



Newnan City Council Work Session

February 10, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

3:00 PM

CALL TO ORDER

WORK SESSION

- A. RZ2025-08-Request to rezone 32 +/- acres located off Celebrate Life Parkway from CCS to RMH -Applicant: Parkland Homebuilders, LLC, as represented by Steven L. Jones, Attorney At Law
- B. RZ2025-09 - Request to rezone 6.44 +/- acres on First Avenue and Fourth Streets from ILT and RU-I to MXD - Applicant: Imperium Development, LLC, as represented by Melissa Griffis, Attorney At Law.
- C. RZ2025-10 - Request to rezone 13.55+/- acres at 699 Newnan Crossing Bypass from CGN to MXD - Applicant: Woodlands Acquisitions, LLC, as represented by Melissa Griffis, Attorney At Law

ADJOURNMENT



City of Newnan, Georgia – Mayor and Council - Workshop

Date: February 10, 2026

Agenda Item: Rezoning Request – RZ2025-08
32± acres located off Celebrate Life Parkway
(Tax Parcels 0086-5044-002 & 086-5053-002)

Prepared and Presented by: Dean Smith, Senior Planner

APPLICANT INFORMATION:

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

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

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

Future Land Use Label: 086-5053-002 – Mixed Use
086-50444-002 – Business Office

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

086-5053-002 – Split zoning – Approximately 6.7 acres zoned Residential Multi Family Dwelling-Higher Density District (RMH) and approximately 16 acres zoned Community Shopping Center (CCS) and within Quality Development Corridor Overlay District and I-86 Building Height Overlay

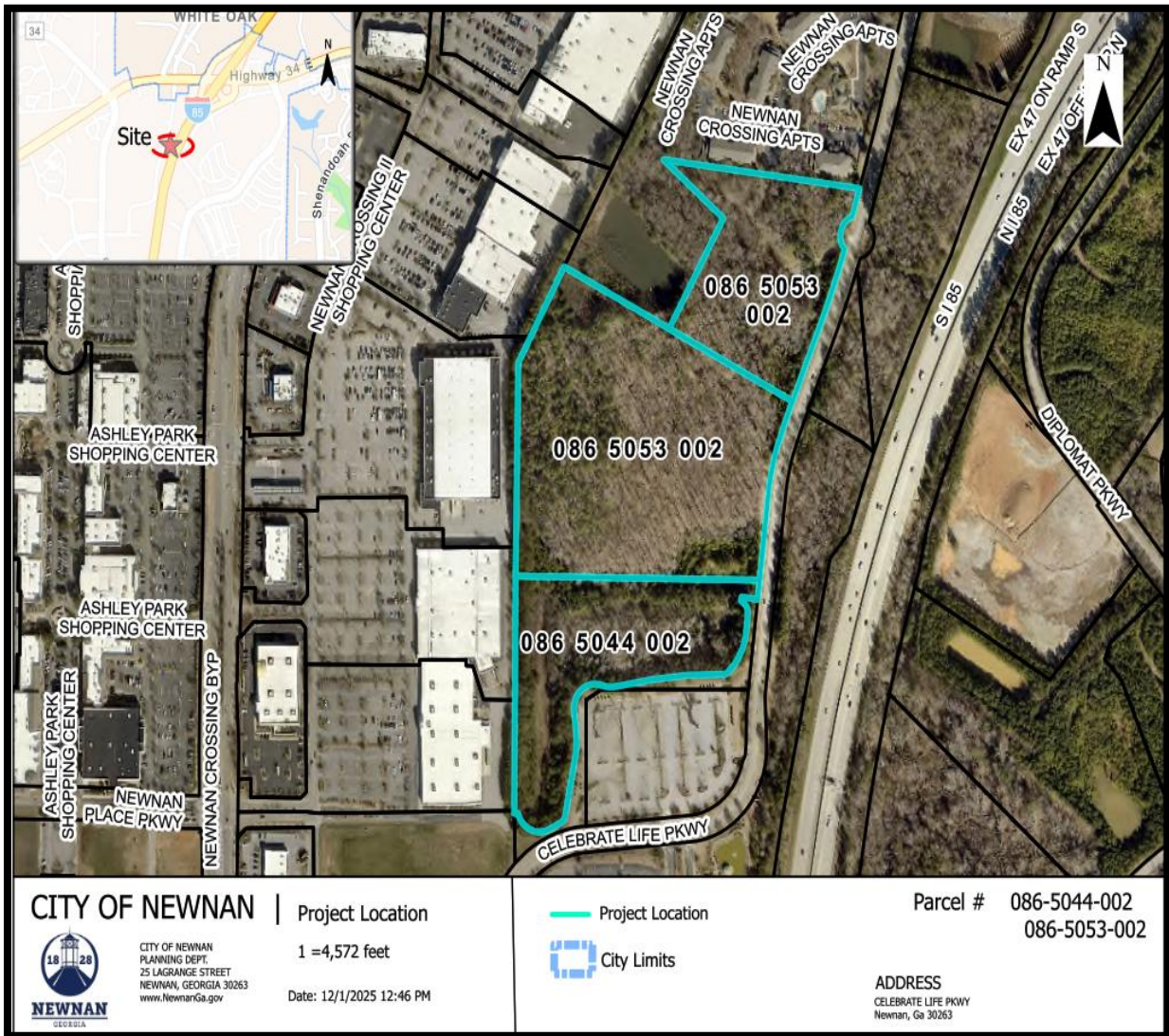
Proposed Zoning: Residential Multi Family Dwelling-Higher Density District (RMH)

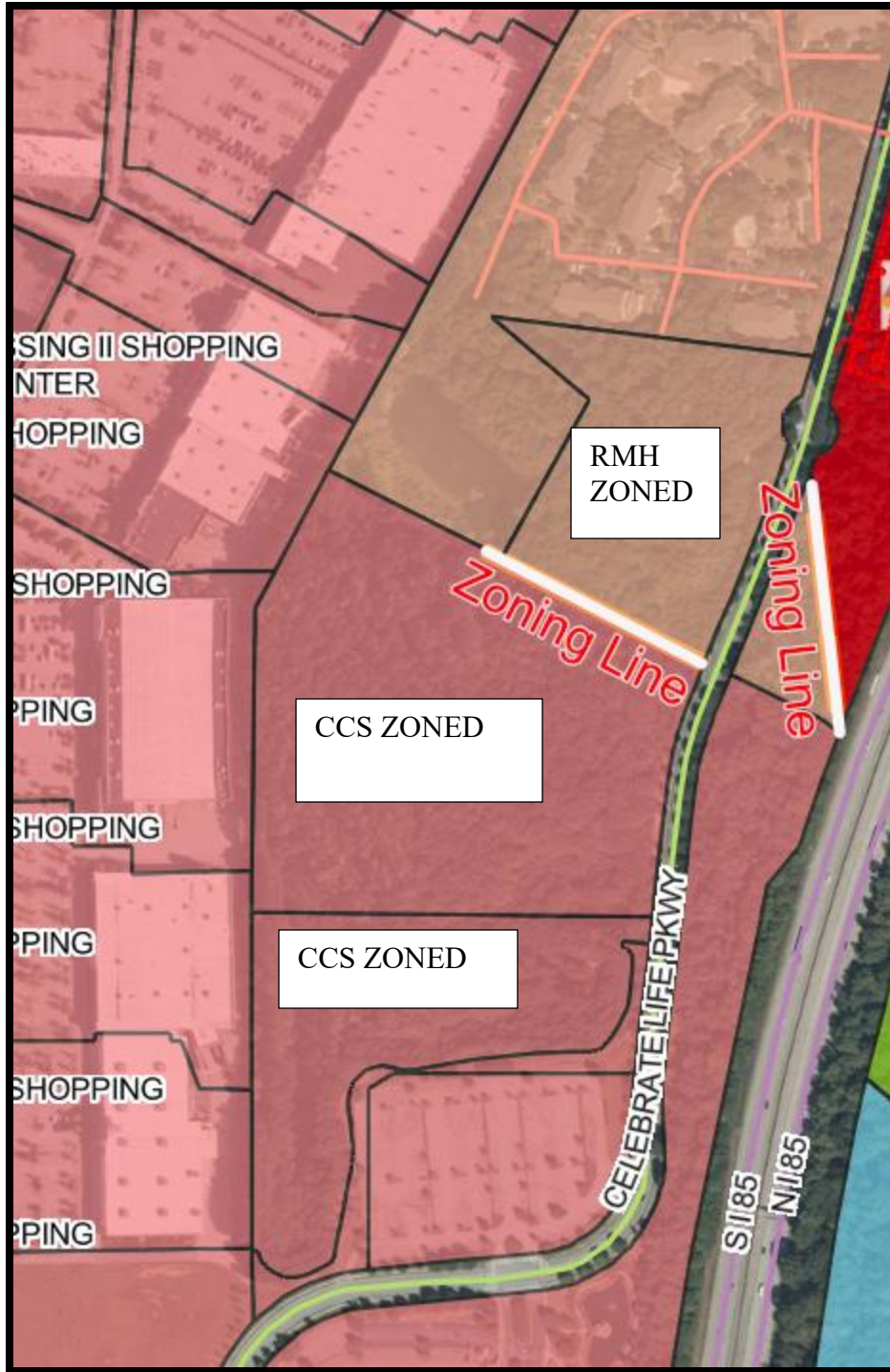
SITE INFORMATION:

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

BACKGROUND:

The NRP Group: In 20222, the NRP Group petitioned the City to rezone both parcels from CCS and RMH to 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:

The current rezoning petition seeks to rezone both parcels to RMH for the purpose of developing a 220-unit multifamily rental project with 144 3-bedroom units and 76 2-bedroom units.

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

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

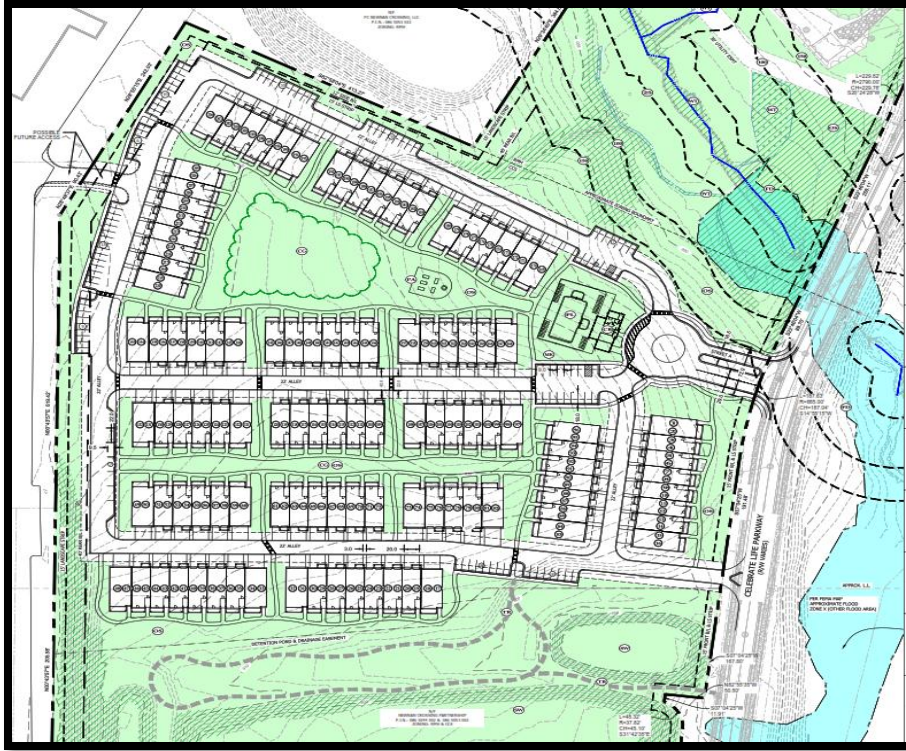
3-bedroom units at 1,949 square feet with rent estimated between \$2,300 to \$2,400 per month

Applicants' proposed amenities: 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. Note: RMH does allow up to 12 units per acre for apartments and 8 units per acre for townhomes, single-family detached structures and other forms of residential dwellings.

Applicant's Proffered Conditions:

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.



- Mike Furbush, City Landscape Architect and Arborist had the following comments pertaining to the applicant's preliminary tree management plan.

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.
-
- City Engineer Director Michael Klahr commented that during the development's planning stages, care will need to be taken to the site's environmental areas, streams, wetlands, floodplain and floodway. Additionally, the applicant will need to comply with the City of Newnan's standards for design, including, but not limited to, interconnectivity utilizing sidewalks compliant with the Americans with Disabilities Act (ADA) and maintaining street lighting along Celebrate Life Parkway. The applicant's traffic study has been submitted and accepted by staff, with Mr. Klahr noting that mitigation shall be

proposed by the developer for any negative level of service at the intersections studied. Dedicated left and right turn lanes shall be provided at the primary full access driveway and designed in accordance with the Georgia Department of Transportation (GDOT) standards. Mr. Klahr further states that it would be advantageous for the developer's traffic study to comment on the existing and projected annual average daily traffic for Celebrate Life Parkway including the projected increase from this development and overall capacity for Celebrate Life Parkway.

➤ Additional conditions recommended by staff:

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

Planning Commission Meeting Summary – January 13, 2026

At the conclusion of the public hearing held in front of the Planning Commission on January 13, 2026, the Commission voted to recommend denial of the rezoning request by a 5-0 vote.

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

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

Sincerely,

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

Steven L. Jones

Enclosures
cc: the Applicant

EXHIBIT “A”

CONSTITUTIONAL OBJECTION

As applied to the real property of the 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

1441 Dunwoody Village Parkway
Suite 100
Atlanta, Georgia 30338
(404) 218-2756
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

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

[Handwritten Signature]

[Handwritten Signature]

Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

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

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

(1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the 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.

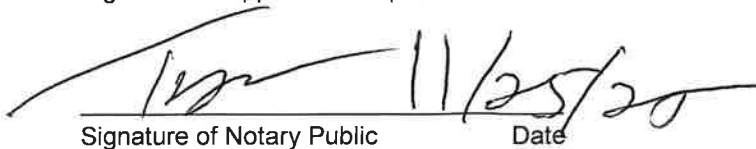
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


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 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 organizations¹ 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]
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]
Signature of Notary Public

11/25/25
Date

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner 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



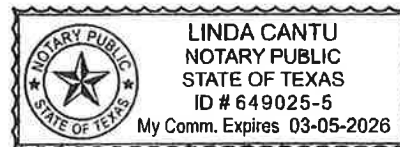
Signature of Property Owner
Name: Miguel Ferriz
Title President

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

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

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)
9/26/11

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

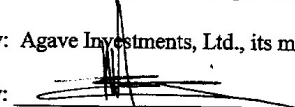
ALSO, all that tract or parcel of land lying and being in Land Lot 53 of the 5th District, City of Newnan, Coweta County, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the southerly right-of-way of Bullsboro Drive (variable right-of-way) with 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

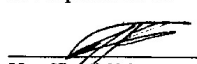
Newnan Crossing Partnership, a Georgia general partnership

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~~ to be President 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: $1440 \text{ daily trips} / 2 = 720 \text{ entering trips} * 35 \text{ (percentage of vehicles turning right at driveway)} = 252 \text{ vehicles}$*

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

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*

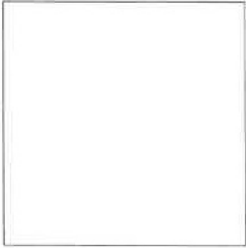
5.2 Recommended Driveway Conditions

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*



VICINITY MAP (N.T.S.)



THE BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY REFERENCE
1. ALTA/NSPS LAND TITLE SURVEY NUMBER 086 5044 002 & 086 5043 002, prepared by ALTA/NSPS Land Title Survey, Inc., dated 12/12/2022, 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. §15-2-2.

2. ONLY INFORMATION PROVIDED IN THE TITLE COMMITMENT WAS ADDRESSED BY THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EGRESS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 21,266 FEET AND AN ANGULAR ERROR OF ONE SECOND. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE NAD 83 GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.

4. ACCORDING TO INFORMATION SHOWN ON THE CITY OF NEWNAN PLANNING & ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY - HIGH DENSITY) & CCS (COMMUNITY SHOPPING CENTER). DIRECTIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM THE CITY OF NEWNAN PLANNING & ZONING AND MAY NOT BE 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 VIOLATIONS OF THE NAD 83 GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.

5. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY NEWNAN CROSSING PARTNERSHIP, TAX PARCEL NUMBER 086 5043 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, 2023.

6. ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" CAPPOUT REBAR FOUND (LSF#0946) OR A 1/2" REBAR FOUND (LSF#0946). THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE MONUMENTS AND HAS FOUND THEM TO BE IN GOOD CONDITION.

7. THE SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REFERENCE NUMBER: 1168-001. LAND ENGINEERING, INC. OFFICE: (978) 814-4346 FAX: (978) 814-4348 WWW.LANDENGINEERING.COM

8. NO VISIBLE EVIDENCE OR PRIOR KNOWLEDGE OF CEMENTERUS ON THE SUBJECT PROPERTY.

9. THE SURVEY LEGAL DESCRIPTION IS ONE AND THE SAME PROPERTY AS THE LEGAL DESCRIPTION DESCRIBED IN THE TITLE COMMITMENT.

10. THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE PROPERTY AND THE BOUNDARIES OF COWETA LIFE PARKWAY.

11. COWETA LIFE PARKWAY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF COWETA LIFE PARKWAY.

12. COWETA LIFE PARKWAY.

13. COWETA LIFE PARKWAY.

14. COWETA LIFE PARKWAY.

15. COWETA LIFE PARKWAY.

16. COWETA LIFE PARKWAY.

17. COWETA LIFE PARKWAY.

18. COWETA LIFE PARKWAY.

19. COWETA LIFE PARKWAY.

20. COWETA LIFE PARKWAY.

21. COWETA LIFE PARKWAY.

22. COWETA LIFE PARKWAY.

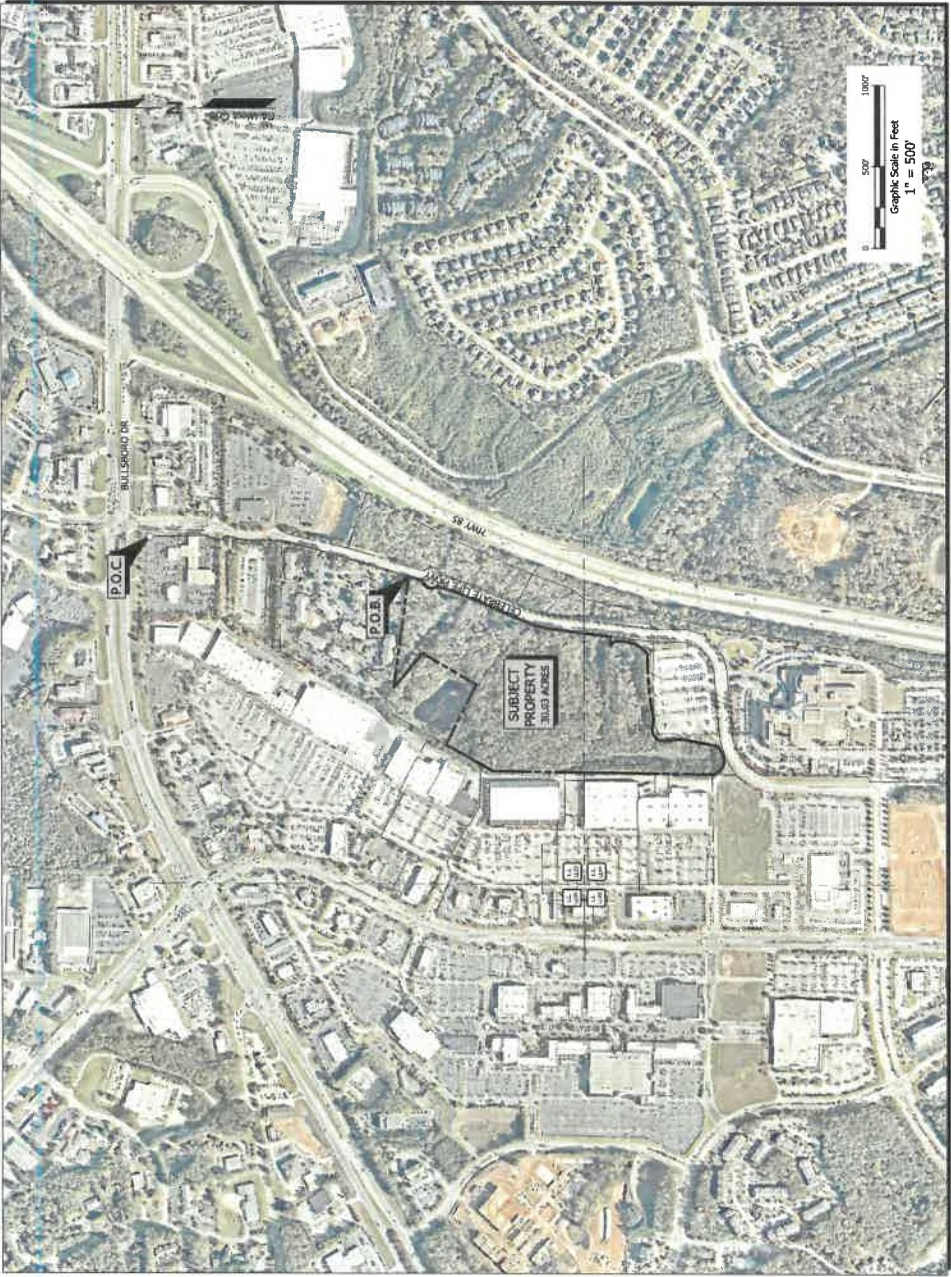
23. COWETA LIFE PARKWAY.

24. COWETA LIFE PARKWAY.

ALTA/NSPS LAND TITLE SURVEY

Celebrate Life Parkway

LAND LOTS 53 & 44, 5th DISTRICT,
CITY OF NEWNAN, COWETA COUNTY, GEORGIA



SURVEYOR'S CERTIFICATION
This plat is a representation of an original survey or a copy of an original survey, and it does not constitute a warranty of any kind. The surveyor warrants that the survey was conducted in accordance with the standards and practices of the profession, and that the survey is a true and accurate representation of the land surveyed. The surveyor also warrants that the survey is a true and accurate representation of the land surveyed, and that the survey is a true and accurate representation of the land surveyed.

ALTA / NSPS CERTIFICATION
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(b)(1), 7(b)(2), 7(b)(3), 7(b)(4), 7(b)(5), 7(b)(6), 7(b)(7), 7(b)(8), 7(b)(9), 7(b)(10), 7(b)(11), 7(b)(12), 7(b)(13), 7(b)(14), 7(b)(15), 7(b)(16), 7(b)(17), 7(b)(18), 7(b)(19), 7(b)(20), 7(b)(21), 7(b)(22), 7(b)(23), 7(b)(24), 7(b)(25), 7(b)(26), 7(b)(27), 7(b)(28), 7(b)(29), 7(b)(30), 7(b)(31), 7(b)(32), 7(b)(33), 7(b)(34), 7(b)(35), 7(b)(36), 7(b)(37), 7(b)(38), 7(b)(39), 7(b)(40), 7(b)(41), 7(b)(42), 7(b)(43), 7(b)(44), 7(b)(45), 7(b)(46), 7(b)(47), 7(b)(48), 7(b)(49), 7(b)(50), 7(b)(51), 7(b)(52), 7(b)(53), 7(b)(54), 7(b)(55), 7(b)(56), 7(b)(57), 7(b)(58), 7(b)(59), 7(b)(60), 7(b)(61), 7(b)(62), 7(b)(63), 7(b)(64), 7(b)(65), 7(b)(66), 7(b)(67), 7(b)(68), 7(b)(69), 7(b)(70), 7(b)(71), 7(b)(72), 7(b)(73), 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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

DIP DUCTILE IRON PIPE

DIST. DISTURBED

E.A.L. END NOT LOCATED

HW HEADWALL

I.I. INVERT IN

J.B. JUNCTION BOX

N.O. NOW OR FORMERLY

N.C.S. NOW TO SANITARY STRUCTURE

O.C.S. OUTLET

P.B. PLAT BOOK

P.G. PAGE

P.L. PLAT IDENTIFICATION NUMBER

P.L. PROPERTY LINE

P.V. POLYVINYL CHLORIDE PIPE

R.C. REBAR CAPPED

R.C.P. REINFORCED CONCRETE PIPE

R.O.W. RIGHT OF WAY

S.W. SANITARY SEWER

S.S.H. SANITARY SEWER MANHOLE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FRONT VIEW NORTH WESTERN OCS

INSIDE NORTH WESTERN OCS

SIDE VIEW WESTERN OCS

Prepared for:

PREPARED BY:

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

ALTA / NSPS Land Title Survey

Parkland homebuilders, LLC and First American Title Insurance Company

Celebrate Life Parkway
Land Lot S3 & 44, 5th Land District,
City of Newnan, Coweta County, Georgia

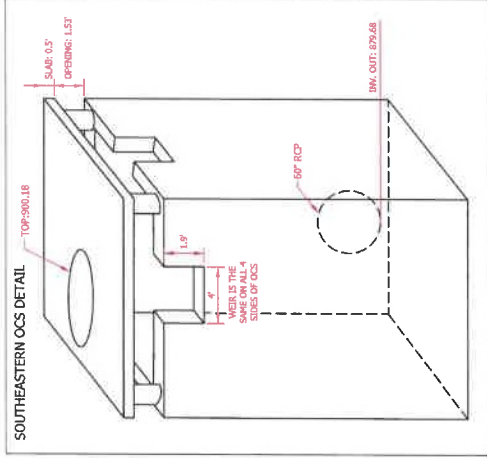
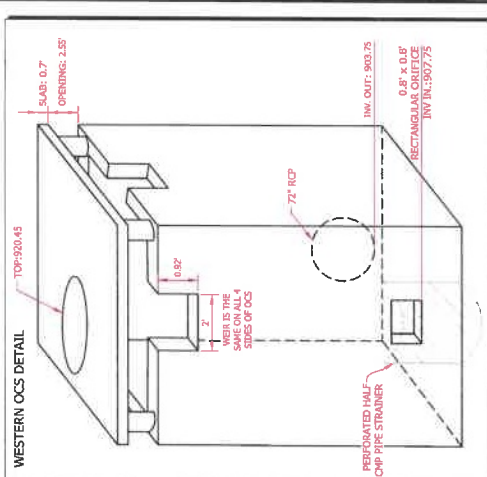
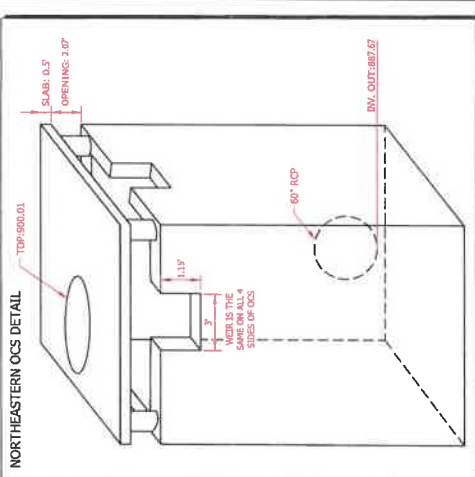
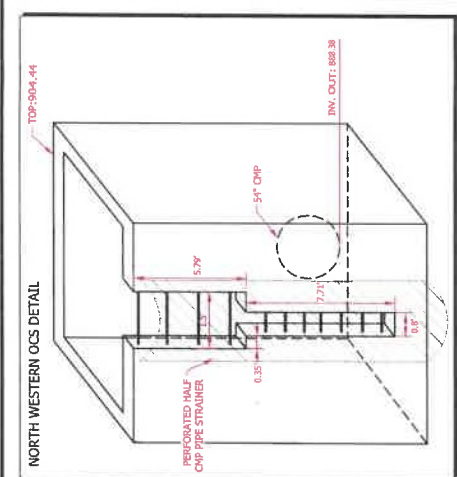
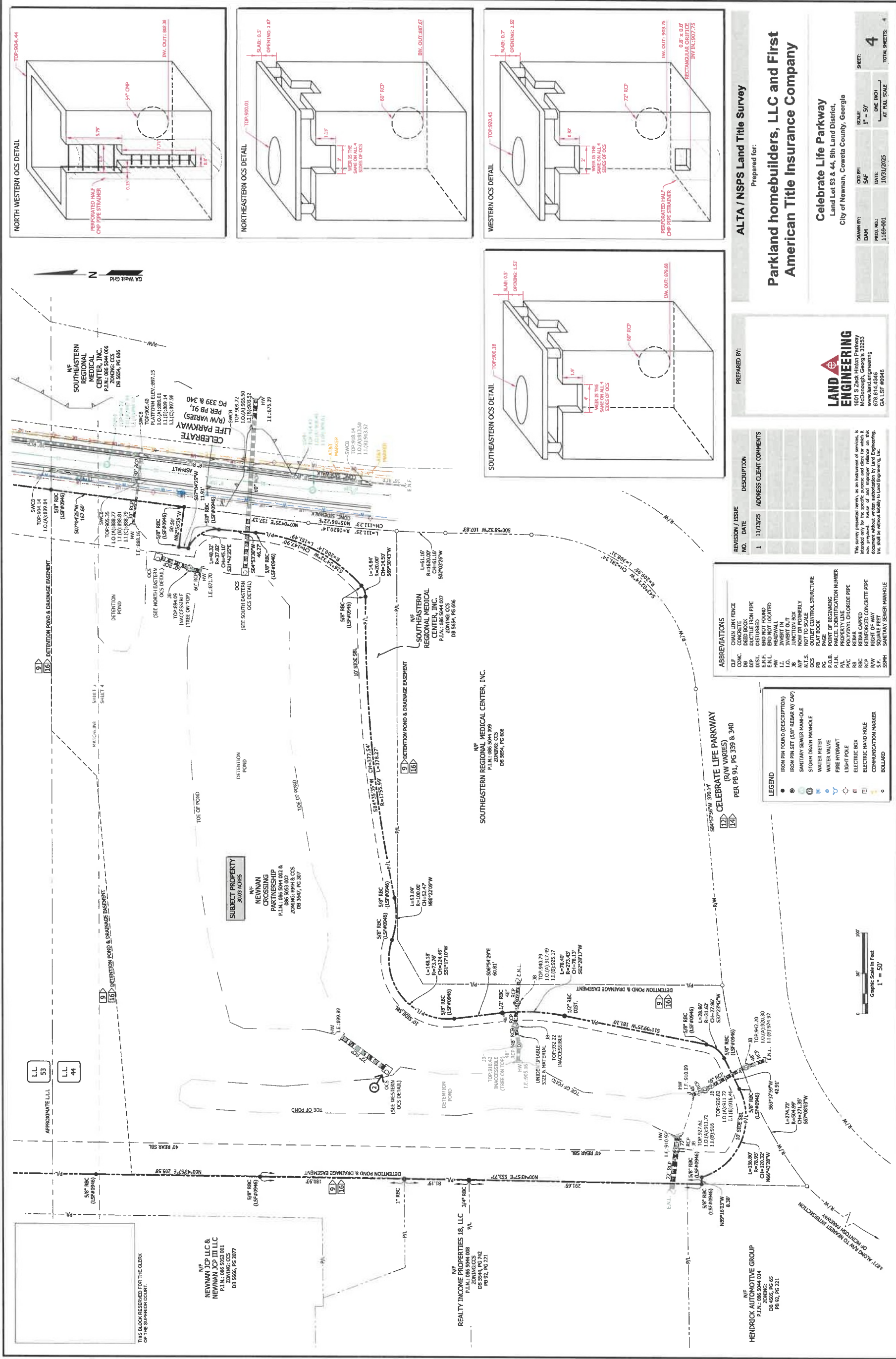
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DAM	SAF	1" = 50'	2
PROJ. NO:	DATE:	ONE INCH	TOTAL SHEETS: 4
1169-001	10/31/2025	AT FULL SCALE	

This survey prepared hereon, as an instrument of services, is for the use of the client and is not to be used for any other purpose without the written consent of Land Engineering, Inc. This document, without written authorization by Land Engineering, Inc. shall be without liability to Land Engineering, Inc.

SUBJECT PROPERTY
30.03 ACRES

NEWMAN CROSSING
PARTNERSHIP
P.L.N.: 086 5033 002 &
086 5033 002
ZONING: RMH
DB 3647, PG 207

Page 42 of 164



ALTA / NSPS Land Title Survey

Prepared for:

Celebrate Life Parkway
Land Lot S3 & 44, 5th Land District,
City of Newman, Coweta County, Georgia

Drawn by: SDF
Checked by: SDF
Date: 10/31/2025
Scale: 1" = 50'
Sheet: 4
Total Sheets: 4

LAND ENGINEERING

3000 Peachtree Industrial Blvd.
Suite 100
Atlanta, GA 30329
www.land-engineering.com
678.614.4346
GA LSF #0946

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

ABBREVIATIONS
CLF: CHAIN LINK FENCE
DB: DISTURBED
DIP: DUCTILE IRON PIPE
DIST: DISTURBED
E.N.L: END NOT LOCATED
HW: HEADWALL
L.C: LATERAL CURB
J.B: JUNCTION BOX
N.F: NOW OR FORMERLY
N.S: NOT SHOWN
O.C.S: OUTLET CONTROL STRUCTURE
P.B: PLAT BOOK
P.G: PAGE
P.L: PARCEL IDENTIFICATION NUMBER
P.L.N: PROPERTY LINE
P.L.C: POLYVINYL CHLORIDE PIPE
R.C: REINFORCED CONCRETE PIPE
R.C.P: REINFORCED CONCRETE PIPE
S.F: SQUARE FEET
S.S.H: SANITARY SEWER MANHOLE

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

NEWMAN TCO LLC & NEWMAN TCO III LLC
P.L.N.: 086 5944 001
ZONING: C03
DB 5666, PG 2077

REalty INCOME PROPERTIES 18, LLC
P.L.N.: 086 5944 008
ZONING: C03
DB 5594, PG 242
PB 92, PG 221

HENDRICK AUTOMOTIVE GROUP
P.L.N.: 086 5944 014
ZONING: C03
DB 5594, PG 65
PB 92, PG 221

SOUTHEASTERN REGIONAL MEDICAL CENTER, INC.
P.L.N.: 086 5944 007
ZONING: C03
DB 5554, PG 606

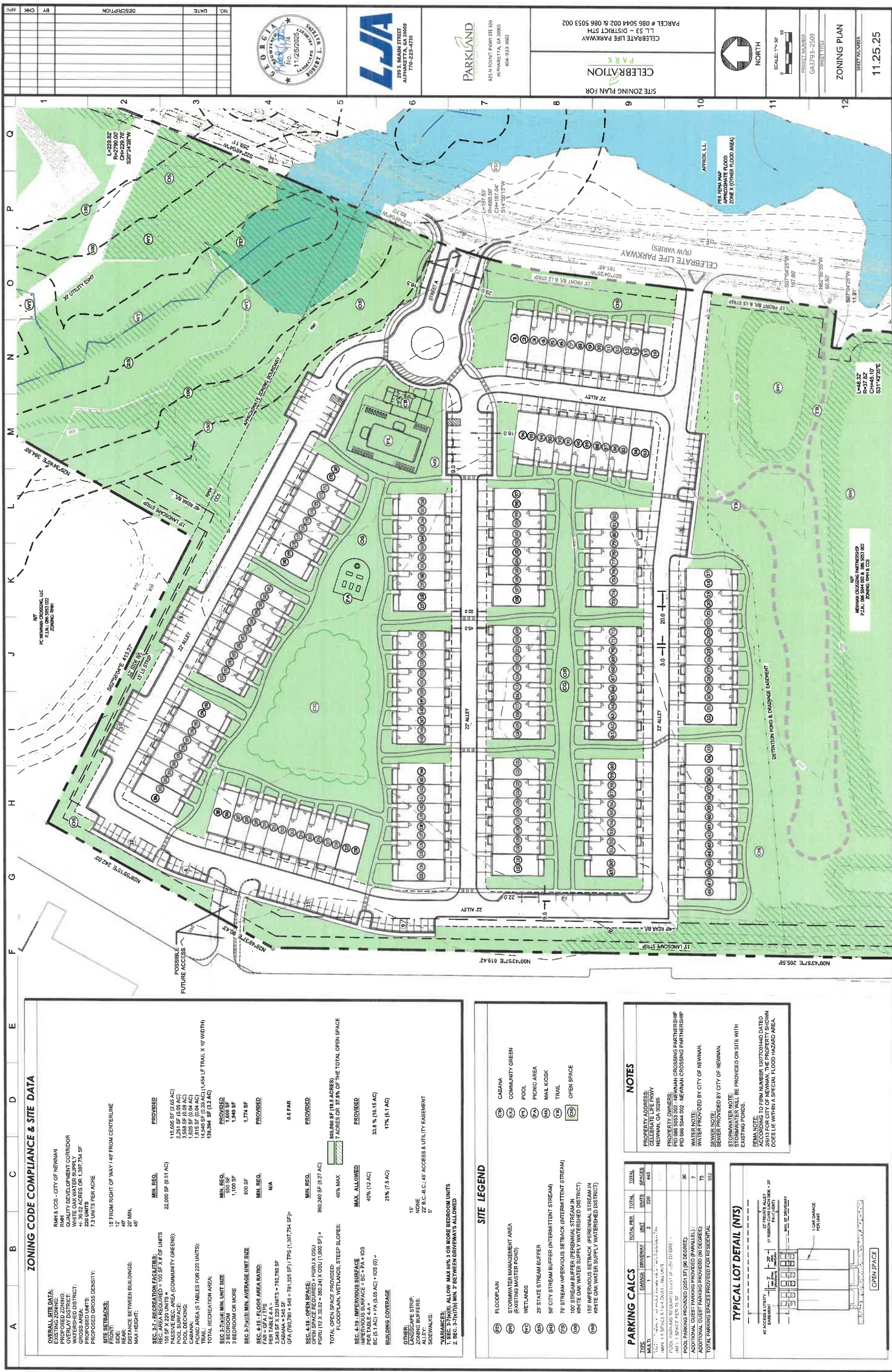
SUBJECT PROPERTY
- 3019 ACRES
P.L.N.: 086 5944 002 & 003
ZONING: RHH & C03
DB 3647, PG 307

SOUTHEASTERN REGIONAL MEDICAL CENTER, INC.
P.L.N.: 086 5944 006
ZONING: C03
DB 5654, PG 606

SOUTHEASTERN REGIONAL MEDICAL CENTER, INC.
P.L.N.: 086 5944 006
ZONING: C03
DB 5654, PG 606

SOUTHEASTERN REGIONAL MEDICAL CENTER, INC.
P.L.N.: 086 5944 006
ZONING: C03
DB 5654, PG 606

[illegible]





Stacked Townhomes

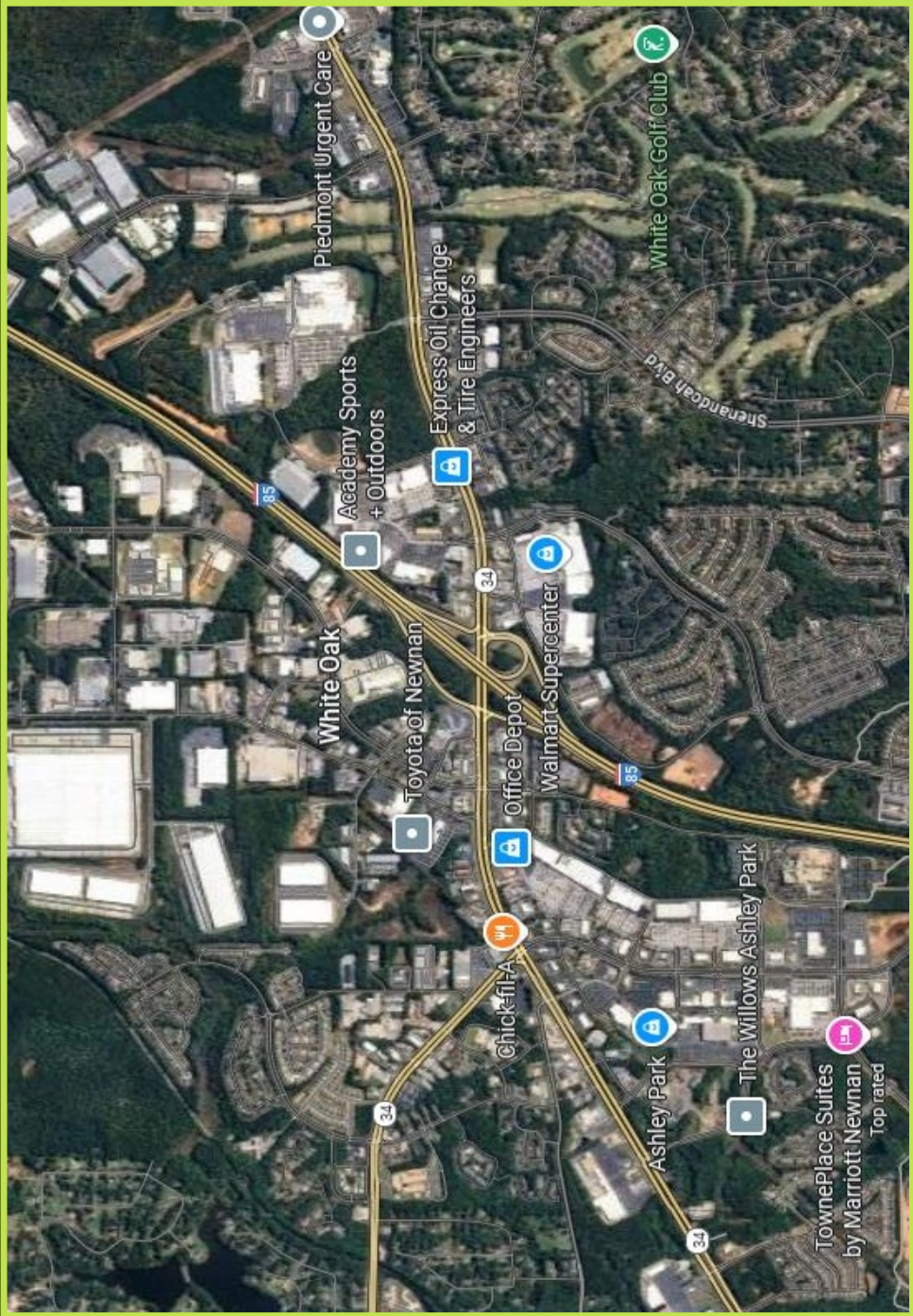
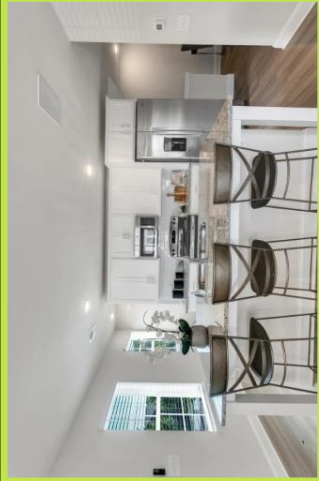




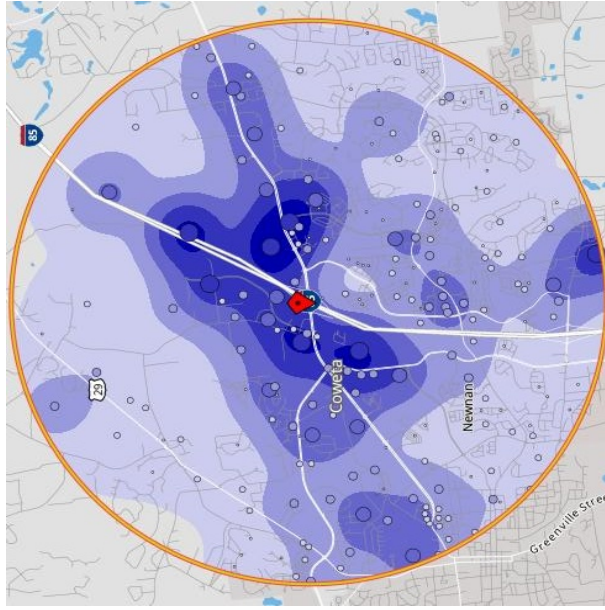
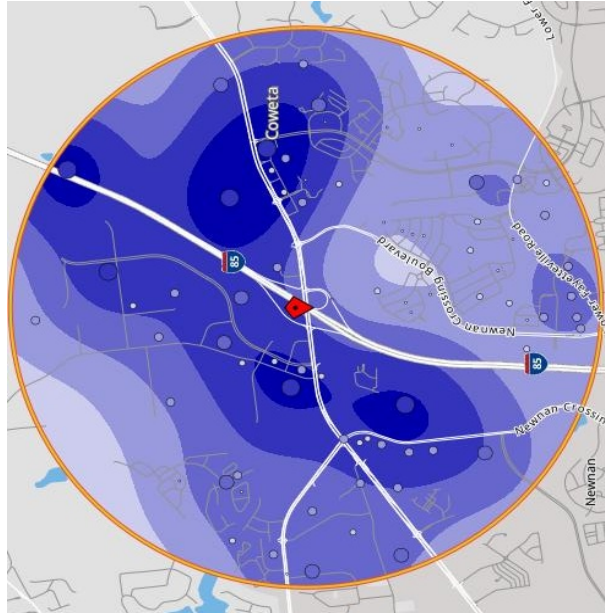
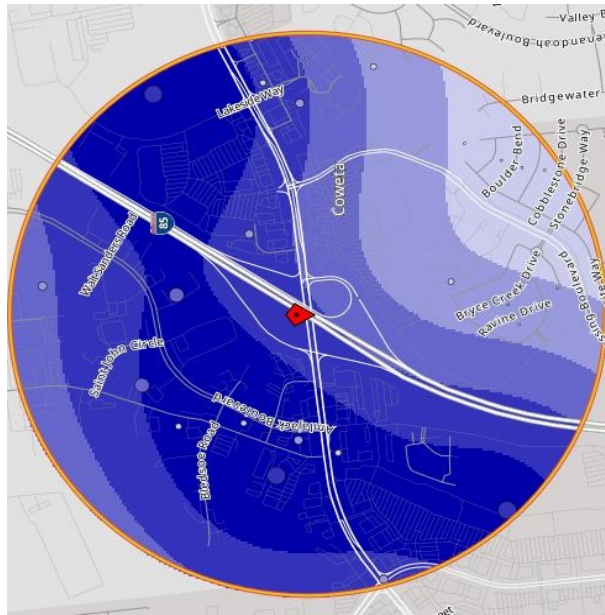








**BULLSBORO DRIVE AND I-85 INTERCHANGE
JOBS TO HOUSING ANALYSIS**
**PARKLAND COMMUNITIES
OCTOBER 2025**



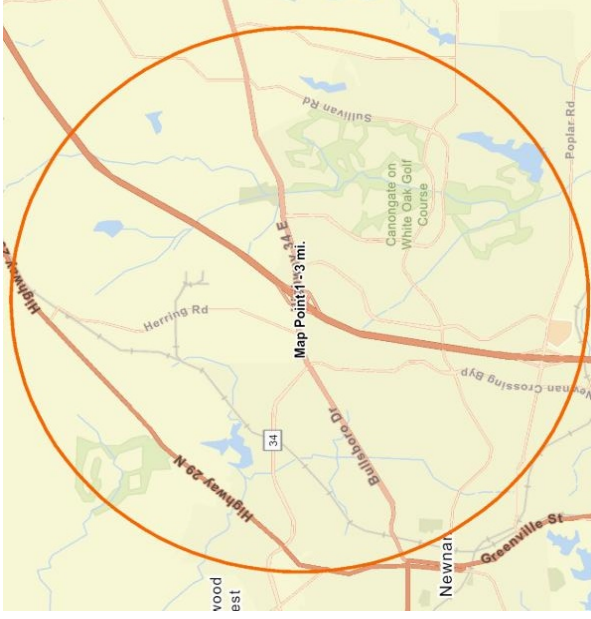
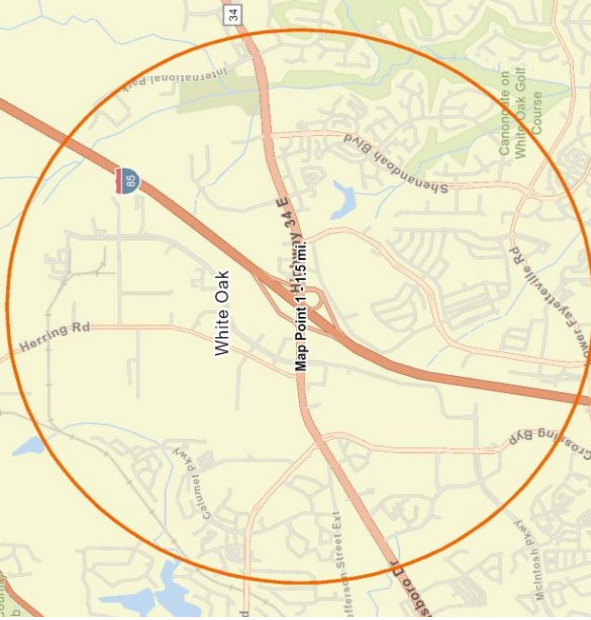
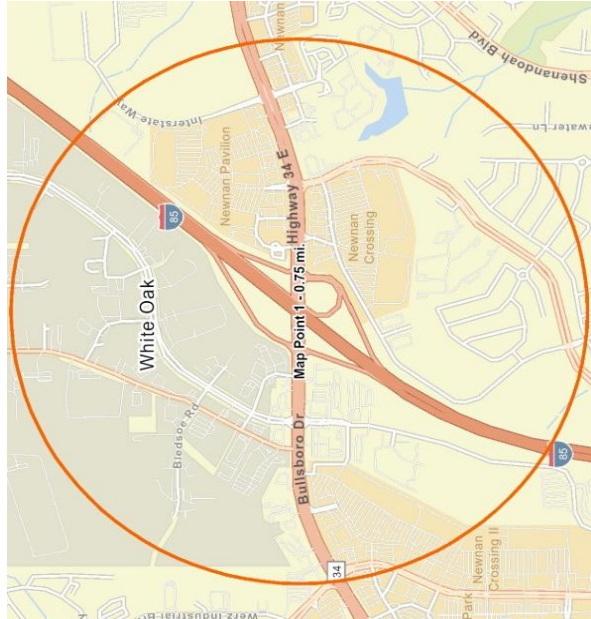
0.75-Mile Radius			
	2022	2025	2030
Total All Jobs	7,206	7,224	7,330
Employees Commuting In	7,127	7,144	TBD
% Commute In	98.9%	98.9%	TBD

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				New Commercial Development			
2023-2025				2023-2025			
Industrial/Flex				Industrial/Flex			
Self-Storage				Self-Storage			
Retail				Retail			
Lodging				Lodging			
Office				Office			
Institutional				Institutional			
Senior/Student				Senior/Student			
Apartments (DNI Subject)				Apartments (DNI Subject)			
2026-2030				2026-2030			
Industrial/Flex				Industrial/Flex			
Self-Storage				Self-Storage			
Retail				Retail			
Lodging				Lodging			
Office				Office			
Institutional				Institutional			
Senior/Student				Senior/Student			
Apartments (DNI Subject)				Apartments (DNI Subject)			

AREA HOUSING

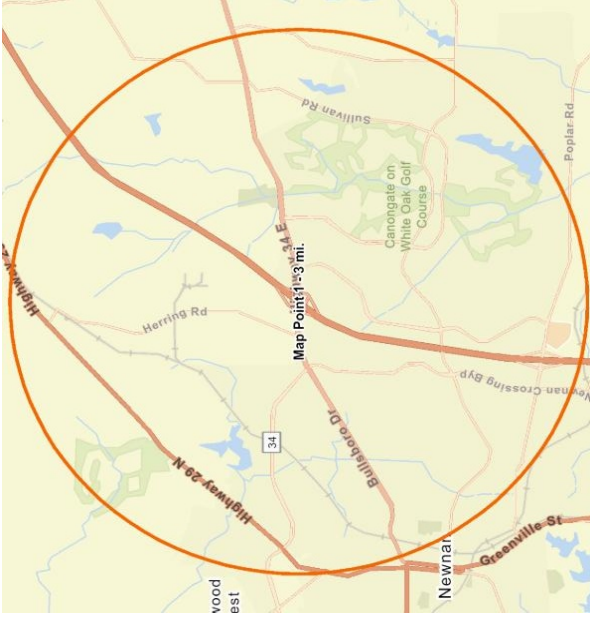
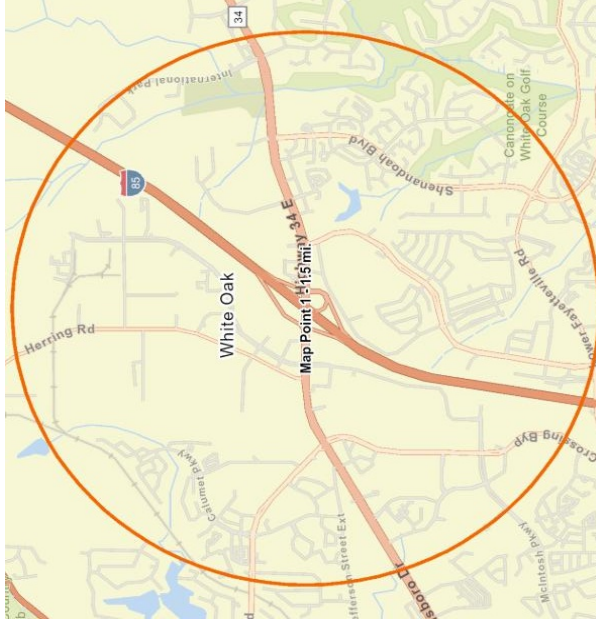
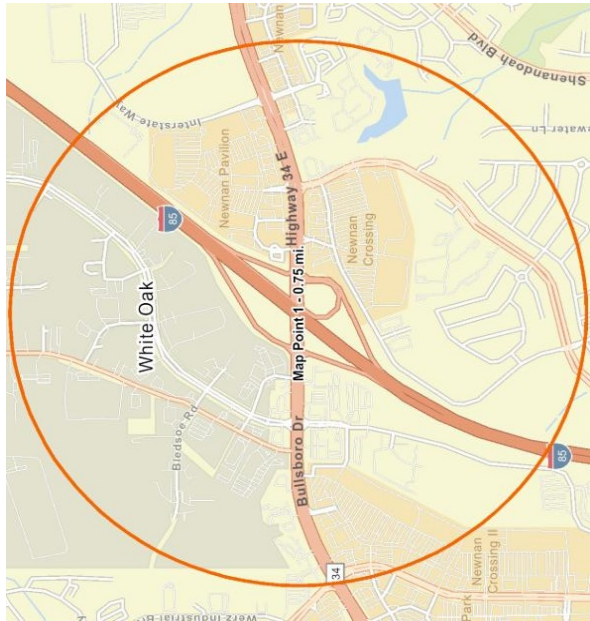


0.75-Mile Radius			
	2025	2030	
Total All Households	1,126	1,268	
NCG Forecasted w/Dev.	1,426	1,426	
New Residential Development			
Senior/Student	-	-	2026-2030
Single-Family	-	-	-
Apartments (DNI Subject)	300	300	696

1.5-Mile Radius			
	2025	2030	
Total All Households	5,610	6,159	
NCG Forecasted w/Dev.	7,091	7,091	
New Residential Development			
Senior/Student	-	-	2026-2030
Single-Family	317	317	696
Apartments (DNI Subject)	1,481	1,481	1,785

3-Mile Radius			
	2025	2030	
Total All Households	18,303	19,937	
NCG Forecasted w/Dev.	20,088	20,088	
New Residential Development			
Senior/Student	-	-	2026-2030
Single-Family	696	696	696
Apartments (DNI Subject)	1,785	1,785	1,785

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	
Jobs Per Households	6.4	5.1	

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

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

With Subject Site			
Total Area Jobs	7,224	7,330	
Total Area Households	1,126	1,446	
Jobs Per Households w/Subject	6.4	4.5	

Total Area Jobs	27,584	27,919	
Total Area Households	18,303	20,308	
Jobs Per Households w/Subject	1.5	1.4	

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.

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 – Mayor and Council Work Session

Date: February 10, 2026

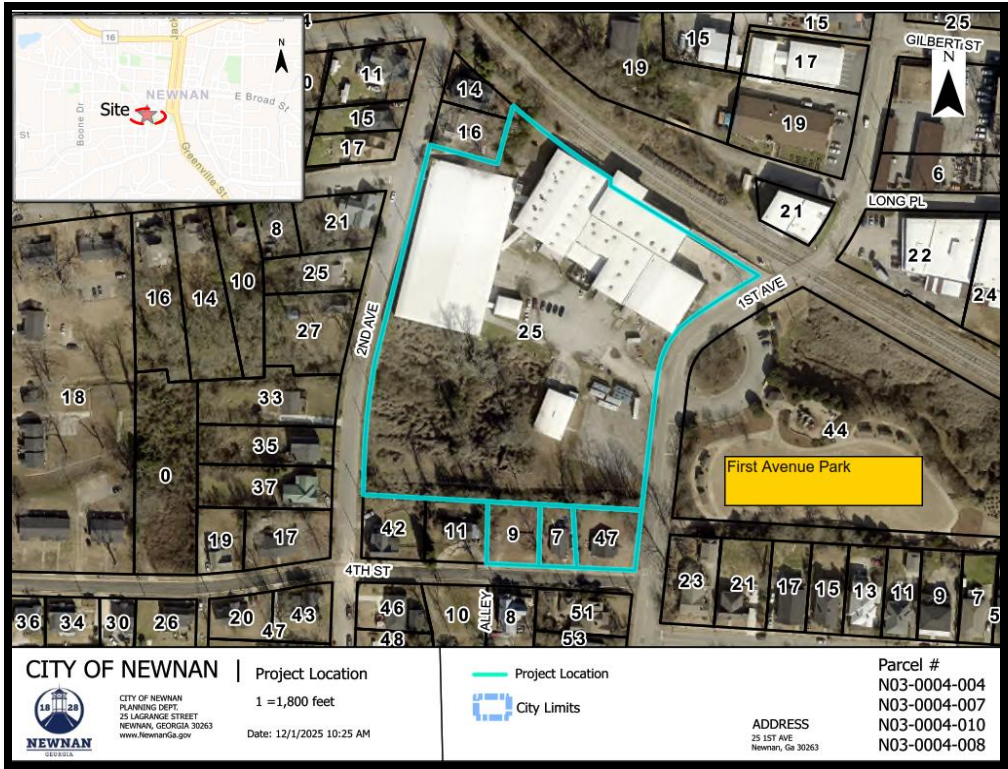
Agenda Item: Rezoning Request – RZ2025-09
6.44 ± acres on the following properties: 25 1st Avenue; 47
1st Avenue; 7 4th Street and 9 4th Street

Prepared and Presented by: Dean Smith, Senior Planner

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

SITE INFORMATION:

The total project site consists of 6.44 ± acres and includes properties reference above. The property is bounded by First Avenue to the East, Fourth Street to the south, Second Avenue to the
The site is presently undeveloped and zoned CGN (General Commercial District) and the railroad to the north



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:

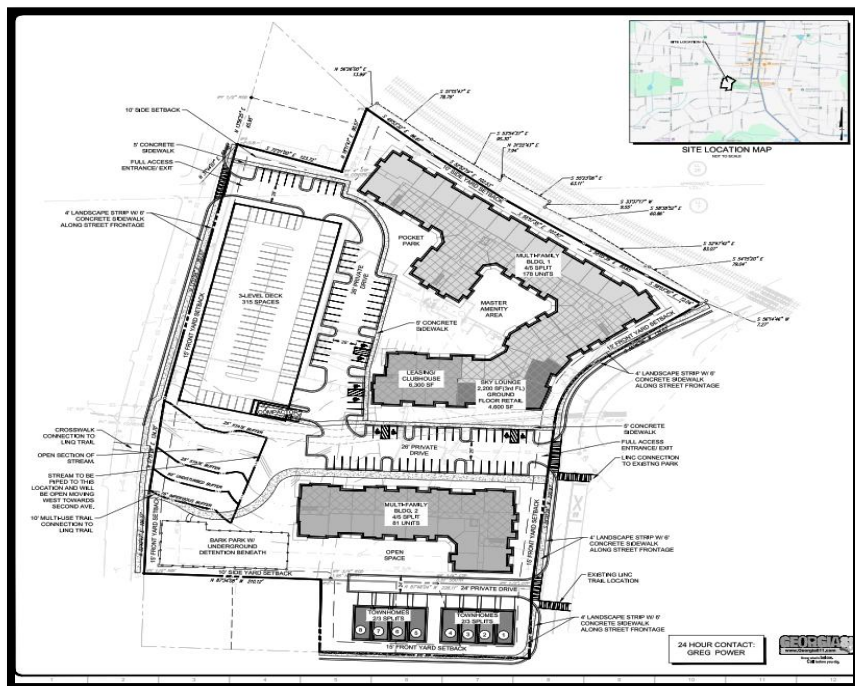
169 1-bedroom units averaging 786 square feet with rent starting at \$1,350

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.



- 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.
- City Engineer Director Michael Klahr has noted that the development will need to comply with all environmental requirements. The plan for the development will need to comply with Americans with Disabilities Act on pedestrian access, sidewalks, parking, etc. The traffic impact study should also be broadened to include additional intersections: First Avenue/Fourth Street; First Avenue/Buchanan Street; Buchanan Street/Lagrange Street/Powell Street. Developer should also address traffic volumes for Second Avenue and First Avenue in terms of annual average daily trips existing versus projected and the general capacity for each street.

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

PLANNING COMMISSION:

January 13, 2026 – Public hearing held by the Planning Commission. Planning Commission voted 5-0 to recommend denial of the rezoning request.



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282
FACSIMILE (770) 251-7262
EMAIL: 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, 5th 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

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

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 5th 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.

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

Signature of Applicant Imperium Development Partners, LLC

Kristina T Groover
Notary Public

(Affix Raised Seal Here)

KRISTINA T GROOVER
 Notary Public - State of Georgia
 Cherokee County
 My Commission Expires Apr 16, 2026

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°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 S49°53'32"E a distance of 96.61' to a point;

THENCE S52°52'19"E a distance of 102.53' to a point;

THENCE S55°57'35"E a distance of 107.87' to a point;

THENCE S58°05'39"E a distance of 83.65' to a point;

THENCE S58°03'30"E a distance of 72.04' to a point;

THENCE S55°46'56"W a distance of 11.02' to a point;

THENCE S55°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°39'25"W a distance of 99.52' to a point;

THENCE S06°30'29"W a distance of 220.97' 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°34'08"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°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, 5th 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 4th 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 4th Street, said ½" capped rebar set being the POINT OF BEGINNING;

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

THENCE, following the Northerly right-of-way of 4th 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 4th 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, 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 Northerly right-of-way of 4th 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 4th 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.

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.

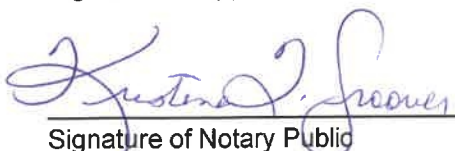
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

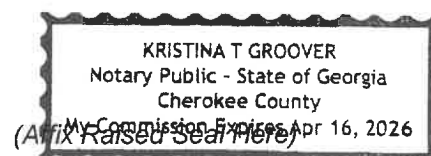

Signature of Applicant

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

 11/19/25
Signature of Notary Public Date





City of Newnan, Georgia
Attachment A
Proffered Conditions

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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

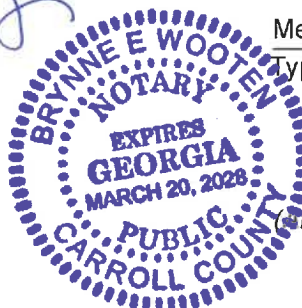
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date



Affix Raised Seal Here)



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 organizations¹ having a property or other interest in said property subject of this application are as follows:

Imperium Development Partners, Inc.

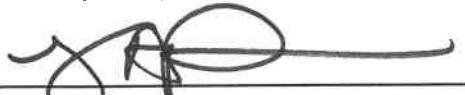
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐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

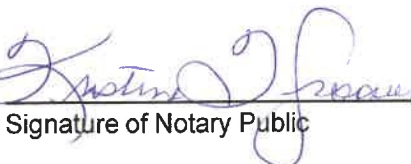
Imperium Development Partners, LLC


Signature of Applicant

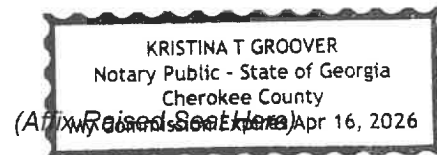
Gregory A Power, Manager
Type or Print Name and Title

Signature of Applicant's Representative

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


Signature of Notary Public

11/19/25
Date



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



City of Newnan, Georgia
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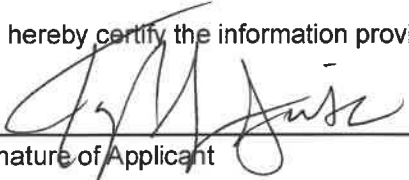
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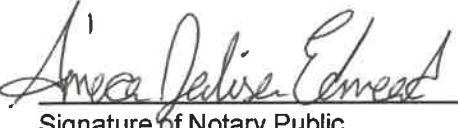
Royal 25th, LLC


Signature of Applicant

Taylor Smith, Manager
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 11/21/25
Signature of Notary Public Date
Ameca Jolisa Edmead
NOTARY PUBLIC
Clayton County, GEORGIA

(Affix Raised Seal Here)

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.



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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Imperium Development Partners, Inc.

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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.

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]
Signature of Notary Public

Date

11/20/2025

Angeline Shelnett
NOTARY PUBLIC

COWETA COUNTY, GEORGIA

My Commission Expires 03/28/2029

(Affix Raised Seal Here)

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



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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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

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)

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



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 organizations¹ 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)

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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Royal 25th, LLC

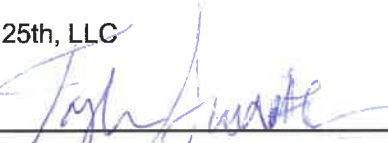
Telephone Number 404-434-9711

Address of Subject Property 25 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.

Royal 25th, LLC


Signature of Property Owner

Personally appeared before me

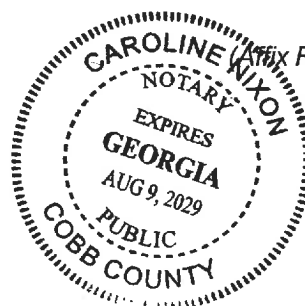
Taylor Smith

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


Notary Public

Date

11/20/2025



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

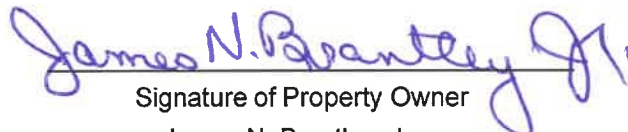
Name of Property Owner James N. Brantley, Jr.

Telephone Number _____

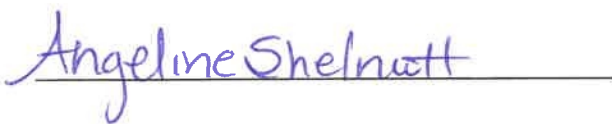
Address of Subject Property 47 1st Avenue

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

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 4th Street and 7 4th 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

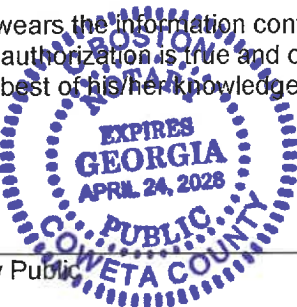
Michael Baker
Signature of Property Owner *My Member*

Personally appeared before me

Michael Baker

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

Notary Public



(Affix Raised Seal Here)

Date

11/20/2025

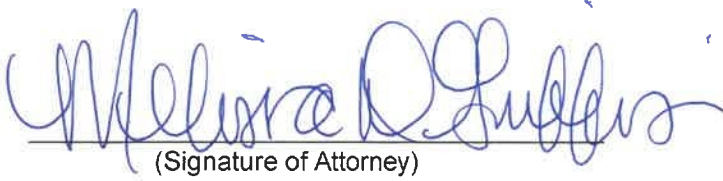


City of Newnan, Georgia
Attachment D

Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffin, 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
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. RECORDED INFORMATION OF THE
DO 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.

Morgan Cain
MORGAN E. CAIR PLS# 3621



-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA
DS18 DUAL FREQUENCY GNSS RECEIVER, USING
AN RTK CONNECTION TO AN ON SITE LEICA DS18
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
EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: ALTA
SOURCE OF TITLE DESCRIPTION FOR PROPERTY
SHOWN HEREON:
DB 3916, PAGE 81, DB 5718, pg 27, & DB
4281, pg 688

PROPERTY OWNERS AS OF SURVEY DATE:
27 FIRST PARTNERS, LLC, BEKL, LLC, & JAMES
& SUSAN BRANTLEY
PARCEL NUMBER: N03 0004 004, N03 0004
001, N03 0004 008, N03 0004 007

-ZONING INFORMATION-

PARCEL# N03 0004 007, N03 0004 018,
& N03 0004 008
CITY: CITY OF NEWNAN
ZONE: RU-1
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

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.

-ZONING INFORMATION-

PARCEL# N03 0004 007, N03 0004 018,
& N03 0004 008
CITY: CITY OF NEWNAN
ZONE: RU-1
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: JULY
9, 2025 AT 8:00 AM.

- MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 78,
PAGE 176, COWETA COUNTY, GEORGIA RECORDS. 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 OLSONIE CORPORATION, A MICHIGAN
CORPORATION, ROYAL MOLDED PRODUCTS DIVISION DATED MAY 25, 1983,
FILED FOR RECORD JUNE 2, 1983, AND RECORDED IN DEED BOOK 350,
PAGE 438, 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 5025 SQUARE FEET (ENCROACHING INTO R/W) AS SHOWN ON PLAT P# SURVEY FOR
REGIONS BANK A 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;
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 08 SECONDS EAST A DISTANCE OF 63.11 FEET TO A POINT;
THENCE SOUTH 33 DEGREES 37 MINUTES 17 SECONDS WEST A DISTANCE OF 8.55 FEET TO A POINT;
THENCE SOUTH 58 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 80.86 FEET TO A POINT;
THENCE SOUTH 52 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 83.87 FEET TO A POINT;
THENCE SOUTH 54 DEGREES 15 MINUTES 28 SECONDS EAST A DISTANCE OF 79.04 FEET TO A POINT;
THENCE SOUTH 56 DEGREES 14 MINUTES 46 SECONDS EAST 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 197.87 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 7,546 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 1/2 INCH CAPPED
REBAR SET SAID REBAR BEING THE POINT OF BEGINNING;
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 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 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 08 SECONDS EAST A DISTANCE OF 63.11 FEET TO A POINT;
THENCE SOUTH 33 DEGREES 37 MINUTES 17 SECONDS WEST A DISTANCE OF 8.55 FEET TO A POINT;
THENCE SOUTH 58 DEGREES 38 MINUTES 52 SECONDS EAST A DISTANCE OF 80.86 FEET TO A POINT;
THENCE SOUTH 52 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 83.87 FEET TO A POINT;
THENCE SOUTH 54 DEGREES 15 MINUTES 28 SECONDS EAST A DISTANCE OF 79.04 FEET TO A POINT;
THENCE SOUTH 56 DEGREES 14 MINUTES 46 SECONDS EAST A DISTANCE OF 7.27 FEET TO A POINT;
THENCE SOUTH 55 DEGREES 46 MINUTES 56 SECONDS WEST A DISTANCE OF 11.82 FEET TO A POINT;
THENCE SOUTH 55 DEGREES 46 MINUTES 56 SECONDS WEST A DISTANCE OF 135.83 FEET TO A
POINT;
THENCE CONTINUING ALONG THE RIGHT OF WAY A CURVE HAVING AN AREA DISTANCE OF 96.30 FEET,
A RADIUS OF 116.16 FEET, AND BEING SUBTENDED BY AN ARC BEARING SOUTH 27 DEGREES 39
MINUTES 25 SECONDS WEST A DISTANCE OF 99.52 FEET TO A POINT;
THENCE NORTH 06 DEGREES 30 MINUTES 29 SECONDS WEST A DISTANCE OF 228.11 FEET TO A 1/2
INCH OPEN TOP PIPE FOUND;
THENCE NORTH 07 DEGREES 48 MINUTES 04 SECONDS WEST A DISTANCE OF 210.12 FEET TO A 1/2
INCH CAPPED REBAR SET;
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 12 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 6.09 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°11'00"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 S49°53'02"E a distance of 68.61' to a point;
THENCE S52°52'18"E a distance of 102.53' to a point;
THENCE S53°57'08"E a distance of 107.87' to a point;
THENCE S38°05'36"E a distance of 83.87' to a point;
THENCE S80°03'00"E a distance of 72.04' to a point;
THENCE S55°46'06"W a distance of 11.02' to a point;
THENCE S55°46'06"W a distance of 135.83' 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 an arc bearing S27°39'25"W a distance of 99.52' to a
point;
THENCE S06°30'29"W a distance of 220.97' 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°34'08"W a distance of 210.12' to a 1/2" rebar found;
THENCE N02°46'47"E a distance of 106.37' to a point;
THENCE N07°51'28"E a distance of 134.70' to a point;
THENCE N13°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.

-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. WILL 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 1765, 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
9, 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,
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 S, PAGE 1, COWETA COUNTY RECORDS AND BEING MORE PARTICULARLY
IDENTIFIED AND DESCRIBED AS PARCEL "A" 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 76°31'33" W a distance of 113.15' to a 1/2" capped rebar set on the
Northern right-of-way of 4th Street, said 1/2" capped rebar set being the POINT
OF BEGINNING;
THENCE, following the Northern right-of-way of 4th Street, N 88°18'41" W a
distance of 13.08' to a point;
THENCE, N 88°59'57" W a distance of 49.18' to a 1/2" capped rebar set;
THENCE, leaving the aforementioned right-of-way, N 03°54'47" E a distance of
59.23' to a 1/2" capped rebar set;
THENCE, S 87°48'04" E a distance of 51.80' to a 1/2" capped rebar set;
THENCE, S 02°00'05" E a distance of 100.48' to a 1/2" capped rebar set on the
Northern 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 Northern right-of-way of 4th Street, N 88°45'01" W a
distance of 82.48' to a 1/2" capped rebar set;
THENCE, leaving the aforementioned right-of-way, N 02°00'05" W a distance of
100.48' to a 1/2" capped rebar set;
THENCE, S 87°48'04" E a distance of 97.26' to a 1/2" open top pipe found on the
Western 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

PARCEL# N03 0004 004, N03 0004 007,
N03 0004 008 & N03 0004 010

-ALTA/NSPS-
SURVEYORS CERTIFICATE-

TO: FIRST AMERICAN TITLE INSURANCE COMPANY (ITS
SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS
APPEAR)
FROM: 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
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), 7(a), 7(c), 8, 9, 11, 13, 14, 15, AND 16-19
OF TABLE A, THEREOF. FIELD WORK WAS COMPLETED
ON 5/20/2024.
DATE OF PLAT OR MAP: THIS 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 TIME OF SURVEY.

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

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

THE LEGAL DESCRIPTION AS PROVIDED IN
TITLE COMMITMENT NUMBER 24000090172
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 2/23/2016) 6.B.VI.
BOUNDARY DEFINED BY WATER BOUNDARY IS
SUBJECT TO CHANGE DUE TO EVIDENT
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

SHEET NO.

1 of 2

PROJECT NO.

24-279

REVISION BY: CAW

REVISION DATE: 10/9/2025

DRAWING BY: NS/CAW

DRAWING DATE: 5/13/2025

FIELD CREW: JH/JG

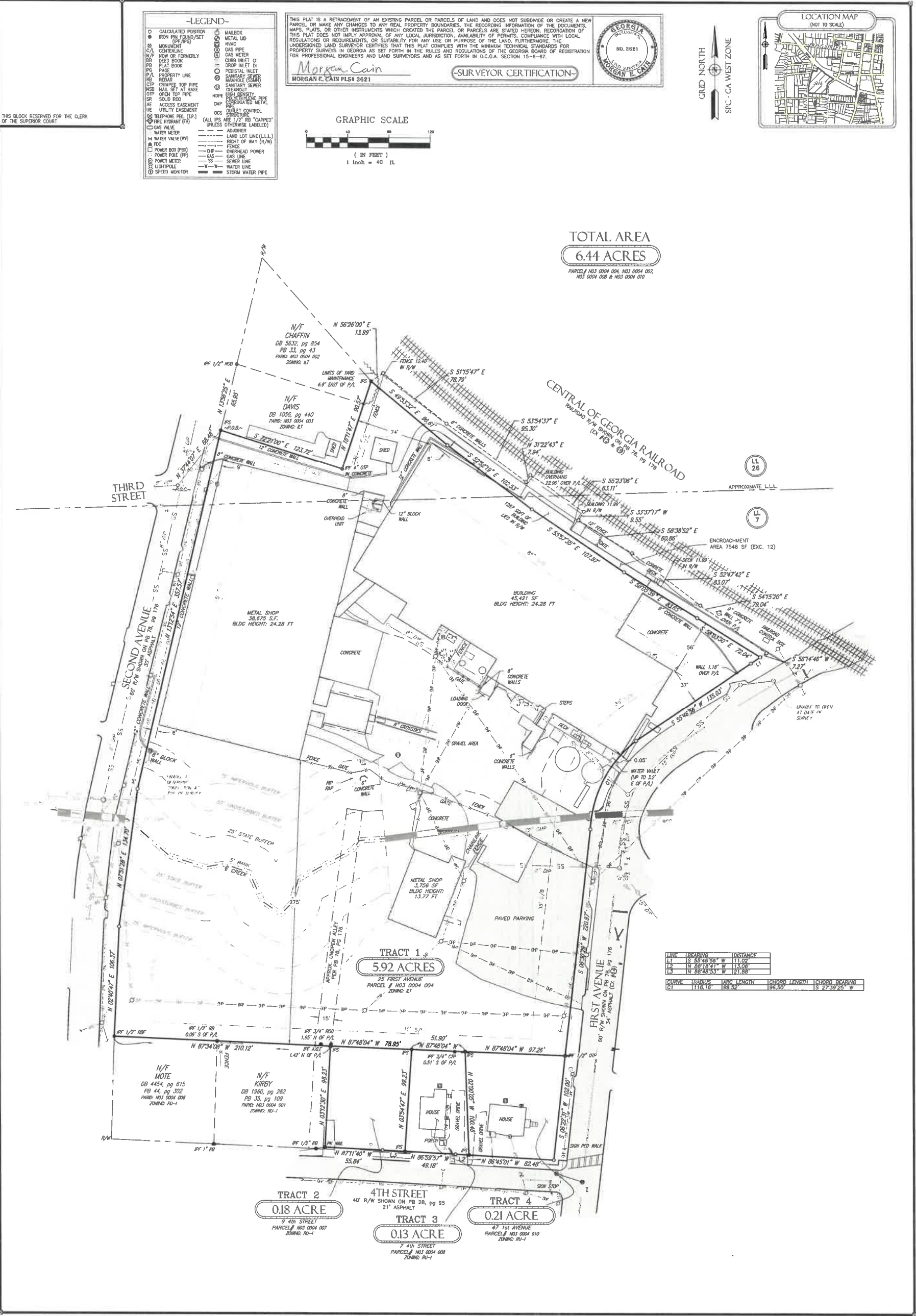
FIELD DATE: 4/25/2025

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

CERTIFICATE OF AUTHORIZATION NUMBER: LST 001097

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



SHEET NO.
2 of 2

PROJECT NO.
24-279

REVISION BY: CAW

REVISION DATE: 10/9/2025

DRAWING BY: MS/CAW

DRAWING DATE: 5/13/2025

FIELD CREW: JH/JC

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 NEWMAN

COWETA COUNTY, GEORGIA

CERTIFICATE OF AUTHORIZATION NUMBER: 54000267

PREPARED BY

DES DAVIS

ENGINEERING & SURVEYING

24 DAWSON VILLAGE

WAY SOUTH

DAWSONVILLE, GA 30534

PHONE: (706) 265-1234

DAVISENGINEERS.COM



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



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	
	UNIT ENTRY DOOR 36"x84"
	BALCONY ENTRY DOOR 36"x96"
	UTILITY ROOM DOOR 36"x84"
	LEASING/ OH / 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 8'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 1000 - LEVEL B1
SCALE: 1" = 3/84"

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

LEGEND	
(D01)	UNIT ENTRY DOOR 36"x64"
(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"x68"
(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"

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



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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"x38"
	TRIPLE WINDOW 72"x108"
	DOUBLE WINDOW 72"x72"
	T.H. SINGLE WINDOW 72"x36"
	T.H. SINGLE WINDOW 72"x18"



BLDG 1000 - LEVEL 03
SCALE: 1" = 3/8"

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



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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 1000 - LEVEL 04
SCALE: 1" = 3/8"

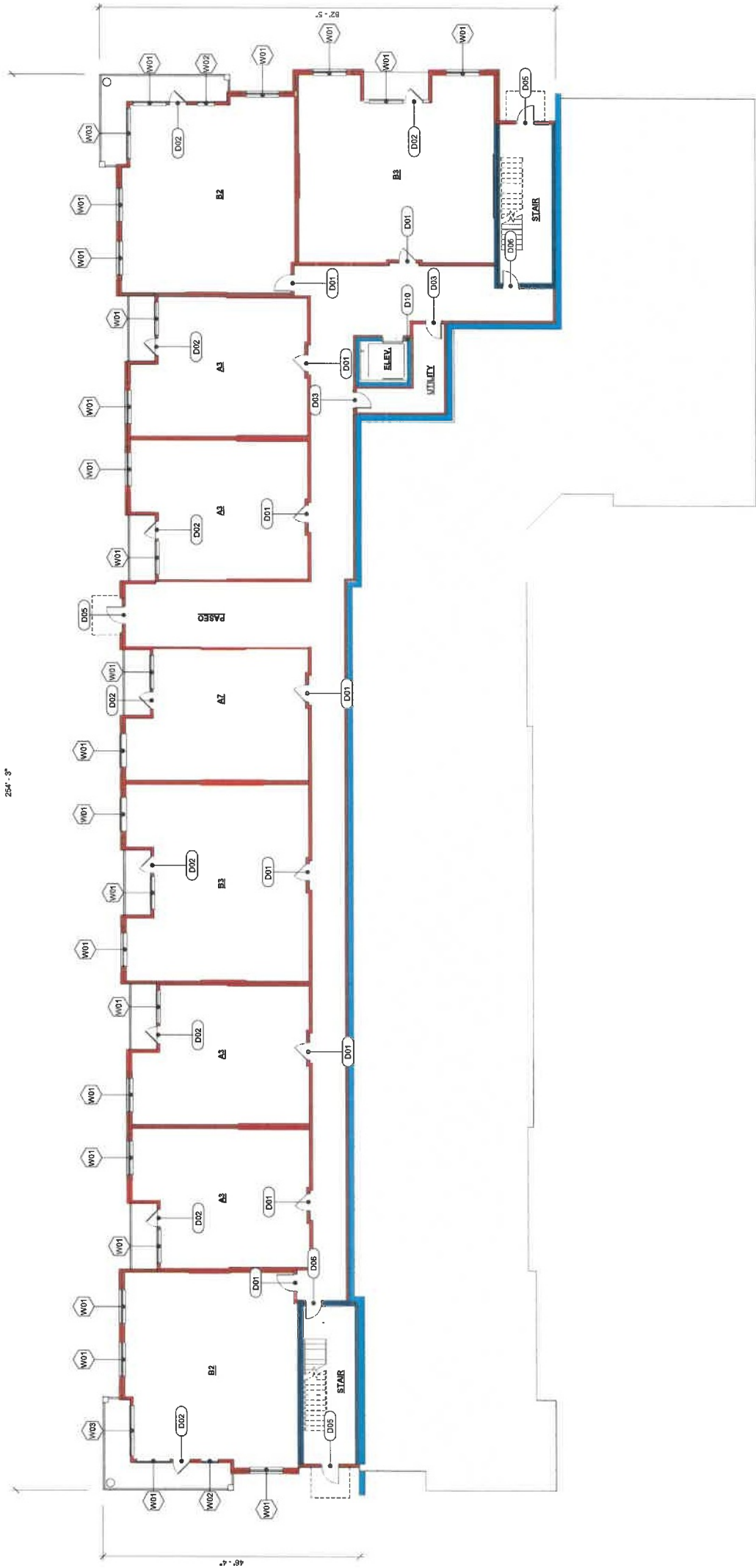
NEWNAN MULTIFAMILY
NEWNAN, GA
CONCEPTUAL DESIGN • 11-25-2025
IRD2025-01



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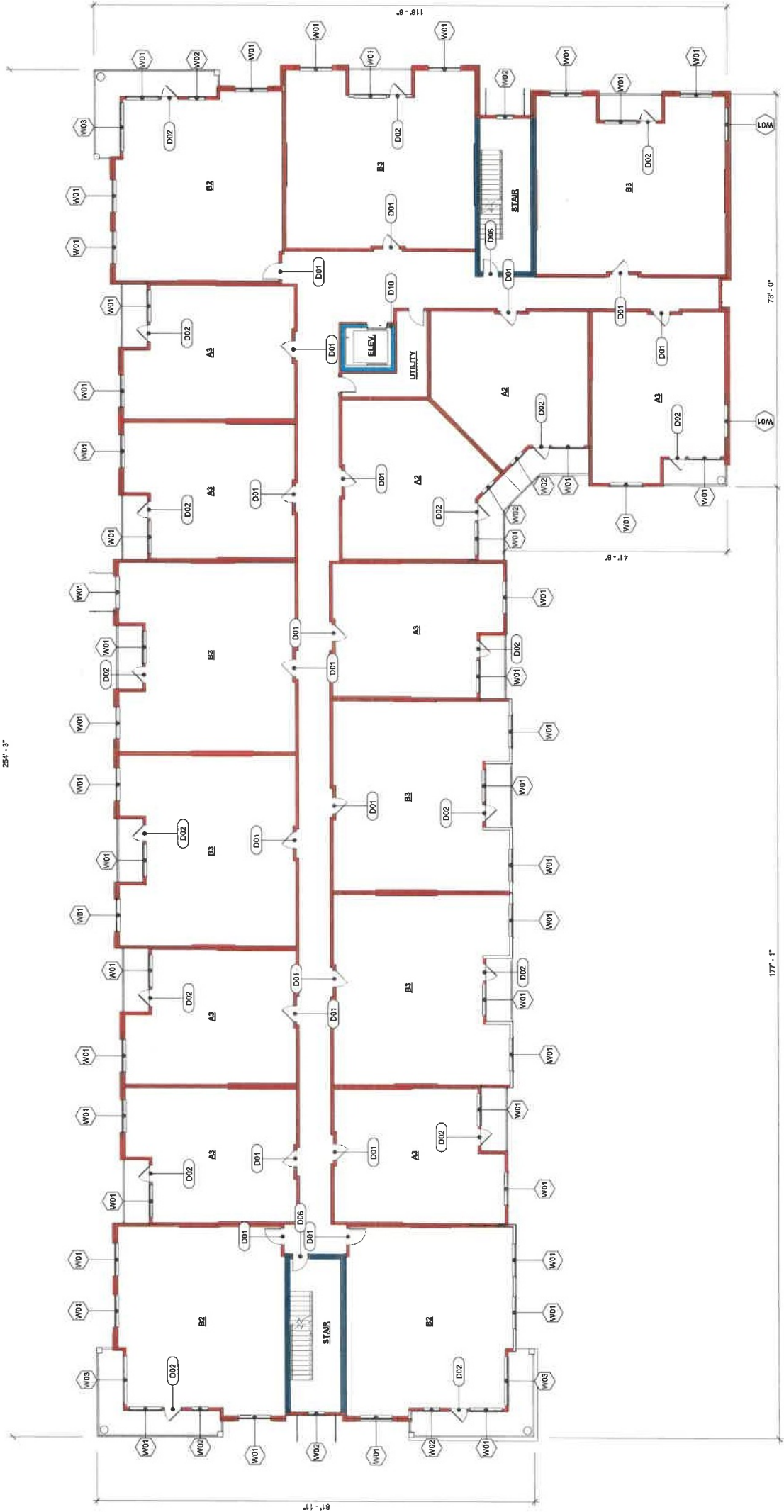


LEGEND	
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	BALCONY ENTRY DOOR 36"x86"
	UTILITY ROOM DOOR 34"x84"
	LEASING/CH / RETAIL GLASS DOOR
	STAIR ENTRY DOOR (OUTDOOR) 36"x84"
	STAIR ENTRY DOOR (INDOOR) 36"x84"
	DOUBLE FIRE DOOR 72"x84"
	T.H. ENTRY DOOR 36"x84"
	SKY LOUNGE DOOR
	ELEVATOR DOOR
	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"



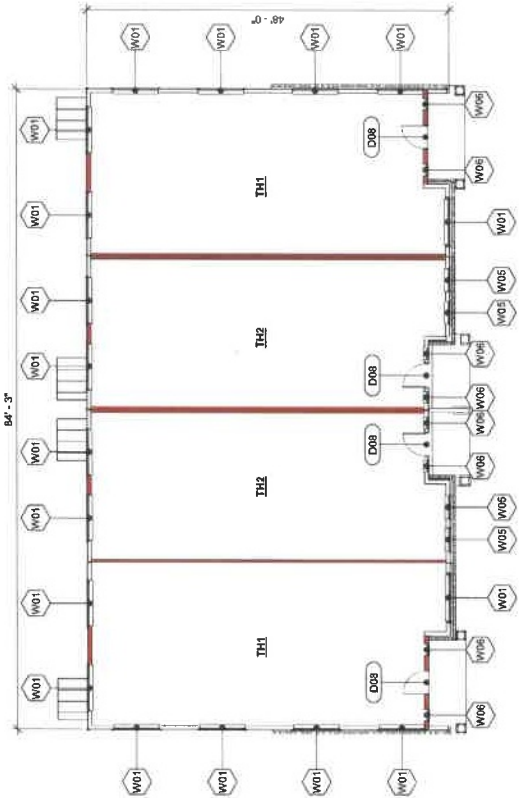
BLDG 2000 - LEVEL B1
SCALE: 1" = 3/32"

LEGEND	
	UNIT ENTRY DOOR 35"x64"
	BALCONY ENTRY DOOR 38"x36"
	UTILITY ROOM DOOR 34"x64"
	LEASING/ CH / RETAIL GLASS DOOR
	STAIR ENTRY DOOR (OUTDOOR) 35"x64"
	STAIR ENTRY DOOR (INDOOR) 35"x64"
	DOUBLE FIRE DOOR 72"x64"
	T.H. ENTRY DOOR 35"x64"
	SKY LOUNGE DOOR
	ELEVATOR DOOR
	T.H. GARAGE GATE 9'x8'
	DOUBLE WINDOW 72"x72"
	SINGLE WINDOW 72"x38"
	TRIPLE WINDOW 72"x108"
	DOUBLE WINDOW 72"x72"
	T.H. SINGLE WINDOW 72"x36"
	T.H. SINGLE WINDOW 72"x16"

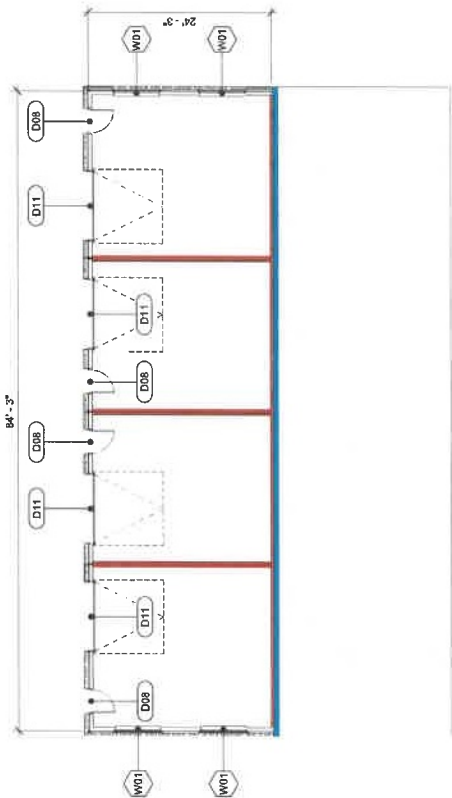


BLDG 2000 - LEVEL 01
SCALE: 1" = 3/32"

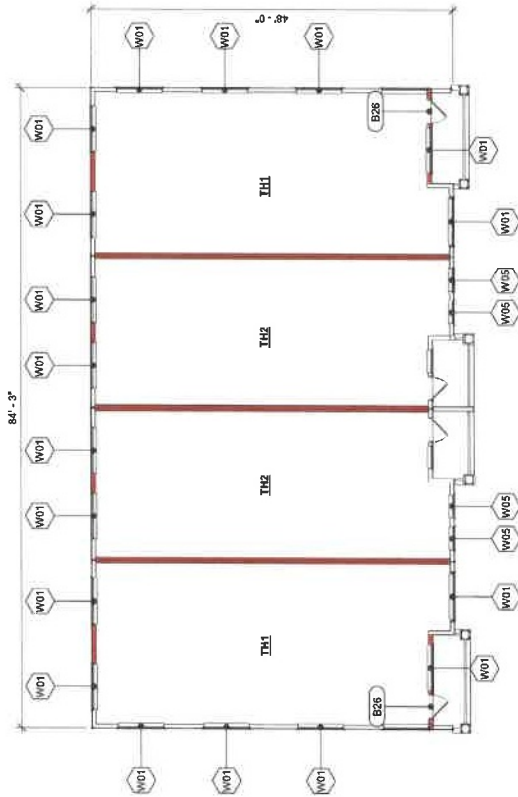
LEGEND	
	UNIT ENTRY DOOR 36"x84"
	BALCONY ENTRY DOOR 36"x86"
	UTILITY ROOM DOOR 36"x84"
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	DOUBLE WINDOW 72"x72"
	T.H. SINGLE WINDOW 72"x36"
	T.H. SINGLE WINDOW 72"x18"



TOWNHOMES - LEVEL 01
SCALE: 1" = 3/32"



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



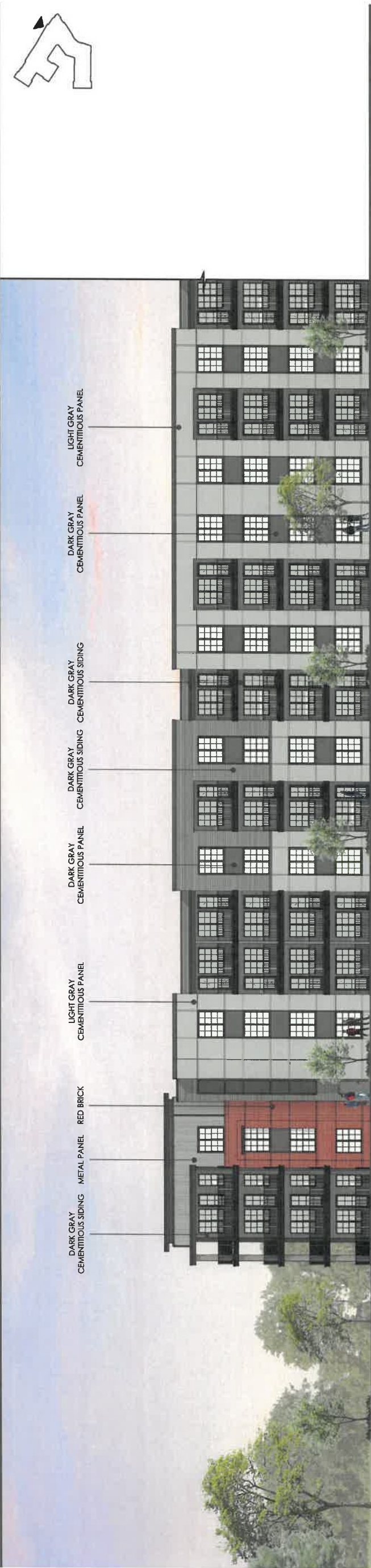
TOWNHOMES - LEVEL 02
SCALE: 1" = 3/32"

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.

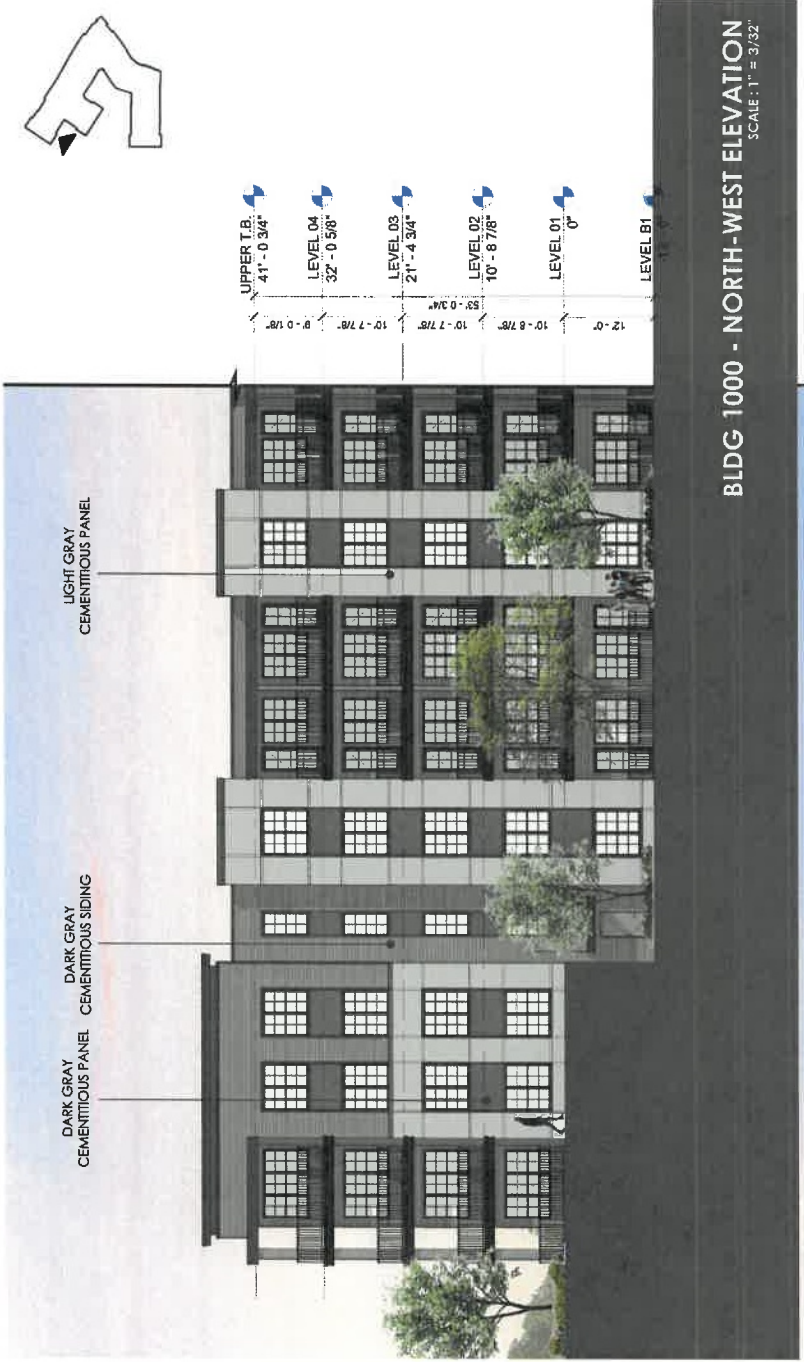
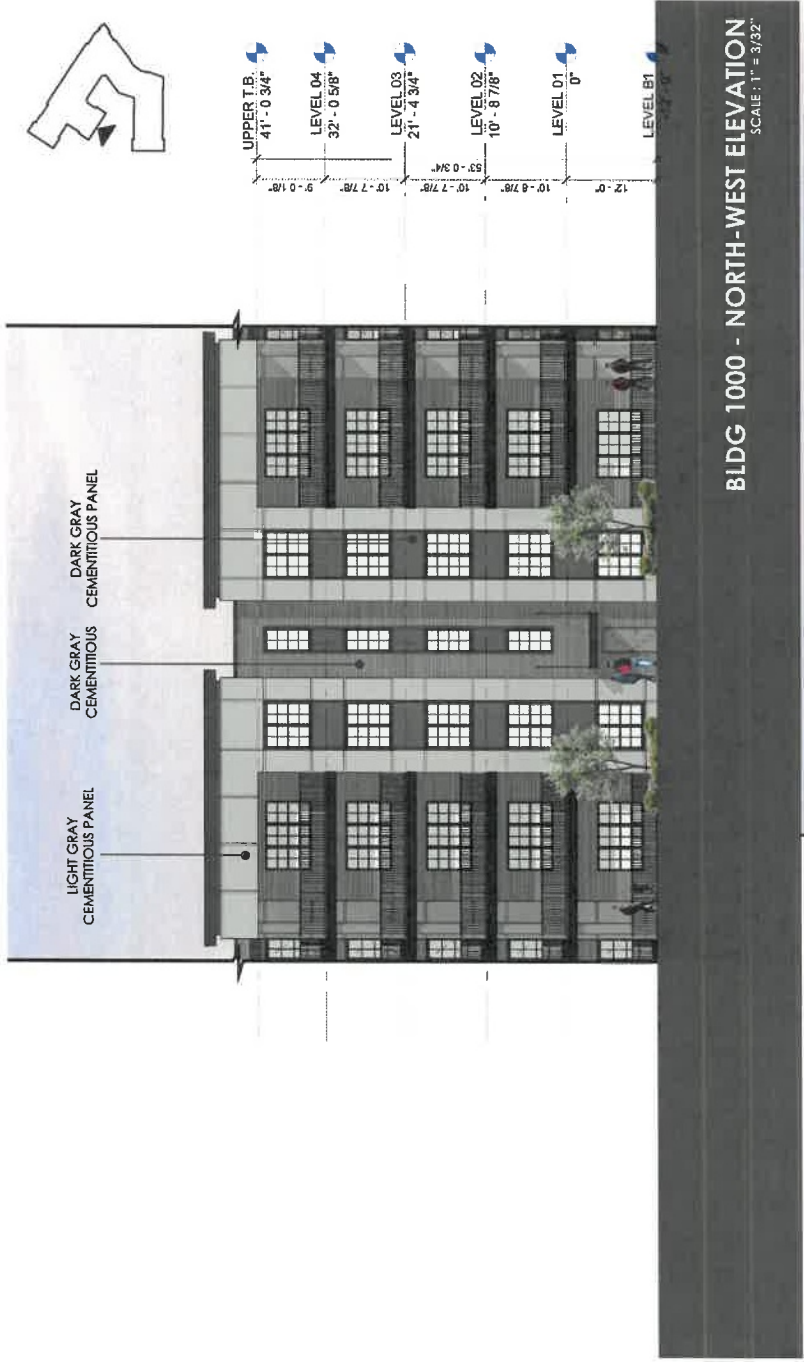


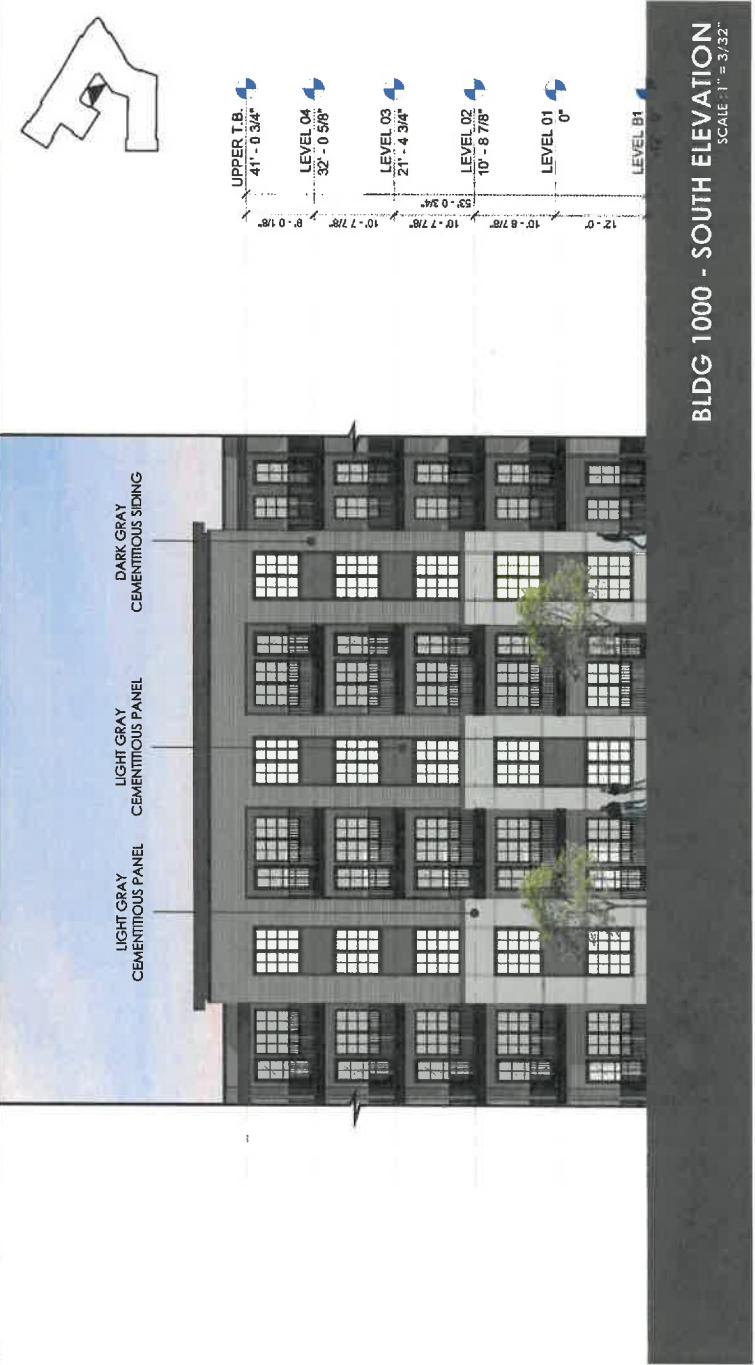


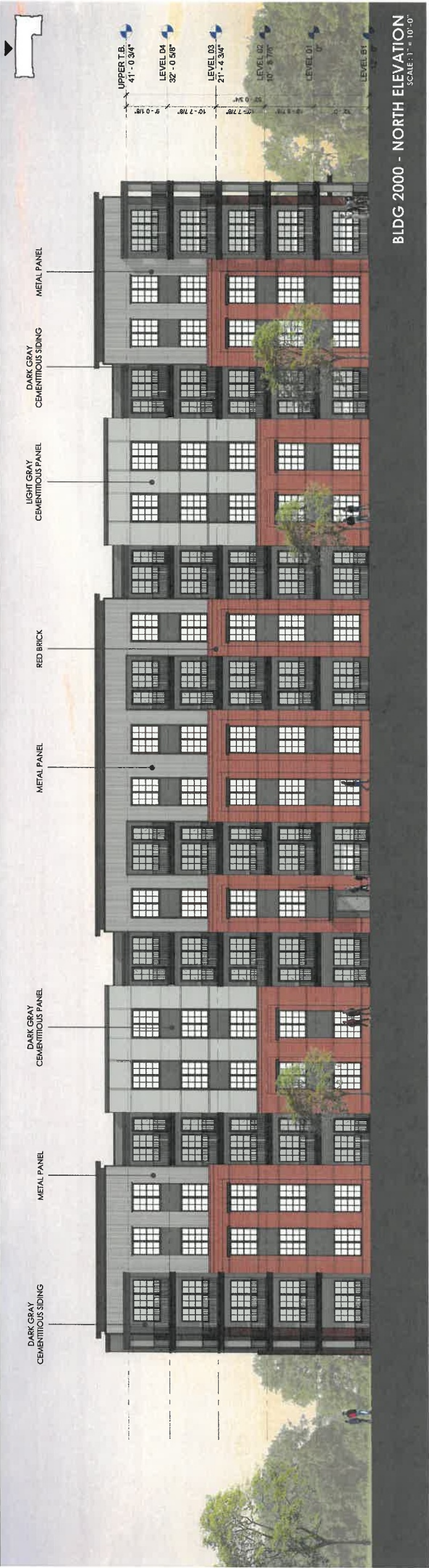
BLDG 1000 - NORTH ELEVATION
SCALE: 1" = 3'-32"



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









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.

RED BRICK

BEGE CEMENTITIOUS
PANEL

BEGE CEMENTITIOUS
SIDING

DARK GRAY
CEMENTITIOUS PANEL



T.B. Townhome
1/8" = 10'

LEVEL 01

T.B. Townhome
1/8" = 10'

TOWNHOMES - EAST ELEVATION

SCALE: 1" = 1/8"

BEGE CEMENTITIOUS PANEL

RED BRICK

LIGHT GRAY
CEMENTITIOUS PANEL

LIGHT GRAY
CEMENTITIOUS SIDING

DARK GRAY
CEMENTITIOUS PANEL

DARK GRAY
CEMENTITIOUS PANEL



T.B. Townhome
1/8" = 10'

LEVEL 01

TOWNHOMES - SOUTH ELEVATION

SCALE: 1" = 1/8"



IMPERIUM
DEVELOPMENT

NEWNAN MULTIFAMILY

NEWNAN, GA

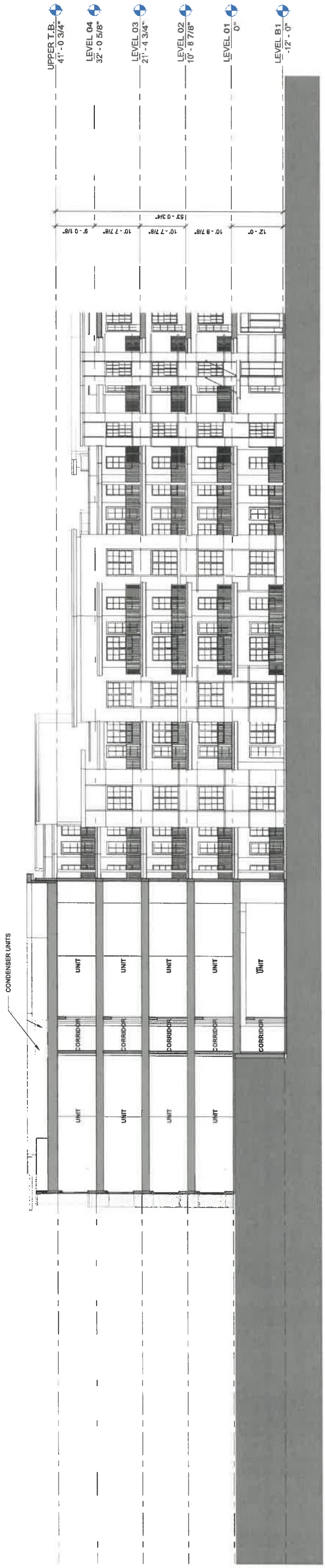
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DYNAMIK
DESIGN

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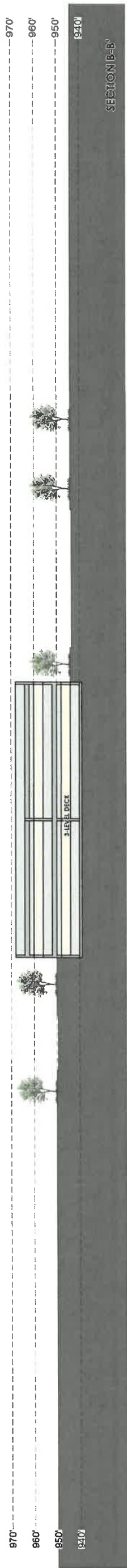
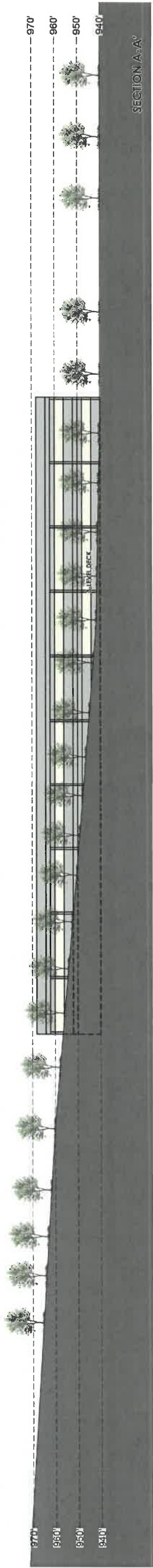


BUILDING SECTION - MECHANICAL SCREENING
SCALE: 1" = 3/32"



NEWNAN MULTIFAMILY
NEWNAN, GA
CONCEPTUAL DESIGN • 11-25-2025
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PARKING DECK SECTIONS



BEFORE



AFTER

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	L4	B1	L1	L2	L3	L4	B1	L1	L2	L3	L4	HEATED	TOTAL HEATED	(NRSF)	GOAL			ACTUAL																	
1 BED UNITS																																												
A1 (Inside Corner)	0	0	0	0	0	2	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	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	7	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	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	0	4	4				791 SF	3,164 SF	60									1.54%												
A6		0	0	0	0	1	2	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	0	1	0	0	0	0	1	1				765 SF	765 SF	63									0.39%												
SUBTOTAL	10	21	21	21	21	5	10	10	10	9	5	9	9	9	9	169	169				786 AVG	132,853 SF	(NRSF)										65.25%											
2 BED UNITS																																												
B1 (Outside Corner)	0	0	0	0	0	1	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	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	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	1	0	0	0	0	0	0	2	4				1,321 SF	2,642 SF	0										0.77%											
SUBTOTAL	2	4	4	4	4	1	6	6	6	5	4	9	9	9	9	76	152				1,142 AVG	86,814 SF	(NRSF)											29.34%										
3 BED UNITS																																												
C1	2	3	3	3	3	0	0	0	0	0	0	0	0	0	0	14	42				1,413 SF	19,782 SF	158										5.41%											
SUBTOTAL	2	3	3	3	3	0	0	0	0	0	0	0	0	0	0	14	42				1,413 AVG	19,782 SF	(NRSF)											5.41%										
TOTALS PER FLOOR	14	28	28	28	28	6	16	16	16	14	9	18	18	18	18	259	363																	100%										
TOTALS PER BLDG					126					52																																		
TOTALS	HEATED: 925 AVG (NRSF)																																											

NEWNAN - TOWNHOME DATA											
12/4/2025											
UNIT	BLDG 3000	BLDG 4000	QTY	BEDS	HEATED UNIT AREA (NRSF)		BALC.	MIX PERCENTAGE			
					HEATED	TOTAL HEATED	(NRSF)	GOAL	ACTUAL		
3 BED UNITS											
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%	
SUBTOTAL	4	4	8	24	2,468 AVG	19,744 SF	(NRSF)	0.00%	100.00%		
TOTALS PER FLOOR	4	4	8	24		19,744 SF	(NRSF)		100%		
TOTALS	HEATED:				2,468 AVG		(NRSF)				

EXISTING CONDITIONS

24 HOUR CONTACT:
GREG POWER





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



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



60 YEARS
P&C
PLANNERS & ENGINEERS COLLABORATIVE



360 STUDIO
LANDSCAPE
ARCHITECTURE



1ST STREET at 1ST AVENUE

25 1ST STREET
CITY OF NEWNAN, GA

0 40 80 160 240

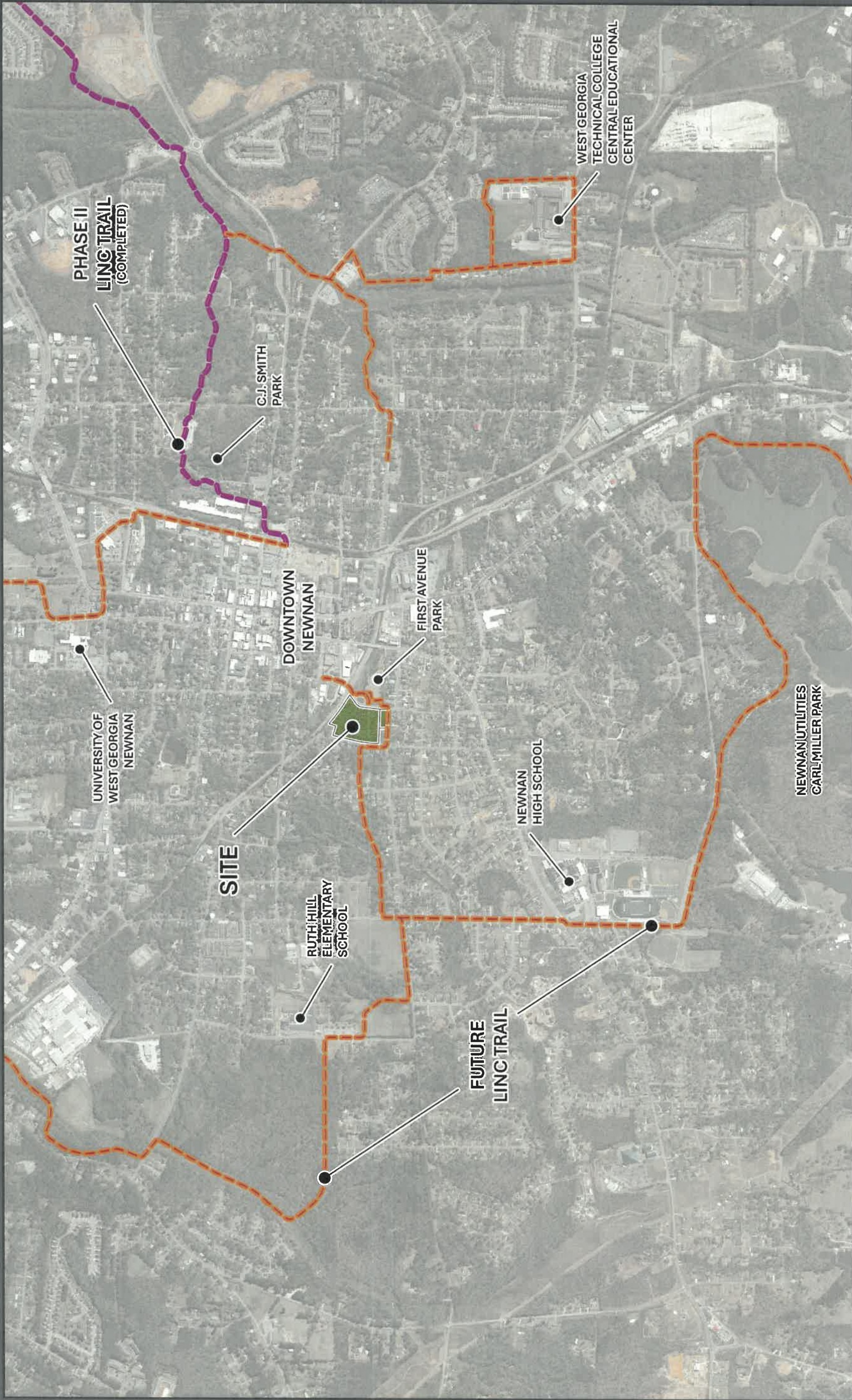
SCALE: 1" = 80'

DATE: 11/20/2025

PROJECT: 25060.00

380 STUDIO
ARCHITECTURE

REC+
60 YEARS
Planners & Engineers Collaborative



1ST AVENUE at 1ST STREET

25 1ST AVENUE
CITY OF NEWNAN, GA

360 STUDIO
ARCHITECTURE

PEC+
60 YEARS
Planners & Engineers Collaborative

SCALE: 1" = 500'
DATE: 11/20/2025
PROJECT: 25060.00





City of Newnan, Georgia – Mayor and Council – Work Session

Date: February 10, 2026

Agenda Item: Rezoning request for 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

Prepared and Presented by: Chris Cole, Senior Planner

APPLICANT INFORMATION:

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

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).

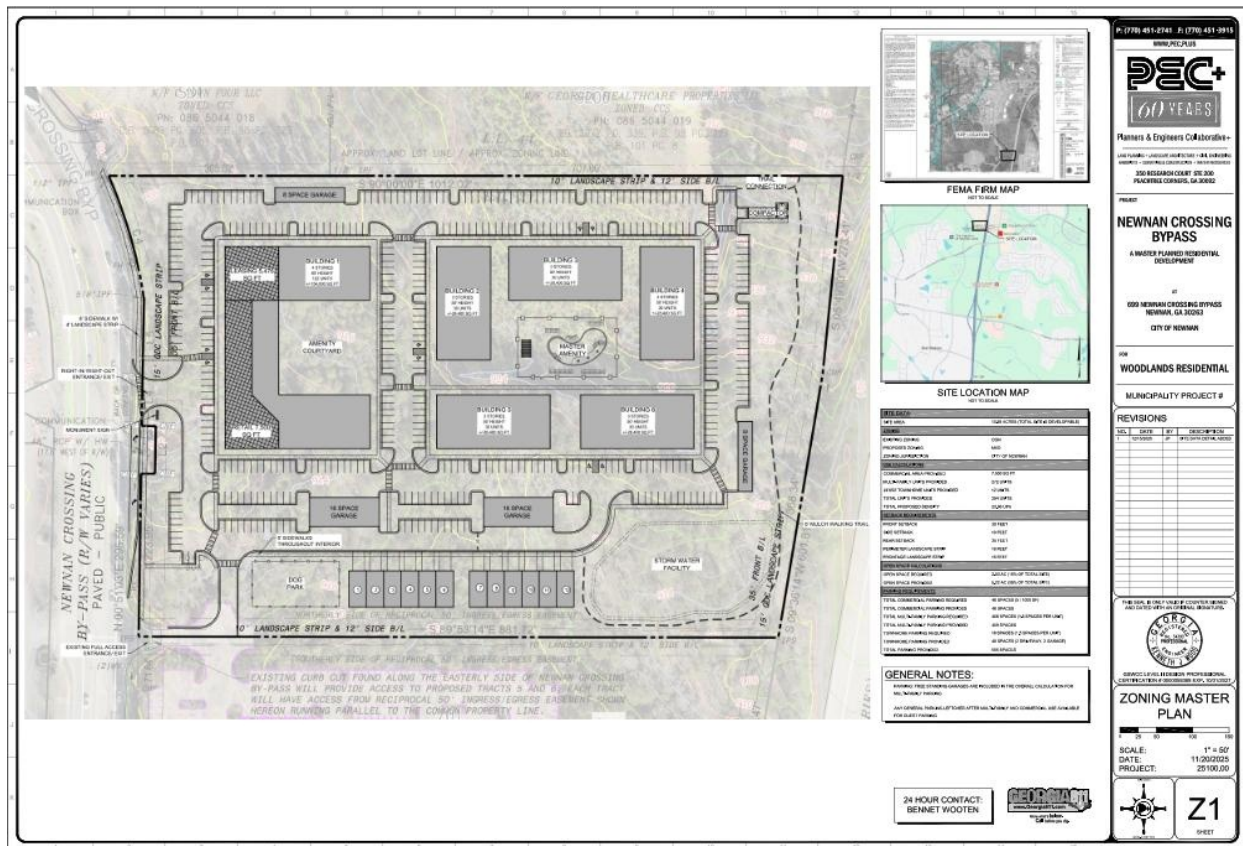
OVERVIEW OF REQUEST:

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.

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 1,637 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

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).

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.

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.

CITY ARBORIST COMMENTS:

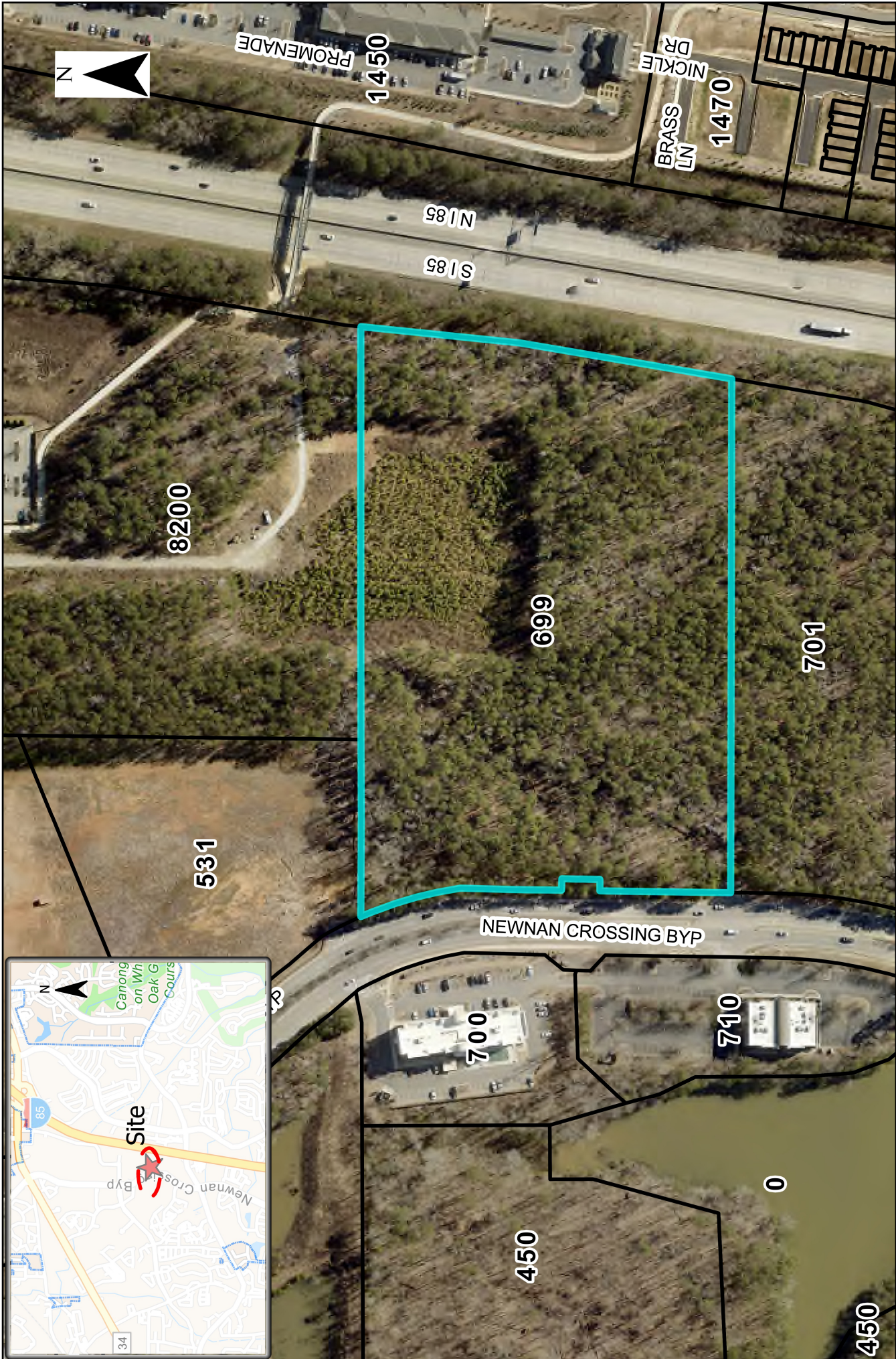
In addition to staff's proposed conditions, the City's Landscape Architect Mike Furbush has included the following comments regarding the required Tree Management Plan:

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.

PLANNING COMMISSION MEETING SUMMARY – JANUARY 13, 2026:

At the conclusion of the public hearing held in front of the Planning Commission on January 13, 2026, the Commission voted to recommend denial of the rezoning request by a 5-0 vote.



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	Project Location  City Limits Parcel # 086 5021 002 ADDRESS 699 Newnan Crossing Bypass Newnan, Ga 30263
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HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

TELEPHONE (770) 253-3282
FACSIMILE (770) 251-7262
EMAIL: 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, 5th 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

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

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 5th 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.

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

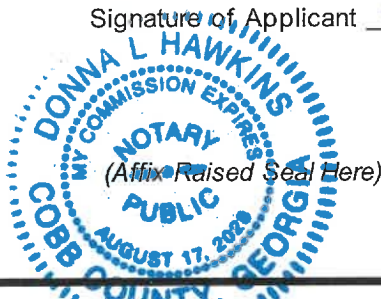
By Woodlands Apartment Communities, LLC,
its sole member/manager

Sworn to and subscribed before me this

12th 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: Chris 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

Bennett Sands
Executive Managing Director



WOODLANDS NEWNAN CROSSING

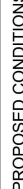
693 NEWNAN CROSSING BYPASS
CITY OF NEWNAN, GA



SCALE: 1" = 40'
DATE: 11/21/2025
PROJECT: 25100.00



LAYOUT & DESIGN OF AMENITY AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY

TREFF DATA



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

Signature of Applicant

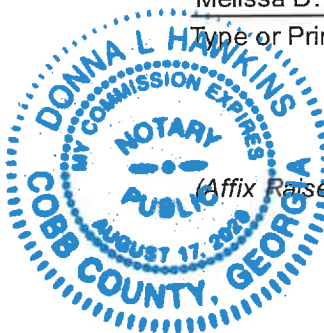
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

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.
(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 Acquisition, LLC

Signature of Applicant

Type or Print Name and Title

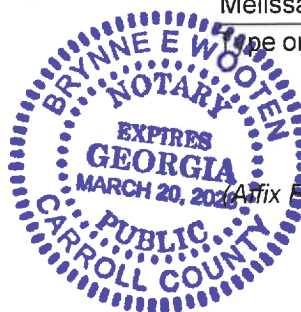
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on 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 organizations¹ 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

Melissa D. Griffis, Attorney

Type or Print Name and Title

Donna L. Hawkins
Signature of Applicant's Representative

Donna L. Hawkins
Signature of Notary Public

11/12/25
Date



(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment 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 organizations¹ 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

Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public

Date

(Affix Raised Seal Here)

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





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner 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

Dennis P. Lynde

Signature of Property Owner

Name: **Dennis P. Lynde**

Title: **Manager**

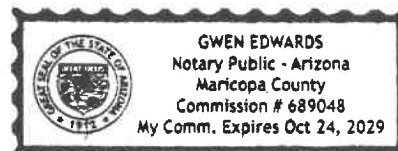
Personally appeared before me

Dennis P. Lynde

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

Gwen Edwards
Notary Public

11/17/2025
Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney 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
TOTAL	23.218	\$105,740	\$557,232	\$451,492

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
TOTAL IMPACT FEES		\$741,470



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,

A handwritten signature in blue ink, which appears to read 'Brent Blankenship', is positioned below the word '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

- 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,

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

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



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
	\$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

12359 (PDF)

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](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

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)







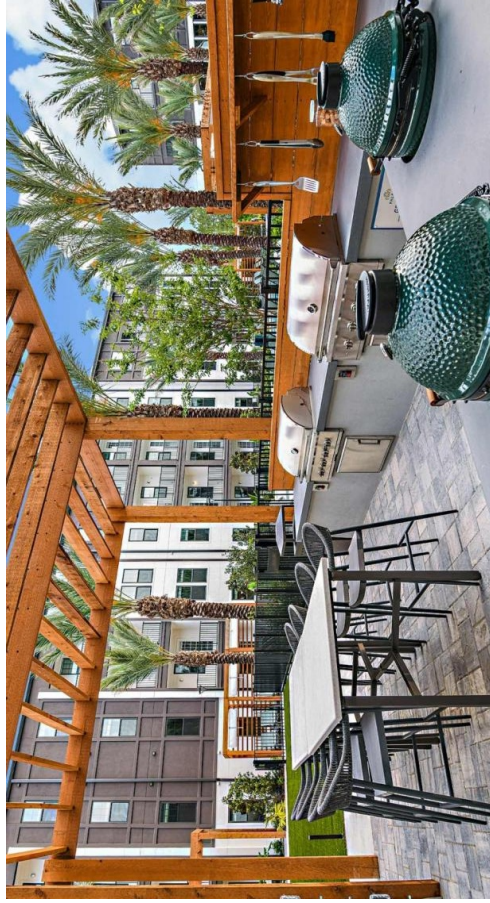


699 Newnan Crossing Bypass Rezoning

Representative Depiction of Amenity

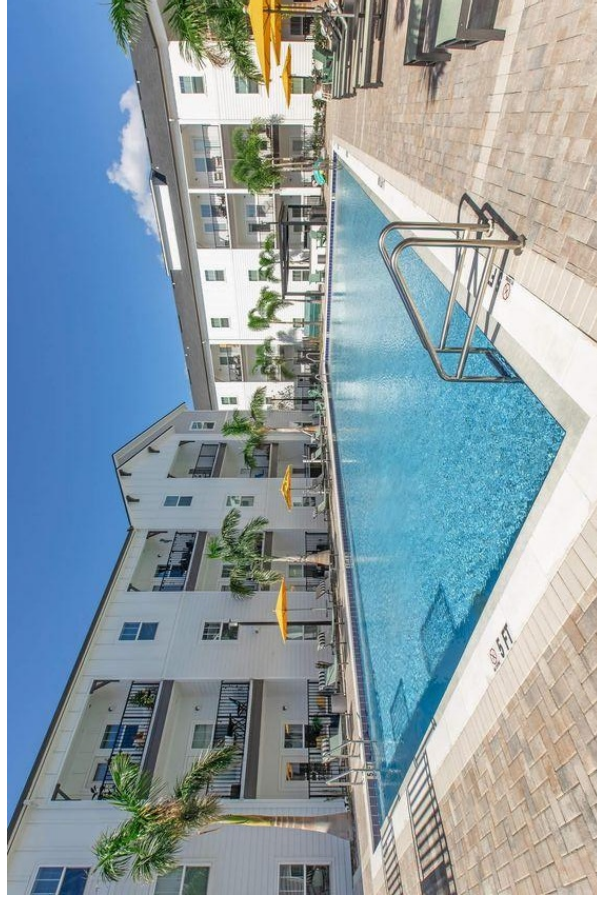


Representative Depiction of Amenity



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

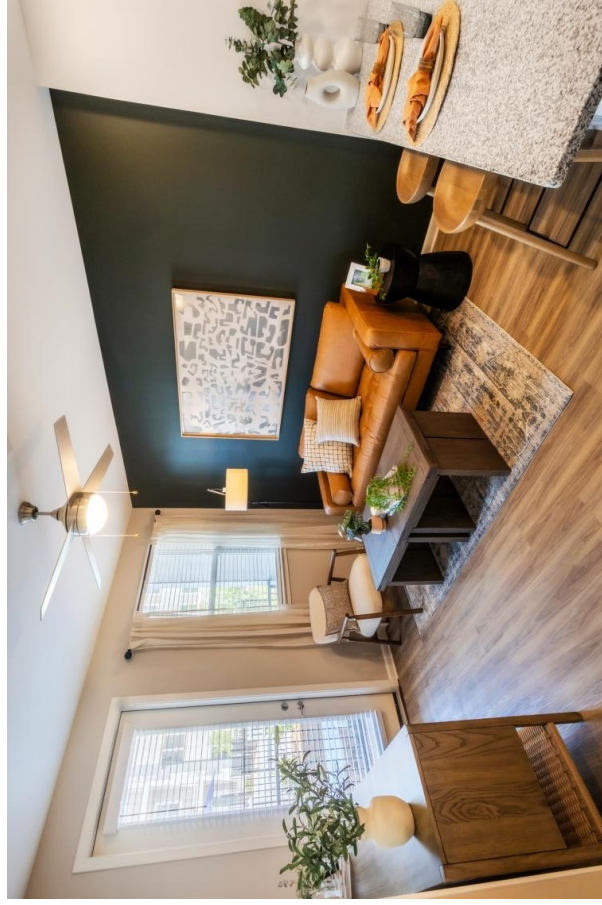


699 Newnan Crossing Bypass Rezoning

Representative Residential Unit

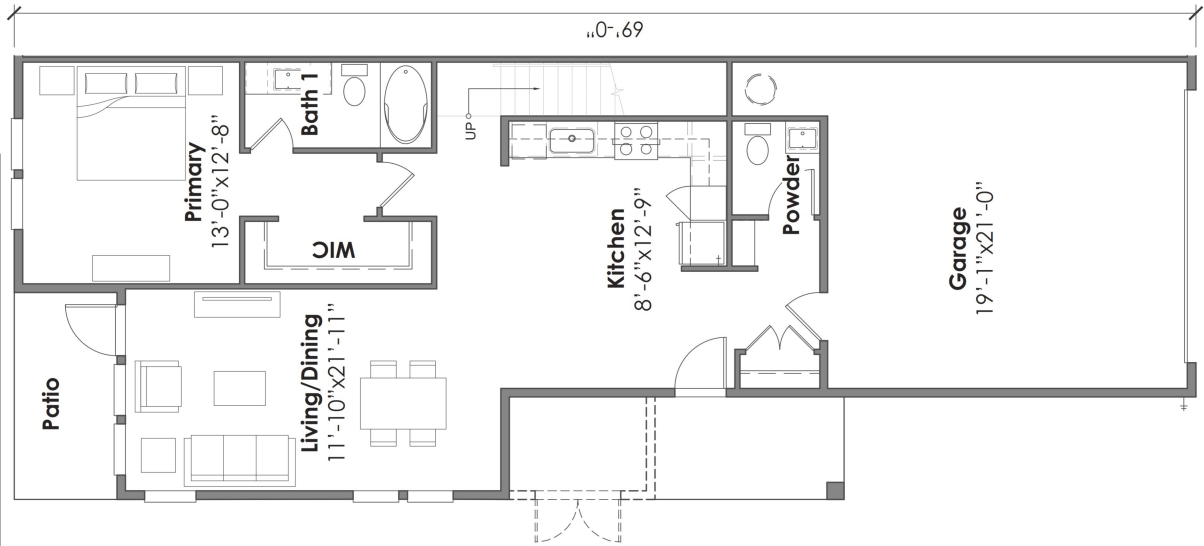


Representative Residential Unit



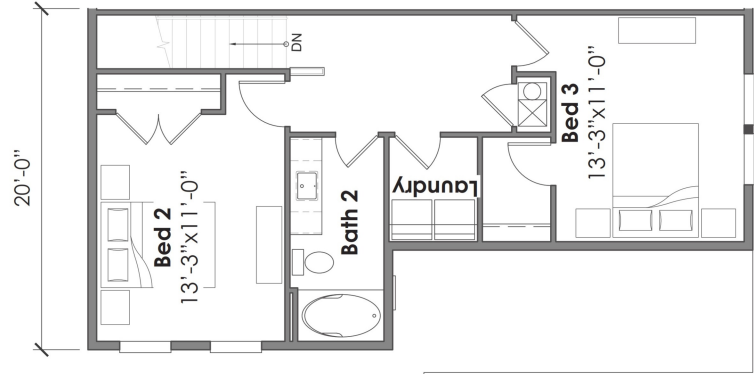
Proposed Townhome Design

GROSS SF - 2161 | NET SF - 1637 ■ UNIT THc3 + UPGRADE OPTIONS



BATH

- Shower Upgrade



DISCLAIMER:
FOR ILLUSTRATION PURPOSES ONLY.
DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
PLAN, DESIGN, CONCEPT, WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.

Proposed Townhome Design

Townhomes ■ ELEVATION B



COLOR SCHEME- TRANSITIONAL FARMHOUSE

DISCLAIMER:
FOR ILLUSTRATION PURPOSES ONLY.
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PLANT DESIGN CONCEPT. WRITTEN MATERIALS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 4 DESIGN, INC. & SUMMIT CONTRACTING GROUP INC.



44

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

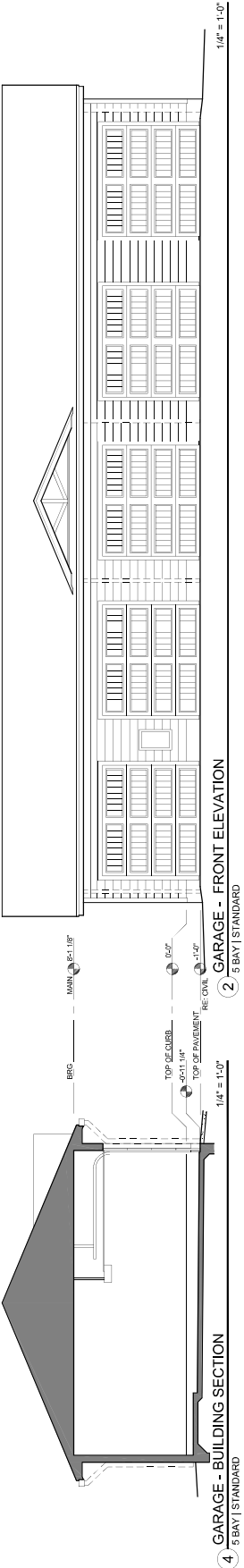
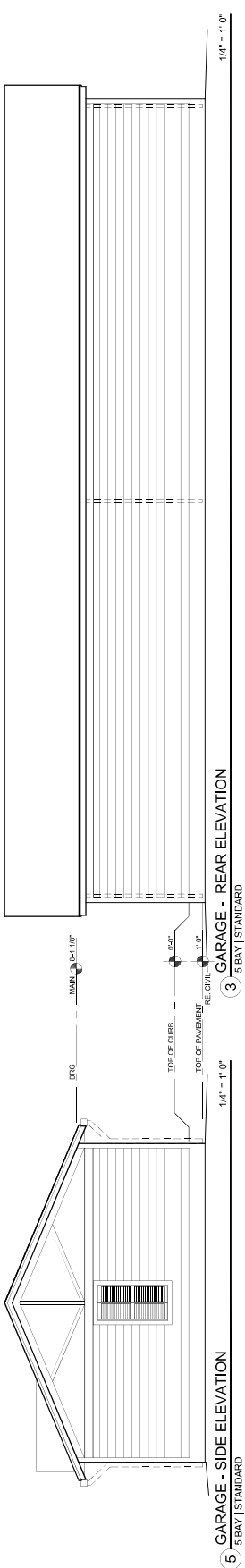


Representative Garage Image



Issues and Revisions		Revised By	Revised Date
1	Issue	Revised By	Revised Date
2	Issue	Revised By	Revised Date
3	Issue	Revised By	Revised Date
4	Issue	Revised By	Revised Date
5	Issue	Revised By	Revised Date
6	Issue	Revised By	Revised Date
7	Issue	Revised By	Revised Date
8	Issue	Revised By	Revised Date
9	Issue	Revised By	Revised Date
10	Issue	Revised By	Revised Date
11	Issue	Revised By	Revised Date
12	Issue	Revised By	Revised Date
13	Issue	Revised By	Revised Date
14	Issue	Revised By	Revised Date
15	Issue	Revised By	Revised Date
16	Issue	Revised By	Revised Date
17	Issue	Revised By	Revised Date
18	Issue	Revised By	Revised Date
19	Issue	Revised By	Revised Date
20	Issue	Revised By	Revised Date

Project Number: XXXXXXXX
Drawn By: G4
Checked By: G4
Project Name:
Drawing Name:
FLOOR PLAN, ELEVATIONS, & SECTIONS



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.