	No failing approaches
4 <u>SR 34 (Bullsboro Drive) @ Newnan Crossing Boulevard / Newnan Pavilion Access</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	D (45.1) D (41.1) D (39.9) E (72.3) E (73.2)	E (56.0) D (44.8) E (59.7) E (73.6) E (74.8)	D (36.7) C (30.5) C (30.3) E (73.9) E (73.2)	D (43.1) D (38.0) D (36.2) E (72.6) E (73.6)	D (50.1) D (46.9) D (43.9) E (75.5) E (73.2)	E (63.5) D (52.5) E (68.3) E (77.9) E (75.1)	D (39.0) C (33.0) C (32.6) E (72.4) E (73.2)	D (46.2) D (40.6) D (39.0) E (76.4) E (73.9)	- - 91 2	- - 99 5	- - 10% 1%	- - 10% 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
Planning Commission
Meeting Minutes DRAFT

November 11, 2025
7:00 p.m.

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

Commissioners Absent: None

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

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the October 14, 2025, meeting minutes. Commissioner Crain made a motion to approve the minutes as drafted. Commissioner Yancey seconded the motion.

MOTION CARRIED (7-0)

PUBLIC HEARINGS

RZ2025-03 – 63.09± acres located on Newnan Crossing Boulevard East and Diplomat Parkway, from CGN, OCR, and OI-2 to MXD

Planning & Zoning Director, Tracy Dunnavant, presented the staff report. Ms. Dunnavant explained and showed visual representations of the four tracts involved. All properties are currently vacant. One tract was deeded to the city in 2017, and she further explained a proposed land swap to obtain the lot owned by the city. The proposal includes an addition to the LINC and

a connection under Newnan Crossing Boulevard East. She reviewed the zoning of the parcels and previous master plans that did not come to fruition. Ms. Dunnivant stated the applicant seeks to rezone the properties to MXD and construct 258 townhomes, 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 8 commercial buildings and 374 housing units. Ms. Dunnivant further detailed the square footage and price point of each product.

Ms. Dunnivant reviewed the eight standards for consideration. She provided information regarding each of her findings. Ms. Dunnivant concluded by stating that staff found the project met 7 of the 8 standards. She added the City's Landscape Architect, Mike Furbush, reviewed the preliminary tree management plan and found it to meet requirements. Ms. Dunnivant listed the recommended staff conditions and presented the applicant's proffered conditions. She also presented 6 letters of opposition from residents of The Highlands subdivision.

Chairman West asked the applicant to come forward. Jacqueline Rencurrell came forward and stated that the property owner has had the property for ten years and has not been able to develop it. She discussed the desire to blend historic character and small-town charm into this project. She gave a recap of Ms. Dunnivant's report showing the location of the proposed uses. She discussed how the pods would be connected by trails with access to the LINC. Ms. Rencurrell presented information on the proposed land swap and discussed how the area would benefit from the LINC tunnel underneath Newnan Crossing Boulevard East. She also discussed changes to the commercial square footage, number of condo units, and requested a five percent tolerance of increase or decrease in density. Ms. Rencurrell concluded by showing images of the proposed plans and elevations.

Chairman West asked if anyone would like to come forward in favor or opposition of this item. Tricia Olinger of Canyon View Drive came forward. She stated that as an HOA board member for The Highlands neighborhood, she wanted to state her desire to see homes there rather than apartments or businesses. She added they already have apartments behind the neighborhood and she would like to see home values maintained. With no one else coming forward, Chairman West closed the public hearing.

Chairman West asked for questions from the Commissioners. Commissioner Hamlin asked what the value of the homes would be. Ms. Rencurrell replied \$450,000 - \$600,000. Commissioner Yancey asked who the builder for this project would be. Ms. Rencurrell answered that there is no builder yet, but they would like to have the same builder for all three pods. Commissioner Crain asked in what order the pods would be built. Ms. Rencurrell stated that this has not yet been decided. Commissioner Pulicare asked when they would like to break ground. Ms. Rencurrell replied spring or summer. Chairman West inquired why this land is not able to be developed as zoned. Ms. Rencurrell explained that after the pandemic, commercial and office have not done as well. Chairman West further questioned how this development would compete in a saturated community. Ms. Rencurrell stated that it will be residential next to residential, and the expansion of the LINC would be appealing. Commissioner Yancey stated that her biggest issue is the strain on fire, police, and school services. Ms. Rencurrell stated that it would actually be a reduced impact compared to the current zoning, and traditionally impact fees will help with these issues. Commissioner Yancey questioned if the developer had any say as to how the impact fees are

disbursed. City attorney, Brad Sears, explained that impact fees do not go to schools and went on to explain how impact fees are distributed. Commissioner McEntire questioned if road improvements would be the developer's responsibility. He also asked about the likelihood of a signal being installed. Ms. Dunnivant explained that Bullsboro improvements would be dictated by GDOT and a traffic signal at Diplomat and Newnan Crossing Boulevard East would be installed when warranted. Mr. Sears added that a red light would probably be warranted if this project was approved and completed. Commissioner Hamlin questioned the five percent adjustment. Ms. Rencurrell answered that there is typically a decrease in lots that occurs after final engineering, but the five percent would allow for a shift in both directions. Commissioner Hamlin further questioned where the garages would be located. Ms. Rencurrell stated they would be rear entry and less car centric. She further discussed that the homes would face a park, community garden, or greenspace. Commissioner Pulicare questioned access in the back parking alleys regarding maintenance and garbage trucks. Ms. Rencurrell stated they would be full-sized streets. Chairman West inquired if these would be city dedicated streets. Ms. Rencurrell replied that they would be. Commissioner Hamlin stated that he does not like the density of this project, but the owners would be taxpayers as opposed to more renters in apartments.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve the rezoning request to MXD with the conditions recommended by staff. Commissioner Hamlin seconded the motion.

MOTION CARRIED (6-1) Yancey

ANNEX2024-01 – 267.756± located on Georgia Highway 16, Sidney Pope Road, and Lunsford Road with requested zoning designations of PDR for 266.46± acres, ILT for 12.87± acres and RS-20 for 21.426± acres

Planning & Zoning Director, Tracy Dunnivant, presented the staff report. Ms. Dunnivant explained and showed visual representations of the applicant's request for annexation and the requested zoning. She discussed the zoning designations for the 10 tracts involved; 233.46± acres to be zoned PDR for the construction of 669 single-family homes (145 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 five homes. Ms. Dunnivant discussed the county's objection to the annexation and the DRI that was triggered by the number of units being requested. She added that the Council and Commission decided to stay arbitration proceedings for 180 days to complete the DRI process. After its conclusion, an arbitration panel was appointed and they placed a condition on the property that limited construction to only 145 additional units, in addition to the five existing homes. That condition remains in effect for a two-year period. Ms. Dunnivant explained that the applicant has requested a sunset condition allowing for 669 units once the arbitration condition has expired; therefore, staff conducted their assessment based on the full 669 units.

Ms. Dunnivant discussed the open space, gross density, lot sizes, house elevations, anticipated square footage, projected price points, amenities, HOA, and a willingness to cap rentals to 10 percent. She then reviewed the eight standards of consideration and provided information regarding each of her findings. Ms. Dunnivant concluded by stating that staff found the project

to meet 6 of the 8 standards. She added that Mike Furbush found the preliminary tree management plan to meet requirements. Ms. Dunnivant presented the proposed staff conditions should the Commission choose to recommend the request. She also listed the options for approval and denial to help clarify what they were considering. Ms. Dunnivant mentioned that she had received one opposition letter from the Sprayberry family.

Chairman West asked the applicant to come forward. Steven Jones came forward, shared a presentation, and explained that this project is four years in the making. He stated that staff did a great job of presenting this project and recapped some of the zoning and future land use information. Mr. Jones further discussed revenues and how they may offset some of the city burdens that would increase with such a large project. He further stated that the developer would be interested in donating two to three acres on Lunsford Road for emergency services. Mr. Jones discussed lot sizes, home types, and road entrances. He also touched on the DRI review and the need for a traffic signal or roundabout and stated that GRTA's recommendations and conditions would be followed. Mr. Jones discussed amenities, renderings, and the advantages of a "lifetime community" where you could buy your first and last home.

Chairman West asked if anyone else would like to speak in favor of the project. Sidney Pope Jones, Jr. came forward and discussed the length of time his family has been associated with the land, his connection to Newnan, and his desire to have the property annexed into the city. He expressed his wish to have Sidney Pope Road paved and either a traffic signal or roundabout to allow for safer access to Highway 16. He concluded by stating that western Coweta County isn't developed but has potential.

Chairman West asked if anyone else would like to speak in favor or in opposition to this item. With none coming forward Chairman West closed the public hearing and asked for questions from the Commissioners. Commissioner Pulicare questioned the proposed use of the warehouse. Mr. Jones explained it would be an employment center. Commissioner Pulicare asked if it would be a shell until occupied. Mr. Jones replied that they do not have a specific use identified at this time. Chairman West questioned how Lunsford Road would be maintained with this annexation. Mr. Sears stated that the developer would be required to improve the road and bring it up to city standards. Commissioner Hamlin stated that with the upcoming changes to the council, he would like to suggest tabling this issue. Mr. Sears recommended that the Commission vote on the issue tonight as there are agreements and timelines that must be followed. He added that this item will be brought before Council on December 9 whether the Commissioners make a recommendation or not. Commissioner Crain questioned what happens in two years. Mr. Sears explained that once the arbitration panel renders their decision, the conditions are good for two years. He further explained the options for a motion in this case. Commissioner Crain asked for clarification on improvements, such as a traffic signal, if the project is limited to the first phase of 145 units. Mr. Jones stated that it would remain close to its current state. Commissioner Hamlin inquired as to the locations of the closest police or fire station. Ms. Dunnivant stated Temple Avenue and off Millard Farmer Industrial Boulevard. Commissioner Hamlin stated that he does not believe this project does anything for Newnan. He added that it will impact the schools and doesn't do much for the existing community. Mr. Jones answered that this project provides balance for the western side of the city. Without a need, other businesses will not build on this side of town. Commissioner Yancey said that this project has too many houses and does

not speak to the Commission's responsibility to take care of this community. Mr. Jones reminded the Commission that this is a 10 year build out.

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

MOTION CARRIED (5-2) Marchman, Pulicare

OTHER BUSINESS

Site Plan Recommendation – 423 Jefferson Street – Jefferson Place

Senior Planner, Dean Smith, presented the staff report. Mr. Smith explained that upon annexation and subsequent zoning ordinance for this property, the concept plan and elevations require Planning Commission approval. He gave an overview of the plan with visual representations. He concluded that this plan demonstrates compliance with the zoning ordinance and staff recommends approval.

Chairman West asked the applicant to come forward. Van Mottola came forward and stated that he would be glad to answer any questions.

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

MOTION CARRIED (7-0)

Minor Plan Amendment – Request to construct a surface parking lot in Ashley Park Phase 3

Planning and Zoning Director, Tracy Dunnivant, presented this case. She explained that the applicant is requesting permission to temporarily construct a surface parking lot to support existing retail until the future apartments/parking deck is completed. Ms. Dunnivant discussed and presented the location visually. She concluded by stating that the plan was reviewed by city staff including the Senior Planner, Landscape Architect, and City Engineer and they suggested certain conditions, if approved.

Chairman West asked the applicant to come forward. Robert Bergman came forward and stated that Ms. Dunnivant gave a good overview of the request and he would be happy to answer any questions from the Commissioners. Commissioner McEntire wanted to establish that this would be temporary and eventually removed. Mr. Bergman confirmed this. Commissioner Hamlin asked if the proposed parking lot would be open to all of Ashley Park. Mr. Bergman stated that it would be.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner McEntire made a motion to approve the minor plan amendment with staff's recommended conditions. Commissioner Crain seconded the motion.

MOTION CARRIED (7-0)

ADDITIONAL COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 9:00 p.m. on a motion from Commissioner McEntire and seconded by Commissioner Yancey.

MOTION CARRIED (7-0)

Chairman West