



NEWNAN

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City of Newnan Planning Commission

Agenda for February 10, 2026 Planning Commission Meeting 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. PC Minutes, January 13, 2026
3. Public Hearings
 - a. Public Hearing - Annexation and Rezoning Request - Annex2025-02 by Chuck Conerly on behalf of NCTI, LLC for 122.64± acres located off Green Top Road
4. Other Business
 - a. Certificate of Appropriateness Request – 34 South Court Square
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Planning Commission
Meeting Minutes
January 13, 2026
7:00 p.m.

Commissioners Present: Alton West, Joe Crain, Jordan Marchman, Clay McEntire, Anne Yancey

Commissioners Absent: John Pulicare, Janice Marie Gunnels

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

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the November 11, 2025, meeting minutes. Commissioner Crain made a motion to approve the minutes as drafted. Commissioner Yancey seconded the motion.

MOTION CARRIED (5-0)

OTHER BUSINESS

Chairman West moved the two Certificates of Appropriateness to the beginning of the meeting, as the rezonings have a large community presence and will likely have much more discussion than the COAs.

Certificate of Appropriateness Request – 7 Calhoun Street

Senior Planner, Dean Smith, presented the staff report. Mr. Smith discussed that both COAs on the agenda are from the same applicant, and he began with Calhoun Street. He discussed similar

homes in the area and reviewed the criteria for granting the certificate of appropriateness. Smith stated that staff found that this project met seven out of the eight standards. He concluded that the area of influence was mostly composed of one and one and a half stories, so scale and height were the only standard not met.

Chairman West asked if the applicant would like to come forward. Keith Gettinger thanked the commission for their consideration and added that he looks forward to adding some nice properties to the neighborhood.

Chairman West asked if the commissioners had any questions. Commissioner Crain asked if the vinyl siding could be changed to hardie plank. He stated that vinyl siding was not available when this neighborhood was built, and he felt hardie plank would be more in line with the area. Mr. Gettinger agreed that hardie plank could be used.

Commissioner Crain stated that he believed the commission could make a motion on both properties if the condition of hardie plank could be met. Mr. Smith confirmed that this would include both 51 Martin Luther King Jr. Drive and 7 Calhoun Street. Commissioner Crain confirmed. Mr. Smith asked if this was agreeable with the applicant. Mr. Gettinger confirmed.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to approve both COA requests together with the condition of using hardie plank siding instead of vinyl siding. Commissioner McEntire seconded the motion.

MOTION CARRIED (5-0)

Certificate of Appropriateness Request – 51 Martin Luther King Jr. Drive

Motion and vote included with the prior case.

PUBLIC HEARINGS

RZ2025-08: 32± acres located on Celebrate Life Parkway (Tax parcel #086-55044-002 and 086-5053-002) from CCS to RMH for the purpose of constructing 220 multi-family units

Senior Planner, Dean Smith, presented the staff report. Mr. Smith presented the parcel locations, surrounding area, and discussed a previous rezoning from 2022 that was denied by council. He further discussed the current zoning designations and an undevelopable portion of the property. Mr. Smith provided information on the proposed 220 multi-family rental units, the unit mix, rental rates, density, amenities, and surrounding property uses. He also went over the future land use projection for the property. Mr. Smith presented the standards of consideration and stated that staff found this project to meet five of the eight standards. Mr. Smith concluded with staff conditions to consider.

Chairman West opened a public hearing and asked if the applicant would like to come forward. Steven Jones came forward on behalf of the applicant. Mr. Jones gave further information and showed a PowerPoint on this project. He also discussed other Parkland Communities currently in Georgia. Mr. Jones pointed out difficulties in developing the land as zoned and how it has lain fallow. Mr. Jones went into further detail regarding green spaces, amenities, the unique layout of a stacked townhome, housing, and traffic projections.

Chairman West asked if anyone would like to come forward in favor of this project. With none coming forward, he asked if anyone would like to come forward in opposition. Pamela Deal stated concerns regarding traffic in the area, especially at rush hour. She further stated that she moved from Atlanta because of traffic and now Newnan matches Atlanta's traffic in some areas. Chairman West stated that there would be a response from the applicant to her concerns. He asked if anyone else would like to come forward. Phillip Knight stated that Mr. Jones's assumption that area workers in the surrounding shopping centers would rent from this development would be incorrect. He added rent would be out of reach for retail workers; therefore, the development would create more traffic than projected. He concluded that this would also exacerbate the Bullsboro traffic problem.

With no one else coming forward, Chairman West closed the public hearing. Mr. West gave the applicant an opportunity to address the traffic and affordability questions presented by the public. Mr. Jones came forward. He stated that everyone has a constitutional right to develop property. As to the viability of the property, he feels that commercial is not a viable use. He discussed commuter rates, traffic reductions, comparable rent costs in the area, and projected renters. Mr. Jones additionally asked his traffic engineer to come forward to address concerns. Andrew Antweiler came forward. He discussed his traffic study of Bullsboro Drive and Celebrate Life Parkway. He stated that although Bullsboro is a very busy road, with this development, the road still operates with an acceptable level of service. He further explained that there is an alternate entrance/exit besides Bullsboro which would distribute some of that traffic. Jim Jacobi, owner of Parkland Communities, came forward. He stated that Parkland prides itself on working with communities, staff, and elected officials. He further discussed the due diligence put into this plan, including the traffic study, tree plans, engineering, and economic studies. Jacobi added he is open to suggestions and willing to meet if needed.

Chairman West asked if the commissioners had any questions. Chairman West began by inquiring about the primary and secondary entrance/exit to this property. Mr. Smith confirmed that this would be a right out/right in only. Commissioner Yancey commented on the strain on schools, fire, and police services. Mr. Jacobi stated that schools were discussed in the staff report. He went on to point out fire walls and sprinklers would be installed in the units. Commissioner Yancey requested clarification on the school impacts. Mr. Jacobi communicated that his developments typically do not house school-age children, and he doesn't foresee a large impact on the school system. Commissioner Crain asked for clarification on the map showing the current zoning. Mr. Smith explained the areas on the map and the current zonings. They discussed the stream, flood plain, and utility easements on the property. Mr. Jacobi stated that he would donate part of the land to the city if they would like to build a fire department or use it for another purpose. Commissioner Yancey questioned if there will be units constructed in the area currently zoned RMH. Mr. Jacobi said there would be none and explained that the creek bisects

the property, and they would prefer not to disturb the creek. Chairman West asked for confirmation that a portion of the property could be developed with apartments under the current zoning. Mr. Smith confirmed this. Commissioner McEntire commented on the challenges of this property and the project not being the right fit for this area. He spoke of the issues in this area regarding density and the number of previous requests of this type.

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

MOTION CARRIED (5-0)

RZ2025-09: 6.44± acres located at 25 1st Avenue, 47 1st Avenue, 7 4th Street, and 9 4th Street; from ILT and RU-I to MXD for the purpose of developing 8 townhomes, 259 apartments, and 7,700 square feet of commercial space

Senior Planner, Dean Smith, presented the staff report. Mr. Smith reviewed the parcels, area, and the concept plan. He discussed density, amenities, and the LINC trail connection. Mr. Smith explained the unit mix, square footage, projected rental costs, current zonings, and the surrounding area. He discussed key staff concerns. This included established neighborhood density, potential traffic, noise, neighborhood character impact, limited roadway capacity/constrained right of way expansion, and precedence setting for this area. Mr. Smith further discussed public facilities and service impacts. Mr. Smith noted that the school system may have identified the wrong elementary school in their report and they have been contacted regarding this. Mr. Smith discussed requirements for historic neighborhoods, which elements were compatible and which were not. He cited landscape deficiencies and the challenges meeting the ordinance standards. He concluded that this project meets three of the eight standards and listed Staff recommended conditions, if approved.

Chairman West opened a public hearing and asked the applicant to come forward. Melissa Griffis came forward on behalf of the applicant. Ms. Griffis introduced her team and reserved the remaining time for rebuttal. Greg Power came forward to discuss the community that he would like to create. He provided an overview of the housing units, retail, LINC trail, and the underutilization of the property. Kenneth Wood came forward to speak. He discussed the LINC trail, 1st Avenue Park, the orientation of the development, entrance/exit, sewer upgrades, underground stormwater, creek improvements/buffer, parking deck, amenities, and green space.

Chairman West asked if anyone would like to come forward in favor of this rezoning. With none coming forward, Chairman West asked if anyone would like to come forward in opposition. Parks Avery came forward to speak. He discussed the large density of this project and preexisting road/traffic issues on 1st Avenue, 4th Street, Buchanan Street, and LaGrange Street. He further discussed having to call the police in the past to deal with traffic issues. Mr. Avery pointed out that the surrounding area is a single-family historic neighborhood. He suggested that RU-I would be better rezoning for this property. Lynn Traylor spoke of Newnan being a city of homes, the legacy of downtown, and historic districts. Ms. Traylor wanted to highlight four concerns with this plan. The first being the impact on integrity of character and sense of place. Second, the increased use of overburdened city streets. Third, a density four times greater than

the city average. Last, the impact on the greater community's use of 1st Avenue Park and the LINC trail. Ms. Traylor thanked the commission for their consideration and requested a denial of this proposal. Leah Sumner also came forward to speak. Ms. Sumner spoke of this development being rental only. She discussed homeownership being a positive indication of stability and strength of community. She further stated that homeownership is declining in Newnan. Ms. Sumner also discussed how this development does not fit with the history and aesthetics of the surrounding area. She concluded by encouraging the commission to deny this request. Austin Chaffin came forward to speak. He discussed how the area is already treated as a raceway rather than a residential neighborhood. Mr. Chaffin is concerned about the safety of his family and feels increased traffic would exacerbate this situation. He also wanted to point out the loss of privacy due to the height of this project. Last, Mr. Chaffin felt there will be an increase in the crime rate.

Ms. Griffis came forward and introduced her traffic engineer. Vern Wilburn discussed the traffic impact study for this development. He explained how the traffic would be split among the surrounding roads. He gave hourly volumes and how that standard of measure is used. Mr. Wilburn also discussed his experience, education, and qualifications. He stated that the level of service will not be changed. He explained one minor change that would occur at LaGrange and 1st Avenue. That intersection will go from a C to a D, which is an acceptable standard. Ms. Griffis came forward again to address concerns. She explained that it can be hard to see how a development can be compatible, and she believes this to be in line with the comprehensive plan. Ms. Griffis added the parking requirements have been met, and the parking ratio is in compliance. Mr. Wood came forward again. He discussed the parking deck, the parking ratio, and the retail/commercial parking. He explained that the retail aspect should be a restaurant, something neighborhood oriented. Mr. Wood stated that the sewer system would be updated and there would be remediation to the stream. He concluded with specifics on the underground stormwater facility, water quality, and green infrastructure.

Chairman West closed the public hearing and asked if the commissioners had questions. Commissioner McEntire inquired if the second driveway was for the townhomes only. Mr. Wood confirmed that is correct. Chairman West commented that he has concerns regarding the traffic, and he felt that the commission has an opportunity to not further exacerbate an ongoing issue. He spoke on the density of the project and pointed out that only three of the eight standards for consideration were met.

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

MOTION CARRIED (5-0)

RZ2025-10: 13.55± acres located at 699 Newnan Crossing Bypass (Tax parcel #086-5021-002) from CGN to MXD for the purpose of developing 12 townhomes, 272 multi-family apartments, and 7,500 square feet of commercial space

Senior Planner, Chris Cole, presented the staff report. Mr. Cole presented information on the current zoning designations, requested zoning, future land use category, and the proposal. This

included the apartment/townhome mix, commercial space, amenities, square footage, and rental price projections. He gave visual representations of the area and explained traffic flows and entrance/exit information. Mr. Cole further discussed the impacts on public services, fire and police services, and schools. He concluded by stating the project meets five of the eight standards of consideration and listed staff recommended conditions, if approved.

Chairman West asked the applicant to come forward. Melissa Griffis came forward on behalf of the applicant. She explained how this project had evolved after meeting with staff for recommendations. Ms. Griffis presented the mixed-use elements of this plan, discussing the apartments, townhomes, restaurant and retail offices, and the LINC trail connection. Bennet Wooten came forward to speak. He spoke about Woodlands Communities and the highlights of this project, including LINC connectivity. He discussed potential renters, third party management, internal walking trails, quality landscaping, long-term upkeep, and renter retention. Mr. Wooten further discussed the intent to keep this project for at least 10 years. He concluded with a discussion on the garages that will be available to rent.

Chairman West asked if anyone would like to come forward in favor or opposition of this rezoning. None coming forward, Chairman West closed the public hearing.

Kenneth Wood came forward to present additional comments to the commissioners. Mr. Wood spoke of the design selections for this area and the thought put into making this project a good fit. He also spoke of the individual garages, driveways, the bark park, the substantial greenspace, views, and resort style living. He further discussed the walkability/projected loop and how this would incorporate with the retail and commercial aspects of the surrounding area. Ms. Griffis spoke regarding the minimum open space requirements for this property being 15% and this proposal has 38%. She discussed the location being between a car dealership and an MXD property. She feels this would be a good fit and further pointed out that there has been no opposition. Ms. Griffis also mentioned the benefits of the LINC trail being a part of this project. She concluded with information on streetlights that will be installed and their locations. Commissioner Yancey stated that our fear of setting a precedent is here, the quantity of apartments in this area being excessive. In response, Ms. Griffis stated that it is already zoned for commercial, not single family residential. Commissioner Crain commented that there is a lot that has been approved but not started or completed. This is concerning because the traffic studies may not include the upcoming influx. Mr. Wilburn came forward and stated his traffic studies showed some impact at the Ashley Park Boulevard intersection and the main entrance. The only way to solve those would be to mitigate with traffic signals. He offered solutions for State Route 34 with unconventional methods, such as R cuts and displaced lefts. These remediations are what it is going to take to solve these problems. He added that when you look at the final analysis, the trips from this development and the background traffic, there is no change.

Chairman West asked if there were any further questions for the applicant or staff. Chairman West asked for clarification on an Opportunity Zone. Mr. Wooten stated that it is a Federal Opportunity Zone defined by HUD. The purpose is to incentivize investment in an area defined as needing long-term investment. The requirement is that you must hold it for 10 years, and you have to invest a certain amount in value creation.

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

MOTION CARRIED (5-0)

ADDITIONAL COMMENTS

Ms. Dunnavant asked if the commissioners would like to proceed with elections of the 2026 Chairman and Vice Chairman. The commissioners agreed that there were enough voters present to proceed.

Commissioner Yancey nominated Alton West to serve as the Chairman. Commissioner Crain seconded the motion.

MOTION CARRIED (4/0) (West Abstained)

Commissioner Crain nominated Clay McEntire to serve as the Vice Chairman. Chairman West seconded the motion.

MOTION CARRIED (4/0) (McEntire Abstained)

ADJOURN

With no further business, the meeting adjourned at 9:08 p.m. on a motion from Commissioner Crain and seconded by Commissioner McEntire.

MOTION CARRIED (5-0)

Chairman West

CHARLES S. CONERLY
cconerly@smithconerly.com

January 28, 2026

**VIA: First Class Mail &
Electronic Mail to tdunnavant@newnanga.gov**

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

RE: NCTI LLC's Application for Annexation and to Amend Zoning Map
Green Top Road, Coweta County, Georgia

Dear Tracy:

As you know, I represent NCTI LLC with respect to its application to annex and rezone certain real property located along Green Top Road in Coweta County, Georgia. This letter is in follow up to our recent e-mail correspondence.

I understand that NCTI LLC's application is scheduled for consideration by the City of Newnan Planning Commission on Tuesday, February 10, 2026. On behalf of my client, we are respectfully requesting that the Planning Commission table its consideration of NCTI LLC's application until its next meeting (which I understand will be Tuesday, March 10, 2026) for several reasons.

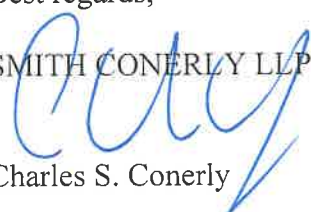
First, we understand that there may be some opposition to the application, and we would like the opportunity to possibly meet with some of the nearby residents and to, hopefully, address any concerns that they may have about the project.

Secondarily, I have a conflict the night of February 10 and will not be able to attend the Planning Commission meeting. And if there is opposition to the application, we would certainly like to have our entire team available at the meeting to address any issues that may come up.

As always, thank you for your assistance.

Best regards,

SMITH CONERLY LLP


Charles S. Conerly

cc: Rick Martin (via e-mail to rick.martin@pulte.com)



City of Newnan, Georgia – Planning Commission

Date: February 10, 2025

Agenda Item: Annexation Request – Annex2025-02
122.64± acres located off Green Top Road (Tax Parcel
#s 085 5107 001, 085 5107 001A, 085 5086 002)

NEWMAN
GEORGIA

Prepared and Presented by: Tracy Dunnivant, Planning Director

ANNEXATION ASSESSMENT

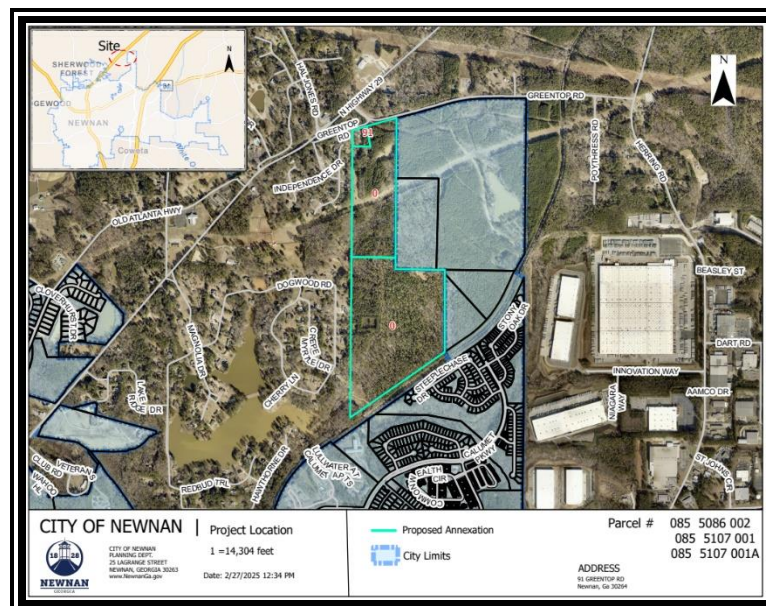
APPLICANT INFORMATION:

Chuck Conerly on behalf of NCTI, LLC; 402 Newnan Street, Carrollton, GA 30117

SITE INFORMATION:

The applicant is requesting the annexation of three tracts totaling 122.64± acres located on Green Top Road. The property is contiguous to the city limits via phase I of the subdivision that was approved in 2023. The applicant is seeking a PDR (Planned Residential Development) zoning designation for the development of 235 single-family lots. Anticipated build out for Phase I is 2028 and 2030 for Phase II.

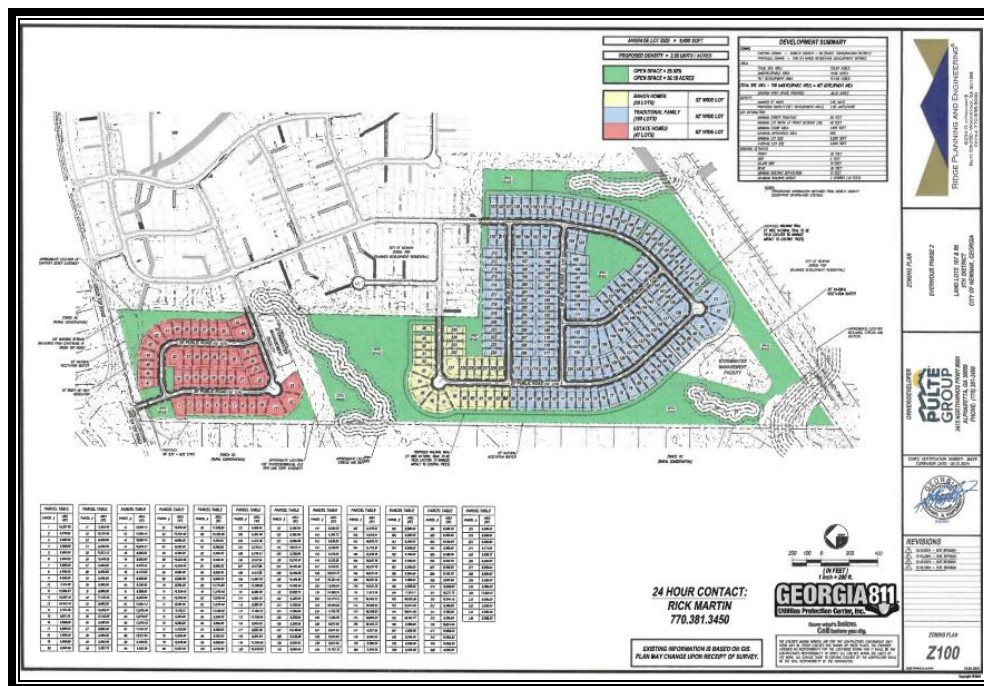
The tracts are primarily wooded and undeveloped with the exception of a home and shed building located at 91 Green Top Road. The tax parcel ID numbers are 085 5107 001, 085 5107 001A, 085 5086 002. The tracts are currently under Coweta County's jurisdiction and are zoned RC (Rural Conservation).



OVERVIEW OF REQUEST:

The Council considered the annexation of this property back in 2015. At that time, the petitioner was requesting a 184-unit subdivision with a zoning designation of RS-15. That request was ultimately withdrawn before being heard by the City Council.

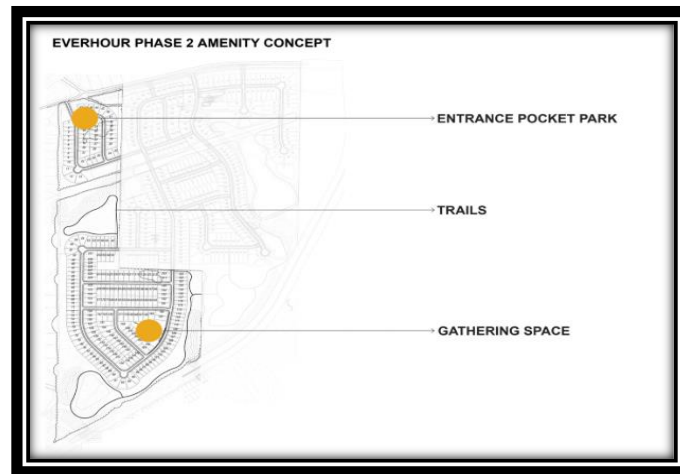
The current annexation/rezoning application was submitted back in February of 2025. The City Council voted on March 11, 2025, to consider the application and forward it to Coweta County in accordance with the annexation procedures laws. The County voted to object to the annexation and an arbitration panel was appointed by the Department of Community Affairs to conduct a hearing on the matter. On May 20, 2025, the City and County agreed to pause the hearing for 180 days to allow a Development of Regional Impact (DRI) to be completed and to conduct negotiations regarding the objections. At the end of the process, an agreement was reached and the arbitration panel was dismissed. A list of the conditions are included in this assessment.



Ranch pods are shown in yellow, traditional pods in purple, and estate pods are in pink.

The applicant is seeking to develop phase II of Everhour subdivision. This phase will consist of 235 lots designed to accommodate a variety of single-family, detached, fee-simple owned homes. The minimum lot size will be 8,200 square feet. The minimum floor area is being proposed at 1,600 square feet with average square footages per Pod as follows: Ranch Pod (65 homes) – 1,800 square feet; Traditional Pod (129 homes) – 2,500 square feet; Estate Pod (106 homes) – 3,000 square feet. Sales price will range from \$450,000 to \$600,000 with the average sales price being \$503,000. Rental percentage will be capped at 10 percent.

Amenities will include a pool and cabana; however, if the development is annexed as a second phase of Everhour subdivision, those amenities will be provided in Everhour phase 1. In addition, they plan on providing a pocket park at the entrance to the community, a trail system throughout and a gathering space on the southern end of the development.



Amenity Locations for Phase II



Entrance Pocket Park



Entrance Pocket Park Design



Gathering Space



Gathering Space Inspiration



Walking Trail Markers and Signage

House Elevation Examples:

The applicant has proffered that “a variety of techniques will be used to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.”





ANNEXATION AGREEMENT CONDITIONS:

As previously mentioned, an agreement was reached between the County, the applicant and the City in order to avoid an arbitration hearing. If the City decides to annex the property into the city limits, the following would apply:

- 1) The maximum number of lots is restricted to two hundred and thirty-five (235) single-family, detached, fee-simple owned homes.
- 2) A 25-foot vegetative buffer along the western property line; and
- 3) The lot information and setbacks shall be as follows:
 - Minimum street frontage 30-feet
 - Minimum lot width at front setback 40 feet
 - Minimum floor area 1,600 square feet
 - Maximum impervious area 60%
 - Minimum lot size 8,200 square feet
 - Front setback 30-feet
 - Side setback 5-feet
 - Major side (double frontage) 10-feet
 - Rear setback 20-feet
 - Building separation 10-feet
 - Maximum building height 2 stories/40-feet
- 4) Transportation Improvements. Concurrent with the recording of each Phase 2 final plat, the Developer shall pay to the County the monetary sum of SIX THOUSAND NINE HUNDRED FIFTY AND NO/100THS DOLLARS (\$6,950.00) per lot, delivered pursuant to Section 10 below. Said funding is

to be utilized by the County to assist with design, permitting, and construction of intersection improvements: 1) Hal Jones Road/Green Top Road at US 29; 2) Green Top Road and Herring Road; and 3) Herring Road and Bledsoe Road.

A copy of the agreement has been included in the assessment packet.

In addition, the applicant has proffered the following as conditions of annexation/rezoning:

- 1) The project will be consistent with the concept plan, density, project data, and elevations provided as part of the application.
- 2) The average square footages for each Pod will be as follows: Ranch Pod – 1,800 square feet; Traditional Pod – 2,500 square feet; Estate Pod – 3,000 square feet.
- 3) The maximum number of lots is restricted to two hundred thirty-five (235) single-family, detached, fee-simple owned homes.
- 4) A landscape plan shall be submitted to the appropriate department for review and approval prior to any plantings.
- 5) The applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.
- 6) Right-of-way shall be reserved for a paved and publicly dedicated roadway to connect this development with a possible adjoining future development to the west and the portion of the connection within this development shall be constructed in conjunction with construction of the streets in this development.
- 7) The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District.
- 8) All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
- 9) Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.
- 10) The property shall be served by public water and sewerage facilities provided by Newnan Utilities.
- 11) All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the city stormwater system, prior to doing so, a plan shall be submitted to the appropriate City department for consideration.
- 12) All front, side and rear yard of all disturbed grass areas on lots shall be sodded.
- 13) All utilities the provide service to the proposed subdivision shall be placed underground.
- 14) The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.

- 15) There shall be a 135-foot building setback (Green Top centerline) and a 50-foot planted buffer along the entire frontage on Green Top Road, except entrances.
- 16) All garage doors shall be architecturally treated similarly to the renderings submitted.
- 17) The lot information shall be as follows:
 - a. Minimum street frontage 30-feet
 - b. Minimum lot width at front setback 40 feet
 - c. Minimum floor area 1,600 square feet
 - d. Maximum impervious area 60%
 - e. Minimum lot size 8,200 square feet
 - f. Front setback 30 feet
 - g. Side setback 5 feet
 - h. Major side (double frontage) 10 feet
 - i. Rear setback 20 feet
 - j. Building separation 10 feet
 - k. Maximum building height 2 stories/40 feet
- 18) There shall be a 20 feet natural, vegetated buffer around the perimeter of the site.
- 19) Developer will construct a pool and cabana amenity. If the property is annexed as part of the Everhour subdivision, however, the amenity will not be required, and residents of Everhour Phase II will have access to amenities in Everhour Phase I. Developer will otherwise comply with Section 3-7 of the Zoning Ordinance.

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The subject tract is located off Green Top Road. It is primarily surrounded by residential zoned property and residential uses. The parcels to the north and west contain County zoned residential homes. To the south is the railroad and Stony Oak Subdivision which is a residential neighborhood that is part of the Calumet planned development. Everhour Phase I, a 300-unit subdivision that is currently in the process of being developed, abuts the subject tracts to the east.

In terms of zoning designations, all the adjacent tracts in the County are zoned RC (Rural Conservation). Stony Oak Subdivision is within the city limits and is zoned PDR (Planned Residential Development). The County's RC zoning allows .625 units per acre. PDR, which is a City designation, calculates density for projects as a whole, allowing the units to be clustered on smaller lots in each phase as long as the total number of residential units does not exceed the approved overall project count. Stony Oak, which backs up to this development, is permitted to have a density of 4.18 units per acre. The proposed project would have an overall density of 1.92 units per acre.

If the development were to be built as currently zoned, County staff has indicated that the applicant could build a maximum of 76 units. However, unlike the County, the City permits

smaller lots since they will be served by sanitary sewer. Stony Oak has a density of 4.18 units per acre and has lots as small as 4,500 square feet. The subject development is proposing a density of 1.92 units per acre and a minimum lot size of 8,200 square feet. The closest subdivision, aside from Stony Oak and Everhour Phase I, appears to be Heritage Hills which has a density of roughly 1.4 units per acre (49 lots on 35 acres) and an average lot size of 27,000 square feet.

The use of the land for a residential subdivision would be in keeping with existing and proposed future uses of the adjacent and nearby properties. Although the RC zoning designation only allows .625 units per acre, Heritage Hills which lies to the west of the property, doesn't meet that requirement and the lots in Everhour Phase I will be consistent with the request. The proposed density is roughly half of what is approved for Stony Oak and the proposed minimum lot size is almost twice as large as that development as well. Also, annexing the property will allow the entire subdivision to be located within a single entity, which prevents confusion with jurisdictional service provision.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The greatest impact from this development, as with Phase I, will be traffic. The applicant completed a traffic study as part of the DRI requirements in August of 2025. A DRI was required because Phase I and II of Everhour exceeded the 400-unit threshold for residential units in a development. The Georgia Regional Transit Authority reviewed the study and issued a Notice of Decision (NOD) which will require the applicant to make specific improvements to the transportation system if the annexation is approved. In addition, as previously mentioned, the applicant has agreed to contribute \$6,950 per lot to assist with the implementation of the intersection improvement projects on 1) Hal Jones Road/Green Top Road at US 29; 2) Green Top Road and Herring Road; and 3) Herring Road and Bledsoe Road. It should be noted that these streets are not under the City's jurisdiction, so it will be up to the County to make these improvements.

Staff Assessment – ADVERSE AFFECT IN TERMS OF TRAFFIC, BUT APPLICANT WILL HAVE TO ADDRESS GRTA NOD REQUIREMENTS AND PROVIDE FUNDING TO THE COUNTY FOR INTERSECTIONAL IMPROVEMENTS ✗

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned RC, Rural Conservation, in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. The RC zoning designation would allow a residential subdivision, just not at the density that the applicant is requesting.

Staff Assessment –THE PROPERTY COULD BE DEVELOPED AS CURRENTLY ZONED. ✗

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

Traffic: As previously mentioned, outside of the proposed internal streets, all roads impacted by the development will either be under the State or County's jurisdiction. The applicant will have

to meet GRTA's NOD conditions and pay \$6,950 per lot to the County for intersectional improvements.

Police: Chief Blankenship has estimated “an increase of approximately 576 calls, 6 motor vehicle accidents and 34 traffic stops in a two-year period for the development.” He added that he believes “that a strain would be placed on calls for service to that area while also effecting call service and response time to other parts of the city.” Chief Blankenship further stated that there would be a need for additional maintenance and equipment and gave a monetary value of \$22,500 towards additional personnel.

Fire: Chief Stephen Brown has indicated that “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.” He adds, “the increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.” Chief Brown further stated that the impact may require additional equipment and manpower in the future.

Newnan Utilities: Scott Tolar, Newnan Utilities, did review the project and indicated that Newnan Utilities does have ample capacity to serve the proposed subdivision with both water and sewer. He also provided a list of needs from the developer in terms of each service that has been provided as an attachment to the assessment.

Engineering: Michael Klahr, City Engineer, reviewed the project and provided the following comments:

Environmental:

1. For disturbance of 1- acre or more, a 3- Phase Erosion Sedimentation and Pollution Control (ES & PC) plan shall be submitted to the City of Newnan, as the local issuing authority, for review and approval prior to issuance of any permit for land disturbing activities (LDP), in accordance with the **City of Newnan Soil Erosion, Sedimentation, and Pollution Control Ordinance**.
2. For disturbance of 50- acres or more at one time, documentation of written approval from the Georgia Environmental Protection Division (EPD) shall be provided to the City of Newnan.
3. Phased implementation of the development shall include in the ES & PC plan, details for temporary and permanent measures, limiting exposed soil by completing activities by phase, and incorporating a schedule to stabilize disturbed areas promptly, by phase.
4. The plan for the development shall be in compliance with the set of floodplain management and flood hazard reduction policies in accordance with the **Floodplain Management and Flood Prevention** ordinance. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be identified by field survey methods and located within open space upon final development plan approval.
5. State waters buffers shall be 50 feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional 25 foot impervious surface setback

in accordance with the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

6. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.
7. The developer shall present his approach for stormwater management in a concept plan, in accordance with the **Post- Construction Stormwater Management for New Development and Redevelopment** ordinance. The concept and final plan shall comply with all relevant design standards, calculations, formulas, methods, and other guidance from the **Georgia Stormwater Management Manual** (Blue Book). The concept and final plan shall also be designed in consideration of the **Extent of Service Policy, Infrastructure, Operation, Maintenance and Repairs**, Article VII, Sec. 10-179 of Chapter 10 – Environment, of the Code of Ordinances.

Development:

1. The plan for development shall follow and comply with the City of Newnan standards for design, including typical pavement sections for new construction, ROW to accommodate utilities, and ADA compliant sidewalks and curb ramps.
2. All traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Traffic signs shall be mounted on Georgia Department of Transportation (GDOT) standard Type 7, breakaway, posts. Crosswalks shall be standard GDOT ladder type crosswalks. The design of the street name blades shall conform to City standards, with seals for public streets. All pavement markings shall be in thermoplastic meeting GDOT standards.
3. The City of Newnan will not issue any permits for Land Disturbing Activities (LDP) for Phase 2 until assurance is provided that the permits required from Coweta County have been issued. This may be done concurrently with Coweta County following a joint Pre-Construction meeting.

Transportation:

1. The development shall conform to the general conditions, required elements, and required improvements as shown in Attachments A, B, and C (Section 1), as referenced in the Notice of Decision for Request for Non- Expedited Review of DRI 4427 Everhour Phase 2, dated October 27, 2025.
2. For internal streets, where practicable, the development shall incorporate engineered traffic calming measures, such as the use of landscaped medians or islands, traffic circles, chicanes to serve as speed deterrence. Vertical deflection for speed deterrence is not permitted under the International Fire Code.
3. Greentop Road will remain under the jurisdiction of Coweta County.

Coweta County Schools: Genie Ingram, Director of Facilities, Construction & Capital Projects for the Coweta County School System, indicated “developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the higher 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.” She specified that the current enrollment figures show building utilization of the schools serving the area as follows:

- Northside Elementary School – 77%
- Madras Middle School – 88%
- Newnan High School – 85%

Fiscal Impact Analysis

In an effort to ascertain fiscal impact, staff conducted an analysis of the impact to revenues and expenditures, which have been included in this report.

Methodology:

- Total # of proposed households – 235
- Average # of people per household based on US Census average for Newnan – 2.54
- Total new people added for the subdivision: $235 \times 2.54 = 597$ new persons
- Total 2024 Population based on census projections for Newnan – 44,940
- Total 2024 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 67,442

Annual General Fund Expenditures per Operating Category based on 2026 Budget:

- General Government: $\$12,283,959 / 67,442 = \182.14 per person; $\$182.14 \times 597 =$
\$108,737.58
- Public Safety: $\$20,742,701.00 / 67,442 = \307.56 per person; $\$307.56 \times 597 =$
\$183,613.32
- Public Works: $\$4,987,308 / 67,422 = \73.95 per person;
 $\$73.95 \times 597 =$ **\$44,148.15**
- Community Development: $\$4,242,629 / 67,422 = \62.93 ;
 $\$62.93 \times 597 =$ **\$37,569.21**
- Other Services (Main Street, Business Development, Carnegie Building): $\$1,180,870 /$
 $67,422 = \$$ per person; $\$17.51 \times 597 =$ **\$10,453.47**

Projected Annual Expenditures: **\$384,521.73**

Annual Revenues based on 2026 Budget:

- Floating Local Option Sales Taxes: $\$12,000,000$ budgeted / $67,442 = \$177.93$ per person; $\$177.93 \times 597 =$ **\$106,224.21**
- Sales Tax Generated: $\$12,321,000$ budgeted / $67,442 = \$182.74$ per person;
 $\$182.74 \times 597 =$ **\$109,095.78**

- Inspections and Permits: $\$578,900 / 67,442 = \8.59 per person:
 $\$8.59 \times 597 = \mathbf{\$5,128.23}$

Projected Annual Revenues for the Subdivision: **\$220,448.22**

Up Front Revenues during Construction:

- Impact Fees: $235 \times \$1,110.81$ (residential fee not including Newnan Utilities) =
\$261,040.35
- Permits and Inspections: (2,400 square foot house at \$503,000) $\$1,700 \times 235 =$
\$399,500

Projected up front revenues for the subdivision: **\$660,540.35**

Note – Staff used \$503,000 as a median amount based on the applicant's sale prices and 2,400 based on average square footage for the three products.

Staff Assessment – PROJECT WILL HAVE AN IMPACT ON SERVICE PROVISION BASED ON ANTICIPATED TRAFFIC, SCHOOLS, AND POLICE/FIRE RESPONSE TIMES ❌

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

The properties are outside of the city limits and therefore were not considered in the City's Comprehensive Plan. However, the County's Comprehensive Plan shows these areas as Priority Development Character Area on its current Future Land Use Map. In November of 2021, Phase I of this project was considered for rezoning by the Coweta County Commission. In their rezoning assessment, the County staff wrote that the rezoning would be consistent with both the Comprehensive Plan and with their Comprehensive Plan's growth strategy.

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE ✔

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

The overall purpose of the Planned Residential Development district is to allow residential development in a manner open to and advocating innovation in design and layout. This is done through a specific plan for development which is adopted as a condition of the zoning. In this case, the applicant has provided a concept plan showing a mixture of residential uses, open space, and development requirements as well as proposed house elevations and specific amenities. As such, it would be consistent with the purpose and intent of the proposed zoning designation.

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

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

The subject tract was not included in the City's Comprehensive Plan; however, with the addition of Everhour Phase I into the city limits, there are now two subdivisions abutting the property that are shown as future "planned development". With the applicant seeking a PDR zoning designation, this development would be consistent with those two developments based on the City's future land use definition.

Staff Assessment – THE TRACT WAS NOT ADDRESSED IN THE CITY’S COMPREHENSIVE PLAN; HOWEVER, IT WOULD BE CONSISTENT WITH THE “PLANNED DEVELOPMENT” DESIGNATIONS FOR ABUTTING SUBDIVISIONS IN THE CITY ✓

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?

As stated above, the surrounding land uses are primarily single-family homes. Although the density will be greater than Heritage Hills, it will be consistent with Everhour Phase I and less than Stony Oak’s density. In addition, the applicant is proffering a 20-foot buffer around the perimeter of the property and a 25-foot buffer on the western boundary, which will provide additional screening. They have also proffered a 50-foot planted buffer along the entire frontage on Green Top Road except at the entrances and a 135-foot building setback from centerline.

The greatest impact will be traffic; however, the applicant is required by the arbitration conditions to help cover the cost for transportation improvements. Police and fire will see impact in terms of response times and additional costs for personnel and equipment as the subdivision builds out. However, the County has agreed to the development of 235 units on this site and having the subdivision within one jurisdiction will eliminate service provision confusion. The school system will also see an increase in the number of students, so the developer will need to work with them to ensure those students are accounted for in their future planning.

Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE - ✓

SUMMARY OF STAFF FINDINGS:

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

STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the concept plan, density, project data, amenities, and elevations provided as part of the application.
- The City of Newnan will not issue a permit for land disturbing activities until such time as Coweta County has reviewed and approved the plans for transportation purposes.
- The developer will be required to meet all conditions specified in the DRI Notice of Decision dated October 27, 2025 and all conditions recommended by the Director of Engineering as listed in his letter of December 15, 2025 or as otherwise agreed to by the parties including the Georgia Regional Transportation Authority (GRTA).
- The project will be developed in accordance with the conditions specified in the arbitration agreement between the City of Newnan, Coweta County and NCTI, LLC and in accordance with all proffered conditions as outlined in this report.

OPTIONS:

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

ATTACHMENTS:

Application for Annexation
Location Map
Traffic Study Executive Summary
Service Provision Comments
DRI Notice of Decision
TRRC Summary
Arbitration Agreement



CHARLES S. CONERLY
cconerly@smithconerly.com

February 24, 2025

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

RE: **Application for Annexation and to Amend Zoning Map**
Property Owner/Petitioner: NCTI LLC
Property Location: Green Top Road, Coweta County, Georgia
Tax Parcels: 085 5107 001, 085 5107 001A, and 085 5086 002
Requested Rezoning: RC (Rural Conservation) to PDR (Planned Development Residential)

Dear Tracy:

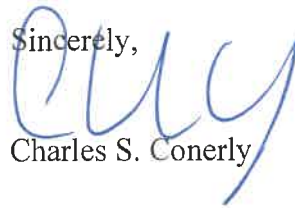
I represent NCTI LLC, which owns approximately 122.64 acres along Green Top Road in Coweta County, Georgia and immediately adjacent to the City of Newnan's corporate limits (hereinafter the "Subject Property"). The Subject Property is more specifically identified as Tax Parcels 085 5107 001, 085 5107 001A, and 085 5086 002. Enclosed please find a completed Application for Annexation to annex the Subject Property into the City of Newnan and a related Application to Amend Zoning Map.

As indicated on the applications and in the attachments, the current zoning in Coweta County is "RC" (Rural Conservation), and assuming the Subject Property is annexed into the City of Newnan, NCTI LLC requests a rezoning to "PDR" (Planned Development Residential). The Subject Property is currently undeveloped, and NCTI LLC intends to develop the Subject Property for single-family housing, with three different lot and dwelling sizes. The total number of units is expected to be 235 with a density of 2.05 units per acre.

We acknowledge that, pursuant to O.C.G.A. § 36-36-111, if the City Council decides to accept the application for annexation, the City can take "no final action" until the statutory annexation procedures have been concluded.

Feel free to contact NCTI LLC through me (at the above address and phone number), and as always, thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Conerly", written over the printed name.

Charles S. Conerly



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

APPLICATION FOR ANNEXATION

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

Name of Applicant Charles S. Conerly, representing NCTI LLC

Mailing Address 402 Newnan Street, Carrollton, Georgia 30117

Telephone 770-834-1160

Email: cconerly@smithconerly.com

Property Owner (Use back if multiple names) NCTI LLC

Mailing Address 402 Newnan Street, Carrollton, Georgia 30117

Telephone 770-834-1160

Fax 770-834-1190

Address/Location of Property Green Top Road, Coweta County, Georgia - 122.64 acres in land lots 86 and 107 of the 5th Land District, Coweta County, Georgia and being tax reference numbers 085 5107 001, 085 5107 001A, and 085 5086 002

County Zoning Classification RC

Requested Zoning Classification PDR

Present Land Use Undeveloped Land

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

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

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

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

- X A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- X A legal description of the property(s) and a legal description for each zoning classification being requested.
- X A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.
- X A preliminary concept plan illustrating the proposed use and/or development for this site which will also include a Preliminary Tree Management Plan illustrating existing location and general tree canopy along with areas proposed for tree conservation and/or replanting.
- X A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.
- Single-Family Zoning Classification.....\$15.00 Per Acre
 - Multi-Family Zoning Classification.....\$25.00 Per Acre
 - Office/Institutional Zoning Classification.....\$15.00 Per Acre
 - Commercial Zoning Classification.....\$25.00 Per Acre
 - Industrial Zoning Classification.....\$15.00 Per Acre
- X A list of all property owners with addresses within 250 feet of the property(s) being annexed.

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

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

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

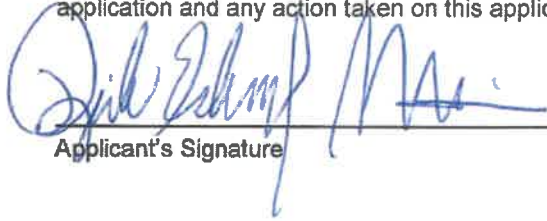
- The date the zoning is approved by the Council, and
- The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

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

Application for Annexation Zoning

City of Newnan, Georgia

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


Applicant's Signature

02/24/2025
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED: 02/24/2025

RECEIVED BY: 



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 Charles S. Conerly, representing NCTI LLC
Mailing Address 402 Newnan Street, Carrollton, Georgia 30117
Telephone 770-834-1160 Email: cconerly@smithconerly.com
Property Owner (Use back if multiple names) NCTI LLC
Mailing Address 402 Newnan Street, Carrollton, Georgia 30117
Telephone 770-834-1160
Address/Location of Property Green Top Road, Coweta County, Georgia
Tax Parcel No.: 085 5107 001, 085 5107 001A and 85 5086 002 Land Lot 86 and 107
District/Section 5 Size of Property (Square Feet or Acres) 122.64
Present Zoning Classification: RC Proposed Zoning Classification: PDR
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 _____

Applicant is seeking to annex the subject property and have it rezoned consistent with adjacent property as Phase II of the Everhour Development. _____

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 _____

Applicant is seeking to annex the subject property and have it rezoned consistent with adjacent property as Phase II of the Everhour Development. _____

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

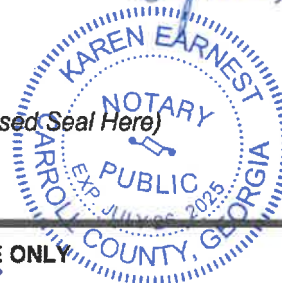
23rd day of February, 2025

Signature of Applicant

[Handwritten Signature]

Karen Earnest 2/23/25
Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : 01/23/2025

RECEIVED BY: Tracy S. Dunham DATE OF FILING: 02/24/25 FILING FEE RECEIVED: \$2,445.00

DATE OF NOTICE TO NEWSPAPER: 01/21/26

DATE OF PUBLIC HEARING: 02/10/26

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

Please list any written proffered conditions below:

See Attached

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

See Attached

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

Signature of Applicant

RICK EDWARD MARTIN / DIRECTOR
Type or Print Name and Title LAND ACQ

Signature of Applicant's Representative

Smith Conerly LLP

Charles S. Conerly, Attorney

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 February 25, 2025 for action by the Planning Commission on annexation /rezoning requiring a public hearing on property described as follows:

Green Top Road, Coweta County, Georgia - 122.64 acres in land lots 86 and 107 of the 5th Land District, Coweta County, Georgia and being tax reference numbers 085 5107 001, 085 5107 001A, and 085 5086 002

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:

NCTI 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.

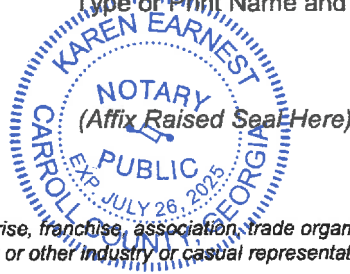
James Van S Mottola
Signature of Applicant

James Van S Mottola
Type or Print Name and Title

Charles S. Conerly
Signature of Applicant's Representative
Smith Conerly LLP

Charles S. Conerly
Type or Print Name and Title

Karen Earnest 2/24/25
Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner NCTI LLC

Telephone Number 770-834-1160

Address of Subject Property Green Top Road, Coweta County, Georgia - 122.64 acres in land lots 86 and 107 of the 5th Land District
Coweta County, Georgia and being tax reference numbers 085 5107 001, 085 5107 001A, and 085 5086 00;

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.

NCTI, LLC

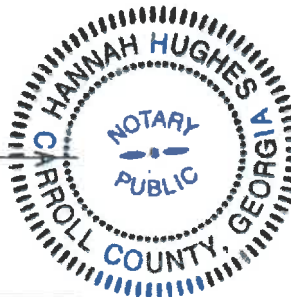
By: James Van S. Motter
Signature of Property Owner

Personally appeared before me

James Van S. Motter

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

[Signature]
Notary Public



(Affix Raised Seal Here)

2/24/2025
Date



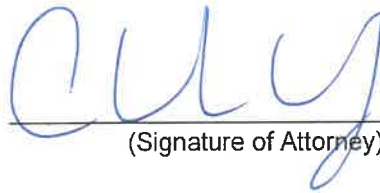
City of Newnan, Georgia

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.


(Signature of Attorney)

Name of Attorney Charles S. Conerly of Smith Conerly LLP

Address 402 Newnan Street
Carrollton, Georgia 30117

Telephone 770-834-1160

Date February 24, 2025



AVERAGE LOT SIZE = 9,600 SQ/FT PROPOSED DENSITY = 2.05 UNITS/ACRE	
OPEN SPACE = 33.4% OPEN SPACE = 88.17 ACRES	OPEN SPACE = 33.4% OPEN SPACE = 88.17 ACRES
PAVING HOMES (28 LOTS)	PAVING HOMES (28 LOTS)
TRADITIONAL FAMILY (102 LOTS)	TRADITIONAL FAMILY (102 LOTS)
ESTATE HOMES (47 LOTS)	ESTATE HOMES (47 LOTS)
32' WIDE LOT	32' WIDE LOT
52' WIDE LOT	52' WIDE LOT
62' WIDE LOT	62' WIDE LOT

[illegible][illegible]

24 HOUR CONTACT:
rick martin
770.381.3450

GEORGIA 811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

As the nation's largest utility locator, Georgia 811 is the only service that can help you find out what's buried underground. Call 811 and we'll tell you where the gas, water, sewer, and other utilities are located. We'll also tell you where the power lines are. So you can dig safely and avoid the cost of a utility accident. Call 811 today. It's the only way to find out what's below.

REVISIONS

1	10.10.2014	-	SIT	REVISION
2	12.01.2014	-	SIT	REVISION
3	12.10.2014	-	SIT	REVISION
4	12.20.2014	-	SIT	REVISION

OWNER/DEVELOPER
PULTE GROUP
2475 NORTHWINDS PKWY #600
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

ZONING PLAN

EVERHOUR PHASE 2

LAND LOTS 107 & 86
5TH DISTRICT
CITY OF NEWNAN, GEORGIA



RIDGE PLANNING AND ENGINEERING[®]

6234 O. HIGHWAY 5
SUITE D9-250 • WOODSTOCK, GA 30188
OFFICE 770.936.9000

NCTI LLC
Application for Annexation and to Amend Zoning Map
Proffered Conditions

Applicant proffers, as conditions:

A. GENERAL CONDITIONS:

- 1) The project will be consistent with the concept plan, density, project data, and elevations provided as part of the application.
- 2) The average square footages for each Pod will be as follows:
Ranch Pod – 1,800 square feet; Traditional Pod – 2,500 square feet; Estate Pod – 3,000 square feet.

B. SPECIFIC CONDITIONS:

- 1) The maximum number of lots is restricted to two hundred thirty-five (235) single-family, detached, fee-simple owned homes.
- 2) A landscape plan shall be submitted to the appropriate department for review and approval prior to any plantings.
- 3) The applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.
- 4) Right-of-way shall be reserved for a paved and publicly dedicated roadway to connect this development with a possible adjoining future development to the west and the portion of the connection within this development shall be constructed in conjunction with construction of the streets in this development.
- 5) The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District.
- 6) All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
- 7) Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.

8) The property shall be served by public water and sewerage facilities provided by Newnan Utilities.

9) All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the City stormwater system, prior to doing so, a plan shall be submitted to the appropriate City department for consideration.

10) All front, side and rear yards of all disturbed grass areas on lots shall be sodded.

11) All utilities that provide service to the proposed subdivision shall be placed underground.

12) The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.

13) There shall be a 135-foot building setback (Green Top centerline) and a 50-foot planted buffer along the entire frontage on Green Top Road, except entrances.

14) All garage doors shall be architecturally treated similarly to the renderings submitted.

15) The lot information and setbacks shall be as follows:

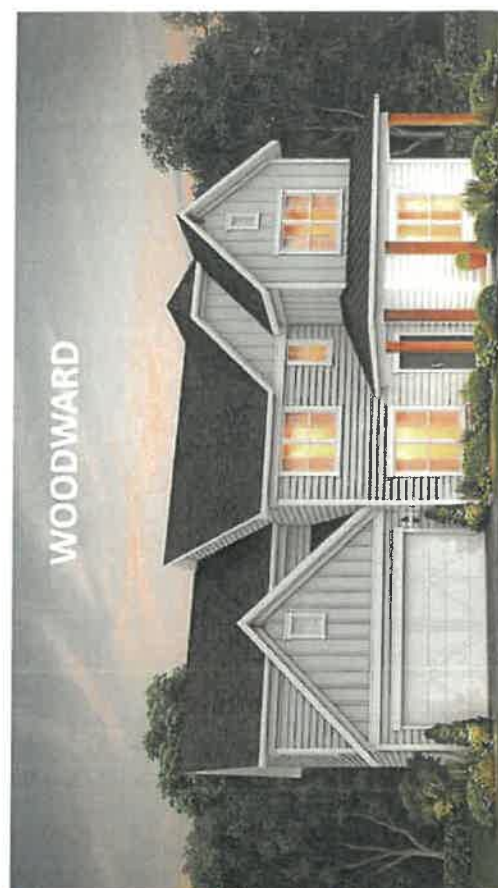
- Minimum street frontage 30-feet
- Minimum lot width at front setback 40 feet
- Minimum floor area 1,600 square feet
- Maximum impervious area 60%
- Minimum lot size 8,200 square feet
- Front setback 30-feet
- Side setback 5-feet
- Major side (double frontage) 10-feet
- Rear setback 20-feet
- Building separation 10-feet
- Maximum building height 2 stories/40-feet

16) There shall be a 25-foot natural, vegetated buffer around the perimeter of the site.

17) Developer will construct a pool and cabana amenity. If the property is annexed as part of the Everhour subdivision, however, the amenity will not be required, and residents of Everhour Phase II will have access to the amenities in Everhour Phase I. Developer will otherwise comply with Section 3-7 of the Zoning Ordinance.



RIVERTON



WOODWARD



WINGATE



FURNACE





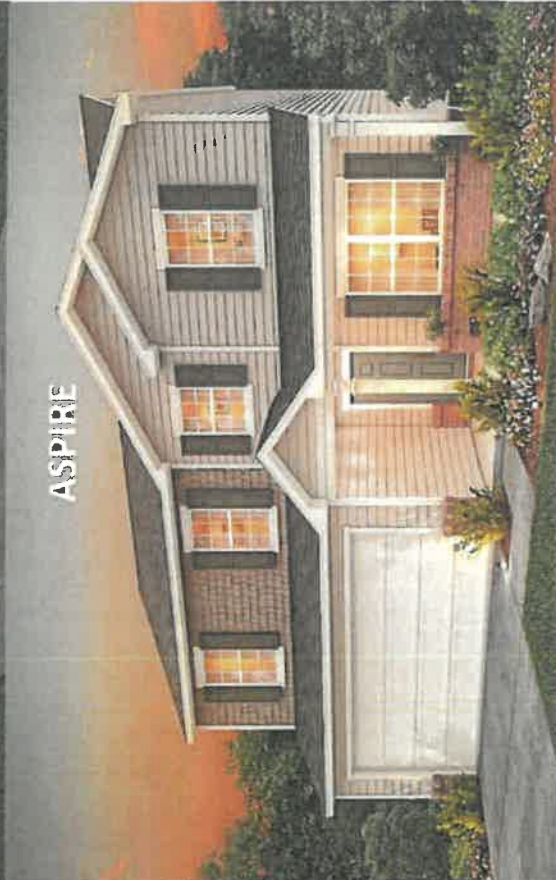
MITCHELL



HAMPTON



HARTWELL



ASPIRE

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENTOP ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE WEST LINE OF LAND LOT 107;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 70 DEGREES 17 MINUTES 35 SECONDS EAST, 82.70 FEET TO A POINT;

THENCE, NORTH 71 DEGREES 37 MINUTES 46 SECONDS EAST, 54.61 FEET TO A POINT;

THENCE, NORTH 72 DEGREES 09 MINUTES 08 SECONDS EAST, 47.46 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 00 MINUTES 35 SECONDS EAST, 50.46 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 11 DEGREES 10 MINUTES 14 SECONDS EAST, 383.05 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 99 DEGREES 38 MINUTES 25 SECONDS WEST, 300.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 300.00 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 2.07 ACRES (90,073 SQUARE FEET).

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH REBAR WITH CAP LOCATED NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 200.00 FEET FROM A 1/2 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 86, 87, 106 AND 107;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 1,738.47 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 18 MINUTES 25 SECONDS EAST, 132.83 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, SOUTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, 300.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, 383.05 FEET TO A 1/2 INCH REBAR WITH CAP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENTOP ROAD (80 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 74 DEGREES 00 MINUTES 35 SECONDS EAST, 22.14 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 38 MINUTES 01 SECONDS EAST, 266.30 FEET TO A POINT;

THENCE, NORTH 75 DEGREES 09 MINUTES 59 SECONDS EAST, 155.81 FEET TO A POINT;

THENCE, NORTH 76 DEGREES 02 MINUTES 41 SECONDS EAST, 140.62 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 07 MINUTES 37 SECONDS WEST, 1,089.87 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 00 DEGREES 53 MINUTES 28 SECONDS WEST, 1,311.20 FEET TO A 1 INCH SQUARE IRON ROD;

THENCE, NORTH 89 DEGREES 35 MINUTES 40 SECONDS WEST, 758.53 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 38.51 ACRES (1,677,546 SQUARE FEET).

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 86 AND 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 86, 87, 106 AND 107;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 200.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST, 758.53 FEET TO A 1 INCH SQUARE IRON ROD;

THENCE, SOUTH 01 DEGREES 08 MINUTES 35 SECONDS WEST, 200.00 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 87 DEGREES 57 MINUTES 50 SECONDS EAST, 1,039.27 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 00 DEGREES 57 MINUTES 15 SECONDS WEST, 47.48 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 01 DEGREES 00 MINUTES 19 SECONDS WEST, 150.87 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST, 1,066.18 FEET TO A NAIL IN THE NORTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (200 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 55 DEGREES 13 MINUTES 16 SECONDS WEST, 2,169.91 FEET TO A 1/2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 2,553.88 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 82.06 ACRES (3,574,618 SQUARE FEET).

1. The first part of the document is a title page. It contains the title of the document, the author's name, and the date of the document. The title is "The First Part of the Document". The author's name is "John Doe". The date is "12/12/2023".

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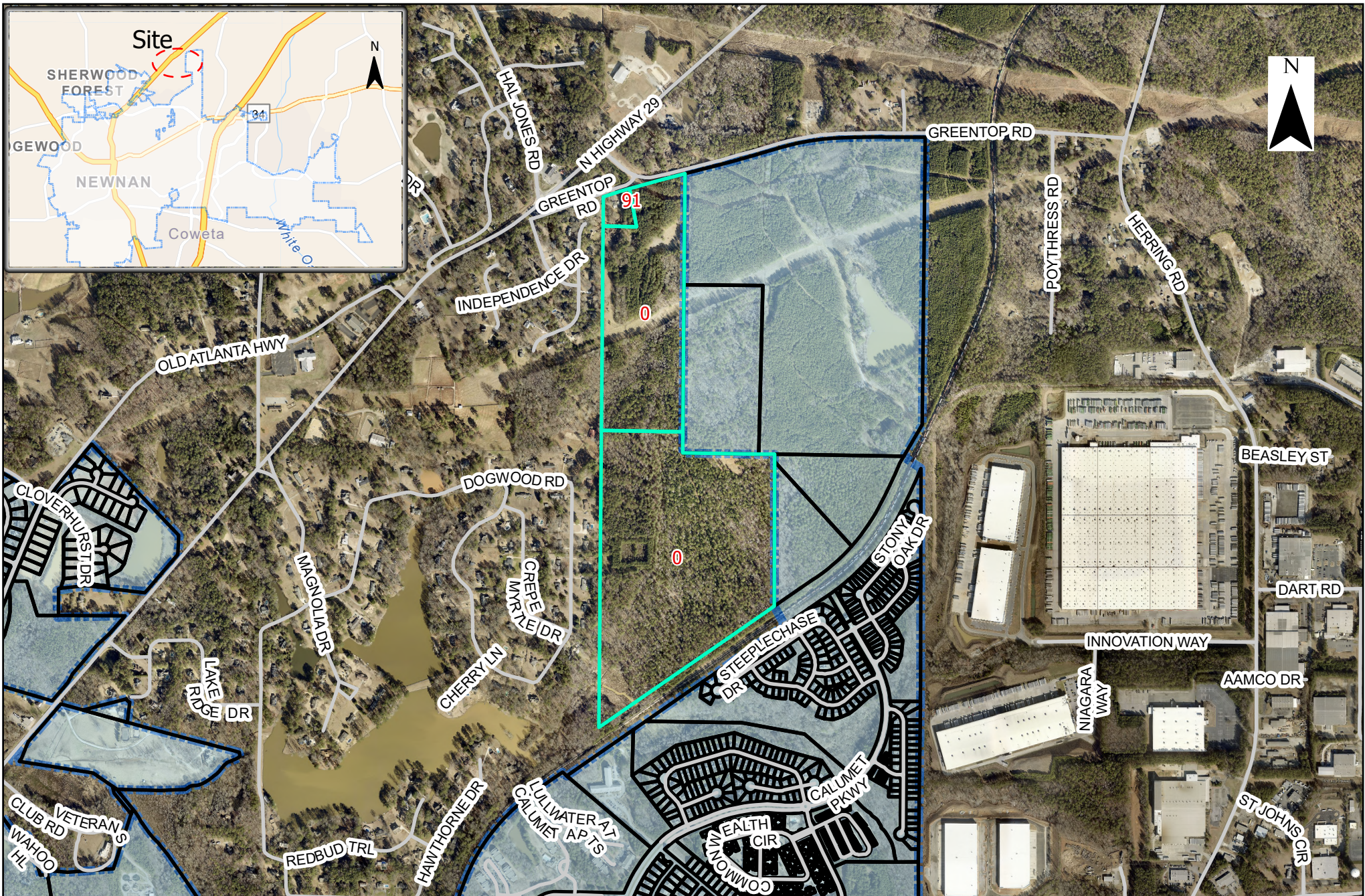
City of Newnan, Georgia
Attachment E

Checklist

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

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

Note: Please attach this form to the filing application.



CITY OF NEWNAN

Project Location

1 = 14,304 feet

Date: 2/27/2025 12:34 PM



NEWNAN
GEORGIA

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

Proposed Annexation

City Limits

Parcel # 085 5086 002
085 5107 001
085 5107 001A

ADDRESS
91 GREENTOP RD
Newnan, Ga 30264

EXECUTIVE SUMMARY

Everhour Phase 2 Residential Development (DRI #4427) is proposed for construction along Greentop Road in Newnan, Coweta County, Georgia. The proposed development will consist of 535 single-family detached units. The development will have four (4) access points consisting of two (2) full-access driveways and two (2) right-in/right-out (RIRO) driveways.

Traffic operations at the study intersections are satisfactory at ten of the twelve study intersections in the Existing conditions. However, inadequate LOS are present at the remaining two study intersections, and the conditions are expected to worsen as evidenced in the 2030 No-Build scenario due to the anticipated growth in the study area. The programmed GDOT P.I. No. 0013195 is expected to provide satisfactory LOS at the affected intersections in future 2030 No-Build conditions.

The addition of project traffic is expected to have an impact on the traffic operations at the study intersections. For 2030 Build conditions, study intersections are expected to continue to operate at the same overall LOS when compared to 2030 No-Build conditions, with the overall intersection of SR 14/US 29 becoming inadequate during the PM peak hour.

A right-turn deceleration lane is not warranted at Site Drive W along Greentop Road (west); however, a right-turn deceleration lane is still recommended at this location. A right-turn deceleration lane is warranted at Site Drive X, Site Drive Y, and Site Drive Z along Greentop Road.

A left-turn lane is not warranted at Site Drive W along Greentop Road (west). A left-turn lane is warranted at Site Drive Y along Greentop Road.

Each of the site driveways are proposed to have single-lane approach and departure lanes. This proposed lane configuration is expected to operate with adequate LOS in Build conditions

To receive the Notice of Decision Request for Non-Expedited DRI #4427 – Everhour Phase 2 Residential Development, the following Roadway Improvement Conditions of Approval and Advisory Conditions are recommended:

Recommended Roadway Improvement Conditions of Approval

Greentop Road (west) and Site Drive W

- Install a full-access stop sign controlled driveway configuration
- Install an eastbound right-turn deceleration lane per City of Newnan standards

Greentop Road and Site Drive X

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration
- Install an eastbound right-turn deceleration lane per City of Newnan standards

Greentop Road and Site Drive Y

- Install a full-access stop sign controlled driveway configuration
- Install an eastbound right-turn deceleration lane per City of Newnan standards
- Install a westbound left-turn lane per City of Newnan standards

Greentop Road and Site Drive Z

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration
- Install an eastbound right-turn deceleration lane per City of Newnan standards

Recommended Roadway Improvement Advisory Conditions:SR 14/US 29 and Arbor Springs Parkway/SR 154

- Install a permissive+overlap phase for the northbound right-turn movement

SR 34/Bullsboro Drive and Amlajack Boulevard/Celebrate Life Parkway

- Install a northbound left-, a northbound shared left+through lane, and two northbound right lanes configuration on Celebrate Life Parkway
- Install two southbound left-turn lanes, a southbound left+through lane, and southbound right lane configuration on Amlajack Boulevard
- Install four eastbound through lanes with a shared through+right lane on SR 34/Bullsboro Drive,
- Install split signal phasing on the side streets and adjust signal timing accordingly



12/12/25

Reference: Green Top Road

Tracy Dunnavant,

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 576 calls, 6 motor vehicle accidents and 34 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 \$22,500.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

December 15, 2025

Ref: *Annexation Request Green Top Road*

Dear Tracy,

I have reviewed the annexation request for the second phase of Green Top Road.

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



December 15, 2025

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

RE: 235 Single Family Units in Newnan, GA, Parcel #085 5086 002 and 096 5107 001A

Ms. Dunnavant,

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

- Parcel Number 085 5086 002 and 096 5107 001A
- 120.61 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

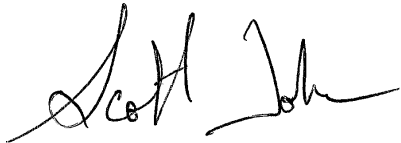
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

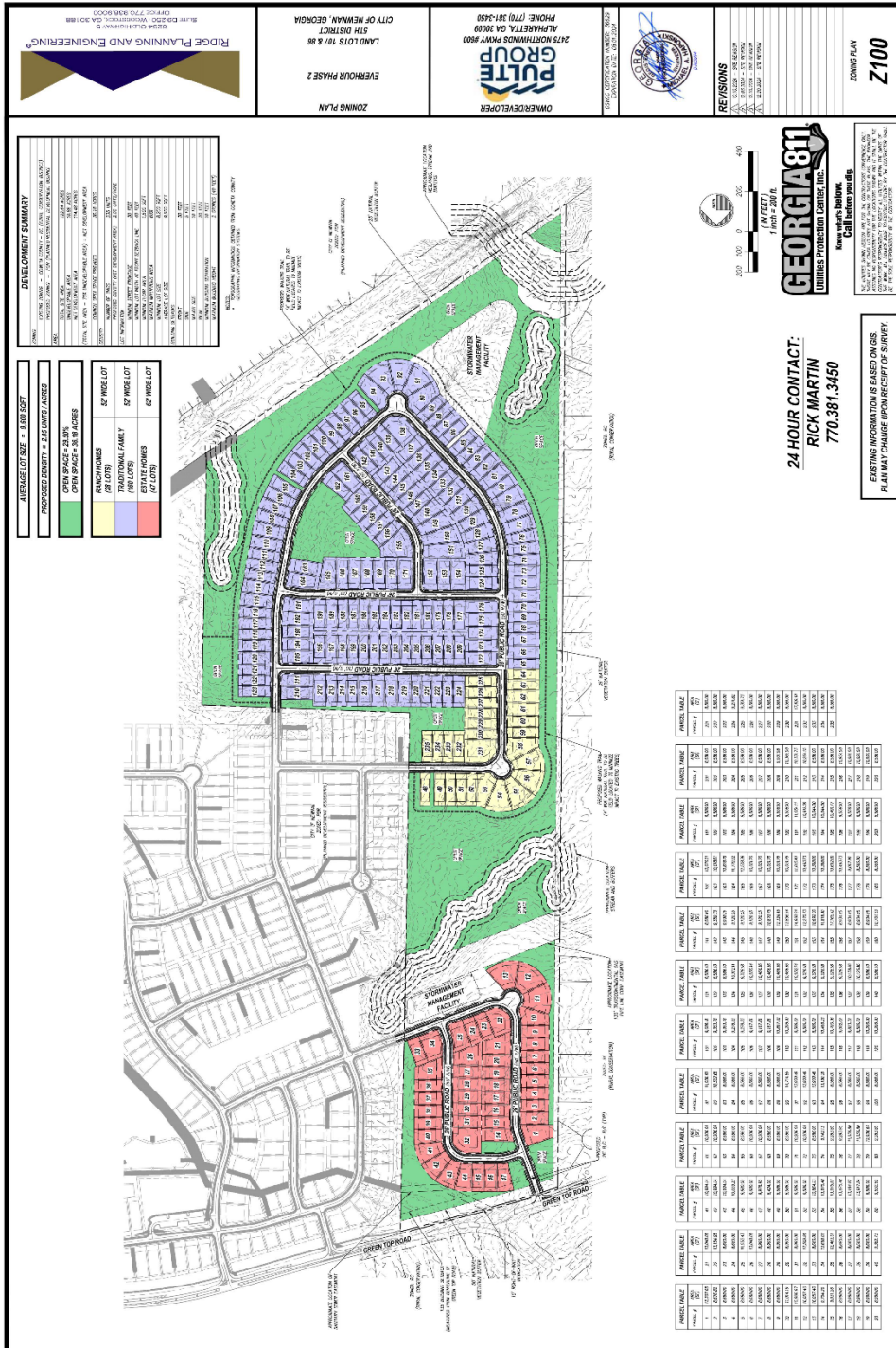
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection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

This letter is good for one year from the date of the letter. Please let me know if you have any questions or need additional information.

Sincerely,



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



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

Coweta County School System

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

September 18, 2025

Stephanie Wagner
Three Rivers Regional Commission
PO Box 818
120 N. Hill Street
Griffin, GA 30224

RE: Letter of Impact for DRI #4427 Everhour Phase II (City of Newnan)

Stephanie,

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

The proposed development would potentially contain 535 residential units. The current school district lines would place students in this neighborhood in the following locations:

Northside Elementary (77% Capacity), Madras Middle School (88% Capacity), and Newnan High School (85% Capacity).

Developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area of the 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



The City of Newnan, Georgia

Office of City Engineer

City Engineer Review 2025.12.15

ANNEXATION/ REZONING REQUEST

Everhour Phase 2
Greentop Road

Environmental:

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

New Development and Redevelopment ordinance. The concept and final plan shall comply with all relevant design standards, calculations, formulas, methods, and other guidance from the **Georgia Stormwater Management Manual** (Blue Book). The concept and final plan shall also be designed in consideration of the **Extent of Service Policy, Infrastructure, Operation, Maintenance and Repairs**, Article VII, Sec. 10-179 of Chapter 10 – Environment, of the Code of Ordinances.

Development:

1. The plan for development shall follow and comply with the City of Newnan standards for design, including typical pavement sections for new construction, ROW to accommodate utilities, and ADA compliant sidewalks and curb ramps.
2. All traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Traffic signs shall be mounted on Georgia Department of Transportation (GDOT) standard Type 7, breakaway, posts. Crosswalks shall be standard GDOT ladder type crosswalks. The design of the street name blades shall conform to City standards, with seals for public streets. All pavement markings shall be in thermoplastic meeting GDOT standards.
3. The City of Newnan will not issue any permits for Land Disturbing Activities (LDP) for Phase 2 until assurance is provided that the permits required from Coweta County have been issued. This may be done concurrently with Coweta County following a joint Pre-Construction meeting.

Transportation:

1. The development shall conform to the general conditions, required elements, and required improvements as shown in Attachments A, B, and C (Section 1), as referenced in the Notice of Decision for Request for Non- Expedited Review of DRI 4427 Everhour Phase 2, dated October 27, 2025.
2. For internal streets, where practicable, the development shall incorporate engineered traffic calming measures, such as the use of landscaped medians or islands, traffic circles, chicanes to serve as speed deterrence. Vertical deflection for speed deterrence is not permitted under the International Fire Code.
3. Greentop Road will remain under the jurisdiction of Coweta County.



NOTICE OF DECISION

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

To: City of Newnan
(via electronic mail and certified mail) Andrew Moroz
Pulte Home Company, LLC
2475 Northwinds Parkway
Alpharetta, GA 30009

From: Jannine Miller, GRTA Executive Director

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

David Clark, Fulton County, GA
Daniel Trevorrow, GDOT District 3
Standford Taylor, GDOT District 3
Mike Morton, Chattahoochee Hills
Deborah Bell, City of Fayetteville
A. Starr, Town of Turin
R. Screws, Town of Turin
E. Good, City of Sharpsburg
A. Grieshaber, City of Grantville
D. Pearman, City of Senoia
H. Simmons, City of Senoia
Josh Pruitt, NV5
Erika Becker, NV5
Andrew Moroz, Pulte Home Company
Rick Martin, Ridge Planning & Engineering

Date: October 27th, 2025

RE: Notice of Decision for DRI #4427- Everhour Phase 2

Notice of Decision for Request for Non-Expedited Review of DRI 4427 Everhour Phase 2

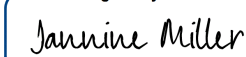
The purpose of this notice is to inform Pulte Home Company LLC (the Applicant) and the City of Newnan (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and The Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 4427 Everhour Phase 2 (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

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

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on 8/28/2025. The review package includes: the site development plan (Site Plan) dated 5/12/2025 titled "DRI Site Plan DRI #4427 Everhour" prepared by Ridge Planning and Engineers, the Transportation Study dated August 1, 2025 prepared by NV5 Engineer and Consultants received by GRTA on August 28, 2025, and the DCA Initial and Additional forms filed on March 25, 2025 and August 25, 2025.

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

DocuSigned by:



Jannine Miller

Executive Director

Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

General Georgia Department of Transportation (GDOT) Conditions

- GDOT reserves the right to set driveway/access points based on compliance with GDOT standards, safety analysis, neighboring conflicts, and any other circumstance needing consideration on all state routes.
- Any access to GDOT right of way will be determined at the time of permitting when submitted with a design.
- GDOT will determine what access is allowable based on the design in accordance with the most current copy of the GDOT Driveway/Encroachment Manual. This includes construction of right turn deceleration lane(s), left turn lane(s), all sight distance requirements, etc.

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Construct sidewalk meeting the City of New Standards on the north side of the development along the southern frontage of Greentop Road and along any frontage required by the City of Newnan Standards.

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

Greentop Road (west) and Site Drive W

- Install a full-access stop sign controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.

Greentop Road and Site Drive X

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.

Greentop Road and Site Drive Y

- Install a full-access stop sign controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.
- Install a westbound left-turn lane per City of Newnan standards.

Greentop Road and Site Drive Z

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.

Greentop Road and Site Drive Z

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards

Attachment B – Required Elements of the DRI Plan of Development

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

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

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

Attachment C – Required Improvements to Serve the DRI

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

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

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

General Georgia Department of Transportation (GDOT) Conditions

- GDOT reserves the right to set driveway/access points based on compliance with GDOT standards, safety analysis, neighboring conflicts, and any other circumstance needing consideration on all state routes.
- Any access to GDOT right of way will be determined at the time of permitting when submitted with a design.
- GDOT will determine what access is allowable based on the design in accordance with the most current copy of the GDOT Driveway/Encroachment Manual. This includes construction of right turn deceleration lane(s), left turn lane(s), all sight distance requirements, etc.

Bicycle, Pedestrian & Transit Facilities

- Provide pedestrian connectivity between all buildings, uses, and existing and future pedestrian access points.
- Construct sidewalk meeting the City of New Standards on the north side of the development along the southern frontage of Greentop Road and along any frontage required by the City of Newnan Standards.

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- Install an eastbound right-turn deceleration lane per City of Newnan standards.

Greentop Road and Site Drive Y

- Install a full-access stop sign controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.
- Install a westbound left-turn lane per City of Newnan standards.

Greentop Road and Site Drive Z

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.

Greentop Road and Site Drive Z

- Install a right-in/right-out (RIRO) yield-controlled driveway configuration.
- Install an eastbound right-turn deceleration lane per City of Newnan standards.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

SR 14/US 29 and Arbor Springs Parkway/SR 154

- Install a permissive+overlap phase for the northbound right-turn movement

SR 34/Bullsboro Drive and Amlajack Boulevard/Celebrate Life Parkway

- Install a northbound left-, a northbound shared left+through lane, and two northbound right lanes.
- configuration on Celebrate Life Parkway.
- Install two southbound left-turn lanes, a southbound left+through lane, and southbound right lane configuration on Amlajack Boulevard.
- Install four eastbound through lanes with a shared through+right lane on SR 34/Bullsboro Drive.
- Install split signal phasing on the side streets and adjust signal timing accordingly.

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

Project ID: DRI #4427
Project Name: Everhour Phase II
Name of Host Jurisdiction: City of Newnan
Date: September 29, 2025

The Three Rivers Regional Commission (TRRC) has completed its review of the Development of Regional Impact (DRI) for DRI #4427 – Everhour Phase II. The trigger for this DRI review is an annexation and rezoning request, and the threshold exceeded for this DRI is the size of the development. TRRC conducted a careful review of the information submitted by the local government. Potentially affected parties were requested to submit comments on the proposed project during the fifteen-day period of September 10, 2025 through September 24, 2025.

Project Overview

The developer, Pulte Home Company, LLC, is proposing a residential development consisting of 535 residential units; 300 units have been previously approved as part of an annexation with conditions. The developer has decided to build a phase 2 with 235 units, thus exceeding the DRI review threshold for the total units in a residential development. The proposed site is presently located in unincorporated Coweta County; the applicant proposes to annex the site into the City of Newnan and requests a rezoning. The total size of the site (both phases) is approximately 286.24 acres. The site is located south of SR 29 and is adjacent to Green Top Road (approximate location at this [Google link](#)). Four (4) driveways onto Green Top Road are proposed. The proposed build out completion timeframe for the project is 2030, pending approval from necessary parties.

Context in Regional Plan and Regional Resource Plan

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

- According to the Regional Plan, the proposed development site lies within the Developing Areas of the Regional Land Use and Conservation and Development maps (attached). Per the Areas Requiring Special Attention map, the site is designated as an Area of Rapid Development. The desired development patterns, land uses, and implementation measures listed in the regional plan for these areas should be considered for this project. These measures (listed page 23) include:
 - Increased accessibility and safety for all users including vehicles, pedestrians, and cyclists
 - Encourage development to locate closer to the center of the community and to connect to older developments and residential neighborhoods via the street network and trails
 - Mixed use centers that increase the inclusion of commercial, residential, and institutional which create more livable spaces

- Residential development that offers a mix of quality housing including various types, density, and costs
- Site and building designs should be sensitive to the site's natural features and environmental characteristics
- Minimize site clearance, grading, and disturbance to the construction footprint as a way of preserving natural features such as trees
- Encourage higher density and mixed-use development to minimize impact of development and that offers increased connectivity and decreased car dependence
- Encourage alternative stormwater infrastructure such as raingardens and swales
- Promote beautification measures along roadway corridors

Housing and Land Use Impacts in Region

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

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

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

Context within Comprehensive Planning

As this project area includes an annexation request and includes/borders both unincorporated and incorporated areas, decision-makers should consult the city's and county's comprehensive plans to ensure land use decisions align with the envisioned character and growth strategies for the site area and surrounding areas.

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

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

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

According to the **2021 Coweta County Comprehensive Plan**, [which can be found at this DCA link](#):

- Per the **Coweta County Growth Strategy** (begins page 167), the site is designated within the Growth Priority area. The Growth Priority Area includes the following development patterns (starting p. 178):
 - Land use planning for areas contiguous with urban municipalities should be comparable and compatible in its approach and intensity.
 - Sewer and water infrastructure investments should be focused on the Growth Priority Area. Priority should be given to economic development sites, complete communities, commercial districts, dense residential areas, R-PDP zoning districts, and major employers. In addition, existing locations susceptible to septic failure within the Growth Priority Area should also be prioritized for sewer expansion.
 - New development should incorporate pedestrian and bicycle access into its transportation system to provide alternative travel methods as density increases in the Growth Priority Area.
 - Various ranges of residential densities should exist. Therefore, land use regulations and policies should direct higher density development to this area. This approach is consistent with the availability of urban services.
 - In addition, existing communities should be protected from adverse impacts of new development with greater density or intensity of land use. Appropriate buffers and land use transition should be employed when necessary.
 - The Growth Priority Area can accommodate dense residential and commercial development with various intensities where infrastructure is in place.
 - The scope and boundary of the Growth Priority Areas should be periodically reviewed in light of any changes in sewer and water, transportation level of service, or other factors.
- Per the **Coweta County Character Areas Section**, the site is designated within the Priority Development Character Area (map p. 65, discussion of area starts p. 82), which notes:
 - Significant growth pressure is seen in this character area due to the ready availability of water and sewer services. Consequentially, this character area intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment (p. 83).
 - Priority Development residential areas are relatively compact, walkable places. Homes are oriented to the street, sited on smaller lots with shallow setbacks. As infill occurs, density should be encouraged through both horizontal and vertical design (p. 85).
 - Strengthen the review process for analyzing the impact of stormwater design on potential lots configurations for dense infill development (p. 87).

Natural Resources Planning and Resiliency Considerations

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

Road Safety, Connectivity, and Active Transportation

- **Sidewalk Connectivity.** Per the traffic impact study and site plan, the project proposes a sidewalk along Green Top Road and a 5-foot sidewalk within the development, which promotes walkability. Stakeholders are encouraged to provide as connected and as wide of a robust sidewalk system as possible to encourage people on foot and in wheelchairs to navigate the neighborhoods in order to access the walking trail, amenity area, potential school bus stops, etc.
- **Trips.** Per the traffic impact study, project is expected to generate 4,720 daily trips.
- **Crash Data.** The 5-year crash data is attached for: 1) all Fatal and Serious (K&A) crashes in Coweta County, 2) all crashes in Newnan, and 3) all crashes on the local transportation network near the project area. Per the data:
 - **Coweta County Crashes.** The county has had 111 fatal crashes over the last five (5) years (2020-2024 data), and 366 serious injury crashes. Over 33% of these fatal and serious crashes were at intersections, and almost 7% were pedestrian-related. The highest number of crashes were in unincorporated Coweta County (81.76%) followed by the City of Newnan (12.16%).

- **City of Newnan Crashes:** The city has had 6,053 crashes of all levels of severity over the last five (5) years, with nine (9) fatal crashes and 49 serious injury crashes. Over 67% of these crashes were related to intersections, and over 45% were related to distracted driving. Per the crash data heat maps (attached), SR 34, to which the project area network will have trip inputs, has high crash intersections.
- **Project Area Crashes.** A polygon drawn around the project area to include nearby intersections has had 2,696 of all crash types over the past five (5) years (map of crash data in selected area w/ nearest intersections attached), with six (6) fatal crashes and twenty serious crashes. This data results in an average of slightly over one (1) fatal crash in the area per year, and four (4) life altering crashes. Over 64% of crashes are intersection-related, and almost 70% are distracted-driver related.
- All project stakeholders are encouraged to prioritize roadway improvements that will decrease intersection and distracted-driver crashes in this project area network.
- **Coweta County Comprehensive Transportation Plan.** Per the [Coweta County Comprehensive Transportation Plan](#) (CTP) and the city's comprehensive plans, these jurisdictions are committed to developing a multi-modal transportation network. Per the CTP, a goal is to leverage the development process to strategically enrich the transportation network (p. 5).
- Decision-makers are encouraged to maximize the multimodal, connectivity, and safety improvement opportunities for this development and supporting roadways as a longterm strategy for the transportation network and livability for citizens.

Comments

Comments for this project were received from Coweta County Schools and are attached.

Transmittal

The transmittal of this Report of Findings officially completes the DRI process. The City of Newnan may proceed with the final official action it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision. The enclosed information is advisory in nature and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries. This DRI Review was performed in coordination with the GRTA review of DRI #4427.

Attachments

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

STATE OF GEORGIA
COUNTY OF COWETA

**AN AGREEMENT BETWEEN
THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA
AND NCTI, LLC
REGARDING ANNEXATION PROCEDURES AND
TRANSPORTATION IMPROVEMENTS**

THIS AGREEMENT (hereinafter this "**Agreement**"), made and entered into as of the date the last of the Parties to do so signs this Agreement (hereinafter the "**Effective Date**"), by and between the CITY OF NEWNAN, a political subdivision of the State of Georgia (hereinafter the "**City**"), COWETA COUNTY, GEORGIA, a political subdivision of the State of Georgia (hereinafter the "**County**"), and NCTI, LLC, a Georgia limited liability company (hereinafter the "**Developer**"). The City, the County, and the Developer are referred to collectively as "**Parties**" and may be individually referred to as a "**Party**".

PREAMBLE:

WHEREAS, Developer is the fee simple owner of that certain real property consisting of 122.64 ± acres lying and being in the 5th District of Coweta, County, Georgia, and being more particularly described on Exhibit "A" and being identified as Coweta County Tax Parcel Numbers 085 5107 001, ~~001 5107 001A~~, and 085 5086 002 (hereinafter the "**Property**"); and

WHEREAS, Developer has requested that the City annex the Property into the City; and

WHEREAS, the City has accepted the Developer's annexation application to annex the Property into the City and provided the proper notice to the County as required by O.C.G.A. § 36-36-110, *et seq.*; and

WHEREAS, the County has made objection to the proposed annexation pursuant to O.C.G.A. § 36-36-110, *et seq.*; and

WHEREAS, O.C.G.A. § 36-36-119 provides that cities and counties shall negotiate in good faith throughout the process of annexation dispute resolution and may agree to a written agreement governing the annexation at any time; and

WHEREAS, the City, the County, and the Developer have had meetings and

communications to discuss the County's objections regarding annexation of the Property and the potential resolution thereof; and

WHEREAS, O.C.G.A. § 36-36-119 authorizes this Agreement for the changing of zoning, land use, and density; and

WHEREAS, the County agrees not to object to the annexation of the Property upon the execution and performance of this Agreement by the Parties; and

WHEREAS, the City and the County find it in the best interests of the health, safety, and welfare of the public to set forth obligations of the Developer regarding certain zoning conditions and transportation improvements associated with the proposed annexation of the Property and the proposed development; and

WHEREAS, in consideration of the mutual benefits and consideration accruing to each of the parties hereto and for the use of and benefit of the citizens of the entire county, which benefits are hereby expressly acknowledged, the City, the County, and the Developer, as authorized by Art. IX, Sec. III, Para. I, of the Constitution of the State of Georgia, enter into this Agreement for the following purposes.

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter stated and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Recitals Incorporated

The recitals set forth above are expressly incorporated to this Agreement herein by reference and made a part hereof.

Section 1 – Representations of Authority

Each Party hereto makes the following representations and warranties, which are specifically relied upon by all of the other Parties as a basis for entering this Agreement:

1.1 The City and the County have validly adopted this Agreement at a public meeting pursuant to the Open Meetings Act, O.C.G.A. § 50-14-1, *et seq.*

1.2 The Developer hereby represents and warrants that the undersigned officer or agent has the necessary power and authority to enter into this Agreement, to perform its obligations hereunder, and that such actions have been duly authorized in accordance with applicable law.

Section 2 – Procedure and Zoning Conditions

2.1 The County will vote to approve this Agreement.

2.2 Following the County's approval of the Agreement, the City will vote to approve the Agreement on its next following meeting of the City Council.

2.3 Following final execution of the Agreement by all Parties, the City shall proceed with its annexation and rezoning procedures pursuant to its ordinances with regard to the Property and if the Property is annexed into the corporate limits of the City, the City shall file its annexation notice with the Department of Community Affairs and the County.

2.4 Provided the Property is annexed into the corporate limits of the City, the development shall be developed substantially identical to the site plan attached hereto as Exhibit "B," including, without limitation:

- a) the maximum number of lots is restricted to two hundred thirty-five (235) single-family detached, fee-simple owned homes;
- b) a 25-foot vegetative buffer along the western property line; and
- c) The lot information and setbacks shall be as follows:
 - Minimum street frontage 30-feet
 - Minimum lot width at front setback 40-feet
 - Minimum floor area 1,600 square feet
 - Maximum impervious area 60%
 - Minimum lot size 8,200 square feet
 - Front setback 30-feet
 - Side setback 5-feet
 - Major side (double frontage) 10-feet
 - Rear setback 20-feet
 - Building separation 10-feet
 - Maximum building height 2 stories/40-feet

2.5 Transportation Improvements. Concurrent with the recording of each Phase 2 final plat, the Developer shall pay to the County the monetary sum of SIX THOUSAND NINE HUNDRED FIFTY AND NO/100THS DOLLARS (\$6,950.00) per lot, delivered pursuant to Section 10 below. Said funding is to be utilized by the County to assist with design, permitting, and construction of intersection improvements: 1) Hal Jones Road/Green Top Road at US 29; 2) Green Top Road and Herring Road; and 3) Herring

Road and Bledsoe Road. The County agrees that the Developer may not submit an application for the LDP prior to November 5, 2026.

Section 3 – Settlement of Disputes

3.1 Within five (5) business days after the City approves this Agreement, the County shall dismiss its objection to the annexation by notifying the Department of Community Affairs regarding the settlement pursuant to Section 12 herein.

3.2 This Agreement is in settlement of any and all claims that could be raised by the City, the County, and/or the Developer regarding the City's annexation of the Property pursuant to and/or under O.C.G.A. § 36-36-20 to -23 and/or O.C.G.A. 36-36-110 to -119.

3.3 This Agreement was jointly drafted by the Parties and is the result of settlement discussions. Accordingly, no rule, decision, or doctrine of law, construction, or interpretation against the drafter of this Agreement shall apply hereto and the Parties expressly waive any application of the same.

Section 4 – Term of Agreement

This Agreement shall be effective between the Parties, their successors, and assigns, immediately upon execution by all Parties hereto and for a period of two (2) years except as to Section 2.5 herein which shall be effective for a period of ten (10) years.

Section 5 – Modification

The Parties may modify this Agreement only in writing by having a modification signed by all Parties and adopted pursuant to the Open Meetings Act, O.C.G.A. § 50-14-1 *et seq.*

Section 6 – Entire Agreement

This Agreement is a full and complete statement of the terms of the Parties as to the subject matter hereof and has been authorized by proper action of the respective Parties.

Section 7 – Counterparts

This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

Section 8 – Governing Law and Forum

This Agreement, and the rights and obligations of the Parties hereunder, shall be governed by and construed in accordance with the substantive laws of the State of Georgia. Any and all disputes arising out of or in any way related to this Agreement shall be submitted to the Superior Court of Coweta County, Georgia, and the Parties expressly consent to venue and jurisdiction therein.

Section 9 – Severability; Miscellaneous

Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision, to any person or circumstance other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law. Other than as set forth in this Agreement, this Agreement shall not confer any rights or remedies upon any person other than the Parties hereto and their respective successors or permitted assigns.

Section 10 – Notices

All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective on being deposited in the United States mail, postage prepaid and registered, or certified with return receipt requested to the addresses appearing on the executed page hereof, or when delivered by hand to the addresses shown below:

The City:

City of Newnan
Attn: City Manager
25 LaGrange Street
Newnan, Georgia 30263

The County:

Coweta County Board of Commissioners
Attn: County Administrator
22 East Broad Street
Newnan, Georgia 30263

The Developer:

Pulte Home Company, LLC – Georgia Division
Attention: Rick Martin
2475 Northwinds Parkway, Suite 600
Alpharetta, GA 30009

Section 11 – Enforcement

The Parties agree that in the event of a breach or threatened breach of this Agreement, there will exist a substantial threat of irreparable injury to one or more of the non-breaching parties with no adequate remedy available to them at law. Accordingly, the Parties agree that in such event any Party may seek to have this Agreement enforced through injunctive relief and the Parties agree that the Court is authorized to grant injunctive relief. The Parties further agree that in the event the enforceability of any of the terms of this Agreement shall be challenged in a court of law and a court of competent jurisdiction finds that the Agreement is enforceable, then the time periods herein shall be deemed tolled upon the filing of the lawsuit challenging the enforceability of this Agreement until the dispute is finally resolved and all periods of appeal have expired.

Section 12 – Compliance with O.C.G.A. § 36-36-119

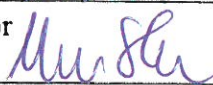
After execution of this Agreement by all the Parties, the Parties shall cause this Agreement to be conveyed to the Georgia Department of Community Affairs by hand delivery, electronic mail, certified mail, or statutory overnight delivery, provided that the means of delivery allows for verification of the delivery of such notice.

IN WITNESS WHEREOF, the Parties hereto, acting through the duly authorized Chairman or equivalent of the governing authorities of the County and the City, or duly authorized officers or agents of the Developer, as witnessed, have executed this Agreement, in duplicate originals, under their respective seals, as of the day and year as first above written.

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

By: 

Mayor

Attest: 

Clerk

Date: 11/25/25

Signatures continue on the following page

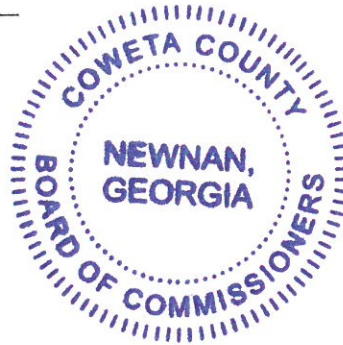
SIGNATURE PAGE FOR THE COUNTY TO
AN AGREEMENT REGARDING ANNEXATION PROCEDURES AND
TRANSPORTATION IMPROVEMENTS

COWETA COUNTY, GEORGIA,
a political subdivision of the State of Georgia

By: Bice McKenjie
Chairman

Attest: Frances J. Collins
Clerk

Date: 11/18/2025



Signatures continue on the following page

SIGNATURE PAGE FOR THE DEVELOPER TO
AN AGREEMENT REGARDING ANNEXATION PROCEDURES AND
TRANSPORTATION IMPROVEMENTS

NCTI, LLC,
a Georgia limited liability company

By: James Van S. Motto

Name: James Van S. Motto

Title: Member-Manager

Witness: Quailines

Date: 11-24-25

EXHIBIT "A"

LEGAL DESCRIPTION

SURVEY DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENTOP ROAD (80 FOOT RIGHT-OF-WAY WIDTH) AND THE WEST LINE OF LAND LOT 107;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 70 DEGREES 17 MINUTES 35 SECONDS EAST, 82.70 FEET TO A POINT;

THENCE, NORTH 71 DEGREES 37 MINUTES 46 SECONDS EAST, 54.61 FEET TO A POINT;

THENCE, NORTH 72 DEGREES 09 MINUTES 08 SECONDS EAST, 47.46 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 00 MINUTES 35 SECONDS EAST, 50.46 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 11 DEGREES 19 MINUTES 14 SECONDS EAST, 383.05 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, 300.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 00 DEGREES 16 MINUTES 25 SECONDS EAST, 300.00 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **2.07 ACRES (90,073 SQUARE FEET).**

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2 INCH REBAR WITH CAP LOCATED NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 200.00 FEET FROM A 1/2 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 86, 87, 106 AND 107;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 1,738.47 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 00 DEGREES 16 MINUTES 25 SECONDS EAST, 132.83 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, SOUTH 89 DEGREES 36 MINUTES 25 SECONDS EAST, 300.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, NORTH 11 DEGREES 19 MINUTES 14 SECONDS WEST, 383.05 FEET TO A 1/2 INCH REBAR WITH CAP IN THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENTOP ROAD (80 FOOT RIGHT-OF-WAY WIDTH) ;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 74 DEGREES 00 MINUTES 35 SECONDS EAST, 22.14 FEET TO A POINT;

THENCE, NORTH 74 DEGREES 38 MINUTES 01 SECONDS EAST, 266.30 FEET TO A POINT;

THENCE, NORTH 75 DEGREES 09 MINUTES 59 SECONDS EAST, 155.81 FEET TO A POINT;

THENCE, NORTH 76 DEGREES 02 MINUTES 41 SECONDS EAST, 140.82 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 07 MINUTES 37 SECONDS WEST, 1,089.87 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 00 DEGREES 53 MINUTES 28 SECONDS WEST, 1,311.20 FEET TO A 1 INCH SQUARE IRON ROD;

THENCE, NORTH 89 DEGREES 35 MINUTES 40 SECONDS WEST, 758.53 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **38.51 ACRES (1,677,546 SQUARE FEET).**

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 86 AND 107, 5TH DISTRICT, COWETA COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH OPEN TOP PIPE AT THE COMMON CORNER OF LAND LOTS 86, 87, 106 AND 107;

THENCE, NORTH 00 DEGREES 18 MINUTES 55 SECONDS EAST, 200.00 FEET TO A 1/2 INCH REBAR WITH CAP;

THENCE, SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST, 758.53 FEET TO A 1 INCH SQUARE IRON ROD;

THENCE, SOUTH 01 DEGREES 08 MINUTES 35 SECONDS WEST, 200.00 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, SOUTH 87 DEGREES 57 MINUTES 50 SECONDS EAST, 1,039.27 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 00 DEGREES 57 MINUTES 15 SECONDS WEST, 47.48 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 01 DEGREES 00 MINUTES 19 SECONDS WEST, 150.67 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, SOUTH 01 DEGREES 06 MINUTES 35 SECONDS WEST, 1,066.18 FEET TO A NAIL IN THE NORTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (200 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID RIGHT-OF-WAY LINE, SOUTH 55 DEGREES 13 MINUTES 16 SECONDS WEST, 2,186.81 FEET TO A 1/2 INCH OPEN TOP PIPE;

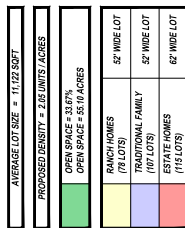
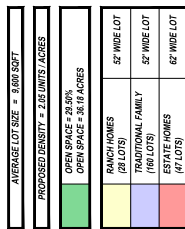
THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST, 2,553.88 FEET TO THE

POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING **82.06 ACRES (3,574,618 SQUARE FEET).**

EXHIBIT "B"

SITE PLAN

[illegible]

24 HOUR CONTACT:
RICK MARTIN
770.381.3450

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

OVERALL PLAN EXHIBIT

EX-01

3522 OVERALL PLAN EXHIBIT DING 10.23.2025



City of Newnan, Georgia – Planning Commission

Date: February 10, 2026

Agenda Item: Certificate of Appropriateness Request –34 South Court Square

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: This item involves a certificate of appropriateness request from K.A. Oldham Design regarding planned enhancements for the building at 34 South Court Square. According to tax records, the building was built in 1885. The first floor of the building is currently vacant and the second floor contains an engineer’s office.

Background:

Zoning District	Central Business District (CBD)
Proposed Land Use	Mercantile Occupancy
Parcel #	N01 0006 002
Parcel Size	0.04 +/- acre

Per the City’s Zoning Ordinance, the Planning Commission must grant a certificate of appropriateness since the property lies within the *Downtown Design Overlay* district (DDO). Specifically, the DDO is activated in this case due to the following Zoning Ordinance sections:

- Section 5-6(c)(4) that states, “Improvements to exterior walls covering of more than 25% of the total wall area shall subject the improvements to the standards of this section.”
- Section 5-6(c)(6) that states, “Demolition of any structure, whether said demolition is partial or complete, shall be subject to the standards of this section, regardless of the age of the structure.”

The purpose of this project is to update the interior and exterior of 34 South Court Square to revert the street level floors to mercantile occupancy for future tenants. The renovation will include interiors in addition to the removal of non-original portions of the street level façade to allow the implementation of larger windows, while keeping to the existing character of the building. No work will be done to the upper floor. The Building Department has issued an interior demolition permit already and this interior work has begun.

The properties in the vicinity of this site (particularly in the downtown square area) include a mixture of commercial, office, food service, and limited residential uses. In reviewing the request in terms of the rehabilitation standards that were adopted for development in the *Downtown Design Overlay* district (DDO), staff addressed the following standards in terms of the work proposed at 34 South Court Square:

Note – Please see the attached drawings and memo from the applicant for a complete overview of the proposed project.

- a) **Building Orientation and Setback** – There will be no changes in the orientation. The building will also not be extended any further than where it is now. *Note - There are no setback requirements associated with the subject property in the CBD zoning classification.*
- b) **Directional Emphasis** – There will be no change in terms of directional emphasis based on the improvements to be made by the applicant.
- c) **Shape** – The principal elements and shapes proposed for the structure will be compatible with the existing building, including the new windows, entry, and overhead awning. Per the applicant, the entrance will be inset from the rest of the new store façade, inspired by the historic photos (seen in packet) and as seen current day in similar buildings around the square.
- d) **Proportion** – The proposed individual elements to be renovated are consistent with the dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The renovation will not disrupt the existing rhythmic patterns in the area of influence. It should be noted that the upper floor’s exterior is not being renovated.
- f) **Massing** - The massing of the building for the renovation is compatible with the overall mass in the area of influence.
- g) **Scale and Height** - There will be no changes in terms of scale and height.
- h) **Architectural and Site Elements** – The renovations will complement the surrounding architecture of Historic Downtown Newnan.

Options:

- A. Approve the certificate of appropriateness for the renovations associated with 34 South Court Square.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

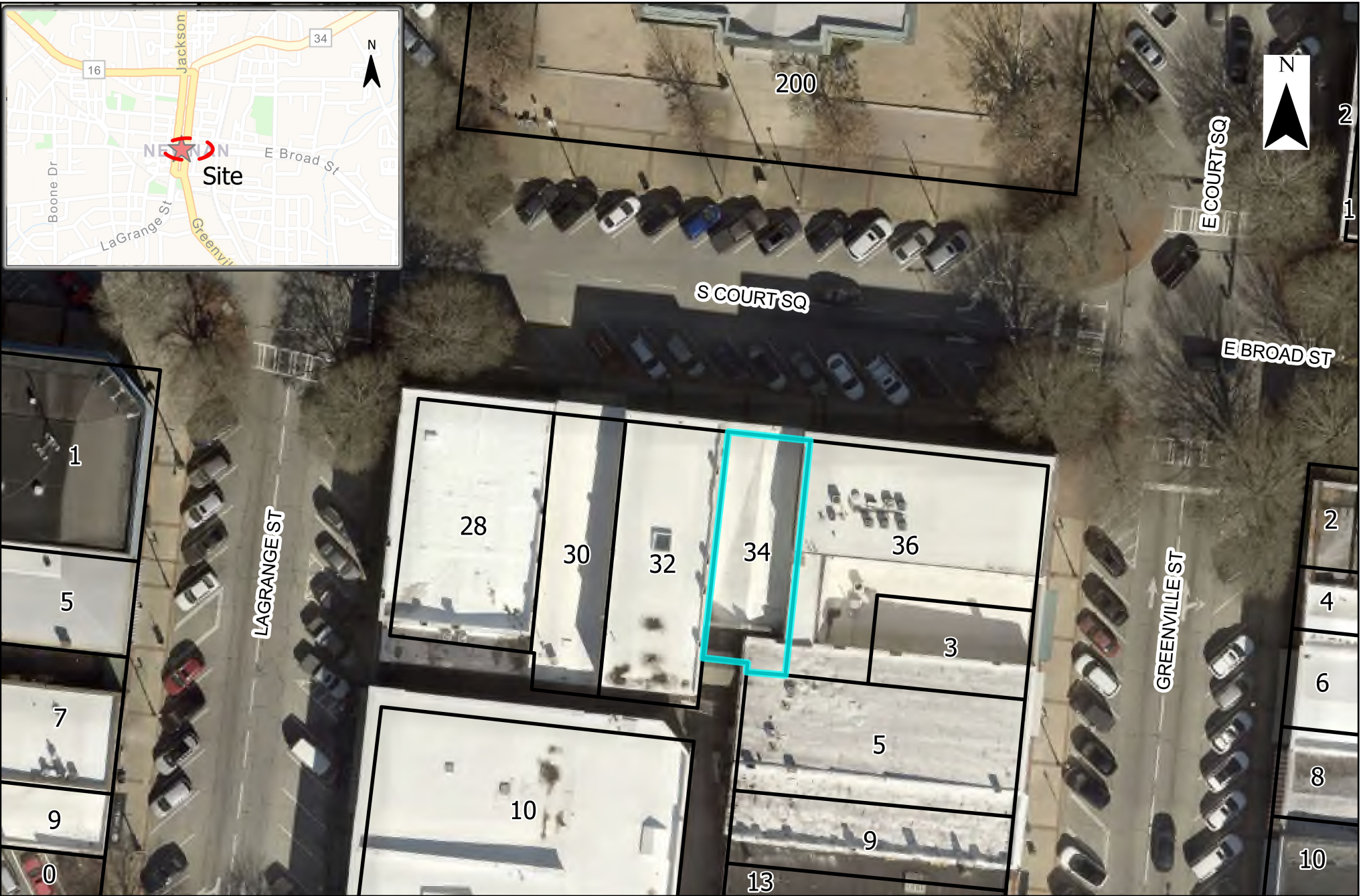
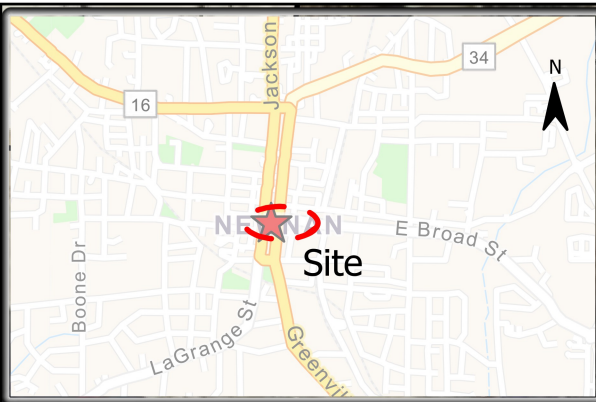
Conclusion:

Staff forwarded the applicant’s proposal to our Main Street Department for review as well. Please see the attached letter from Main Street Manager Abigail Strickland. In the letter, Ms. Strickland stated in part, “The project not only restores the historic storefront but also reintroduces a ground-floor merchant to a prominent location that has previously been used as office space. We are particularly supportive of the proposed recessed entry, which is historically appropriate based on archival photographs of the building. Restoring this feature reinforces the original storefront design while improving visibility, accessibility, and engagement at the street level.”

In conclusion, staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the *Downtown Design Overlay* district (DDO). **Therefore, staff would recommend Option A; approve the certificate of appropriateness request.**

Attachments: Certificate of Appropriateness Application, Aerial, and Building Depictions

Previous Discussions with Commission: None



CITY OF NEWNAN

Project Location

1 = 480 feet

Date: 1/27/2026 3:50 PM



NEWNAN
GEORGIA

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

Project Location



City Limits

Parcel # N01 0006 002

ADDRESS
34 South Court Sq
Newnan, Ga 30263

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NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 34 South Court Square, GA 30263

Name of Applicant K. A. Oldham Design

Mailing Address 57 Perry St., Newnan, GA 30263

Telephone 770.683.9170

Property Owner (Use back if multiple names) 75 Jackson LLC

Mailing Address P O BOX 1058 Newnan, GA 30264

Telephone (770) 683-6635

Map # N _____ Block # _____ Parcel # N01 0006 002 Land Lot N/A

District/Section Newnan 02

Present Zoning Classification Central Building District- Historic
Downtown

Present Land Use Commercial- Business on Main Square

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:

- ☐ New Construction
- ☒ Repairs or Alterations
- ☐ Demolition

- ☐ Relocation of Building
- ☐ Sign Erection or Placement
- ☐ Other

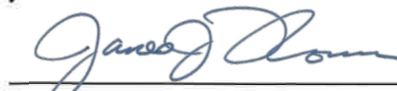
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): The goal of this project is to update the interior and exterior of 34 South Court Square as needed to make the ground floor usable for a future mercantile occupancy. The renovation will include interiors in addition to the removal of non-original portions of the street level facade to allow the implementation of larger windows, while keeping to the existing character of the building. No work will be done to the upper floor.

Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I further understand that any modifications, changes or alterations to the approved COA must be submitted to the City of Newnan's Planning Department before commencing or proceeding with any work to determine if said changes would need to return to the City of Newnan's Planning Commission for approval.



Signature of Applicant

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 1-15-2026

HRC MEETING DATE PC Meeting - 1-10-2026

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE) _____

34 South Court Square – COA

View of subject property



View of subject property



34 South Court Square – COA

View of Subject Property



View of Subject Property



34 South Court Square – COA

Current View of Subject Property's Ground Floor



**Current View of Subject Property's Ground Floor
(with the lantern columns marking the edges)**



34 South Court Square – COA

View of adjacent property to the west (32 South Court Square – Horne & Griffis building)



View of adjacent property to the east (36 South Court Square)



34 South Court Square – COA

Ground-level view of building to the east (36 South Court Square)



Ground-level view of building to the west (32 South Court Square – Horne & Griffis building)



34 South Court Square

January 2026



The purpose of this project is to update the interior and exterior of 34 South Court Square to revert the street level floors to mercantile occupancy for future tenants. The renovation will include interiors in addition to the removal of non-original portions of the street level facade to allow the implementation of larger windows, while keeping to the existing character of the building. No work will be done to the upper floor.



Existing Site Photos

34 South Court Square

January 2026



34 South Court Square

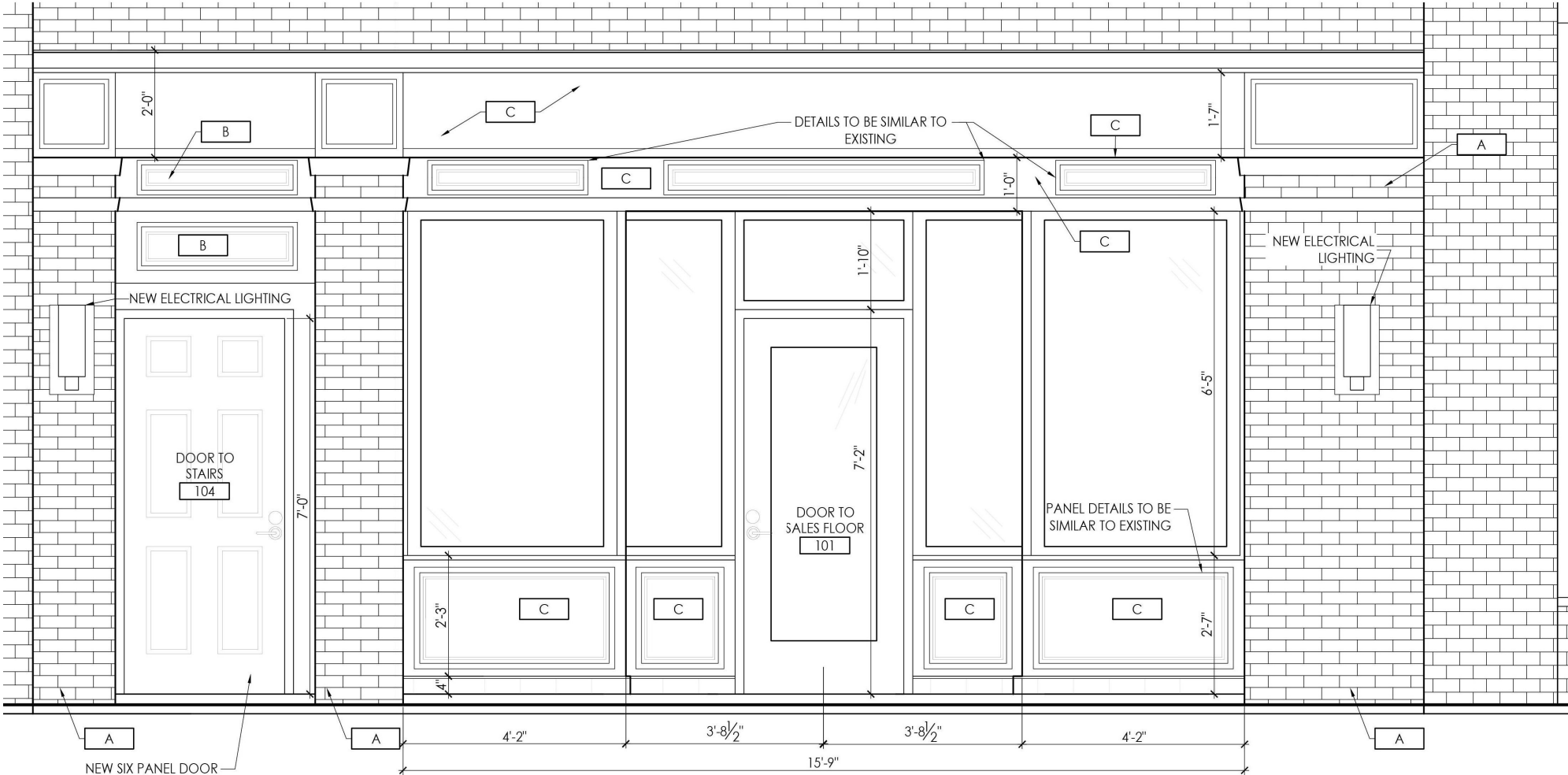
January 2026



Proposed Linework Elevation

34 South Court Square

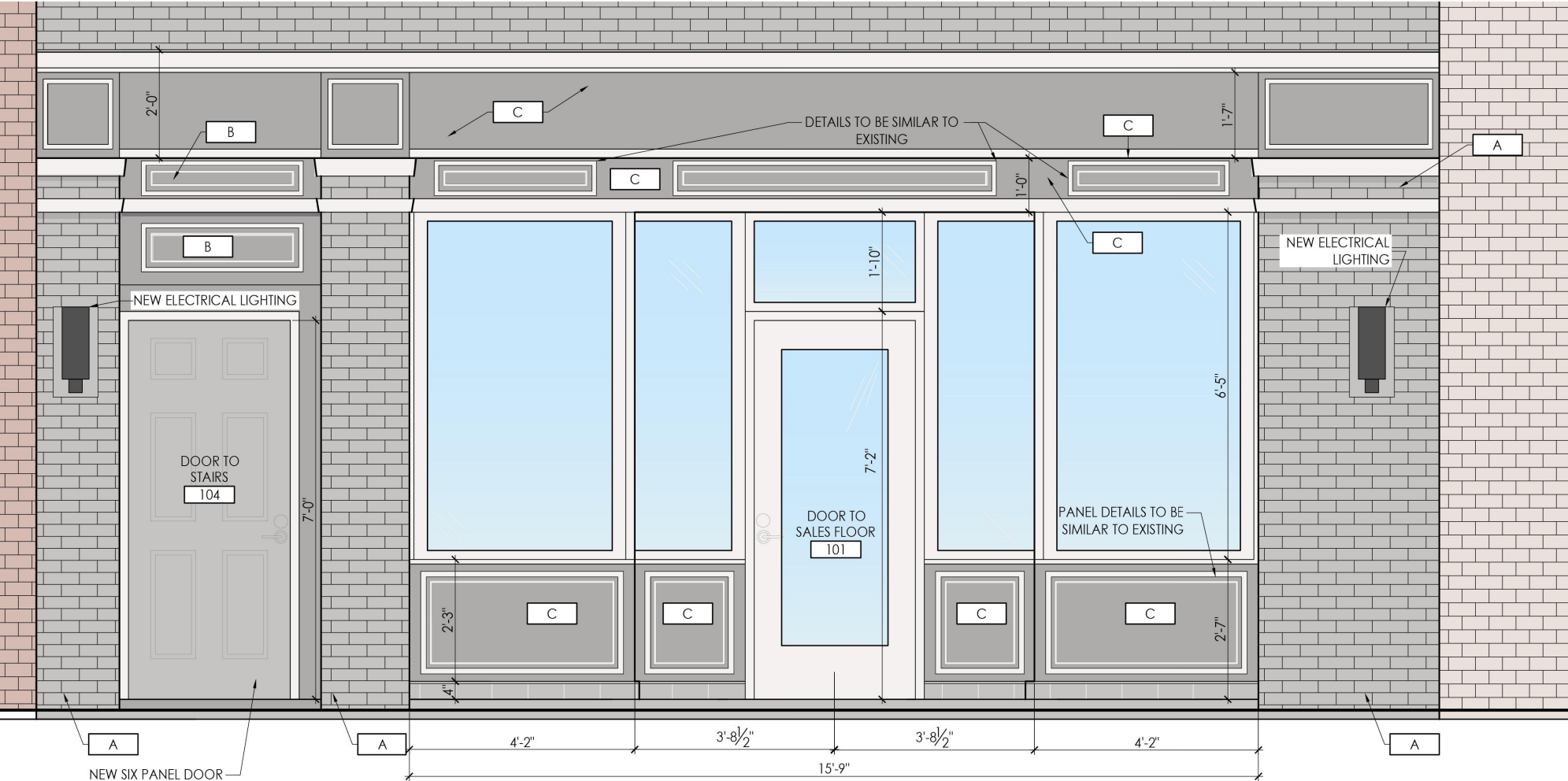
January 2026



MATERIAL LEGEND		
TAG		DESCRIPTION
A		EXISTING BRICK
B		EXISTING SIDING
C		FIBER CEMENT BOARD WITH PVC DETAILING

34 South Court Square

January 2026



MATERIAL LEGEND		
TAG		DESCRIPTION
A		EXISTING BRICK
B		EXISTING SIDING
C		FIBER CEMENT BOARD WITH PVC DETAILING

34 South Court Square

January 2026

Proposed Design



Existing Elevation



34 South Court Square

January 2026

WINDOWS: BASIS OF DESIGN

Marvin "Ultimate Picture Window"

Stone White with Grayson exterior casing and A246 subsill

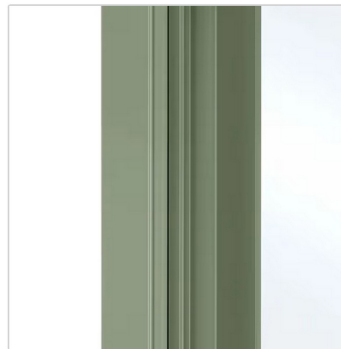
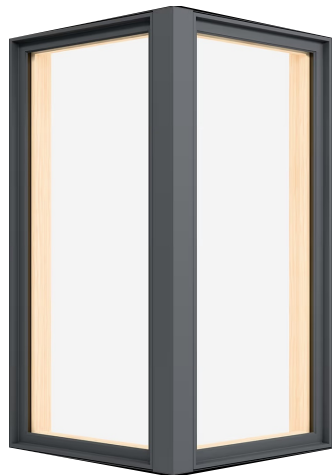
WALL:

Exterior Fiber Cement Board with PVC detailing

DOORS: BASIS OF DESIGN

Marvin "Ultimate Commercial Door"
Stone White

Jeld Wen "Fiberglass Exterior Door: 6 Panel"
In color 'Ash'



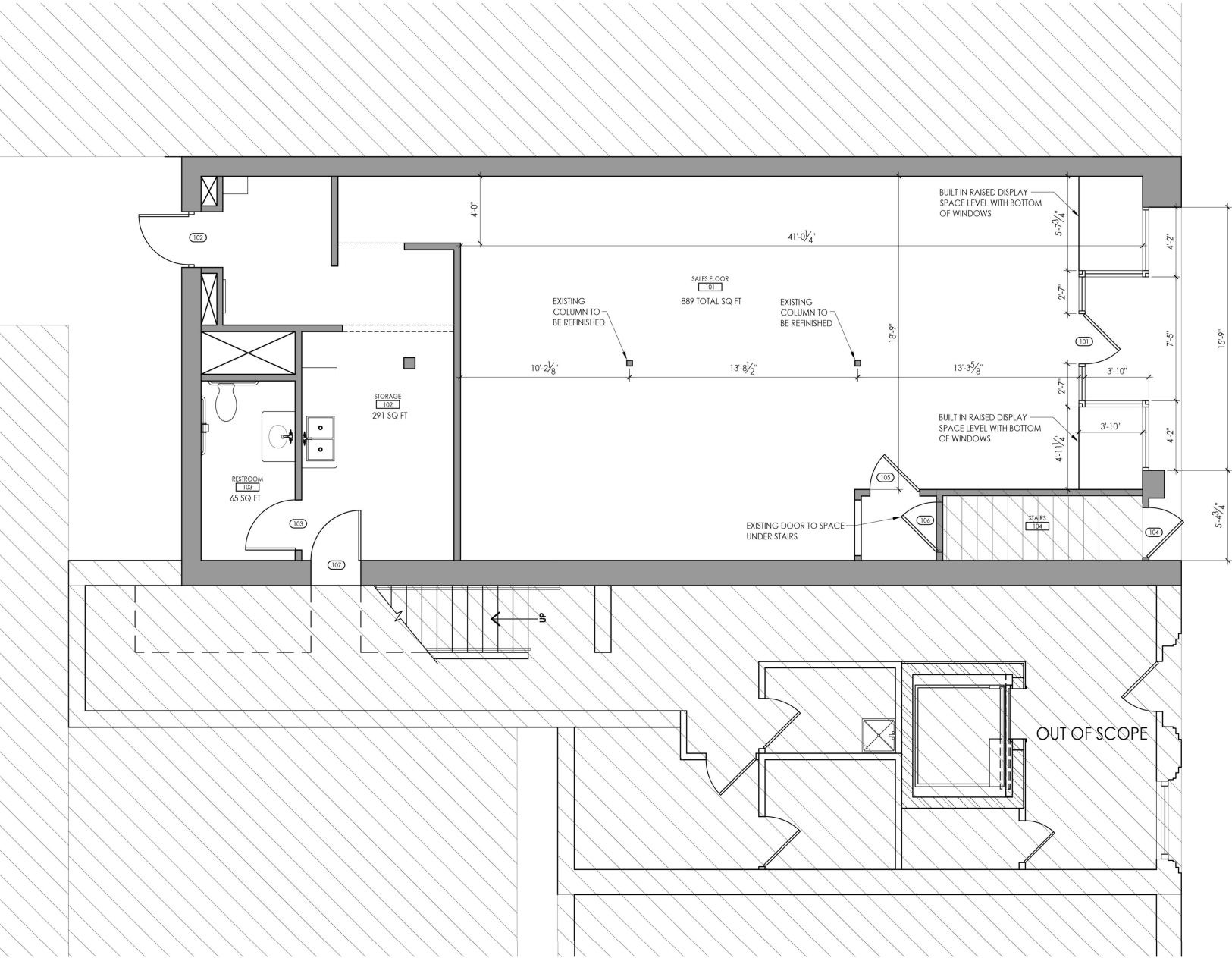
Grayson



A246

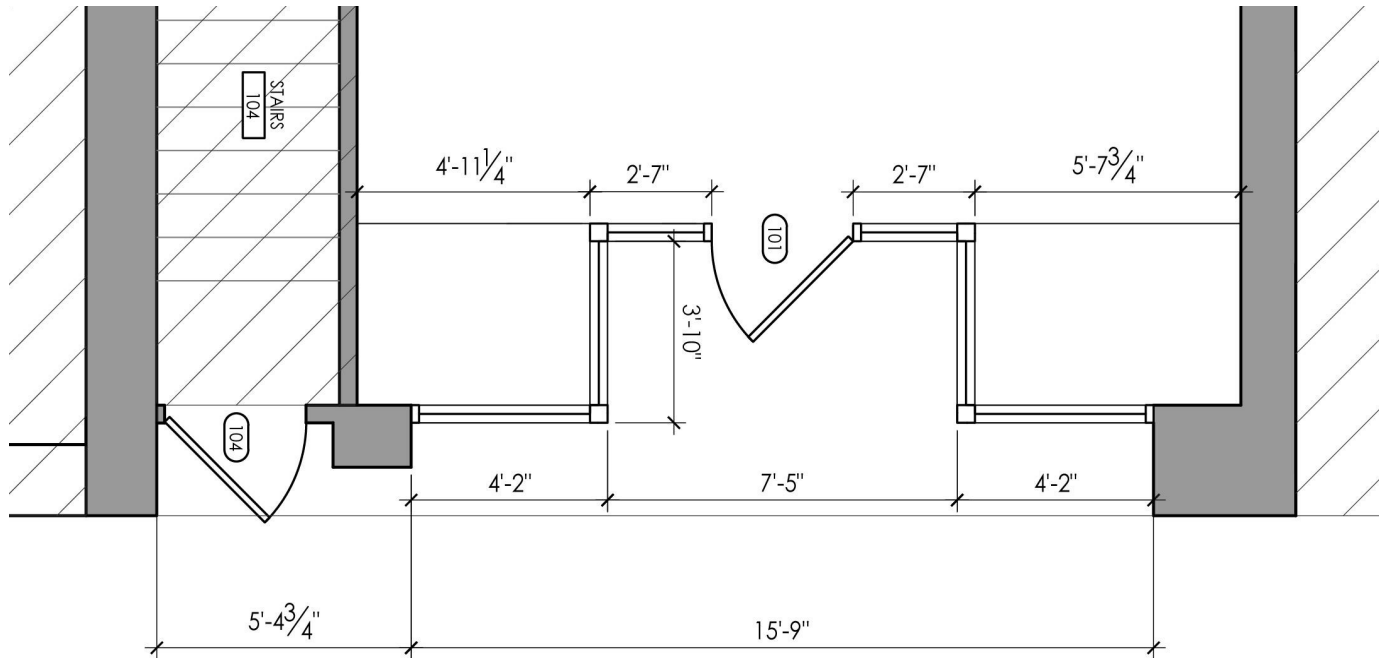
34 South Court Square

January 2026



34 South Court Square

January 2026

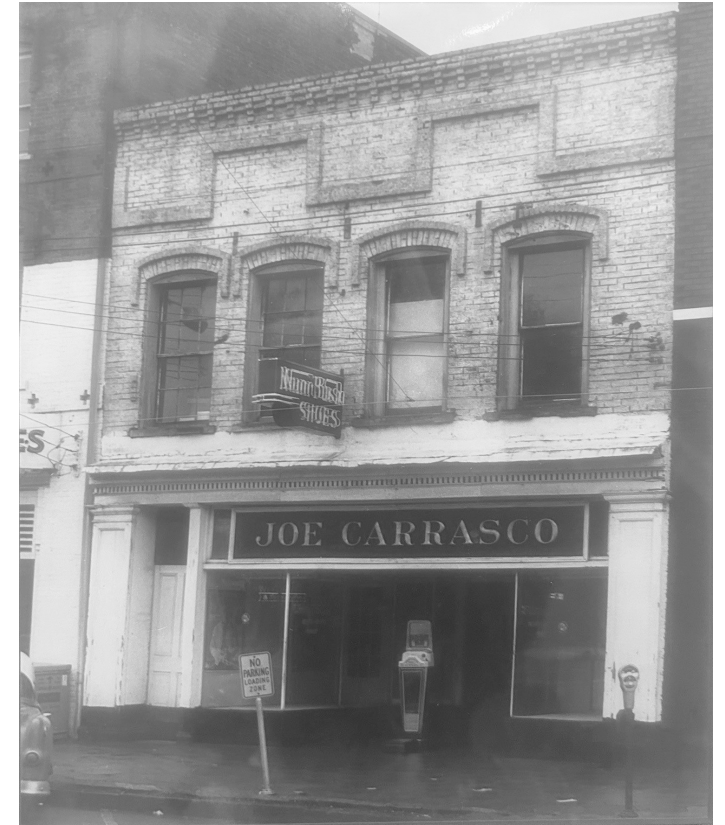


34 South Court Square

January 2026



2008 (KAOD)



Circa 1930s (Picture from Hornes & Griffis Lobby)

34 South Court Square

January 2026



Greenville Street



South Court Square



January 30th, 2026

City of Newnan
Planning Department
25 Lagrange Street
Newnan, Georgia 30263

Re: 34 South Court Square COA Submittal

34 South Court Square is a historic building located in the main square of downtown Newnan. It has had many renovations over its existence, with much of the exterior facade being removed and replaced over time. It is two stories with a separate unit for each floor. The second floor unit was previously renovated in 2018. The second floor has its own separate entrance on South Court Square through a door leading directly to the stairs and will remain unchanged and business occupancy. The street level unit is the focus of the renovation.

The owner of 34 South Court Square wishes to renovate the street level unit to make it suitable for mercantile use, as it has been used for this purpose previously in the past. Interior renovations planned include the removal of walls inside the space to allow for a sales floor, along with a new ceiling. The facade of the building will also be changed to better reflect and support the new mercantile occupancy.

Part of the street level facade which leads directly into the street level unit will be demolished and replaced with new windows, entry, and overhead awning. The entrance will be inset from the rest of the new store facade, inspired by the historic photo and seen current day in similar buildings around the square. The new facade will use the already existing details of the building, such as the color scheme and trim details on the walls and overhang, as depicted in the drawings. The exterior door to the second floor unit will also be replaced at this time, alongside the two existing sconce lights.

The address number will be located on the building's facade. There are no plans for other signage at this time.

Best regards,

Katelyn Revoir



January 30, 2026

City of Newnan Planning Commission
25 LaGrange Street
Newnan, GA 30263

Dear Planning Commission,

I am writing to provide support regarding the Certificate of Appropriateness (COA) application submitted for 34 South Court Square.

This project not only restores the historic storefront but also reintroduces a ground-floor merchant to a prominent location that has previously been used as office space. Activating the street level with a merchant use will increase foot traffic, strengthen downtown commerce, and enhance the overall pedestrian experience.

We are particularly supportive of the proposed recessed entry, which is historically appropriate based on archival photographs of the building. Restoring this feature reinforces the original storefront design while improving visibility, accessibility, and engagement at the street level which are key elements of a successful downtown commercial environment.

Projects that thoughtfully combine historic preservation with adaptive reuse play an important role in downtown economic development. By restoring the storefront and returning the building to active commercial use, this rehabilitation supports the long-term vitality of downtown Newnan.

Sincerely,

Abigail Strickland
Main Street Manager
City of Newnan
770-253-8283

www.mainstreetnewnan.com