



**NEWNAN**

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## City of Newnan Planning Commission

### Agenda for January 13, 2026 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
  - a. November 11, 2025, PC Minutes
3. Public Hearings
  - a. Rezoning Request - RZ2025-08: 32 +/- acres located on Celebrate Life Parkway (Tax Parcel #086-55044-002 and 086-5053-002): from CCS to RMH for the purpose of constructing 220 multi-family units
  - b. Rezoning Request-RZ2025-09: 6.44 +/- acres located at 25 1st Avenue, 47 1st Avenue, 7 4th Street and 9 4th Street; from ILT (Light Industrial District) and RU-I (Urban Residential Dwelling District-Historical and Infill) to MXD (Mixed Use District) for the purpose of developing 8 townhomes, 259 apartments and 7,700 square feet of commercial space.
  - c. Rezoning Request - RZ2025-10 by Melissa D. Griffis, Attorney at Law, on behalf of Woodlands Acquisitions, LLC for 13.55± acres located at 699 Newnan Crossing Bypass (Tax Parcel #086-5021-002); From CGN (General Commercial District) to MXD (Mixed Use Development District) for the purpose of developing 12 townhomes, 272 multi-family apartments, and 7,500 square feet of commercial space.
4. Other Business
  - a. Certificate of Appropriateness Request - 7 Calhoun Street by Renew Newnan, LLC
  - b. Certificate of Appropriateness Request - 51 Martin Luther King Jr. Drive by Renew Newnan, LLC
5. Adjourn

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

Phone: 770-254-2354  
E-mail: [tdunnavant@newnanga.gov](mailto:tdunnavant@newnanga.gov)



**CITY OF NEWNAN  
Planning Commission**

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)**

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Chairman West



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City of Newnan, Georgia – Planning Commission

Date: January 13, 2026

Agenda Item: Rezoning Request – RZ2025-08  
32 ± acres located off Celebrate Life Parkway (Tax Parcels :  
086-5044-002 and 086-5053-002)

Prepared and Presented by: Dean Smith, Senior Planner

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**REZONING ASSESSMENT**

The full rezoning application and accompanying materials are available upon request

**Project Title:** Rezoning Request – Community Shopping District (CCS) to Residential Multi Family Dwelling-Higher Density District (RMH)

**Applicant:** Steven L. Jones, Esq. (representing)  
Parkland Homebuilders, LLC  
925 North Point Pkwy., Suite 320  
Alpharetta, GA 30005

**Property Location:** Celebrate Life Parkway (Tax Parcels 086-5044-002 and 086-5053-002)

**Future Land Use Label:** 086-5053-002 – Mixed Use  
086-5044-002 – Business Office

**Current Zoning:** 086-5044-002 – Community Shopping Center and within Quality Development Corridor Overlay District and I-85 Building Height Overlay

086-5053-002 – Split Zoning – Approximately 6.7 acres zoned RMH and approximately 16 acres zoned Community Shopping center and within Quality Development Corridor Overlay District and I-85 Building Height Overlay

**Proposed Zoning:** Residential Multi Family Dwelling -Higher Density District (RMH)

**SITE INFORMATION:**

The total site consists of 32± acres located off of Celebrate Life Parkway and north of the City of Hope. The site is currently undeveloped and zoned CCS (Community Shopping Center District) and RMH (Residential Multi Family Dwelling-Higher Density District)

## **BACKGROUND:**

### The NRP Group

In 2022, The NRP Group petitioned the City to consider rezoning these two properties to a Mixed Use Development District. The 2022 proposal was to construct 294 multifamily units, and 33,000 square feet of commercial space.

On August 23, 2022, City Council voted to deny the NRP Group's rezoning request.

## **OVERVIEW OF REQUEST:**

This rezoning petition seeks to rezone both tax parcels to the RMH zoning district for the purpose of developing a 220-unit multi-family rental project, 144 3-bedroom units and 76 2-bedroom units.

The applicant has provided the following data on the apartment units:

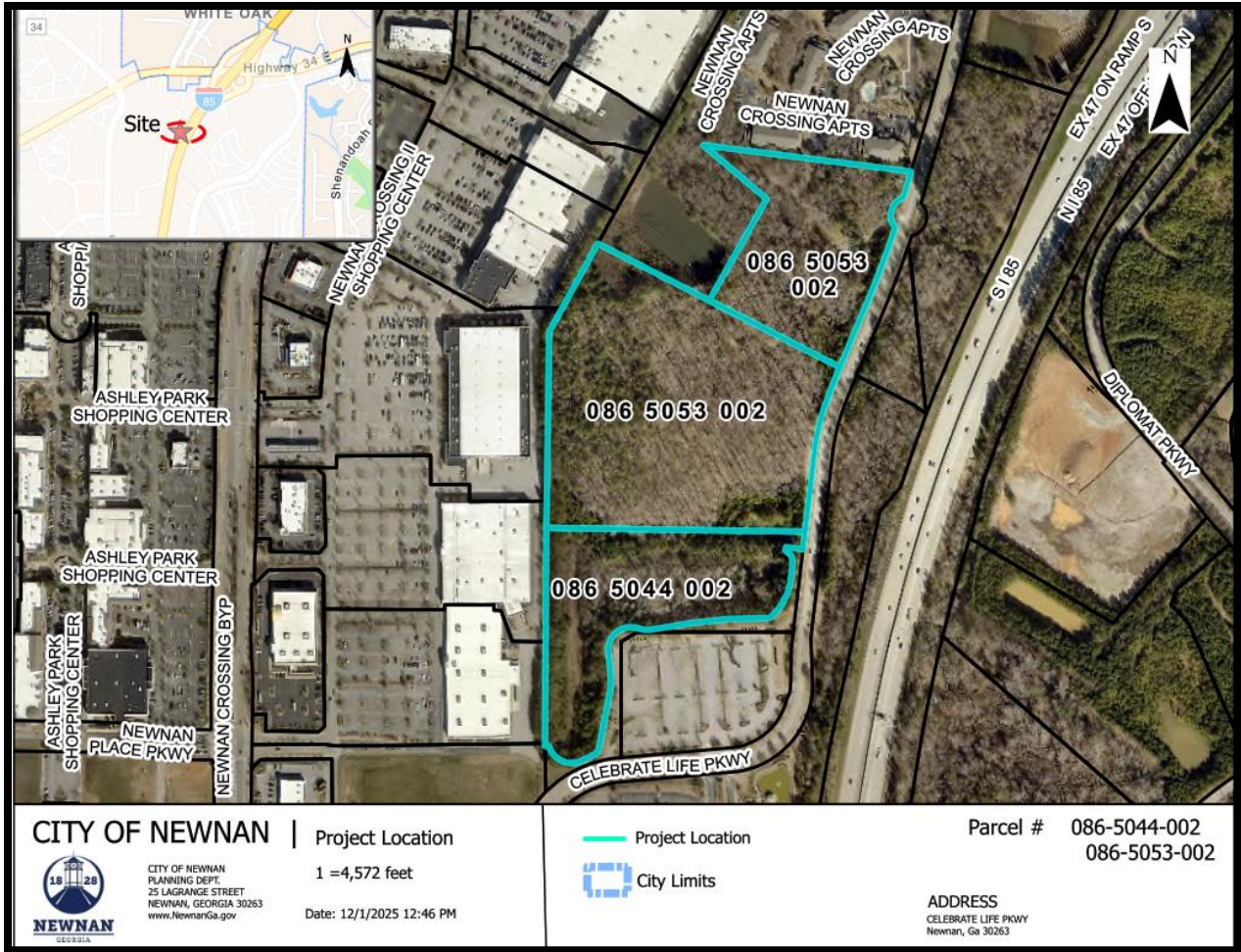
2-bedroom units at 1,600 square feet with rent estimated at \$1,900 per month

3-bedroom units at 1,949 square feet with rent ranging from \$2,300 to \$2,400 per month

Proposed amenities proffered by the applicant are: Community green/open space; picnic area; walking trail; pool and pool cabana; and all appliances (washer, dryer, refrigerator, etc.).

Overall gross density for the proposed project is 6.8 units per acre. RMH allows up to 12 units per acre for apartments and 8 units per acre for townhomes, single-family detached and other forms of residential dwellings.

Applicant states that any and all documents submitted with the application and any additional documents presented by the applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in the development as proffered conditions.



**CITY OF NEWNAN**



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

**Project Location**

1 = 4,572 feet

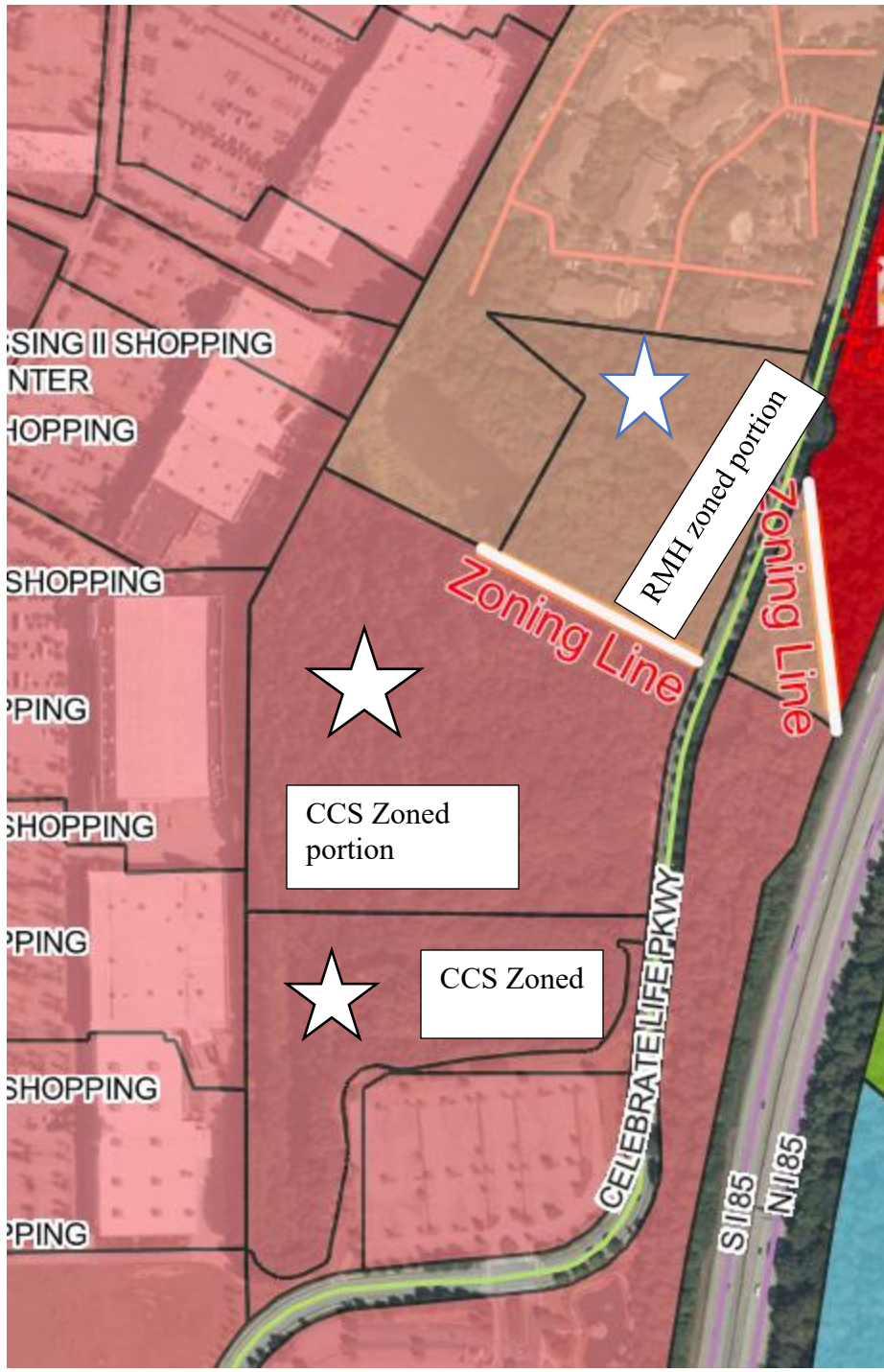
Date: 12/1/2025 12:46 PM

 Project Location

 City Limits

Parcel # 086-5044-002  
 086-5053-002

ADDRESS  
 CELEBRATE LIFE PKWY  
 Newnan, Ga 30263





## STANDARDS:

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

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

The project site is surrounded primarily by commercial designations with CCS zonings to the west, south and east of the subject property. A 189-unit apartment complex zoned RMH is located to the north of the subject property.

Residential is a less restrictive use than what the property is currently zoned for development. The proposed multi-family development may also keep local shopping areas vibrant. Staff feels the proposed use is suitable

**Staff Assessment - PROPOSED USE IS SUITABLE ✓**

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

In terms of use, residential uses typically generate less trips than if the tract was developed with commercial/service uses. Celebrate Life Parkway is a two-lane road and currently serves as a collector. There are traffic signals at Bullsboro Drive and Newnan Crossing Bypass to aid in moving traffic efficiently.

**Staff Assessment - ADVERSE AFFECT WILL BE MINIMAL ✓**

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

No, staff does not believe that there are substantial reasons why the property could not be developed as it is currently zoned.

**Staff Assessment - PROPERTY COULD BE USED AS CURRENTLY ZONED ✗**

4. Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A summary of the assessment's findings and additional information that has been provided since the study was completed is as follows:

- Police: Police Chief Blankenship states that there would be a slight increase of people and vehicle traffic in this area. Chief Blakenship further states, "it would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city...It is believed that a slight strain would be placed on calls for service but can be manage at current staff level...."
- Fire: Chief Stephen Brown has indicated that the growth in population and traffic will ultimately result in increased call volume and response times to this proposed site and the established areas surrounding the project site. The increase in call volume will impact Newnan Fire Department by causing additional wear and tear on equipment and will influence the effectiveness and strength of the department's manpower. The impact of the proposed project may require additional equipment and manpower.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility.
- Engineering and Traffic: The City of Newnan's Director of Engineering, Michael Klahr as provided the following (the complete traffic study is available upon request):

Environmental:

1. The development plan shall follow the design standards and guidance per the **Georgia Storm Water Management Manual**, in compliance with the **Post-Development Stormwater Management for New Development and Redevelopment** ordinance for the City of Newnan. 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.
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. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible.

The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.

3. For a parcel containing Waters of the State, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25-foot impervious surface setback. Buffers shall be measured from the point of wretched vegetation and shall be delineated in the field.
4. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.

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. Interconnectivity utilizing ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, and shall connect to the public Right of Way for Celebrate Life Pkwy at both driveways. Existing sidewalk adjacent to the parcel proposed for development along Celebrate Life Parkway, to remain, shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. The sidewalk adjacent to Celebrate Life Pkwy shall be completely within the ROW for Celebrate Life Pkwy.
3. 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.
4. The developer shall maintain existing street lighting along Celebrate Life Pkwy, adjacent to the parcel, in style with existing.
5. All traffic control devices shall be in compliance with the latest standards of the **MUTCD** (Manual on Uniform Traffic Control Devices), including retroreflectivity, and installed on GDOT

Type 7 posts. Pavement markings shall be designed in accordance with the GDOT and the MUTCD and shall be thermoplastic.

6. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.

Traffic:

- 1 Traffic impact study submitted and accepted.

Mitigation shall be proposed for any negative impact to the level of service (LOS) at the intersections studied. Dedicated left and right turn lanes shall be provided at the primary, full access driveway and designed in accordance with design standards for the Georgia Department of Transportation (GDOT).

It would be advantageous for the study to comment on the existing and projected AADT (ADT) for Celebrate Life Pkwy including the projected increase from this development, and overall capacity for Celebrate Life Pkwy.

- Coweta County Schools: Coweta County School System Director of Facilities, Genie Ingram responded to the request for the proposed development's impact on the school system. Ms. Ingram stated that the proposed development would fall within the following school districts and noted their current capacities: White Oak Elementary School (90% Capacity); Arnall Middle School (75% Capacity) and East Coweta High School (108% 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 this proposal, school capacity is an ongoing concern, with some of the schools serving this area are now at, or near capacity.
- Tax Revenue: Per the CIA, it is estimated that the fair market value of the properties would increase to \$60,500,000.00 with the proposed improvements. The following table shows the

estimated economic impact.

It is estimated that the fair market value of the property would increase to \$60,500,000.00 million with the construction of the proposed development. The assessed valuation would be 40% of the fair market value, or \$24,200,000.00 million. The following table shows the estimated change in tax revenues for the County, City, and School System.

Entity	Millage Rate	Existing Ad Valorem Taxes	Future Ad Valorem Taxes	Increase in Ad Valorem Tax
County	5.937	\$6,999.54	\$143,675.40	\$136,675.86
School System	15.000	\$17,684.54	\$363,000.00	\$345,315.46
City	3.082	\$3,633.58	\$74,584.40	\$70,950.82
<b>TOTAL</b>	<b>24.019</b>	<b>\$28,317.67</b>	<b>\$581,259.80</b>	<b>\$552,942.13</b>

In addition to the estimated tax revenue, the CIA indicates that the property would generate approximately \$244,378.20 in residential impact fees and \$330,000 in Sanitary Sewer Impact Fees.

As with all developments, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, most of the service providers that responded indicating that they will be in a position to meet the demands. In addition, the school system has expressed concern about their ability to meet the proposal's projected population.

**Staff Assessment - PROJECT WILL HAVE AN IMPACT ON SERVICE PROVIDERS, BUT NOT BURDENSOME OR EXCESSIVE ✓**

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

The Future Land Use Map shows this property as business/office and Mixed Use. Mixed Use, by definition, encourages residential opportunities. The Comprehensive Plan encourages creating attainable housing opportunities. The issue is the rent price and whether or not it's "attainable"

**Staff Assessment - OVERALL, THE PROPOSED USE IS COMPATIBLE WITH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN ✓**

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

The RMH, Residential Multiple Family Dwelling-Higher Density District, is intended to provide for higher density multiple-family dwellings which may have a relatively

intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings and including two-family dwellings, garden apartments, apartment buildings, condominiums and townhouses.

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

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

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

The Future Land Use map also shows the property as business/office and mixed use. There are no significant new or changing conditions in the area (such as new major infrastructures, a shift in regional demographics or a public health/safety issue) that were not already considered or anticipated when the current Comprehensive Plan was last updated. The primary beneficiary of the rezoning appear to be the applicant/developer and not the general public.

**Staff Assessment – THE PROPOSED USE IS NOT SUPPORTED BY CONDITIONS NOT ANTICIPATED BY THE COMPREHENSIVE PLAN X**

8. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The project site is near to existing multi-family developments and high density residential developments.

The City has recently approved several multi-family developments with some under development. Additionally, in recent months, the City has denied 3 multi-family rezoning petitions.

As currently zoned, the property has reasonable economic use. The proposed project has no direct, concrete relation to the public health, safety or general welfare but is predominantly a private benefit for the applicant/developer.

**Staff Assessment – THE PROPOSED PROJECT DOES NOT REFLECT A REASONABLE BALANCE X**

## SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets 5 of the 8 standards.

## PRELIMINARY TREE MANAGEMENT PLAN COMMENTS

Mike Furbush, City Landscape Architect, has reviewed the applicant's preliminary tree management plan and has offered the following comments:

I have reviewed the preliminary tree management plan and the minimum tree management plan elements have been shown on the plan. Here are some general plan review comments concerning the due diligence tree plan study:

- Almost all the proposed tree save areas are located on steep slopes or areas that would be considered undevelopable because of their overall condition.
- The proposed tree save areas appear to provide very little tree density credit because of existing size of the trees within these areas.
- Dense residential projects, such as these, generally struggle to provide enough room for adequate tree plantings due to other site elements such as parking, water lines, light poles and electrical transformers. While there is some tree save areas and other undevelopable areas that contain trees, the available planting areas within the proposed layout may not be enough to meet the landscape requirements of the City's Tree Conservation and Landscape Ordinance.

## STAFF SUGGESTED CONDITIONS TO CONSIDER:

Additional comments recommended by staff:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 220 rental units

ATTACHMENTS:      Application for Rezoning and related materials

Steven L. Jones



1441 Dunwoody Village Parkway, Suite 100 | Atlanta, Georgia 30338 | MJlawfirm.com  
Office: (770) 799-6655 | Cell: (404) 218-2756 | slj@mjlawfirm.com

December 1, 2025

**VIA EMAIL: tdunnavant@newnanga.gov**

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

**Re: Coweta County Parcel Identification Numbers (“TPN(s)”) 086 5053 002 and 086 5044 002 (collectively, the “Property”);  
Application to Amend Zoning Map (the “Application”).**

Dear Ms. Dunnavant:

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

Parkland is seeking to rezone the property from RMH, Residential Multi Family Dwelling – Higher Density District (“RMH”) and CSS, Community Shopping Center District (“CSS”) to RMH. The Property is 30.03 +/- acres and is undeveloped parcel except for shared, common stormwater detention facilities, which are already sized for and will accommodate the proposed development for the property.

Parkland has designed, and built in other jurisdictions, a unique Stacked Townhome style of living that offers residents single family living style without the maintenance or high cost of homeownership.

Each Stacked Townhome is three stories with options of two or three spacious bedrooms per dwelling. The expansive primary suite in each home features a large walk-in closet and chic bath with dual vanities. The open floor plans allow generously sized kitchens to flow seamlessly into vast family rooms, perfect for entertaining guests. Each home provides a covered outdoor living space for enjoying views of the adjoining greenspaces and/or woodlands or hosting evening gatherings.

The three-bedroom plan offers 1,950 square feet of living space with two-and-a-half baths and a loft. The two-bedroom homes provide a comfortable 1,600 square feet of living space with two-and-a-half baths. Parkland Residential always provides “All Inclusive Living”—and all home maintenance, trash service, plus outdoor fixtures, lighting, common areas, and landscaping—so residents experience a hassle-free, maintenance-free lifestyle.

The development proposed for the Property—known as “Celebration Park”—is thoughtfully designed around large community greens which serve as venues for residents to play, relax, and socially mingle. This project proposes a vibrant, walkable neighborhood consisting of Stacked Townhomes that blend modern living with efficient land use. The development aims to provide high quality, essential housing that will complement nearby commercial developments.

Situated within an established area, the site benefits from existing infrastructure and convenient proximity to shopping, transit, and City of Hope Cancer Center. As shown by the letter of support enclosed as Attachment “R”, the City of Hope Cancer Center supports the Application.

The infill nature of Celebration Park allows for smart growth principles to be applied that maximize land use efficiency, reduce sprawl, preserve greenspace, and promote sustainability. The new urbanism inspired site plan provides a pedestrian friendly walkable neighborhood with shared greenspaces that connect the entire community to a large amenity area featuring a swimming pool, cabana, and picnic plaza. The porches that front the common green spaces offer neighbors a chance to sit and share time together as a community.

The rear alley loaded garages and ample off-street parking for residents ensure plenty of parking is available for all residents and guests. Together with the internal drives, this layout provides unrestricted emergency access and promotes a pedestrian oriented streetscape to ensure safe circulation.

The architectural styling of the homes provides a variety of elevations and staggered facades to create an aesthetically appealing streetscape. The site plan allows for the preservation of natural features such as wetlands and buffers, integrated into the site plan to enhance and promote environmental stewardship. The plan also respects existing wetlands and flood zones, incorporating them into the open space network. Stream buffers and impervious setbacks are maintained, ensuring compliance with all environmental laws, rules, and regulations.

Celebration Park represents a forward-thinking approach to infill development. By combining high-quality housing with thoughtful site planning, the project contributes to the vitality of the area while meeting the growing demand for diverse housing options.

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

- (a) Signed Proffered Conditions Form (Attachment “A”);
- (b) Signed Disclosure of Campaign Contributions & Gifts Form (Attachment “B”);
- (c) Signed Property Owner’s Authorization Form (Attachment “C”);
- (d) Signed Attorney’s Authorization Form (Attachment “D”);
- (e) A completed Rezoning Checklist (Attachment “E”);
- (f) A Preliminary Tree Management Minimum Requirements list (Attachment “F”);
- (g) A completed Community Impact Study form and the Applicant’s Community Impact Study (Attachment “G”);
- (h) A survey of the Property (Attachment “H”);
- (i) A legal description of the Property (Attachment “I”);
- (j) A recorded warranty deed for the Property (Attachment “J”);
- (k) The zoning concept plan (the “**Concept Plan**”) of the Development proposed by the Application (Attachment “K(1)”);
- (l) The Concept Plan zoomed in on the to-be-developed portion of the Property (Attachment “K(2)”);
- (m) Illustrative pictures of the dwellings and development proposed for Celebration Park (Attachment “L”);
- (n) A preliminary tree management plan with an aerial/satellite image of the Property overlaid (Attachment “M(1)”);
- (o) A preliminary tree management plan without an aerial/satellite image of the Property overlaid (Attachment “M(2)”);
- (p) A Traffic Impact Study for Celebration Park (Attachment “N”);
- (q) A Jobs to Housing Analysis for Celebration Park and the area surrounding the Property (Attachment “O”);
- (r) A letter from Newnan Utilities regarding availability of water and sewer (Attachment “P”);
- (s) A list of the names and mailing addresses of all property owners within 250 feet of the Property (Attachment “Q”); and
- (t) A letter of support from City of Hope Cancer Center (Attachment “R”).

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

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

The Future Land Use Map of the City delineates the Property as situated within the Mixed Use and Business/Office character area, as set forth in the City of Newnan Comprehensive Plan 2021-2024 (the “Comprehensive Plan”), Appendix FLUM. The area of the Property proposed to be developed with Celebration Park is within the Mixed Use character area. This area is described as being “[a]reas that blend residential, commercial, cultural, institutional, or entertainment uses that are physically and functionally integrated. Mixed-use developments require a specific development plan with emphasis being placed on creating a walkable community.” (p. 75). The

proposed Development is in full alignment with the stated objectives and intent of this Future Land Use Map designation, and no amendment to the designation is sought in this Application. Specifically, Celebration Park will integrate a residential community within the surrounding area that includes City of Hope Cancer Center and the Ashley Park retail development. The proposed Development will provide an area for residents to live in highly-appointed and amenitized development that provides centers for social activity.

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

The Application proposes a zoning map change that is an extension to an existing, adjacent zoning district. The northern portion of TPN 086 5053 002 is already zoned RMH. Additionally, the parcel to the north of the Property is also zoned RMH and developed with an apartment home community. The Application proposes to extend the RMH district across the entire Property so that Celebration Park may be developed.

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

This question is not applicable as the Application proposes to extend the RMH zoning district from part of the Property onto the entire Property.

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

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

The proposed Development is suitable in view of the zoning and development of adjacent and nearby property. As noted above, the parcel to the north and part of the Property are already zoned RMH. Additionally, there is a Marriott Studio under development north of the Property on Celebrate Life Parkway. For these reasons, there is a development and zoning trend toward rental dwellings and hotel uses in the area. The proposed Development provides a for-rent dwelling community that is presently not available in the City.

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

As noted above, adjacent and nearby properties are developed and zoned for similar or compatible residential uses. Additionally, the addition of residents near to commercial developments will help attract new businesses to those commercial spaces. Also, as noted in the Jobs to Housing Analysis (Attachment “O”), there are a substantial amount of jobs in the area and a lack of housing for these jobs forcing people to commute whereby increasing traffic. For that reason, the proposed use will positively affect the existing use and usability of adjacent and nearby property.

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

The portion of the Property that is suitable for development is presently zoned CCS. That district is intended for “to permit the development of neighborhood, community, and regional shopping centers in scale with surrounding market areas, at locations recommended in the City of Newnan Comprehensive Plan.” (Zoning Ordinance § 2-13(d)(1)). Although nearby properties are also within the CCS zoning district, those properties front on Newnan Crossing Bypass, a major thoroughfare. On the other hand, the Property fronts on Celebrate Life Parkway, which does not benefit from substantial motorist traffic. As a result, it is not ripe or suitable for commercial development as presently zoned. Accordingly, the Property cannot and should not be used as currently zoned. And, for those reasons, the Property does not have a reasonably available economic use as presently zoned.

***(d) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?***

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

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

Yes, as noted above, the proposed development is consistent with the Comprehensive Plan. Additionally, the Comprehensive Plan in the “Needs and Opportunities - Housing” section states that the Comprehensive Plan sees to “[e]ncourage a mixture of housing while protecting residential historic districts.” (*Id.* at 24). That section goes on to state that “[t]here is a need for high-end housing as more professional-level employment opportunities develop.” (*Id.*). The proposed Development furthers these needs and opportunities by providing highly-appointed dwellings in an amenitized development that caters to professionals and residents looking for the quality of the for-sale attached dwellings already available in the City without having to purchase such a home

as the current market is trending away from homeownership towards maintenance-free communities.

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

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

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

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

***(h) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?***

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

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

As you may know, decisions of Georgia’s appellate courts require our client, the Applicant,

City of Newnan, Georgia

December 1, 2025

Page 7 of 7

to submit to the Council the Objections, attached as **Exhibit "A"** and **Exhibit "B"** to this letter, prior to the Council's decision and/or official action on the Application. The Objections are intended solely to preserve all constitutional, statutory, and common law rights of the Applicant regarding the Application.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven L. Jones', written in a cursive style.

Steven L. Jones

Enclosures

cc: the Applicant

## EXHIBIT “A”

### CONSTITUTIONAL OBJECTION

As applied to the real property of the Newnan Crossing Partnership (the “Owner”), which property is identified as Coweta County Tax Parcel Identification Numbers (“TPN(s)”) 086 5053 002 and 086 5044 002 (collectively, the “Property”) and is the subject of the Application to Amend Zoning Map (the “Application”) to which this Constitutional Objection is attached, and facially, if the Application is not approved or is approved with condition(s) not consented to by the proponent of the application, Parkland Homebuilder, LLC (the “Applicant”), the Zoning Ordinance of the City of Newnan, Georgia, first adopted September 13, 2017 and subsequently amended, (the “Zoning Ordinance”) will be unconstitutional in that the Owner’s and the Applicant’s property rights in and to the Property will be destroyed without first receiving fair, adequate, and just compensation for such property rights. In such case, such action on the Application as well as the Zoning Ordinance, as applied to the Applicant, the Owner, and the Property, and facially, will deprive the Owner and the Applicant of constitutionally protected rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States of America; Article I, Section I, Paragraphs I-II of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States of America.

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

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

If the Application is not approved or is approved with condition(s) not consented to by the Applicant, such action on the Application and application of the Zoning Ordinance to the

**EXHIBIT "A"**

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

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

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

Respectfully submitted this 1st day of December 2025.

**MCKAGEN JONES**  
Counsel for the Applicant

/s/ Steven L. Jones  
Steven L. Jones

1441 Dunwoody Village Parkway  
Suite 100  
Atlanta, Georgia 30338  
(404) 218-2756  
slj@mjlawfirm.com

## EXHIBIT “B”

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

Regarding the Application to Amend Zoning Map (the “Application”) to which this objection is attached for the real property of Newnan Crossing Partnership (the “Owner”), which property is identified as Coweta County Tax Parcel Identification Numbers (“TPN(s)”) 086 5053 002 and 086 5044 002 (collectively, the “Property”), and which application is filed by Parkland Homebuilder, LLC (the “Applicant”), any and every public and/or other hearing and/or meeting regarding, and any Mayor and Councilmen of the City (the “Council”) action (including, but not limited, any final action) on, the Application are objected to by Applicant based on, but not limited to, the reasons set forth herein (collectively the “York Objection” and each an “Objection”), in accordance with *York v. Athens College of Ministry, Inc.*, 348 Ga. App. 58 (2018):

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

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

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

**EXHIBIT “B”**

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

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

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

Respectfully submitted this 1st day of December 2025.

**MCKAGEN JONES**  
Counsel for the Applicant

/s/ Steven L. Jones  
Steven L. Jones

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Atlanta, Georgia 30338  
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slj@mjlawfirm.com



**NEWNAN**  
GEORGIA

**CITY OF NEWNAN, GEORGIA**  
**Planning & Zoning Department**

25 LaGrange Street  
Newnan, Georgia 30263  
Office (770) 254-2354  
Fax (770) 254-2361

**APPLICATION TO AMEND ZONING MAP**

**Note to Applicant:** Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-254-2354. Incomplete applications or applications submitted after the deadline *will not be accepted*.

Name of Applicant Parkland Homebuilders, LLC c/o Steven L. Jones, Esq., McKagen Jones

Mailing Address 925 North Point Pkwy, Suite 320, Alpharetta, GA, 30005

Telephone 404-933-9602; 404-218-2756 Email: kevin@parklandco.com; slj@mjlawfirm.com

Property Owner (Use back if multiple names) Newnan Crossing Partnership, a Georgia general partnership

Mailing Address GLOVER & DAVIS, P.A., P.O. Box 1038, Newnan, GA 30264

Telephone 770-683-6000

Address/Location of Property 20 Celebrate Life Parkway & 0 Celebrate Life Parkway

Tax Parcel No.: 086 5053 002 & 086 5044 022 Land Lot 53 & 44

District/Section 5th Size of Property (Square Feet or Acres) 30.02 +/-

Present Zoning Classification: RMH & CCS Proposed Zoning Classification: RMH

Present Land Use: Vacant/Undeveloped

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

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

See enclosed Letter of Intent

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

See enclosed Letter of Intent

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

N/A

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

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

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

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
  - Single-Family Application..... \$500.00/Plus \$15.00 Per Acre
  - Multi-Family Application..... \$500.00/Plus \$25.00 Per Acre
  - Office/Institutional Application..... \$500.00/Plus \$15.00 Per Acre
  - Commercial Application..... \$500.00/Plus \$25.00 Per Acre
  - Industrial Application..... \$500.00/Plus \$15.00 Per Acre
  - Mixed Use Application..... \$500.00/Plus Per Acre fee based upon proposed land use.
  - Planned Development Application..... \$500.00/Plus per Acre fee based upon proposed land use.
  - Overlay Zoning Application..... \$350.00

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

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

Sworn to and subscribed before me this

25 day of November, 2025

Signature of Applicant *James D. Asbi*

*[Signature]*  
Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY		
DATE OF PRE-APPLICATION CONFERENCE :	_____	
RECEIVED BY: _____	DATE OF FILING: _____	FILING FEE RECEIVED: _____
DATE OF NOTICE TO NEWSPAPER: _____	_____	
DATE OF PUBLIC HEARING: _____	_____	
PLANNING COMMISSION RECOMMENDATION (DATE): _____	_____	
DATE OF TRANSMITTAL TO CITY COUNCIL: _____	_____	
CITY COUNCIL DECISION (DATE): _____	_____	



City of Newnan, Georgia  
Attachment A  
Proffered Conditions

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

Please list any written proffered conditions below:

(1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the site plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.

(2) The development shall include generally the same amenity area as shown on the site plan submitted with the Application, as determined by the Planning and Zoning Director.

(3) The dwellings constructed within the development shall reasonably comply with those submitted with the Application, as determined by the Planning and Zoning Director and as necessary to comply with the ordinances of the City.

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

That certain "SITE PLAN FOR CELEBRATE LIFE PKWY TRACT", prepared by LJA, for Parkland Communities, and dated October 22, 2025.

Those certain elevations of Parkland Communities 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

James D. Jacobi, President  
Type or Print Name and Title

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

Steven L. Jones, Esq. - McKagen Jones  
Type or Print Name and Title

  
Signature of Notary Public

11/25/20  
Date





City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts



Application filed on December 1, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

20 Celebrate Life Parkway & 0 Celebrate Life Parkway; TPNs 086 5053 002 & 086 5044 022

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 organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

Newnan Crossing Partnership, a Georgia general partnership

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

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

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

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

Signature of Applicant

James D. Jacobi, President  
Type or Print Name and Title

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

Steven L. Jones, Esq. - McKagen Jones  
Type or Print Name and Title

     11/25/25  
Signature of Notary Public      Date



<sup>1</sup>Business 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 Newnan Crossing Partnership, a Georgia general partnership

Telephone Number 770-683-6000

Address of Subject Property 20 Celebrate Life Parkway & 0 Celebrate Life Parkway;

TPNs 086 5053 002 & 086 5044 022

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.

By: Agave Investments, Ltd  
Its. Managing Partner

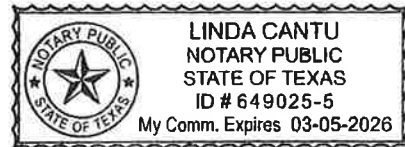
  
\_\_\_\_\_  
Signature of Property Owner  
Name: Miguel Ferriz  
Title President

Personally appeared before me

Miguel Ferriz

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

Linda Cantu  
Notary Public



(Affix Raised Seal Here)

November 21, 2025  
Date



City of Newnan, Georgia  
Attachment D  
**Attorney's Authorization**

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

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

/s/ Steven L. Jones

\_\_\_\_\_  
(Signature of Attorney)

Name of Attorney Steven L. Jones, Esq. - McKagen Jones

Address 1441 Dunwoody Village Parkway, Suite 100, Atlanta, Georgia 30338

Telephone 404-218-2756

Date December 1,  
2025



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

Legal Description (As-Surveyed) Parcels 086 5044 002 & 086 5053 002

All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 5th Land District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

Commencing at the intersection of the Southerly Right of way of Bullsboro Drive (aka GA HWY 34) and the Westerly Right of Way of Celebrate Life Parkway (PB 91, PG 339):

Thence along said Westerly Right of Way of Celebrate Life Parkway South  $01^{\circ}20'16''$  East 360.00 feet to a point;

Thence South  $88^{\circ}43'16''$  West, 10.00 Feet to a point;

Thence South  $12^{\circ}17'53''$  West, 81.88 feet to a point;

Thence South  $28^{\circ}56'42''$  East, 23.34 feet to a point;

Thence South  $42^{\circ}35'12''$  East, 19.76 feet to a point;

Thence, South  $14^{\circ}09'05''$  West, 118.45 feet to a point;

Thence, South  $00^{\circ}53'36''$  West, 73.42 feet to a point;

Thence, South  $04^{\circ}10'25''$  East 41.02 feet to a point;

Thence, South  $03^{\circ}48'27''$  West, 105.07 feet to a point;

Thence, South  $12^{\circ}25'53''$  West, 8.49 to a point;

Thence, South  $14^{\circ}10'36''$  East, 14.56 feet to a point;

Thence, South  $15^{\circ}16'45''$  West, 578.49 feet to a point;

Thence, South  $15^{\circ}54'13''$  West, 224.34 feet to a  $1/2''$  rebar and the POINT OF BEGINNING.

Leaving said Point of beginning and continuing along said Right of way South  $15^{\circ}57'40''$  West, 83.61 feet to a  $5/8''$  capped rebar found (LSF#0946);

Thence 124.75 feet along the arc of a curve, deflecting to the left, having a radius of 64.00 feet and a chord bearing and distance of South  $21^{\circ}10'11''$  West, 105.92 to a  $5/8''$  capped rebar found (LSF#0946);

Thence, 229.82 feet along the arc of a curve, deflecting to the right, having a radius of 2790.00 feet and a chord bearing and distance of South  $20^{\circ}24'28''$  West, 229.76 feet to a  $5/8''$  capped rebar found (LSF#0946);

Thence, South  $22^{\circ}46'04''$  West, 259.11 feet to a  $5/8''$  capped rebar found (LSF#0946);

Thence, South  $22^{\circ}46'04''$  West, 89.70 feet to a  $5/8''$  capped rebar found (LSF#0946);

Thence, 187.63 feet along the arc of a curve, deflecting to the left, having a radius of 685.00 feet and a chord bearing and distance of South 14°55'15" West, 187.04 feet to a 5/8" capped rebar found (LSF#0946);

Thence, South 07°04'25" West, 191.48 feet to a 5/8" capped rebar found (LSF#0946);

Thence, South 07°04'25" West, 167.60 feet to a 5/8" capped rebar found (LSF#0946);

Thence, leaving said Right of Way and running North 82°55'35" West, 50.50 feet to a 5/8" capped rebar found (LSF#0946);

Thence, South 07°04'25" West, 11.91 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 48.32 feet along the arc of a curve, deflecting to the right, having a radius of 37.82 feet and a chord bearing and distance of South 31°42'35" East, 45.10 feet to a 5/8" capped rebar found (LSF#0946);

Thence, South 04°53'30" West, 46.27 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 151.49 feet along the arc of a curve, deflecting to the right, having a radius of 200.14 feet and a chord bearing and distance of South 26°34'32" West, 147.90 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 14.84 feet along the arc of a curve, deflecting to the right, having a radius of 20.00 feet and a chord bearing and distance of South 69°30'43" West, 14.50 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 378.27 feet along the arc of a curve, deflecting to the left, having a radius of 1755.99 feet and a chord bearing and distance of South 84°35'35" West, 377.54 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 53.09 feet along the arc of a curve, deflecting to the right, having a radius of 100.00 feet and a chord bearing and distance of North 86°22'09" West, 52.47 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 148.18 feet along the arc of a curve, deflecting to the left, having a radius of 73.76 feet and a chord bearing and distance of South 51°17'10" West, 124.49 feet to a 5/8" capped rebar found (LSF#0946);

Thence, South 06°54'29" East, 60.81 feet to a 1/2" rebar found;

Thence, 78.40 feet along the arc of a curve, deflecting to the right, having a radius of 273.43 feet and a chord bearing and distance of South 02°28'17" West, 78.13 feet to a 1/2" rebar disturbed;

Thence, South 11°09'25" West, 181.10 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 28.96 feet along the arc of a curve, deflecting to the right, having a radius of 31.62 feet and a chord bearing and distance of South 37°23'42" West, 27.96 feet to a 5/8" capped rebar found (LSF#0946);

Thence, South 63°37'59" West, 42.91 feet to a 5/8" capped rebar found (LSF#0946);

Thence, 136.80 feet along the arc of a curve, deflecting to the right, having a radius of 78.95 feet, and a chord bearing and distance of North 66°43'28" West, 120.32 feet to a 5/8" capped rebar found (LSF#0946);

Thence, North 89°16'03" West, 8.38 feet to a 5/8" capped rebar found (LSF#0946);

Thence, North 00°43'57" East, 553.77 feet to a 5/8" capped rebar found (LSF#0946);

Thence, North 00°43'57" East, 205.58 feet to a 5/8" capped rebar found (LSF#0946);

Thence, North 00°41'43" East, 619.39 to a 5/8" rebar found;

Thence, North 29°01'31" East, 90.65 to a 5/8" capped rebar found (LSF#0946);

Thence, North 28°55'57" East, 242.04 feet to a capped 5/8" rebar found;

Thence, South 62°57'58" East, 413.19 feet to a 5/8" capped rebar found;

Thence, North 29°34'54" East, 384.89 feet to a 3/4" rebar found;

Thence, North 49°41'32" West, 274.99 feet to a 5/8" capped rebar found;

Thence, South 82°10'26" East 690.87 feet a 1/2" rebar, said rebar being the POINT OF BEGINNING.

Said Parcel having an area of 30.03 acres more or less.

PT#2011-000547

DOC# 002111  
FILED IN OFFICE  
02/10/2011 01:47 PM  
BK:3647 PG:307-315  
CINDY G BROWN  
CLERK OF SUPERIOR COURT  
COWETA COUNTY

C

*Cindy G. Brown*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00 ✓

✓ After recording, return to:  
Alan W. Jackson  
Glover & Davis, P.A.  
P.O. Box 1038  
Newnan, GA 30264

DEED UNDER POWER OF SALE

ESTADOS UNIDOS MEXICANOS  
NUEVO LEON

THIS INDENTURE made and entered into this 4th day of January, 2011, by Fourth Quarter Properties 133, LLC, acting through its duly appointed agent and Attorney-in-Fact, Newnan Crossing Partnership, as Party of the First Part, and Newnan Crossing Partnership, as Party of the Second Part,

WITNESSETH:

THAT WHEREAS, heretofore on the 20th day of March, 2009, Fourth Quarter Properties 133, LLC executed a certain deed with power of sale to Newnan Crossing Partnership to secure a debt of Twenty-One Million Five Hundred One Thousand Eight Hundred Forty-Four and 60/100 Dollars (\$21,501,844.60) as set out in said deed which is recorded in Deed Book 3442, Page 788, in the Office of the Clerk of Coweta County Superior Court, conveying the following land, to-wit:

All that tract or parcel of land lying and being in land lots 43 and 44 of the 5th District Coweta County, Georgia and being more fully described as follows: Start at a rock found located at the common corner of Land Lots 21, 22, 43 and 44 of said 5th District (said rock also being the point of beginning). Thence from the point of beginning and running S89°47'58"W along the south line of said Land Lot 43 a distance of 1,372.48 feet to an open top found. Thence leaving said land lot line and running N00°48'40"E a distance of 916.13 feet to a point located along the south right-of-way of McIntosh Parkway (140' r/w min.). Thence running the following courses and distances along the said south right-of-way of said McIntosh Parkway; following the arc of a curve to the right an arc distance of 750.68 feet (said arc having a radius of 1,430.00 feet, a chord bearing of N75°40'47"E and a chord distance of 742.09 feet) to a point, S89°16'54"E a distance of 202.89 feet to a point located at the northwest corner of a mitered intersection located at the intersection of the said south right-of-way of said McIntosh Parkway and the southwest right-of-way of Newnan Bypass (r/w varies), S44°16'54"E along said mitered intersection a distance of 42.43 feet to a point located at the southeast corner of said mitered intersection. Thence running the following courses and distances along the said southwest right-of-way of said Newnan Bypass; S00°43'07"W a distance of 200.21 feet to a point, S04°20'28"W a distance of 104.68 feet to a point, following the arc of a curve to the left an arc distance of 217.09 feet (said arc having a radius of 669.28 feet, a chord bearing of

(1/2cr)  
9/20/11

S14°12'14"E and a chord distance of 216.14 feet) to a point, S33°36'55"E a distance of 90.19 feet to a point, S37°02'05"E a distance of 133.31 feet to a point, S42°50'08"E a distance of 155.60 feet to a point, S37°08'47"E a distance of 99.28 feet to a point, S42°50'06"E a distance of 94.17 feet to a point, following the arc of a curve to the right an arc distance of 62.70 feet (said arc having a radius of 544.77 feet, a chord bearing of S39°32'15"E and a chord distance of 62.66 feet) to a point, S05°18'36"E a distance of 55.45 feet to a point, S29°12'14"E a distance of 0.30 feet to a point located at the intersection of the said southwest right-of-way of said Newnan Bypass and the south line of said Land Lot 44. thence leaving the said southwest right-of-way of said Newnan Bypass and running S89°47'58"W along the said south line of said land lot 44 a distance of 39.79 feet to said rock located at said land lot corners and the point of beginning. Said tract or parcel of land containing 26.40± acres or 1,149,776± square feet; and ALSO, all that tract or parcel of land lying and being in Land Lots 21, 43, 44 and 53 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows: Commencing at a concrete right-of-way monument found at the intersection of the Western right-of-way of Interstate 85 (variable right-of-way) with the northern right-of-way of Lower Fayetteville Road (variable right-of-way); Thence along said right-of-way of Lower Fayetteville Road the following courses and distances: South 83 degrees 05 minutes 07 seconds West a distance of 140.89 feet to a concrete right-of-way monument found; along a curve to the left with an arc length of 85.76 feet, said curve having a radius of 1047.00 feet, with a chord distance of 85.73 feet, at South 86 degrees 42 minutes 20 seconds West, to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way along a curve to the left with an arc length of 111.67 feet, said curve having a radius of 1047.00 feet, with a chord distance of 111.62 feet, at South 81 degrees 18 minutes 13 seconds West, to a 5/8" rebar set; Thence South 11 degrees 45 minutes 07 seconds East a distance of 10.00 feet to a 5/8" rebar set; Thence along a curve to the left with an arc length of 396.07 feet, said curve having a radius of 1037.00 feet, with a chord distance of 393.67 feet, at South 67 degrees 18 minutes 14 seconds West, to a 5/8" rebar set; Thence South 57 degrees 56 minutes 34 seconds West a distance of 167.65 feet to a 5/8" rebar set; Thence leaving said right-of-way North 00 degrees 28 minutes 43 seconds East a distance of 45.15 feet to a 5/8" rebar set; Thence North 00 degrees 31 minutes 09 seconds East a distance of 858.13 feet to a 5/8" rebar set; Thence along a curve to the left with an arc length of 589.77 feet, said curve having a radius of 938.32 feet, with a chord distance of 580.11 feet, at North 18 degrees 48 minutes 10 seconds East, to a concrete right-of-way monument found; Thence North 00 degrees 51 minutes 52 seconds East a distance of 295.62 feet to a concrete right-of-way monument found; Thence South 89 degrees 55 minutes 35 seconds East a distance of 19.48 feet to a concrete right-of-way monument found; Thence North 00 degrees 46 minutes 59 seconds East a distance of 65.31 feet to a concrete right-of-way monument found; Thence North 88 degrees 26 minutes 35 seconds West a distance of 19.49 feet to a concrete right-of-way monument found; Thence North 00 degrees 42 minutes 12 seconds East a distance of 66.53 feet to a concrete right-of-way monument found; Thence North 01 degrees 26 minutes 29 seconds East a distance of 107.00 feet to a 5/8" rebar set; Thence along a curve to the left with an arc length of 178.05 feet, said curve having a radius of 669.29 feet, with a chord distance of 177.52 feet, at North 16 degrees 00 minutes 57 seconds West, to a point; Thence along a curve to the left with an arc length of 75.15 feet, said curve having a radius of 669.29 feet, with a chord distance of 75.11 feet, at North 26 degrees 51 minutes 13 seconds West, to a concrete right-of-way monument found; Thence North 40

degrees 51 minutes 20 seconds West a distance of 72.33 feet to a concrete right-of-way monument found; Thence along a curve to the left with an arc length of 75.96 feet, said curve having a radius of 669.29 feet, with a chord distance of 75.92 feet, at North 39 degrees 54 minutes 29 seconds West, to a concrete right-of-way monument found; Thence North 42 degrees 40 minutes 09 seconds West a distance of 120.51 feet to a concrete right-of-way monument found; Thence North 37 degrees 07 minutes 08 seconds West a distance of 98.83 feet to a concrete right-of-way monument found; Thence North 43 degrees 00 minutes 06 seconds West a distance of 129.90 feet to a concrete right-of-way monument found; Thence North 39 degrees 06 minutes 44 seconds West a distance of 66.16 feet to a concrete right-of-way monument found; Thence North 05 degrees 13 minutes 41 seconds West a distance of 150.45 feet to a concrete right-of-way monument found; Thence North 16 degrees 29 minutes 45 seconds West a distance of 65.68 feet to a concrete right-of-way monument found; Thence South 77 degrees 31 minutes 07 seconds West a distance of 69.50 feet to a concrete right-of-way monument found; Thence along a curve to the right with an arc length of 104.72 feet, said curve having a radius of 434.71 feet, with a chord distance of 104.46 feet, at North 06 degrees 47 minutes 24 seconds West, to a concrete right-of-way monument found; Thence North 06 degrees 03 minutes 52 seconds East a distance of 96.51 feet to a concrete right-of-way monument found; Thence North 00 degrees 39 minutes 58 seconds East a distance of 199.81 feet to a concrete right-of-way monument found; Thence North 02 degrees 27 minutes 43 seconds West a distance of 134.89 feet to a 5/8" rebar set; Thence leaving said right-of-way North 89 degrees 38 minutes 20 seconds East a distance of 973.73 feet to a 5/8" rebar set; Thence North 00 degrees 43 minutes 57 seconds East a distance of 1507.66 feet to a 5/8" rebar set; Thence North 00 degrees 43 minutes 57 seconds East a distance of 205.58 feet to a 5/8" rebar set; Thence North 00 degrees 43 minutes 57 seconds East a distance of 619.42 feet to a 1/2" rebar found; Thence North 28 degrees 48 minutes 37 seconds East a distance of 90.43 feet to a 1/2" rebar found; Thence North 28 degrees 55 minutes 15 seconds East a distance of 242.03 feet to a 5/8" rebar set; Thence South 62 degrees 58 minutes 04 seconds East a distance of 413.27 feet to a 5/8" rebar set; Thence North 29 degrees 34 minutes 40 seconds East a distance of 384.88 feet to a 5/8" rebar set; Thence North 49 degrees 42 minutes 51 seconds West a distance of 274.97 feet to a 5/8" rebar set; Thence South 82 degrees 11 minutes 13 seconds East a distance of 690.83 feet to a 5/8" rebar set; Thence South 15 degrees 53 minutes 47 seconds West a distance of 83.84 feet; Thence along a curve to the left with an arc length of 339.25 feet, said curve having a radius of 64.00 feet, with a chord distance of 60.35 feet, at South 74 degrees 06 minutes 13 seconds East, to a 5/8" rebar set; Thence North 15 degrees 39 minutes 16 seconds East a distance of 489.42 feet to a 1/2" rebar found; Thence South 72 degrees 18 minutes 03 seconds East a distance of 374.04 feet to a 1/2" rebar found; Thence along a curve to the left with an arc length of 1146.41 feet, said curve having a radius of 5879.95 feet, with a chord distance of 1144.59 feet, at South 26 degrees 22 minutes 36 seconds West, to a concrete right-of-way monument found; Thence along a curve to the left with an arc length of 256.03 feet, said curve having a radius of 5879.95 feet, with a chord distance of 256.01 feet, at South 19 degrees 25 minutes 14 seconds West, to a concrete right-of-way monument found; Thence South 40 degrees 37 minutes 42 seconds West a distance of 104.54 feet to a concrete right-of-way monument found; Thence South 12 degrees 07 minutes 19 seconds West a distance of 63.43 feet to a concrete right-of-way monument found; Thence South 12 degrees 04 minutes 06 seconds West a distance of 248.26 feet to a concrete right-of-way monument found; Thence South 12 degrees 01 minutes 34 seconds West a distance of 492.71 feet to a concrete right-

of-way monument found; Thence South 09 degrees 35 minutes 57 seconds West a distance of 919.26 feet to a concrete right-of-way monument found; Thence South 18 degrees 57 minutes 53 seconds West a distance of 304.46 feet to a concrete right-of-way monument found; Thence South 04 degrees 46 minutes 34 seconds West a distance of 601.30 feet to a concrete right-of-way monument found; Thence South 09 degrees 33 minutes 30 seconds West a distance of 399.82 feet to a concrete right-of-way monument found; Thence South 05 degrees 50 minutes 15 seconds West a distance of 299.88 feet to a concrete right-of-way monument found; Thence South 09 degrees 36 minutes 14 seconds West a distance of 601.81 feet to a concrete right-of-way monument found; Thence South 15 degrees 18 minutes 45 seconds West a distance of 301.59 feet to a concrete right-of-way monument found; Thence South 09 degrees 35 minutes 04 seconds West a distance of 522.50 feet to a 1/2" rebar found; Thence South 83 degrees 23 minutes 28 seconds West a distance of 227.87 feet to a 1/2" rebar found; Thence South 09 degrees 30 minutes 56 seconds West a distance of 194.91 feet to a 5/8" rebar set on the northern right-of-way of Lower Fayetteville Road, said 5/8" rebar set being the TRUE POINT OF BEGINNING. Said tract of land contains 147.209 Acres; and ALSO, all that tract or parcel of land lying and being in Land Lot 53 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the southerly right-of-way of Bullsboro Drive (variable right-of-way) with the westerly right-of-way of Parkway North (variable right-of-way), thence along said westerly right-of-way of Parkway North the following 4 courses: South 89 degrees 41 minutes 10 seconds East a distance of 37.10 feet to a point; Thence South 00 degrees 15 minutes 18 seconds West a distance of 360.00 feet to a point; thence North 89 degrees 41 minutes 10 seconds West a distance of 10 feet to a point; Thence along a curve to the right an arc length of 82.45 feet; said curve having a radius of 201.92 feet, with a chord distance of 81.88 feet, at South 13 degrees 53 minutes 27 seconds West, to a 1/2 inch rebar found; Said point being the TRUE POINT OF BEGINNING. Thence continuing with said right-of-way the following courses; South 29 degrees 27 minutes 18 seconds West, a distance of 23.82 feet to a point; Thence South 42 degrees 35 minutes 38 seconds East, a distance of 19.76 feet to a point Thence along a curve to the left an arc length of 192.37 feet, said curve having a radius of 415.67 feet, with a chord distance of 190.66 feet, at South 09 degrees 04 minutes 40 seconds West, to a point; Thence South 04 degrees 10 minutes 51 seconds East, a distance of 41.02 feet to a point; Thence along a curve to the right an arc length of 113.90 feet, said curve having a radius of 376.46 feet, with a chord distance of 113.47 feet, at South 04 degrees 24 minutes 44 seconds West, to a point; Thence leaving said right-of-way North 88 degrees 56 minutes 41 seconds West, a distance of 680.73 feet to a 1/2 inch rebar found; Thence North 28 degrees 54 minutes 23 seconds East, a distance of 420.22 feet to a 1/2 inch rebar found; Thence South 89 degrees 41 minutes 10 seconds East, a distance of 511.66 feet to a 1/2 inch rebar found on the westerly right-of-way of Parkway North (60' right-of-way); said point being the TRUE POINT OF BEGINNING. Said tract of land contains 5.080 Acres; and

WHEREAS, the indebtedness secured by said deed became in default both as to principal and interest; and

WHEREAS, Newnan Crossing Partnership elected to declare and did declare the entire amount due and payable; and

WHEREAS, Newnan Crossing Partnership, as Attorney-in-Fact for Fourth Quarter Properties 133, LLC, according to the terms of said security deed, after advertising the said lands for sale once a week for four weeks, preceding the date of sale, in The Times-Herald, the newspaper having a general circulation in Coweta County, and being the paper in which Sheriff's advertisements are advertised, did expose said lands for sale to the highest and best bidder for cash on the first Tuesday in January, 2011, and fully complied with the laws in such cases made and provided; and

WHEREAS, a copy of notice of sale as submitted to publisher was mailed to Fourth Quarter Properties 133, LLC no later than thirty (30) days before the date of the proposed foreclosure by certified mail, return receipt requested, to the property address or to such other address as the debtor had designated by written notice to Newnan Crossing Partnership pursuant to O.C.G.A. Section 44-14-162.2.

WHEREAS, the said land was knocked off at said sale to the said Newnan Crossing Partnership being the highest and best bidder at and for the sum of Nineteen Million and 00/100 Dollars (\$19,000,000.00).

NOW THEREFORE, in consideration of said premises and the payment of the said sum of Nineteen Million and 00/100 Dollars (\$19,000,000.00), the said Fourth Quarter Properties 133, LLC by and through its Attorney-in-Fact, Newnan Crossing Partnership, does hereby sell and convey unto the said Newnan Crossing Partnership, Party of the Second Part, the property described in said security deed, to-wit:

All that tract or parcel of land lying and being in land lots 43 and 44 of the 5th District Coweta County, Georgia and being more fully described as follows: Start at a rock found located at the common corner of Land Lots 21, 22, 43 and 44 of said 5th District (said rock also being the point of beginning). Thence from the point of beginning and running S89°47'58"W along the south line of said Land Lot 43 a distance of 1,372.48 feet to an open top found. Thence leaving said land lot line and running N00°48'40"E a distance of 916.13 feet to a point located along the south right-of-way of McIntosh Parkway (140' r/w min.). Thence running the following courses and distances along the said south right-of-way of said McIntosh Parkway; following the arc of a curve to the right an arc distance of 750.68 feet (said arc having a radius of 1,430.00 feet, a chord bearing of N75°40'47"E and a chord distance of 742.09 feet) to a point, S89°16'54"E a distance of 202.89 feet to a point located at the northwest corner of a mitered intersection located at the intersection of the said south right-of-way of said McIntosh Parkway and the southwest right-of-way of Newnan Bypass (r/w varies), S44°16'54"E along said mitered intersection a distance of 42.43 feet to a point located at the southeast corner of said mitered intersection. Thence running the following courses and distances along the said southwest right-of-way of said Newnan Bypass; S00°43'07"W a distance of 200.21 feet to a point, S04°20'28"W a distance of 104.68 feet to a point, following the arc of a curve to the left an arc distance of 217.09 feet (said arc having a radius of 669.28 feet, a chord bearing of

S14°12'14"E and a chord distance of 216.14 feet) to a point, S33°36'55"E a distance of 90.19 feet to a point, S37°02'05"E a distance of 133.31 feet to a point, S42°50'08"E a distance of 155.60 feet to a point, S37°08'47"E a distance of 99.28 feet to a point, S42°50'06"E a distance of 94.17 feet to a point, following the arc of a curve to the right an arc distance of 62.70 feet (said arc having a radius of 544.77 feet, a chord bearing of S39°32'15"E and a chord distance of 62.66 feet) to a point, S05°18'36"E a distance of 55.45 feet to a point, S29°12'14"E a distance of 0.30 feet to a point located at the intersection of the said southwest right-of-way of said Newnan Bypass and the south line of said Land Lot 44. thence leaving the said southwest right-of-way of said Newnan Bypass and running S89°47'58"W along the said south line of said land lot 44 a distance of 39.79 feet to said rock located at said land lot corners and the point of beginning. Said tract or parcel of land containing 26.40± acres or 1,149,776± square feet; and

ALSO, all that tract or parcel of land lying and being in Land Lots 21, 43, 44 and 53 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows: Commencing at a concrete right-of-way monument found at the intersection of the Western right-of-way of Interstate 85 (variable right-of-way) with the northern right-of-way of Lower Fayetteville Road (variable right-of-way); Thence along said right-of-way of Lower Fayetteville Road the following courses and distances: South 83 degrees 05 minutes 07 seconds West a distance of 140.89 feet to a concrete right-of-way monument found; along a curve to the left with an arc length of 85.76 feet, said curve having a radius of 1047.00 feet, with a chord distance of 85.73 feet, at South 86 degrees 42 minutes 20 seconds West, to a 5/8" rebar set, said 5/8" rebar set being the TRUE POINT OF BEGINNING. Thence continuing along said right-of-way along a curve to the left with an arc length of 111.67 feet, said curve having a radius of 1047.00 feet, with a chord distance of 111.62 feet, at South 81 degrees 18 minutes 13 seconds West, to a 5/8" rebar set; Thence South 11 degrees 45 minutes 07 seconds East a distance of 10.00 feet to a 5/8" rebar set; Thence along a curve to the left with an arc length of 396.07 feet, said curve having a radius of 1037.00 feet, with a chord distance of 393.67 feet, at South 67 degrees 18 minutes 14 seconds West, to a 5/8" rebar set; Thence South 57 degrees 56 minutes 34 seconds West a distance of 167.65 feet to a 5/8" rebar set; Thence leaving said right-of-way North 00 degrees 28 minutes 43 seconds East a distance of 45.15 feet to a 5/8" rebar set; Thence North 00 degrees 31 minutes 09 seconds East a distance of 858.13 feet to a 5/8" rebar set; Thence along a curve to the left with an arc length of 589.77 feet, said curve having a radius of 938.32 feet, with a chord distance of 580.11 feet, at North 18 degrees 48 minutes 10 seconds East, to a concrete right-of-way monument found; Thence North 00 degrees 51 minutes 52 seconds East a distance of 295.62 feet to a concrete right-of-way monument found; Thence South 89 degrees 55 minutes 35 seconds East a distance of 19.48 feet to a concrete right-of-way monument found; Thence North 00 degrees 46 minutes 59 seconds East a distance of 65.31 feet to a concrete right-of-way monument found; Thence North 88 degrees 26 minutes 35 seconds West a distance of 19.49 feet to a concrete right-of-way monument found; Thence North 00 degrees 42 minutes 12 seconds East a distance of 66.53 feet to a concrete right-of-way monument found; Thence North 01 degrees 26 minutes 29 seconds East a distance of 107.00 feet to a 5/8" rebar set; Thence along a curve to the left with an arc length of 178.05 feet, said curve having a radius of 669.29 feet, with a chord distance of 177.52 feet, at North 16 degrees 00 minutes 57 seconds West, to a point; Thence along a curve to the left with an arc length of 75.15 feet, said curve having a radius of 669.29 feet,

with a chord distance of 75.11 feet, at North 26 degrees 51 minutes 13 seconds West, to a concrete right-of-way monument found; Thence North 40 degrees 51 minutes 20 seconds West a distance of 72.33 feet to a concrete right-of-way monument found; Thence along a curve to the left with an arc length of 75.96 feet, said curve having a radius of 669.29 feet, with a chord distance of 75.92 feet, at North 39 degrees 54 minutes 29 seconds West, to a concrete right-of-way monument found; Thence North 42 degrees 40 minutes 09 seconds West a distance of 120.51 feet to a concrete right-of-way monument found; Thence North 37 degrees 07 minutes 08 seconds West a distance of 98.83 feet to a concrete right-of-way monument found; Thence North 43 degrees 00 minutes 06 seconds West a distance of 129.90 feet to a concrete right-of-way monument found; Thence North 39 degrees 06 minutes 44 seconds West a distance of 66.16 feet to a concrete right-of-way monument found; Thence North 05 degrees 13 minutes 41 seconds West a distance of 150.45 feet to a concrete right-of-way monument found; Thence North 16 degrees 29 minutes 45 seconds West a distance of 65.68 feet to a concrete right-of-way monument found; Thence South 77 degrees 31 minutes 07 seconds West a distance of 69.50 feet to a concrete right-of-way monument found; Thence along a curve to the right with an arc length of 104.72 feet, said curve having a radius of 434.71 feet, with a chord distance of 104.46 feet, at North 06 degrees 47 minutes 24 seconds West, to a concrete right-of-way monument found; Thence North 06 degrees 03 minutes 52 seconds East a distance of 96.51 feet to a concrete right-of-way monument found; Thence North 00 degrees 39 minutes 58 seconds East a distance of 199.81 feet to a concrete right-of-way monument found; Thence North 02 degrees 27 minutes 43 seconds West a distance of 134.89 feet to a 5/8" rebar set; Thence leaving said right-of-way North 89 degrees 38 minutes 20 seconds East a distance of 973.73 feet to a 5/8" rebar set; Thence North 00 degrees 43 minutes 57 seconds East a distance of 1507.66 feet to a 5/8" rebar set; Thence North 00 degrees 43 minutes 57 seconds East a distance of 205.58 feet to a 5/8" rebar set; Thence North 00 degrees 43 minutes 57 seconds East a distance of 619.42 feet to a 1/2" rebar found; Thence North 28 degrees 48 minutes 37 seconds East a distance of 90.43 feet to a 1/2" rebar found; Thence North 28 degrees 55 minutes 15 seconds East a distance of 242.03 feet to a 5/8" rebar set; Thence South 62 degrees 58 minutes 04 seconds East a distance of 413.27 feet to a 5/8" rebar set; Thence North 29 degrees 34 minutes 40 seconds East a distance of 384.88 feet to a 5/8" rebar set; Thence North 49 degrees 42 minutes 51 seconds West a distance of 274.97 feet to a 5/8" rebar set; Thence South 82 degrees 11 minutes 13 seconds East a distance of 690.83 feet to a 5/8" rebar set; Thence South 15 degrees 53 minutes 47 seconds West a distance of 83.84 feet; Thence along a curve to the left with an arc length of 339.25 feet, said curve having a radius of 64.00 feet, with a chord distance of 60.35 feet, at South 74 degrees 06 minutes 13 seconds East, to a 5/8" rebar set; Thence North 15 degrees 39 minutes 16 seconds East a distance of 489.42 feet to a 1/2" rebar found; Thence South 72 degrees 18 minutes 03 seconds East a distance of 374.04 feet to a 1/2" rebar found; Thence along a curve to the left with an arc length of 1146.41 feet, said curve having a radius of 5879.95 feet, with a chord distance of 1144.59 feet, at South 26 degrees 22 minutes 36 seconds West, to a concrete right-of-way monument found; Thence along a curve to the left with an arc length of 256.03 feet, said curve having a radius of 5879.95 feet, with a chord distance of 256.01 feet, at South 19 degrees 25 minutes 14 seconds West, to a concrete right-of-way monument found; Thence South 40 degrees 37 minutes 42 seconds West a distance of 104.54 feet to a concrete right-of-way monument found; Thence South 12 degrees 07 minutes 19 seconds West a distance of 63.43 feet to a concrete right-of-way monument found; Thence South 12 degrees 04 minutes 06 seconds West a distance of

248.26 feet to a concrete right-of-way monument found; Thence South 12 degrees 01 minutes 34 seconds West a distance of 492.71 feet to a concrete right-of-way monument found; Thence South 09 degrees 35 minutes 57 seconds West a distance of 919.26 feet to a concrete right-of-way monument found; Thence South 18 degrees 57 minutes 53 seconds West a distance of 304.46 feet to a concrete right-of-way monument found; Thence South 04 degrees 46 minutes 34 seconds West a distance of 601.30 feet to a concrete right-of-way monument found; Thence South 09 degrees 33 minutes 30 seconds West a distance of 399.82 feet to a concrete right-of-way monument found; Thence South 05 degrees 50 minutes 15 seconds West a distance of 299.88 feet to a concrete right-of-way monument found; Thence South 09 degrees 36 minutes 14 seconds West a distance of 601.81 feet to a concrete right-of-way monument found; Thence South 15 degrees 18 minutes 45 seconds West a distance of 301.59 feet to a concrete right-of-way monument found; Thence South 09 degrees 35 minutes 04 seconds West a distance of 522.50 feet to a 1/2" rebar found; Thence South 83 degrees 23 minutes 28 seconds West a distance of 227.87 feet to a 1/2" rebar found; Thence South 09 degrees 30 minutes 56 seconds West a distance of 194.91 feet to a 5/8" rebar set on the northern right-of-way of Lower Fayetteville Road, said 5/8" rebar set being the TRUE POINT OF BEGINNING. Said tract of land contains 147.209 Acres; and

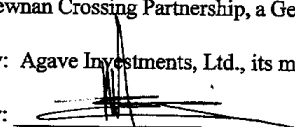
ALSO, all that tract or parcel of land lying and being in Land Lot 53 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the southerly right-of-way of Bullsboro Drive (variable right-of-way) with the westerly right-of-way of Parkway North (variable right-of-way), thence along said westerly right-of-way of Parkway North the following 4 courses: South 89 degrees 41 minutes 10 seconds East a distance of 37.10 feet to a point; Thence South 00 degrees 15 minutes 18 seconds West a distance of 360.00 feet to a point; thence North 89 degrees 41 minutes 10 seconds West a distance of 10 feet to a point; Thence along a curve to the right an arc length of 82.45 feet; said curve having a radius of 201.92 feet, with a chord distance of 81.88 feet, at South 13 degrees 53 minutes 27 seconds West, to a 1/2 inch rebar found; Said point being the TRUE POINT OF BEGINNING. Thence continuing with said right-of-way the following courses; South 29 degrees 27 minutes 18 seconds West, a distance of 23.82 feet to a point; Thence South 42 degrees 35 minutes 38 seconds East, a distance of 19.76 feet to a point Thence along a curve to the left an arc length of 192.37 feet, said curve having a radius of 415.67 feet, with a chord distance of 190.66 feet, at South 09 degrees 04 minutes 40 seconds West, to a point; Thence South 04 degrees 10 minutes 51 seconds East, a distance of 41.02 feet to a point; Thence along a curve to the right an arc length of 113.90 feet, said curve having a radius of 376.46 feet, with a chord distance of 113.47 feet, at South 04 degrees 24 minutes 44 seconds West, to a point; Thence leaving said right-of-way North 88 degrees 56 minutes 41 seconds West, a distance of 680.73 feet to a 1/2 inch rebar found; Thence North 28 degrees 54 minutes 23 seconds East, a distance of 420.22 feet to a 1/2 inch rebar found; Thence South 89 degrees 41 minutes 10 seconds East, a distance of 511.66 feet to a 1/2 inch rebar found on the westerly right-of-way of Parkway North (60' right-of-way); said point being the TRUE POINT OF BEGINNING. Said tract of land contains 5.080 Acres;

IN WITNESS WHEREOF, the said Fourth Quarter Properties 133, LLC, through its Attorney-in-Fact, Newnan Crossing Partnership, has hereunto set its hand and affixed its seal the day and year first above written.

FOURTH QUARTER PROPERTIES 133, LLC  
BY ITS ATTORNEY-IN-FACT,  
NEWNAN CROSSING PARTNERSHIP

Newnan Crossing Partnership, a Georgia general partnership

By: Agave Investments, Ltd., its managing General Partner

By:   
Miguel Ferriz, President

~~[seal]~~

Signed, sealed and delivered  
in the presence of:



  
Unofficial Witness

(Vice) Consul

I, **Sunil K. Ravi**, a (Vice) Consul of the United States of America do certify that the within ~~Vice Consul~~ instrument was signed, sealed and delivered by Miguel Ferriz, who acknowledges ~~Monterrey, Mexico~~ of Agave Investments Ltd., the Managing General Partner of Newnan Crossing Partnership, whose signature appears thereon, in my presence and in the presence of the unofficial witness whose name appears above, on this 8 FEB 2011 day of 2011.

I further certify that I am a duly appointed and commissioned (Vice) Consul of the United States of America, residing and serving as such in Monterrey, Nuevo Leon, Estados Unidos Mexicanos.

This      day of 8 FEB 2011 2011

  
U.S. (VICE) CONSUL  
  
**Sunil K. Ravi**  
Vice Consul  
Monterrey, Mexico

**5. Recommendations**

Recommendations for access for the proposed Celebration Life Parkway Tract residential development are based on existing conditions, the proposed development use, and expected future traffic volumes. The need for dedicated turn lanes at the proposed development driveways and appropriate traffic control (i.e. stop control) were based on the City of Newnan criteria or GDOT requirements, as appropriate. Recommendations were based on transportation industry standards and engineering judgment. Specifics of the driveway design will need to follow the City of Newnan requirements for the driveways along Celebration Life Parkway.

**5.1 Turn Lane Analysis at Site Driveways**

The City requires use of the GDOT Driveway and Encroachment Control Manual to determine if turn lanes are required at site driveways and determining minimum turn lane lengths. The City stated the right turn deceleration lane is required by ordinance unless the GDOT methodology shows otherwise.

Celebration Life Parkway adjacent to the proposed development is a city-maintained road. For the purposes of the traffic study, the Georgia DOT Driveway and Encroachment Control Manual was utilized to analyze the need for turn lanes at the proposed driveways along Celebration Life Parkway. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes.

Right-Turn Deceleration Lane Criteria

Based on the 35-mph speed limit, two-lane roadway, and less than 6,000 ADT (Average Daily Traffic) on Celebration Life Parkway, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 200 vehicles turning right into the site within a day. The daily volume count on Celebration Life Parkway at the proposed site driveway location was 4,500 vehicles per day.

Proposed main full movement Driveway #1

The estimated daily southbound right-turn volume entering the development at the proposed full movement driveway #1 is 252 vehicles per day, which DOES MEET the threshold to install a dedicated right-turn deceleration lane.

*Calculation: 1440 daily trips / 2 = 720 entering trips \* 35 (percentage of vehicles turning right at driveway) = 252 vehicles*

Proposed right-in/right-out Driveway #2

The estimated daily southbound right-turn volume entering the development at proposed site driveway #2 is 108 vehicles per day, which DOES NOT MEET the threshold to install a dedicated right-turn deceleration lane.

*Calculation: 1440 daily trips / 2 = 720 entering trips \* 15 (percentage of vehicles turning right at driveway) = 108 vehicles*

Left-turn Lane Criteria

Proposed main full movement Driveway #1

Based on the 35-mph speed limit, two-lane roadway, and less than 6,000 ADT (Average Daily Traffic) on Celebration Life Parkway, Table 4-7a indicates a dedicated left-turn lane is required if there are more than 300 left-turn vehicles per day. The estimated daily northbound left-turn entering the site at the proposed driveway #1 is 360 vehicles per day. This volume DOES MEET the GDOT criteria to install a dedicated left-turn lane.

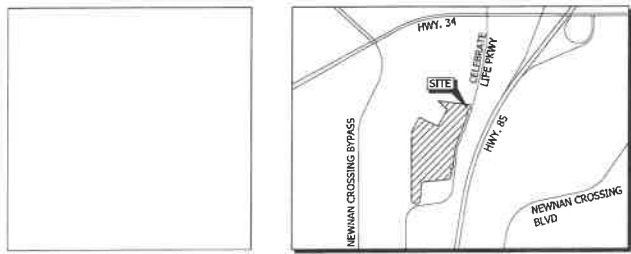
*Calculation: 1440 daily trips / 2 = 720 entering trips \* 50 (percentage of vehicles turning right at driveway) = 360 vehicles*

**5.2 Recommended Driveway Conditions**

Based on estimated traffic volumes in the year 2029 Build year conditions the following driveway recommendations are provided:

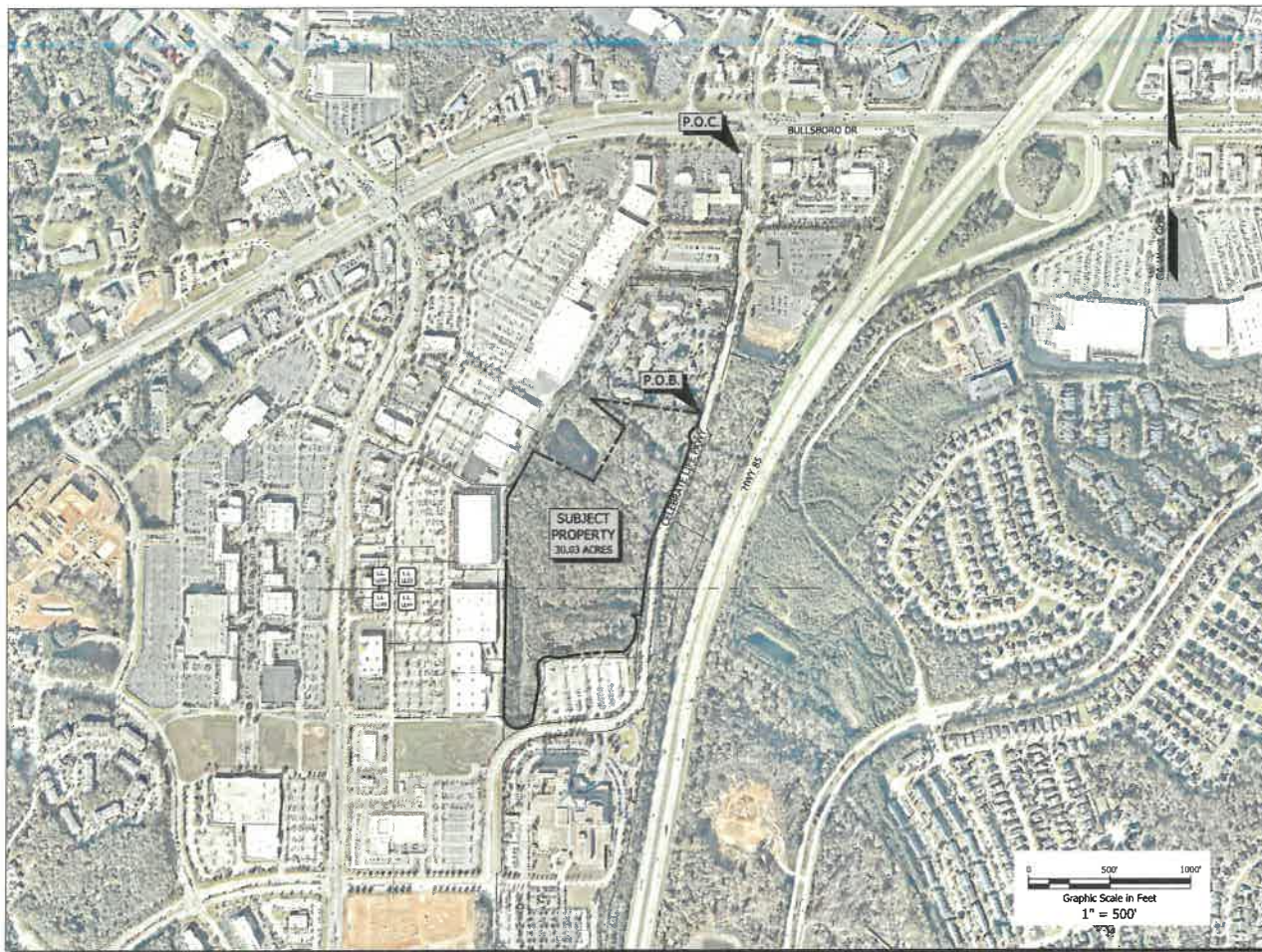
- Celebration Life Parkway at Full movement Proposed Driveway #1
  - Provide a full-movement driveway; driveway to be stop-control
  - Provide one entry lane and two exit lanes (as shown on site plan)
  - Provide one left-turn lane along the northbound approach of Celebration Life Parkway
  - Provide one right-turn deceleration lane along the northbound approach of Celebration Life Parkway
- Celebration Life Parkway at Proposed RIRO Driveway #2
  - Provide a right in/right out driveway; driveway to be stop-control
  - Provide one entry lane and one exit lane
  - *Note: A right-turn deceleration lane is not required per the GDOT criteria*

ALTA/NSPS LAND TITLE SURVEY  
Celebrate Life Parkway  
LAND LOTS 53 & 44, 5th DISTRICT,  
CITY OF NEWNAN, COWETA COUNTY, GEORGIA



VICINITY MAP (N.T.S.)

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



**SURVEY REFERENCE**  
1. ALTA/NSPS LAND TITLE SURVEY PREPARED FOR THE NRP PROPERTIES LLC AND CHICAGO TITLE INSURANCE, PREPARED BY LAND ENGINEERING, INC., DATED 1/21/2022, REVISED DATE 2/28/2022.

**GENERAL NOTES:**

1. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
2. ONLY INFORMATION PROVIDED IN THE TITLE COMMITMENT WAS ADDRESSED HEREON. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 796,865 FEET. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 23,956 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D. 83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.
4. ACCORDING TO INFORMATION SHOWN ON THE CITY OF NEWNAN PLANNING & ZONING THE PROPERTY IS CURRENTLY ZONED RWH (RESIDENTIAL MULTIPLE FAMILY - HIGH DENSITY) & CCS (COMMUNITY SHOPPING CENTER). ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM THE CITY OF NEWNAN PLANNING & ZONING AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
5. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY NEWMAN CROSSING PARTNERSHIP, TAX PARCEL NUMBER 086 5053 002 & 086 5044 002. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE COWETA COUNTY TAX ASSESSORS OFFICE AS OF OCTOBER 27, 2025.
6. ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF#0946) OR A NAIL WITH WASHER (INSCRIBED LSF#0946).
7. THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.  
REFERENCE NUMBER: 1169-001  
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253  
OFFICE: (678) 814-4346 FAX: (678) 814-4348  
WWW.LANDENGINEERING.COM
8. THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS OCTOBER 24, 2025.
9. NO VISIBLE EVIDENCE OR PRIOR KNOWLEDGE OF CEMETERIES ON THE SUBJECT PROPERTY.
10. THE SURVEY LEGAL DESCRIPTION IS ONE AND THE SAME PROPERTY AS THE LEGAL DESCRIPTION DESCRIBED IN THE TITLE COMMITMENT.
11. THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE PROPERTY AND THE BOUNDARIES OF CELEBRATE LIFE PARKWAY.
12. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF CELEBRATE LIFE PARKWAY.

**TABLE A - NOTES:**

1. SEE GENERAL NOTE 7.
2. THE CURRENT ADDRESS FOR TAX PARCEL ID 086 5053 002 & 086 5044 002 IS 20 CELEBRATE LIFE PARKWAY, NEWNAN, GA 30264. THE EXISTING ADDRESS INFORMATION SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE COWETA COUNTY TAX ASSESSORS OFFICE AS OF OCTOBER 27, 2025.
3. THIS PROPERTY IS LOCATED IN A ZONE X (OTHER FLOOD AREA), PER F.I.L.M. MAP OF COWETA COUNTY, GEORGIA, PANEL NUMBER 144 OF 430, MAP NUMBER 13077C0140, MAP REVISED FEBRUARY 6, 2013.
4. THE AREA OF THE SUBJECT PARCELS 086 5044 002 & 086 5053 002 IS 30.03 ACRES.  
6(a). A ZONING LETTER WAS NOT PROVIDED. SEE GENERAL NOTE 5.  
6(b). A ZONING LETTER WAS NOT PROVIDED. SEE GENERAL NOTE 5.  
7(a). NO BUILDINGS RESIDE ON PREMISES.  
7(b)(1). NO BUILDINGS RESIDE ON PREMISES.  
7(b)(2). NO BUILDINGS RESIDE ON PREMISES.  
7(c). NO BUILDINGS RESIDE ON PREMISES.  
8. AS SHOWN ON DRAWING  
9. NO PARKING SPACES ARE MARKED ON THE PREMISES.  
10. AS SHOWN ON DRAWING  
11. AS SHOWN ON DRAWING  
12. AS SHOWN ON DRAWING  
13. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED ON SITE AT THE TIME OF THE FIELD SURVEY.  
14. AS SHOWN ON DRAWING  
15. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE KNOWN TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED ON SITE AT THE TIME OF FIELD SURVEY.  
16. AS SHOWN ON DRAWING  
17. CURRENT CERTIFICATE OF INSURANCE MAY BE PROVIDED IF REQUESTED.

**SURVEYORS CERTIFICATION**  
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67.

**ALTA / NSPS CERTIFICATION**  
TO: Parkland Homebuilders, LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 & 19 of Table A thereof. The field work was completed on 10/24/2025.

DATE OF PLAT OR MAP: 10/31/2025

Mitchell J. Paulk  
MITCHELL J. PAULK, R.L.S. 2775 11/13/2025

REVISION / ISSUE NO.	DATE	DESCRIPTION
1	11/13/25	ADDRESS CLIENT COMMENTS

- FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 25-0243  
SCHEDULE B - II - EXCEPTIONS
- 1-3 Standard exceptions.
  - 4 All matters as shown on that certain ALTA/NSPS Land Title Survey for Parkland Homebuilders, LLC and First American Title Insurance Company prepared by \_\_\_\_\_, Georgia RLS # \_\_\_\_\_, dated \_\_\_\_\_.
  - 5 All matters shown on the following plats:  
a) Plat Book 15, page 157; There are no adjustable matters.  
b) Plat Book 16, page 187; There are no adjustable matters.  
c) Plat Book 29, page 33; There are no adjustable matters.  
d) Plat Book 47, page 162; There are no adjustable matters.  
e) Plat Book 77, page 244-245, Coweta County, Georgia records. All adjustable matters are shown hereon.
  - 6 Easement from Newman Crossing Partnership, a Georgia general partnership having Sanvir Development, Inc., as its managing partner to the City of Newnan, a municipal corporation, dated June 15, 1995, filed for record July 27, 1995 at 12:28 p.m., recorded in Deed Book 949, Page 20, aforesaid records. Does not affect Subject Property; not shown on survey.
  - 7 Easement from Newman Crossing Partnership, a Georgia general partnership having Sanvir Development, Inc., as its managing partner to the City of Newnan, a municipal corporation, dated June 15, 1995, filed for record July 27, 1995 at 12:29 p.m., recorded in Deed Book 949, Page 23, aforesaid records. Burdens Subject Property; approximate location shown on survey.
  - 8 Easement from Newman Crossing Partnership, a Georgia general partnership to Newnan Water Sewage and Light Commission and/or the City of Newnan, a municipality, dated July 20, 1998, filed for record November 4, 1998 at 1:02 p.m., recorded in Deed Book 1314, Page 623, aforesaid records. Burdens Subject Property; shown on survey. The easement is shown in the north portion of the premises.
  - 9 Detention Pond and Drainage Easement Agreement by and between Newman Crossing Partnership, a Georgia general partnership and Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated as of March 19, 1999, filed for record March 22, 1999 at 1:32 p.m., recorded in Deed Book 1366, Page 385, aforesaid records; as amended by that certain Amendment to Detention Pond and Drainage Easement Agreement by and between Newman Crossing Partnership, a Georgia general partnership and Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated as of March 19, 1999, filed for record March 22, 1999 at 1:32 p.m., recorded in Deed Book 1366, Page 400, aforesaid records; as further amended by that certain Amendment to Detention Pond and Drainage Easement Agreement Second Amendment by and between Newman Crossing Partnership, a Georgia general partnership, Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, Fourth Quarter Properties XI, LLC, a Georgia limited liability company, Newman Crossing Apartment Partners, Ltd. and Target Corporation (f/a/a Dayton Hudson Corporation), a Minnesota corporation, dated as of April 10, 2003, filed for record April 10, 2003 at 2:44 p.m., recorded in Deed Book 2162, Page 496, aforesaid records. They affect Subject Property. Possible location shown on survey. The description therein seems to have errors.
  - 10 Sanitary Sewer Easement Agreement by and between Newman Crossing Partnership, a Georgia general partnership and Newman Crossing Apartments Partners, Ltd., a Florida limited partnership, dated as of April 10, 2003, filed for record April 11, 2003 at 2:30 p.m., recorded in Deed Book 2164, Page 188, aforesaid records. Burdens Subject Property. Shown on survey. The easement is shown in the north portion of the premises.
  - 11 Easements with Covenants and Restrictions Affecting Land (ECL), by and among Georgia Healthcare Properties, LLC and Newman Crossing Partnership, dated as of February 25, 2011 and recorded March 7, 2011 in Deed Book 3654, Page 137, aforesaid records; as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land (ECL), by and among Georgia Healthcare Properties, LLC, Newman Crossing Partnership, and the Coweta County Survey Authority, dated as of June 26, 2013 and recorded June 27, 2013 in Deed Book 3972, Page 346, aforesaid records. Does not affect subject property; not shown on survey. The area is described below south of the premises on the northern side of Lower Fayetteville Rd.
  - 12 Right of Way Deed from Newman Crossing Partnership, a general partnership by Agave Investments, Ltd., its managing partner to Coweta County, dated \_\_\_\_\_, 2012, filed June 21, 2012, recorded in Deed Book 3803, page 495, aforesaid records. (Part of Parkway North n/a Celebrate Life Parkway) Does not affect subject property. Said deed is referring to the ownership of Part of the Right of Way of Celebrate Life Parkway being south of the Subject Property.
  - 13 Temporary Construction Easement from Newman Crossing Partnership, a Georgia general partnership to City of Newnan dated June \_\_\_\_\_, 2012, filed June 21, 2012, recorded in Deed Book 3803, page 499, aforesaid records. No longer affects subject property; said easement expired January 1, 2013.
  - 14 Limited Warranty Deed from Newman Crossing Partnership to City of Newnan, dated March 6, 2013, filed March 11, 2013, recorded in Deed Book 3915, page 435, aforesaid records. (Part of Parkway North n/a Celebrate Life Parkway) Does not affect subject property. Said deed is referring to the ownership of Part of the Right of Way of Celebrate Life Parkway being south of the Subject Property.
  - 15 Temporary Construction Easement from Newman Crossing Partnership, a Georgia general partnership to City of Newnan dated March 6, 2013, filed March 12, 2013, recorded in Deed Book 3920, page 194, aforesaid records. Does not affect subject property. Said deed is referring to a property north of the subject property.
  - 16 Detention Pond and Drainage Easement Agreement among Newman Crossing Partnership, a Georgia general partnership, Fourth Quarter Properties 93, LLC, a Georgia limited liability company, Ashley Park Property Owner, LLC, a Delaware limited liability company, Georgia Health Care Properties, LLC, Coweta County Development Authority and Spirit Funding VIII, LLC, a Delaware limited liability company, dated \_\_\_\_\_, 2015, filed October 24, 2015, recorded in Deed Book 4448, page 1, as affected by Acknowledgment and Assent to Detention Pond and Drainage Easement Agreement by HAG RE CD7, LLC, dated \_\_\_\_\_, 2015, filed October 24, 2015, recorded in Deed Book 4448, page 65, aforesaid records. Burdens & affects Subject Property; shown on survey. The easement is shown in the southeastern portion of the premises.
  - 17 Sanitary Sewer Easement from Newman Crossing Partnership, a Georgia general partnership to City of Newnan, Georgia, dated February 17, 2024, filed February 21, 2024, recorded in Deed Book 5663, page 188, aforesaid records. Burdens Subject Property; shown on survey. The easement is shown in the north portion of the premises.
  - 18 Sewer and Temporary Construction Easement Agreement from Newman Crossing Partnership, a Georgia general partnership to NF VES-M Newnan, LLC, a Delaware limited liability company, dated February 20, 2024, filed February 21, 2024, recorded in Deed Book 5663, page 1904, aforesaid records. Burdens Subject Property; shown on survey. The easement is shown in the north portion of the premises.

**Legal Description (As-Surveyed) Parcels 086 5044 002 & 086 5053 002**  
All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 5th Land District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:  
Commencing at the intersection of the Southern Right of Way of Bullsboro Drive (aka GA HWY 34) and the Western Right of Way of Celebrate Life Parkway (PB 51, PG 339) thence along said Western Right of Way of Celebrate Life Parkway South 01°20'16" East 360.00 feet to a point; thence, South 88°43'16" West, 10.00 feet to a point; thence, South 12°17'33" West, 81.88 feet to a point; thence, South 28°56'42" East, 23.34 feet to a point; thence, South 42°35'12" East, 19.76 feet to a point; thence, South 14°09'05" West, 118.45 feet to a point; thence, South 00°53'36" West, 73.42 feet to a point; thence, South 04°10'25" East, 41.62 feet to a point; thence, South 03°48'27" West, 105.07 feet to a point; thence, South 12°25'53" West, 8.49 feet to a point; thence, South 14°10'36" East, 14.56 feet to a point; thence, South 15°16'45" West, 578.49 feet to a point; thence, South 15°54'13" West, 224.34 feet to a 1/2" rebar and the POINT OF BEGINNING.  
Leaving said Point of beginning and continuing along said Right of Way South 15°57'40" West, 83.65 feet to a 5/8" capped rebar found (LSF#0946); thence 124.75 feet along the arc of a curve, deflecting to the left, having a radius of 64.00 feet and a chord bearing and distance of South 21°10'11" West, 105.92 to a 5/8" capped rebar found (LSF#0946); thence, 229.82 feet along the arc of a curve, deflecting to the right, having a radius of 2790.00 feet and a chord bearing and distance of South 20°24'28" West, 229.76 feet to a 5/8" capped rebar found (LSF#0946); thence, South 22°46'04" West, 259.31 feet to a 5/8" capped rebar found (LSF#0946); thence, South 22°46'04" West, 89.70 feet to a 5/8" capped rebar found (LSF#0946); thence, 107.63 feet along the arc of a curve, deflecting to the left, having a radius of 685.00 feet and a chord bearing and distance of South 14°55'15" West, 187.04 feet to a 5/8" capped rebar found (LSF#0946); thence, South 07°04'25" West, 191.48 feet to a 5/8" capped rebar found (LSF#0946); thence, South 07°04'25" West, 167.60 feet to a 5/8" capped rebar found (LSF#0946); thence, leaving said Right of Way and running North 82°53'35" West, 50.50 feet to a 5/8" capped rebar found (LSF#0946); thence, South 07°04'25" West, 11.91 feet to a 5/8" capped rebar found (LSF#0946); thence, 48.32 feet along the arc of a curve, deflecting to the right, having a radius of 37.82 feet and a chord bearing and distance of South 31°42'35" East, 45.10 feet to a 5/8" capped rebar found (LSF#0946); thence, 378.27 feet along the arc of a curve, deflecting to the left, having a radius of 1755.99 feet and a chord bearing and distance of South 84°32'33" West, 377.54 feet to a 5/8" capped rebar found (LSF#0946); thence, 53.99 feet along the arc of a curve, deflecting to the right, having a radius of 100.00 feet and a chord bearing and distance of North 86°22'09" West, 52.47 feet to a 5/8" capped rebar found (LSF#0946); thence, 148.18 feet along the arc of a curve, deflecting to the left, having a radius of 73.76 feet and a chord bearing and distance of South 51°17'10" West, 124.49 feet to a 5/8" capped rebar found (LSF#0946); thence, South 06°54'29" East, 60.81 feet to a 1/2" rebar found; thence, 78.40 feet along the arc of a curve, deflecting to the right, having a radius of 273.43 and a chord bearing and distance of South 02°28'17" West, 78.13 feet to a 1/2" rebar disturbed; thence, South 11°09'25" East, 181.10 feet to a 5/8" capped rebar found (LSF#0946); thence, 28.56 feet along the arc of a curve, deflecting to the right, having a radius of 31.52 feet and a chord bearing and distance of South 37°23'42" West, 27.96 feet to a 5/8" capped rebar found (LSF#0946); thence, South 63°57'57" West, 42.91 feet to a 5/8" capped rebar found (LSF#0946); thence, 136.80 feet along the arc of a curve, deflecting to the right, having a radius of 78.55 feet, and a chord bearing and distance of North 66°43'28" West, 120.32 feet to a 5/8" capped rebar found (LSF#0946); thence, North 89°16'03" West, 8.38 feet to a 5/8" capped rebar found (LSF#0946); thence, North 00°43'57" East, 553.77 feet to a 5/8" capped rebar found (LSF#0946); thence, North 00°43'57" East, 205.50 feet to a 5/8" capped rebar found (LSF#0946); thence, North 00°41'43" East, 619.39 to a 5/8" rebar found; thence, North 29°01'31" East, 90.65 to a 5/8" capped rebar found (LSF#0946); thence, North 28°55'57" East, 242.04 feet to a capped 5/8" rebar found; thence, South 25°57'30" East, 413.19 feet to a 5/8" capped rebar found; thence, North 29°34'54" East, 384.89 feet to a 3/4" rebar found; thence, North 49°41'32" West, 274.99 feet to a 5/8" capped rebar found; thence, South 82°10'26" East 690.87 feet a 1/2" rebar, said rebar being the POINT OF BEGINNING.  
Said Parcel having an area of 30.03 acres more or less.

**PREPARED BY:** ALTA / NSPS Land Title Survey  
Prepared for: Parkland homebuilders, LLC and First American Title Insurance Company

**Celebrate Life Parkway**  
Land Lot 53 & 44, 5th Land District,  
City of Newnan, Coweta County, Georgia

DRAWN BY: DAM	COPIED BY: SAF	SCALE: NONE	SHEET: 1
PLAT NO.: 1169-001	DATE: 10/31/2025	ONE INCH AT FULL SCALE	TOTAL SHEETS: 4

**LAND ENGINEERING**  
1601 S ZACK HINTON PARKWAY  
MCDONOUGH, GEORGIA 30253  
www.land-engineering.com  
678.814.4346  
GA LSF #0946

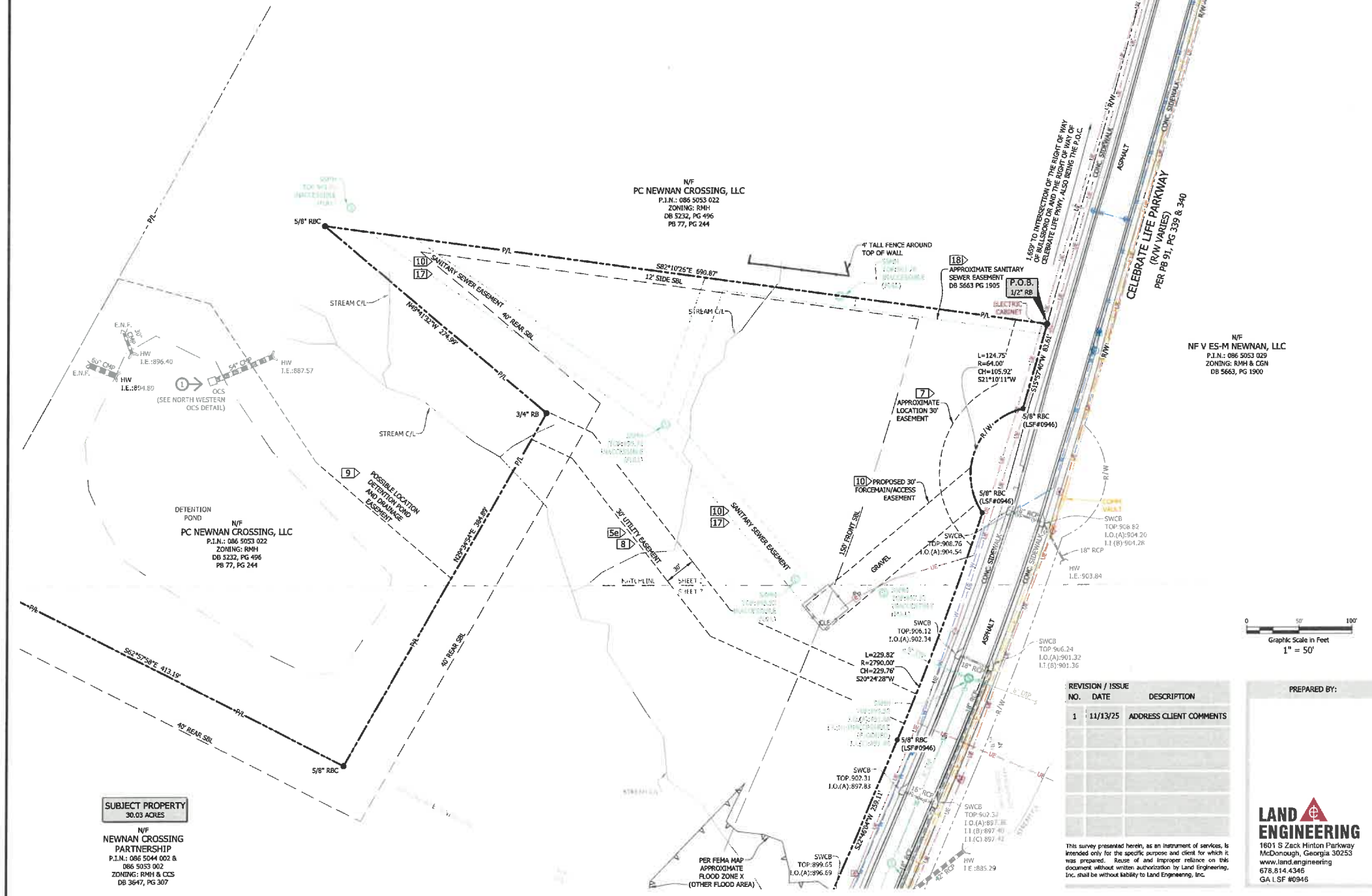
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

**LEGEND**

- IRON PIN FOUND (DESCRIPTION)
- ⊙ IRON PIN SET (5/8" REBAR W/ CAP)
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- COMMUNICATION MARKER
- BOLLARD

**ABBREVIATIONS**

- CLF CHAIN LINK FENCE
- CONC. CONCRETE
- DB DEED BOOK
- DIP DUCTILE IRON PIPE
- DIST. DISTURBED
- E.N.F. END NOT FOUND
- E.N.L. END NOT LOCATED
- HW HEADWALL
- I.I. INVERT IN
- I.O. INVERT OUT
- JB JUNCTION BOX
- N/F NOW OR FORMERLY
- N.T.S. NOT TO SCALE
- OCS OUTLET CONTROL STRUCTURE
- PB PLAT BOOK
- PG PAGE
- P.O.B. POINT OF BEGINNING
- P.I.N. PARCEL IDENTIFICATION NUMBER
- P/L PROPERTY LINE
- PVC POLYVINYL CHLORIDE PIPE
- REBAR REBAR
- RBC REBAR CAPPED
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- SSMH SANITARY SEWER MANHOLE



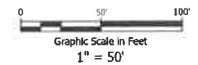
① FRONT VIEW NORTH WESTERN OCS



② INSIDE NORTH WESTERN OCS



③ SIDE VIEW WESTERN OCS



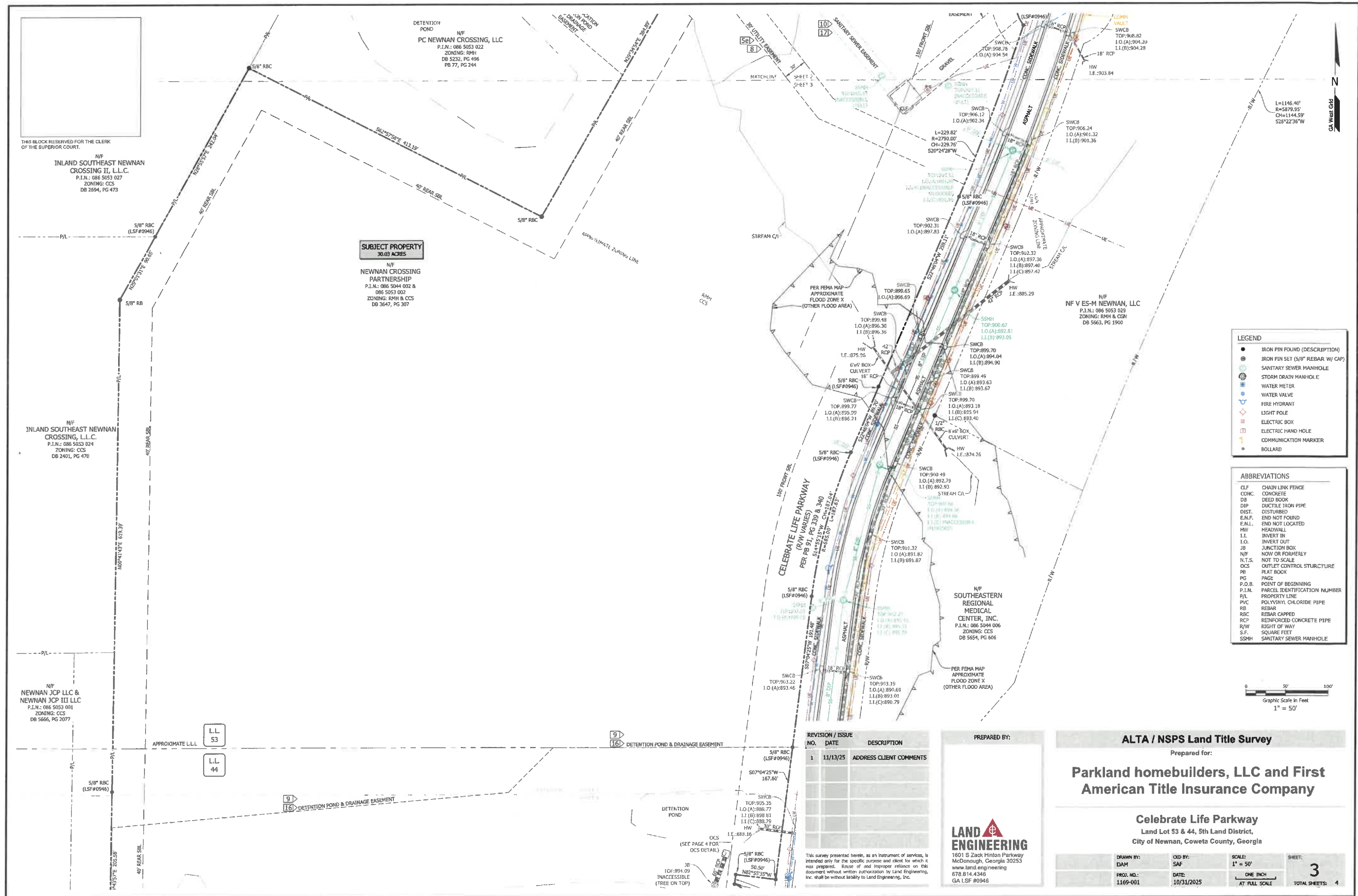
REVISION / ISSUE NO.	DATE	DESCRIPTION
1	11/13/25	ADDRESS CLIENT COMMENTS

PREPARED BY:  
**LAND ENGINEERING**  
1601 S Zack Hinton Parkway  
McDonough, Georgia 30253  
www.landengineering.com  
678.814.4346  
GA LSF #0946

**ALTA / NSPS Land Title Survey**  
Prepared for:  
**Parkland homebuilders, LLC and First American Title Insurance Company**

**Celebrate Life Parkway**  
Land Lot 53 & 44, 5th Land District,  
City of Newnan, Coweta County, Georgia

DRAWN BY: DAM	CHKD BY: SAF	SCALE: 1" = 50'	SHEET: 2
PROJ. NO.: 1169-001	DATE: 10/31/2025	ONE INCH AT FULL SCALE	TOTAL SHEETS: 4



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

N/F  
INLAND SOUTHEAST NEWMAN CROSSING II, L.L.C.  
P.I.N.: 086 5053 027  
ZONING: CCS  
DB 2594, PG 473

**SUBJECT PROPERTY**  
30.03 ACRES

N/F  
NEWMAN CROSSING PARTNERSHIP  
P.I.N.: 086 5044 002 & 086 5053 002  
ZONING: RMH & CCS  
DB 3647, PG 307

N/F  
INLAND SOUTHEAST NEWMAN CROSSING, L.L.C.  
P.I.N.: 086 5053 024  
ZONING: CCS  
DB 2401, PG 470

N/F  
NEWMAN JCP LLC & NEWMAN JCP III LLC  
P.I.N.: 086 5053 001  
ZONING: CCS  
DB 5666, PG 2077

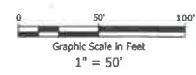
DETENTION POND  
N/F  
PC NEWMAN CROSSING, LLC  
P.I.N.: 086 5053 022  
ZONING: RMH  
DB 5232, PG 496  
PB 77, PG 244

N/F  
SOUTHEASTERN REGIONAL MEDICAL CENTER, INC.  
P.I.N.: 086 5044 006  
ZONING: CCS  
DB 5654, PG 606

N/F  
N/V ES-M NEWMAN, LLC  
P.I.N.: 086 5053 029  
ZONING: RMH & CCS  
DB 5663, PG 1900

- LEGEND**
- IRON PIN FOUND (DESCRIPTION)
  - IRON PIN SET (5/8" REBAR W/ CAP)
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - LIGHT POLE
  - ELECTRIC BOX
  - ELECTRIC HAND HOLE
  - COMMUNICATION MARKER
  - BOLLARD

- ABBREVIATIONS**
- CLF CHAIN LINK FENCE
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  - JB JUNCTION BOX
  - N/F NOW OR FORMERLY
  - N.T.S. NOT TO SCALE
  - OCS OUTLET CONTROL STRUCTURE
  - PLAT BOOK
  - PG PAGE
  - P.O.B. POINT OF BEGINNING
  - P.I.N. PARCEL IDENTIFICATION NUMBER
  - P/L PROPERTY LINE
  - PVC POLYVINYL CHLORIDE PIPE
  - REBAR REBAR
  - R/C REBAR CAPPED
  - RCB REINFORCED CONCRETE PIPE
  - R/W RIGHT OF WAY
  - S.F. SQUARE FEET
  - SSMH SANITARY SEWER MANHOLE



**REVISION / ISSUE**

NO.	DATE	DESCRIPTION
1	11/13/25	ADDRESS CLIENT COMMENTS

PREPARED BY:

**LAND ENGINEERING**

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678.814.4346  
GA LSF #0946

**ALTA / NSPS Land Title Survey**

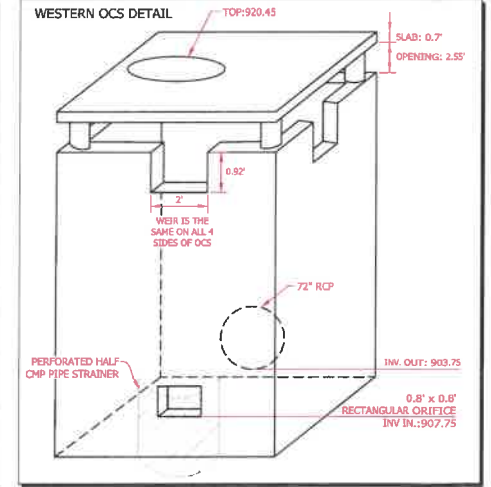
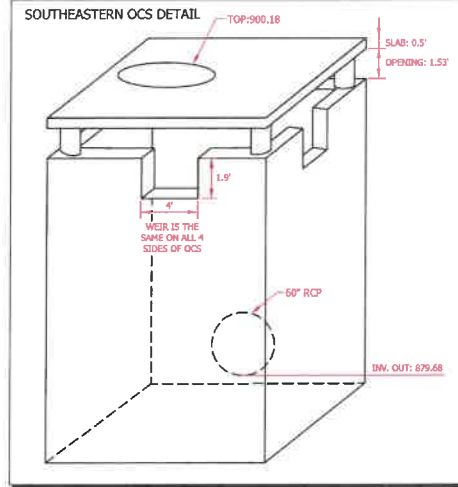
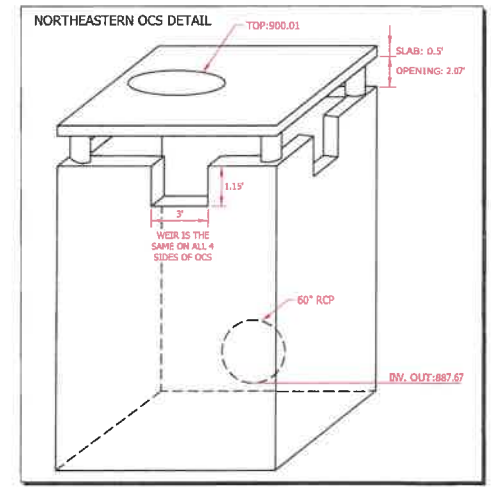
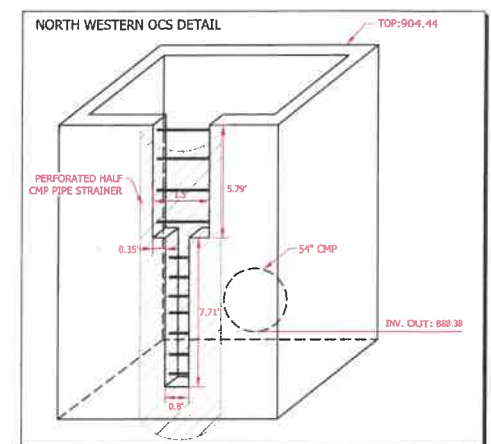
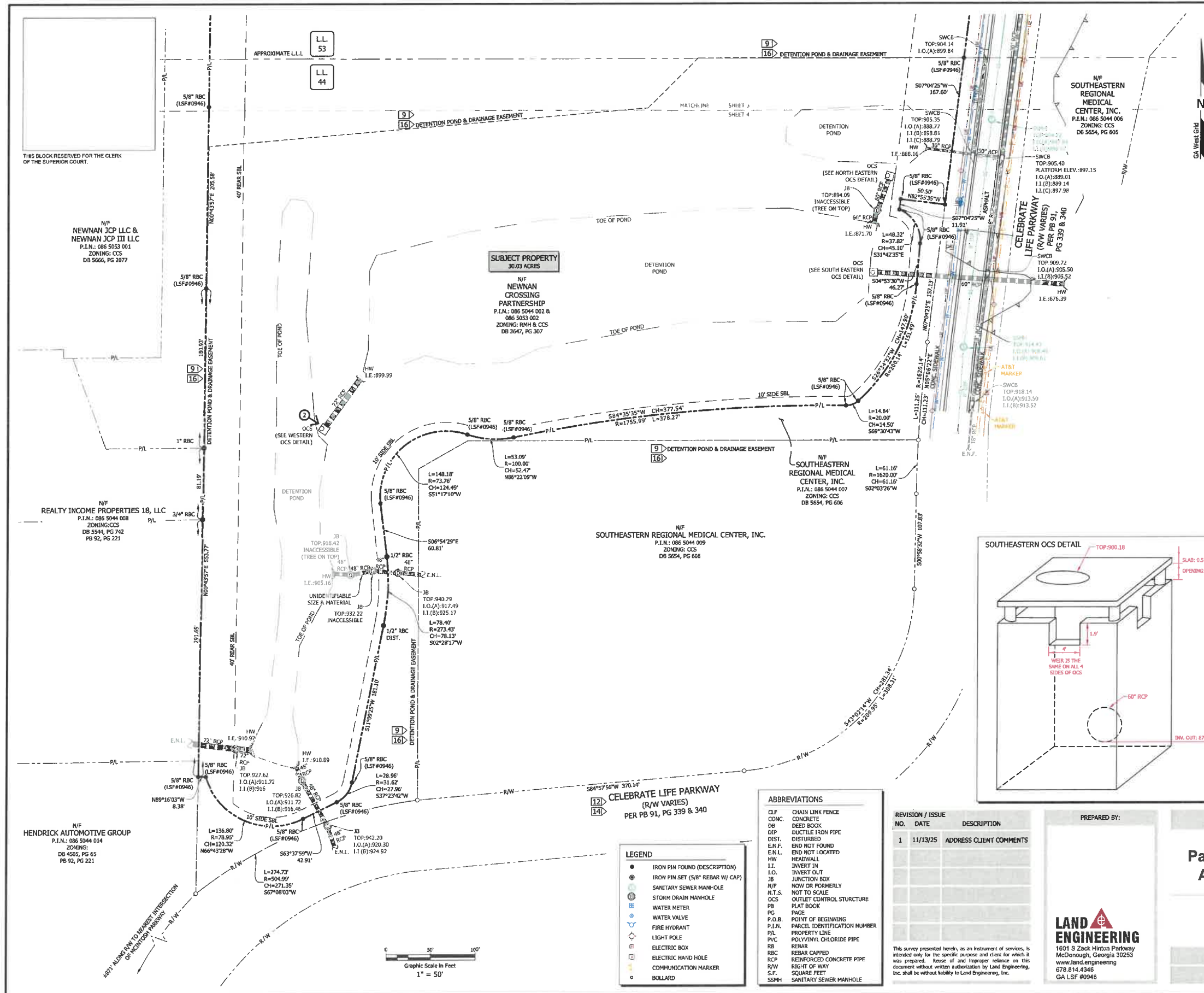
Prepared for:

**Parkland homebuilders, LLC and First American Title Insurance Company**

**Celebrate Life Parkway**  
Land Lot 53 & 44, 5th Land District,  
City of Newnan, Coweta County, Georgia

DRAWN BY: DAM	OXD BY: SAF	SCALE: 1" = 50'	SHEET: 3
PROJ. NO.: 1169-001	DATE: 10/31/2025	AT FULL SCALE	TOTAL SHEETS: 4

This survey presented herein, as an instrument of services, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Land Engineering, Inc. shall be without liability to Land Engineering, Inc.



- LEGEND**
- IRON PIN FOUND (DESCRIPTION)
  - IRON PIN SET (5/8\"/>

- ABBREVIATIONS**
- CLF CHAIN LINK FENCE
  - CONC. CONCRETE
  - DB DEED BOOK
  - DIP DUCTILE IRON PIPE
  - DIST. DISTURBED
  - E.N.F. END NOT FOUND
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  - HW HEADWALL
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  - N.T.S. NOT TO SCALE
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  - P.O.B. POINT OF BEGINNING
  - P.I.N. PARCEL IDENTIFICATION NUMBER
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  - RBC REBAR CAPPED
  - RCP REINFORCED CONCRETE PIPE
  - R/W RIGHT OF WAY
  - S.F. SQUARE FEET
  - SSMH SANITARY SEWER MANHOLE

**REVISION / ISSUE**

NO.	DATE	DESCRIPTION
1	11/13/25	ADDRESS CLIENT COMMENTS

PREPARED BY:

1601 S Zack Hinton Parkway  
McDonough, Georgia 30253  
www.land-engineering.com  
678.814.4346  
GA LSF #0946

**ALTA / NSPS Land Title Survey**

Prepared for:  
**Parkland homebuilders, LLC and First American Title Insurance Company**

**Celebrate Life Parkway**  
Land Lot 53 & 44, 5th Land District,  
City of Newnan, Coweta County, Georgia

DRAWN BY: DAM	CKD BY: SAF	SCALE: 1" = 50'	SHEET: 4
PROJ. NO.: 1169-001	DATE: 10/31/2025	ONE INCH AT FULL SCALE	TOTAL SHEETS: 4

**ZONING CODE COMPLIANCE & SITE DATA**

<b>OVERALL SITE DATA:</b>		
EXISTING ZONING:	RMH & CCS - CITY OF NEWNAN	
PROPOSED ZONING:	RMH	
OVERLAY DISTRICT:	QUALITY DEVELOPMENT CORRIDOR	
WATERSHED DISTRICT:	WHITE OAK WATER SUPPLY	
GROSS AREA:	+/- 30.02 ACRES OR 1,307,754 SF	
PROPOSED UNITS:	220 UNITS	
PROPOSED GROSS DENSITY:	7.3 UNITS PER ACRE	
<b>SITE SETBACKS:</b>		
FRONT:	15' FROM RIGHT OF WAY / 40' FROM CENTERLINE	
SIDE:	12'	
REAR:	40'	
DISTANCE BETWEEN BUILDINGS:	20' MIN.	
MAX HEIGHT:	45'	
<b>SEC. 3-7 - RECREATION FACILITIES:</b>		
REC. AREA REQUIRED = 100 SF X # OF UNITS	MIN. REQ.	PROVIDED
100 SF X 220 UNITS	22,000 SF (0.51 AC)	115,605 SF (2.65 AC)
PASSIVE REC. AREA (COMMUNITY GREENS):		2,261 SF (0.05 AC)
POOL SURFACE:		3,558 SF (0.08 AC)
POOL DECKING:		1,823 SF (0.04 AC)
CABANA:		1,815 SF (0.04 AC)
PICNIC AREA (5 TABLES FOR 220 UNITS):		14,540 SF (0.33 AC) (1,454 LF TRAIL X 10' WIDTH)
TRAIL:		139,394 SF (3.2 AC)
TOTAL RECREATION AREA:		
<b>SEC. 3-7(j)(4) MIN. UNIT SIZE</b>		
2 BEDROOM	MIN. REQ.	PROVIDED
	950 SF	1,800 SF
3 BEDROOM OR MORE	1,100 SF	1,948 SF
<b>SEC. 3-7(j)(5) MIN. AVERAGE UNIT SIZE</b>		
	800 SF	1,774 SF
<b>SEC. 4-15 - FLOOR AREA RATIO:</b>		
FAR = GFA / TPS	MIN. REQ.	PROVIDED
PER TABLE 4-A =	NA	
3,543 SF X 220 UNITS = 780,780 SF		
CABANA = 545 SF		
GFA (780,780 + 545 = 781,325 SF) / TPS (1,307,754 SF) =		0.6 FAR
<b>SEC. 4-18 - OPEN SPACE:</b>		
OPEN SPACE REQUIRED = PGRU X OSU	MIN. REQ.	PROVIDED
PGRU (12 X 30.02 = 360.24) X OSU (1,000 SF) =	360,240 SF (8.27 AC)	805,860 SF (18.5 ACRES)
TOTAL OPEN SPACE PROVIDED:		7 ACRES OR 37.8% OF THE TOTAL OPEN SPACE
FLOODPLAIN, WETLANDS, STEEP SLOPES:	40% MAX	
<b>SEC. 4-19 - IMPERVIOUS SURFACE</b>		
IMPERVIOUS SURFACE = BC + PA + IOS	MAX. ALLOWED	PROVIDED
PER TABLE 4-A =	40% (12 AC)	33.8% (10.15 AC)
BC (5.1 AC) + PA (5.05 AC) + IOS (0) =		
<b>BUILDING COVERAGE</b>		
	25% (7.5 AC)	17% (5.1 AC)
<b>OTHER:</b>		
LANDSCAPE STRIP:	15'	
ZONING BUFFERS:	NONE	
ALLEY:	22' B.C.-B.C.; 45' ACCESS & UTILITY EASEMENT	
SIDEWALKS:	5'	
<b>*VARIANCES:</b>		
1. SEC. 3-7(e)(6). ALLOW MAX 60% 3 OR MORE BEDROOM UNITS		
2. SEC. 3-7(e)(6) MIN. 3 BETWEEN DRIVEWAYS ALLOWED		

**SITE LEGEND**

(FD)	FLOODPLAIN	(CB)	CABANA
(SW)	STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)	(CC)	COMMUNITY GREEN
(WT)	WETLANDS	(PT)	POOL
(25)	25' STATE STREAM BUFFER	(PA)	PICNIC AREA
(50)	50' CITY STREAM BUFFER (INTERMITTENT STREAM)	(MK)	MAIL KIOSK
(75)	75' STREAM IMPERVIOUS SETBACK (INTERMITTENT STREAM)	(TR)	TRAIL
(100)	100' STREAM BUFFER (PERENNIAL STREAM IN WHITE OAK WATER SUPPLY WATERSHED DISTRICT)	(OS)	OPEN SPACE
(150)	150' IMPERVIOUS SETBACK (PERENNIAL STREAM IN WHITE OAK WATER SUPPLY WATERSHED DISTRICT)		

PARKING CALCS				
TYPE	GARAGE	DRIVEWAY	TOTAL PER UNIT	TOTAL SPACES
MULTI	1	1	2	220
TOTAL PARKING SPACES REQUIRED FOR RESIDENTIAL				
1.9 SPACES PER DWELLING UNIT				
TOTAL PARKING SPACES PROVIDED				
POOL PARKING PROVIDED (2251 SF) (90 DEGREE):				30
ADDITIONAL GUEST PARKING PROVIDED (PARALLEL):				7
ADDITIONAL GUEST PARKING PROVIDED (90 DEGREE):				75
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL				552

**NOTES**

PROPERTY ADDRESS:  
CELEBRATE LIFE PKWY  
NEWNAN, GA 30265

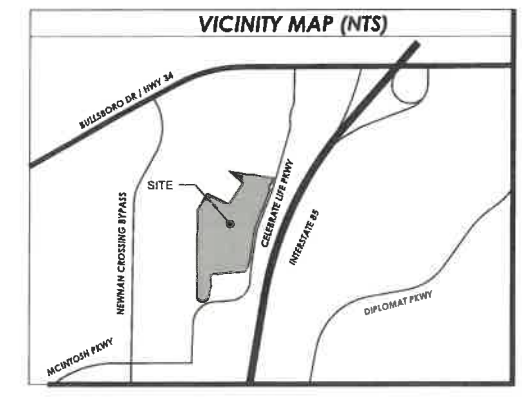
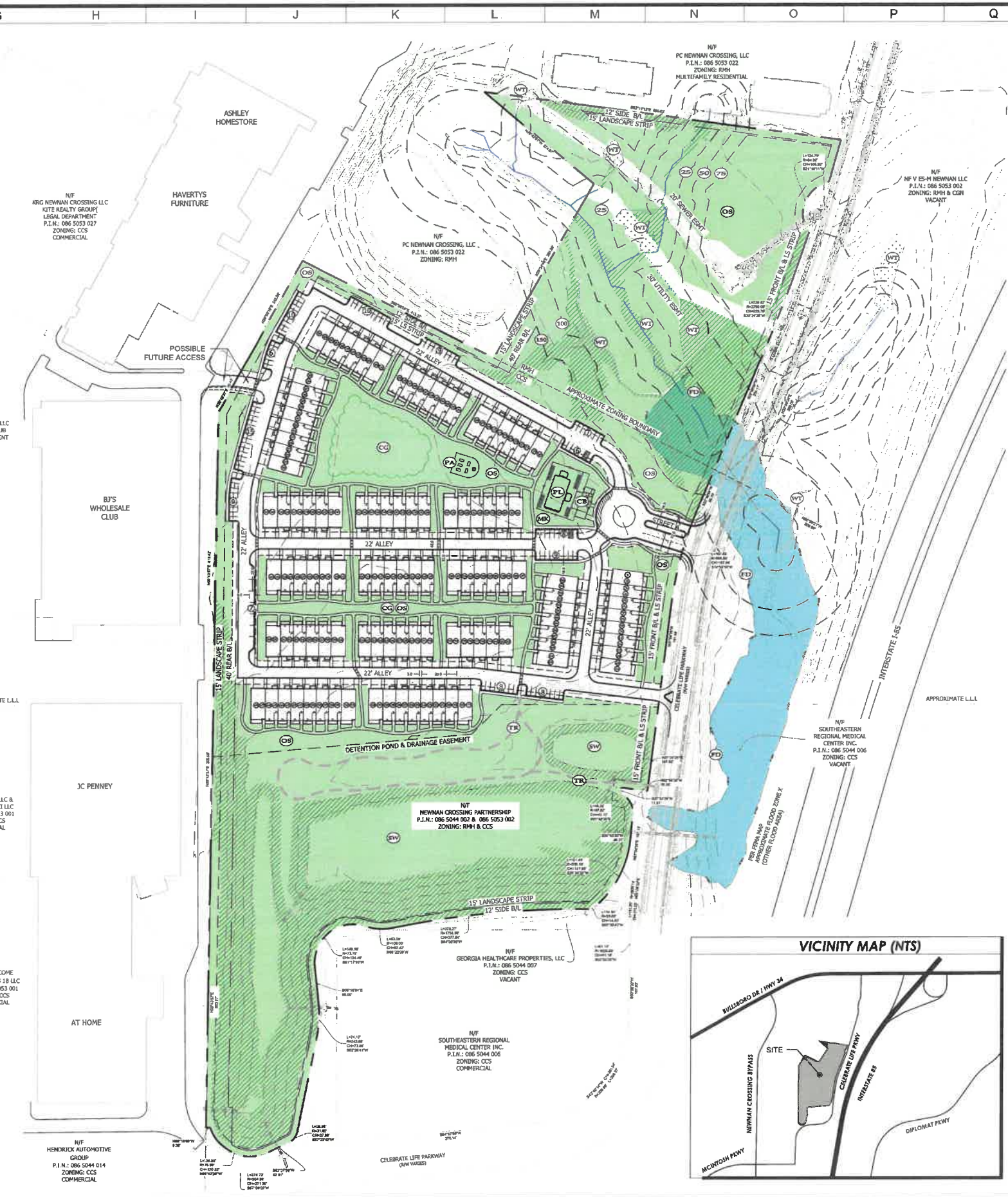
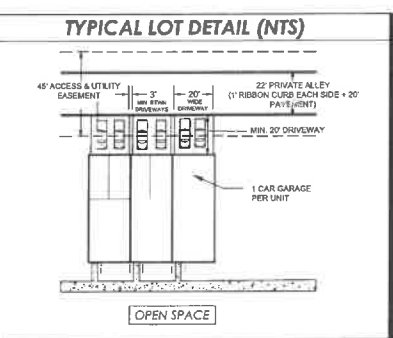
PROPERTY OWNERS:  
PID 085 5053 002 - NEWNAN CROSSING PARTNERSHIP  
PID 085 5044 002 - NEWNAN CROSSING PARTNERSHIP

WATER NOTE:  
WATER PROVIDED BY CITY OF NEWNAN.

SEWER NOTE:  
SEWER PROVIDED BY CITY OF NEWNAN.

STORMWATER NOTE:  
STORMWATER WILL BE PROVIDED ON SITE WITH EXISTING PONDS.

FEMA NOTE:  
ACCORDING TO FIRM NUMBER 13077C0144D DATED 2/6/13 FOR CITY OF NEWNAN, THE PROPERTY SHOWN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



1									
2									
3									
4									
5									
6									
7									
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10									
11									
12									



SITE ZONING PLAN FOR  
**CELEBRATION PARK**  
CELEBRATE LIFE PARKWAY  
LL 53 - DISTRICT 5TH  
PARCEL # 086 5044 002 & 086 5053 002

NORTH

SCALE: 1" = 100'

PROJECT NUMBER  
GA3793-2509

SHEET TITLE  
ZONING PLAN

SHEET NUMBER  
11.25.25

FILE LOCATION: \\newnan\projects\13077C0144D\13077C0144D.dwg; 11/25/2025 10:22

### ZONING CODE COMPLIANCE & SITE DATA

**OVERALL SITE DATA:**  
 EXISTING ZONING: RMH & CCS - CITY OF NEWNAN  
 PROPOSED ZONING: RMH  
 OVERLAY DISTRICT: QUALITY DEVELOPMENT CORRIDOR  
 WATERSHED DISTRICT: WHITE OAK WATER SUPPLY  
 GROSS AREA: +/- 30.02 ACRES OR 1,307,754 SF  
 PROPOSED UNITS: 220 UNITS  
 PROPOSED GROSS DENSITY: 7.3 UNITS PER ACRE

**SITE SETBACKS:**  
 FRONT: 15' FROM RIGHT OF WAY / 40' FROM CENTERLINE  
 SIDE: 12'  
 REAR: 40'  
 DISTANCE BETWEEN BUILDINGS: 20' MIN.  
 MAX HEIGHT: 45'

SEC. 3-7 - RECREATION FACILITIES:	MIN. REQ.	PROVIDED
REC. AREA REQUIRED = 100 SF X # OF UNITS 100 SF X 220 UNITS =	22,000 SF (0.51 AC)	115,605 SF (2.65 AC)
PASSIVE REC. AREA (COMMUNITY GREENS):		2,251 SF (0.05 AC)
POOL SURFACE:		3,558 SF (0.08 AC)
POOL DECKING:		1,625 SF (0.04 AC)
CABANA:		1,815 SF (0.04 AC)
PICNIC AREA (5 TABLES FOR 220 UNITS):		14,540 SF (0.33 AC) (1,454 LF TRAIL X 10' WIDTH)
TRAIL:		139,394 SF (3.2 AC)
TOTAL RECREATION AREA:		

SEC 3-7(e)(4) MIN. UNIT SIZE	MIN. REQ.	PROVIDED
2 BEDROOM	950 SF	1,800 SF
3 BEDROOM OR MORE	1,100 SF	1,949 SF

SEC 3-7(e)(5) MIN. AVERAGE UNIT SIZE	MIN. REQ.	PROVIDED
	800 SF	1,774 SF

**SEC. 4-15 - FLOOR AREA RATIO:**  
 FAR = GFA / TPS  
 PER TABLE 4-A =  
 3,549 SF X 220 UNITS = 780,780 SF  
 CABANA = 545 SF  
 GFA (780,780 + 545 = 781,325 SF) / TPS (1,307,754 SF) =  
**0.6 FAR**

SEC. 4-18 - OPEN SPACE:	MIN. REQ.	PROVIDED
OPEN SPACE REQUIRED = PGRU X OSU PGRU (12 X 30.02 = 360.24) X OSU (1,000 SF) =	360,240 SF (8.27 AC)	885,840 SF (20.1 AC)
TOTAL OPEN SPACE PROVIDED: FLOODPLAIN, WETLANDS, STEEP SLOPES:	40% MAX	7 ACRES OR 37.8% OF THE TOTAL OPEN SPACE

SEC. 4-19 - IMPERVIOUS SURFACE:	MAX. ALLOWED	PROVIDED
IMPERVIOUS SURFACE = BC + PA + IOS PER TABLE 4-A = BC (5.1 AC) + PA (5.05 AC) + IOS (0) =	40% (12 AC)	33.8% (10.15 AC)
<b>BUILDING COVERAGE</b>	25% (7.5 AC)	17% (5.1 AC)

**OTHER:**  
 LANDSCAPE STRIP: 15'  
 ZONING BUFFERS: NONE  
 ALLEY: 22' B.C.-B.C.; 45' ACCESS & UTILITY EASEMENT  
 SIDEWALKS: 5'

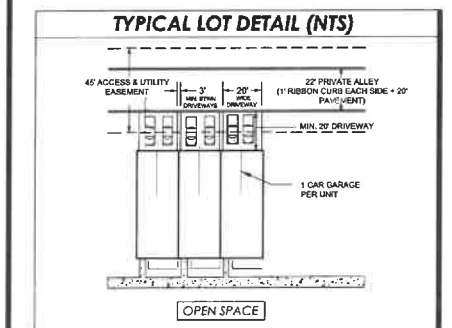
**\*VARIANCES:**  
 1. SEC. 3-7(e)(6). ALLOW MAX 60% 3 OR MORE BEDROOM UNITS  
 2. SEC. 3-7(e)(7)(b) MIN. 3' BETWEEN DRIVEWAYS ALLOWED

### SITE LEGEND

(FD) FLOODPLAIN	(CB) CABANA
(SW) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)	(CG) COMMUNITY GREEN
(WT) WETLANDS	(PT) POOL
(25) 25' STATE STREAM BUFFER	(PA) PICNIC AREA
(50) 50' CITY STREAM BUFFER (INTERMITTENT STREAM)	(MK) MAIL KIOSK
(75) 75' STREAM IMPERVIOUS SETBACK (INTERMITTENT STREAM)	(TR) TRAIL
(100) 100' STREAM BUFFER (PERENNIAL STREAM IN WHITE OAK WATER SUPPLY WATERSHED DISTRICT)	(OS) OPEN SPACE
(150) 150' IMPERVIOUS SETBACK (PERENNIAL STREAM IN WHITE OAK WATER SUPPLY WATERSHED DISTRICT)	

### PARKING CALCS

TYPE	GARAGE	DRIVEWAY	UNIT	TOTAL UNITS	TOTAL SPACES
MULTI	1	1	2	220	440
TOTAL PARKING PROVIDED FOR RESIDENTIAL: 440 SPACES					
TOTAL PARKING PROVIDED (PARALLEL): 7					
ADDITIONAL GUEST PARKING PROVIDED (90 DEGREE): 75					
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL: 522					



### NOTES

**PROPERTY ADDRESS:**  
 CELEBRATE LIFE PKWY  
 NEWNAN, GA 30265

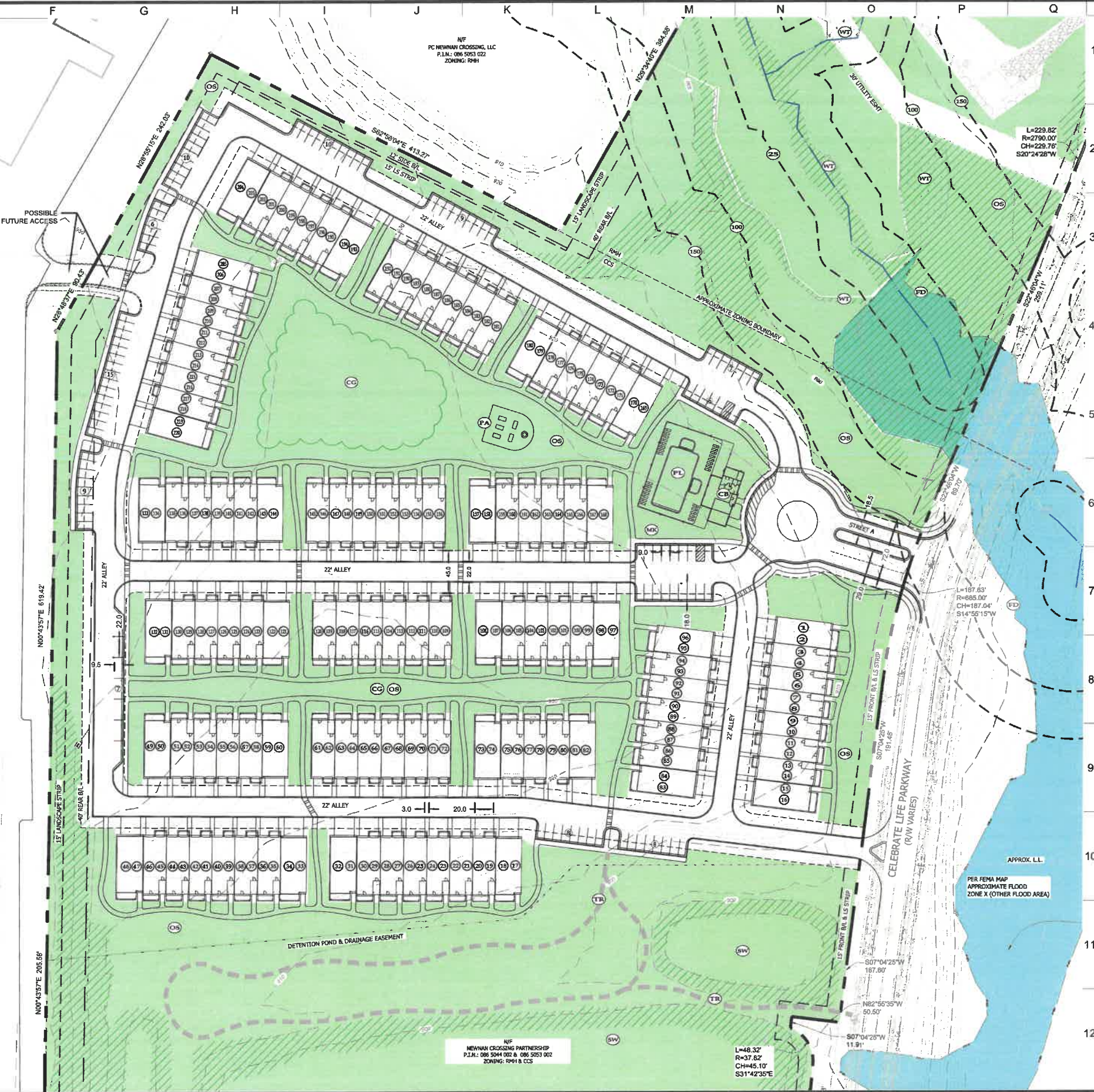
**PROPERTY OWNERS:**  
 PID 086 5044 002 - NEWNAN CROSSING PARTNERSHIP  
 PID 086 5044 002 - NEWNAN CROSSING PARTNERSHIP

**WATER NOTE:**  
 WATER PROVIDED BY CITY OF NEWNAN.

**SEWER NOTE:**  
 SEWER PROVIDED BY CITY OF NEWNAN.

**STORMWATER NOTE:**  
 STORMWATER WILL BE PROVIDED ON SITE WITH EXISTING PONDS.

**FEMA NOTE:**  
 ACCORDING TO FIRM NUMBER 13077C0144D DATED 2/6/13 FOR CITY OF NEWNAN, THE PROPERTY SHOWN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA.



NO.	DATE	DESCRIPTION	BY	CHK.

295 S. MAIN STREET  
ALPHARETTA, GA 30009  
770-225-4730

925 N POINT PKWY STE 320  
ALPHARETTA, GA 30005  
404-933-9502

CELEBRATION PARK

CELEBRATE LIFE PARKWAY  
 L.L. 53 ~ DISTRICT 5TH  
 PARCEL # 086 5044 002 & 086 5053 002

SCALE: 1" = 50'

PROJECT NUMBER: GA3793-2509  
 SHEET TITLE: ZONING PLAN  
 SHEET NUMBER: 11.25.25



## Stacked Townhomes

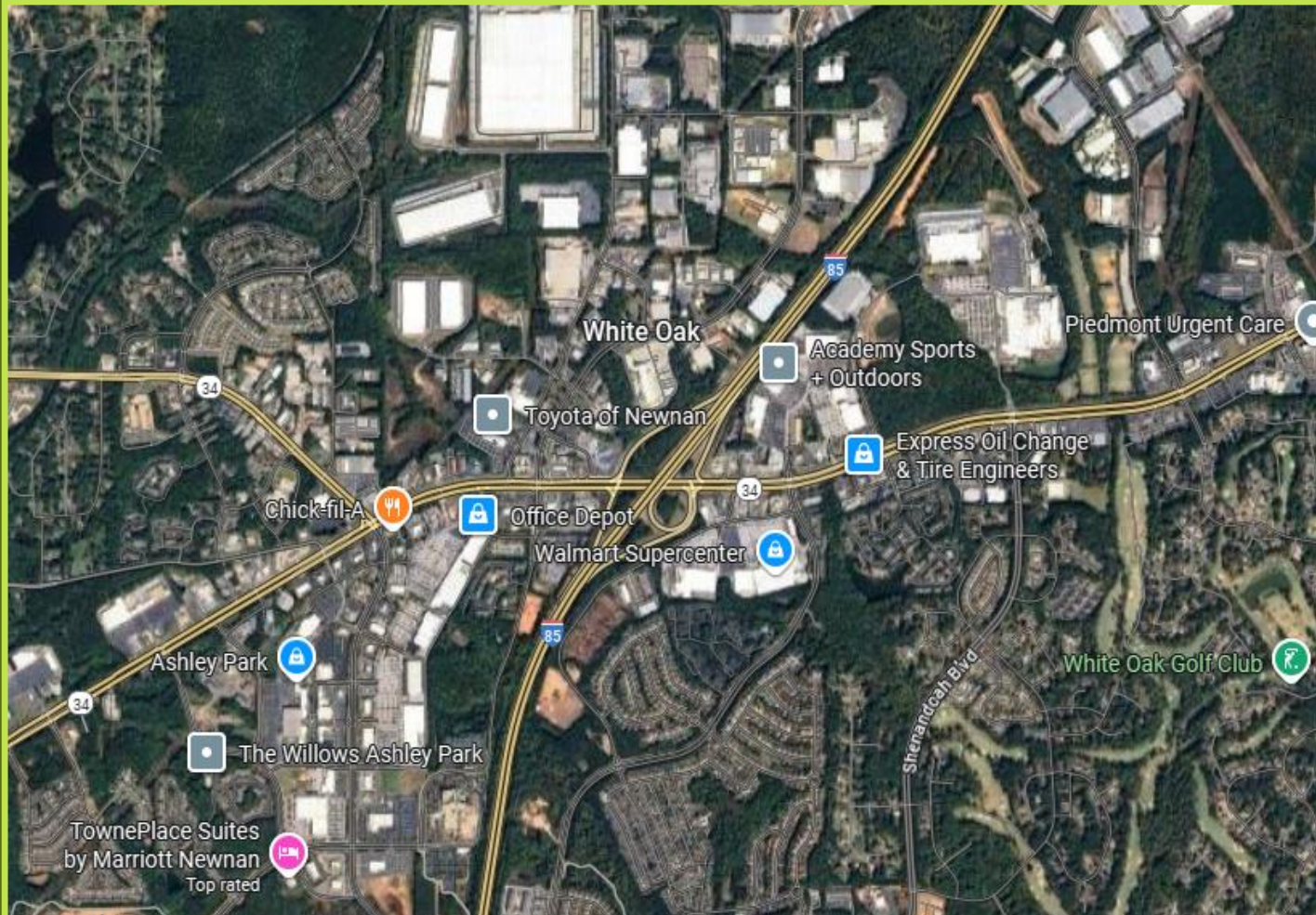








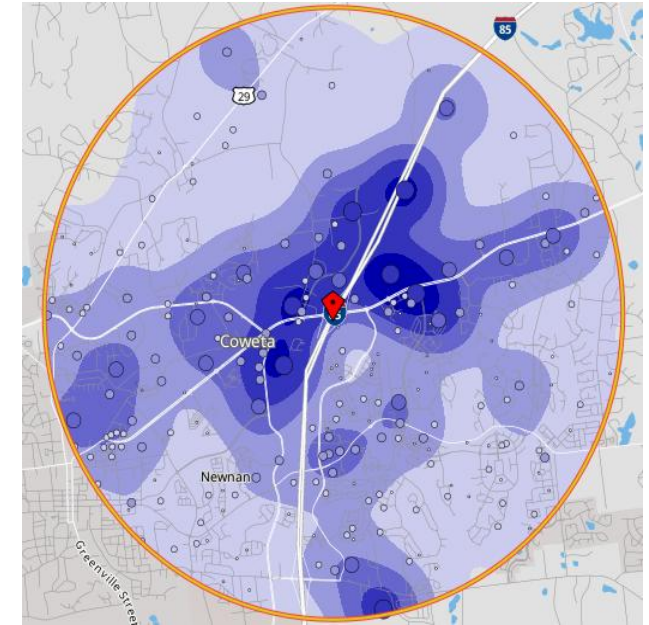
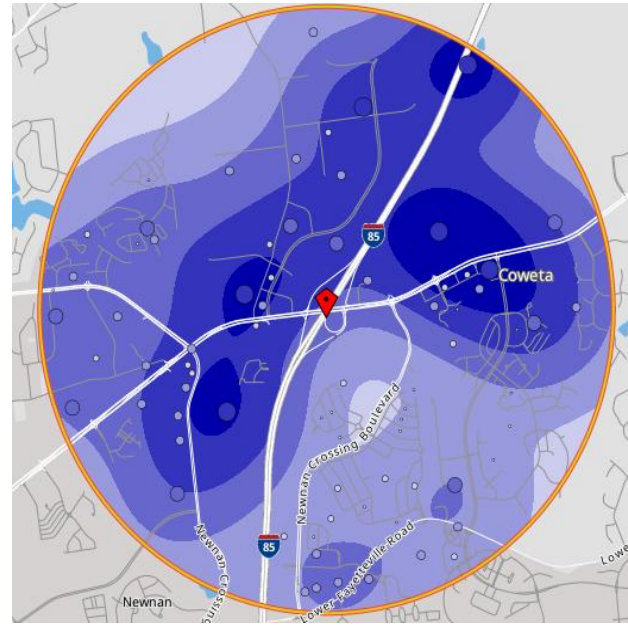
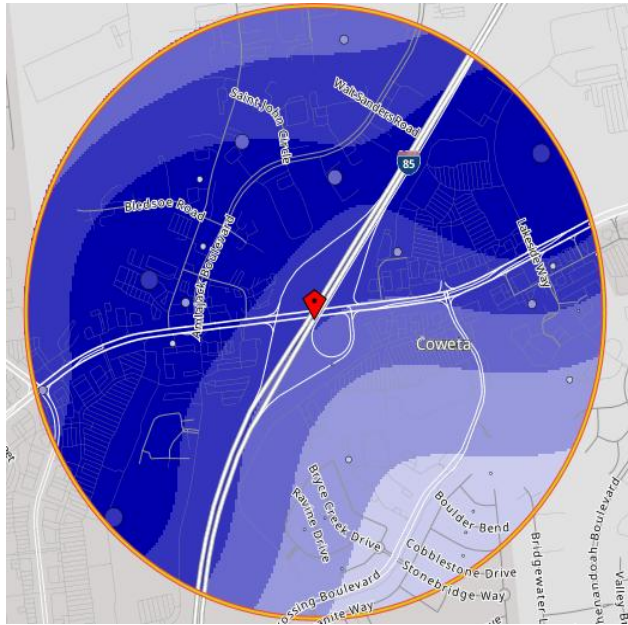




# BULLSBORO DRIVE AND I-85 INTERCHANGE JOBS TO HOUSING ANALYSIS

PARKLAND COMMUNITIES  
OCTOBER 2025

# AREA JOBS



0.75-Mile Radius			
	2022	2025	2030
Total All Jobs	7,206	7,224	7,330
Employees Commuting In	7,127	7,144	TBD
% Commute In	98.9%	98.9%	TBD

1.5-Mile Radius			
	2022	2025	2030
Total All Jobs	18,552	18,630	18,945
Employees Commuting In	17,925	17,997	TBD
% Commute In	96.6%	96.6%	TBD

3-Mile Radius			
	2022	2025	2030
Total All Jobs	27,408	27,584	27,919
Employees Commuting In	24,043	24,142	TBD
% Commute In	87.7%	87.5%	TBD

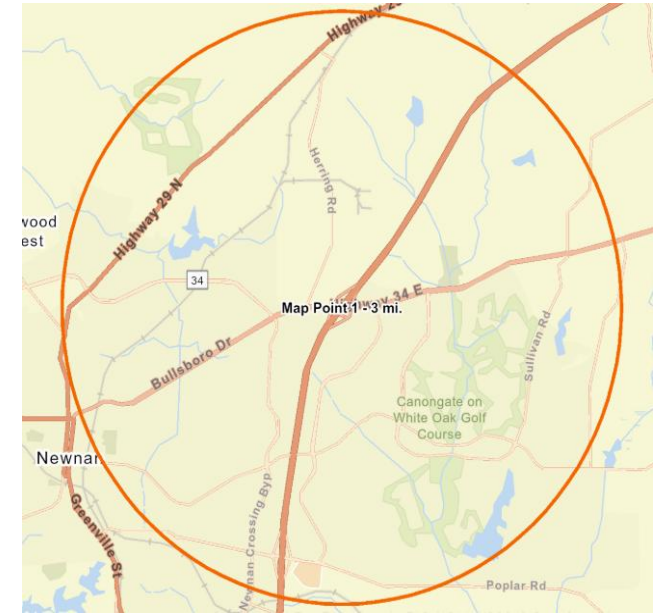
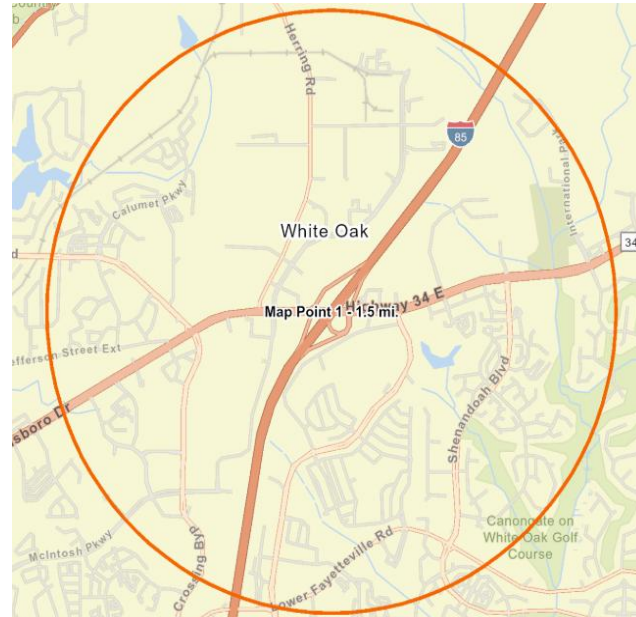
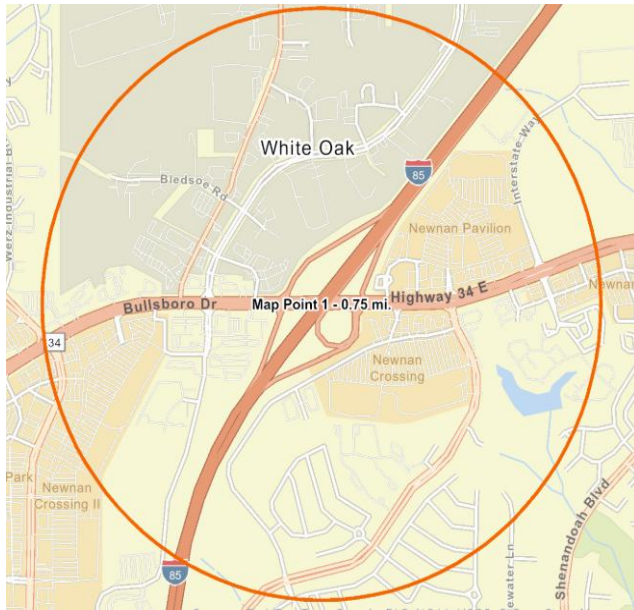
New Commercial Development	2023-2025	2026-2030
Industrial/Flex	11,995	200,000
Self-Storage	-	-
Retail	-	-
Lodging	239	-
Office	-	-
Institutional	-	-
Senior/Student	-	-
Apartments (DNI Subject)	-	300

New Commercial Development	2023-2025	2026-2030
Industrial/Flex	11,995	516,897
Self-Storage	-	-
Retail	30,000	8,860
Lodging	239	176
Office	-	-
Institutional	-	-
Senior/Student	-	-
Apartments (DNI Subject)	-	1,481

New Commercial Development	2023-2025	2026-2030
Industrial/Flex	61,995	523,897
Self-Storage	108,351	-
Retail	61,655	8,860
Lodging	314	291
Office	-	-
Institutional	-	25,000
Senior/Student	-	-
Apartments (DNI Subject)	199	1,785

2022 Job and commuting numbers are from the Bureau of Labor Statistics. 2025 & 2030 Numbers based on new development from Costar and utilizing the following job ratios: Ind. 1/2,000SF, Self-Storage 2/facility, Retail 1/500SF, Lodging 10/facility, Inst. 1/5,000SF, Snr/Std 10/facility, SOURCE: Noell Consulting Group, Costar, Yardi, Smart RE Data, Claritas

# AREA HOUSING



0.75-Mile Radius		
	2025	2030

1.5-Mile Radius		
	2025	2030

3-Mile Radius		
	2025	2030

Total All Households	1,126	1,268
NCG Forecasted w/Dev.		1,426

Total All Households	5,610	6,159
NCG Forecasted w/Dev.		7,091

Total All Households	18,303	19,937
NCG Forecasted w/Dev.		20,088

New Residential Development	2026-2030
Senior/Student	-
Single-Family	-
Apartments (DNI Subject)	300

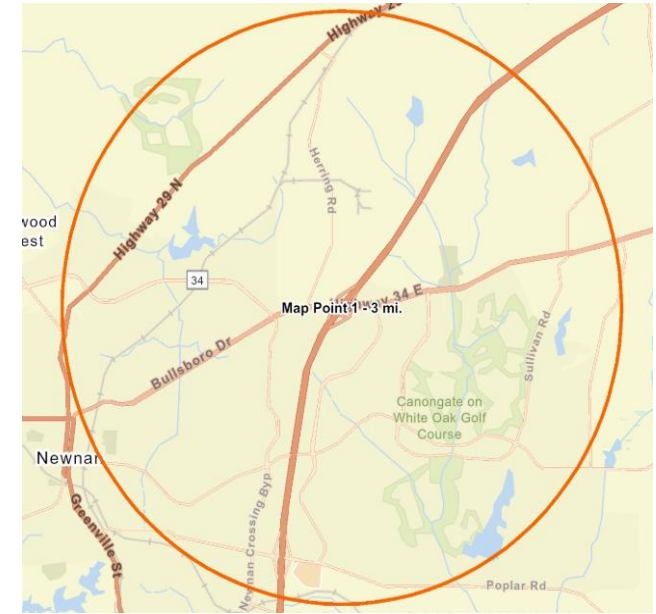
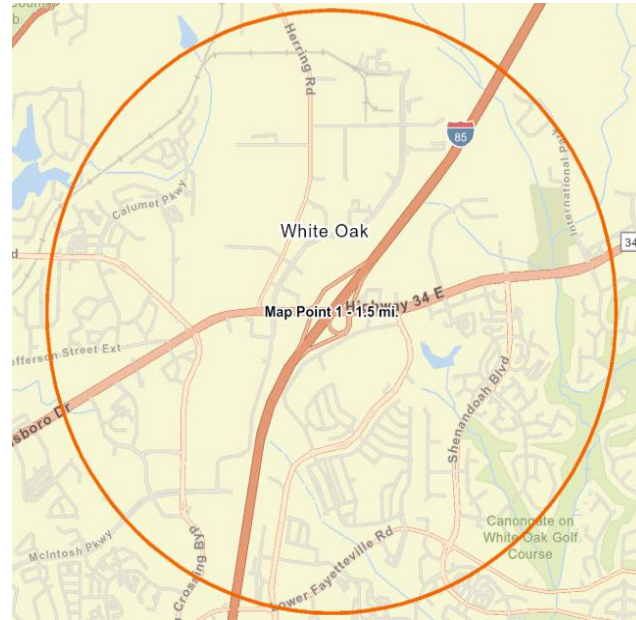
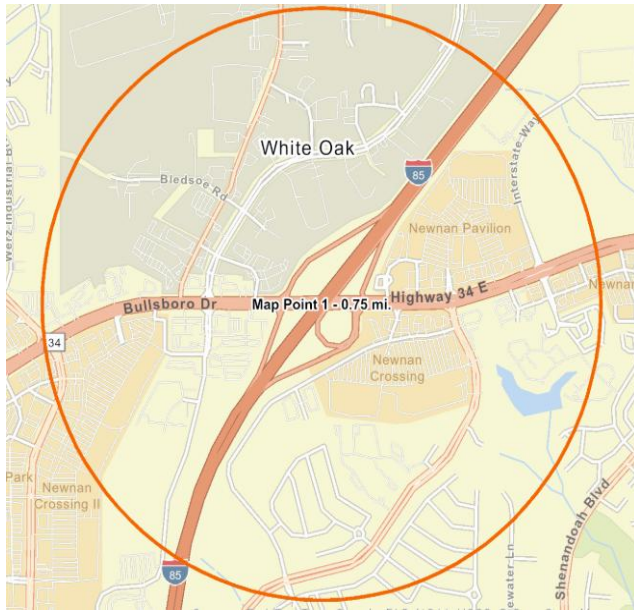
New Residential Development	2026-2030
Senior/Student	-
Single-Family	317
Apartments (DNI Subject)	1,481

New Residential Development	2026-2030
Senior/Student	-
Single-Family	696
Apartments (DNI Subject)	1,785

2030 Household projections from Claritas - only demographer whose data is supportable in a court of law.

SOURCE: Noell Consulting Group, Costar, Yardi, Smart RE Data, Claritas

# JOBS PER AREA HOUSING



0.75-Mile Radius		
	2025	2030
Total Area Jobs	7,224	7,330
Total Area Households (w/Dev.)	1,126	1,426
<b>Jobs Per Households</b>	<b>6.4</b>	<b>5.1</b>

1.5-Mile Radius		
	2025	2030
Total Area Jobs	18,630	18,945
Total Area Households	5,610	7,091
<b>Jobs Per Households</b>	<b>3.3</b>	<b>2.7</b>

3-Mile Radius		
	2025	2030
Total Area Jobs	27,584	27,919
Total Area Households	18,303	20,088
<b>Jobs Per Households</b>	<b>1.5</b>	<b>1.4</b>

With Subject Site			With Subject Site			With Subject Site		
	2025	2030		2025	2030		2025	2030
Total Area Jobs	7,224	7,330	Total Area Jobs	18,630	18,945	Total Area Jobs	27,584	27,919
Total Area Households	1,126	1,646	Total Area Households	5,610	7,311	Total Area Households	18,303	20,308
<b>Jobs Per Households w/Subject</b>	<b>6.4</b>	<b>4.5</b>	<b>Jobs Per Households w/Subject</b>	<b>3.3</b>	<b>2.6</b>	<b>Jobs Per Households w/Subject</b>	<b>1.5</b>	<b>1.4</b>

The area within a 0.75-mile radius of the Bullsboro Rd. and I-85 interchange currently has an estimated 7,224 jobs and only 1,126 households resulting in a nearly 99% commute-in statistic. There are 6.4 jobs per every household today. With a currently planned 300-unit apartment community in this area the ratio will drop to 5.1 jobs per household by 2030, and with the addition of the subject site's 220-units, 4.5 jobs per household. It is estimated that the subject site's 220-units will equate to approximately 550 residents, an estimated 350 of which will be employees.

# SUMMARY

The area immediately (0.75-mile radius) around the Bullsboro Rd. and I-85 interchange currently has an estimated 7,224 jobs and only 1,126 households resulting in a nearly 99% commute-in statistic. While current approved development will grow this to an estimated 7,330 jobs and 1,426 households by 2030, it will still be at a significant jobs to housing imbalance with an estimated 98% of these employees, or 7,183 individuals commuting in daily. These commuters result in traffic congestion and wear and tear on infrastructure without contributing to property taxes. The proposed subject site would add an additional 220-units, or households to the area resulting in the potential for up to 550 of these employees to become local residents and drastically reduce their commute time while contributing to economic development and property taxes through the apartment community. While it is not likely that all residents of the subject site would be local employees, the diversity of industries and salaries offered locally provide strong opportunities and we estimate that as many as 350 of the subject site residents will be employees, and as many as 50% of these, or 175, could be employed locally.





600 Celebrate Life Pkwy  
Newnan, GA 30265  
Phone 770-400-6000  
cityofhope.org

12/1/2025

Re: Letter of Support for Zoning Application  
Parkland Communities

To whom it may concern:

I am writing to express my support for the zoning application submitted by Parkland Communities on Celebrate Life Parkway. After reviewing the plans and understanding the scope of the proposed development, I believe this project will have a positive impact on the surrounding community.

In my experience working with Parkland Communities, they have consistently demonstrated professionalism, transparency, and a commitment to producing quality work that aligns with community expectations.

For these reasons, I respectfully request that the zoning application for Parkland Communities be given full consideration and approval.

Thank you for your time and attention. Please feel free to contact me if additional information is needed.

Respectfully,

A handwritten signature in black ink, appearing to read "Patrick Brown".

Patrick Brown  
VP, Business Development  
City of Hope



City of Newnan, Georgia – Planning Commission

Date: January 13, 2026

Agenda Item: Rezoning Request – RZ2025-09  
6.44 ± acres on the following properties: 25 1<sup>st</sup> Avenue; 47  
1<sup>st</sup> Avenue; 7 4<sup>th</sup> Street and 9 4<sup>th</sup> Street

Prepared and Presented by: Dean Smith, Senior Planner

---

**REZONING ASSESSMENT**

The full rezoning application and accompanying materials are available upon request

<b><u>Project Title:</u></b>	Rezoning Request – Light Industrial District and Urban Residential Dwelling District-Historical and Infill to Mixed Use Development District.
<b><u>Applicant:</u></b>	Melissa Griffis, Attorney at Law (representing) Imperium Development Partners, LLC 100 Kimball Place, Suite 550 Alpharetta, GA 30009
<b><u>Property Location:</u></b>	Multiple Properties: 25 1 <sup>st</sup> Avenue (N03-0004-004); 47 1 <sup>st</sup> Avenue (N03-0004-010); 7 4 <sup>th</sup> Street (N03-0004-008) and 9 4 <sup>th</sup> Street (N03-0004-007)
<b><u>Future Land Use Label:</u></b>	Redevelopment Opportunity Areas and Historic Neighborhood
<b><u>Current Zoning:</u></b>	Light Industrial District (ILT) and within Downtown Design Overlay District (DDO) and Urban Residential Dwelling District-Historical and Infill (RU-I)
<b><u>Proposed Zoning:</u></b>	Mixed Use Development District (MXD)

**SITE INFORMATION:**

The total project site consists of 6.44± acres. The project site involves 4 properties: 1 property at 25 1<sup>st</sup> Avenue is zoned Light Industrial District and is presently the site of several businesses and 3 properties that are zoned Urban Residential Dwelling District-Historical and Infill with two residential structures on 2 of the 3 properties. One property, 9 4<sup>th</sup> Street, was the site of a residential structure until the 2021 tornado destroyed the structure.

**OVERVIEW OF REQUEST:**

The applicant is requesting to rezone 6.44 ± acres to Mixed-Use Development District (MXD) for the purpose of developing 8 townhomes, 259 apartments and concept plans provided by the applicant illustrate between 4,600 to 7,700 square feet of unspecified commercial space; however, the applicant’s community impact assessment memo states 7,700 square feet off commercial area. Proposed amenities include clubhouse, clubroom, leasing office, pool, and connection to the LINC trail system. Applicant notes that amenities will be shared throughout the proposed MXD project.

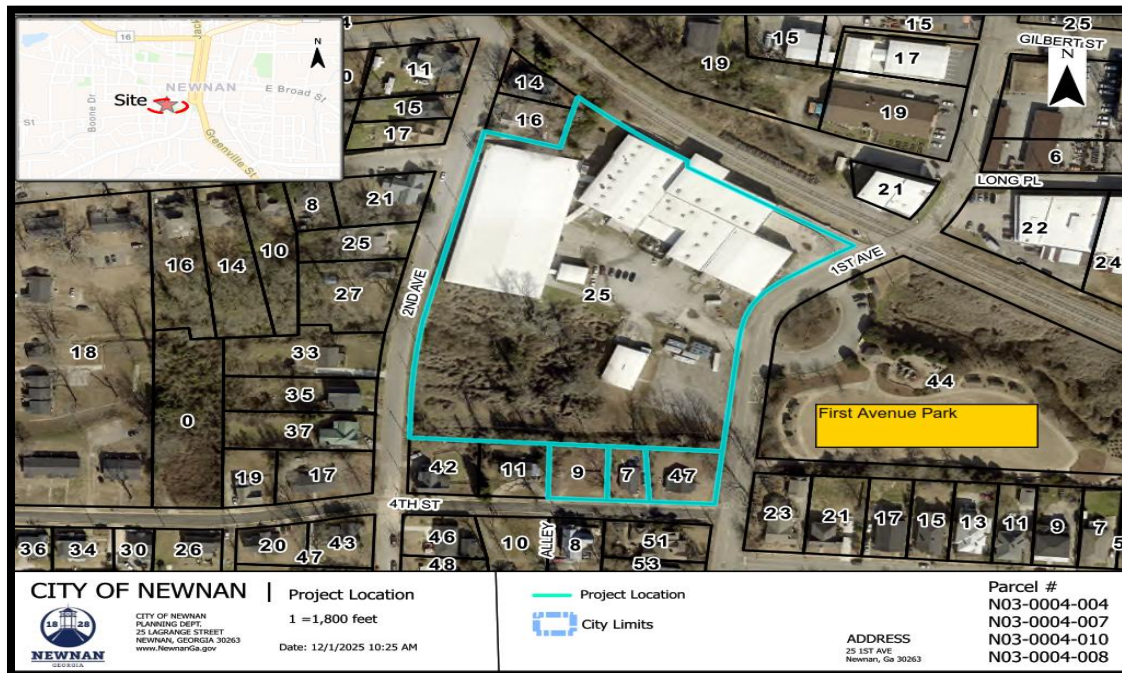
Additionally, the proposal indicates all residential units will be rental units.

The applicant has provided the following data on the apartment units:

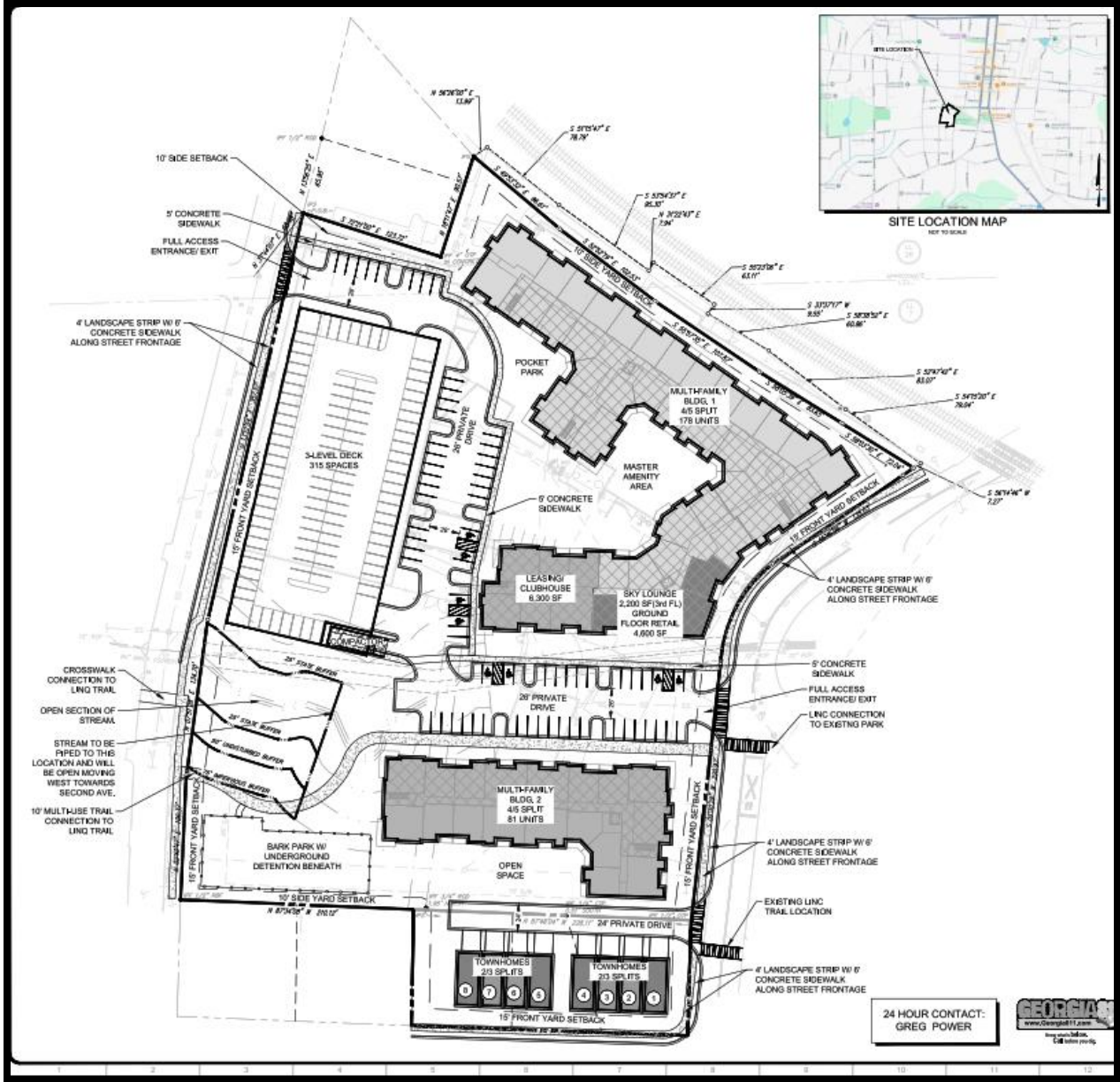
- 169 1-bedroom units averaging 786 square feet with rent starting at \$1,350
- 76 2-bedroom units averaging 1,142 square feet with rent starting at \$1,700
- 14 3-bedroom units averaging 1,413 square feet with rent starting at \$1,950

The 8 townhomes proposed are 3-bedroom units with an average square foot of 2,468 square feet with rent starting at \$2,250

Applicant states that any and all documents submitted with the application and any additional documents presented by the applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in the development as proffered conditions.







## STANDARDS:

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

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

The project site is surrounded by residential, industrial, public/institutional and commercial uses. The residential district is RU-1 and that area is a mixture of single-family detached dwellings, small apartments, and attached dwelling units. RU-1 zoning development is contextual and density, for example, is determined by the existing average of the units built within that area. Staff did an analysis of the surrounding RU-1 zoned properties and the current density average is between 2.8 to 3 units per acre. The proposed rezoning site offers a density of 41.7 units per acre. In 2018, the City approved a townhome development called Newnan Views, located south of Greenville Street Park, similarly situated near downtown Newnan. That project consisted of 35 townhome lots on 2.152 acres, yielding a gross density factor of 16 units per acre. This is the highest density development approved by City Council near the downtown area in recent years.

Although more intense uses can go into an ILT zoned district, it should be considered that approving a significant increase in residential density on one area can set a precedent for future development. The proposed density with this rezoning petition is inconsistent with the adjacent residential neighborhood, the most recent approved multi-family development in the area and the low-density residential nature of the surrounding properties.

**Staff Assessment – PROPOSED USE IS NOT SUITABLE, IN THE CONTEXT OF THE PROPOSED DENSITY AND THE SURROUNDING AREA ✗**

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

The initial concern is an increase in people and traffic. Existing roads that serve the project site are established roads and expansion of those roads would be difficult without the City taking measures to acquire additional rights-of-way. There is a concern that an increase in density are often tied to concerns about increased noise, traffic and changes to the neighborhood's established character.

It is unclear in the information presented by the applicant what the countervailing public benefit would be if the project was developed.

**Staff Assessment – STAFF BELIEVES THAT THERE WILL BE AN ADVERSE AFFECT WITH THE PROPOSED REZONING AS COMPARED TO THE EXISTING USES X**

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

Staff is not aware of any information conveying that there are substantial reasons why the property cannot continue to be used as currently zoned. However, a portion of the rezoning area has been identified as a Redevelopment Opportunity Area.

**Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED X**

4. Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. The complete traffic study provided by the applicant is available upon request. A summary of the assessment's findings and additional information that has been provided since the study was completed is as follows:

- Police: Police Chief Blankenship indicates an approximate increase in 730 calls, 21 motor vehicle accidents and 129 traffic stops in a two-year period. It will have an impact. He further states "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 \$41,250 toward additional personnel."
- Fire: Chief Stephen Brown has indicated that the concern in impact would increase the department's call volume, thereby impacting the department with additional wear and tear on equipment and influencing the effectiveness and strength of the department's manpower. Chief Brown concludes by stating the impact of the project may require additional equipment and manpower in the future at the Newnan Fire Department.
- Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility.

- Engineering and Traffic: Michael Klahr, the City's Director of Engineering Services has provided the following response:

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. 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.
3. 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**.

A piped, live stream exists on this parcel. The developer shall coordinate any permitting requirements with the Georgia EPD and the USACE.

4. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.
5. 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. 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.

3. Sidewalks are required along First Ave, , Second Ave, and Fourth St for the full length of development adjacent to each street, respectively. Minimum width of sidewalks is 5'-0" with a 2'-0" landscape strip behind the curb.

Transportation:

1. Traffic impact study. The developer shall address additional intersections at First Ave/ Fourth St and First Ave/ Buchanan St.; additionally, Buchanan St/ LaGrange St/ Powell St. It is anticipated that trip distribution from the development to Greenville St, to I-85 will occur.

The developer shall address traffic volumes for Second Ave and First Ave in terms of AADT (ADT), existing vs projected, as related to general capacity for each street.

2. Turn lanes. Developer shall provide calculations for left and right turn lanes, based on projected traffic volumes, using GDOT design methodology, for the primary driveway connections on Second Ave and First Ave. Right turn lanes are required by ordinance but may be waived if the expected volumes do not meet GDOT thresholds.
- Coweta County Schools: Coweta County School System Director of Facilities, Genie Ingram responded to the request for the proposed development's impact on the school system. Ms. Ingram stated that the proposed development would fall within the following school districts and noted their current capacities: Elm Street Elementary School (85% Capacity); Smokey Road Middle School (64% 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 this proposal, school capacity is an ongoing concern, with some of the schools serving this area are now at, or near capacity.
  - Tax Revenue: Per the applicant's CIA, it is estimated that the fair market value of the properties involved in the proposed rezoning would increase to \$60 million with the proposed improvements. The assessed valuation would be 40% of the fair market value or \$24 million. The following table shows the estimated economic impact:

ENTITY	MILLAGE RATE	EXISTING (\$3,303,803 COMBINED VALUE)	IMPROVED (\$60,000,000 EST COMBINED VALUE)	ADDITIONAL PROPERTY TAX
County	4.688	\$15,488	\$112,512	\$97,024
School	15.41	\$50,912	\$369,840	\$318,928
City	3.12	\$10,308	\$74,880	\$64,572
<b>TOTAL</b>	<b>23.218</b>	<b>\$76,708</b>	<b>\$557,232</b>	<b>\$480,524</b>

In addition to the estimated tax revenue, the CIA indicates that the property would generate approximately \$710,140 in residential impact fees. Commercial impact fees are based upon the proposed use and size of the business. At this time, the projected impact fees for the commercial spaces are unknown.

As with all developments, the project will impact service provisions. The question is whether or not it is excessive or burdensome. In this case, most of the service providers responded, indicating that they will be in a position to meet the demands; however, it will require additional resources added to their departments. In addition, the school system has expressed concern about their ability to meet the proposal's projected population.

**Staff Assessment – PROJECT WILL HAVE AN IMPACT ON SERVICE PROVIDERS, PRIMARILY POLICE AND FIRE X**

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

The Future Land Use Map shows the property identified as 25 1<sup>st</sup> Avenue (Zoned ILT) as a Redevelopment Opportunity Area. .

The Future Land Use Map shows the properties identified as 47 1<sup>st</sup> Avenue, 7 4<sup>th</sup> Street and 9 4<sup>th</sup> Street as Historic Neighborhood. The Comprehensive plan defines Historic Neighborhood as areas consisting of primarily historic residential homes on smaller lots with unique architectural character. Infill construction and redevelopment should be complementary with the existing uses and structures within the neighborhood; however, some nonresidential uses, appropriately scaled, may be appropriate. Development should reinforce the existing character of the neighborhood through sensitive compatible design including massing, adherence to architectural and site elements, scale/height and building orientation/setbacks. In addition, pedestrian-friendly access should be woven into plans for new nonresidential development.

**Staff Assessment – THE PROPOSED REZONING IS COMPATIBLE WITH THE PURPOSE AND INTENT OF THE REDEVELOPMENT OPPORTUNITY AREA AND ALSO COULD BE ARGUED TO BE COMPATIBLE WITH THE HISTORIC NEIGHBORHOOD FUTURE LAND USE ✓**

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

The Mixed-Use Development District (MXD) is intended to accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including on the ground floor and/or residential uses above non-resident areas. This zoning district is intended to provide for vertical and horizontal mixed uses, integrating uses primarily within the same building or group of buildings. The purpose of the MXD is not to allow smaller lots or reduce development requirements, but to achieve other goals including the protection of sensitive environmental resources as the provisions of site amenities such as plazas, parks, open space, walking trails, etc. The MXD district is not intended to encourage greater density of development nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments.

Elements of a mixed-use district include a mixture of residential uses in a project site, i.e., a variety of residential housing types is encouraged.

Key elements of an MXD project include:

- Diverse Mix of Uses – Proposal identifies three uses – residential apartments, townhomes and unspecified commercial uses.
- Attractive Central Plaza – The applicant’s concept plans illustrates apartment-oriented amenities and plaza/courtyard designs on the north portion of the project.
- Pedestrian-Friendly Building Design – Concept renderings provided in the application seem to support that this element has been met.
- Appropriately Scaled Height – Concept renderings illustrate 4 to 5-story building heights. Townhome renderings illustrate typical 2-story units. Apartment building heights will be significantly taller than adjacent structures. Townhome heights will also be taller than existing structure on 4<sup>th</sup> Street in the block area.
- Distinctive – The elevation and renderings that have been provided do not appear to have incorporated existing design elements in the City of Newnan as a part of this proposed project.
- Sign Package – A sign package has not yet been provided to the City for review.

**Staff Assessment – ALTHOUGH NOT COMPLETELY WITHIN MXD PARAMETERS, THE PROPOSAL IS MAINLY CONSISTENT WITH THE PROPOSED ZONING DISTRICT ✓**

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

The Future Land Use map indicates the properties are identified as Redevelopment Opportunity Areas and Historic Neighborhood. The primary beneficiary of the rezoning appear to be the applicant/developer and not the general public.

**Staff Assessment – THE PROPOSED USE IS SUPPORTED BY CONDITIONS ANTICIPATED BY THE COMPREHENSIVE PLAN FOR THIS PROPERTY ✓**

**8. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

The applicant has stated the proposed project has a public benefit, which is extending a segment of the LINC trail from the downtown to a future LINC connection that the City is contemplating extending toward the western side of the project site and the potential for commercial/retail uses within walking distance to adjacent residential areas. Additional public benefits cited by the applicant are to “provide a lovely mixed use environment in walking distance”, “a mixture of residential and commercial uses in close proximity to the downtown district providing residential options with convenient access to parks, professional services, churches, commercial and office services, along with a connection to a the LINC trail...” General welfare issues like adequate infrastructure (high density), strain on public service providers and controlling urban growth with this proposal do not appear to be in line promoting a reasonable balance

**Staff Assessment – THE PROPOSED PROJECT DOES NOT REFLECTS A REASONABLE BALANCE, BASED UPON THE PROPOSED RESIDENTIAL DENSITY X**

**SUMMARY OF STAFF FINDINGS:**

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **3 of the 8 standards**.

**REVIEW STANDARDS FOR MXD REZONING**

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding developments as shown on the Future Land Use Plan.

4. Quality of architecture, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.

The proposed project demonstrates overall conformity with these review standards but is incongruent with MXD review standards 3 and 6.

### **PRELIMINARY TREE MANAGEMENT PLAN COMMENTS**

Mike Furbush, City Landscape Architect, provided the following comments on the applicant's preliminary tree management plan:

The minimum Tree Management Plan elements have been addressed; however, there are a couple of site plan items that will need to be compliance with the City of Newnan's existing Tree Preservation and Landscape Ordinance...

- There is very little, if any, tree save area.
- Need to provide at least 10 feet landscape strips around the perimeter of the property. All perimeter landscape strips shall be planted with trees and shrubs.
- Need to provide specimen recompense for specimen trees noted in the tree canopy description.
- It is difficult to see how this project will be able to meet the landscape requirements of the City's Tree Conservation and Landscape Ordinance.

### **STAFF SUGGESTED CONDITIONS TO CONSIDER:**

Additional comments recommended by staff:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 259 apartments
- The project will be capped at 8 townhomes

**ATTACHMENTS:**      Application for Rezoning and related materials



**HORNE & GRIFFIS, P.C.**  
32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnanlaw.com](http://www.newnanlaw.com)

MELISSA D. GRIFFIS (GA, AL)

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

November 25, 2025

**VIA HAND DELIVERY**

Ms. Tracy Dunnivant  
City of Newnan  
25 LaGrange Street  
Newnan, GA 30263

RE: Rezoning Request of Imperium Development Partners, Inc.  
Approximately 6.44 +/- Acres located on First Avenue,  
Newnan, Coweta County, Georgia  
Land Lot 7 & 26, 5<sup>th</sup> Land District

Dear Ms. Dunnivant:

Imperium Development Partners, LLC (“Imperium”), the Applicant in the above-described property (“the Property”) in the City of Newnan, Georgia, hereby makes this application to rezone the current property from ILT and Ru-I to MXD to allow for a mixed use development with multi-family apartments, townhomes, and retail.

As you will note in the summary of documents attached to the application packet, the Applicant is proposing 259 apartments, 8 townhomes, and 6,000 square feet of retail/office space.

As noted on the “Application to Amend Zoning Map of Coweta County” Form enclosed herewith, the Property is the most appropriate site for the zoning designation requested insofar as the Property is in close proximity to the First Avenue Park, Greenville Street Park and the downtown area to provide a lovely mixed use environment in walking distance.

For the reasons stated above, Imperium believes that this application is not only consistent with but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed rezoning will facilitate provision of the MXD zoning consistent with principles of smart development so highly valued by City of Newnan.

Imperium has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance

Ms. Tracy Dunnavant  
November 25, 2025  
Page 2

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enacted in November of 2002. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** Imperium, as Applicant and myself, as counsel for Imperium, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Report in the near future.

Yours Truly,



Melissa D. Griffis  
Attorney for Imperium Development  
Partners, LLC

MDG/bw  
Enclosures



**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 Imperium Development Partners, LLC

Mailing Address 100 Kimball Place, Suite 550, Alpharetta, GA 30009

Telephone (770) 925-5589 Email: [matt@imperiumdevelopment.com](mailto:matt@imperiumdevelopment.com)

Property Owner (Use back if multiple names) See attached

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_

Address/Location of Property First Avenue

Tax Parcel No.: N03 0004 004 ; N03 0004 007; N03 0004 010; N03 0004 008 Land Lot 7 & 26

District/Section 5<sup>th</sup> Size of Property (Square Feet or Acres) 6.44+/- acres

Present Zoning Classification: ILT & RU-I Proposed Zoning Classification: MXD

Present Land Use: residential homes, industrial buildings with parking

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 \_\_\_\_\_

The Subject Property is in close proximity to the First Avenue Park, Greenville Street Park and the downtown area to provide a lovely mixed use environment in walking distance.

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 existing tracts include ILT and RU-I with industrial buildings with parking, a gym, and residential homes. The MXD zoning will allow for a mixture of residential and commercial uses in close proximity to the downtown district providing residential options with convenient access to parks, professional services, churches, commercial and office services, along with a connection to the LINC trail.

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

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

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

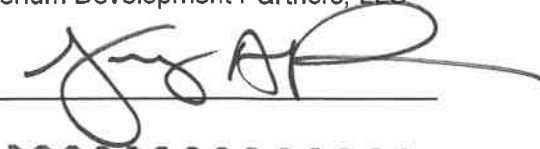
11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
  - Single-Family Application... \$500.00/Plus \$15.00 Per Acre
  - Multi-Family Application ..... \$500.00/Plus \$25.00 Per Acre
  - Office/Institutional Application ..... \$500.00/Plus \$15.00 Per Acre
  - Commercial Application ..... \$500.00/Plus \$25.00 Per Acre
  - Industrial Application ..... \$500.00/Plus \$15.00 Per Acre
  - Mixed Use Application... \$500.00/Plus Per Acre fee based upon proposed land use.
  - Planned Development Application..... \$500.00/Plus per Acre fee based upon proposed land use.
  - Overlay Zoning Application..... \$350.00

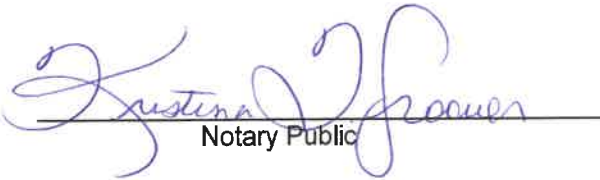
**PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.**

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

Sworn to and subscribed before me this  
 19th day of November, 2025

Imperium Development Partners, LLC

Signature of Applicant 

  
 Notary Public

(Affix Raised Seal Here)



**FOR OFFICIAL USE ONLY**

DATE OF PRE-APPLICATION CONFERENCE : \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE OF FILING: \_\_\_\_\_ FILING FEE RECEIVED: \_\_\_\_\_

DATE OF NOTICE TO NEWSPAPER: \_\_\_\_\_

DATE OF PUBLIC HEARING: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION (DATE): \_\_\_\_\_

\_\_\_\_\_

DATE OF TRANSMITTAL TO CITY COUNCIL: \_\_\_\_\_

CITY COUNCIL DECISION (DATE): \_\_\_\_\_

**Tract 1**

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 7 AND 26 OF THE FIFTH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING at the centerline of the intersection of Second Avenue and Third Street thence North  $37^{\circ}44'07''$  East 68.48 feet to  $1/2''$  capped rebar set; Said rebar being the POINT OF BEGINNING.;

THENCE  $S72^{\circ}21'00''E$  a distance of 123.72' to a 4" open top pipe concrete fond;  
THENCE  $N18^{\circ}11'47''E$  a distance of 90.57' to a  $1/2''$  capped rebar set;  
THENCE  $S49^{\circ}53'32''E$  a distance of 96.61' to a point;  
THENCE  $S52^{\circ}52'19''E$  a distance of 102.53' to a point;  
THENCE  $S55^{\circ}57'35''E$  a distance of 107.87' to a point;  
THENCE  $S58^{\circ}05'39''E$  a distance of 83.65' to a point;  
THENCE  $S58^{\circ}03'30''E$  a distance of 72.04' to a point;  
THENCE  $S55^{\circ}46'56''W$  a distance of 11.02' to a point;  
THENCE  $S55^{\circ}46'56''W$  a distance of 135.03' to a point;  
THENCE continuing along the right of way a curve having an arc distance of 96.50 feet, a radius of 116.16 feet, and being subtended by a cord bearing  $S27^{\circ}39'25''W$  a distance of 99.52' to a point;  
THENCE  $S06^{\circ}30'29''W$  a distance of 220.97' to a  $1/2''$  open top pipe found;  
THENCE  $N87^{\circ}48'04''W$  a distance of 228.11' to a  $1/2''$  capped rebar set;  
THENCE  $N87^{\circ}34'08''W$  a distance of 210.12' to a  $1/2''$  rebar found;  
THENCE  $N02^{\circ}40'47''E$  a distance of 106.37' to a point;  
THENCE  $N07^{\circ}51'28''E$  a distance of 134.70' to a point;  
THENCE  $N13^{\circ}12'54''E$  a distance of 357.57' to a  $1/2''$  capped rebar set;  
which is the POINT OF BEGINNING, having an area of 5.92 Acres.

**Tract 2**

All that tract or parcel of land lying and being in Land Lot 7, 5<sup>th</sup> District, Coweta County, Georgia, being inside the City Limits of Newnan and being Tract 2, and being more particularly described as follows:

COMMENCING at the centerline intersection of First Avenue (a 60' right-of-way) and 4<sup>th</sup> Street (a 40' right-of-way);

THENCE, N 80°11'18" W a distance of 174.73' to a ½" capped rebar set on the Northerly right-of-way of 4<sup>th</sup> Street, said ½" capped rebar set being the POINT OF BEGINNING;

THENCE, following the Northerly right-of-way of 4<sup>th</sup> Street, N 86°48'53" W a distance of 21.88' to a point;

THENCE, N 87°11'40" W a distance of 55.84' to a mag nail set;

THENCE, leaving the aforementioned right-of-way, N 03°12'30" E a distance of 98.23' to a ½" capped rebar set;

THENCE, S 87°48'04" E a distance of 78.95' to a ½" capped rebar set;

THENCE, S 03°54'47" W a distance of 99.23' to a ½" capped rebar set on the Northerly right-of-way of 4<sup>th</sup> Street, said ½" capped rebar set being the POINT OF BEGINNING.

Said parcel having a total area of 0.18 Acres as shown on a plat prepared by Davis Engineering and Surveying dated 10-02-2025.

**Tract 3**

All that tract or parcel of land lying and being in Land Lot 7, 5<sup>th</sup> District, Coweta County, Georgia, being inside the City Limits of Newnan and being Tract 3, and being more particularly described as follows:

COMMENCING at the centerline intersection of First Avenue (a 60' right-of-way) and 4<sup>th</sup> Street (a 40' right-of-way);

THENCE, N 76°31'33" W a distance of 113.15' to a ½" capped rebar set on the Northerly right-of-way of 4<sup>th</sup> Street, said ½" capped rebar set being the POINT OF BEGINNING;

THENCE, following the Northerly right-of-way of 4<sup>th</sup> Street, N 86°18'41" W a distance of 13.06' to a point;

THENCE, N 86°59'57" W a distance of 49.18' to a ½" capped rebar set;

THENCE, leaving the aforementioned right-of-way, N 03°54'47" E a distance of 99.23' to a ½" capped rebar set;

THENCE, S 87°48'04" E a distance of 51.90' to a ½" capped rebar set;

THENCE, S 02°00'05" E a distance of 100.48' to a ½" capped rebar set on the Northerly right-of-way of 4<sup>th</sup> Street, said ½" capped rebar set being the POINT OF BEGINNING.

Said parcel having a total area of 0.13 Acres as shown on a plat prepared by Davis Engineering and Surveying dated 10-02-2025.

**Tract 4**

All that tract or parcel of land lying and being in Land Lot 7, 5<sup>th</sup> District, Coweta County, Georgia, being inside the City Limits of Newnan and being Tract 4, and being more particularly described as follows:

COMMENCING at the centerline intersection of First Avenue (a 60' right-of-way) and 4<sup>th</sup> Street (a 40' right-of-way);

THENCE, N 51°55'49" W a distance of 35.16' to a point at the right-of-way intersection of First Avenue and 4<sup>th</sup> Street, said point being the POINT OF BEGINNING;

THENCE, following the Northerly right-of-way of 4<sup>th</sup> Street, N 86°45'01" W a distance of 82.48' to a ½" capped rebar set;

THENCE, leaving the aforementioned right-of-way, N 02°00'05" W a distance of 100.48' to a ½" capped rebar set;

THENCE, S 87°48'04" E a distance of 97.26' to a ½" open top pipe found on the Westerly right-of-way of First Avenue;

THENCE, following the aforementioned right-of-way, S 06°22'31" W a distance of 102.00' to a point at the right-of-way intersection of First Avenue and 4<sup>th</sup> Street, said point being the POINT OF BEGINNING.

Said parcel having a total area of 0.21 Acres as shown on a plat prepared by Davis Engineering and Surveying dated 10-02-2025.



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:

The Applicant shall pull a permit for building the proposed retail use at the same time as the multi-family permit.

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


Any and all documents submitted with the application and any additional documents presented by the Applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in this development.

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

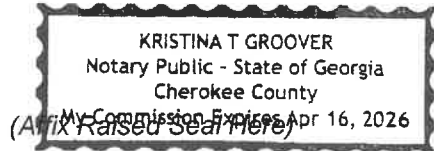
  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

Melissa D. Griffis, Attorney  
\_\_\_\_\_  
Type or Print Name and Title

 11/19/25  
\_\_\_\_\_  
Signature of Notary Public                      Date





City of Newnan, Georgia  
Attachment A  
Proffered Conditions

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

Please list any written proffered conditions below:

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

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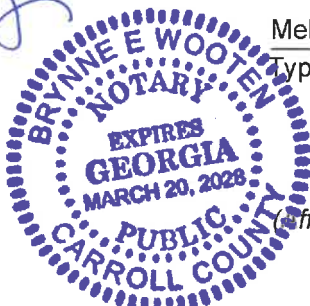
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I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant  
*Melissa D. Griffis*  
Signature of Applicant's Representative

Type or Print Name and Title  
Melissa D. Griffis, Attorney  
Type or Print Name and Title



*Brynne E. Wooten*  
Signature of Notary Public Date

*(Affix Raised Seal Here)*



**NEWNAN**  
GEORGIA

City of Newnan, Georgia

Attachment B

# Disclosure of Campaign Contributions & Gifts

Application filed on November 25, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

N03 0004 004; N03 0004 007; N03 0004 010; N03 0004 008

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 organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

Imperium Development Partners, Inc.

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.

Imperium Development Partners, LLC

Signature of Applicant

Gregory A Power, Manager

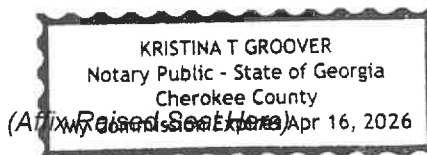
Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Kristina T Groover    11/19/25  
Signature of Notary Public    Date



<sup>1</sup>Business 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

# Disclosure of Campaign Contributions & Gifts

**NEWNAN**  
GEORGIA

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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.

*Taylor Smith*  
Signature of Applicant

Royal 25th, LLC

*Taylor Smith, Manager*  
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

*Amea Jolisa Edmead*    *11/21/25*  
Signature of Notary Public    Date  
Amea Jolisa Edmead

(Affix Raised Seal Here)

NOTARY PUBLIC

Clayton County, GEORGIA

My Commission Expires 08/14/2029  
1. My Commission Expires 08/14/2029  
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

# 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

James N. Brantley, Jr.  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

James N. Brantley, Jr.  
Type or Print Name and Title

  
Signature of Notary Public

11/20/2025  
Date

**Angeline Shelnett**  
**NOTARY PUBLIC**  
**COWETA COUNTY, GEORGIA**  
**My Commission Expires 03/26/2029**  
(Affix Raised Seal Here)

<sup>1</sup>Business 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

# Disclosure of Campaign Contributions & Gifts

**NEWNAN**  
GEORGIA

Application filed on November 25, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

N03 0004 004; N03 0004 007; N03 0004 010; N03 0004 008

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All individuals, business entities, or other organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

Imperium Development Partners, Inc.

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

Susan K. Brantley  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Applicant's Representative

Susan K Brantley  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

11/20/2025  
Date

Angeline Shelnett  
NOTARY PUBLIC  
COWETA COUNTY, GEORGIA  
My Commission Expires 03/28/2029  
(Affix Raised Seal Here)

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City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts



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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 organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

Imperium Development Partners, Inc.

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)
<u>Keith Brady</u>	<u>\$250</u>	<u>Sept 2025</u>

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

Michael Barber  
Signature of Applicant

BEKL, LLC  
Michael Barber *Mgr. Member*  
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature]  
Signature of Notary Public

11/20/2025  
Date

(Affix Raised Seal Here)

<sup>1</sup>Business 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 Royal 25th, LLC

Telephone Number 404-434-9711

Address of Subject Property 25 1<sup>st</sup> Avenue  
Newnan, GA 30263

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.

Royal 25th, LLC

*Taylor Smith*  
Signature of Property Owner

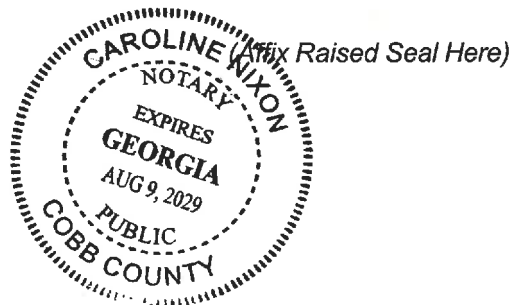
Personally appeared before me

*Taylor Smith*

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

*Carla Rip*  
Notary Public

11/20/2025  
Date





City of Newnan, Georgia

Attachment C

# Property Owner's Authorization

**NEWMAN**  
GEORGIA

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 N. Brantley, Jr.

Telephone Number \_\_\_\_\_

Address of Subject Property 47 1st Avenue

Newnan, GA 30263

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  
James N. Brantley, Jr.

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.

Angeline Shelnut  
NOTARY PUBLIC  
COWETA COUNTY, GEORGIA  
My Commission Expires 03/28/2029

  
\_\_\_\_\_  
Notary Public

*(Affix Raised Seal Here)*

11/20/2025  
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 Susan K. Brantley

Telephone Number \_\_\_\_\_

Address of Subject Property 47 1st Avenue  
Newnan, GA 30263

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.

*Susan K Brantley*  
Signature of Property Owner  
Susan K. Brantley

Personally appeared before me

*Angeline Shelnett*

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

**Angeline Shelnett**  
**NOTARY PUBLIC**  
**COWETA COUNTY, GEORGIA**  
**My Commission Expires 03/28/2029**

*[Signature]*  
Notary Public

*(Affix Raised Seal Here)*

11/20/2025  
Date



City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

**NEWNAN**  
GEORGIA

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 BEKL, LLC

Telephone Number \_\_\_\_\_

Address of Subject Property 9 4<sup>th</sup> Street and 7 4<sup>th</sup> Street

Newnan, GA 30263

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.

BEKL, LLC

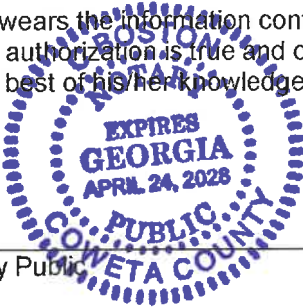
Michael Baker  
Signature of Property Owner *Wynn Member*

Personally appeared before me

*[Signature]*

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)*

11/20/2025  
Date



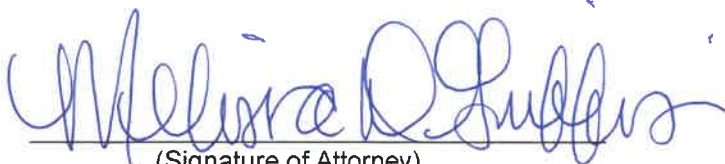
City of Newnan, Georgia  
Attachment D  
**Attorney's Authorization**

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**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 Melissa D. Griffis, Esq.

Address 32 South Court Square  
Newnan, GA 30263

Telephone (770) 253-3282

Date 11-25-2025

# ALTA/NSPS SURVEY FOR:

## FIRST AMERICAN TITLE GUARANTY COMPANY;

(ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS APPEAR)

### BEKL, LLC

(A GEORGIA LIMITED LIABILITY COMPANY)

### ROYAL 25TH, LLC

(A GEORGIA LIMITED LIABILITY COMPANY)

### IMPERIUM DEVELOPMENT PARTNERS, LLC

(A GEORGIA LIMITED LIABILITY COMPANY)

# &

## JAMES N. BRENTLY & SUSAN K. BRANTLY

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

#### -FLOOD NOTE-

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 1307700231D EFFECTIVE DATE 2/16/2013, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

#### -SURVEYOR CERTIFICATION-

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDSE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

Morgan Cain  
MORGAN E. CAIN PLS# 3621



#### -SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA DISTO DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GNSS BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.06". THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 567,692 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, OR RESTRICTIONS ONE MAY FIND.

STATEMENT OF LIMITATIONS: THE UNDERSIGNED ASSUMES NO RESPONSIBILITY OR LIABILITY FOR STATEMENTS OR CERTIFICATIONS MADE OR IMPLIED ON THIS DOCUMENT OR PLAT EXCEPT THOSE SPECIFICALLY DEFINED BY THE LAWS OF THE STATE OF GEORGIA AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS BEING WITHIN THE SCOPE OF TRAINING, EDUCATION, EXPERIENCE AND EXPERTISE NECESSARY FOR PRACTICE AS A REGISTERED LAND SURVEYOR.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR.

TYPE OF SURVEY: ALTA

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
DB 3916, PAGE 81, DB 5718, PG 27, & DB 4291, PG 688

PROPERTY OWNERS AS OF SURVEY DATE:  
27 FIRST PARTNERS LLC, BEKL, LLC, & JAMES & SUSAN BRANTLY

PARCEL NUMBER: N03 0004 004, N03 0004 001, N03 0004 009, N03 0004 007

#### -ZONING INFORMATION- PARCEL# N03 0004 004

CITY: CITY OF NEWNAN  
ZONE: I1T (LIGHT INDUSTRIAL)  
SETBACK REQUIREMENTS:  
FRONT: Major St.=35 R/W or 85 CL  
Minor St.=35 R/W or 65 CL  
REAR: 15 FT  
SIDE: 12 FT

#### -ZONING INFORMATION- PARCEL# N03 0004 007, N03 0004 009, & N03 0004 000

CITY: CITY OF NEWNAN  
ZONE: R1  
SETBACK REQUIREMENTS:  
FRONT: NOT PROVIDED  
MAJOR: NOT PROVIDED  
MINOR: NOT PROVIDED  
REAR: NOT PROVIDED  
SIDE: NOT PROVIDED

SETBACKS AND BUFFERS ARE GOVERNED BY CITY OF NEWNAN, GEORGIA, AND ARE SUBJECT TO CHANGE. ANY SETBACKS AND BUFFERS SHOWN HEREON, SHOULD BE CONFIRMED IN WRITING WITH CITY OF NEWNAN COUNTY PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

#### -TITLE EXCEPTIONS-

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL, SURVEY MATTERS PERTAINING TO FIRST AMERICAN TITLE COMPANY COMMITMENT FOR THE TITLE INSURANCE NUMBER: NCS-1254365-ATL, ISSUING OFFICE: 3455 PEACHTREE ROAD NE, SUITE 1700, ATLANTA, GA 30326 COMMITMENT DATE: MARCH 22, 2025 AT 8:00 AM.

- MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 78, PAGE 176, COWETA COUNTY, GEORGIA. AFFECTS- AS SHOWN.
- MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 5, PAGE 1, AFORESAID RECORDS. PLAT SHOWS OLD CONFIGURATION OF SUBJECT PROPERTY - NO PLOTTABLE MATTERS.
- STATE HIGHWAY BOARD OF GEORGIA FROM LRS. B. P. STATE HIGHWAY BOARD OF GEORGIA, DATED FEBRUARY 24, 1936, FILED FOR RECORD FEBRUARY 24th, 1938 AND RECORDED IN DEED BOOK 36, PAGE 372, AFORESAID RECORDS. AFFECTS- AS SHOWN.
- EASEMENT FROM ROYAL MOLDED PRODUCTS, INC., A GEORGIA CORPORATION TO THE CITY OF NEWNAN, GEORGIA, DATED JANUARY 10, 1985, FILED SEPTEMBER 7, 1972 AND RECORDED IN DEED BOOK 238, PAGE 784, AFORESAID RECORDS. COULD AFFECT- EASEMENT DESCRIPTION VAGUE IN DESCRIPTION- UNABLE TO DETERMINE LOCATION.
- THIS INDENTURE FROM CENTRAL OF GEORGIA RAILROAD COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF GEORGIA TO OLSONITE CORPORATION, A MICHIGAN CORPORATION, ROYAL MOLDED PRODUCTS COMPANY, INC., DATED MARCH 2, 1983, FILED FOR RECORD JUNE 2, 1983, AND RECORDED IN DEED BOOK 350, PAGE 436, AFORESAID RECORDS. AFFECTS- RIGHT OF WAY OF RAILROAD AS SHOWN.

#### LEGAL DESCRIPTION

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 7 AND 26 OF THE FIFTH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING IDENTIFIED AS 5.930 ACRES AND 8025 SQUARE FEET (ENCROACHING INTO R/W) AS SHOWN ON PLAT PF SURVEY FOR REGIONS BANK & NEWNAN PROPERTY MANAGEMENT LLC DATED MAY 5, 2003 MADE BY JOHN R. CHRISTOPHER, GEORGIA REGISTERED LAND SURVEYOR OF RECORD IN PLAT BOOK 78, PAGE 176, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR AND ACCURATE DESCRIPTION OF PROPERTY HEREIN CONVEYED.

LESS AND EXCEPT THE FOLLOWING ENCROACHMENT AREA:

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 7 AND 26 OF THE FIFTH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF THE INTERSECTION OF SECOND AVENUE AND THIRD STREET THENCE NORTH 37 DEGREES 44 MINUTES 07 SECONDS EAST 68.48 FEET TO 1/2" INCH CAPPED REBAR SET; THENCE SOUTH 72 DEGREES 21 MINUTES 00 SECONDS EAST A DISTANCE OF 123.72 FEET TO A 4 INCH OPEN TOP PIPE CONCRETE FOND; THENCE NORTH 18 DEGREES 11 MINUTES 47 SECONDS EAST A DISTANCE OF 90.57 FEET TO A 1/2" INCH CAPPED REBAR SET; SAID REBAR BEING THE POINT OF BEGINNING;

THENCE NORTH 56 DEGREES 26 MINUTES 00 SECONDS EAST A DISTANCE OF 13.99 FEET TO A POINT; THENCE SOUTH 51 DEGREES 15 MINUTES 47 SECONDS EAST A DISTANCE OF 78.79 FEET TO A POINT; THENCE SOUTH 53 DEGREES 54 MINUTES 37 SECONDS EAST A DISTANCE OF 7.94 FEET TO A POINT; THENCE SOUTH 55 DEGREES 23 MINUTES 06 SECONDS EAST A DISTANCE OF 63.11 FEET TO A POINT; THENCE SOUTH 33 DEGREES 37 MINUTES 17 SECONDS WEST A DISTANCE OF 9.55 FEET TO A POINT; THENCE SOUTH 58 DEGREES 38 MINUTES 53 SECONDS EAST A DISTANCE OF 80.86 FEET TO A POINT; THENCE SOUTH 52 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 83.07 FEET TO A POINT; THENCE SOUTH 54 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 79.04 FEET TO A POINT; THENCE SOUTH 56 DEGREES 14 MINUTES 46 SECONDS WEST A DISTANCE OF 7.27 FEET TO A POINT; THENCE NORTH 58 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 72.04 FEET TO A POINT; THENCE NORTH 58 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 83.65 FEET TO A POINT; THENCE NORTH 55 DEGREES 57 MINUTES 35 SECONDS WEST A DISTANCE OF 107.87 FEET TO A POINT; THENCE NORTH 52 DEGREES 52 MINUTES 19 SECONDS WEST A DISTANCE OF 102.53 FEET TO A POINT; THENCE NORTH 49 DEGREES 53 MINUTES 32 SECONDS WEST A DISTANCE OF 98.61 FEET TO A 1/2" INCH CAPPED REBAR SET; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 7,548 SQUARE FEET.

ALSO DESCRIBED AS:

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 7 AND 26 OF THE FIFTH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE OF THE INTERSECTION OF SECOND AVENUE AND THIRD STREET THENCE NORTH 37 DEGREES 44 MINUTES 07 SECONDS EAST 68.48 FEET TO A 1/2" INCH CAPPED REBAR SET SAID REBAR BEING THE POINT OF BEGINNING;

THENCE NORTH 22 DEGREES 21 MINUTES 00 SECONDS EAST A DISTANCE OF 123.72 FEET TO A 4 INCH OPEN TOP PIPE CONCRETE FOND;

THENCE NORTH 18 DEGREES 11 MINUTES 47 EAST A DISTANCE OF 90.57 FEET TO A 1/2" INCH CAPPED REBAR SET;

THENCE NORTH 56 DEGREES 26 MINUTES 00 SECONDS EAST A DISTANCE OF 13.99 FEET TO A POINT;

THENCE SOUTH 53 DEGREES 54 MINUTES 37 SECONDS EAST A DISTANCE OF 7.94 FEET TO A POINT;

THENCE SOUTH 55 DEGREES 23 MINUTES 06 SECONDS EAST A DISTANCE OF 63.11 FEET TO A POINT;

THENCE SOUTH 33 DEGREES 37 MINUTES 17 SECONDS WEST A DISTANCE OF 9.55 FEET TO A POINT;

THENCE SOUTH 58 DEGREES 38 MINUTES 53 SECONDS EAST A DISTANCE OF 80.86 FEET TO A POINT;

THENCE SOUTH 52 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 83.07 FEET TO A POINT;

THENCE SOUTH 54 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 79.04 FEET TO A POINT;

THENCE SOUTH 56 DEGREES 14 MINUTES 46 SECONDS WEST A DISTANCE OF 7.27 FEET TO A POINT;

THENCE NORTH 58 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 72.04 FEET TO A POINT;

THENCE NORTH 58 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 83.65 FEET TO A POINT;

THENCE NORTH 55 DEGREES 57 MINUTES 35 SECONDS WEST A DISTANCE OF 107.87 FEET TO A POINT;

THENCE NORTH 52 DEGREES 52 MINUTES 19 SECONDS WEST A DISTANCE OF 102.53 FEET TO A POINT;

THENCE NORTH 49 DEGREES 53 MINUTES 32 SECONDS WEST A DISTANCE OF 98.61 FEET TO A 1/2" INCH CAPPED REBAR SET;

WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 7,548 SQUARE FEET.

THENCE CONTINUING ALONG THE RIGHT OF WAY A CURVE HAVING AN ARC DISTANCE OF 96.30 FEET, A RADIUS OF 116.16 FEET, AND BEING SUBTENDED BY A CHORD BEARING SOUTH 27 DEGREES 39 MINUTES 25 SECONDS WEST A DISTANCE OF 220.97 FEET TO A 1/2" INCH OPEN TOP PIPE FOUND;

THENCE NORTH 87 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 228.11 FEET TO A 1/2" INCH CAPPED REBAR SET;

THENCE NORTH 87 DEGREES 54 MINUTES 08 SECONDS WEST A DISTANCE OF 210.12 FEET TO A 1/2" INCH REBAR FOUND;

THENCE NORTH 02 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 106.37 FEET TO A POINT;

THENCE NORTH 07 DEGREES 51 MINUTES 28 SECONDS EAST A DISTANCE OF 134.70 FEET TO A POINT;

THENCE NORTH 13 DEGREES 52 MINUTES 54 SECONDS EAST A DISTANCE OF 357.57 FEET TO A 1/2" INCH CAPPED REBAR SET; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 6.69 ACRES.

#### -AS-SURVEYED-

#### LEGAL DESCRIPTION

TRACT 1

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 7 AND 26 OF THE FIFTH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE centerline of the intersection of Second Avenue and Third Street thence North 37°44'07" East 68.48 feet to 1/2" capped rebar set; Said rebar being the POINT OF BEGINNING;

THENCE S72°21'00"E a distance of 123.72' to a 4" open top pipe concrete fond;

THENCE N18°11'47"E a distance of 90.57' to a 1/2" capped rebar set;

THENCE S45°23'32"E a distance of 63.11' to a point;

THENCE S27°21'00"E a distance of 79.04' to a point;

THENCE S53°54'37"E a distance of 7.94' to a point;

THENCE S55°23'06"E a distance of 63.11' to a point;

THENCE S33°37'17"E a distance of 9.55' to a point;

THENCE S58°38'53"E a distance of 80.86' to a point;

THENCE S52°47'42"E a distance of 83.07' to a point;

THENCE S54°15'20"E a distance of 79.04' to a point;

THENCE S56°14'46"W a distance of 7.27' to a point;

THENCE N58°03'30"E a distance of 72.04' to a point;

THENCE N58°05'39"W a distance of 83.65' to a point;

THENCE N55°57'35"W a distance of 107.87' to a point;

THENCE N52°52'19"W a distance of 102.53' to a point;

THENCE N49°53'32"W a distance of 98.61' to a 1/2" open top pipe found;

THENCE N87°48'04"W a distance of 228.11' to a 1/2" capped rebar set;

THENCE N87°54'08"W a distance of 210.12' to a 1/2" rebar found;

THENCE N02°40'47"E a distance of 106.37' to a point;

THENCE N07°51'28"E a distance of 134.70' to a point;

THENCE N13°52'54"E a distance of 357.57' to a 1/2" capped rebar set; which is the POINT OF BEGINNING, having an area of 6.69 Acres.

#### -TITLE EXCEPTIONS-

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

SURVEY MATTERS PERTAINING TO FIRST AMERICAN TITLE COMPANY COMMITMENT FOR THE TITLE INSURANCE NUMBER: NCS-1254365-ATL, ISSUING OFFICE: 3455 PEACHTREE ROAD NE, SUITE 1700, ATLANTA, GA 30326 COMMITMENT DATE: JULY 9, 2025 AT 8:00 AM.

- TEMPORARY CONSTRUCTION EASEMENT FROM EARNEST M. HILL TO CITY OF NEWNAN, GEORGIA, DATED NOVEMBER 28, 2007, FILED FOR RECORD DECEMBER 11, 2007, AND RECORDED IN DEED BOOK 3287, PAGE 109, COWETA COUNTY, GEORGIA RECORDS.
- MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGE 95, AFORESAID RECORDS.
- MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.

#### LEGAL DESCRIPTION

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 7, FIFTH LAND DISTRICT OF COWETA COUNTY, GEORGIA, THE CITY OF NEWNAN, AND BEING A PART OF LOT NO. 802 OF THE NEWNAN LAND COMPANY PROPERTY, SAID TRACT IS MORE PARTICULARLY IDENTIFIED AS PARCEL A ON PLAT OF SURVEY FOR BILL JENSEN BY JOHN R. CHRISTOPHER, GEORGIA REGISTERED LAND SURVEYOR NUMBER 1768, DATED DECEMBER 9, 1980, OF RECORD IN PLAT BOOK 28, PAGE 95, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

7 4TH STREET, NEWNAN GA 30263  
MAP #N03 0004 008

#### -TITLE EXCEPTIONS-

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

SURVEY MATTERS PERTAINING TO FIRST AMERICAN TITLE COMPANY COMMITMENT FOR THE TITLE INSURANCE NUMBER: NCS-1254365-ATL, ISSUING OFFICE: 3455 PEACHTREE ROAD NE, SUITE 1700, ATLANTA, GA 30326 COMMITMENT DATE: JULY 29, 2025 AT 8:00 AM.

NO APPLICABLE EXCEPTIONS.

#### LEGAL DESCRIPTION

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 7 OF THE FIFTH LAND DISTRICT AND BEING LOCATED IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA AND BEING A PORTION OF LOT 802 OF THE NEWNAN LAND COMPANY AS SHOWN BY SURVEY OF SAID SUBDIVISION RECORDED IN DEED BOOK 5, PAGE 1, COWETA COUNTY RECORDS AND BEING MORE PARTICULARLY IDENTIFIED AND DESCRIBED AS PARCEL "B" ACCORDING TO PLAT OF SURVEY FOR BILL JENSEN, DATED DECEMBER 9, 1980, MADE BY JOHN R. CHRISTOPHER REGISTERED LAND SURVEYOR, AS RECORDED IN PLAT BOOK 28, PAGE 95, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR AND ACCURATE DESCRIPTION OF THE PROPERTY CONVEYED HEREIN.

#### -AS-SURVEYED-

#### LEGAL DESCRIPTION

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, 5TH DISTRICT, COWETA COUNTY, GEORGIA, BEING INSIDE THE CITY LIMITS OF NEWNAN AND BEING TRACT 3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT the centerline intersection of First Avenue (a 60' right-of-way) and 4th Street (a 40' right-of-way);

THENCE N 7°31'33" W a distance of 113.15' to a 1/2" capped rebar set on the Northernly right-of-way of 4th Street, said 1/2" capped rebar set being the POINT OF BEGINNING;

THENCE, following the Northernly right-of-way of 4th Street, N 88°18'41" W a distance of 13.08' to a point;

THENCE, N 80°59'57" W a distance of 49.18' to a 3/4" capped rebar set;

THENCE, following the aforementioned right-of-way, N 03°54'47" E a distance of 99.23' to a 3/4" capped rebar set;

THENCE, S 02°00'00" E a distance of 51.80' to a 3/4" capped rebar set;

THENCE, S 02°00'00" E a distance of 100.48' to a 1/2" capped rebar set on the Northernly right-of-way of 4th Street, said 1/2" capped rebar set being the POINT OF BEGINNING.

Said parcel having a total area of 0.13 Acres

#### -AS-SURVEYED-

#### LEGAL DESCRIPTION

TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 7, 5TH DISTRICT, COWETA COUNTY, GEORGIA, BEING INSIDE THE CITY LIMITS OF NEWNAN AND BEING TRACT 4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT the centerline intersection of First Avenue (a 60' right-of-way) and 4th Street (a 40' right-of-way);

THENCE, N 51°55'49" W a distance of 35.16' to a point at the right-of-way intersection of First Avenue and 4th Street, said point being the POINT OF BEGINNING;

THENCE, following the Northernly right-of-way of 4th Street, N 85°45'01" W a distance of 92.48' to a 3/4" capped rebar set;

THENCE, leaving the aforementioned right-of-way, N 02°00'00" W a distance of 100.48' to a 3/4" capped rebar set;

THENCE, S 07°48'04" E a distance of 97.26' to a 1/2" open top pipe found on the Westernly right-of-way of First Avenue;

THENCE, following the aforementioned right-of-way, S 08°22'31" W a distance of 102.00' to a point at the right-of-way intersection of First Avenue and 4th Street, said point being the POINT OF BEGINNING.

Said parcel having a total area of 0.21 Acres

TOTAL AREA  
6.44 ACRES

#### -ALTA/NSPS- SURVEYORS CERTIFICATE-

WE, FIRST AMERICAN TITLE GUARANTY COMPANY (ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS APPEAR) AND IMPERIUM DEVELOPMENT PARTNERS, LLC, MAKE THIS STATEMENT TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, IDENTIFY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 15, AND 16-19 OF TABLE "A" THEREOF. FIELD WORK WAS COMPLETED ON 5/30/2024.

DATE OF PLAT OR MAP: 185 15th DAY OF MAY, 2025

SURVEYOR: Morgan Cain  
GEORGIA R.L.S. #3621

NO PLANS OR REPORTS PROVIDED BY CLIENT PERTAINING TO UNDERGROUND UTILITIES, ABOVE GROUND UTILITIES AS SHOWN HEREON.

#### -ENCROACHMENT AREA NOTE-

LOCATION OF ENCROACHMENT AREA SHOWN PER PB 78, PG 176. VARIOUS IMPROVEMENTS NORTH OF THE PROPERTY LINE INTO THE RAILROAD RIGHT OF WAY AS SHOWN.

#### -ALTA NOTES-

NO CEMETARIES WERE OBSERVED ON SITE AT THE TIME OF SURVEY.

NO ACTIVE EARTHWORK WAS OBSERVED ON SITE AT THE TIME OF SURVEY.

STATE WATERS OR WETLANDS WERE OBSERVED ON SITE AT THE TIME OF SURVEY.

THE LEGAL DESCRIPTION AS PROVIDED IN TITLE COMMITMENT NUMBER 2400000172 PROVIDED BY STEWART TITLE GUARANTY COMPANY DATED MAY 10, 2024, DESCRIBES A TRACT OF LAND THAT IS THE SAME PARCEL OF LAND AS SHOWN ON THIS SURVEY. THE BOUNDARIES OF SUCH BEING SUBJECT TO THE DIFFERENCES BETWEEN FIELD MEASUREMENTS OF FOUND MONUMENTS AND RECORD CALLS, IN KEEPING WITH GEORGIA STATE SURVEYING STANDARDS OF CARE.

THE PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

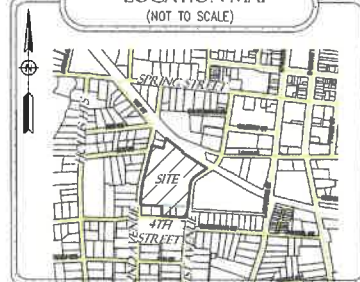
THE PROPERTY HAS DIRECT ACCESS, WITHOUT ANY GAPS OR GORES, TO BOTH FIRST AVENUE AND SECOND AVENUE, WHICH ARE PUBLIC RIGHT OF WAYS.

THE LOCATION OF THE PROPERTY IS 25 FIRST AVE, 47 1st AVE, AND 7 4th ST.

THERE ARE NO PROPOSED RIGHT OF WAY CHANGES FOUND AT DATE OF SURVEY.

PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 2/23/2018) S.B.V. BOUNDARY DEFINED BY WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

#### LOCATION MAP (NOT TO SCALE)



#### -UTILITY NOTE-

NO UNDERGROUND UTILITIES WERE LOCATED OR SHOWN HEREON. PRIOR TO ANY DIGGING OR CONSTRUCTION, CONTACT GEORGIA ONE CALL (811) FOR UTILITY MARKINGS.

GEORGIA811  
www.Georgia811.com

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 0010297

SHEET NO. 1 of 2  
REVISION BY: CAW  
REVISION DATE: 10/9/2025  
DRAWING BY: MS/CAW  
DRAWING DATE: 5/13/2025  
PROJECT NO. 24-279  
FIELD CREW: JH/CS  
FIELD DATE: 4/25/2025  
FILE: 24-279.1 ALTA 2.dwg

ALTA/NSPS LAND TITLE SURVEY FOR:  
ROYAL 25TH, LLC & STEWART TITLE GUARANTY COMPANY & SOUTHERN STATES BANK  
LAND LOTS 7 & 26  
5th DISTRICT  
CITY OF NEWNAN  
COWETA COUNTY, GEORGIA

PREPARED BY  
IDES DAVIS  
ENGINEERING & SURVEYING  
24 DAWSON VILLAGE  
WAY SOUTH  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM

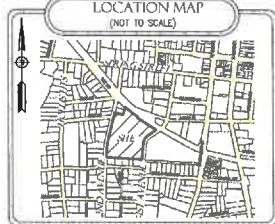
**LEGEND**

○ CALCULATED POSITION	○ MAILBOX
○ IRON PIN FOUND/SET (BY F/S)	○ METAL LD
○ MONUMENT	○ GAS PIPE
○ CENTERLINE	○ GAS METER
○ ROW OR FORMERLY	○ DUMP INLET
○ DEED BOOK	○ DUMP INLET
○ PLAT BOOK	○ DUMP INLET
○ PAGE	○ PEDestal INLET
○ PROPERTY LINE	○ SANITARY SEWER
○ REAR	○ MANHOLE (SM)
○ CRUMPLED TOP PIPE	○ SANITARY SEWER CLEANOUT
○ MAIL SET AT BASE	○ HOPE
○ OPEN TOP PIPE	○ HIGH DENSITY POLYETHYLENE PIPE
○ SOLID ROD	○ CORRUGATED METAL PIPE
○ ACCESS EASEMENT	○ SUBJECT CONTROL
○ UTILITY EASEMENT	○ SERVICE LINE
○ TELEPHONE POLE (TP)	○ (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
○ FIRE HYDRANT (FH)	○ ADJACENT
○ GAS VALVE	○ LAND LOT LINE (L.L.)
○ WATER METER	○ RIGHT OF WAY (R/W)
○ WATER VALVE (WV)	○ FENCE
○ RD	○ OVERHEAD POWER
○ POWER BOX (PBX)	○ GAS LINE
○ POWER POLE (PP)	○ SEWER LINE
○ POWER METER	○ WATER LINE
○ LIGHTPOLE	○ STORM WATER PIPE
○ SPEED MONITOR	

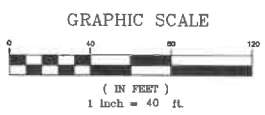
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.S.A. SECTION 15-9-67.

*Morgan E. Cain*  
MORGAN E. CAIN PLS# 3621

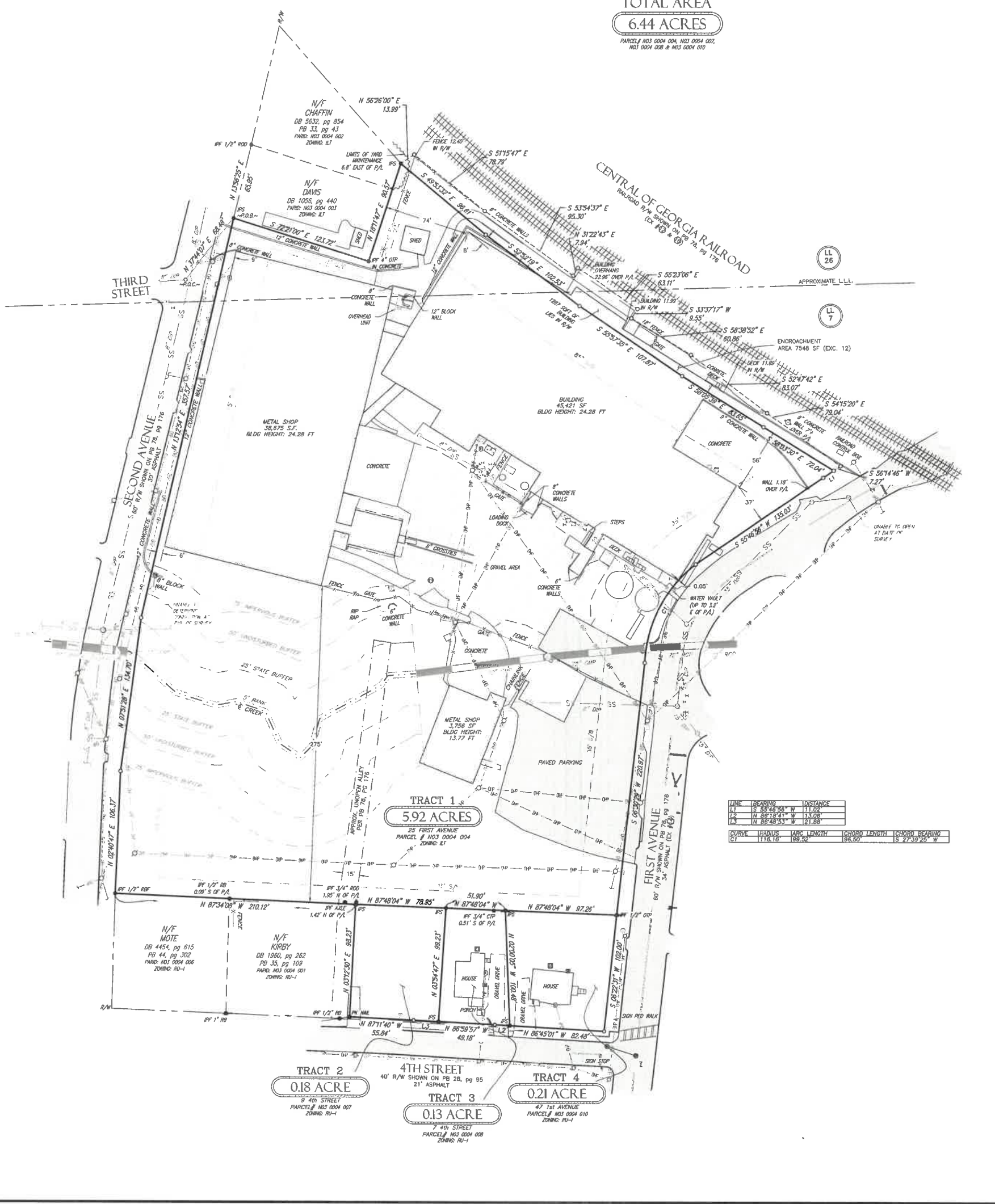
**SURVEYOR CERTIFICATION**



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**TOTAL AREA**  
**6.44 ACRES**  
PARCELS: NO3 0004 004, NO3 0004 001, NO3 0004 008 & NO3 0004 010



LINE	BEARING	LENGTH	CHORD BEARING	CHORD LENGTH
L1	S 58°48'58" W	111.02	S 58°48'58" W	111.02
L2	N 86°12'43" W	133.08	N 86°12'43" W	133.08
L3	N 86°48'53" W	121.89	N 86°48'53" W	121.89

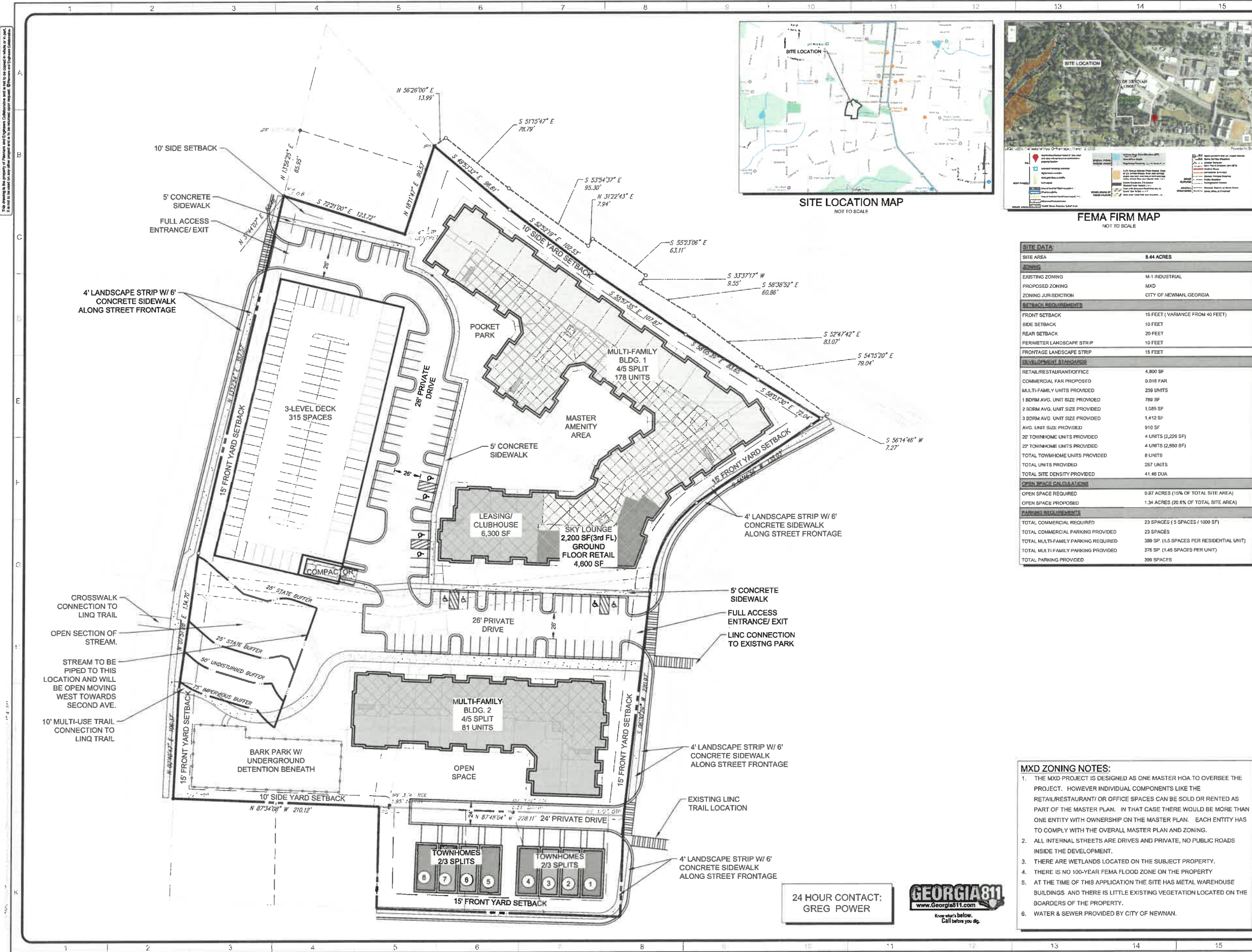
CURVE	LOCUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	116.18	89.52	S 27°59'25" W	116.18

<b>SHEET NO.</b> 2 of 2	<b>REVISION BY:</b> CAW
<b>PROJECT NO.</b> 24-279	<b>REVISION DATE:</b> 10/9/2025
	<b>DRAWING BY:</b> MS/CAW
	<b>DRAWING DATE:</b> 5/13/2025
	<b>FIELD CREW:</b> JH/JG
	<b>FIELD DATE:</b> 4/25/2025
	<b>FILE:</b> 24-279.1 ALTA 2.dwg

**ALTA/NSPS LAND TITLE SURVEY FOR**  
**ROYAL 25TH, LLC & STEWART TITLE GUARANTY COMPANY & SOUTHERN STATES BANK**  
**LAND LOTS 7 & 26**  
**5th DISTRICT**  
**CITY OF NEWNAN**  
**COWETA COUNTY, GEORGIA**

CERTIFICATE OF AUTHORIZATION NUMBER: LS 001057

PREPARED BY  
**DES DAVIS**  
 ENGINEERING & SURVEYING  
 24 DAWSON VILLAGE  
 WAY SOUTH  
 DAWSONVILLE, GA 30534  
 PHONE: (706) 265-1234  
 DAVISENGINEERS.COM



SITE LOCATION MAP  
NOT TO SCALE



FEMA FIRM MAP  
NOT TO SCALE

SITE DATA	
SITE AREA	8.44 ACRES
<b>ADDITIONAL INFORMATION</b>	
EXISTING ZONING	M-1 INDUSTRIAL
PROPOSED ZONING	MXD
ZONING JURISDICTION	CITY OF NEWNAN, GEORGIA
<b>SETBACK REQUIREMENTS</b>	
FRONT SETBACK	15 FEET (VARIANCE FROM 40 FEET)
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
PERIMETER LANDSCAPE STRIP	10 FEET
FRONTAGE LANDSCAPE STRIP	15 FEET
<b>DEVELOPMENT STANDARDS</b>	
RETAIL/RESTAURANT/OFFICE	4,900 SF
COMMERCIAL FAR PROPOSED	0.016 FAR
MULTI-FAMILY UNITS PROVIDED	259 UNITS
1 BDRM AVG. UNIT SIZE PROVIDED	789 SF
2 BDRM AVG. UNIT SIZE PROVIDED	1,085 SF
3 BDRM AVG. UNIT SIZE PROVIDED	1,412 SF
AVG. UNIT SIZE PROVIDED	910 SF
20' TOWNHOME UNITS PROVIDED	4 UNITS (2,226 SF)
22' TOWNHOME UNITS PROVIDED	4 UNITS (2,650 SF)
TOTAL TOWNHOME UNITS PROVIDED	8 UNITS
TOTAL UNITS PROVIDED	257 UNITS
TOTAL SITE DENSITY PROVIDED	41.46 DUA
<b>OPEN SPACE CALCULATIONS</b>	
OPEN SPACE REQUIRED	0.97 ACRES (10% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	1.34 ACRES (20.6% OF TOTAL SITE AREA)
<b>PARKING REQUIREMENTS</b>	
TOTAL COMMERCIAL REQUIRED	23 SPACES (5 SPACES / 1000 SF)
TOTAL COMMERCIAL PARKING PROVIDED	23 SPACES
TOTAL MULTI-FAMILY PARKING REQUIRED	389 SP (1.5 SPACES PER RESIDENTIAL UNIT)
TOTAL MULTI-FAMILY PARKING PROVIDED	378 SP (1.45 SPACES PER UNIT)
TOTAL PARKING PROVIDED	399 SPACES

P: (770) 451-2741 F: (770) 451-3915



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
 ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES  
 350 RESEARCH COURT STE 200  
 PEACHTREE CORNERS, GA 30092

PROJECT  
**1ST AVENUE AT 1ST STREET**  
 A MASTER PLANNED MIXED USE DEVELOPMENT  
 AT  
 1st Avenue at 1st Street,  
 NEWNAN, GEORGIA  
 CITY OF NEWNAN JURISDICTION  
 COUNTY OF COWETA

FOR  
**IMPERIUM DEVELOPMENT**  
 MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION



**REZONING MASTER PLAN**

SCALE: 1" = 40'  
 DATE: 11/18/2025  
 PROJECT: 25021.00



- MXD ZONING NOTES:**
- THE MXD PROJECT IS DESIGNED AS ONE MASTER HOA TO OVERSEE THE PROJECT. HOWEVER INDIVIDUAL COMPONENTS LIKE THE RETAIL/RESTAURANT/ OR OFFICE SPACES CAN BE SOLD OR RENTED AS PART OF THE MASTER PLAN. IN THAT CASE THERE WOULD BE MORE THAN ONE ENTITY WITH OWNERSHIP ON THE MASTER PLAN. EACH ENTITY HAS TO COMPLY WITH THE OVERALL MASTER PLAN AND ZONING.
  - ALL INTERNAL STREETS ARE DRIVES AND PRIVATE, NO PUBLIC ROADS INSIDE THE DEVELOPMENT.
  - THERE ARE WETLANDS LOCATED ON THE SUBJECT PROPERTY.
  - THERE IS NO 100-YEAR FEMA FLOOD ZONE ON THE PROPERTY
  - AT THE TIME OF THIS APPLICATION THE SITE HAS METAL WAREHOUSE BUILDINGS AND THERE IS LITTLE EXISTING VEGETATION LOCATED ON THE BORDERS OF THE PROPERTY.
  - WATER & SEWER PROVIDED BY CITY OF NEWNAN.

24 HOUR CONTACT:  
 GREG POWER





*This proposed multifamily development in Newnan, Georgia adopts a refined light-industrial aesthetic inspired by the city's historic downtown, warehouse fabric, and textile-era structures. Warm brick masonry, corrugated metal, and steel detailing reinterpret Newnan's industrial heritage while strengthening the character of the surrounding urban context. Located along the Newnan Trail System and across from First Avenue Park, the project is designed as a pedestrian oriented, trail connected community with 4,600 square feet of ground floor retail that activates the public realm and supports neighborhood serving uses. Transparent glazing, canopies, and articulated façades establish a strong street presence and welcoming pedestrian scale. The project also adheres to DDO guidelines through its emphasis on compatibility with adjacent buildings, sensitivity to historic context, and a cohesive architectural fit within the district.*

*Above the retail level, the project provides 259 multifamily homes averaging 910 square feet, offered in one, two, and three bedroom layouts to support a diverse resident community. Residents have access to 8,500 square feet of amenity and leasing space, including a 2,200 square foot rooftop terrace at the primary corner with outdoor gathering areas and views toward downtown Newnan, reinforcing the project's gateway presence. 8 three-bedroom townhomes line the neighborhood-facing edge, scaled to reflect the adjacent single-family district. Their two story massing and use of cementitious siding.*





LEGEND	
D01	UNIT ENTRY DOOR 36"x84"
D02	BALCONY ENTRY DOOR 36"x96"
D03	UTILITY ROOM DOOR 34"x84"
D04	LEASING/ CH / RETAL GLASS DOOR
D05	STAIR ENTRY DOOR (OUTDOOR) 38"x84"
D06	STAIR ENTRY DOOR (INDOOR) 36"x84"
D07	DOUBLE FIRE DOOR 72"x84"
D08	T.H. ENTRY DOOR 36"x84"
D09	SKY LOUNGE DOOR
D10	ELEVATOR DOOR
D11	T.H. GARAGE GATE 9'x8'
W01	DOUBLE WINDOW 72"x72"
W02	SINGLE WINDOW 72"x36"
W03	TRIPLE WINDOW 72"x108"
W04	DOUBLE WINDOW 72"x72"
W05	T.H. SINGLE WINDOW 72"x36"
W06	T.H. SINGLE WINDOW 72"x18"

**BLDG 1000 - LEVEL B1**  
SCALE: 1" = 3/64"



**NEWNAN MULTIFAMILY**  
NEWNAN, GA  
CONCEPTUAL DESIGN • 11-25-2025  
IRD2025-01



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LEGEND	
D01	UNIT ENTRY DOOR 36"x84"
D02	BALCONY ENTRY DOOR 36"x36"
D03	UTILITY ROOM DOOR 34"x84"
D04	LEASING/ CH / RETAIL GLASS DOOR
D05	STAIR ENTRY DOOR (OUTDOOR) 36"x84"
D06	STAIR ENTRY DOOR (INDOOR) 36"x84"
D07	DOUBLE FIRE DOOR 72"x84"
D08	T.H. ENTRY DOOR 36"x84"
D09	SKY LOUNGE DOOR
D10	ELEVATOR DOOR
D11	T.H. GARAGE GATE 9'x8'
W01	DOUBLE WINDOW 72"x72"
W02	SINGLE WINDOW 72"x36"
W03	TRIPLE WINDOW 72"x108"
W04	DOUBLE WINDOW 72"x72"
W05	T.H. SINGLE WINDOW 72"x36"
W06	T.H. SINGLE WINDOW 72"x18"

**BLDG 1000 - LEVEL 01-02**  
SCALE: 1" = 3/64"



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LEGEND	
(D01)	UNIT ENTRY DOOR 36"x84"
(D02)	BALCONY ENTRY DOOR 36"x96"
(D03)	UTILITY ROOM DOOR 34"x84"
(D04)	LEASING/ CH / RETAIL GLASS DOOR
(D05)	STAIR ENTRY DOOR (OUTDOOR) 36"x84"
(D06)	STAIR ENTRY DOOR (INDOOR) 36"x84"
(D07)	DOUBLE FIRE DOOR 72"x84"
(D08)	T.H. ENTRY DOOR 36"x84"
(D09)	SKY LOUNGE DOOR
(D10)	ELEVATOR DOOR
(D11)	T.H. GARAGE GATE 9'x8'
(W01)	DOUBLE WINDOW 72"x72"
(W02)	SINGLE WINDOW 72"x36"
(W03)	TRIPLE WINDOW 72"x108"
(W04)	DOUBLE WINDOW 72"x72"
(W05)	T.H. SINGLE WINDOW 72"x36"
(W06)	T.H. SINGLE WINDOW 72"x18"

**BLDG 1000 - LEVEL 03**  
SCALE: 1" = 3/64"



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**LEGEND**

D01	UNIT ENTRY DOOR 36"x84"
D02	BALCONY ENTRY DOOR 36"x96"
D03	UTILITY ROOM DOOR 34"x84"
D04	LEASING/ CH / RETAIL GLASS D.OOR
D05	STAIR ENTRY DOOR (OUTDOOR) 36"x84"
D06	STAIR ENTRY DOOR (INDOOR) 36"x84"
D07	DOUBLE FIRE DOOR 72"x84"
D08	T.H. ENTRY DOOR 36"x84"
D09	SKY LOUNGE DOOR
D10	ELEVATOR DOOR
D11	T.H. GARAGE GATE 9'x8'
W01	DOUBLE WINDOW 72"x72"
W02	SINGLE WINDOW 72"x36"
W03	TRIPLE WINDOW 72"x108"
W04	DOUBLE WINDOW 72"x72"
W05	T.H. SINGLE WINDOW 72"x36"
W06	T.H. SINGLE WINDOW 72"x18"

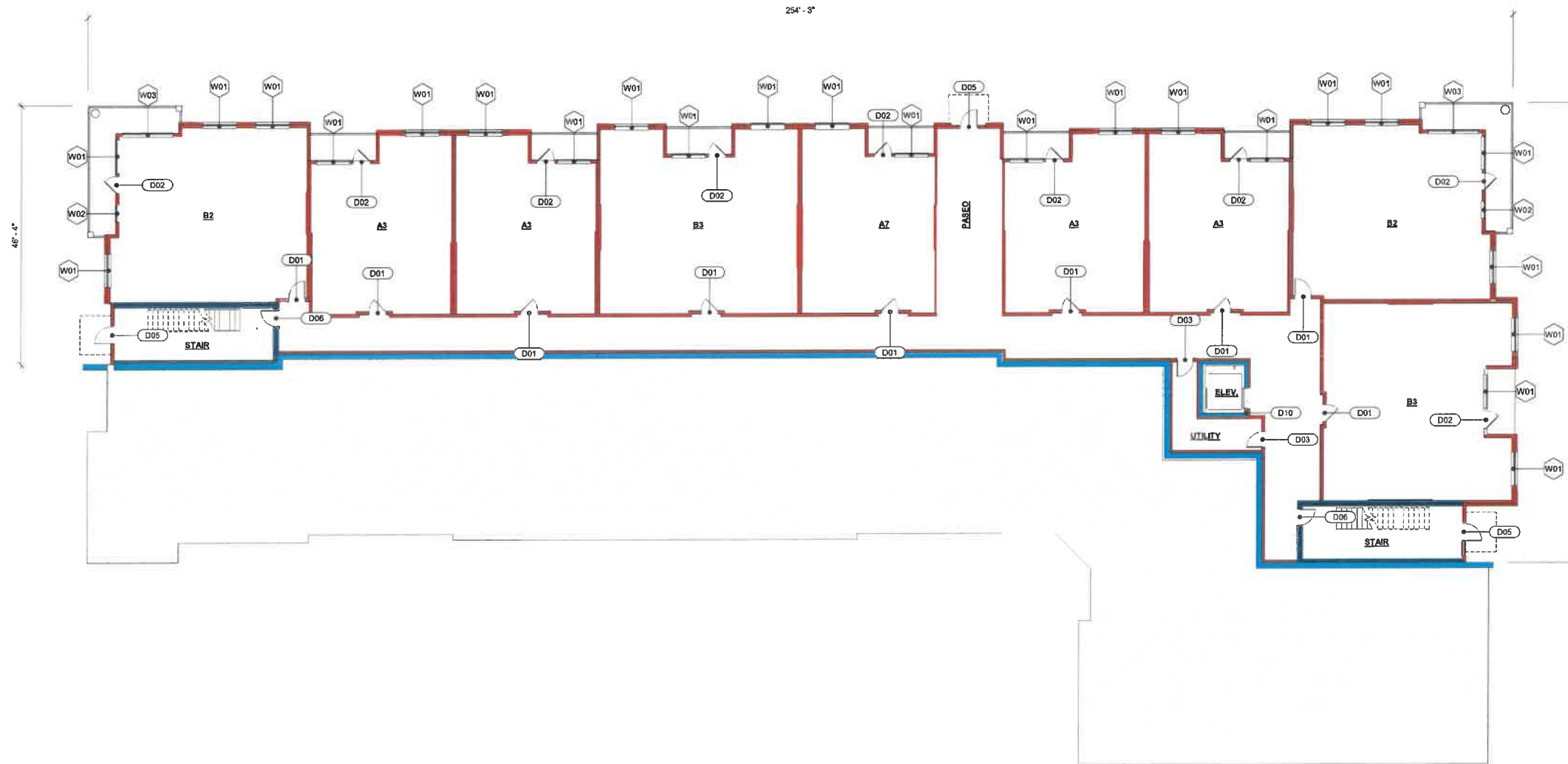
**BLDG 1000 - LEVEL 04**  
SCALE: 1" = 3/64"



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LEGEND	
	UNIT ENTRY DOOR 36"x84"
	BALCONY ENTRY DOOR 36"x86"
	UTILITY ROOM DOOR 34"x84"
	LEASING/ CH / RETAIL GLASS DOOR
	STAIR ENTRY DOOR (OUTDOOR) 36"x84"
	STAIR ENTRY DOOR (INDOOR) 36"x84"
	DOUBLE FIRE DOOR 72"x84"
	T.H. ENTRY DOOR 36"x84"
	SKY LOUNGE DOOR
	ELEVATOR DOOR
	T.H. GARAGE GATE 9'x8'
	DOUBLE WINDOW 72"x72"
	SINGLE WINDOW 72"x36"
	TRIPLE WINDOW 72"x108"
	DOUBLE WINDOW 72"x72"
	T.H. SINGLE WINDOW 72"x36"
	T.H. SINGLE WINDOW 72"x18"

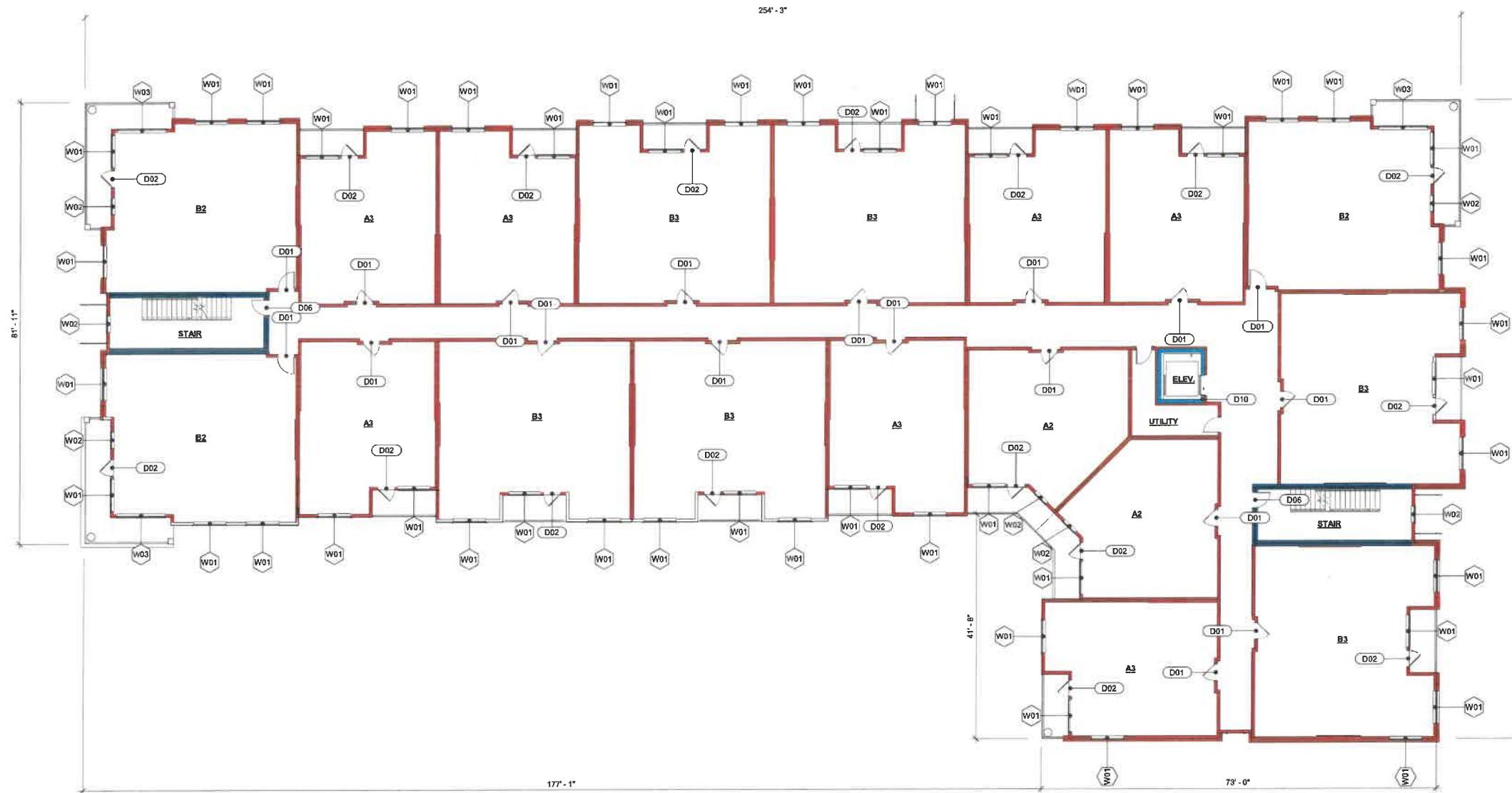
**BLDG 2000 - LEVEL B1**  
SCALE : 1" = 3/32"



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LEGEND	
D01	UNIT ENTRY DOOR 36"x84"
D02	BALCONY ENTRY DOOR 36"x96"
D03	UTILITY ROOM DOOR 34"x84"
D04	LEASING/ CH / RETAIL GLASS DOOR
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BLDG 2000 - LEVEL 01  
SCALE: 1" = 3/32"

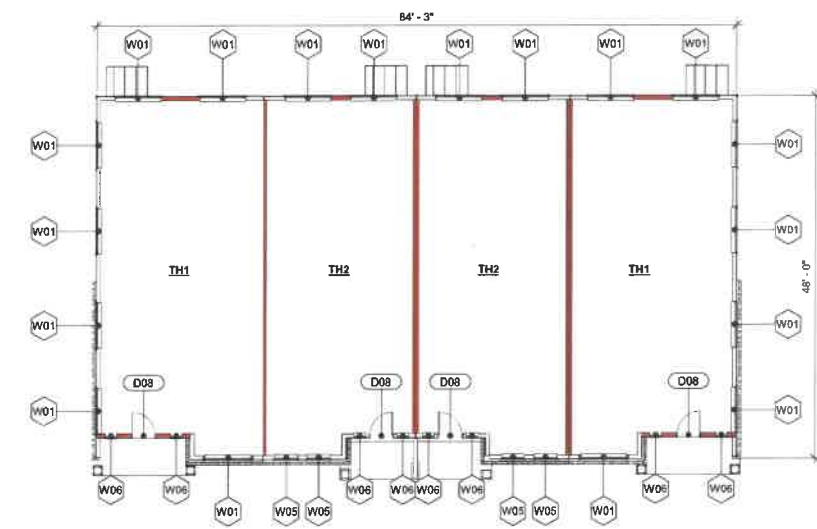


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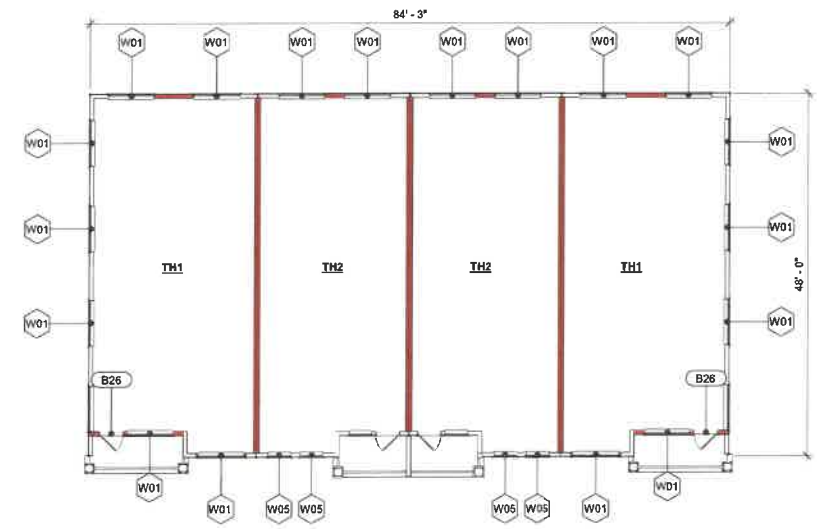


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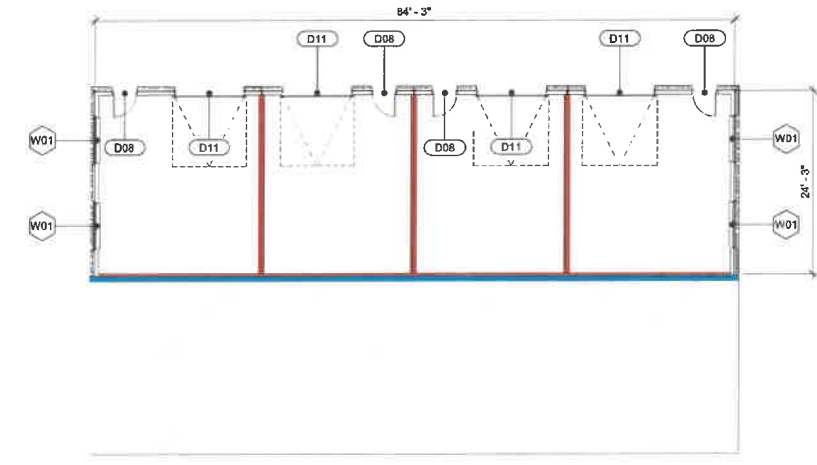
LEGEND	
	UNIT ENTRY DOOR 36"x84"
	BALCONY ENTRY DOOR 36"x96"
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**TOWNHOMES - LEVEL 01**  
SCALE: 1" = 3/32"



**TOWNHOMES - LEVEL 02**  
SCALE: 1" = 3/32"



**TOWNHOMES - LEVEL B1**  
SCALE: 1" = 3/32"



**NEWNAN MULTIFAMILY**  
NEWNAN, GA  
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The massing of the multifamily building is designed to emulate the scale of a walkable Newnan's Downtown.

Warm brick masonry is the building's primary material. Secondary materials include corrugated metal cladding, Cementitious Board & batten and Lap siding.

Elevations visible from the public right-of-way are composed of 40% of primary materials and 60% of secondary materials. Rear elevations utilize 100% of the secondary materials.



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BLDG 1000 - NORTH ELEVATION  
SCALE: 1" = 3/32"



BLDG 1000 - NORTH ELEVATION  
SCALE: 1" = 3/32"



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BLDG 1000 - NORTH-WEST ELEVATION  
SCALE: 1" = 3/32"



BLDG 1000 - NORTH-WEST ELEVATION  
SCALE: 1" = 3/32"



BLDG 1000 - NORTH-WEST ELEVATION  
SCALE: 1" = 3/32"



BLDG 1000 - NORTH-WEST ELEVATION  
SCALE: 1" = 3/32"



**NEWNAN MULTIFAMILY**  
 NEWNAN, GA  
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BLDG 200 - EAST ELEVATION  
SCALE: 1" = 10'-0"



BLDG 200 - NORTH ELEVATION  
SCALE: 1" = 10'-0"



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BLDG 2000 - WEST ELEVATION  
SCALE: 1" = 10'-0"



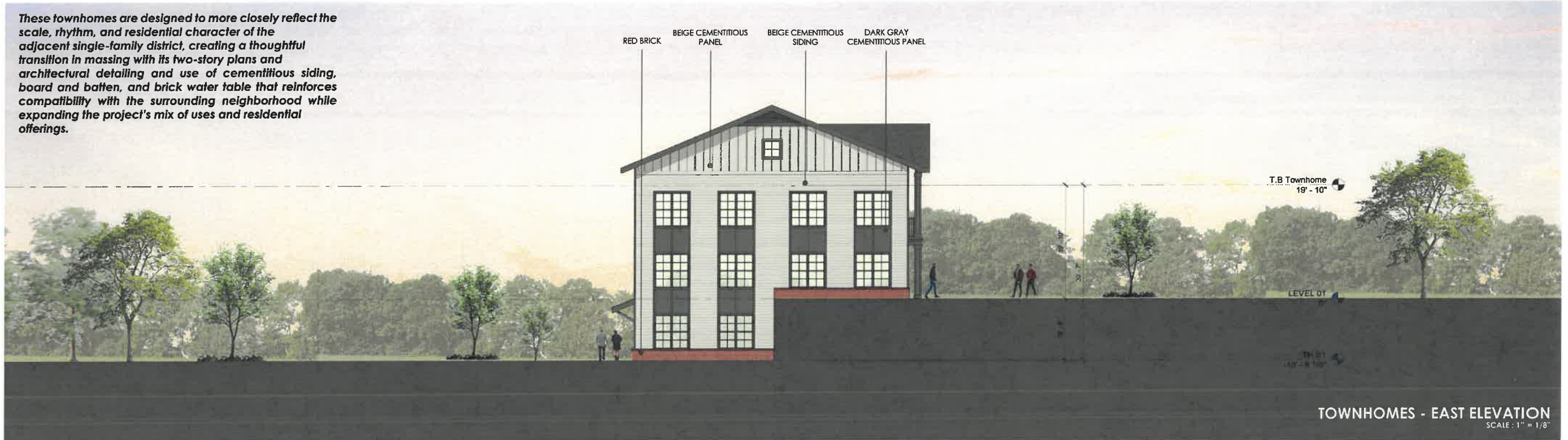
BLDG 2000 - SOUTH ELEVATION  
SCALE: 1" = 10'-0"



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IRD2025-01



*These townhomes are designed to more closely reflect the scale, rhythm, and residential character of the adjacent single-family district, creating a thoughtful transition in massing with its two-story plans and architectural detailing and use of cementitious siding, board and batten, and brick water table that reinforces compatibility with the surrounding neighborhood while expanding the project's mix of uses and residential offerings.*



**TOWNHOMES - EAST ELEVATION**  
SCALE: 1" = 1/8"



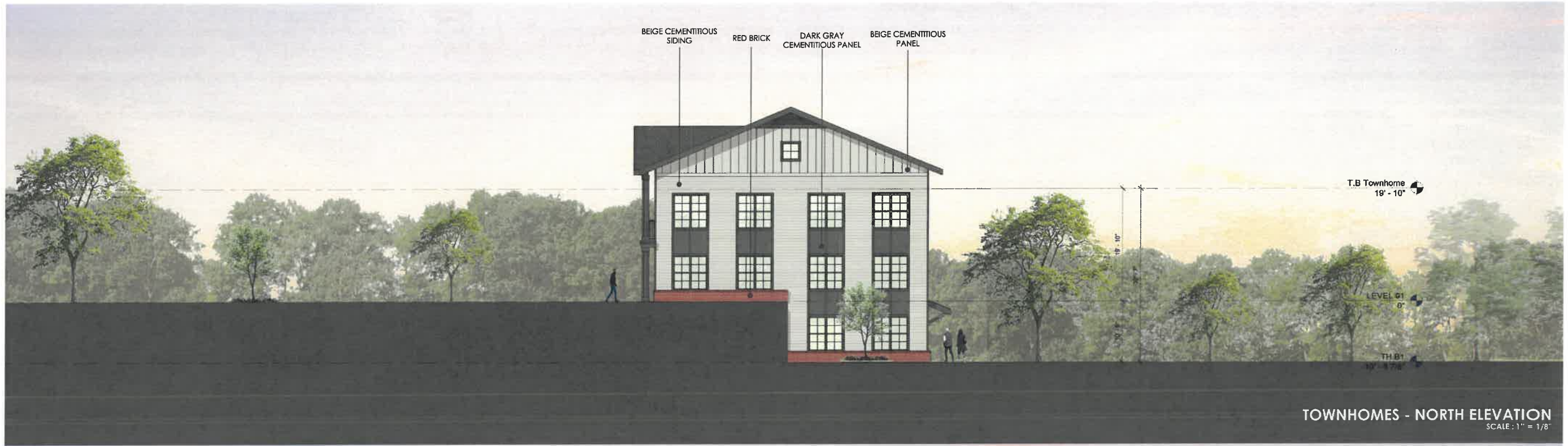
**TOWNHOMES - SOUTH ELEVATION**  
SCALE: 1" = 1/8"



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TOWNHOMES - NORTH ELEVATION  
SCALE: 1" = 1/8"



TOWNHOMES - WEST ELEVATION  
SCALE: 1" = 1/8"



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NEWNAN, GA  
CONCEPTUAL DESIGN • 11-25-2025  
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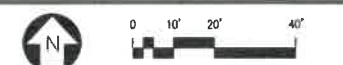
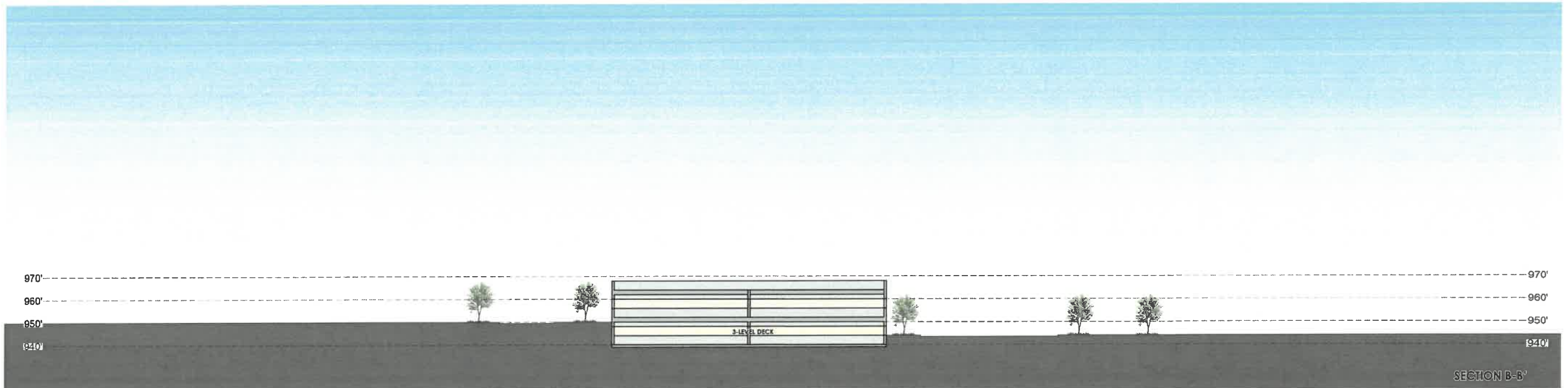
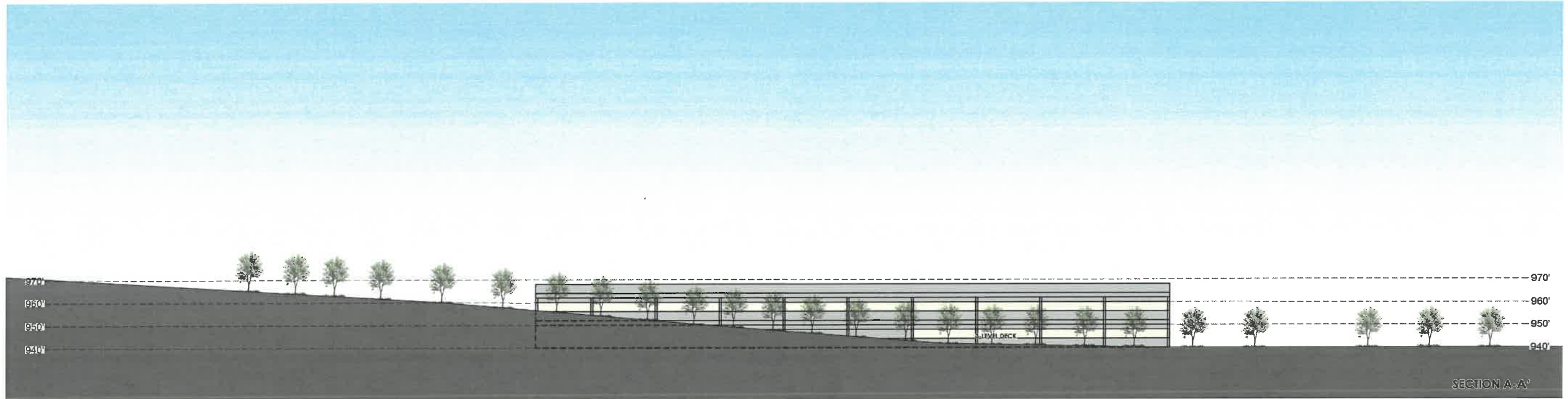


**BUILDING SECTION - MECHANICAL SCREENING**  
 SCALE : 1" = 3/32"



**NEWNAN MULTIFAMILY**  
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**PARKING DECK SECTIONS**



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BEFORE



AFTER



NEWNAN MULTIFAMILY  
NEWNAN, GA  
CONCEPTUAL DESIGN • 11-25-2025  
IRD2025-01



12/4/2025					NEWNAN - MULTIFAMILY UNIT DATA																	
UNIT	BLDG 1000 A					BLDG 1000 B				BLDG 2000					QTY	BEDS	HEATED UNIT AREA (NRSF)			BALC.	MIX PERCENTAGE	
	B1	L1	L2	L3	L4	B1	L1	L2	L3	B1	L1	L2	L3	L4			HEATED	TOTAL HEATED	(NRSF)		GOAL	ACTUAL
<b>1 BED UNITS</b>																						
A1 (Inside Corner)	0	0	0	0	0	2	2	2	2	0	0	0	0	0	8	8	669 SF	5,352 SF	71		3.09%	
A2 (Inside Corner)	4	4	4	4	4	0	0	0	0	0	2	2	2	2	28	28	758 SF	21,224 SF	80		10.81%	
A3	4	14	14	14	14	2	6	6	5	4	7	7	7	7	111	111	784 SF	87,024 SF	60		42.86%	
A4 (Inside Corner)	2	2	2	2	2	0	0	0	0	0	0	0	0	0	10	10	838 SF	8,380 SF	74		3.86%	
A5	0	1	1	1	1	0	0	0	0	0	0	0	0	0	4	4	791 SF	3,164 SF	60		1.54%	
A6		0	0	0	0	1	2	2	2	0	0	0	0	0	7	7	992 SF	6,944 SF	63		2.70%	
A7(paseo)	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	1	765 SF	765 SF	63		0.39%	
<b>SUBTOTAL</b>	<b>10</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>9</b>	<b>5</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>169</b>	<b>169</b>	<b>786 AVG</b>	<b>132,853 SF</b>	<b>(NRSF)</b>		<b>65.25%</b>	
<b>2 BED UNITS</b>																						
B1 (Outside Corner)	0	0	0	0	0	1	1	1	1	0	0	0	0	0	4	8	1,114 SF	4,456 SF	99		1.54%	
B2 (Outside Corner)	0	2	2	2	2	0	2	2	2	2	3	3	3	3	28	56	1,104 SF	30,912 SF	173		10.81%	
B3 (Inline)	2	2	2	2	2	0	2	2	2	2	6	6	6	6	42	84	1,162 SF	48,804 SF	59		16.22%	
B4 (Outside Corner)	0	0	0	0	0	0	1	1	0	0	0	0	0	0	2	4	1,321 SF	2,642 SF	0		0.77%	
<b>SUBTOTAL</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>76</b>	<b>152</b>	<b>1,142 AVG</b>	<b>86,814 SF</b>	<b>(NRSF)</b>		<b>29.34%</b>	
<b>3 BED UNITS</b>																						
C1	2	3	3	3	3	0	0	0	0	0	0	0	0	0	14	42	1,413 SF	19,782 SF	158		5.41%	
<b>SUBTOTAL</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>42</b>	<b>1,413 AVG</b>	<b>19,782 SF</b>	<b>(NRSF)</b>		<b>5.41%</b>	
<b>TOTALS PER FLOOR</b>	<b>14</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>28</b>	<b>6</b>	<b>16</b>	<b>16</b>	<b>14</b>	<b>9</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>259</b>	<b>363</b>		<b>239,449 SF</b>	<b>(NRSF)</b>		<b>100%</b>	
<b>TOTALS PER BLDG</b>					<b>126</b>				<b>52</b>					<b>81</b>								
<b>TOTALS</b>																	<b>HEATED:</b>	<b>925 AVG</b>	<b>(NRSF)</b>			



**NEWNAN MULTIFAMILY**  
 NEWNAN, GA  
 UNIT BLOCKOUT • 12-04-2025  
IRD2025-01



12/4/2025	NEWNAN - TOWNHOME DATA									
UNIT	BLDG 3000	BLDG 4000	QTY	BEDS	HEATED UNIT AREA (NRSF)			BALC.	MIX PERCENTAGE	
					HEATED	TOTAL HEATED	(NRSF)	GOAL	ACTUAL	
<b>3 BED UNITS</b>										
TH1(20'- Inline)	2	2	4	12	2,359 SF	9,436 SF		104		50.00%
TH2(22'- End)	2	2	4	12	2,577 SF	10,308 SF		130		50.00%
<b>SUBTOTAL</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>24</b>	<b>2,468 AVG</b>	<b>19,744 SF</b>	<b>(NRSF)</b>	<b>0.00%</b>	<b>100.00%</b>	
<b>TOTALS PER FLOOR</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>24</b>		<b>19,744 SF</b>	<b>(NRSF)</b>			<b>100%</b>
<b>TOTALS</b>					<b>HEATED:</b>	<b>2,468 AVG</b>	<b>(NRSF)</b>			

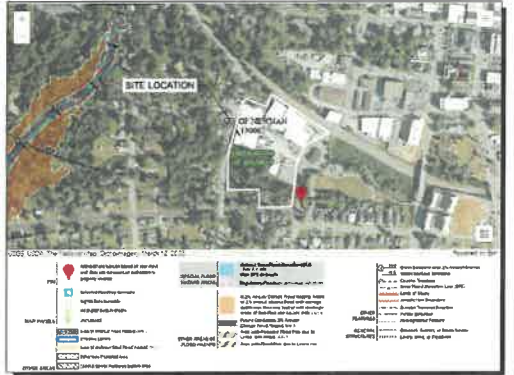


**NEWNAN MULTIFAMILY**  
NEWNAN, GA  
UNIT BLOCKOUT • 12-04-2025  
IRD2025-01





# PROPOSED CONDITIONS



TREE DATA	
TOTAL SITE/PROJECT AREA	6.44 AC
EXISTING TREE CANOPY AREA	0.89 AC
EXISTING TREE CANOPY TO PRESERVE	0.06 AC
TOTAL DISTURBED AREA	6.14 AC
TOTAL UNDEVELOPABLE AREA	0.24 AC AC

**EXISTING CANOPY DESCRIPTION**

THE SITE IS LOCATED IN THE CITY OF NEWNAN, IT IS WEST OF 1ST AVE AND EAST OF 2ND AVE. THE SITE IS DIVIDED INTO TWO SECTIONS AN EXISTING INDUSTRIAL SECTION AND AN EXISTING RESIDENTIAL ONE. THE INDUSTRIAL SECTION HAS BEEN MOSTLY CLEARED AND HAS A NUMBER OF BUILDINGS ON IT. THE RESIDENTIAL SIDE HAS TWO EXISTING HOUSES AND A VACANT LOT. THE SITE IS APPROXIMATELY 4 ACRES IN SIZE. THE MAJORITY OF THE TREES ON SITE ARE ON THE SOUTHERN PORTION OF THE SITE ALONGSIDE THE STREAM ON THE INDUSTRIAL PORTION. WITH A COUPLE OF LARGE TREES BEING LOCATED ON THE RESIDENTIAL LOT. THE LARGEST TREES ON SITE ARE ADJACENT TO THE STREAM. THERE ARE ALSO A COUPLE OF SPECIMEN SIZED TREES BETWEEN THE INDUSTRIAL PORTION OF THE SITE AND THE RESIDENTIAL LOTS. THERE ARE A NUMBER OF HARDWOOD TREES THAT CREATE A BUFFER ON THE SOUTHERN BOUNDARY OF THE INDUSTRIAL SITE AND THE RESIDENTIAL, BUT THROUGHOUT THE WOODED BUFFER THERE ARE A NUMBER OF BRADFORD PEARS AND MIMOSA TREES. THERE ARE TWO SPECIMEN SIZED TREES ON THE RESIDENTIAL LOTS AND IN BETWEEN THE TWO HOUSES THERE IS A BUFFER STRIP OF TREES MAINLY COMPRISED OF SWEETGUMS. OVERALL THERE IS MINIMAL EXISTING CANOPY ON THE SITE WITH THE MAJORITY OF IT BEING CONCENTRATED ALONG THE SOUTHERN BORDER AND ALONG EITHER SIDE OF THE STREAM ON THE SOUTHERN PORTION OF THE SITE.

**EXISTING CANOPY TO PRESERVE - PRESERVATION MEASURES**

THE EXISTING TREE AREA TO PRESERVE WILL BE PROTECTED BY ORANGE TREE SAVE FENCING AND SIGNS PROHIBITING ANY DISTURBANCE PAST THE FENCE.

P: (770) 451-2741 F: (770) 451-3915



LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT STE 200  
PEACHTREE CORNERS, GA 30092

**PROJECT**  
**1ST AVENUE AT 1ST STREET**  
**A MASTER PLANNED MIXED USE DEVELOPMENT**

AT  
1st Avenue at 1st Street,  
NEWNAN, GEORGIA

CITY OF NEWNAN JURISDICTION  
COUNTY OF COWETA

FOR  
**IMPERIUM DEVELOPMENT**  
MUNICIPALITY PROJECT #

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL  
CERTIFICATION # 0000059389 EXP. 10/31/2027

**PRELIMINARY TREE MANAGEMENT PLAN**

SCALE: 1" = 40'  
DATE: 12/17/2025  
PROJECT: 25021.00

24 HOUR CONTACT:  
GREG POWER

**Z1A**  
SHEET



\* DESIGN/LAYOUT OF AMENITY AREA IS FOR ILLUSTRATIVE PURPOSES ONLY.



**1ST STREET at 1ST AVENUE**  
 25 1ST STREET  
 CITY OF NEWNAN, GA



0 20 40 80 120  
 SCALE: 1" = 40'  
 DATE: 11/20/2025  
 PROJECT: 25060.00



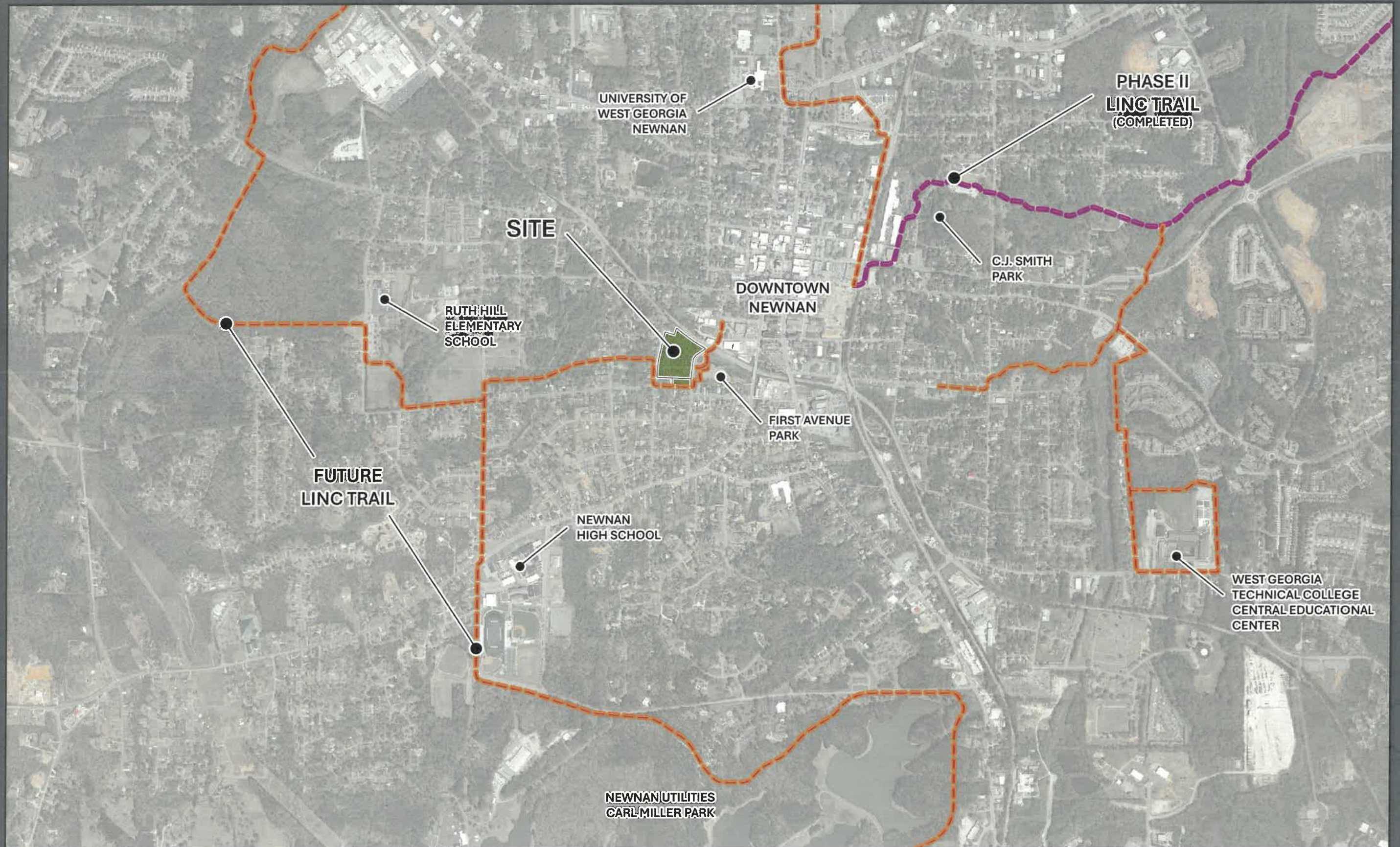
**1ST STREET at 1ST AVENUE**

25 1ST STREET  
CITY OF NEWNAN, GA



SCALE: 1" = 80'  
DATE: 11/20/2025  
PROJECT: 25060.00





**1ST AVENUE at 1ST STREET**

25 1ST AVENUE  
CITY OF NEWNAN, GA



0 250 500 1000 2000  
SCALE: 1" = 500'  
DATE: 11/20/2025  
PROJECT: 25060.00







## City of Newnan, Georgia – Planning Commission

Date: January 13, 2026

Agenda Item: Rezoning Request – RZ2025-10  
13.55± acres located at 699 Newnan Crossing Bypass (Tax Parcel #086-5021-002)

Prepared and Presented by: Chris Cole, Senior Planner

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## **REZONING ASSESSMENT**

### **APPLICANT INFORMATION:**

Melissa Griffis, Attorney at Law (representing)  
Woodlands Acquisitions, LLC  
3621 Vinings Slope SE  
Suite 4400  
Atlanta, GA 30339

Woodlands Acquisitions, LLC seeks to develop the subject property with a mixture of multifamily and commercial uses. In order to accomplish this, the applicant is seeking an MXD (Mixed Use Development District) zoning for 13.55 ± acres located on Newnan Crossing Bypass.

### **SITE INFORMATION:**

The site consists of 13.55± acres located at 699 Newnan Crossing Bypass (Tax Parcel #086-5021-002). The tract is currently vacant and is zoned CGN (General Commercial District).

### **OVERVIEW OF REQUEST:**

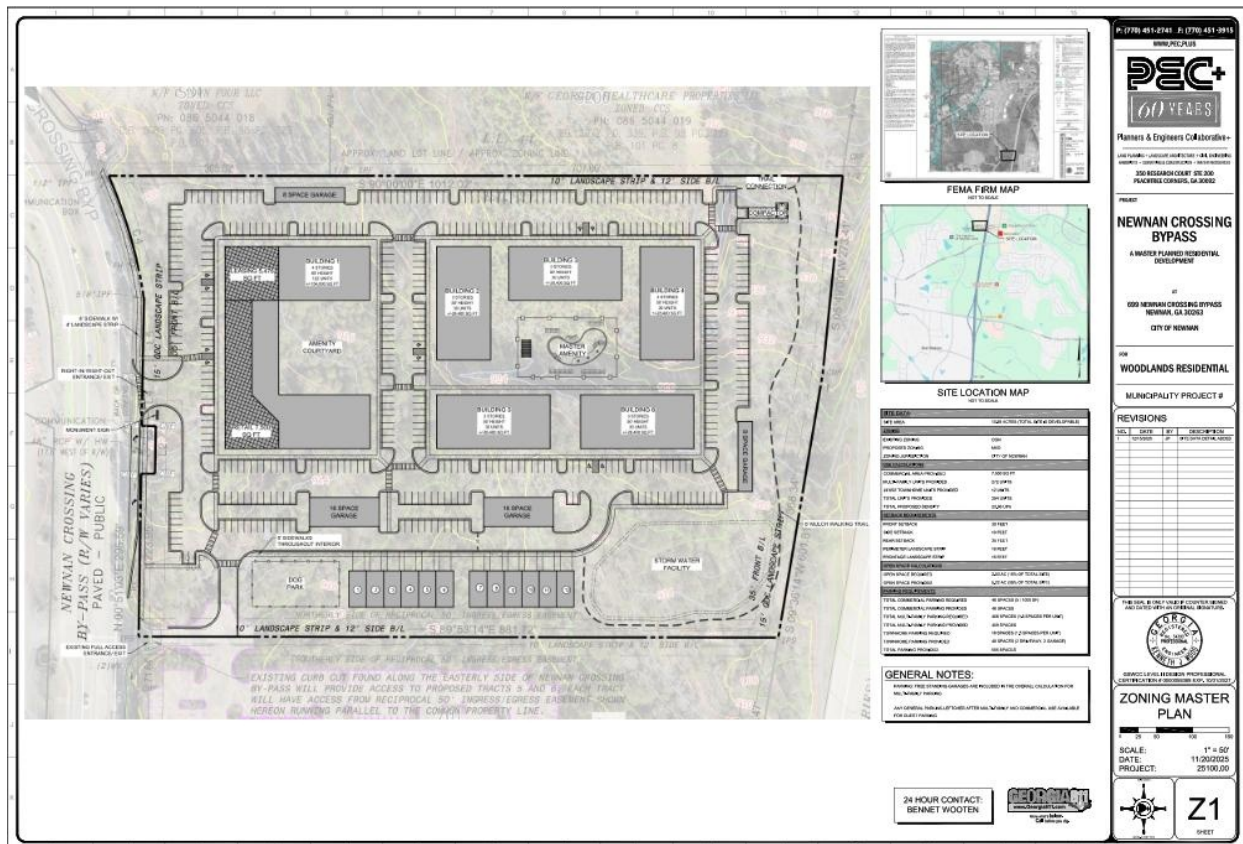
The request is to rezone the subject property from CGN (General Commercial District) to MXD (Mixed Use Development District) for the purpose of developing 12 townhomes, 272 multi-family apartments, and 7,500 square feet of commercial space. The commercial uses will be located on the ground floor of the proposed 4-story Building 1. The total proposed density for residential units is 20.96 dwelling units per acre.

The minimum open space requirement is 15% and the applicant is proposing to provide 38% open space. The applicant stated that the entire site is developable. With MXD zoning, the density is not predetermined, but contingent upon the overall MXD Zoning Master Plan that is submitted by the applicant.

The applicant included the following details:

- Both courtyards are in a preliminary design stage, and the initial design and layout are meant for illustrative purposes.

- The Master Amenity will hold the gated pool courtyard and should include a resort-style pool, abundant seating and lounging options both on the pool deck and tanning ledge within the pool. There will be some form of structure, like a pergola/cabana, to provide shade in addition to umbrellas. There will be some form of pool maintenance shed/structure. Within the gate, there will be some freestanding landscaping. Outside of the gate there will be grass, trees, and other landscaping.
- The Amenity Courtyard will be mostly landscaped and could include, but is not limited to, a fire pit(s), lawn games, seating options (benches and hammocks), walkways, etc. Both the Master Amenity and the Amenity Courtyard will likely include grilling stations.
- The apartments and townhomes will include carpet in the bedrooms and bedroom closets (and luxury vinyl tile throughout the remainder of the units), showers and tubs that include tile surrounds, cabinets with granite countertops, and tiled kitchen backsplashes.
- The apartments and townhomes will feature first-floor brick (on average – it can be skewed to show more brick on road frontage) and a combination of board and batten and lapboard cementitious siding for the remainder.



- The applicant intends to create circular pedestrian access between the LINC trail, the subject property, and the Wood Partners site to the North. Staff Note – The Wood Partners site to the north refers to 521 and 531 Newnan Crossing Bypass that were rezoned to MXD earlier this year for a similar type of MXD use. Per the applicant, “Our direct LINC trail access would be in the NE corner of the site, connecting through the City of Hope property with an easement. We are in the process of obtaining a letter from City of Hope stating that they will work with us to provide access. We have a letter from Wood Partners stating that they will work with us to provide access to the LINC trail through their site. We do not yet know if the best method will be to connect to the Wood Partners site directly through the NW corner of our property or to establish a route along a sidewalk on Newnan Crossing Bypass. The purpose is that both neighboring MXD projects will mutually benefit from reciprocal access to the commercial space and the LINC trail, providing access throughout the city.”
- The North entrance will be right in, right out. The South entrance will provide full access to be shared through a reciprocal agreement with the southern neighbor (directly to the south of the subject property is the proposed Volkswagen dealership). The dealership to the south intends to construct the access drive in the first quarter of 2026. Staff Note – The South entrance will provide left and right turning onto Newnan Crossing Bypass. This shared access point can be seen in the attached drawing labeled Exhibit B: Shared Access Drive.
- No engineering has been completed. Stormwater Management is to be designed in accordance with the Georgia Stormwater Management Manual (GSMM), and where applicable, RRv (Runoff Reduction Volume), Water Quality, and Channel Protection will be provided to reduce post-development runoff impacts, promote infiltration, improve water quality, and minimize downstream erosion and flooding.

The targeted unit mix is as shown below:

- One-bedroom apartments (166 units with 786 average square feet)
- Two-bedroom apartments (106 units with 1,170 average square feet)
- Three-bedroom townhomes (12 units with each containing 1,900 square feet)

This totals 284 units with an average square footage of 969 square feet (including the townhomes). City zoning requires that the average square footage for multifamily development is 800 square feet. The proposed average unit size exceeds the City’s minimum requirements. All the residential units, including townhomes, are rental. The expected rental prices are shown below:

- One-bedroom apartment: Rent rate = \$1,750/month
- Two-bedroom apartment: Rent rate = \$2,050/month
- Three-bedroom townhouse: Rent rate = \$2,600/month

Regarding how conditions have changed that renders the zoning map designation invalid and no longer applicable, the applicant stated, “The Subject Property is undeveloped land that has been vacant for many years as zoned CGN.” Regarding the explanation as to why this property should be placed in a different zoning district than all adjoining property, as well as answering how does this property differ from adjoining property and why should it be subject to different restrictions, the applicant stated, “The Subject Property should be included in the MXD zoning district to allow for development of this unique parcel.

The MXD zoning will allow for mixed uses, including residential in the area. The Subject Property is adjacent to recently zoned MXD property and will be able to access the LINC trail.”

Per the Rezoning Master Plan, there are six proposed buildings that contain apartments (see Buildings 1 through 6 - including building details - on the Zoning Master Plan). The other residential structures will contain the townhomes. Buildings 2 through 6 will contain apartments only, while Building 1 will feature commercial uses on the ground floor and apartments above. The proposed building height for the 4-story Building 1 is approximately 53 feet. The proposed height of the 3-story buildings (Buildings 2 through 6) is approximately 42 feet. The approximate roof height for the townhomes is 26 feet. Staff Note – The building heights shown in this paragraph are correct per the applicant. The heights shown on the Zoning Master Plan do not take into account the method for height measurement as required by the City of Newnan.

The proposal contains a total of 505 parking spaces. The “Total Parking Provided” on the Zoning Master Plan shows 48 spaces for the townhomes, including “2-space garage parking” at each townhome unit and “2 car per driveway” for each townhome. The applicant is providing 409 parking spaces for the apartments (48 of which will be in the freestanding garages and these garage spaces are included in the Multifamily parking totals). The freestanding garages are for-rent and will cost approximately \$150-\$200 a month based on nearby comps. An image of a previously constructed garage type is included in the packet as an example.

The applicant will also provide 48 spaces for the commercial uses and indicated that any general parking leftover after Multifamily and Commercial use will be available for guest and amenity parking. Note - On the Parking Requirements portion of the Site Data chart on the Zoning Master Plan, the Multifamily calculations only refer to the proposed apartments (as the Townhomes are listed separately in the chart).

**Below – View of Portion of Proposed Apartment Building**



**Below – View of Representative Example of the Proposed Garages**



**STANDARDS:**

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

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

The proposed use would be primarily surrounded by mixed use and commercial designations including MXD (Mixed Use Development District) and CCS (Community Shopping Center District) zonings to the north, CGN (General Commercial District) zoning to the south, RMH (Residential Multiple Family Dwelling – Higher Density District) zoning to the east, and PDC (Planned Commercial Development District) zoning to the west. The proposed use includes planned commercial spaces that would fully align with the zoning and development of adjacent and nearby properties.

According to the applicant, “Ideally, we would have some kind of market or restaurant on the corner that takes up a majority of the space. We would expect a typical small footprint retail/office tenant for the remainder.” The applicant added that the uses “could really be anything, but some examples include: spa/massage/hair/nail salon, bank/insurance location, coffee shop/bakery/ice cream, fitness studio (yoga/workout classes), boutique retailer.”

Earlier this year, the adjacent property to the north of the subject property along Newnan Crossing Bypass and the property north of that adjacent property – collectively known as 521 and 531 Newnan Crossing Bypass - were rezoned to MXD for a type of use that is very similar to the proposal shown in this application. The rezoning at 521 and 531 Newnan Crossing Bypass allows for 274 apartments, 7 townhomes, and 7,700 square feet of retail/restaurant/office space.

The yet-to-be-built Poplar Place development at the intersection of I-85 and Poplar Road is slated to bring MXD-zoned 490 apartments and 101 townhomes. In addition, there are also the yet-to-be-built MXD-zoned apartments at 440 Newnan Crossing Bypass that are in close proximity to the subject property. This MXD-zoned property at 440 Newnan Crossing Bypass will consist of 278 apartment units (plus 15 townhomes) and the recently completed commercial portion that fronts Newnan Crossing Bypass.

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

The proposed residential uses would also be in keeping with several nearby multifamily developments. These include the nearby Ashley Apartments at 101 Ashley Park Drive, The Willows at Ashley Park at 300 Ashley Park Boulevard, Promenade at Newnan Crossing at 1450 Newnan Crossing Boulevard East, and Springs at Newnan at 2019 Newnan Crossing Bypass (just to name a few).

**Staff Assessment – The proposed use is suitable. ✓**

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

In terms of use, the apartment/townhome portions of the proposed development would typically have a lesser impact on traffic than if the tract were developed solely with commercial/service uses. Newnan Crossing Bypass is also considered a Minor Arterial and provides a four-lane roadway. In addition, the location will allow the residents, as well as the customers to the onsite commercial areas, two access points onto Newnan Crossing Bypass. The North entrance will be right in, right out. The South entrance will provide full access to be shared through a reciprocal agreement with the southern neighbor (directly to the south of the subject property is the proposed Volkswagen dealership). The South entrance will provide left and right turning onto Newnan Crossing Bypass.

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

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

There are no substantial reasons as to why the subject property cannot or should not be used as currently zoned. It should be noted, however, that the application states, “The Subject Property is undeveloped land that has been vacant for many years as zoned CGN.”

**Staff Assessment – The subject property could be used as currently zoned. ✗**

**Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A copy of the full assessment has been provided with the accompanying documentation for this report. A summary of the assessment’s findings and additional information that has been provided since the study was completed is as follows:

- *Police:* Chief Blankenship indicated that there would be an increase of people and vehicle traffic to the area, impacting calls of service to that area and response times to other areas. The proposal would cause additional maintenance on equipment as well. In addition, the extra personnel required would have a monetary value of \$41,250.00. Chief Blankenship estimates this development would generate an increase of approximately 730 calls in a two-year period.
- *Fire:* Chief Stephen Brown indicated that the concern in the added property would be growth in population, traffic, and increased call volume (affecting response times to this property and other areas). Chief Brown added that the increase in call volume will affect equipment and manpower. In regards to effectiveness of fire services, Chief Brown added his concern about the cumulative effect of the proposal and similar proposals in the area.
- *Newnan Utilities:* Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in the applicant’s packet.

- Engineering: The Engineering Department indicated the following:

Environmental:

1. The development plan shall follow the design standards and guidance per the **Georgia Storm Water Management Manual**, in compliance with the **Post-Development Stormwater Management for New Development and Redevelopment** ordinance for the City of Newnan. 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.
2. 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**.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible.
4. For a parcel containing Waters of the State, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
5. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.

Transportation:

1. Interconnectivity utilizing ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, and shall connect to the public Right of Way for Newnan Crossing Bypass at both driveways. Additionally 6-foot wide sidewalks, ADA compliant, offset 4 feet from back of curb, shall be provided along the frontage of Newnan Crossing Bypass for the full length of both parcels. The sidewalk shall be completely within the ROW for Newnan Crossing Bypass.
2. Highway standard streetlights shall be installed along Newnan Crossing Bypass for the full length of the parcel and shall accommodate pedestrian level activities. The City of Newnan shall assume responsibility for and service of the lights following installation.
3. Traffic impact: applicant shall provide a Traffic Impact Study, including discussion for the peak hour trip generation, AM and PM, for the development, in accordance with the ITE (Institute of Transportation Engineers) Trip Generation Manual, latest edition. The Engineer of Record for the study shall establish the methodology with the City Engineer for the City of Newnan.

The traffic study should include the intersection at SR 34, Bullsboro Dr. It would also be advantageous for the study to comment on the AADT (ADT) for Newnan Crossing Bypass including the projected increase from this development, and overall capacity. Additionally, in addition to the incremental effect from this development, the traffic study will need to address the cumulative effect taking into account a recently approved development at 521 and 531 Newnan Crossing Bypass.

4. For the proposed right-in-right-out driveway connection, consider a right-out only option; right turn lane required.
  5. For the full access driveway, the developer shall rehabilitate the existing top layer of asphalt to meet recent paving of Newnan Crossing Bypass.
  6. All traffic control devices shall be in compliance with the latest standards of the **MUTCD** (Manual on Uniform Traffic Control Devices), including retroreflectivity and installation on GDOT Type 7 posts.
  7. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.
- Traffic: A Traffic Impact Study was performed for the proposed development by the applicant. The Executive Summary and Study Intersections Map are shown below:

# Executive Summary

**Project:** Newnan Crossing Bypass residential development (272 multifamily units + 12 townhomes) in Newnan, GA, with one full-access driveway and one RI/RO driveway on Newnan Crossing Bypass

**Analysis Scope:** 12 study intersections along Newnan Crossing Bypass, Lower Fayetteville Rd, McIntosh Pkwy, and SR 34; RI/RO driveways documented but not capacity-analyzed

**Scenarios:** Existing, No-Build (background growth + adjacent apartment and auto dealership traffic), and Build (No-Build + project traffic)

## Traffic Generation:

- Projected **1,734 daily trips** (AM: 114 trips; PM: 144 trips). Distribution based on established travel patterns
- Most intersections operate at **LOS D or better** under Existing, No-Build, and Build conditions.
- **Intersection 3 (NCB & Ashley Park Blvd)** and **Intersection 10 (Full-Access Driveway)** operate at **LOS F** under No-Build and Build conditions, largely due to background traffic; project traffic does not materially worsen operations.
- **Intersection 12 (SR 34 & NCB)** operates at **LOS F** under all scenarios, driven by existing congestion rather than the project.

## Mitigation Findings:

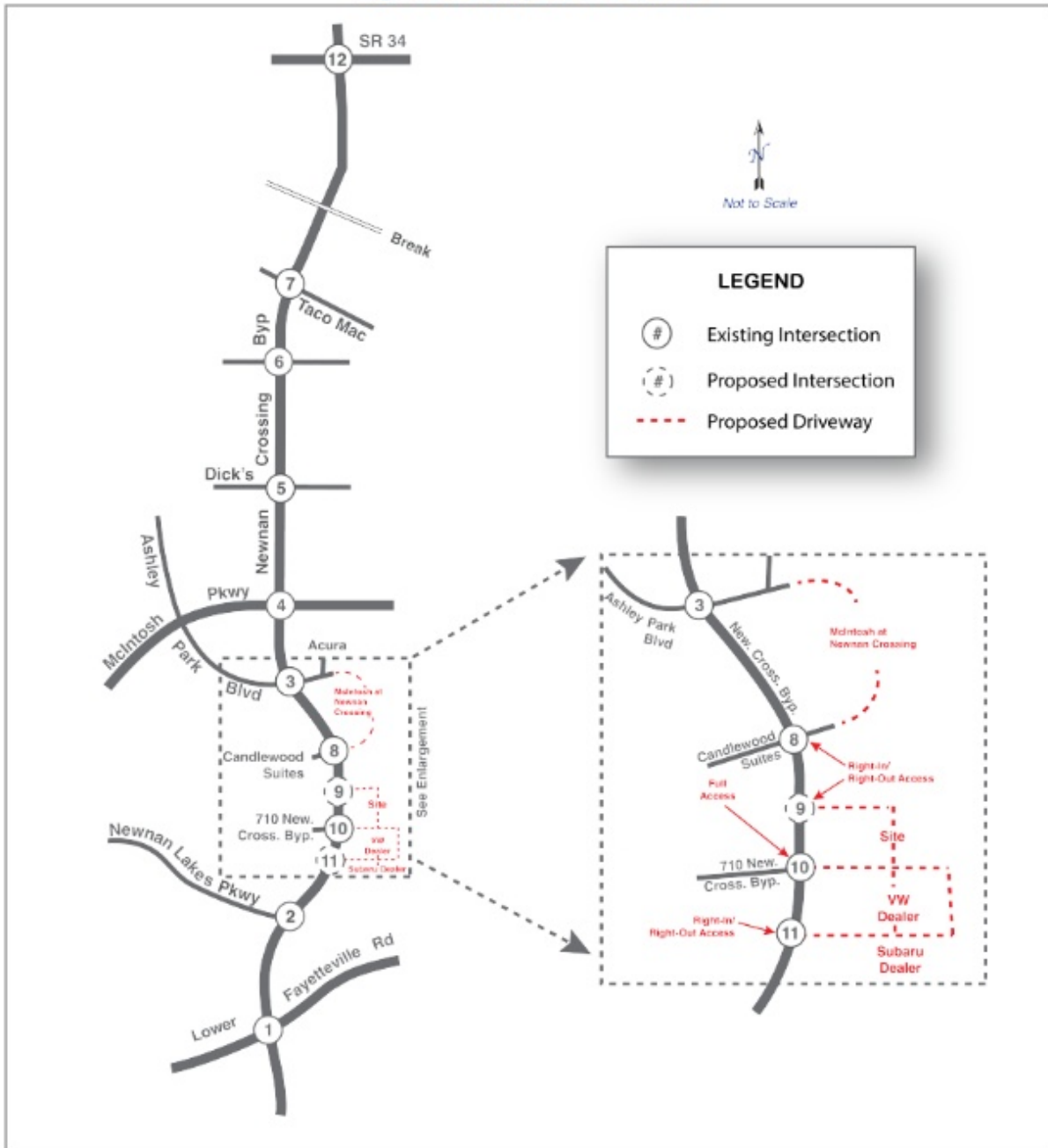
- Conventional geometric upgrades at most intersections are constrained by right-of-way.
- **Signalization of Intersections 3 and 10** yields **LOS B or better** under Build volumes, indicating effective mitigation.

- For **Intersection 12**, a **Displaced Left Turn (DLT)** concept is recommended for agency consideration; improvements are **not attributed to the project**.

**Conclusion:**

- The proposed development adds traffic but **does not significantly degrade network performance**. Targeted signalization resolves identified deficiencies, while major issues at SR 34 are pre-existing and warrant broader corridor solutions.

Figure 2: Study Intersections



- Coweta County Schools: Genie Ingram, Coweta County Schools Director of Facilities, Construction & Capital Projects, responded to the request for the proposed development’s impact on the school system. Ms. Ingram stated that developments of this size can present challenges when planning for school enrollment and meeting student needs. She added that due to the high density housing in the area of the proposal, school capacity is an ongoing concern and that some of the schools serving this area in question are now at or near capacity. Ms. Ingram stated the students from this proposed site would attend White Oak Elementary (which is currently at 90 % capacity), Arnall Middle School (which is currently at 75% capacity), and East Coweta High School (which is at 108% capacity). Ms. Ingram requested that if approved, the school system be provided with advance notice of a schedule for construction and planning purposes.
- Tax Revenue: Per the applicant’s CIA, it is estimated that the fair market value of the property involved in the proposed rezoning would increase to \$60 million with the proposed improvements. The assessed valuation would be 40% of the fair market value or \$24 million. The current assessed value is \$4,554,224. The following table shows the estimated change in tax revenues for the County, City, and School System:

ENTITY	MILLAGE RATE	EXISTING (\$4,554,224 COMBINED VALUE)	IMPROVED (\$60,000,000 EST COMBINED VALUE)	ADDITIONAL PROPERTY TAX
County	4.688	\$21,350	\$112,512	\$91,162
School	15.41	\$70,181	\$369,840	\$299,659
City	3.12	\$14,209	\$74,880	\$60,671
<b>TOTAL</b>	<b>23.218</b>	<b>\$105,740</b>	<b>\$557,232</b>	<b>\$451,492</b>

In addition to the estimated tax revenue, the CIA indicates that the property would generate approximately \$315,470 in residential impact fees and \$426,000 in sanitary sewer impact fees. Commercial impact fees are based upon the proposed use and size of the business. At this time, the projected impact fees for the commercial spaces are unknown.

**Staff Assessment - As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. Some of the service providers indicated that they will be in position to meet the demands. However, the Police Department and the Fire Department indicated personnel provision and equipment needs would be issues due to the proposal (with the Fire Department also expressing concern about the cumulative effect of the proposal and similar proposals in the area). Coweta County Schools expressed concern about their ability to meet the proposal’s projected population. Staff believes the proposal would cause an excessive or burdensome use of public facilities or services. ✘**

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

The Future Land Use Map in the Comprehensive Plan shows the subject property as Business/Office. The category Business/Office is defined as, “land dedicated to non-industrial employment generators, including retail sales, office, service, and entertainment facilities. Uses are primarily located along major highways, thoroughfares, or interstate corridors.” While a small portion of the proposal (the commercial uses making up approximately 3% of the proposed square footage) is compatible with the purpose and intent of the Business/Office category, the remaining approximately 97% of the proposed square footage designated for residential use is not compatible with the Business/Office category.

**Staff Assessment – The proposed use is not compatible with the purpose and intent of the Comprehensive Plan. ✘**

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

The MXD, Mixed Use District, is intended to:

- (1) Accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including residential, on the ground floor and/or residential uses above non-residential uses.
- (2) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- (3) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.
- (4) This zoning district is intended to provide for vertical and horizontal mixed uses. It is intended to integrate uses primarily within the same building or group of buildings. This may permit buildings and uses to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. In the MXD district smaller lots than might otherwise be under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic or aesthetic resources as well as the provision of site amenities such as plazas, parks, open space, walking trails, etc.

The MXD district is not intended to encourage greater density of development, nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments which enhance the surrounding area. MXD may also be utilized to foster the adaptive reuse of existing buildings. A minimum of two (2) different use categories is required for an MXD district.

**Key elements of an MXD project include:**

- Diverse Mix of Uses – The proposal identifies multiple uses including residential apartments and townhomes, as well as a variety of potential commercial uses.
- Attractive Central Plaza – The applicant’s Zoning Master Plan illustrates a Master Amenity Area located in a central area between the five apartment-only buildings. This area features a pool, pool deck, grilling stations, lounging options, etc. The proposed Amenity Courtyard, located in the rear of the larger Building 1, also includes features like a fire pit, lawn games, walkways, etc.
- Pedestrian-Friendly Building Design – Concept renderings provided in the application seem to support that this element has been met.
- Appropriately Scaled Height – The site is located within the I-85 Building Height Overlay which would allow any nonresidential development to build up to a maximum height of 85 feet. The proposed building height for the 4-story Building 1, the tallest proposed building, is approximately 53 feet.
- Distinctive – The elevation and renderings that have been provided are in alignment with other projects approved by the City (such as the Ashley Apartments) and the applicant has incorporated quality design elements such as brick, board and batten, and lapboard cementitious siding as a part of this proposed project.
- Sign Package – The applicant included a proposed sign package.

**Staff Assessment – The proposed use is consistent with the proposed zoning district. ✔**

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

The Future Land Use Map in the Comprehensive Plan shows the subject property designated as Business/Office. A portion of the proposed use (the proposed commercial uses) is compatible with the purpose and intent of this Future Land Use map category. The proposed residential uses are aligned with certain Goals and Policies from the Comprehensive Plan. Regarding the subject property, there are no new or changing conditions that have been discussed or considered since the Comprehensive Plan update.

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

**Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

The general area where the subject property is located primarily contains residential and commercial uses within the city limits. As mentioned earlier in this report, the rezoning site is currently zoned CGN and consists of 13.55 ± acres. There are many intense uses that are permitted in the CGN zoning category, ranging from “storefront” shopping centers to convenience stores, that also have impacts on issues like traffic. Staff believes the proposed mixed-use concept provides uses that could be beneficial not just for existing residents and visitors, but also for those desiring to move to Newnan who have a need for housing. The commercial component of the proposal will also be in keeping with the types of uses residents and visitors alike support in the nearby Ashley Park and Newnan Crossing shopping centers.

As mentioned earlier, this area has also seen the development of nearby multifamily properties, including future apartment units related to an MXD rezoning. In addition, one of the Needs and Opportunities in the Comprehensive Plan is “Mixed-use developments should be encouraged increasingly as a way to improve overall quality of life (increased housing opportunities, traffic improvements, etc.)” This proposal would certainly help pursue this idea.

**Staff Assessment – The proposed project would reflect a reasonable balance. However, it should be noted that since the time of the Comprehensive Plan adoption in 2021, a total of 1,042 apartments have been approved just for MXD developments (but have yet to be built). These include the aforementioned approved developments for Poplar Place, 521 and 531 Newnan Crossing Bypass, and 440 Newnan Crossing Bypass. This total of 1,042 apartments does not include the 272 apartments proposed for this current application. ✓**

**SUMMARY OF STAFF FINDINGS:**

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **5 of the 8 standards**.

**APPLICANT’S PROFFERED CONDITIONS:**

- The Applicant shall pull a permit for building the proposed retail use at the same time as the multi-family permit.

- Any and all documents submitted with the application and any additional documents presented by the Applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in this development.

**REVIEW STANDARDS FOR MXD REZONING:**

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding development as shown on the Future Land Use Plan.
4. Quality of architectural, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.
8. The Mayor and City Council for the City of Newnan may require changes or alterations in the master concept plan during the approval process in order to further promote the intent and standards of the MXD District.

The proposed project demonstrates overall conformity with these review standards.

**STAFF-SUGGESTED CONDITIONS TO CONSIDER:**

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

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- Approval of the Zoning Master Plan through the rezoning process does not relieve the applicant from meeting the requirements set forth in the City of Newnan’s Tree Preservation and Landscape Ordinance.

**REGULATORY CRITERIA TO CONSIDER:**

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

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

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

**LANDSCAPE ARCHITECT COMMENTS:**

In addition to staff’s proposed conditions, the City’s Landscape Architect Mike Furbush has included the following comments regarding the required Tree Management Plan that should be addressed if the Commission recommends approval:

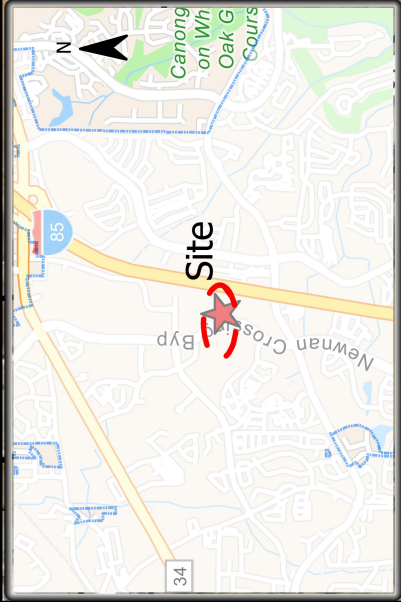
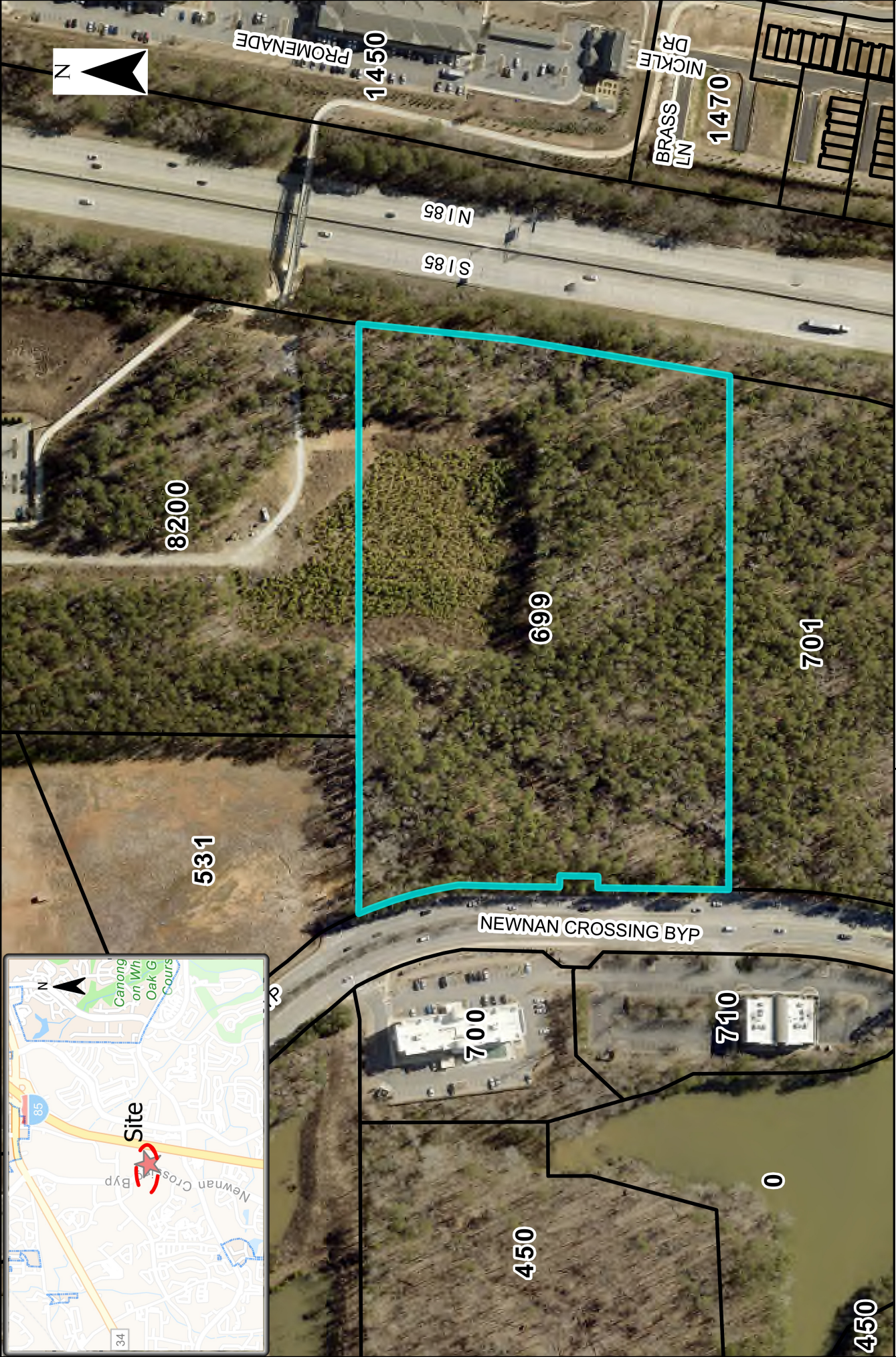
I have reviewed the revised, second, submittal of the Preliminary Tree Management Plan for rezoning of the MXD development along Newnan Crossing Bypass. The minimum Tree Management Plan elements have been shown; however, there are still a couple of tree management and site plan items that are cause for concern from my perspective...

- All landscape islands need to be at least 10 feet wide – back of curb to back of curb. There are several islands that do not provide enough planting space for shade trees at the ends of each parking aisle.
- There are several landscape islands that do not provide enough space to plant the required shade trees.
- Existing tree canopy to preserve varies significantly from Tree Management Plan to the rendered Site Plan, especially along the Interstate.
- There is a 60-foot section along the road frontage that does not provide enough space for the required 15-foot landscape strip.
- There is very little tree save area between the stormwater facility and Interstate 85.
- Not sure that this project can meet the requirements of the City’s Tree Conservation and Landscape Ordinance. There does not appear to be enough planting areas available based on the overall layout, required grading, stormwater, and utilities, along with maximum 4:1 grading allowed in the landscape strips.
- The existing tree canopy description described the existence of specimen trees so with as little tree save as has been proposed, specimen recompense may be required if specimen trees will be removed.

**OPTIONS:**

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

**ATTACHMENTS:**     Application for Rezoning  
                                 Location Map  
                                 Community Impact Assessment



Project Location  
 City Limits

Parcel # 086 5021 002

ADDRESS  
 699 Newnan Crossing Bypass  
 Newnan, Ga 30263

CITY OF NEWNAN | Project Location

1 = 2,640 feet

Date: 12/1/2025 8:07 AM

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

**NEWNAN**  
 GEORGIA



**HORNE & GRIFFIS, P.C.**  
32 South Court Square, P.O. Box 220  
Newnan, Georgia 30264  
[www.newnanlaw.com](http://www.newnanlaw.com)

MELISSA D. GRIFFIS (GA, AL)

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

November 25, 2025

**VIA HAND DELIVERY**

Ms. Tracy Dunnavant  
City of Newnan  
25 LaGrange Street  
Newnan, GA 30263

RE: Rezoning Request of Woodlands Acquisition, LLC  
Approximately 13.55 +/- Acres located on 699 Newnan Crossing Bypass,  
Newnan, Coweta County, Georgia  
Land Lot 21, 5<sup>th</sup> Land District

Dear Ms. Dunnavant:

Woodlands Acquisition, LLC (“Woodlands”), the Applicant in the above-described property (“the Property”) in the City of Newnan, Georgia, hereby makes this application to rezone the current property from CGN to MXD to allow for a mixed use development with multi-family apartments, town homes, and retail.

As noted on the “Application to Amend Zoning Map of Coweta County” Form enclosed herewith, the Property is the most appropriate site for the zoning designation requested insofar as the Property is currently zoned CGN amending to MXD will allow for a residential component to be included on this property for a mixed use district. Further, Wood Partners sent a letter directly to you regarding LINC connectivity between the two developments.

For the reasons stated above, Woodlands believes that this application is not only consistent with but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed rezoning will facilitate provision of the MXD zoning consistent with principles of smart development so highly valued by City of Newnan.

Woodlands has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance enacted in November of 2002. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** Woodlands, as Applicant and myself, as

Ms. Tracy Dunnavant  
November 25, 2025  
Page 2

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counsel for Woodlands, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Report in the near future.

Yours Truly,



Melissa D. Griffis  
Attorney for Woodlands Acquisition, LLC

MDG/bw  
Enclosures



**CITY OF NEWNAN, GEORGIA**  
**Planning & Zoning Department**

25 LaGrange Street  
Newnan, Georgia 30263  
Office (770) 254-2354  
Fax (770) 254-2361

**NEWNAN**  
GEORGIA

**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 Woodlands Acquisitions, LLC

Mailing Address 3621 Vinings Slope SE, Suite 4400, Atlanta, GA 30339

Telephone (770) 373-5775; (470) 377-0147 Email: [bwooten@woodlandsres.com](mailto:bwooten@woodlandsres.com)

Property Owner (Use back if multiple names) CLT Acreage, LLC

Mailing Address 20 N Martingale Road, Suite 180, Schaumburg, IL 60173

Telephone \_\_\_\_\_

Address/Location of Property 699 Newnan Crossing bypass, Newnan, Georgia 30263

Tax Parcel No.: 086 5021 002 Land Lot 21

District/Section 5<sup>th</sup> Size of Property (Square Feet or Acres) 13.55+/- acres

Present Zoning Classification: CGN 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 \_\_\_\_\_

The Subject Property is undeveloped land that has been vacant for many years as zoned CGN. \_\_\_\_\_

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 Subject Property should be included in the MXD \_\_\_\_\_

zoning district to allow for development of this unique parcel. The MXD zoning will allow for mixed uses, including \_\_\_\_\_

residential in the area. The Subject Property is adjacent to recently zoned MXD property and will be able to access the LINC trail.

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

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

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

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

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

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

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

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

Woodlands Acquisitions, LLC

By Woodlands Apartment Communities, LLC,  
its sole member/manager

Sworn to and subscribed before me this  
12<sup>th</sup> day of Nov., 2025

Signature of Applicant \_\_\_\_\_

Donna L Hawkins  
Notary Public



**FOR OFFICIAL USE ONLY**

DATE OF PRE-APPLICATION CONFERENCE: 11-6-2025  
 RECEIVED BY: Cris Cole DATE OF FILING: 11-25-2025 FILING FEE RECEIVED: 838.75  
 DATE OF NOTICE TO NEWSPAPER: \_\_\_\_\_  
 DATE OF PUBLIC HEARING: \_\_\_\_\_  
 PLANNING COMMISSION RECOMMENDATION (DATE): \_\_\_\_\_  
 \_\_\_\_\_  
 DATE OF TRANSMITTAL TO CITY COUNCIL: \_\_\_\_\_  
 CITY COUNCIL DECISION (DATE): \_\_\_\_\_



November 24th, 2025

Tracy Dunnavant  
Planning & Zoning Director  
25 Lagrange St, 2nd Floor  
Newnan, GA 30263  
Tel: 678-673-5481  
Email: tdunnavant@newnanga.gov

Re: Woodlands Apartment Communities MXD Proposal – LINC Connection  
699 Newnan Crossing Bypass, Newnan, Georgia 30263  
PIN: 086 5021 002

Dear Ms. Dunnavant,  
As the representative of the proposed Alta Newnan Crossing development, I am writing to inform you of a verbal agreement between Wood Partners and Woodlands Apartment Communities.

Woodlands intends to pursue a connection to the LINC via an access easement through the SE Regional Medical Center property. In addition, both parties intend to cooperate in establishing reciprocal access between our two developments, enabling circular connectivity to the LINC through both proposed communities.

Please feel free to contact me with any questions or if further information is needed.

Sincerely,

Wood Real Estate Investors, LLC

A handwritten signature in blue ink that reads "Bennett Sands".

Bennett Sands  
Executive Managing Director











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:

The Applicant shall pull a permit for building the proposed retail use at the same time as the multi-family permit.

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

Any and all documents submitted with the application and any additional documents presented by the Applicant evidencing plans, profiles, elevations, architectural standards, landscaping, exterior and the materials presented shall be used in this development.

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

Woodlands Acquisitions, LLC

By Woodlands Apartment Communities, LLC,  
its sole member/manager

Kevin J. Wood, Managing Director

Type or Print Name and Title

Melissa D. Griffis, Attorney

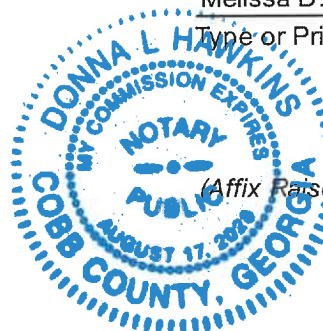
Type or Print Name and Title

Signature of Applicant

Signature of Applicant's Representative

Signature of Notary Public

Date



(Affix Raised Seal Here)



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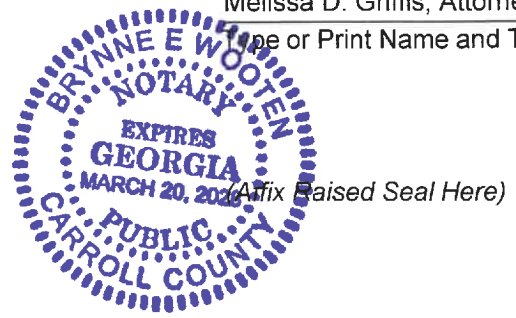
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I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.  
Woodlands Acquisition, LLC

Signature of Applicant  
*Melissa D. Griffis*  
Signature of Applicant's Representative

Type or Print Name and Title  
Melissa D. Griffis, Attorney  
Type or Print Name and Title

*Bryne E. Wooten* 11.24.2025  
Signature of Notary Public Date





**NEWNAN**  
GEORGIA

City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

Application filed on November 25, 2025 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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 organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

Woodlands Acquisitions, LLC

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

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

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

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

Woodlands Acquisitions, LLC

By Woodlands Apartment Communities, LLC,  
its sole member/manager

Kevin J. Wood, Managing Director

Type or Print Name and Title

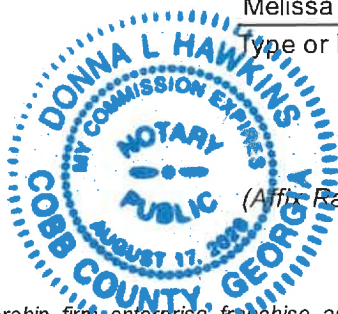
  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Donna L. Hawkins 11/12/25  
\_\_\_\_\_  
Signature of Notary Public Date



(Affix Raised Seal Here)

<sup>1</sup>Business 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.



**NEWNAN**  
GEORGIA

City of Newnan, Georgia  
Attachment B

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All individuals, business entities, or other organizations<sup>1</sup> having a property or other interest in said property subject of this application are as follows:

Woodlands Acquisition, LLC

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

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

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

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

Signature of Applicant

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

11-24-25

Date

(Affix Raised Seal Here)



<sup>1</sup>Business 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 CLT Acreage LLC, a Georgia limited liability company

Telephone Number 847-525-4141

Address of Subject Property 699 Newnan Crossing Bypass  
Newnan, GA 30263

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.

CLT Acreage LLC,  
a Georgia limited liability company

Signature of Property Owner

Name: Dennis P. Lynde

Title: Manager

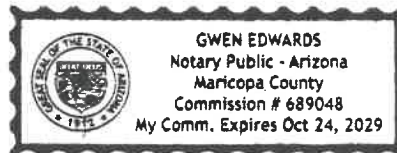
Personally appeared before me

Dennis P. Lynde

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

Notary Public

11/17/2025  
Date



(Affix Raised Seal Here)




City of Newnan, Georgia  
Attachment D  
**Attorney's Authorization**

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**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 Melissa D. Griffis, Esq.

Address 32 South Court Square  
Newnan, GA 30263

Telephone (770) 253-3282

Date 11-25-2025



# Community Impact Assessment

**To:** Tracy Dunnavant, City of Newnan Planning and Zoning Director

**From:** Hayley Todd, Zoning Manager, PEC+

**Date:** November 24, 2025

**Re:** Proposed Mixed-Use Development, 699 Newnan Crossing Bypass

This memo outlines the expected community impacts from the proposed rezoning and development of the 13.55-acre site located at 699 Newnan Crossing Bypass in the City of Newnan, Coweta County, GA. The development is being proposed by Woodlands Residential.

The proposed development is a mixed-use development consisting of 272 new multi-family units, 12 townhomes, and approximately 7,500 square feet of commercial area. A site plan is included as Attachment A.

The site plan shows one point of access onto Newnan Crossing Bypass and interparcel connection with the parcel to the south. The plan has internal connections between all portions of the development.

Input was requested from various agencies and utility providers including: the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and Newnan Fire Department. Responses have been received from each of them and are included in this memo.

A traffic study was also prepared and is presented as a separate document. The results of the study are summarized in that document.



## **ROADS AND STREETS**

A traffic impact study was performed for the proposed development and is attached as a separate document within this submittal.

## **NEWNAN POLICE DEPARTMENT**

A letter was received from Police Chief Brent Blankenship who provided information on the expected impact of the development. A copy of the letter from Chief Blankenship is included as Attachment B.

Chief Meadows states that the population increase is likely to result in an increase of 730 calls, 21 motor vehicle accidents, and 129 traffic stops over the course of two years.

## **NEWNAN FIRE DEPARTMENT**

An email response was received from Fire Chief Stephen Brown who indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of the email from Chief Brown is included as attachment C.

## **NEWNAN UTILITIES**

An email response was received from Scott Tolar of Newnan Utilities. The email, which is included as attachment D, indicates that Newnan Utilities has ample capacity to serve the proposed development.

## **COWETA SCHOOL SYSTEM**

A letter was received from the Operations Director for the Coweta County School System who provided information on the expected impact. A copy of the letter from Genie Ingram is included as Attachment F.

Ms. Ingram indicated the zoned schools are at or are approaching capacity: White Oak Elementary (90%), Arnall Middle School (75%), and East Coweta High School (108%). He stated that serving the needs of the proposed development may present challenges.

She asked that as much advance notice as possible be provided to the school system with additional information about the schedule.

## **TAX REVENUE**

The subject property, Parcel 086 5021 002 currently has an assessed value of \$4,554,224. Tax parcel information from qPublic is included as Attachment E.



It is estimated that the fair market value of the property would increase to \$60 million with the proposed improvements. The assessed valuation would be 40% of the fair market value, or \$24 million. The following table shows the estimate change in tax revenues for the County, City, and School System.

ENTITY	MILLAGE RATE	EXISTING (\$4,554,224 COMBINED VALUE)	IMPROVED (\$60,000,000 EST COMBINED VALUE)	ADDITIONAL PROPERTY TAX
County	4.688	\$21,350	\$112,512	\$91,162
School	15.41	\$70,181	\$369,840	\$299,659
City	3.12	\$14,209	\$74,880	\$60,671
<b>TOTAL</b>	<b>23.218</b>	<b>\$105,740</b>	<b>\$557,232</b>	<b>\$451,492</b>

#### OTHER BENEFITS TO THE CITY OF NEWNAN

The development of this property as proposed would require significant impact fees to be paid including the following:

Development Impact Fee	\$1,110.81 per unit	\$315,470
Sanitary Sewer Impact Fee	\$1,500 per unit	\$426,000
<b>TOTAL IMPACT FEES</b>		<b>\$741,470</b>



## ATTACHMENTS

- A - PRELIMINARY SITE PLAN
- B - LETTER FROM NEWNAN POLICE DEPARTMENT
- C - LETTER FROM NEWNAN FIRE DEPARTMENT
- D - LETTER FROM NEWNAN UTILITIES
- E - TAX PARCEL DATA FROM QPUBLIC
- F - LETTER FROM COWETA SCHOOL SYSTEM



11/14/25

Reference: 699 Newnan Crossing Bypass

Chris Cole,

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 730 calls, 21 motor vehicle accidents and 129 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 \$41,250.00 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

November 14, 2025

Ref: *Rezoning*

Dear Chris,

I have reviewed the rezoning request for Newnan Crossing Bypass.

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



November 21, 2025

Chris Cole, AICP  
Senior Planner  
City of Newnan  
25 LaGrange Street  
Newnan, Georgia 30263

RE: 272 Apartment Units and 12 Townhomes, with 7500 Commercial Space, in Newnan, GA,  
Parcel #086 5021 002

Mr. Cole,

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

- Parcel Number 086 5021 022
- 13.55 Acres
- 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.
  - v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road  
Newnan, GA 30263  
770-683-5516  
770-683-0292 fax  
[www.NewnanUtilities.org](http://www.NewnanUtilities.org)

- 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.
  - vii. It is the responsibility for the developer to ensure there is adequate fire protection

This letter is good for one year from the date of the letter. Please let me know if you have any questions or need additional information.

Sincerely,



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



# The City of Newnan, Georgia

Office of the City Engineer

November 21, 2025

City Engineer Review

REZONING REQUEST

Tax Parcel 086 5021 002

13.55 Acres

699 Newnan Crossing Bypass

---

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible.
4. For a parcel containing Waters of the State, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Transportation:

1. Interconnectivity utilizing ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, and shall connect to the public Right of Way for Newnan Crossing Bypass at least at both driveways. Additionally 6-foot wide sidewalks, ADA compliant, offset 4 feet from back of curb, shall be provided along the frontage of Newnan Crossing Bypass for the full length of both parcels. The sidewalk shall be completely within the ROW for Newnan Crossing Bypass.
2. Highway standard streetlights shall be installed along Newnan Crossing Bypass for the full length of the parcel and shall accommodate pedestrian level activities. The City of Newnan shall assume responsibility for and service of the lights following installation.
3. Traffic impact: applicant shall provide a Traffic Impact Study, including discussion for the peak hour trip generation, AM and PM, for the development, in accordance with the ITE (Institute of Transportation Engineers) Trip Generation Manual, latest edition. The Engineer of Record for the study shall establish the methodology with the City Engineer for the City of Newnan.

4. For the proposed right-in-right-out driveway connection, consider a right-out only option, or add a right turn lane. All traffic control devices shall be in compliance with the latest standards of the MUTCD (Manual on Uniform Traffic Control Devices), including retroreflectivity and installation on GDOT Type 7 posts.
5. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.

Respectfully,

*Michael Klahr*

William M. Klahr, P.E., CFM  
Director of Engineering

# Coweta County, GA

## Summary

**Parcel Number** 086 5021 002  
**Location Address** 699 NEWNAN CROSSING BYP  
**Legal Description** 13.55 AC (Tract 5) LL21&44 5 LD  
(Note: Not to be used on legal documents)  
**Tax District** NEWNAN 08 ANNEX (District 08)  
**Millage Rate** 24.019  
**Acres** 13.55  
**Homestead Exemption** No (\$0)  
**Landlot/District** 21 / 5

[View Map](#)

## Owner

**CLT ACREAGE LLC**  
**20 N MARTINGALE ROAD**  
**SUITE 180**  
**SCHAUMBURG, IL 60173**

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Crossing Bypass	Square Feet	590,238	0	0	13.55	1

## Permits

Permit Date	Permit Number	Type	Description
08/04/2022	EL-01343	ELECTRIC	
05/18/2021	ZSP21-200	COMMERCIAL	
05/18/2021	ZLD21-0199	COMMERCIAL	

## Sales

Sale Date	Sale Price
1/31/2022	\$0
6/26/2013	\$11,379,492
1/4/2011	\$0
3/20/2009	\$21,558,718
8/30/2001	\$0
4/17/1990	\$0
4/5/1989	\$24,210
12/5/1986	\$0

## Valuation

	2025	2024	2023	2022
Previous Value	\$7,956,698	\$7,068,197	\$8,845,531	\$8,845,531
Land Value	\$4,554,224	\$5,209,224	\$7,068,197	\$8,845,531
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$4,554,224	\$5,209,224	\$7,068,197	\$8,845,531

## Assessment Notices 2019



### Assessment Notices

[2021 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2025 Assessment Notice \(PDF\)](#)

**No data available for the following modules:** Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Assessment Notices 2018, Septic Drawings, Photos, Sketches.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 11/24/2025 12:36:29 AM

[Contact Us](#)



# Coweta County School System

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

November 13, 2025

Chris Cole  
Senior Planner  
City of Newnan  
25 LaGrange Street  
Newnan, GA 30263

RE: Letter of Impact for Newnan Crossing Bypass Mixed Development

Chris,

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

The proposed development would potentially contain 284 residential units. The current school district lines would place students in this neighborhood in the following locations:

White Oak Elementary (90% Capacity), Arnall Middle School (75% Capacity), and East Coweta High School (108% Capacity).

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

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

Sincerely,

*Genie G Ingram*

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

Coweta Committed to Student Success

End of  
Community  
Impact  
Assessment  
Section  
(CC)



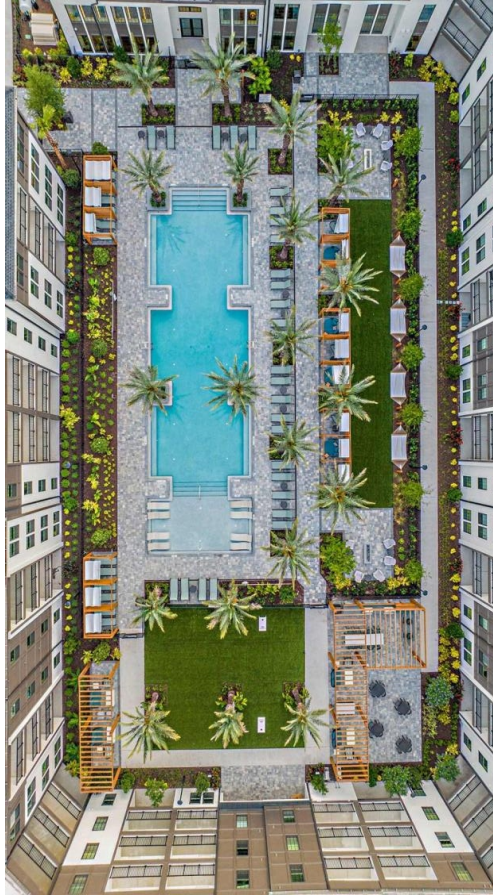




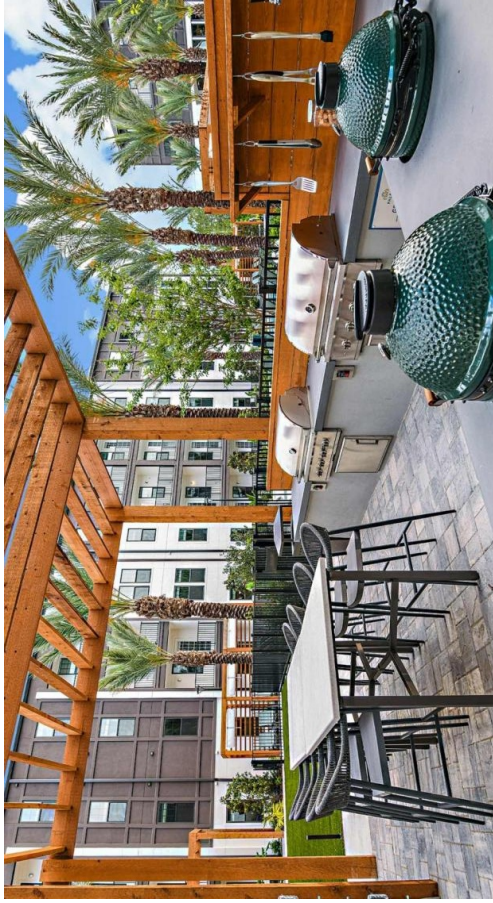


# 699 Newnan Crossing Bypass Rezoning

**Representative Depiction of Amenity**

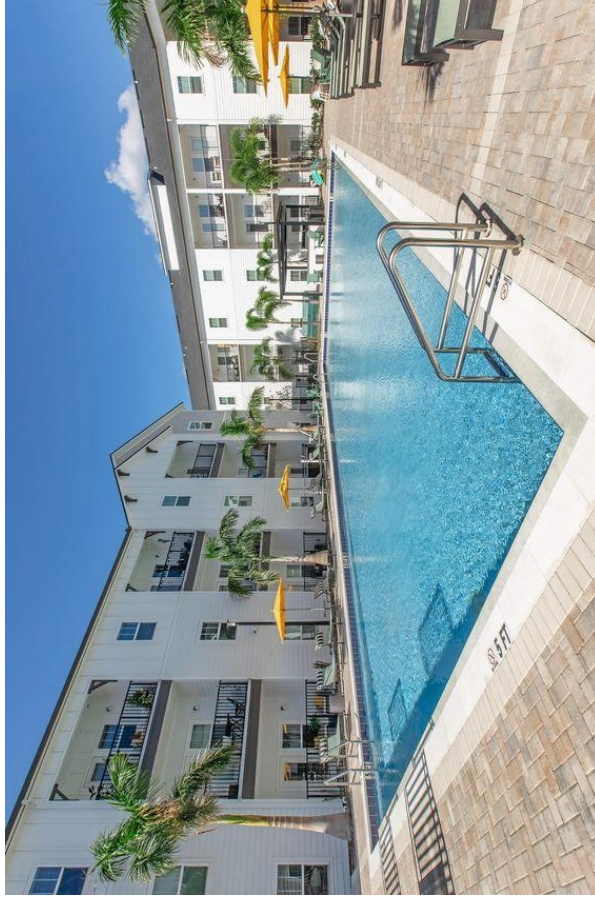


**Representative Depiction of Amenity**



# 699 Newnan Crossing Bypass Rezoning

**Representative Depiction of Amenity**



**Representative Depiction of Amenity**



# 699 Newnan Crossing Bypass Rezoning

**Representative Depiction of Amenity**



**Representative Depiction of Amenity**



# 699 Newnan Crossing Bypass Rezoning

**Representative Depiction of Amenity**



**Representative Depiction of Amenity**



# 699 Newnan Crossing Bypass Rezoning

**Representative Residential Unit**

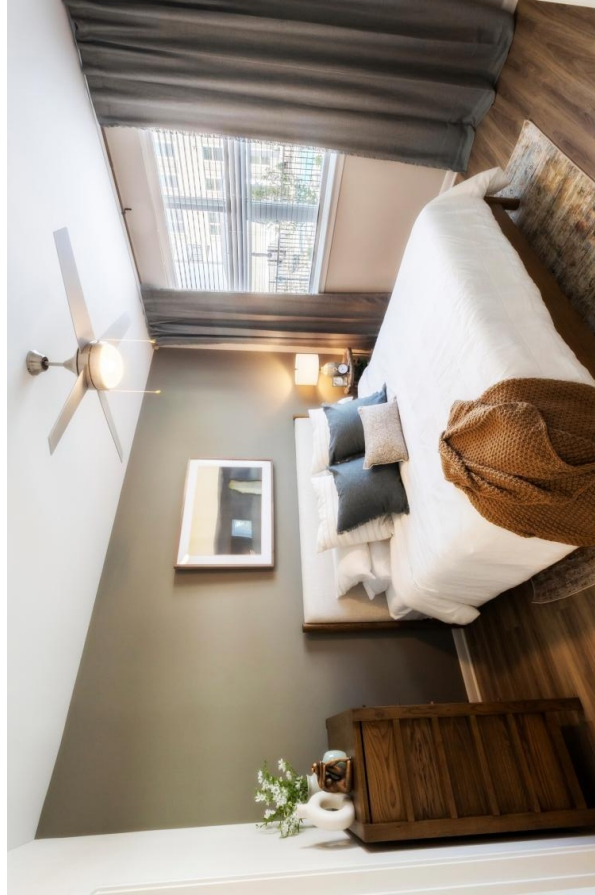


**Representative Residential Unit**



# 699 Newnan Crossing Bypass Rezoning

**Representative Residential Unit**



**Representative Residential Unit**

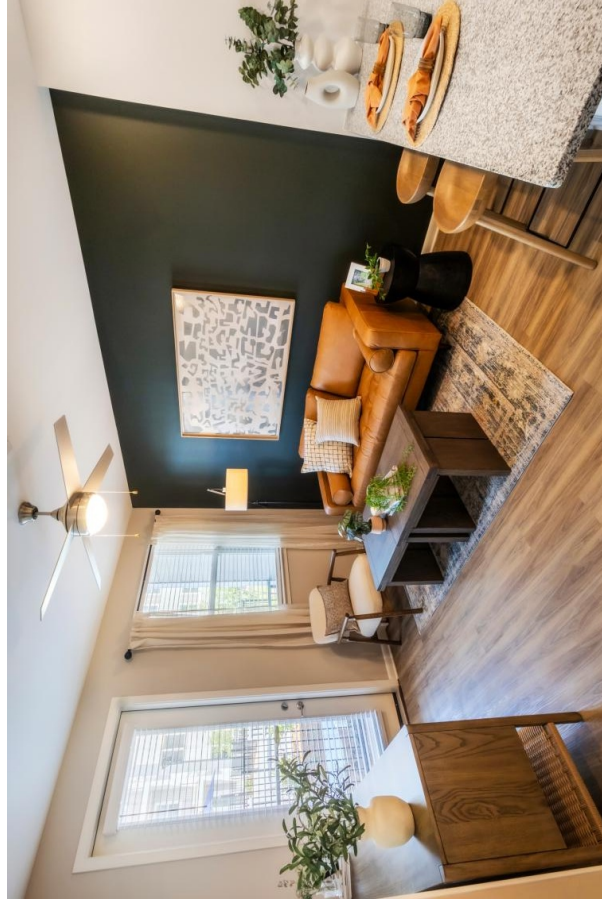


# 699 Newnan Crossing Bypass Rezoning

**Representative Residential Unit**



**Representative Residential Unit**

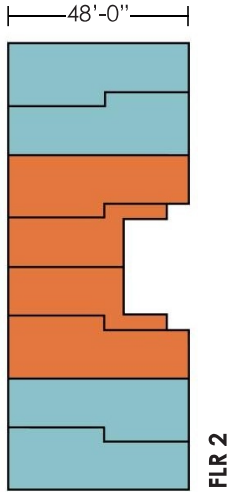


# Proposed Townhome Design

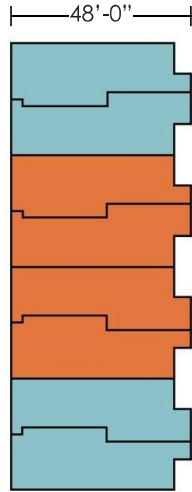
## Apartment Home | FLOORPLANS

### MIX 1

1 BR: 2 = 25%  
2 BR: 6 = 75%  
TOTAL: 8 = 100%



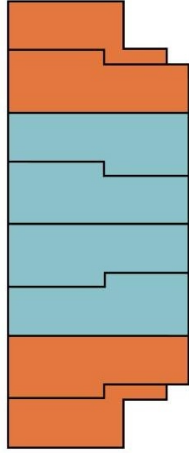
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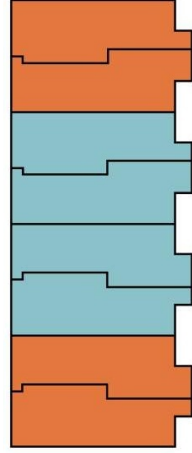
FLR 1

### MIX 2

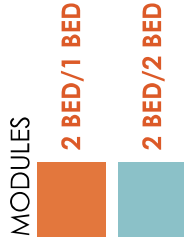
1 BR: 2 = 25%  
2 BR: 6 = 75%  
TOTAL: 8 = 100%



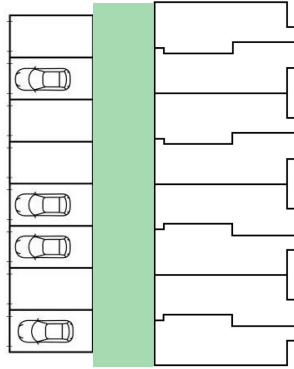
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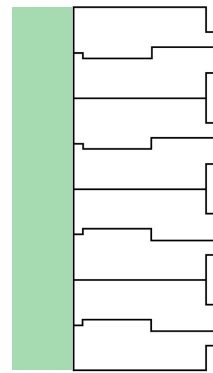
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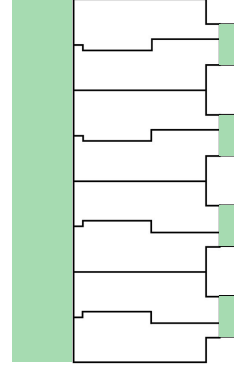
## PARKING LAYOUTS & 8-BAY GARAGE OPTIONS



DETACHED REAR



DETACHED FRONT



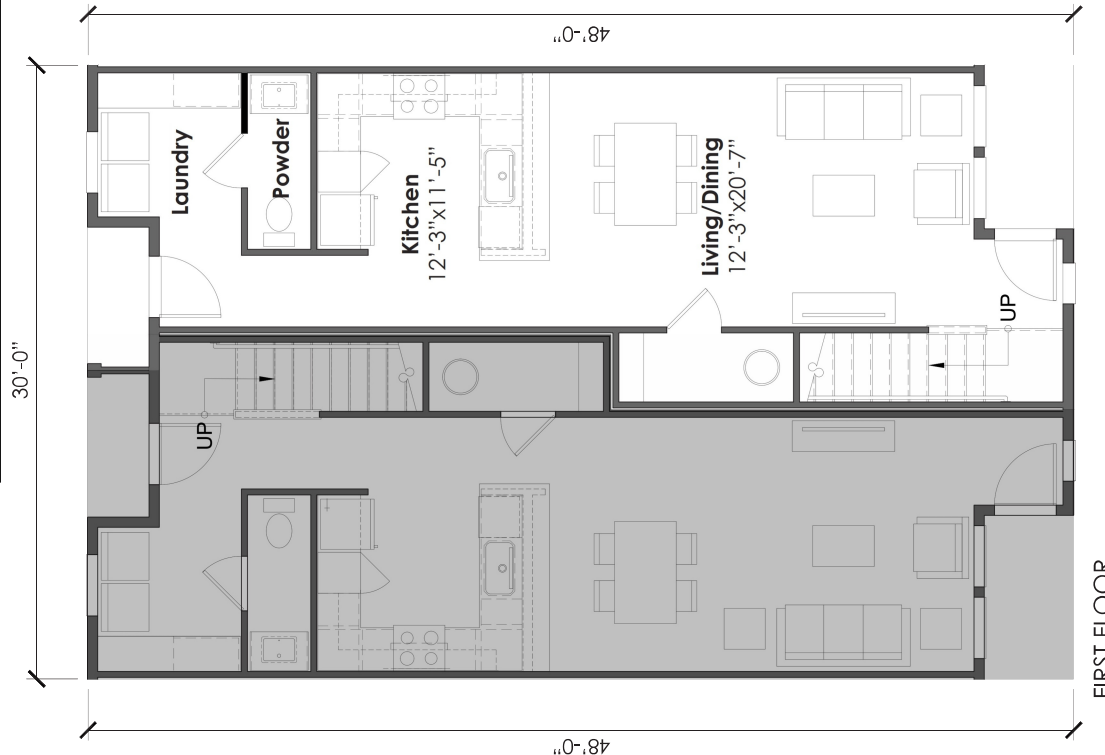
PARALLEL

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Proposed Townhome Design

GROSS SF - 1153 | NET SF - 1137 | AHa1 UNIT - 2/1 MODULE



- BATH**
- Shower Upgrade

FIRST FLOOR

SECOND FLOOR



11.21.2025

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Proposed Townhome Design

GROSS SF - 1343 | NET SF - 1322 | AHb2 UNIT - 2/2 MODULE



- BATH**
- Shower Upgrade



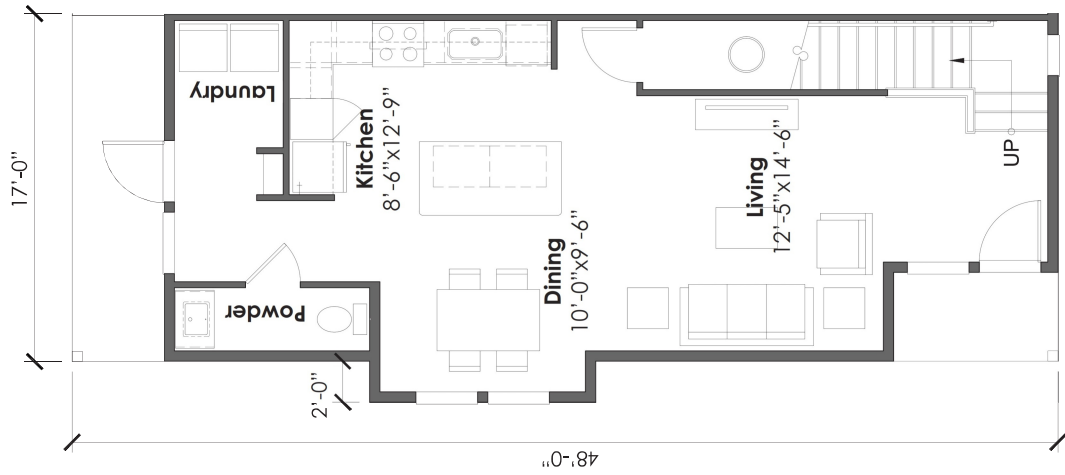
32

11.21.2025

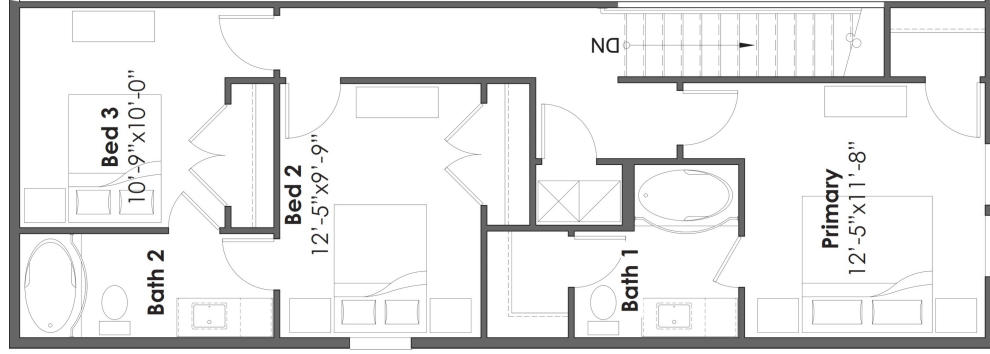
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Proposed Townhome Design

GROSS SF - 1605 | NET SF - 1494 ■ AHc1 UNIT - END UNIT



FIRST FLOOR



SECOND FLOOR

- BATH**
- Shower Upgrade

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33

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Proposed Townhome Design

Apartment Homes ■ ELEVATION A



COLOR SCHEME - NATURAL CRAFTSMAN

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34

11.21.2025

Proposed Townhome Design

Apartment Homes ■ ELEVATION B



COLOR SCHEME - TRANSITIONAL FARMHOUSE

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Proposed Townhome Design

Apartment Homes ■ ELEVATION MODERN



COLOR SCHEME- MODERN LODGE

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36


11.21.2025

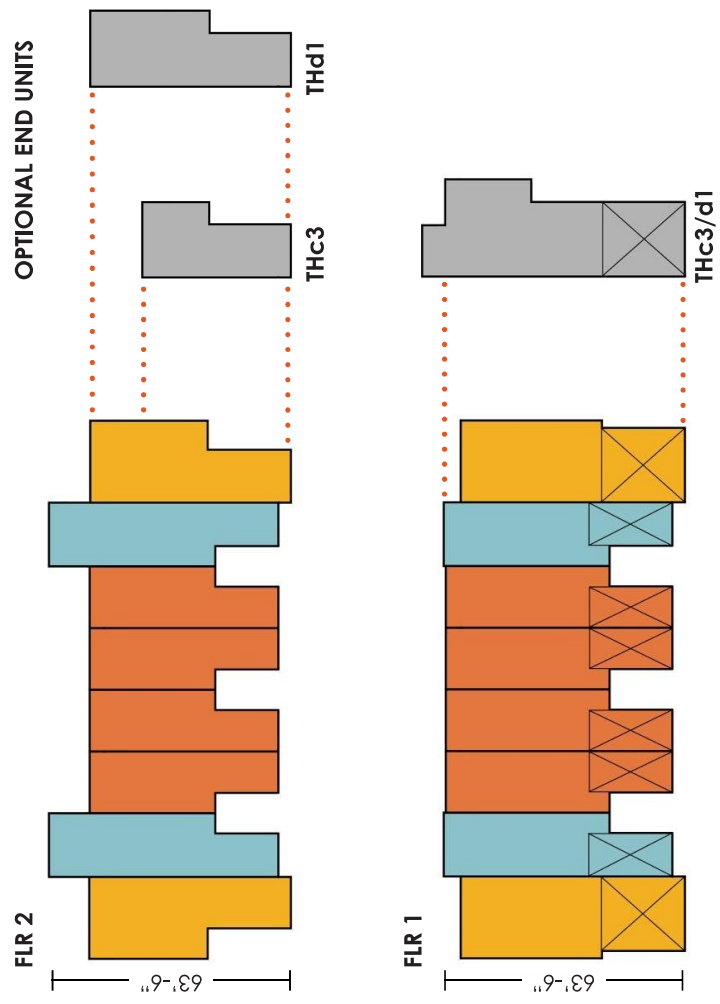
# Proposed Townhome Design

## Townhomes ■ FLOORPLANS

**TWO BEDS**  
 UNIT THb1

**THREE BEDS**  
 UNIT THc1  
 UNIT THc2  
 UNIT THc3  
 PRIMARY DOWN

**FOUR BEDS**  
 UNIT THd1  
 PRIMARY DOWN

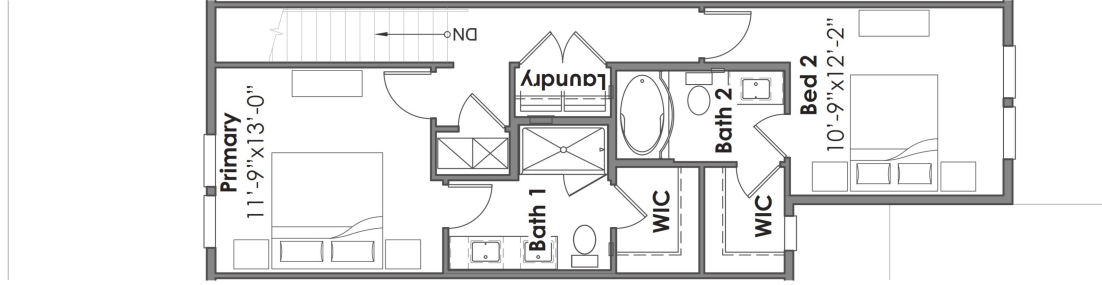
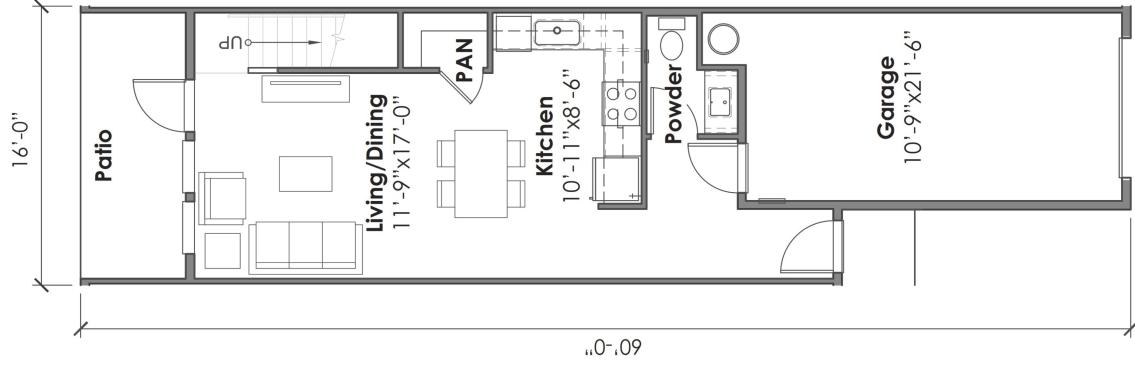


**MIX 1**  
 2 BR: 4 = 50%  
 3 BR: 4 = 50%  
 TOTAL: 8 = 100%

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Proposed Townhome Design

GROSS SF - 1521 | NET SF - 1163 ■ UNIT THb1 + UPGRADE OPTIONS

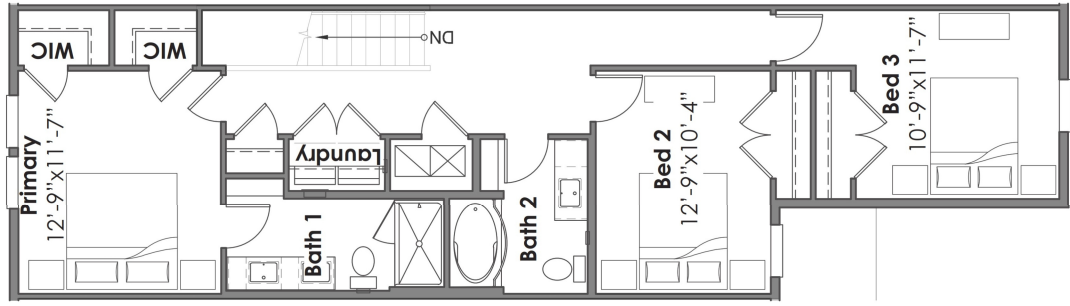
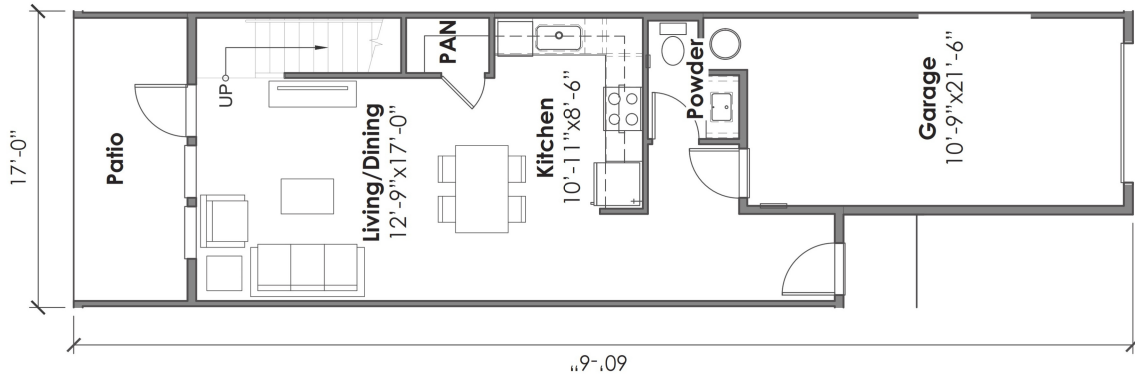


- BATH**
- Shower Upgrade

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Proposed Townhome Design

GROSS SF - 1828 | NET SF - 1456 ■ UNIT THc1 + UPGRADE OPTIONS



- BATH**
- Shower Upgrade

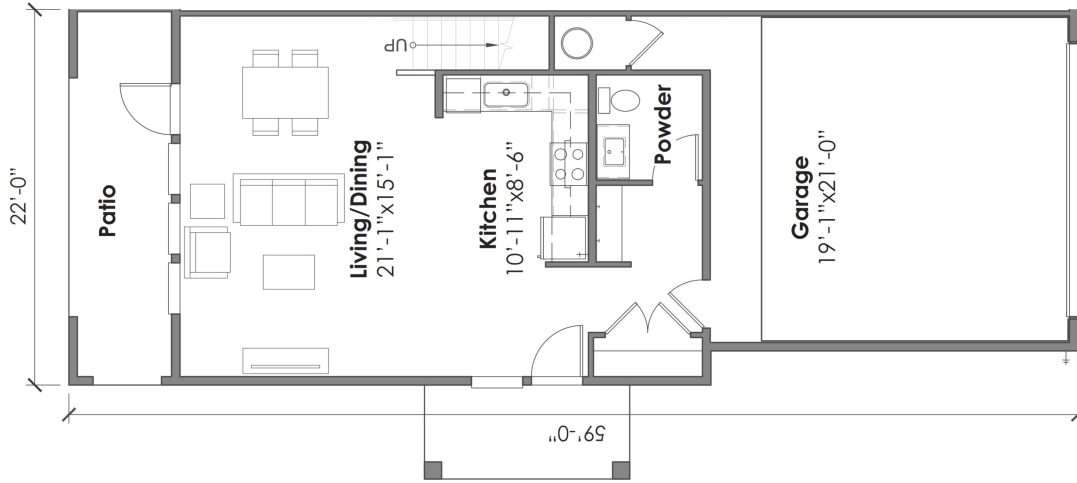


11.21.2025

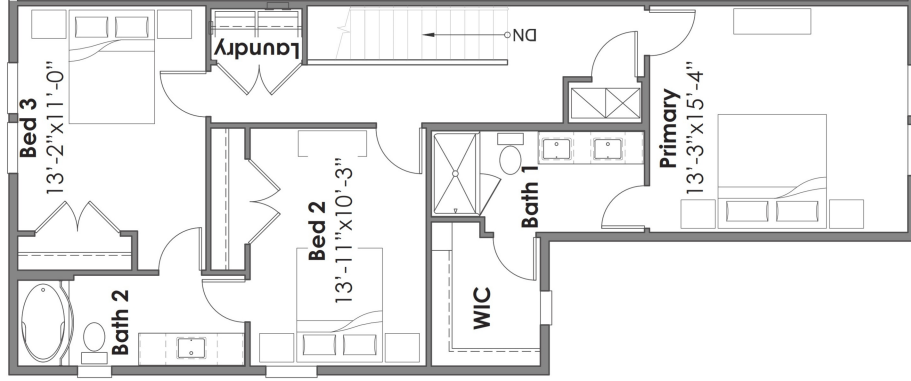
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Proposed Townhome Design

GROSS SF - 2209 | NET SF - 1629 ■ UNIT THc2 + UPGRADE OPTIONS



- BATH**
- Shower Upgrade



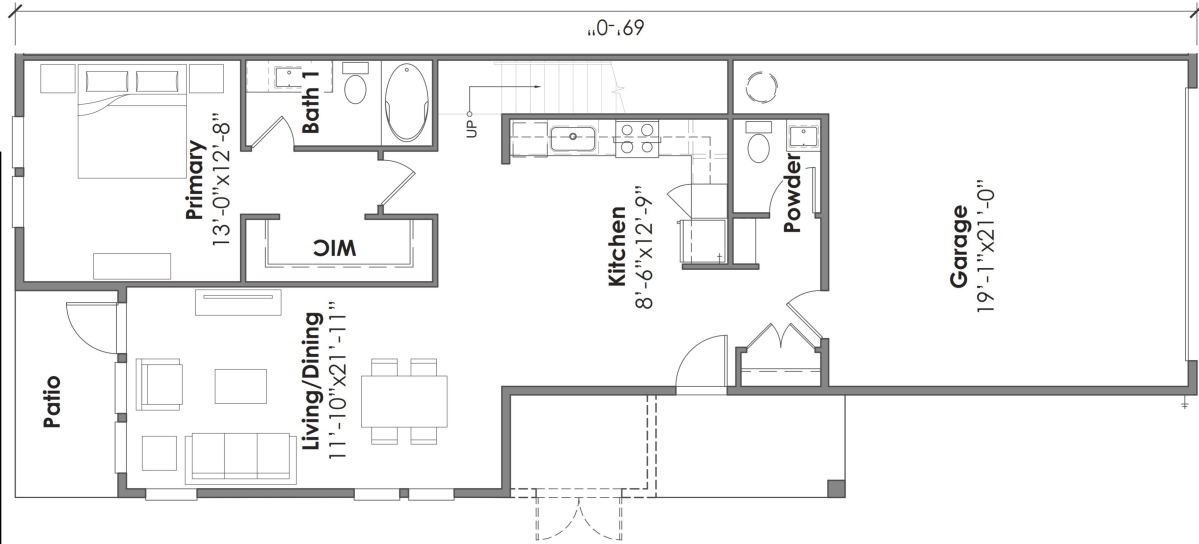
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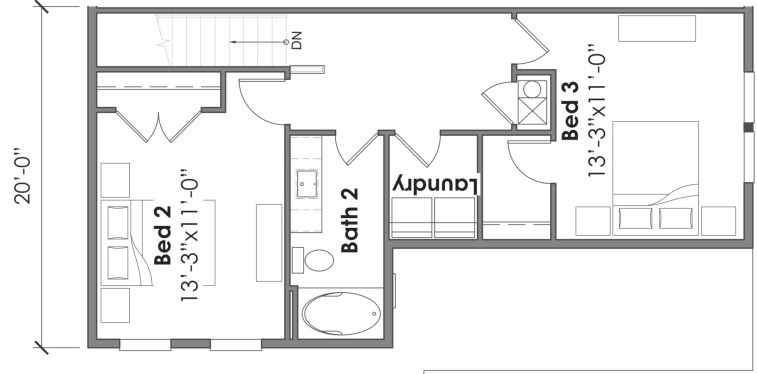
11.21.2025

Proposed Townhome Design

GROSS SF - 2161 | NET SF - 1637 | UNIT THc3 + UPGRADE OPTIONS



- BATH**
- Shower Upgrade



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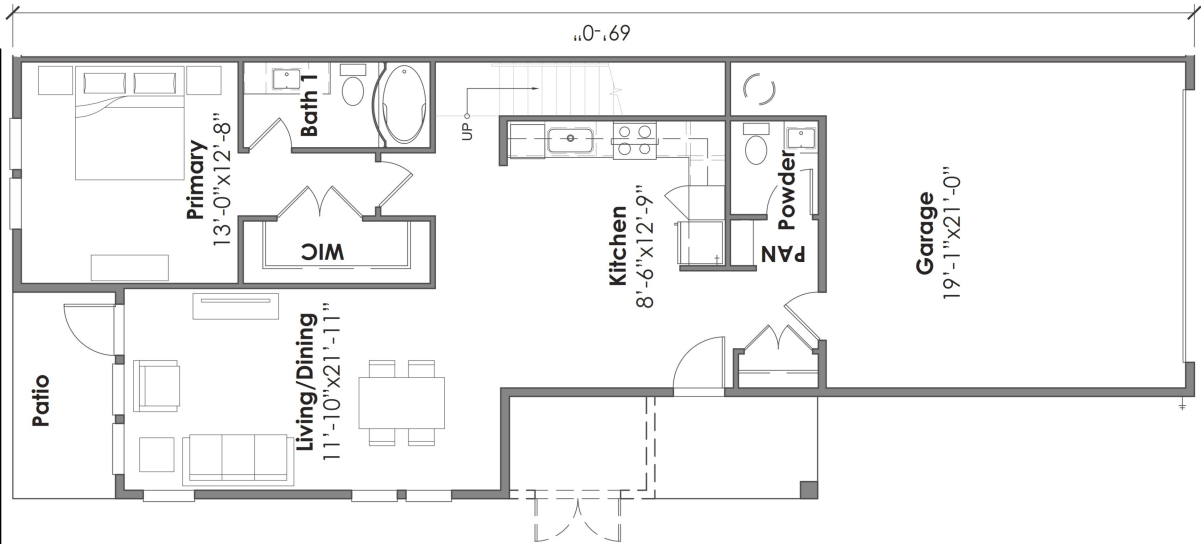


42

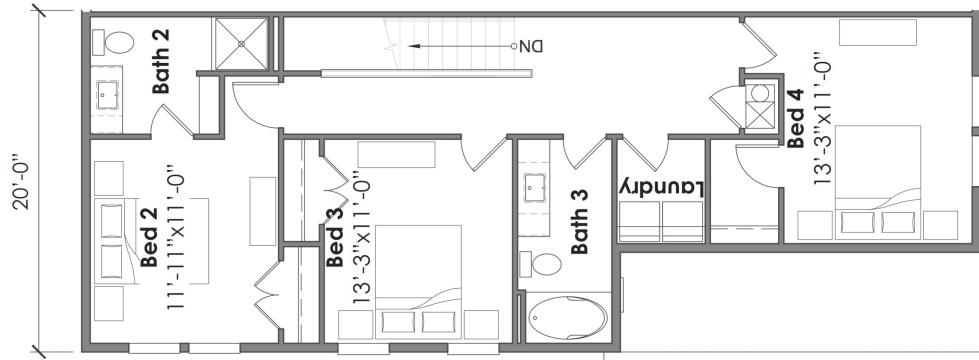
11.21.2025

Proposed Townhome Design

GROSS SF - 2528 | NET SF - 1900 | UNIT THd1 + UPGRADE OPTIONS



- BATH**
- Shower Upgrade



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Proposed Townhome Design

Townhomes ■ ELEVATION B



COLOR SCHEME - TRANSITIONAL FARMHOUSE

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11.21.2025

## Monument Sign Package

### Newnan Crossing Bypass

Sign Example 1 – Material – brick or stone to match architecture



Sign Package Note: The images provided do not necessarily show the style of the proposed sign, but rather, the elements that will be used in the design of the sign to be completed during the permit plans.

Sign Example 2 – Lettering – clear, legible, durable lettering



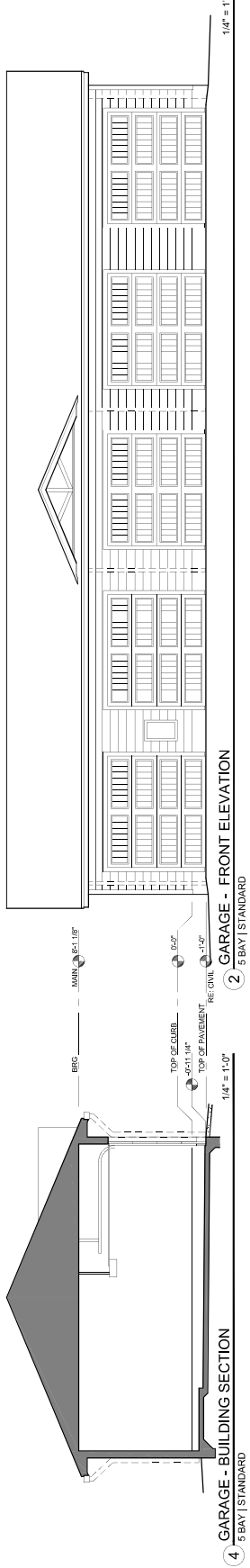
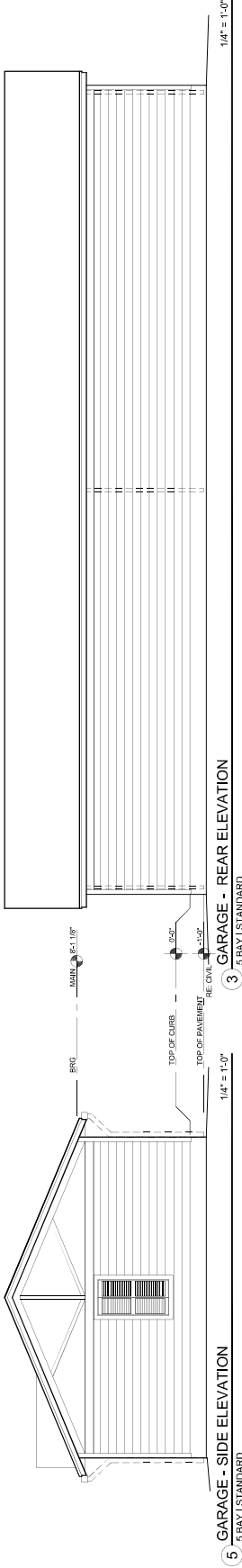
Sign Example 3 – Lighting – low voltage external lighting



Representative Garage Image



NO.	DATE	BY	DESCRIPTION
01		GA	ISSUES AND REVISIONS



**Garage Elevation Representative of the Proposed Standalone Garages.  
 Note - Two of the proposed garages will be designed for 8 automobiles and two of the  
 proposed garages will be designed for 16 automobiles.**



## City of Newnan, Georgia – Planning Commission

Date: January 13, 2026

Agenda Item: Certificate of Appropriateness – 7 Calhoun Street

Prepared by: Dean Smith, Senior Planner

---

**Purpose:** To consider a certificate of appropriateness application pursuant to the requirements of Section 25.160 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 7 Calhoun Street. The property is now a vacant lot.

**Background:** Renew Newnan, LLC, Keith Gettinger, Manager, has submitted an application for approval for a new residential project on the vacant lot located at 7 Calhoun Street.



All new residential construction within the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 7 Calhoun Street:

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

- a) **Building Orientation and Setback** – The applicant desires to orient the new building in a similar footprint and manner of other residences along the street.
- b) **Directional Emphasis** – The applicant’s intent is to design a house that will share similar directional emphasis as the neighboring homes that front Calhoun Street.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with neighboring buildings along Calhoun Street.
- d) **Proportion** – The proportions of the new structure will closely mirror the proportions of the area of influence.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the building is compatible with the overall mass of the adjoining structures, with the exception of the garage feature.
- g) **Scale and Height** – There are other two-story structures within the area of influence, although, the majority of residential structures are 1 to 1 ½ story.
- h) **Architectural and Site Elements** – The renderings and drawings submitted in this application illustrate that the proposed building will meet the predominant architectural and site elements within the area of influence.

**Options:**

- A. Approve the certificate of appropriateness for new construction at 7 Calhoun Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

**Recommendation:** Staff reviewed the certificate of appropriateness request and found it to be consistent with 7 out of 8 standards governing renovations to structures in the Historic Residential Overlay Design District.

**Attachments:** Certificate of Appropriateness Application and attachments

11 Calhoun Street





25 Calhoun Street



**CITY OF NEWNAN, GEORGIA**

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



**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Address of Property 7 Calhoun St Newnan GA

Name of Applicant Renew Newnan LLC - Keith Gettinger, Manager

Mailing Address PO Box 2961, Peachtree City GA 30269

Telephone 678-561-6050

Property Owner (Use back if multiple names) Renew Newnan LLC - Keith Gettinger, Manager

Mailing Address PO Box 2961, Peachtree City GA 30269

Telephone 678-561-6050

Map # N \_\_\_\_\_ Block # \_\_\_\_\_ Parcel # N13 0003 032 Land Lot \_\_\_\_\_

District/Section \_\_\_\_\_ Present Zoning Classification RU-I

Present Land Use Vacant

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

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

**NATURE OF PROPOSED WORK:**

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

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

Please see attached new detailed build plan with elevation drawings.

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Included with the application, the following information is required:

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

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

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Property Owner(s)

**FOR OFFICIAL USE ONLY**

RECEIVED BY \_\_\_\_\_

DATE OF FILING \_\_\_\_\_

HRC MEETING DATE \_\_\_\_\_

DATE OF NOTICE PUBLICATION \_\_\_\_\_

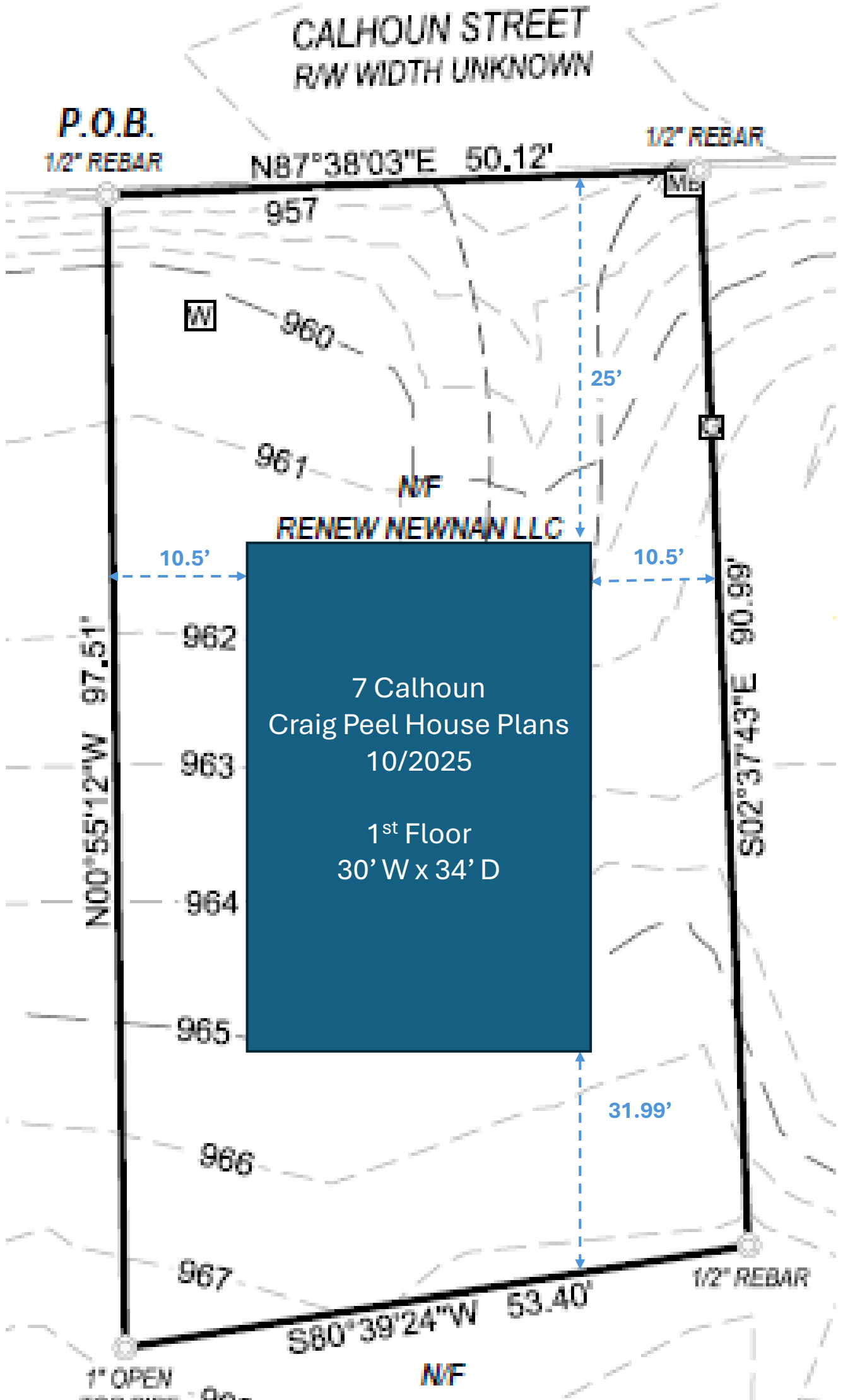
ACTION TAKEN (DATE) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Conceptual Site Plan - 7 Calhoun St Newnan GA

Engineering HLP in progress - coming soon



			Existing Structures				Lot Info		Adjacent Setbacks & Height				
			Building SF	Width (ft)	Depth (ft)	Height (ft)	Built	Lot Width (ft)	Lot Depth (ft)	West Side (ft)	Front (ft)	East Side (ft)	Rear (ft)
East	9 Calhoun St	Adjacent	1064	28	38		2007	53.5	111.7	11.4	16	9.2	37.8
West	5 Calhoun St	Adjacent	Vacant Lot										
Behind	7A Calhoun St	Adjacent	809	24	49		1950	50.0	91.0	8.0	24.5	11.0	10.9
	Average Adjacent		1064	28	38			51.8	101.4	9.7	20.3	10.1	24.4
Proposed	7 Calhoun St		1438					50.12	90.99	10.5	34.0	10.5	31.99

**SURVEY NOTES**

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED SEPT 23, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A LEICA GS-18 GNSS DUAL FREQUENCY RECEIVER.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.079 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 39,266 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

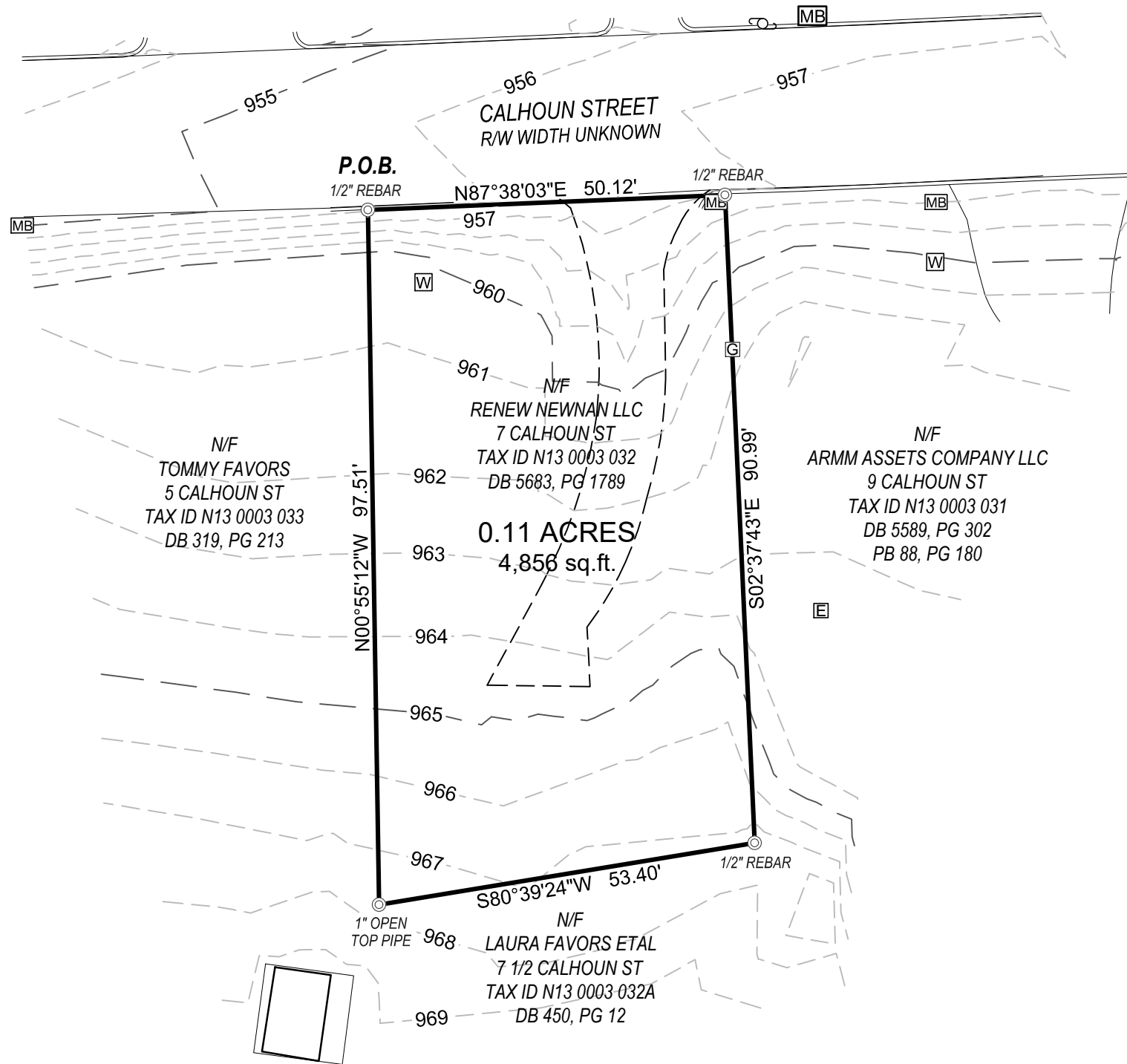
**SURVEYOR'S CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

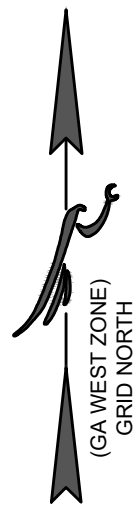
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Kevin M. Brown*  
 KEVIN M. BROWN  
 REGISTERED LAND SURVEYOR #2960  
 12/08/2025  
 DATE



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

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SHEET NUMBER:	DATE:	12-08-2025
	SCALE:	1" = 20'
	DRAWN BY:	CG
	REVIEWED BY:	K. BROWN
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.		

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2.	
3.	
4.	
5.	

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COA# LSF 000995

**TOPOGRAPHIC SURVEY**  
**7 CALHOUN STREET**  
 CITY OF NEWNAN  
 LAND LOT 8, 5th DISTRICT  
 COWETA COUNTY, GEORGIA

CIVIL ENGINEERING    LAND PLANNING    LAND SURVEYING

CONSTRUCTION MANAGEMENT    LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE  
 235 CORP. CTR. DR., STE 200  
 STOCKBRIDGE, GEORGIA 30281  
 Ph (770)389-8666 - Fax (770)389-8656

NEWMAN OFFICE  
 40 GREENWAY CT., STE A  
 NEWNAN, GEORGIA 30265  
 Ph. (770) 755-7978

CUMMING OFFICE  
 500 PIRKLE FERRY RD., STE C  
 CUMMING, GEORGIA 30040  
 Ph. (678) 807-7100

www.fdc-llc.com

## Exterior Finish Materials & Colors

Siding - vinyl 5" dutch lap - light grey

Siding Trim - vinyl - light grey

Soffit Trim - white aluminium

Roof - Certainteed 30 Year Arch - Weathered Wood

Windows - white vinyl

Garage Door - white solid panel

Exterior Doors - white 2 panel with square window

Front Exterior - brick / brick veneer



Adjacent Properties - 9 Calhoun St Newnan GA

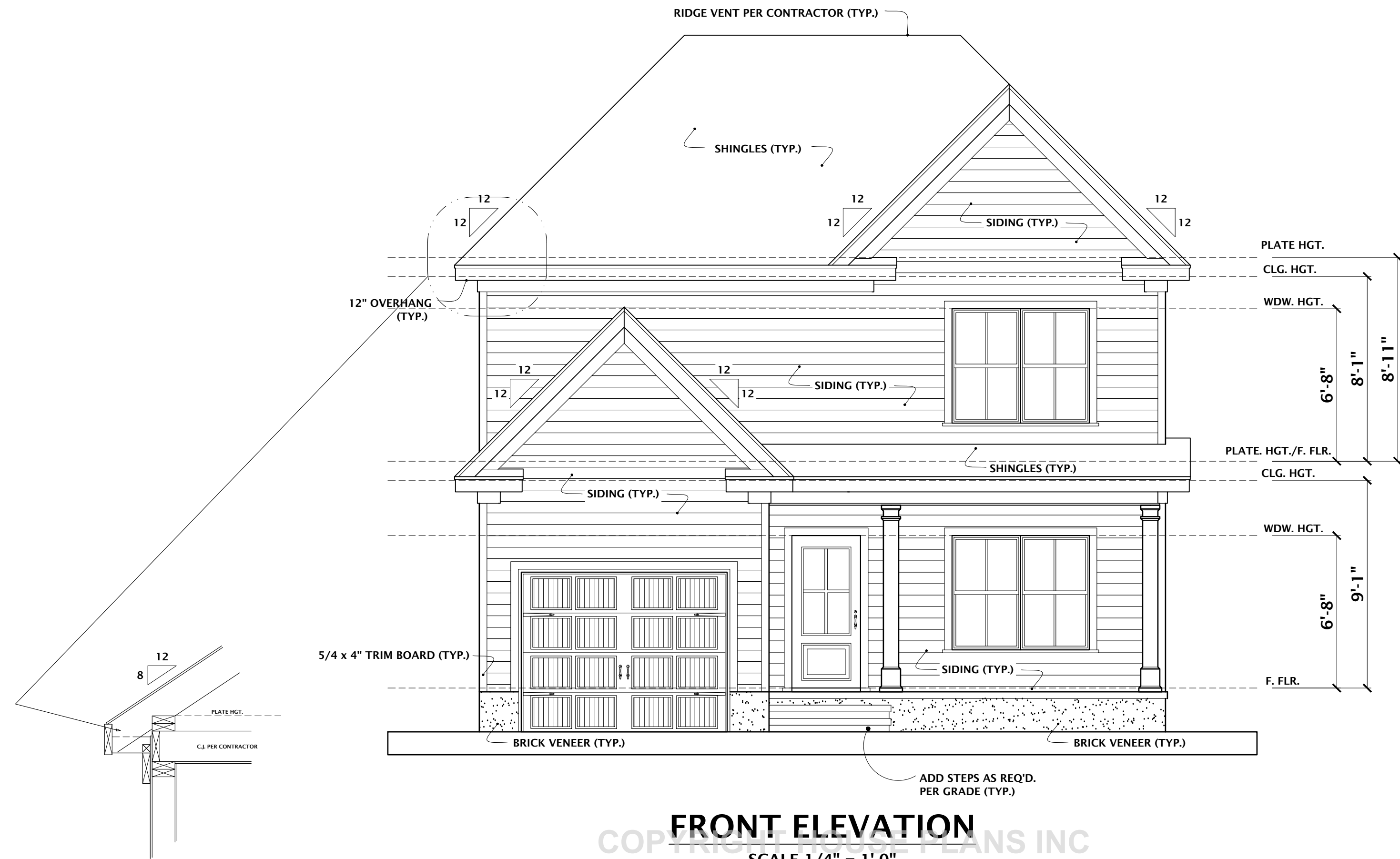
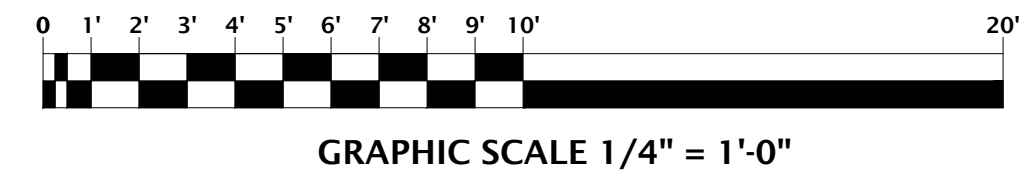


Adjacent Properties - 5 Calhoun St Newnan GA

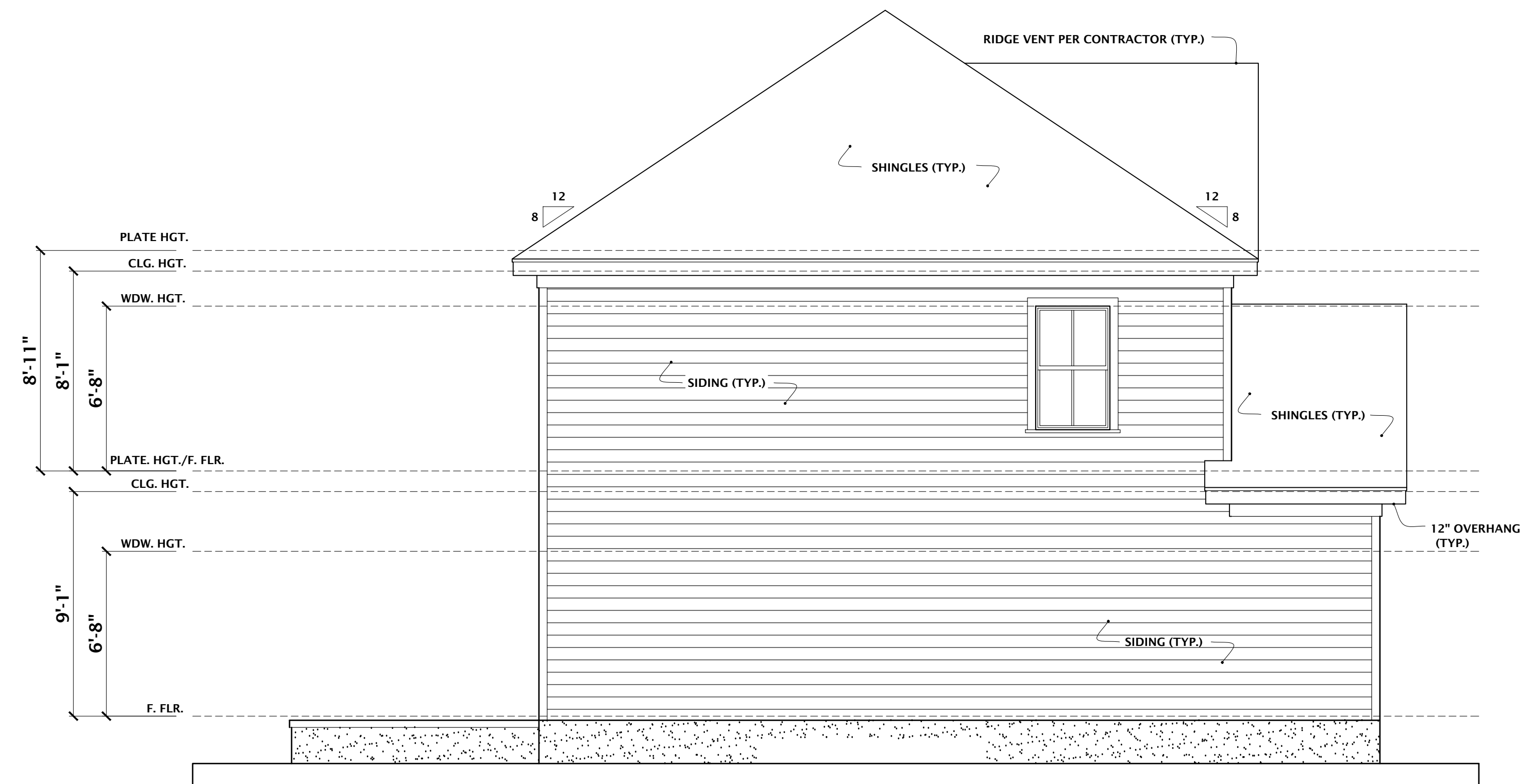


Adjacent Properties - 10 Calhoun St Newnan GA





**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

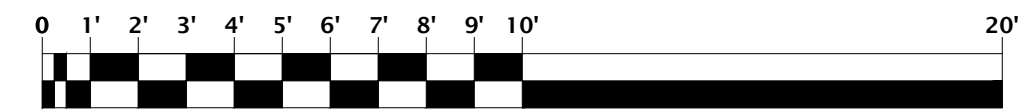
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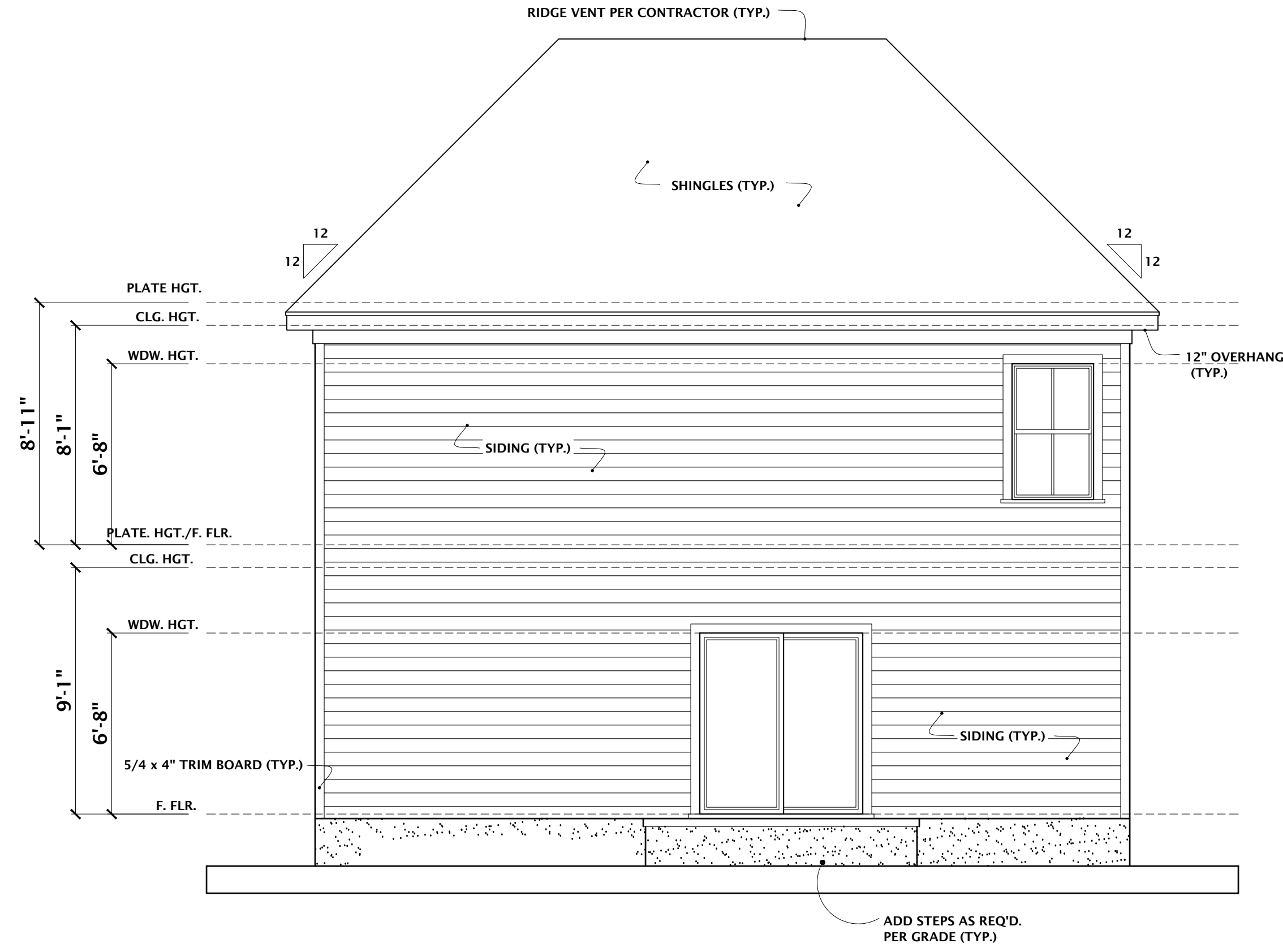
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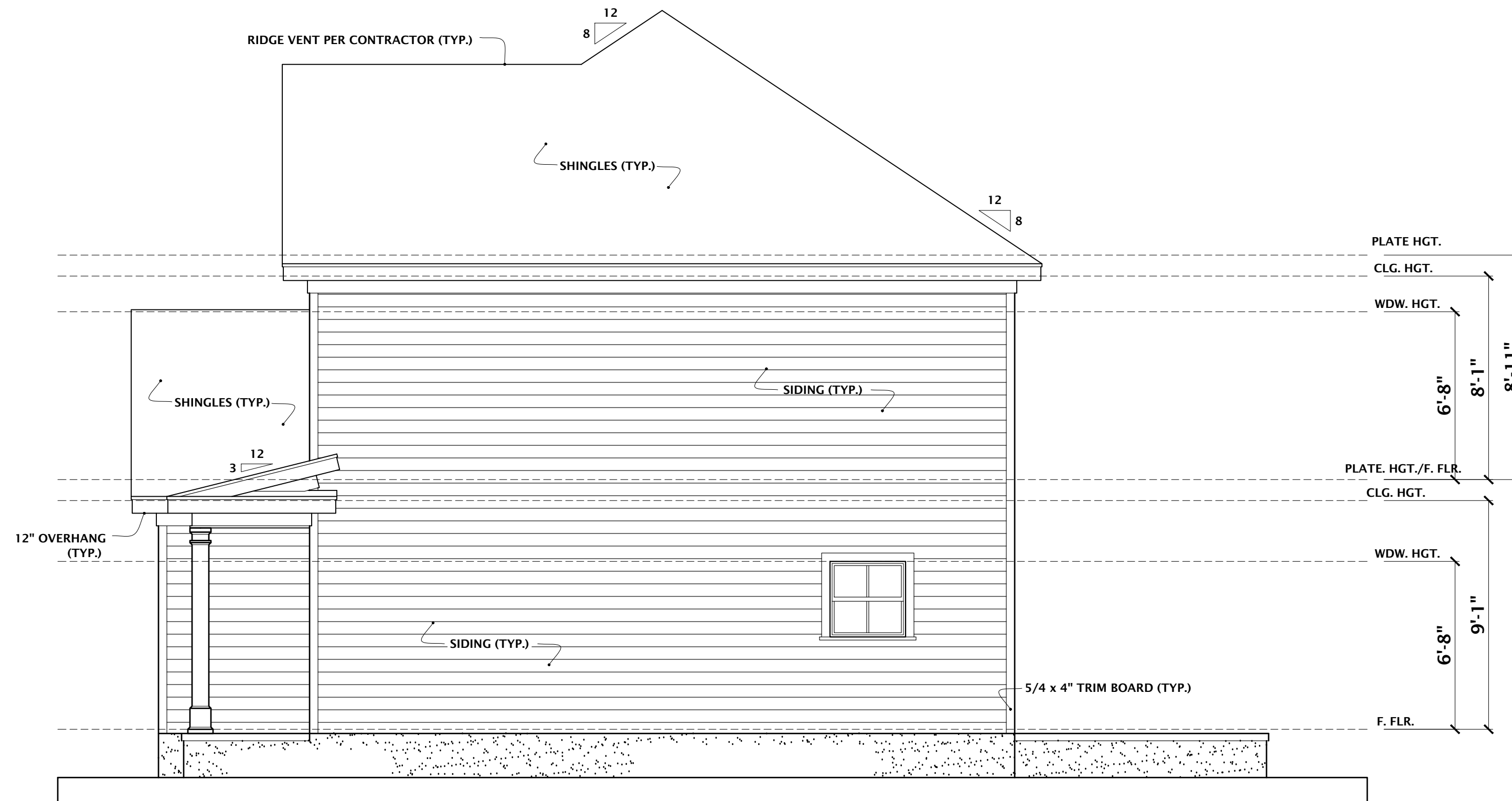
ISSUE DATE: **OCTOBER 7, 2025**  
DESIGNED BY: **RTH** DRAWN BY:  
SHEET TITLE: **ELEVATIONS**  
PROJECT NUMBER: **1438** SHEET NUMBER: **1 OF 5**



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



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**RIGHT ELEVATION**  
 SCALE 1/4" = 1'-0"

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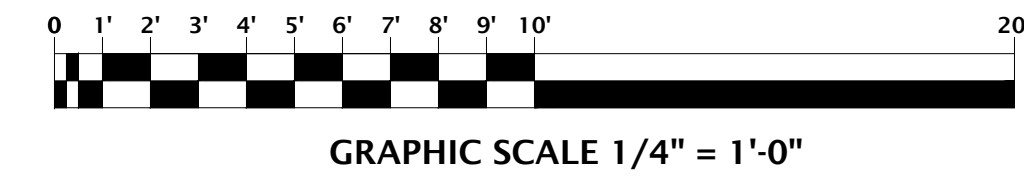
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DESIGNED BY: **RTH** DRAWN BY:

SHEET TITLE: **ELEVATIONS**

PROJECT NUMBER: **1438** SHEET NUMBER: **2 OF 5**



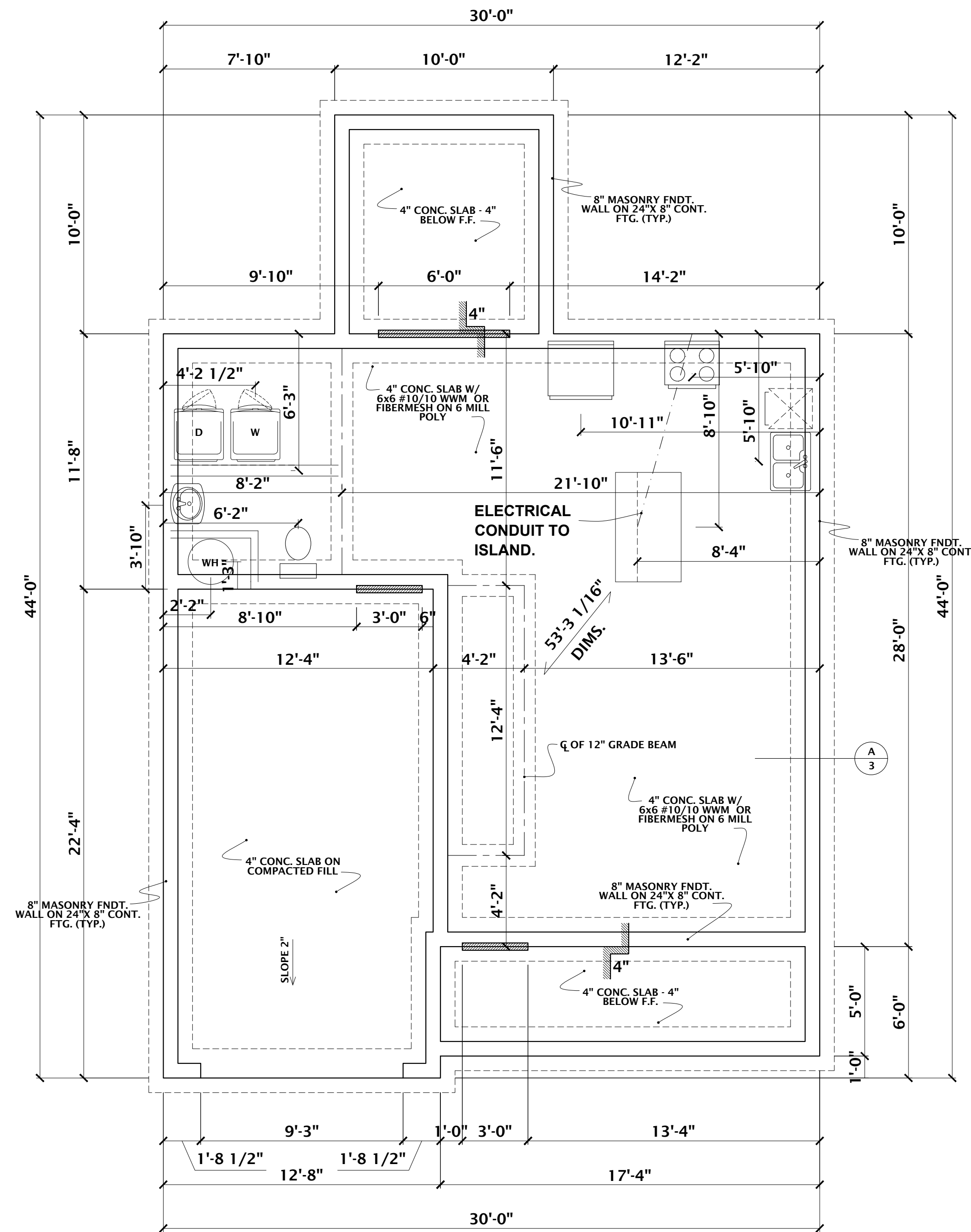
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- NOTES:**
1. DIMENSIONS TO OUTSIDE OF FOUNDATION.
  2. CONTRACTOR TO FIELD DETERMINE FTG. SIZE. (WIDTH & DEPTH) DEPENDING ON SOIL CONDITIONS AND ALL BUILDING CODES.
  3. IF TRUSSING ROOF GRADE BEAMS TO BE PLACE PER MANUFACTURE'S REQUIREMENTS.
  4. CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
  5. ELECTRICAL CONDUIT TO BE INSTALLED TO KITCHEN ISLAND.
  6. SECOND FLOOR TO BE FRAMED USING TJI OR EQUAL ENGINEERED LUMBER. GRADE BEAMS SHOWN ARE PER THE ENGINEERED FLOOR SYSTEM DESIGN.

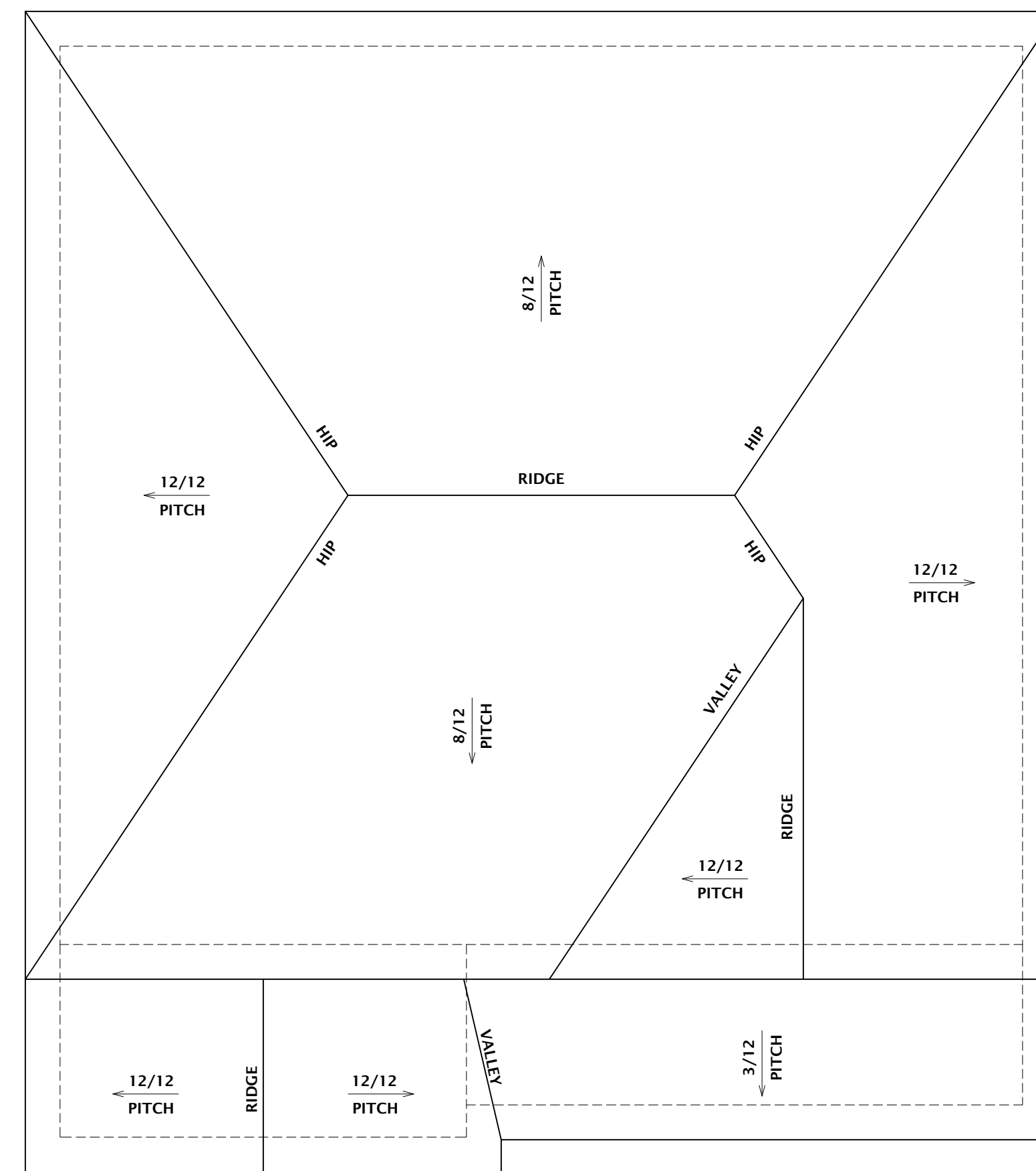


**FOUNDATION PLAN**  
 SCALE 1/4" = 1'-0"

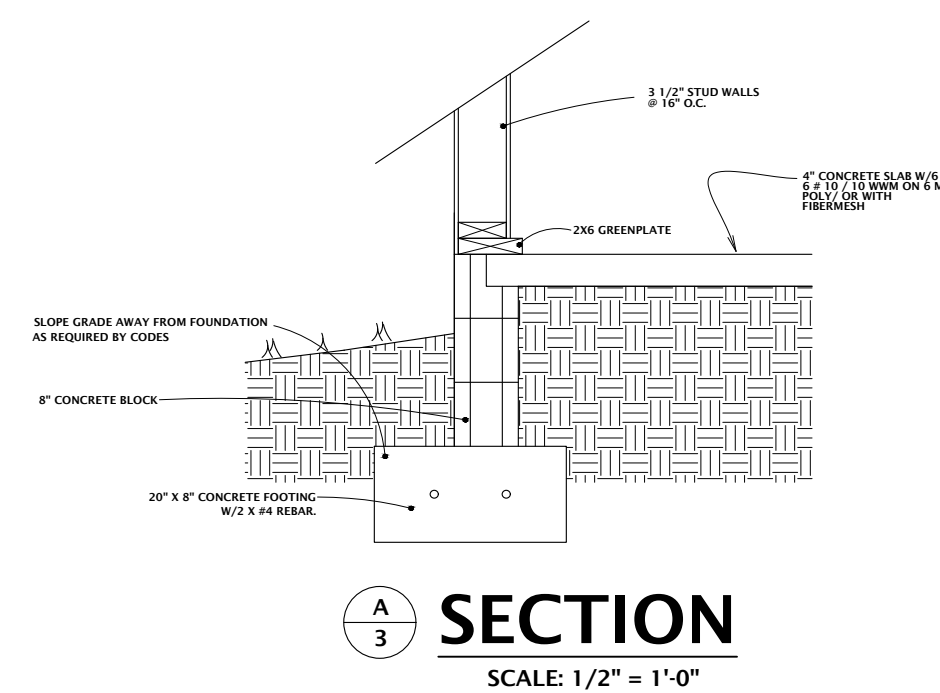
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**FOUNDATION LEGEND**

	4" SLAB STEP
	EXTERIOR DOOR LOCATION
	12" GRADE BEAM
	VANITY
	TOILET
	TUB/SHOWER
	DISH WASHER
	KITCHEN SINK
	RANGE
	WASHER
	FOUNDATION FOOTING
	8" BLOCKING



**ROOF PLAN**  
 SCALE 1/4" = 1'-0"



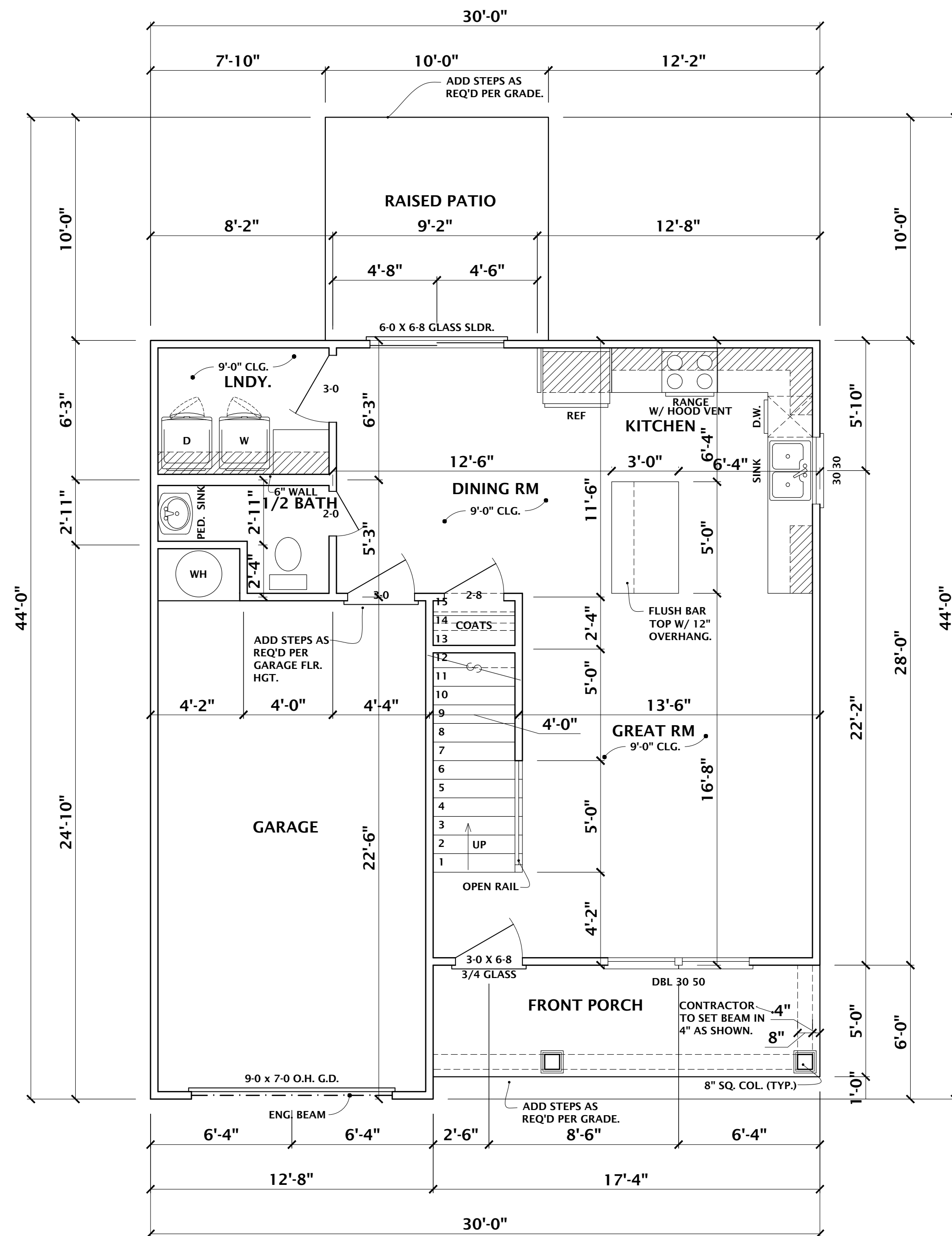
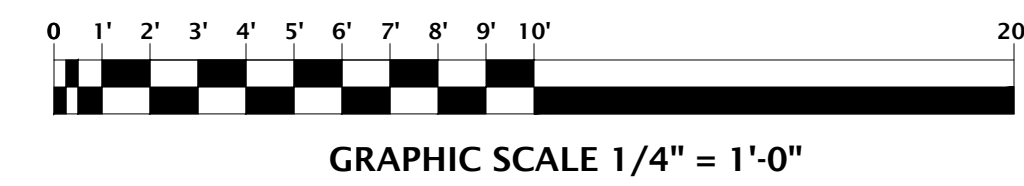
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ISSUE DATE: **OCTOBER 7, 2025**

DESIGNED BY: **RTH** DRAWN BY:

SHEET TITLE: **FOUNDATION/ROOF PLANS**

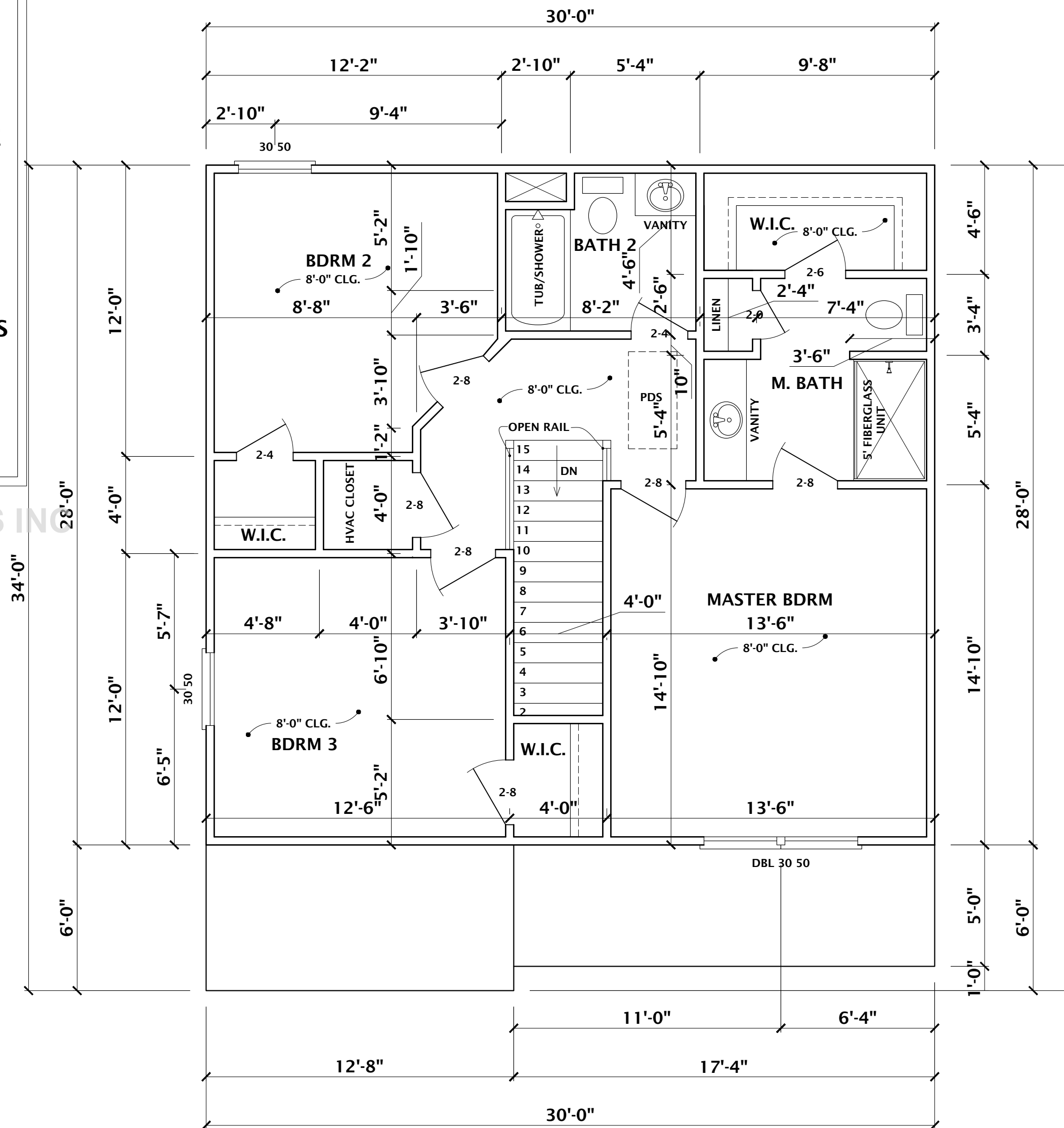
PROJECT NUMBER: **1438** SHEET NUMBER: **3 OF 5**



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

- NOTES:**
1. DIMENSIONS TO FRAMED WALL.
  2. ALL DIMENSIONS ARE FROM WALL EDGE TO CENTER OF INTERIOR WALL.
  3. CONTRACTOR TO VERIFY LOCAL CODES BEFORE START OF CONSTRUCTION. ADJUSTMENTS TO BE MADE IN THE FIELD AS REQ'D IF PLANS DIFFER.
  4. ALL WINDOWS @ 6-8 HEADER. UNLESS OTHERWISE NOTED.
  5. ALL DOORS AND CASE OPENINGS TO BE 6'-8" TALL. UNLESS OTHERWISE NOTED.
  6. CONTRACTOR TO VERIFY ALL WINDOW SIZE FOR EGRESS PER MANUFACTURE.
  7. CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
  8. IF I-JOIST OR WEB TRUSS USED TO SPAN, DROP CEILING ACCORDINGLY.
  9. CONTRACTOR TO ADD ATTIC ACCESS AS REQ'D PER CODES. ADJUSTMENTS TO BE MADE IN THE FIELD.
  10. CONTRACTOR TO ADD RAILING AS REQ'D PER CODE.

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**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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REVISIONS		NO.	DATE	DESCRIPTION
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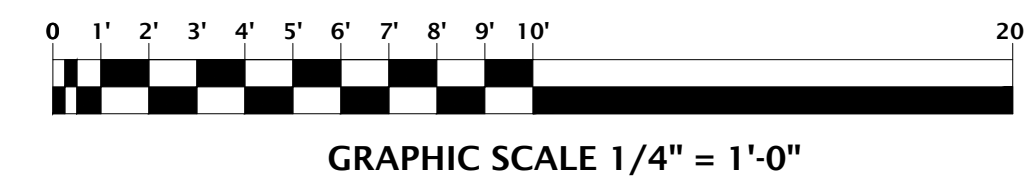
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**PROGRESS CONSTRUCTION CALHOUN**

**ESTIMATED SQUARE FOOTAGE**

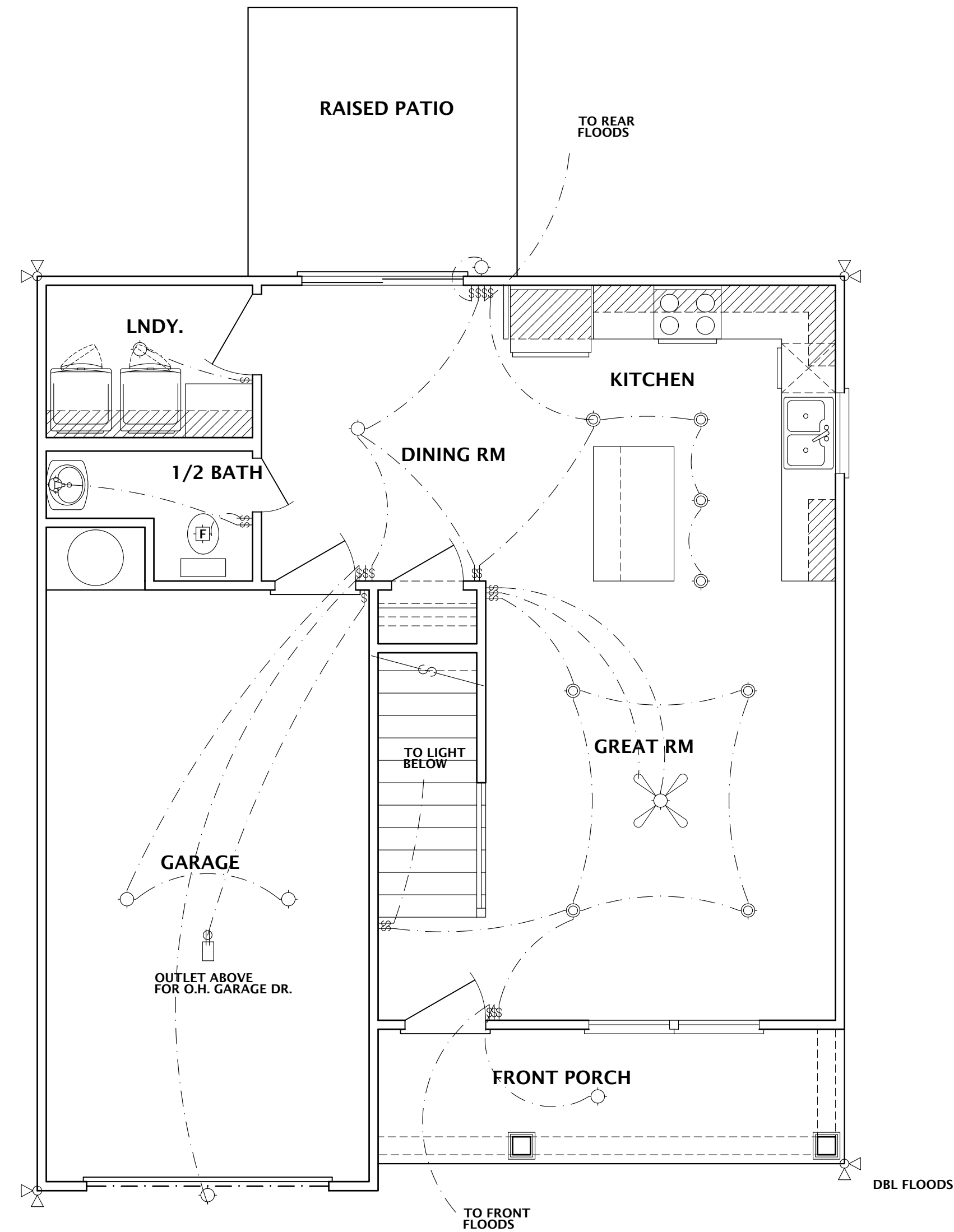
FIRST FLOOR HTD.	639 SQ. FT.
SECOND FLOOR HTD.	799 SQ. FT.
TOTAL HTD.	1438 SQ. FT.
FRONT PORCH	86 SQ. FT.
GARAGE	278 SQ. FT.
<b>TOTAL</b>	<b>1802 SQ. FT.</b>

ISSUE DATE:	OCTOBER 7, 2025
DESIGNED BY:	RTH
DRAWN BY:	
SHEET TITLE:	FLOOR PLANS
PROJECT NUMBER:	1438
SHEET NUMBER:	4 OF 5



**NOTE:**

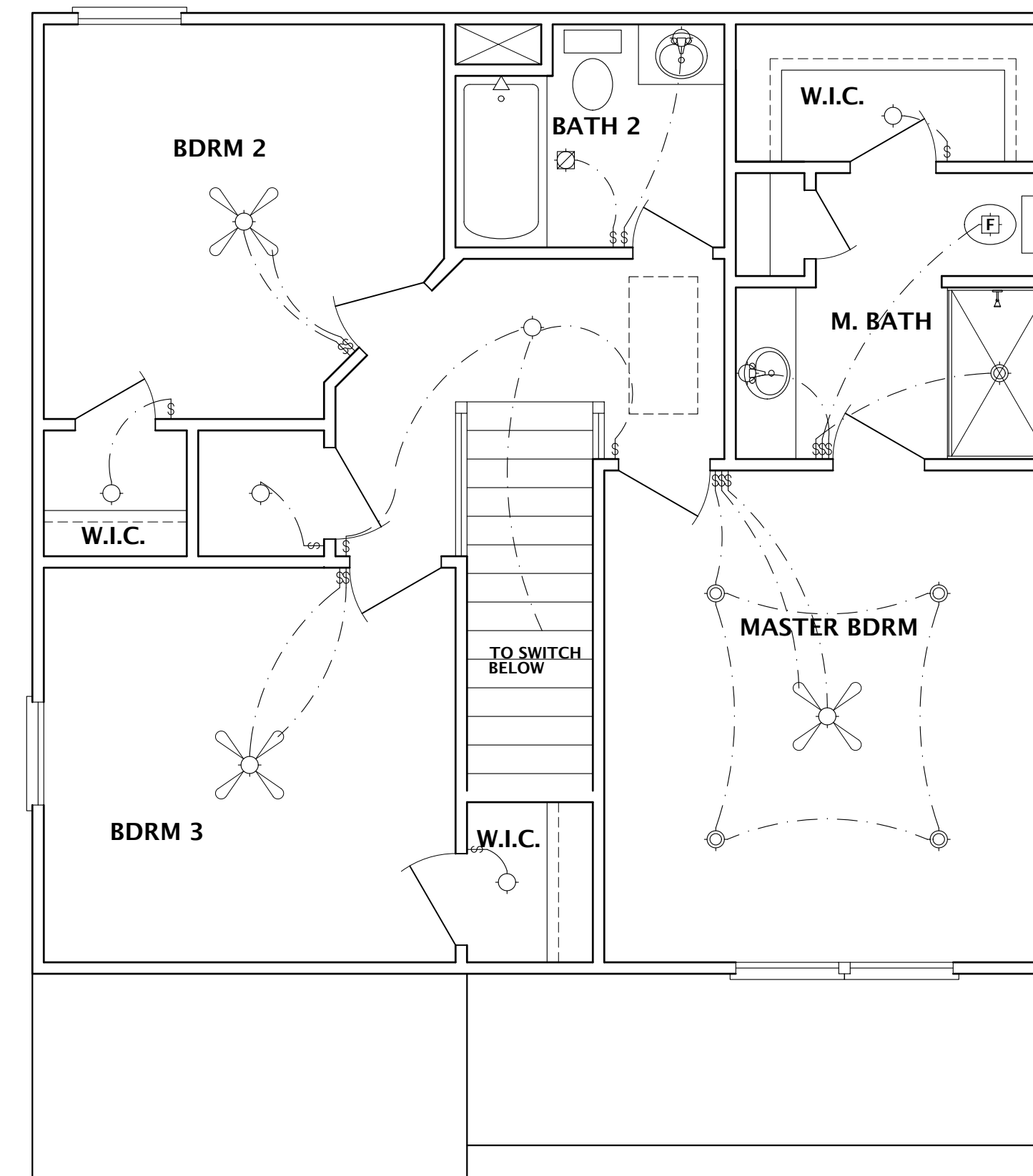
- ALL ELECTRICAL TO BE PLACED PER CODES. CONTRACTOR TO MAKE ADJUSTMENTS IN THE FIELD AS REQ'D.
- OUTLETS TO BE PER CODE AND PER CONTRACTOR'S SCOPE OF WORK. OUTLETS AS SHOWN ARE REQUIRED LOCATIONS.



**FIRST ELECTRICAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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ELECTRICAL LEGEND	
CEILING FAN W/ LIGHT (PROVIDE ADEQUATE SUPPORT)	
CEILING FAN (PROVIDE ADEQUATE SUPPORT)	
WALL & CLG MOUNT LIGHT	
RECESSED LIGHT	
EXHAUST FAN W/ LIGHT	
EXHAUST FAN	
GARAGE DOOR OPENER	
SMOKE DETECTOR	
GARBAGE DISP.	
DUPLEX OUTLET	
WP DUPLEX OUTLET	
GROUND-FAULT DUPLEX OUTLET	
220 VOLT OUTLET	
ELECTRICAL PANEL	
TELEPHONE OUTLET	
CABLE TV OUTLET	
LIGHT SWITCH	
PUSH BUTTON FOR DOOR CHIME	
DOOR CHIME	
THERMOSTAT	
DOUBLE FLOOD LIGHT	



**SECOND ELECTRICAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS		
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CUSTOMER OR BUILDER:  
**PROGRESS CONSTRUCTION CALHOUN**

ISSUE DATE: **OCTOBER 7, 2025**  
DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
SHEET TITLE: **RTH FLOOR ELECTRICAL PLANS**  
PROJECT NUMBER: **1438** SHEET NUMBER: **5 OF 5**



## City of Newnan, Georgia – Planning Commission

Date: January 13, 2026

Agenda Item: Certificate of Appropriateness – 51 Martin Luther King Jr. Dr.

Prepared by: Dean Smith, Senior Planner

---

**Purpose:** To consider a certificate of appropriateness application pursuant to the requirements of Section 25.160 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 51 Martin Luther King Jr. Drive. The property is now a vacant lot.

**Background:** Renew Newnan, LLC, Keith Gettinger, Manager, has submitted an application for approval for a new residential project on the vacant lot located at 7 Calhoun Street.



All new residential construction with the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 51 Martin Luther King Jr. Drive:

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

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

- a) **Building Orientation and Setback** – The building will be set back further from the road than other residences along the street.
- b) **Directional Emphasis** – The applicant’s intent is to design a house that will share similar directional emphasis as the neighboring homes that front Martin Luther King Jr. Drive.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with neighboring buildings along Martin Luther King Jr. Drive.
- d) **Proportion** – The proposed building is larger and taller than the new structures within of the area of influence.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the building is generally compatible with the overall mass of the adjoining structures, with the exception of the garage feature.
- g) **Scale and Height** – The majority of residential structures in the area of influence are 1 to 1 ½ story. The two-story height is out of scale for the area of influence.
- h) **Architectural and Site Elements** – The renderings and drawings submitted in this application illustrate that the proposed building will meet the predominant architectural and site elements within the area of influence.

**Options:**

- A. Approve the certificate of appropriateness for new construction at 51 Martin Luther King Jr. Drive.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

**Recommendation:** Staff reviewed the certificate of appropriateness request and found it to be consistent with 4 out of 8 standards governing renovations to structures in the Historic Residential Overlay Design District.

**Attachments:** Certificate of Appropriateness Application and attachments



**CITY OF NEWNAN, GEORGIA**

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

**NEWNAN**  
GEORGIA

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Address of Property 51 MLK Jr Drive Newnan GA

Name of Applicant Renew Newnan LLC - Keith Gettinger, Manager

Mailing Address PO Box 2961, Peachtree City GA 30269

Telephone 678-561-6050

Property Owner (Use back if multiple names) Renew Newnan LLC - Keith Gettinger, Manager

Mailing Address PO Box 2961, Peachtree City GA 30269

Telephone 678-561-6050

Map # N \_\_\_\_\_ Block # \_\_\_\_\_ Parcel # N31 0006 001C Land Lot \_\_\_\_\_

District/Section \_\_\_\_\_ Present Zoning Classification RU-I

Present Land Use Vacant

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

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

**NATURE OF PROPOSED WORK:**

- |                                                      |                                                     |
|------------------------------------------------------|-----------------------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Relocation of Building     |
| <input type="checkbox"/> Repairs or Alterations      | <input type="checkbox"/> Sign Erection or Placement |
| <input type="checkbox"/> Demolition                  | <input type="checkbox"/> Other                      |

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

Please see attached new detailed build plan with elevation drawings.

Included with the application, the following information is required:

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

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

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Signature of Property Owner(s)

**FOR OFFICIAL USE ONLY**

RECEIVED BY \_\_\_\_\_

DATE OF FILING \_\_\_\_\_

HRC MEETING DATE \_\_\_\_\_

DATE OF NOTICE PUBLICATION \_\_\_\_\_

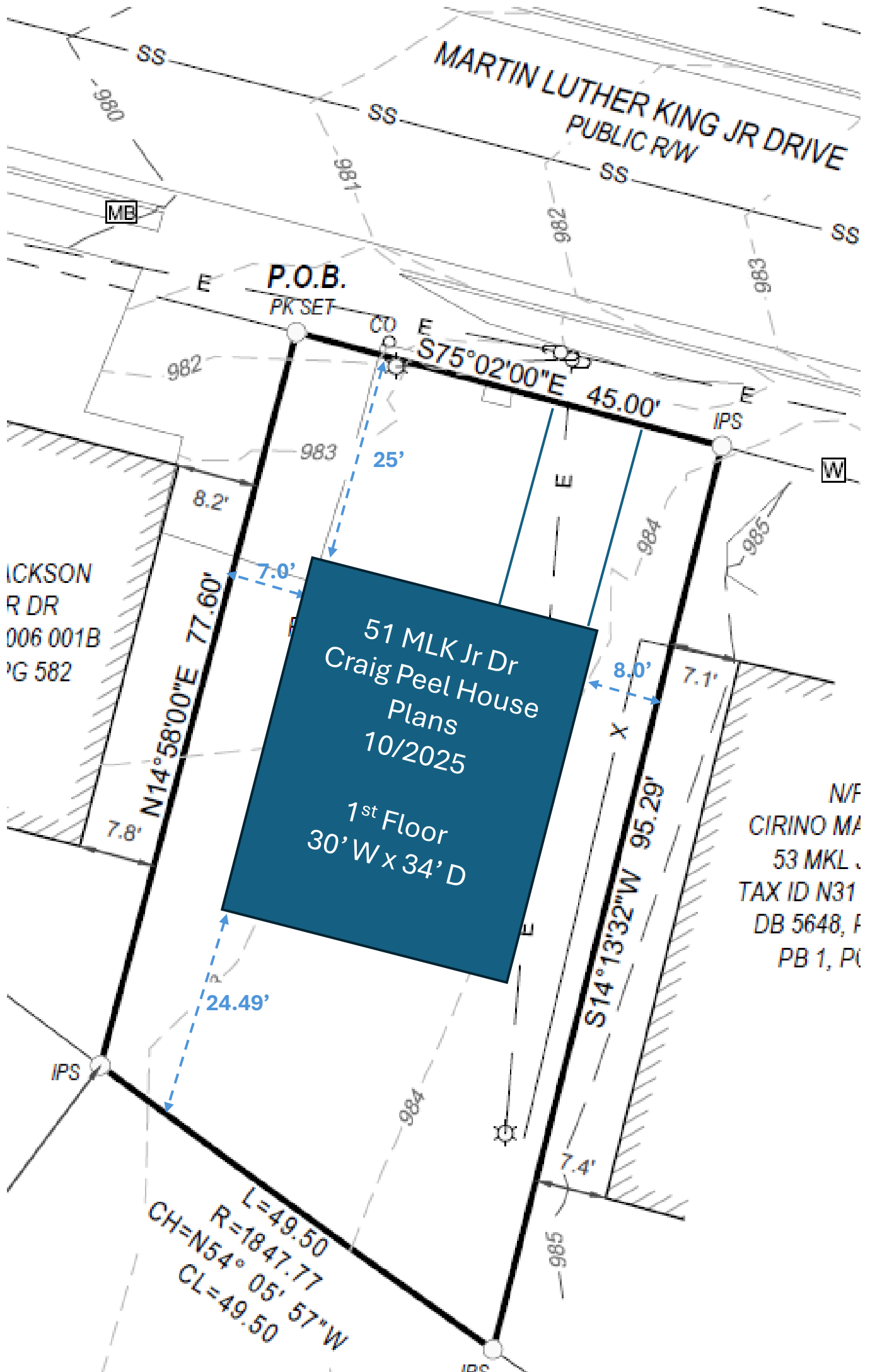
ACTION TAKEN (DATE) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# 51 MLK Jr St Newnan GA

Note: Engineering HLP in process



	Building SF	Existing Structures				Lot Info		Adjacent Setbacks & Height			
		Width (ft)	Depth (ft)	Built	Lot Width (ft)	Lot Depth (ft)	West Side (ft)	Front (ft)	East Side (ft)	Rear (ft)	
East	53 MLK Jr Dr	828	16	57	1930	60	115	4.1	17	4.1	21.1
West	49 MLK Jr Dr	1140	30	40	2003	48	78	2	18	10.9	7.3
Behind	NA										
	Average	984						3.1	17.5	7.5	14.2
Proposed	51 MLK Jr Dr	1438				45	83.49	7.0	25		24.29

N/F  
CIRINO MA  
53 MKL  
TAX ID N31  
DB 5648, F  
PB 1, P(

L=49.50  
R=1847.77  
CH=N54° 05' 57"W  
CL=49.50

## Exterior Finish Materials & Colors

Siding - vinyl 5" dutch lap - light grey

Siding Trim - vinyl - light grey

Soffit Trim - white aluminium

Roof - Certainteed 30 Year Arch - Weathered Wood

Windows - white vinyl

Garage Door - white solid panel

Exterior Doors - white 2 panel with square window

Front Exterior - brick / brick veneer



Adjacent Properties - 49 MLK Jr Dr Newnan GA



Adjacent Properties - 53 MLK Jr Dr Newnan GA



**SURVEY NOTES**

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED SEPT 22, 2025 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A LEICA GS-18 GNSS DUAL FREQUENCY RECEIVER.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.079 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 65,612 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

**SURVEYOR'S CERTIFICATION**

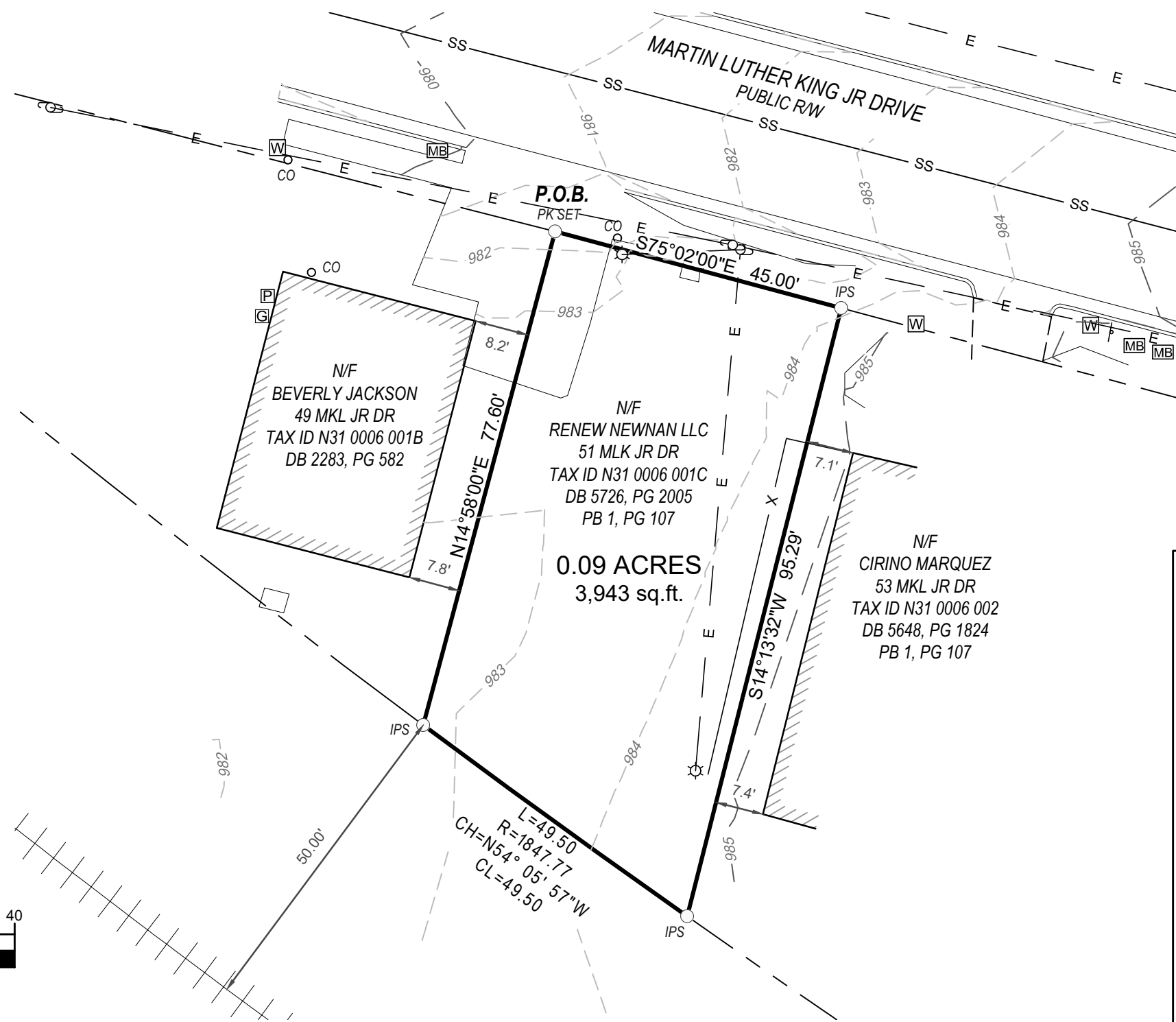
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

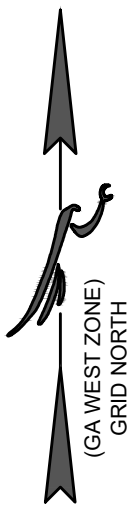
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Kevin M. Brown*  
 KEVIN M. BROWN  
 REGISTERED LAND SURVEYOR #2960

12/08/2025  
 DATE



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 20 ft.

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SHEET NUMBER:	DATE:	12-08-2025
	SCALE:	1" = 20'
	DRAWN BY:	CG
	REVIEWED BY:	K. BROWN
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.		

**REVISIONS**

1.	
2.	
3.	
4.	
5.	

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 Call before you dig.  
**UTILITIES PROTECTION CENTER**  
 1 (800) 282-7411 THROUGHOUT GEORGIA  
 OR DIAL 811

12/08/25  
 COA# LSF 000995

**TOPOGRAPHIC SURVEY**  
 51 MARTIN LUTHER KING JR DR  
 CITY OF NEWMAN  
 LAND LOT 8, 5th DISTRICT  
 COWETA COUNTY, GEORGIA

CIVIL ENGINEERING

CONSTRUCTION MANAGEMENT

LAND PLANNING

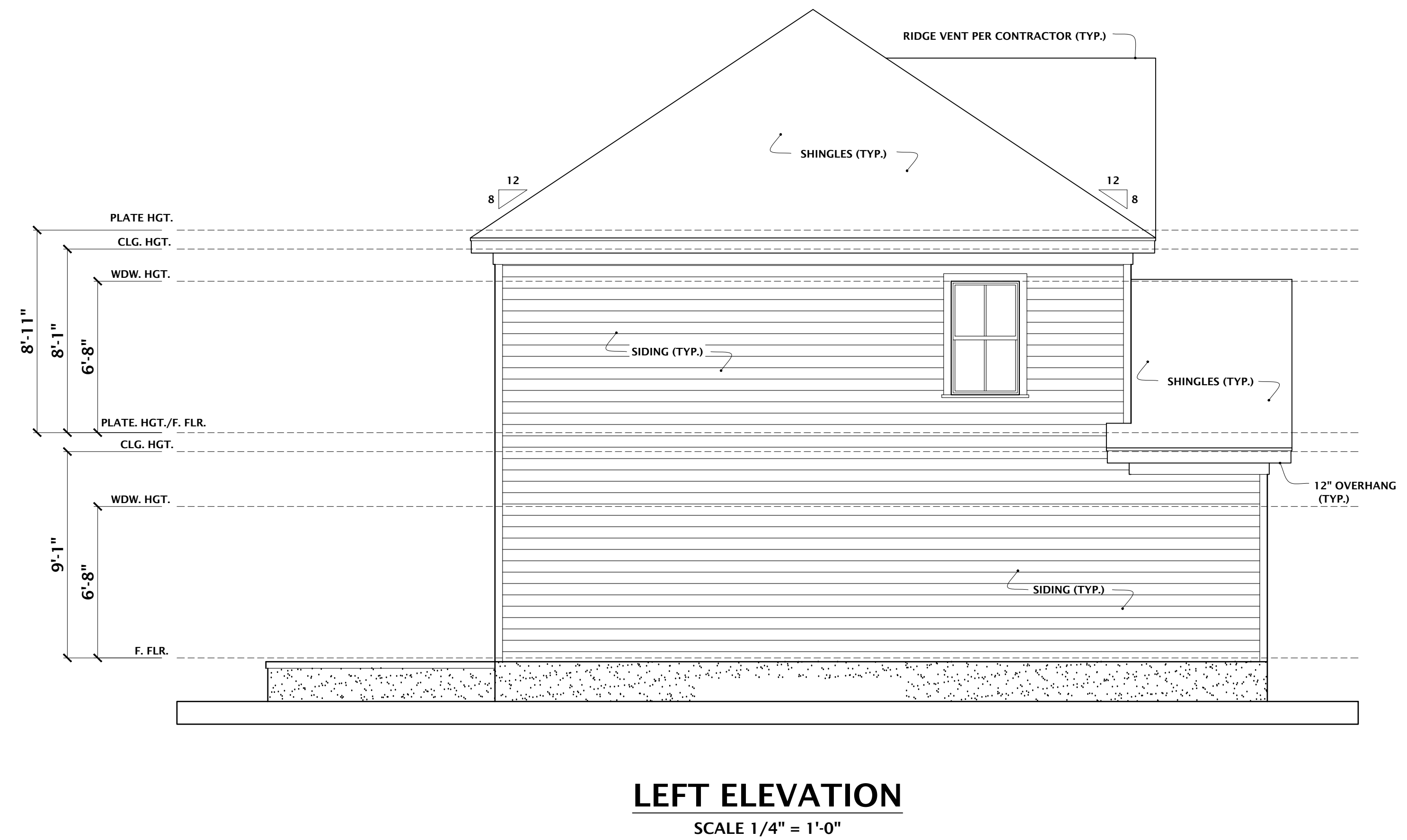
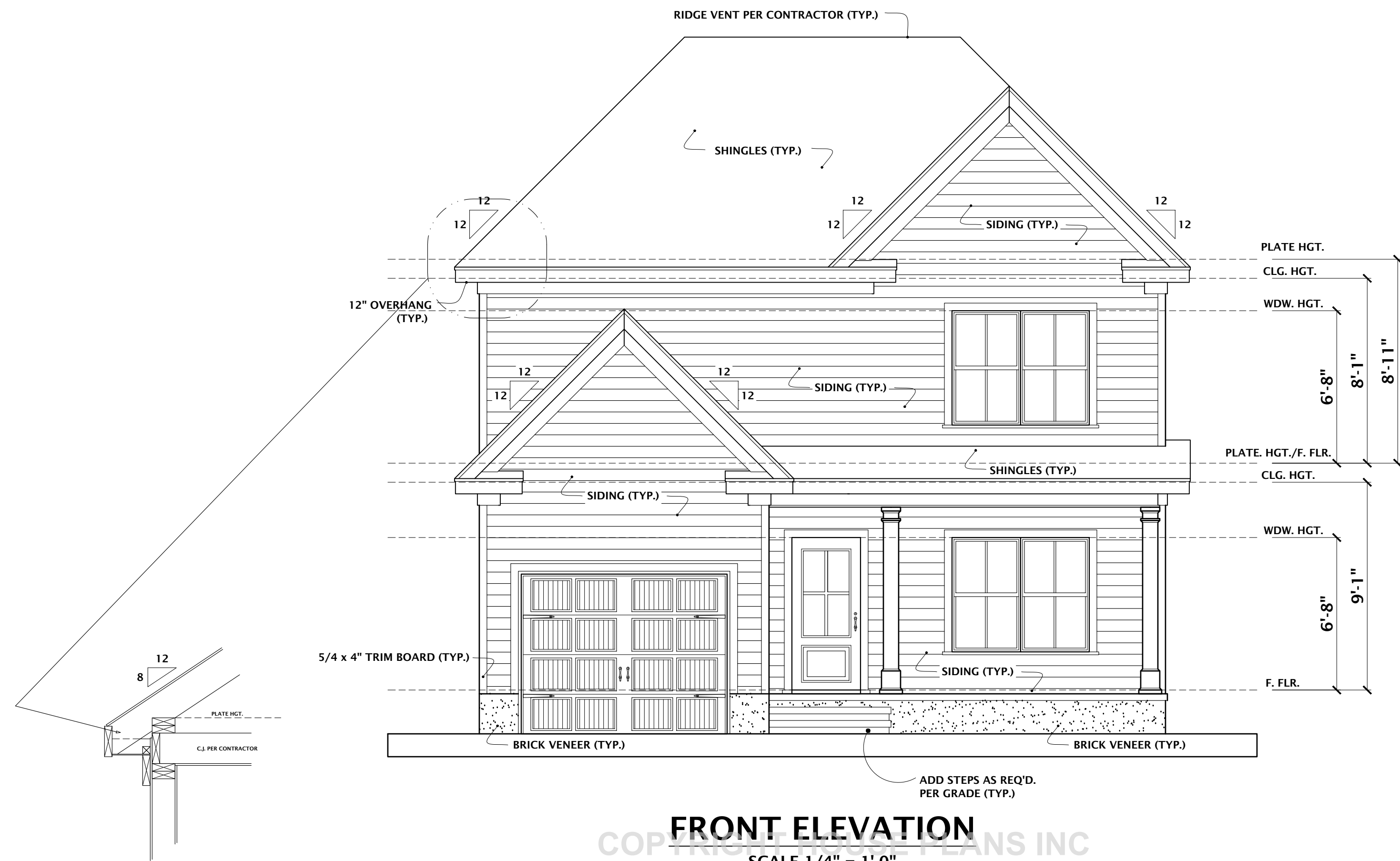
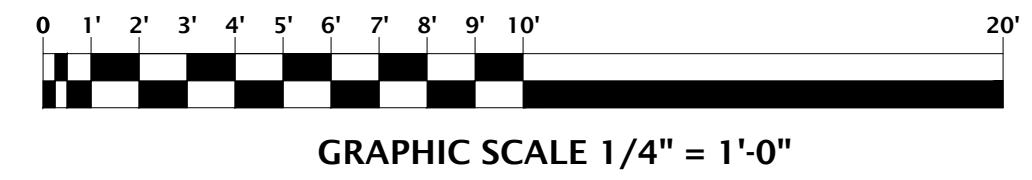
LANDSCAPE ARCHITECT

LAND SURVEYING

STOCKBRIDGE OFFICE  
 235 CORP. CTR. DR., STE 200  
 STOCKBRIDGE, GEORGIA 30281  
 Ph (770)389-8666 - Fax (770)389-8656

NEWNAN OFFICE  
 40 GREENWAY CT., STE A  
 NEWNAN, GEORGIA 30265  
 Ph (770) 755-7978

CUMMING OFFICE  
 500 PIRKLE FERRY RD., STE C  
 CUMMING, GEORGIA 30040  
 Ph (678) 807-7100  
[www.fdc-llc.com](http://www.fdc-llc.com)



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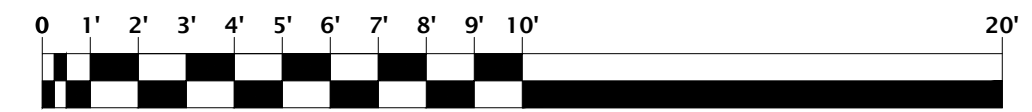
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NO.	DESCRIPTION
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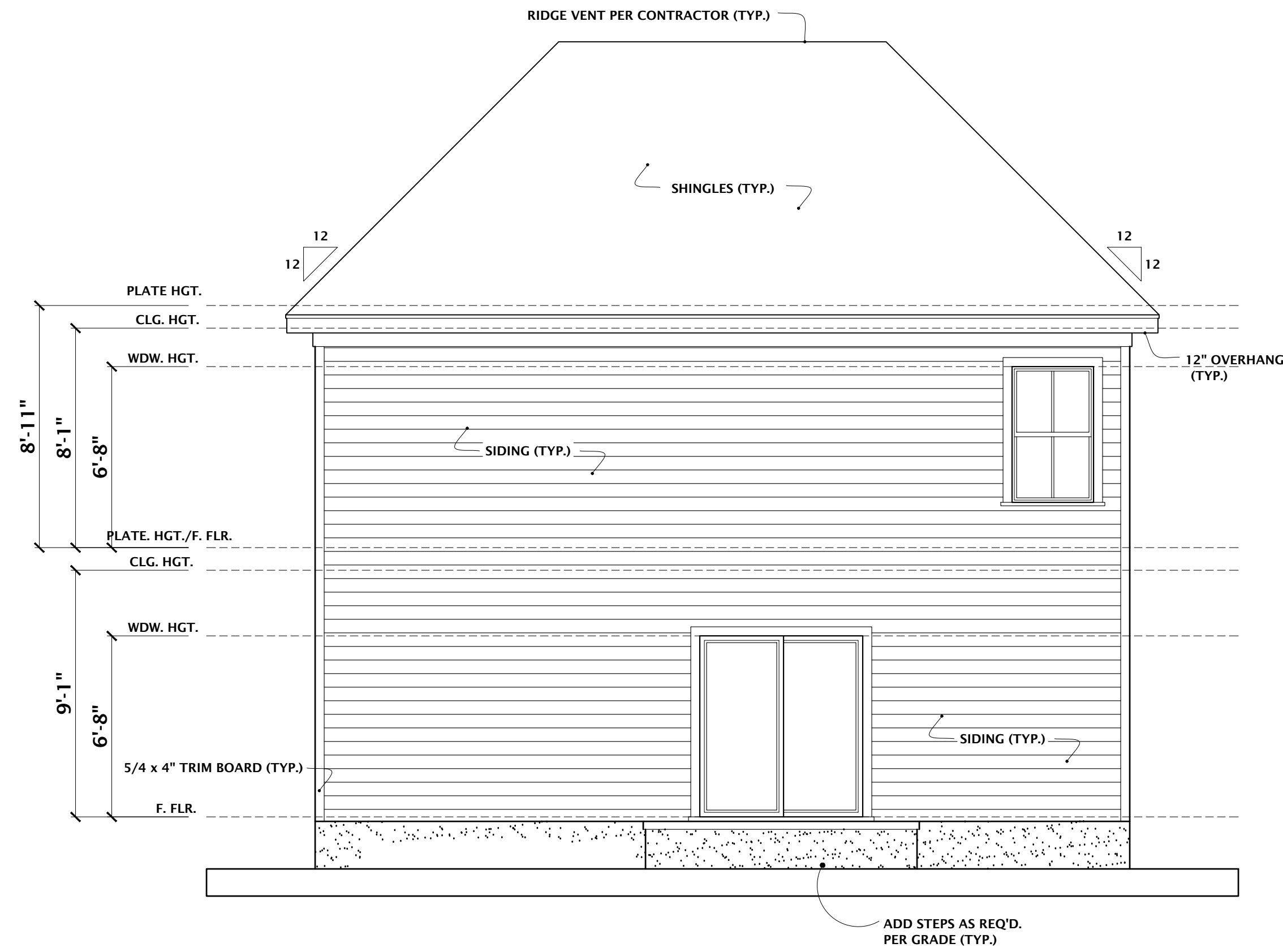
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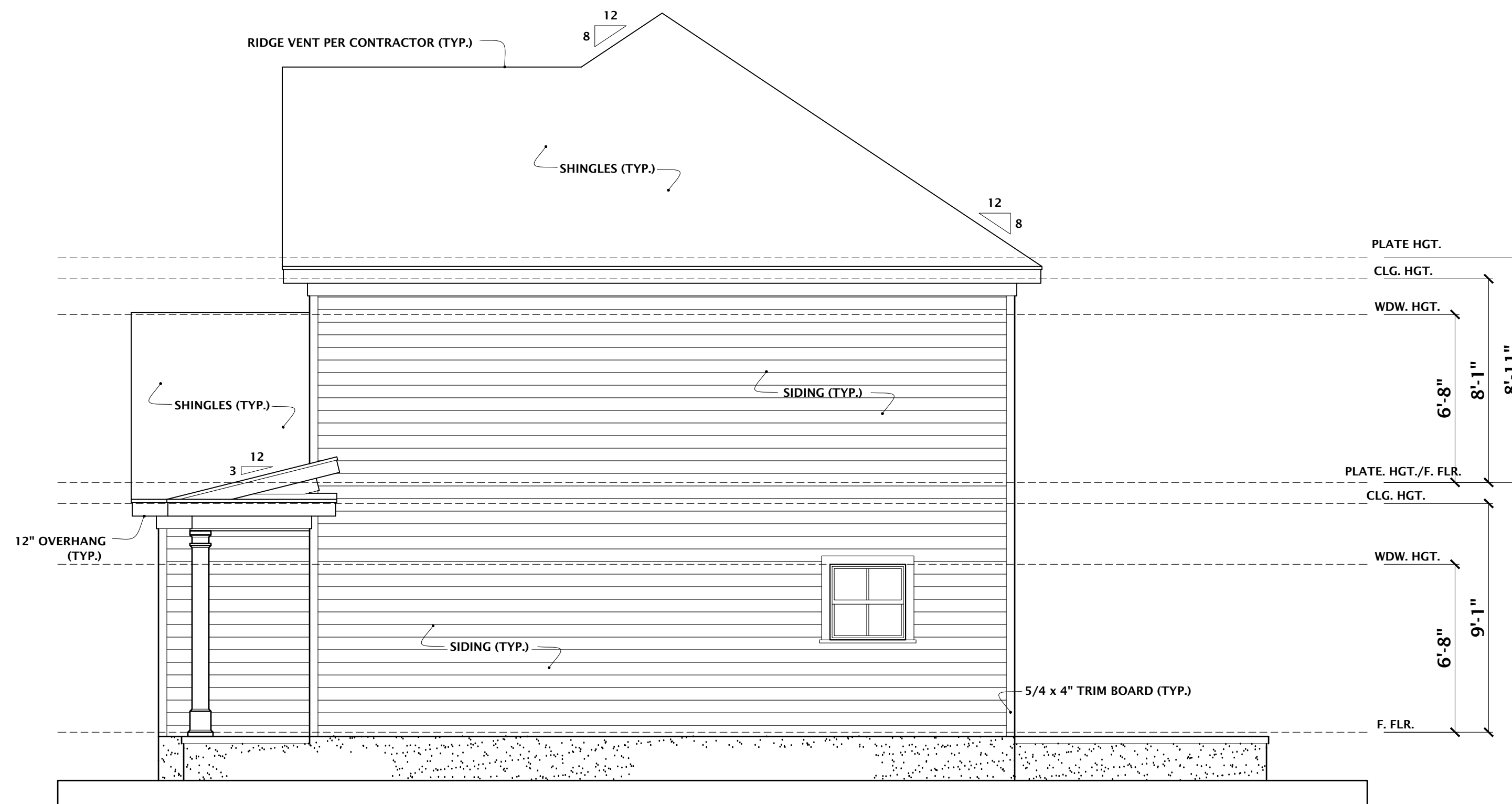
ISSUE DATE: **OCTOBER 7, 2025**  
DESIGNED BY: **RTH** DRAWN BY:  
SHEET TITLE: **ELEVATIONS**  
PROJECT NUMBER: **1438** SHEET NUMBER: **1 OF 5**



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



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**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"

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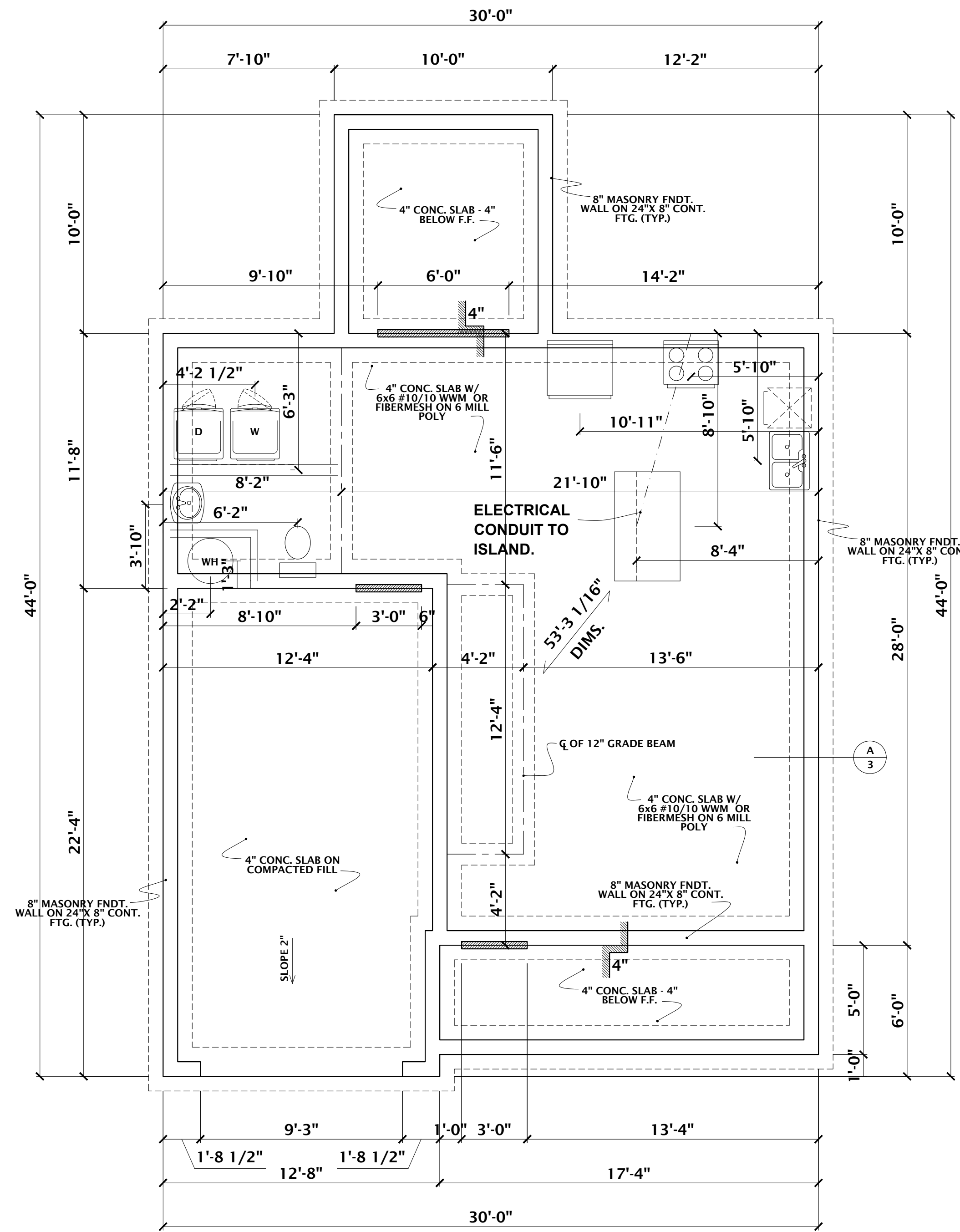
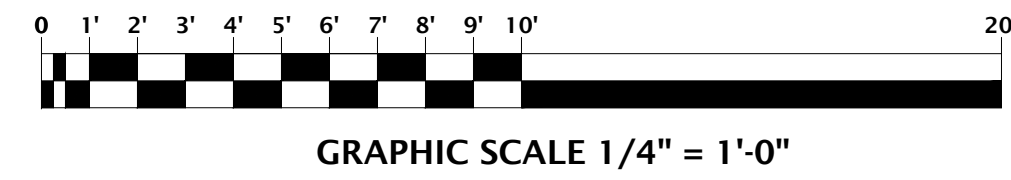
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SHEET TITLE: **ELEVATIONS**

PROJECT NUMBER: **1438** SHEET NUMBER: **2 OF 5**



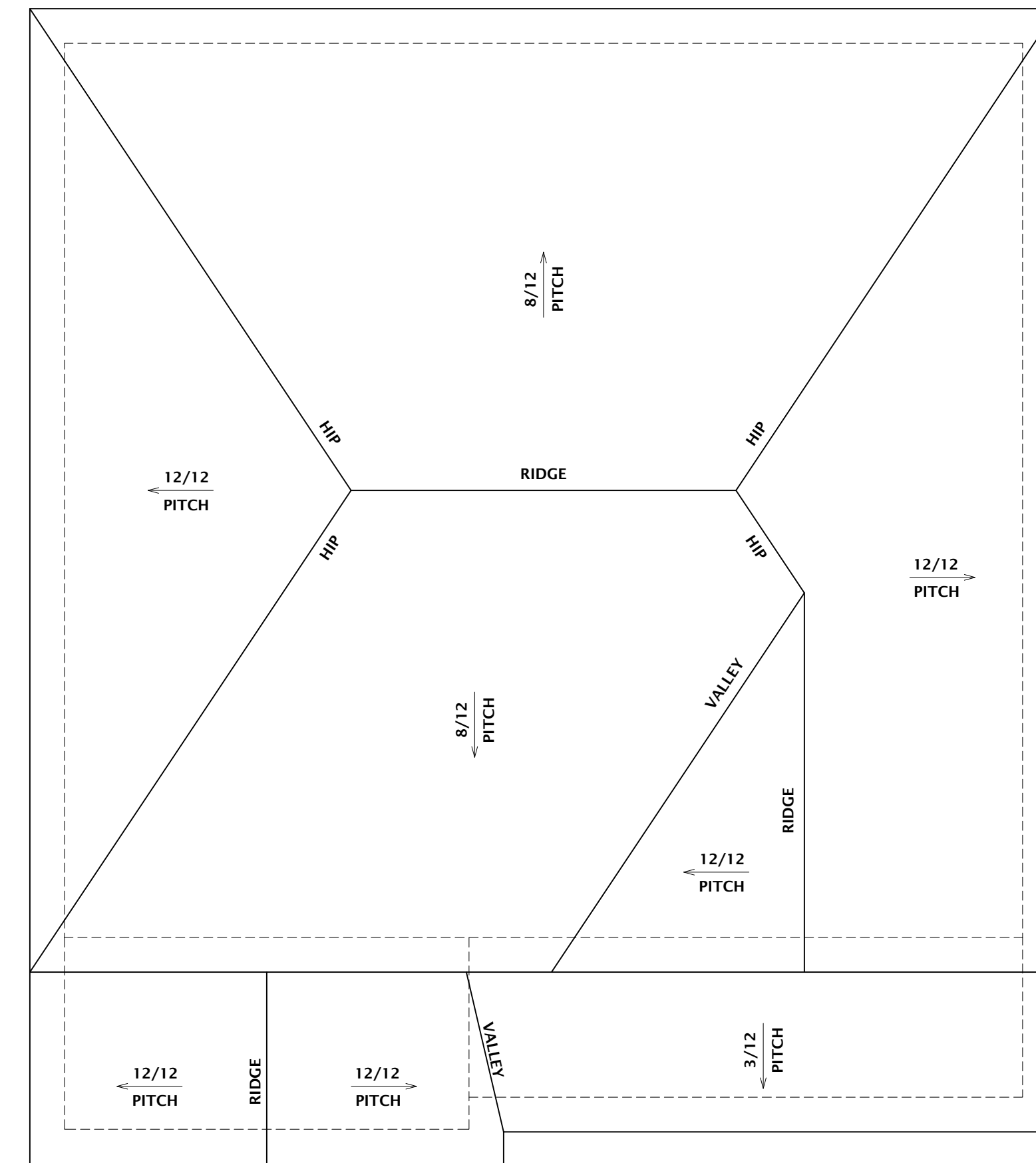
**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"

- NOTES:**
1. DIMENSIONS TO OUTSIDE OF FOUNDATION.
  2. CONTRACTOR TO FIELD DETERMINE FTG. SIZE. (WIDTH & DEPTH) DEPENDING ON SOIL CONDITIONS AND ALL BUILDING CODES.
  3. IF TRUSSING ROOF GRADE BEAMS TO BE PLACE PER MANUFACTURE'S REQUIREMENTS.
  4. CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
  5. ELECTRICAL CONDUIT TO BE INSTALLED TO KITCHEN ISLAND.
  6. SECOND FLOOR TO BE FRAMED USING TJI OR EQUAL ENGINEERED LUMBER. GRADE BEAMS SHOWN ARE PER THE ENGINEERED FLOOR SYSTEM DESIGN.

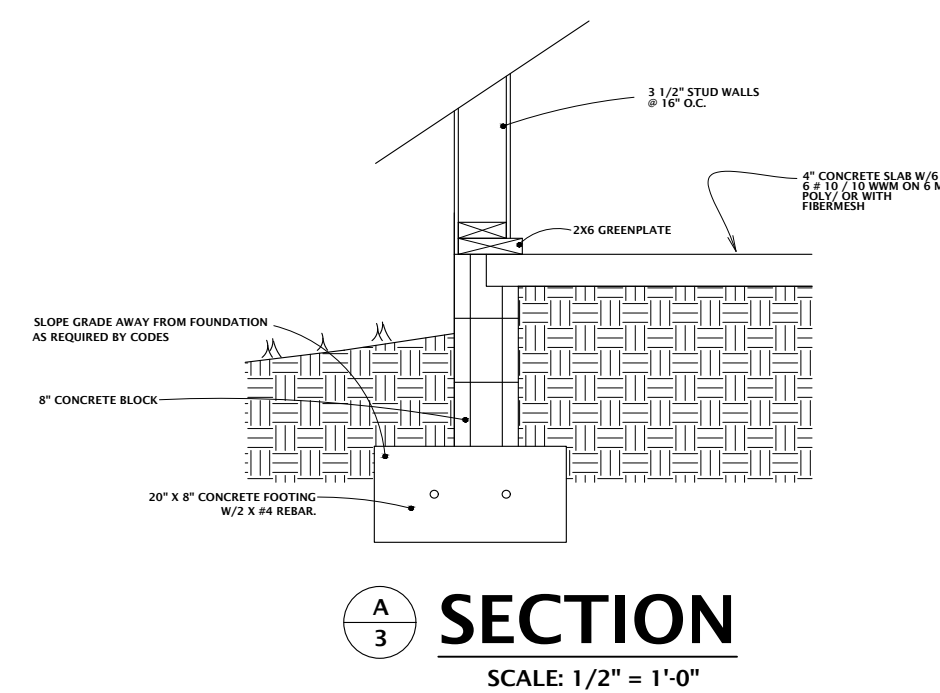
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**FOUNDATION LEGEND**

- SLAB STEP
- EXTERIOR DOOR LOCATION
- 12" GRADE BEAM
- VANITY
- TOILET
- TUB/SHOWER
- DISH WASHER
- KITCHEN SINK
- REF
- RANGE
- WASHER
- FOUNDATION FOOTING
- 8" BLOCKING



**ROOF PLAN**  
SCALE 1/4" = 1'-0"



**SECTION A-3**  
SCALE 1/2" = 1'-0"

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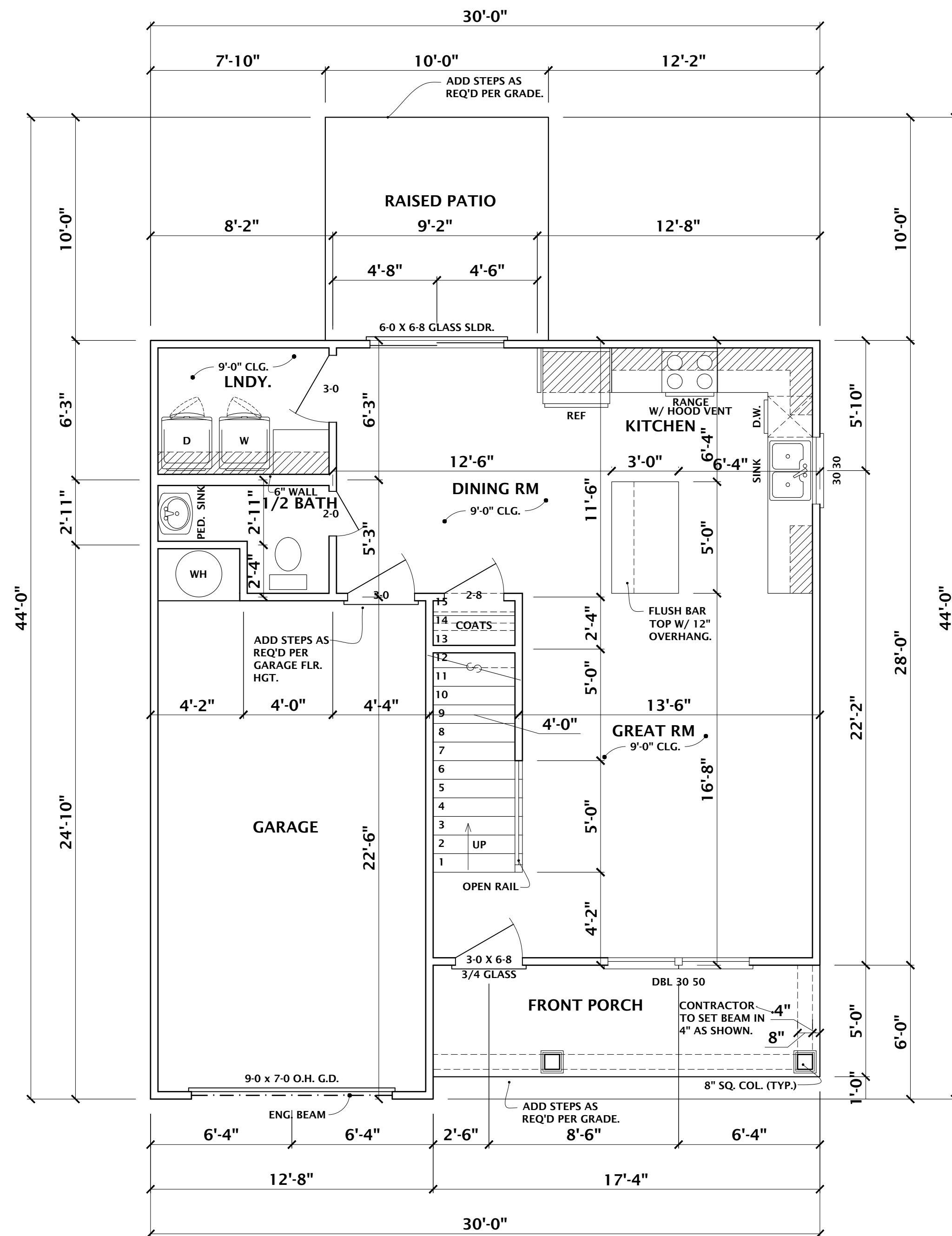
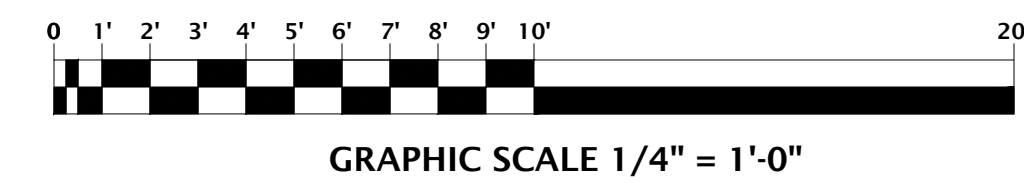
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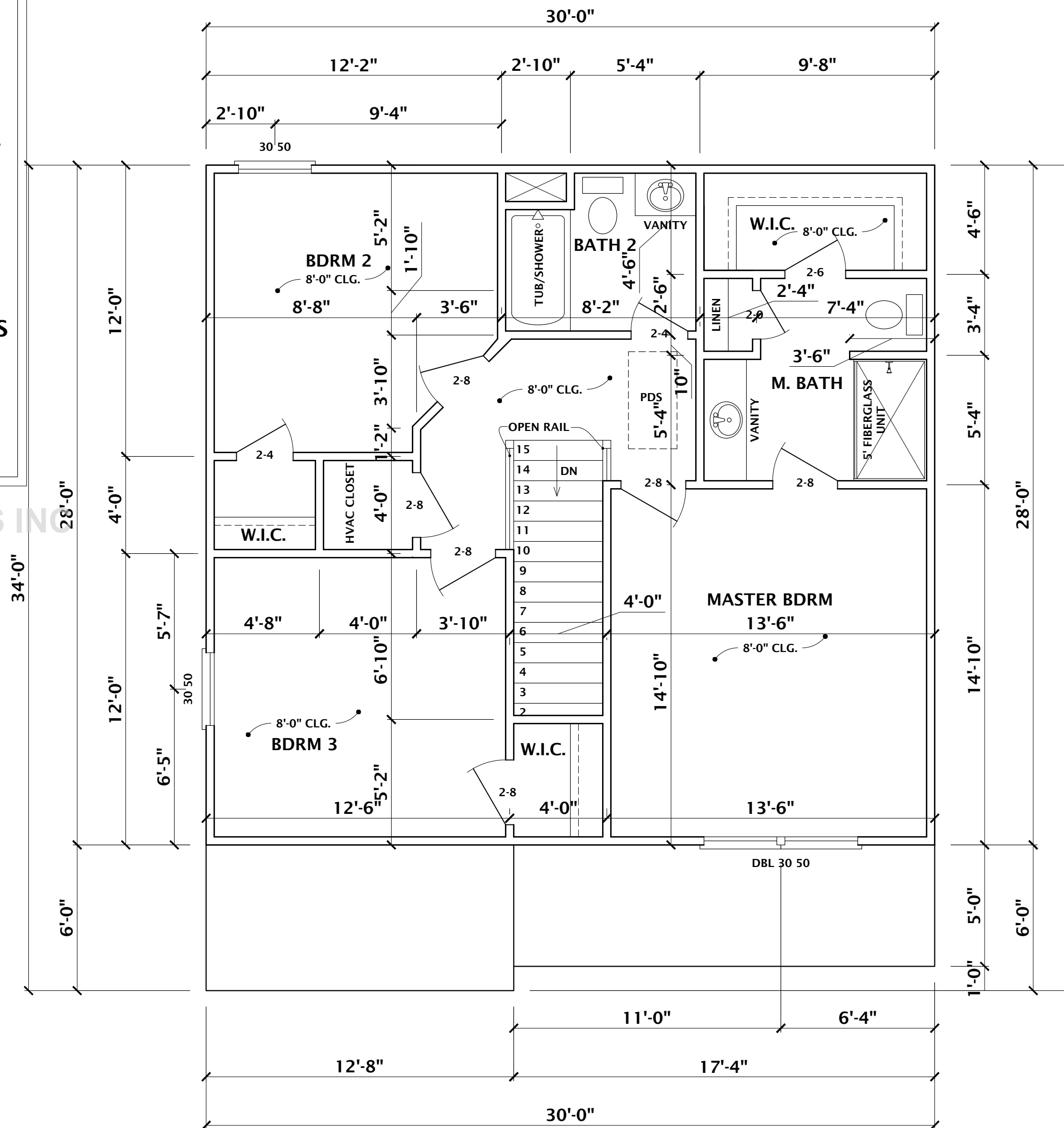
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DESIGNED BY: **RTH** DRAWN BY:  
SHEET TITLE: **FOUNDATION/ROOF PLANS**  
PROJECT NUMBER: **1438** SHEET NUMBER: **3 OF 5**



**FIRST FLOOR PLAN**  
SCALE 1/4" = 1'-0"

- NOTES:**
1. DIMENSIONS TO FRAMED WALL.
  2. ALL DIMENSIONS ARE FROM WALL EDGE TO CENTER OF INTERIOR WALL.
  3. CONTRACTOR TO VERIFY LOCAL CODES BEFORE START OF CONSTRUCTION. ADJUSTMENTS TO BE MADE IN THE FIELD AS REQ'D IF PLANS DIFFER.
  4. ALL WINDOWS @ 6-8 HEADER. UNLESS OTHERWISE NOTED.
  5. ALL DOORS AND CASE OPENINGS TO BE 6'-8" TALL. UNLESS OTHERWISE NOTED.
  6. CONTRACTOR TO VERIFY ALL WINDOW SIZE FOR EGRESS PER MANUFACTURE.
  7. CONTRACTOR TO ADD BRICK/STONE PER ELEVATIONS. ADJUSTMENTS TO BE MADE IN THE FIELD.
  8. IF I-JOIST OR WEB TRUSS USED TO SPAN, DROP CEILING ACCORDINGLY.
  9. CONTRACTOR TO ADD ATTIC ACCESS AS REQ'D PER CODES. ADJUSTMENTS TO BE MADE IN THE FIELD.
  10. CONTRACTOR TO ADD RAILING AS REQ'D PER CODE.

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**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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REVISIONS		NO.	DATE	DESCRIPTION
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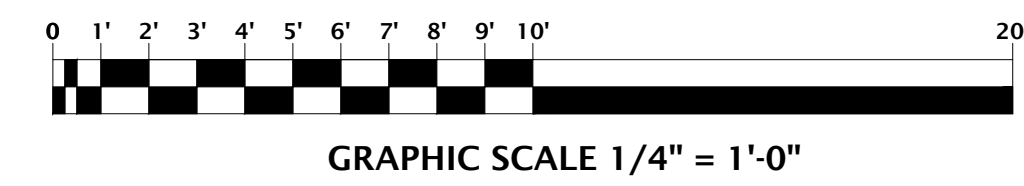
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**PROGRESS CONSTRUCTION CALHOUN**

**ESTIMATED SQUARE FOOTAGE**

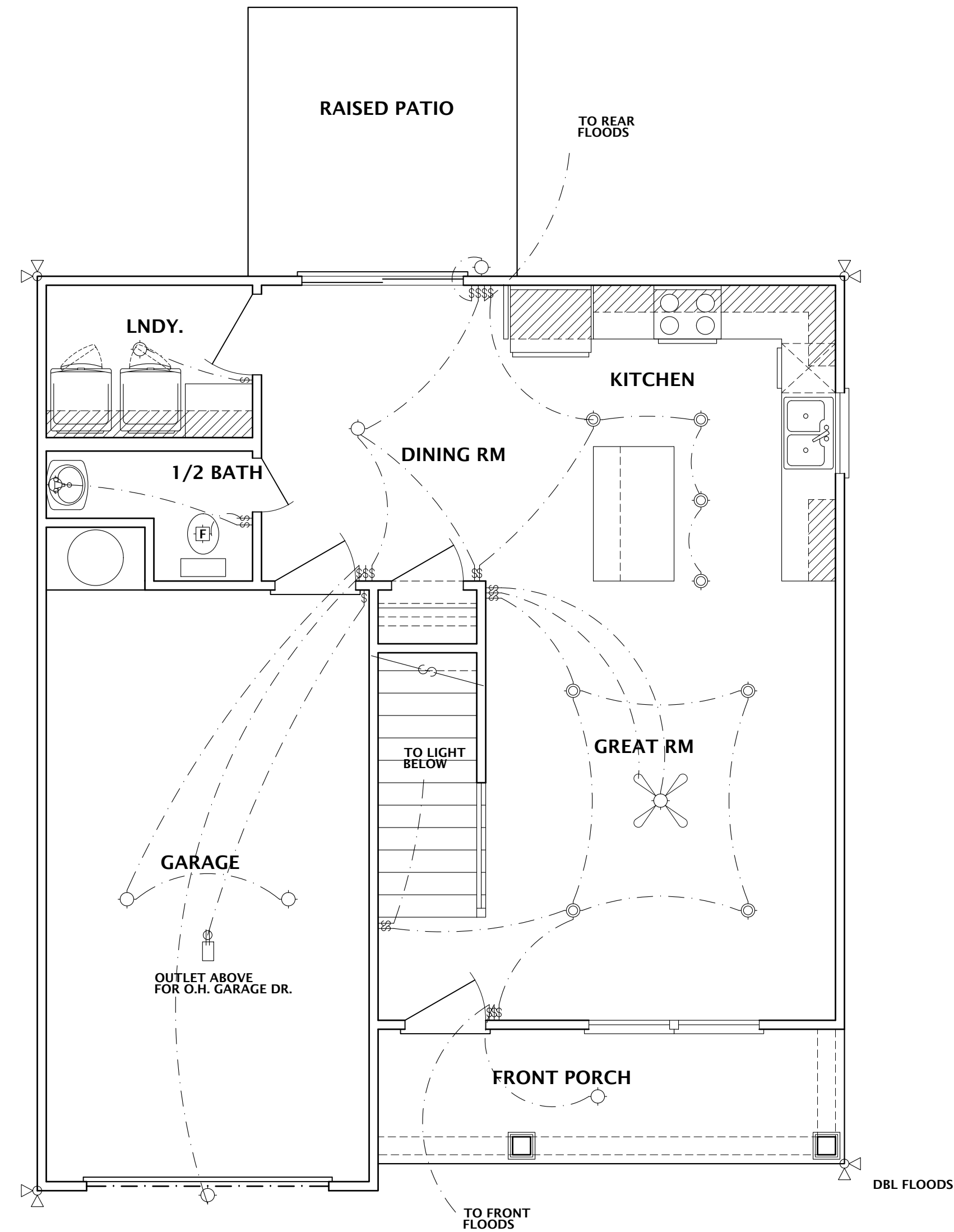
FIRST FLOOR HTD.	639 SQ. FT.
SECOND FLOOR HTD.	799 SQ. FT.
TOTAL HTD.	1438 SQ. FT.
FRONT PORCH	86 SQ. FT.
GARAGE	278 SQ. FT.
<b>TOTAL</b>	<b>1802 SQ. FT.</b>

ISSUE DATE:	OCTOBER 7, 2025
DESIGNED BY:	RTH
DRAWN BY:	
SHEET TITLE:	FLOOR PLANS
PROJECT NUMBER:	1438
SHEET NUMBER:	4 OF 5



**NOTE:**

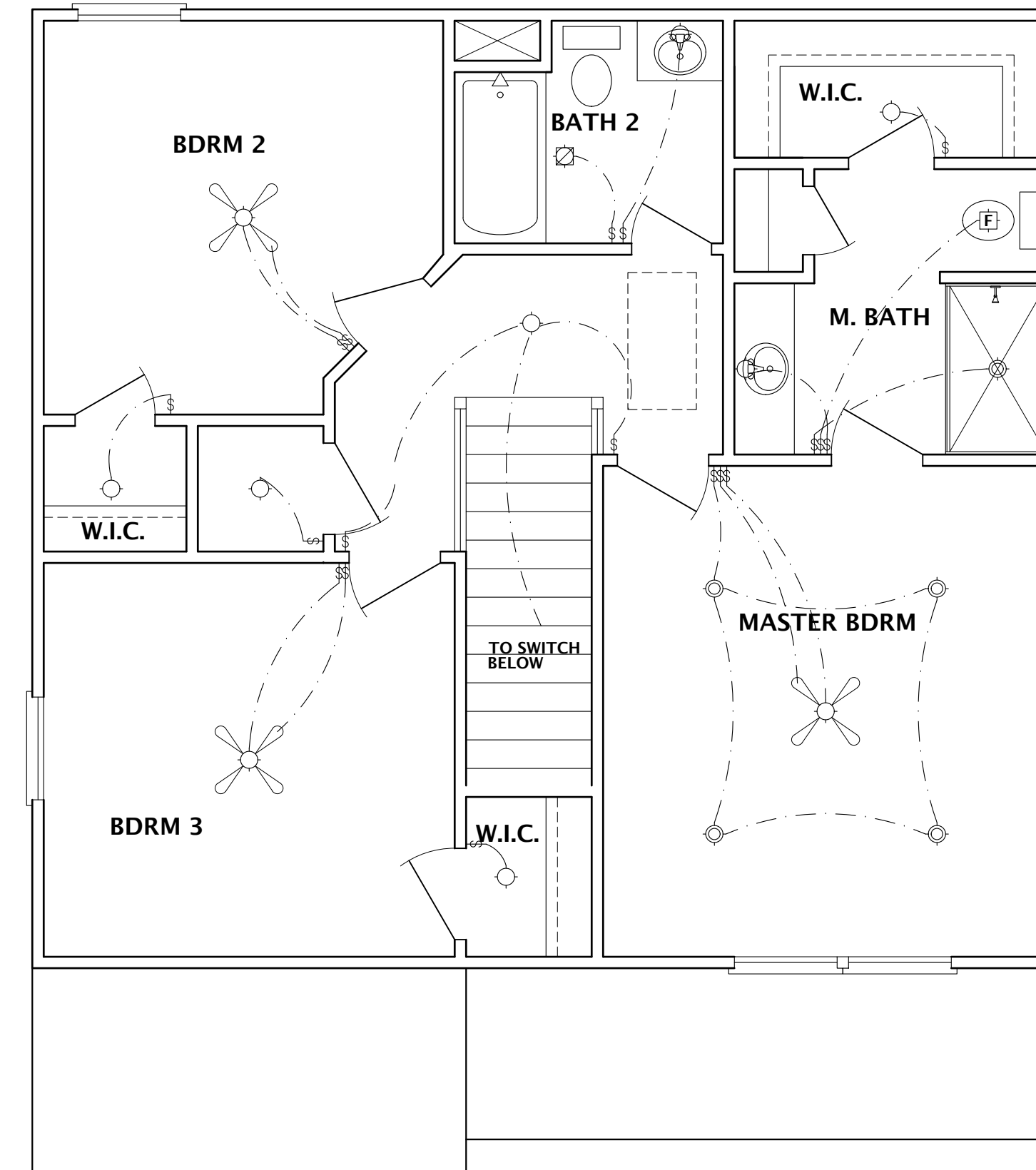
- ALL ELECTRICAL TO BE PLACED PER CODES. CONTRACTOR TO MAKE ADJUSTMENTS IN THE FIELD AS REQ'D.
- OUTLETS TO BE PER CODE AND PER CONTRACTOR'S SCOPE OF WORK. OUTLETS AS SHOWN ARE REQUIRED LOCATIONS.



**FIRST ELECTRICAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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ELECTRICAL LEGEND	
CEILING FAN W/ LIGHT (PROVIDE ADEQUATE SUPPORT)	
CEILING FAN (PROVIDE ADEQUATE SUPPORT)	
WALL & CLG MOUNT LIGHT	
RECESSED LIGHT	
EXHAUST FAN W/ LIGHT	
EXHAUST FAN	
GARAGE DOOR OPENER	
SMOKE DETECTOR	
GARBAGE DISP.	
DUPLEX OUTLET	
WP DUPLEX OUTLET	
GROUND-FAULT DUPLEX OUTLET	
220 VOLT OUTLET	
ELECTRICAL PANEL	
TELEPHONE OUTLET	
CABLE TV OUTLET	
LIGHT SWITCH	
PUSH BUTTON FOR DOOR CHIME	
DOOR CHIME	
THERMOSTAT	
DOUBLE FLOOD LIGHT	



**SECOND ELECTRICAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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CUSTOMER OR BUILDER:  
**PROGRESS CONSTRUCTION CALHOUN**

ISSUE DATE: **OCTOBER 7, 2025**  
DESIGNED BY: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_  
SHEET TITLE: **RTH FLOOR ELECTRICAL PLANS**  
PROJECT NUMBER: **1438** SHEET NUMBER: **5 OF 5**