



CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on February 10, 2026
- B. Minutes from Work Session on February 10, 2026

REPORTS OF BOARDS AND COMMISSIONS

- C. 1 Appointment - Christmas Commission, 3-year term
- D. 1 Appointment - Development Authority, 4-year term
- E. 1 Appointment - Ethics Commission, 2-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- F. Public Hearing for the City of Newnan's Comprehensive Plan Update 2026-2046, first of two to be held
- G. Public Hearing — Request by the owner to demolish the structure located at 42 Wilcoxon St.
- H. Public Hearing - Request by owner to demolish structure located at 247 & 249 Greenville St.
- I. Consideration of adjustments to Building Department fees, creation and implementation of a Master File Plans Program
- J. Consideration of 2025 Budget Amendment Year End Per Audit Purposes

UNFINISHED BUSINESS

- K. Public Hearing - Rezoning request for RZ2025-10 by Melissa D. Griffis, on behalf of Woodlands Acquisitions, LLC for 13.55± acres 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 sq ft of commercial space
 - 1. Public Hearing
 - 2. Accept Planning Commission Report
 - 3. Ordinance to amend zoning map for the subject property

- L. Public Hearing — Rezoning Request for RZ2025-08 by Steven Jones, on behalf of Parkland Homebuilders, LLC for 32 +/- acres on Celebrate Life Parkway (Tax Parcels 086-5053-002 and 086-5044-002): From CCS to RMH for the purpose of developing a 220 unit multifamily rental project
 - 1. Public Hearing
 - 2. Accept Planning Commission Report
 - 3. Ordinance to amend the zoning map for the subject properties.
- M. Request from Sandra Strozier, President/CEO of the Newnan Housing Authority, to waive the 2025 PILOT payment to the City of Newnan
- N. Consideration of City of Newnan Cemeteries Master Plan Final Report - 2026
- O. Discussion and consideration of appointments to the City of Newnan's Comprehensive Plan 2026-2046 Steering Committee
- P. Consideration of an Amendment to the Code of Ordinances, Chapter 3, Alcohol, Section 3-9, to combine Retail Package and Retail Consumption Licenses

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- Q. Request from Jason Walton with Foundation Church, for additional street closure on April 3rd for their annual Good Friday Event

MOTION TO ENTER INTO EXECUTIVE SESSION

- R. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, February 10, 2026 at 2:30p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

PRESENT

Mayor James Shepherd: Council members present: Scott Berta, Jim Thomasson, Jennifer Morrison, Cynthia Jenkins, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; City Clerk, Megan Shea and City Attorney, Brad Sears.

CALL TO ORDER

Mayor Shepherd called the meeting to order. Reverend Connor Bell delivered the invocation.

READING OF MINUTES

A. Minutes from the Regular Meeting on January 27, 2026

Motion by Councilman Koritko, seconded by Councilwoman Morrison to dispense with the reading of the minutes of the Regular Meeting on January 27, 2026 and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Christmas Commission, 3-year term

Continue to next agenda.

C. 1 Appointment – Convention Center Authority, 3-year term

Motion by Councilman Koritko, seconded by Councilman Thomasson to appoint Melanie Tomlinson for a 3-year term.

MOTION CARRIED. (7-0)

D. 1 Appointment – Development Authority, 4-year term

Continue to next agenda.

E. 1 Appointment – Ethics Commission, 2- year term

Continue to next agenda.

F. 1 Appointment – Housing Authority, 5-year term

Mayor Shepherd reappointed Jess Barron for a 5-year term. He also noted that the Housing Authority, to stay in HUD compliance, will be adding 2 more members to their board. One resident and one non-resident. That will happen shortly.

G. Development Authority Presentation of UGA’s College of Environment & Design Temple Avenue Project

Mr. Parks Avery, Chairman of the Newnan Development Authority presented. He first mentioned a program that they sponsor, giving a stipend to teachers embedded in manufacturing plants, working for a week over the summer, to develop a curriculum about science and math. They then go back to their students to explain employment opportunities in the community.

Mr. Avery introduced the other members of the Newnan Development Authority. They are assisted by Assistant City Manager Hasco Craver.

He explained that a few years ago, they decided that helping to redevelop the corridors coming into downtown Newnan would be a worthy goal. The first project was Temple Avenue. They partnered with the University of Georgia in Athens and their College of Environment & Design. Their students did some studies, looking at how to make it more vibrant and help with safety.

Temple Avenue seems to be a barrier between the neighborhoods on the south side and north side. The students questioned how to bridge that gap. Mr. Avery showed some of the renderings that the students did. The major themes they came up with were connecting the neighborhoods on both sides, add residential to drive commercial, bringing buildings closer to the roadway for pedestrian use, integrate the LINC when possible and consider pocket parks. The renderings showed a lot of treescape and traffic mitigation. They also went and looked at the old Hospital Rd. property and came up with some ideas of how to use that property.

Phase 2 of this has already started and the new students are studying Greenville St. coming into downtown. Mr. Avery said this is funded out of their budget. They have discussed the idea of having a meet and greet with the property owners on Temple Avenue and show them what the students came up with.

Councilwoman Jenkins asked if she could get printed copies of the maps and renderings.

NEW BUSINESS

H. Consideration of Traffic Study Report on Newnan LINC Section 13

Mr. Craver stated that this LINC section was broken down into 3 parcels, one is the Board of Education, two is the Newnan High School parcel and three is Newnan Utilities. The project consultants were asked to engage a traffic engineering consultant to look at the need for stop conditions along Sewell Rd. As a result, Staff is recommending an all-way stop condition at Spence Ave. and Sewell Rd.

The study also looked at the potential installation of an all-way stop condition at Armory Rd. and Sewell Rd. Staff is not recommending that based on conversations with the Coweta County school system. During the day the School Resource Officer (SRO) can manage the volume, better than a stop sign would. Staff recommended an RRFB, rapid flashing beacon, at that intersection.

Councilwoman Jenkins asked about the SRO. Mr. Craver said he is there during peak school times and the school prefers that, as opposed to a stop condition. Councilwoman Jenkins asked who recommended the stop condition?

Mr. Vern Wilburn, traffic engineer, said they projected volumes for bikes and pedestrians based on another LINC section and they think it warrants a multi-way stop. He said safety was one reason, especially with younger users. He said it was right on the edge and could go either way. He commented that there is a sight issue as well, with the curvature of Sewell Rd. He said the RRFB's are well observed.

Councilwoman Jenkins expressed safety concerns with not having the flashing beacon at the intersection. She then asked about the LINC extending to the lake, which has been discussed in the past. Mr. Craver said that was not considered as part of Section 13. The master plan does show future continuation to the lake.

Councilman Thomasson said that pedestrian safety should be first. Sewell Rd. is like a racetrack and people do not think about stopping. He thinks the flashing beacon is not enough and is in favor of a three-way stop. Councilman Koritko asked about a pre-warning such as rumble strips. Mr. Wilburn said it's not typical.

Council discussed the speed limit on Sewell Rd. and Mr. Klahr explained that there is no school zone designated on Sewell Rd. Mr. Craver said given that it was right on the edge of being needed and the partnership with the school system, there are other things that can be done for pedestrian safety.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to adopt the report and recommendations with the change to an all-way stop at Armory Rd. and Sewell Rd.

MOTION CARRIED. (7-0)

Councilman Thomasson asked Mr. Phillips about the section that goes into Carl Miller Park and previous discussions about asking Newnan Utilities to reimburse the city for that. Mr. Phillips said they have information they could present to Newnan Utilities, if that is what Council wants Staff to do, as it would be an agreement between City Council and the Water & Light Commission.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to instruct Staff to interact with Newnan Utilities about the possibility of them reimbursing the City for the section of the LINC that runs through Carl Miller Park.

MOTION CARRIED. (7-0)

UNFINISHED BUSINESS

I. Consideration of Contract Award for Farmer Street Cemetery Improvements Phase 1

Mr. Craver said that the recommendation is for Piedmont Paving to be awarded the contract for Phase 1. He then thanked many people that have helped with this including the African American Alliance and the Farmer Street Cemetery Commission. He showed the GPR survey that had been done a few years ago by Paleo West, who identified 455 potential burial signatures. Then the design plan was shown. The contract to Piedmont Paving would be \$777,935.91.

Councilwoman Jenkins asked what precautions will be taken for the few burial sites that overlap with this phase? Mr. Craver said New South was engaged as a consultant to look further into those three specifically and no remains were identified. One site was abandoned utilities. Councilwoman Jenkins also stated she wanted to make sure that construction equipment and materials would be kept in appropriate places while the work is going on.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to award the contract to Piedmont Paving in the amount of \$777,935.91 as presented.

MOTION CARRIED. (7-0)

J. Consideration of an Ordinance to Amend Chapter 3, Alcoholic Beverages, by deleting Section 3-67, Growlers, adding a new Section 3-67, Specialty Beer and Wine Shop

Mr. Phillips explained that back in December, Council was approached with a request by a local business owner to draft an ordinance to allow a specialty wine shop and Council asked Staff to proceed. Questions arose as to how this would be different from a growler license. The growler license does not allow the onsite consumption of wine. There was also feedback from some restaurants asking for a limit on wine consumption per person per day, since there is no 50% food provision. Staff is recommending replacing the growler license with a beer/wine specialty store. That would not change the serving of growlers as is.

Mayor Pro Tem Berta asked what keeps any merchant downtown from purchasing a \$1500 license and having coolers to sell beer and wine. Mr. Phillips said that anyone holding a license in the state of Georgia must go through authorized distributors and cannot just purchase alcohol at the grocery store. This would allow any retail business to obtain a license though. Mr. Sears explained that any retailer can do that now under the current ordinance except for distilled spirits. This just says you can have limited onsite consumption without having to have 50% food sales. Mayor Pro Tem Berta asked if an inventory minimum could be added, to make this a true specialty shop?

Mayor Shepherd asked Mr. Phillips to explain the changes with the new section. Mr. Phillips said today the primary thing they can't do is onsite consumption of wine, under the growler ordinance. Councilman Koritko asked since the new year has already started then would Ace Growlers be grandfathered in with this new ordinance? Mr. Phillips said they would be issued an updated license at no charge.

Mr. Jason Kanner, with Ace Growlers spoke and asked why the growler license wasn't just amended to allow pouring wine. He also pointed out that with liquor stores, they have a minimum inventory and license maximum. There is nothing stopping any retailer from selling beer and wine, as this is written.

Mayor Shepherd asked if this change would allow more places to get this kind of license? Mr. Sears explained that the state of Georgia allows either sale of beer by the package, wine by the bottle and distilled spirits by the bottle, to go and you cannot serve those in broken packages to go. The growler license is different and allows for package sales and sales of beer in a special unbroken package from tapped kegs. Then there is onsite consumption when it can be poured from a broken package. With this new section, there is no change on the growler side. The new section also addresses wine tastings and wine shops. Currently for a growler license you must be in the 9-block downtown radius, this would expand and allow any business to get one. Councilman Guillaume stated there should be a way to limit the number of licenses in the district. Mr. Phillips said they could add a minimum inventory.

Mr. Kanner also mentioned that Council is considering alcohol licenses to be approved administratively and not to come to Council and he said that is not common anywhere and does not give a voice for opposition. Mr. Phillips said that was not his findings. Mayor Shepherd explained that the rationale behind that was to save some time for the applicant. Mr. Phillips said that the reason for the public hearing with alcohol licenses was not so someone could oppose it, it was an opportunity for someone to present information that staff did not have, that would disqualify someone from getting a license.

Councilwoman Jenkins suggested that this item be tabled, as there are a lot of questions. Mr. Phillips asked if Council would like staff to do additional research and bring this back?

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to instruct staff to do additional research for Council.

MOTION CARRIED. (7-0)

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

K. Request from Ansley Murray to close Madison St. between Jackson St. and Jefferson St. for Craft & Brews Markets in 2026

Motion by Councilman Koritko, seconded by Councilman Thomasson to approve the request.

MOTION CARRIED. (7-0)

L. Request from Sandra Strozier, President/CEO of the Newnan Housing Authority, to waive the 2025 PILOT payment to the City of Newnan

Councilman Thomasson asked to postpone this item, as a letter had just been received regarding this request and he had not had time to thoroughly read it over. Mayor Shepherd asked if postponing would cause any issues with budgeting? Mr. Phillips said a decision would need to be made by the end of February, to close the 2025 books.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to postpone this item to the next meeting.

MOTION CARRIED. (7-0)

Off Agenda

Ms. Melissa Griffis, on behalf of Imperium Development, LLC, who is Item B on the work session agenda and scheduled for the next council meeting for public hearing. They received feedback from Planning Commission and staff, wanting some additional intersections and they have not had time to complete that and there were neighbor concerns that they want to address. They are requesting to be moved to the March work session and then March night meeting for public hearing.

Mr. Sears commented that the applicant should have to pay to re-advertise for the March meeting.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to allow applicant to move their request to the March meetings and the applicant be responsible for any fees associated with that.

MOTION CARRIED. (7-0)

Ms. Flor Zimmerman said she is a business owner in the city and her husband; Scott Zimmerman is a veteran. She said they have invested over a million dollars in Newnan, in her building, located at Sprayberry Rd. and Jefferson St. She said this will be compromised when they close Sprayberry Rd. and create a dead end. Ms. Zimmerman is concerned they will lose property value and that the dead-end road will bring crime.

Mayor Shepherd asked if Staff could send information to Council regarding the ongoing roadwork at the intersection.

Motion by Councilwoman Jenkinsl, seconded by Councilman Thomasson to instruct Staff to gather information so Council has a better understanding of the situation.

MOTION CARRIED. (7-0)

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Berta, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:46PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Berta, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

SIMERLEY CLAIM

Motion by Councilman Thomasson, seconded by Councilman Koritko to deny the claim as presented.

MOTION CARRIED. (7-0)

BLACKMON CLAIM

Motion by Councilman Thomasson, seconded by Councilman Koritko to deny the claim as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilman Koritko to adjourn the Council meeting at 3:47pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

James Shepherd, Mayor

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, February 10, 2026 at 3:50PM in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

Present

Mayor James Shepherd: Council members present: Scott Berta, Jennifer Morrison, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey, City Clerk, Megan Shea and City Attorney, Brad Sears.

Call to Order

Mayor Shepherd called the meeting to order at 3:50pm.

A.Rezoning Request RZ2025-08 to rezone 32 + acres off Celebrate Life Parkway from CCS to RMH: Parkland Homebuilders, LLC, as represented by Steven L. Jones

Mr. Dean Smith, Senior Planner, gave an overview of the project. It appears as 3 sections, but it is really 2 parcels, with the northern portion being a zoning demarcation currently zoned RMH. The request is to zone the 2 parcels together as RMH for the purpose of developing a 220-unit multi-family development. The site is undeveloped and the future land use map shows it as mixed use and business office. In 2022, this property was the subject of a rezoning request and Council denied that request.

The project would consist of 144 3-bedroom units at 1,949 sq ft and \$2,300-2,400/month rental and 76 2-bedroom units at 1,600 sq ft and \$1,900/month rental. The amenities include community green, picnic area, walking trail and pool. The overall density is 6.8 units per acre, which is the maximum allowed within the RMH zoning. The applicant has proffered 3 conditions; committing the development to reasonable compliance for the submitted site plan, providing the amenity areas as illustrated and constructing the dwellings consistent with the submitted architectural concepts.

Staff had some technical concerns and city Landscape Architect noted concerns with the location and the sites' ability to meet the city's tree conservation and landscape ordinance. Staff recommended at the Planning Commission meeting that the development be capped at 220 units and that the project be consistent with the submitted details. The Planning Commission voted 5-0 to recommend denial.

Mayor Pro Tem Berta asked what happens if they cannot meet the tree and landscape ordinance? Mr. Craver said they would have the opportunity to commit to a tree bank, and the Tree & Parks Commission can hear an appeal from the developer.

Mr. Steven L. Jones, on behalf of Parkland Homebuilders, presented the project. He said they have engaged with City of Hope already and have a letter of support from them. He showed what other uses could be permitted on the site currently, including apartments above commercial and therefore this project would be a downzoning, with a less intense residential use. This would also lead to a lower trip generation. Mr. Jones showed aerial images of the site from 1999 to current, illustrating all the development that has come in around this site. Celebrate Life Parkway does not have the throughfare to

sustain a commercial development. He stated these would be stacked townhomes, with each having their own garage and rear-fed alleyways. All units would front onto common greenspace. There are two entrances proposed on Celebrate Life Parkway. Mr. Jones said they had a study done that shows 98% commuting into this area, so this is ripe for residential. He said this would also be ideal for people who work at City of Hope or are receiving long-term treatment there.

Mayor Shepherd asked if there is data on salaries for those potential workers and how that relates to the rental pricing? Mr. Jones said the rental price is within 10-15% of rents nearby. Councilman Guillaume asked what the target demographic would be? Mr. Jones said young professionals, 30s-40s and healthcare workers with City of Hope.

Mr. Jim Jacobi with Parkland Communities, stated that across all their communities, the average tenant is 39 years old with an average income around \$108-110k. He said usually the 3-bed units are young couples, maybe with one young child. The 2-bed units can offer office space. All their units have high-grade interiors.

Councilman Guillaume asked if units will be dedicated for City of Hope patients, as they mentioned, having long term care and it might be 3-4-month rentals? Mr. Jacobi said he would welcome the opportunity to work with them. He said they offer a higher level of living, with concierge type service.

Councilman Koritko asked how long Parkland holds on to their communities? Mr. Jacobi said shortest has been 2 years but this they would like to hold on to for at least 10 years. They also handle property management in house.

Councilman Guillaume asked the City Engineer to address traffic concerns. Mr. Klahr said there's always been a concern with the all-way stop down by the car dealerships. Mr. Jones said a traffic study was done and mitigation was recommended at the driveways and nothing recommended offsite. Mr. Klahr said the study shows AM peak as a B and PM peak as a B/C and those are not unacceptable.

Mr. Jones said they are flexible with the units and Councilman Guillaume asked what that flexibility would be? Mr. Jacobi said if Council wants to see less than 220 units, they could look at that. There could also be some ranch style units for product diversity. There is a site plan that has 150 units. He also said they have a new community in Fayetteville, if anyone would want to go see that.

Councilwoman Jenkins asked if this is an opportunity zone? Mr. Jacobi said he does not think it is. Councilwoman Jenkins then asked about targeting City of Hope and not teachers or public safety. Mr. Jacobi said they are not targeting a specific group; they are open to anyone. He said their communities cost less than homeownership, there is no down payment, and some fees are waived for police, fire and teachers. Their niche is people that don't want apartment living but either chose to or can't afford to own.

Mayor Pro Tem Berta said the topography of the site is tough and asked if they would do a retaining wall? Mr. Jacobi said there is no retaining wall and there is a tree save area. Councilman Koritko asked about a third exit with the 220 units. Mr. Jacobi said they wanted a connection with BJ's but it's not an option. Councilman Koritko asked about parking and especially parking for guests. Mr. Jacobi showed where overflow parking is on the site and no on-street parking would be allowed, and all units have 2 dedicated spaces.

Mr. Jacobi offered to come back with some changes to the plan and to show the 150 units with ranch-style homes. Mr. Smith commented that Planning Commission did not see the 150-unit plan, he asked Council if they would like the commission to review it first. Council did not feel it would need to go back to Planning Commission. Mr. Smith also verified for Councilwoman Jenkins that it is an opportunity zone.

Mr. Jacobi said he can revise the concept plan and submit to staff or bring back to Council. Mr. Phillips said the public hearing has already been advertised for the next meeting. Mr. Smith said they could come to the next meeting and ask for a continuance if they don't have enough time.

B. Rezoning Request RZ2025-09 for 6.44 + acres on First Avenue and Fourth Streets from ILT and RU-I to MXD

Item moved per request during regular meeting.

C. Rezoning Request RZ2025 - 10 for 13.55 + acres at 699 Newnan Crossing Bypass from CGN to MXD, Woodlands Acquisitions, LLC as represented by Melissa Griffis

Chris Cole, Senior Planner, gave an overview of the request. He showed the project layout, renderings and proposed signage. The request is to develop 12 townhomes, 272 multi-family apartments and 7,500 sq ft of commercial space. The site is currently vacant. There would be a master amenity area and amenity courtyard. The applicant intends to create circular access between LINC trail, subject property and Wood Partners site to the North.

The north entrance would be right in right out and the southern entrance would be full access, to be shared with the southern neighbor, the proposed Volkswagen dealership. The southern entrance would provide left and right turning onto Newnan Crossing Bypass.

There would be 166 1-bed apartments with 786 sq ft, 106 2-bed apartments with 1,170 sq ft and 12 3-bed townhomes with 1,637 sq ft. All units, including townhomes are rental, with the 1-beds at \$1,750/month, 2-beds at \$2,050/month and 3-bed townhomes at \$2,600/month.

The Planning Commission voted unanimously to recommend denial.

Councilman Koritko asked about the tie into the LINC. Mr. Bennett Wooten with Woodland Partners said they have a letter from Wood Partners to the North, stating their willingness to work with them to create circular connectivity. They would need an easement from City of Hope, and they are working on that. There would be sidewalks throughout and signage directing people to the LINC trails. Public would be able to access, especially with the ground floor retail.

Councilman Koritko asked if there is adequate parking for residents and LINC. Mr. Wooten said there is no dedicated LINC parking, but they could look at that. Mr. Chad Lambeth with PEC, said there is ample parking to service the commercial and residential but there are a few areas they could add more guest parking. There are 505 spaces total and they meet the requirements for multi-family.

Ms. Griffis asked if they could start from the beginning with their presentation, as the previous applicant was allowed to do. Mayor Shepherd said yes.

Mr. Wooten gave a brief overview of Woodlands, a small family development firm and team of 3. He said with the Wood Partners project to the north, they feel their project expands on an emerging mixed-use district. Woodlands does not manage properties in house, but they are diligent in selecting third party management. Since this is in the opportunity zone, they see this as a long-term investment and intend to hold it at least 10 years.

Councilman Thomasson asked what percentage debt are they using, as he said this was a long-term investment? Mr. Wooten said about 55-60% would be a lender, then of the remaining equity they would put in about 10% and then an opportunity zone group would put in the remainder of the equity.

Mr. Wooten showed some renderings of street view on Newnan Crossing Bypass, with the buildings at the front being 4 stories and 3 stories at the back. Mayor Shepherd asked what is easily walkable from the site? Mr. Wooten said there is access to the bridge over 85 to get to The Promenade and then Ashley Park is very accessible. Mr. Wooten also commented that their proposed rents fall within 80-100% based on AMI (Area Median Income).

Councilman Koritko asked if the intersection that would be shared with the Volkswagen dealership would be signalized? Mr. Vern Wilburn said that would be the main intersection, with all left turns out of the development. In their study they looked at everything from Lower Fayetteville to 34. With all the traffic, the intersection would fail, so it would have to be signalized to work.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilwoman Morrison to adjourn the meeting at 5:12pm. Councilwoman Jenkins left early.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

James Shepherd, Mayor



City of Newnan, Georgia - Mayor and Council

Date: February 24, 2026

Agenda Item: Comprehensive Plan Update 2026-2046

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: First Required Public Hearing to introduce the Comprehensive Plan Update 2026-2046 process

Background: The City of Newnan has initiated the process to begin a full update of its comprehensive plan. The full comprehensive plan update will be prepared according to rules for local comprehensive planning adopted by the Georgia Department of Community Affairs. The purpose of the public hearing is to brief the community on the process to be used to update the comprehensive plan, opportunities for public participation in development of the plan update, and to obtain input on the proposed planning process.

Staff plans to engage in conversations with residents and other stakeholders in locations around the community (and through digital platforms). We will also gather input through digital and hard-copy surveys. In this effort, staff will utilize the City's website and social media platforms to help disseminate information. In addition, a steering committee will help lead the City through this process and will serve as a key resource in the upcoming months. A **second required public hearing** will be held once the comprehensive plan is drafted and made available for public review, but prior to its transmittal to the Regional Commission for review. The ideas and aspirations for the City that are shared will lay the foundation for the comprehensive plan development.

The plan update will allow the City of Newnan to maintain its Qualified Local Government (QLG) status, and therefore be eligible for state grant funds, loans, and permits. The due date for the comprehensive plan update is October 31, 2026.

Funding: N/A

Recommendation: N/A

Attachments: Draft Comprehensive Plan Update 2026-2046 Schedule

Previous Discussions with Council: None



Comprehensive Plan Update 2026-2046 Process Calendar

Includes the CIE/STWP 2026 Update Process

Council Meetings in **Red** Font

(as of February 11, 2026)

Draft Version

Tuesday, February 24, 2026	6:30 p.m.	<i>1st Required Comp Plan Public Hearing at City Council</i>
Wednesday, March 11, 2026	11:30 a.m. to 1:00 p.m.	<i>Interviews at Ashley Park</i>
Thursday, March 12, 2026	10:00 a.m.	<i>Comp Plan Steering Committee Kickoff Meeting #1 (Council Chambers)</i>
Tuesday, March 17, 2026	6:00 p.m. to 8:00 p.m.	<i>Comp Plan Kickoff Drop-in Workshop at the Carnegie Library</i>
Wednesday, March 18, 2026	12:00 p.m.	<i>Staff meets in person with Housing Authority senior residents (take paper Survey copies)</i>
	5:00 p.m.	<i>Staff Zoom meeting with Housing Authority residents</i>
Thursday, April 2, 2026	10:00 a.m.	<i>Comp Plan Steering Committee Meeting #2 (Council Chambers)</i>
Saturday, April 4, 2026	9:30 a.m. to 1:00 p.m.	<i>Interviews at Market Day</i>
Tuesday, April 7, 2026	5:30 p.m. to 7:00 p.m.	<i>Interviews on the LINC at CJ Smith Park</i>

Thursday, April 9, 2026 or Thursday, April 16, 2026 (depending on Committee attendance availability during Spring Break week of April 6, 2026)

10:00 a.m. *Comp Plan Steering Committee Meeting #3
(Council Chambers)*

Friday, April 10, 2026 5:30 p.m. to 7:00 p.m. *Interviews somewhere on Temple Avenue*

Thursday, April 23, 2026 10:00 a.m. *Comp Plan Steering Committee Meeting #4
(Council Chambers)*

Monday, April 27, 2026 6:00 p.m. to 8:00 p.m. *Comp Plan Drop-In Workshop at the
Newnan Centre*

Thursday, May 7, 2026 10:00 a.m. *Comp Plan Steering Committee Meeting #5
(Council Chambers)*

June 2026 (Exact Date TBD) *City Council Work Session on Comp Plan*

Tuesday, July 21, 2026 6:30 p.m. *2nd Required Comp Plan Public Hearing and
CIE/STWP Public Hearing at City Council*

Tuesday, August 11, 2026 2:30 p.m. *Comp Plan Transmittal and CIE/STWP
Transmittal to Three Rivers Regional
Commission (RC) at City Council*

*Note – At this point, both documents are reviewed by Three Rivers RC and the Georgia Department of
Community Affairs (and staff makes edits based on comments received from each agency).*

October 2026 (Exact Date TBD) *Comp Plan Adoption at City Council*



To: Mayor and Council
Date: February 24, 2026
Agenda Item: Public Hearing — Request by the owner to demolish the structure located at 42 Wilcoxon St.
Prepared By: Bryan Partin, Chief Building Official

Purpose:

Public hearing to consider the request to demolish the structure at 42 Wilcoxon St. The structure was built more than 50 years ago, and is within a City of Newnan Historical District.

Background:

The structure was built in 1905 according to tax records and is considered historic due to its age. The structure is also located within a City of Newnan Historic district and was included in the historical survey conducted and was found to be of architectural value only.

This structure was damaged by a fire in January 2025. A corrective action notice was issued in late March 2025, at which time the code enforcement officer was informed that the fire was being investigated as an arson. After the conclusion of the fire investigation, the owners have decided to demolish the fire-damaged structure. The cost to repair the structure would exceed 50% of the 2025 assessed value (value prior to fire damage) of \$54,595.00, which is the threshold used to be considered eligible for demolition in the substandard building program.

Funding:

N/A

Recommendation:

Attachments:

1. tax info
2. Wilcoxon pic
3. historic map

Previous Discussion with Council:

None

Coweta County, GA

Summary

Parcel Number N16 0008 009
 Location Address 42 WILCOXEN ST
 Legal Description H/L 42 WILCOXEN STREET
 (Note: Not to be used on legal documents)
 Tax District NEWNAN 02 (District 02)
 Millage Rate 24.019
 Acres 0.23
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)

Owner

[MOTEN DERETHER S ESTATE](#)
 111 SAVANNAH ST
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Cotton Mill	Lot	10,230	93	110	0.23	1

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 1260
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1905
 Roof Type Asphalt Shingle
 Heating Type Radiant
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Value \$54,595
 House Address 42 WILCOXEN ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 2 Fair	2017	0x0 / 1	1	\$2,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/11/2020	5019 698		\$0	UNQUALIFIED IMPROVED	MOTEN DAN ESTATE	MOTEN DERETHER S
4/25/1991	608 461		\$0	UNQUALIFIED IMPROVED		MOTEN DERETHER S
9/30/1987	04490165		\$0	UNKNOWN STATUS		MOTEN DAN & DERETHER

Valuation

	2025	2024	2023	2022	2021	2020
Previous Value	\$85,778	\$69,799	\$51,691	\$45,960	\$45,960	\$37,689
Land Value	\$30,000	\$30,000	\$6,900	\$6,900	\$6,900	\$6,900
+ Improvement Value	\$54,595	\$53,278	\$60,399	\$42,291	\$36,560	\$36,560
+ Accessory Value	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
= Current Value	\$87,095	\$85,778	\$69,799	\$51,691	\$45,960	\$45,960

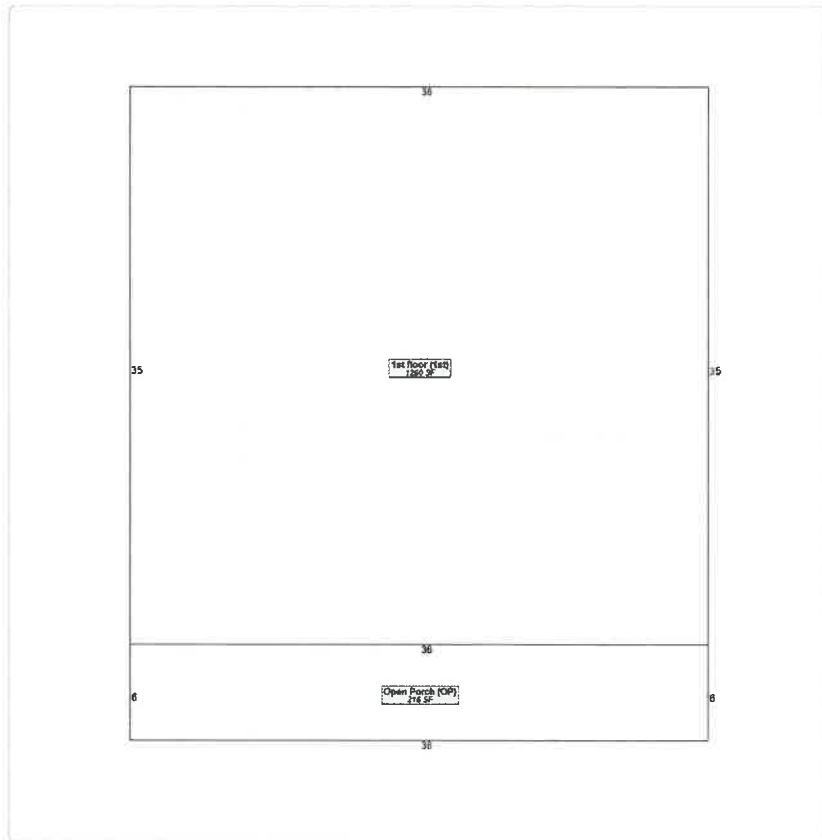
Assessment Notices 2019

[33505 \(PDF\)](#)

Assessment Notices

- [2021 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2024 Assessment Notice \(PDF\)](#)
- [2025 Assessment Notice \(PDF\)](#)

Sketches



No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Assessment Notices 2018, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to provide the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
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 Last Data Upload: 11/13/2025, 12:34:31 AM

Contact Us









To: Mayor and Council

Date: February 24, 2026

Agenda Item: Public Hearing - Request by owner to demolish structure located at 247 & 249 Greenville St.

Prepared By: Bryan Partin, Chief Building Official

Purpose:

Public hearing to consider a request to demolish a structure at 249 Greenville St. The structure was built more than 50 years ago and is not a City of Newnan Historic District.

Background:

This structure is a two-family dwelling (duplex) and has two addresses assigned, 247 and 249 Greenville st. The structure has not been occupied for some time and is becoming dilapidated. The structure was built in 1960 according to tax records and is considered historic due to its age. This property is not within a historic district and the structure has no other historic significance. The cost to renovate the structure would likely exceed 50% of the 2025 assessed value of \$89,825.00, which is the threshold used in the substandard building program to be eligible for demolition.

Funding:

N/A

Recommendation:

Attachments:

1. tax info
2. tax map
3. Greenville St pic

Previous Discussion with Council:

None

Coweta County, GA

Summary

Parcel Number N48 0001 001
 Location Address 249 GREENVILLE ST
 Legal Description 1 DUPLEX/LOT GREENVILLE STREET
 (Note: Not to be used on legal documents)
 Tax District NEWNAN 02 (District 02)
 Millage Rate 24.019
 Acres 2.86
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)

Owner

BALLARD DOUG
 1225 JIM STARR RD
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Newnan City Secondary	Acres	124,582	0	0	2.86	1

Residential Improvement Information

Style 2 Family (Duplex)
 Heated Square Feet 1800
 Interior Walls Sheetrock
 Exterior Walls Wood/Cedar
 Foundation Crawl/Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1960
 Roof Type Asphalt Shingle
 Heating Type Central Heat/AC
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Value \$89,825
 House Address 249 GREENVILLE ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2017	0x0 / 1	1	\$5,000

Permits

Permit Date	Permit Number	Type	Description
04/03/2003	03-01012	RENOVATIONS	GENERAL REPAIR
04/03/2003	03-01013	RENOVATIONS	GENERAL REPAIR

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/21/1993	758 528		\$0	UNQUALIFIED IMPROVED		BALLARD DOUG
12/31/1985	395 023		\$0	UNKNOWN STATUS		THOMPSON J GILBERT &

Valuation

	2025	2024	2023	2022	2021	2020
Previous Value	\$149,271	\$152,889	\$133,742	\$119,314	\$119,314	\$98,708
Land Value	\$55,454	\$55,454	\$55,454	\$55,454	\$55,454	\$55,454
+ Improvement Value	\$89,825	\$88,817	\$92,435	\$73,288	\$58,860	\$58,860
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$150,279	\$149,271	\$152,889	\$133,742	\$119,314	\$119,314

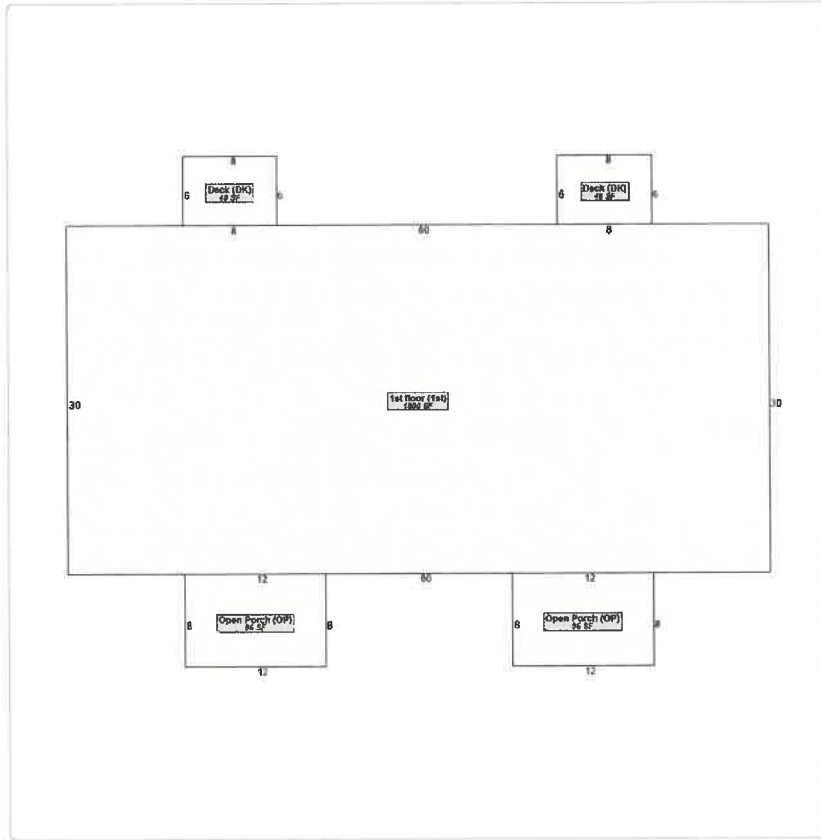
Assessment Notices 2019

[36226 \(PDF\)](#)

Assessment Notices

- [2021 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2024 Assessment Notice \(PDF\)](#)
- [2025 Assessment Notice \(PDF\)](#)

Sketches

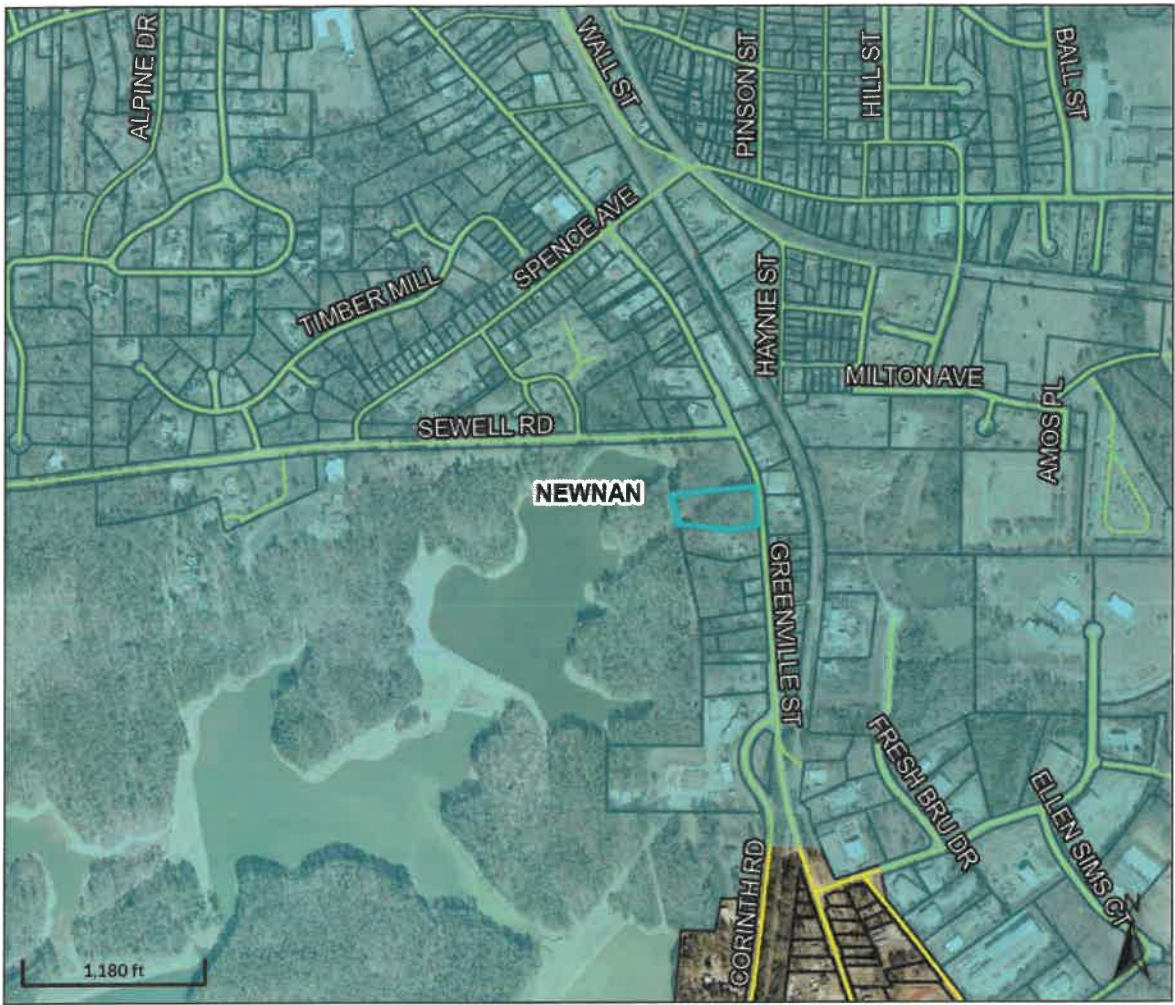


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Developed by
 SCHNEIDER
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID N48 0001 001
Class Code Residential
Taxing District NEWNAN 02
Acres 2.86

Owner BALLARD DOUG
 1225 JIM STARR RD
 NEWNAN, GA 30263
Physical Address 249 GREENVILLE ST
Assessed Value Value \$150279

Last 2 Sales			
Date	Price	Reason	Qual
5/21/1993	0	04	U
12/31/1985	0	09	U

(Note: Not to be used on legal documents)

Date created: 12/23/2025
 Last Data Uploaded: 12/23/2025 12:27:44 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



249

A DEMOLITION PERMIT HAS BEEN APPLIED FOR AND A PUBLIC HEARING WILL BE HELD AT CITY HALL 25 LAGRANGE ST. NEWNAN GA. REGARDING THIS APPLICATION ON FEB. 24, 2026 AT 6:30PM. DOUG APPLICANT & OWNER: BALLARD PROPERTY ADDRESS 247 & 249 Greenville Street Newnan



To: Mayor and Council
Date: February 24, 2026
Agenda Item: Consideration of adjustments to Building Department fees, creation and implementation of a Master File Plans Program
Prepared By: Bryan Partin, Chief Building Official

Purpose:

Newnan City Council to consider the proposal for adjustments, additions and clarifications of the schedule of fees specific to the Building Department, to be more equitable for all applicants of certain permit types, to include more appropriate fees for some specific projects and to clarify some ambiguous language. Also, to establish fees for a Residential Master File Plan Program.

Background:

Adjustments to the schedule of fees are necessary to provide clear, fair and specific fees pertaining to construction permits for accessory structures, minor repair permits and commercial/industrial plan reviews. Additions to the schedule of fees will address specific permits for solar electric systems, construction/sales mobile units (trailers) and plan transmittal applications. Clarifications to the schedule of fees address confusing or conflicting language for swimming pools and signage permit fees, and the payment of re-inspection fees.

Included in the proposed changes are provisions for fees associated with the implementation of a Residential Master File Program.

The Residential Master File program (RMF) will apply to detached single-family, duplex, and townhouse units as defined and regulated by the International Residential Code (IRC). RMF is intended to be utilized by contractors/home builders who construct significant numbers of these types of structures using house plans on a repetitive basis within the city limits of Newnan. The program institutes an advanced, or pre-permit plan review of house plans to be used repetitively.

RMF will allow for reduced Building Department review times when site-specific applications are received as the plan review has been completed in advance, also reducing time between building department application receipt and permit approval. Participation in RMF is voluntary, home builders must decide if this program will be beneficial for them. Once a plan is master filed, that plan may be constructed an unlimited number of times within the current code cycle. At the end of a code cycle, a plan may be renewed, if desired.

Funding:

N/A

Recommendation:

Newnan City Council may consider the amendment to the current fee schedule.

Attachments:

1. fee schedule- proposed

Previous Discussion with Council:

None

IX. BUILDING PERMITS, INSPECTIONS AND REVIEWS

1. New Residential Single Family and Additions (600 square feet and over) — excludes plan review, includes M.E. P 's
 - a. \$0.685 per total square foot, first 2000 square feet (\$500.00 minimum) plus
 - b. \$0.395 per square foot, remainder over 2001 square feet plus
 - c. \$0.395 per total square foot, unfinished and attached garage (if applicable)
 - A. Residential Master File Plans Program
 1. \$0.20 per total square foot of base plan plus
 2. \$5.00 per plan option that offers square footage increase
 - B. Graduated reduction per year per code cycle for new applications (6 years typ)
 1. year 1- 100% full fee
 - year 2- 90% of the full fee
 - year 3- 80% of the full fee
 - year 4- 70% of the full fee
 - year 5- 60% of the full fee
 - year 6- 50% of the full fee
 - C. Code cycle renewal/update of previously master filed plan- 60% of the full fee
 - D. Revisions to a master filed plan- \$75.00 per revision
 - E. RMF ad-min fee per individual lot application- \$15.00
2. Residential Renovation/Remodel/Basement finish and Additions (599 square feet and less)
 - a. \$0.425 per total square foot, \$200 minimum
3. Residential Detached Garages (1000 square foot limit) and Residential all Accessory Buildings 500 square feet or less (500 square foot limit for Residential)
 - a. \$50.00 plus \$0.375 per total square feet
4. New/Replacement of Residential Deck - \$ 150.00 plus plan review fee
5. Residential Minor Repairs — window replacement, siding replacement, deck repairs, etc.
 - a. \$25.00 plus ~~\$50.00 per 1,000 square feet of building footprint~~ \$0.025 per heated square foot of structure
 - b. No plan review fee
6. New Commercial/Industrial & Additions
 - a. First 100,000 square feet - \$0.485 per square feet plus
 - b. Next 100,001 to 200,000 square feet - \$0.385 per square feet plus
 - c. Over 200,001 square feet - 0.285 per square feet
 - d. Excludes plan review, excludes M.E. P 's
 - e. \$500.00 Minimum
7. Commercial/Industrial — Tenant Finish/Interior Finish/Renovate/Remodel
 - a. First 100,000 square feet - \$0.2625 per square feet plus
 - b. Next 100,001 to 200,000 square feet - \$0.2125 per square feet plus
 - c. Over 200,001 square feet - \$0.1625 per square feet
 - d. Excludes plan review, excludes M.E. P 's

- e. Minimum of \$250.00
- 8. Commercial/Industrial — Shell only, White Box, all Accessory Structures over 500 sq ft (less than 500 sq ft see item #3)
 - a. First 100,000 square feet - \$0.2225 per square feet plus
 - b. Next 100,001 to 200,000 square feet - \$0.1725 per square feet plus
 - c. Over 200,001 square feet - \$0.1225 per square feet
 - d. Excludes plan review, excludes M.E. P's
 - e. Minimum of \$250.00
 - b. Structure Moving Fees _____ \$100.00
- c. Demolition Fee — any structure
 - 1. First 10,000 square feet — \$50.00 plus
 - 2. Over 10,001 square feet - \$0.0015 per square feet
 - 3. Maximum of \$250.00
- d. Plan Review
 - 1. Residential
 - 1. Oto 3,000 square feet - \$75.00 plus
 - 2. Over 3001 square feet - \$0.025 per square feet
 - 3. Residential revisions after permit issued - \$25.00 per revision
 - 2. Commercial/Industrial \$75.00 minimum
 - 1. O to 5,000 sq. ft. plus.....\$0.09 / sq. ft.
 - 2. Next 5,001 to 10,000 sq. ft. plus.....\$0.075 / sq. ft.
 - 3. Over 10,001 sq. ft.\$0.06 / sq. ft.
 - 4. \$5,000 Maximum
 - 5. Plan revisions after permit issue - \$75.00 per revision
 - 6. Plans Transmittal (nonrefundable) ½ of full review plan review fee, due at submittal, will be credited to plan review fees at time of permit issuance.
- e. Electrical — minor repairs/change in service/temporary power pole and new work up to 200 amps
 - 1. Up to 200 amps _____\$75.00
 - 2. Over 200 amps \$75.00 plus \$50.00 for each additional 100 amps
 - 3. 3 phase surcharge _____\$150.00
- f. Plumbing- minor repairs and new work up to 10 fixtures
 - 1. Oto 10 fixtures _____\$75.00
 - 2. Over 11 fixtures \$75.00 plus \$25.00 for each additional 10 fixtures
 - 3. Maximum of \$3,000

- g. Mechanical — minor repairs and new work up to 60,000 BTU's (5 tons)
 - 1. Up to 60,000 BTU's _____ \$75.00
 - 2. Over 60,000 BTU's \$75.00 plus \$15.00 each additional 12,000 BTU
 - 3. Maximum of \$3,000

- h. Gas — minor repairs/alteration and new work up to 100,000 BTU's
 - 1. Up to 100,000 BTU's _____ \$50.00
 - 2. Over 100,000 BTU's \$50.00 plus \$15.00 each additional 100,000 BTU

- i. Low Voltage — data, communications, security alarms, video (doesn't include fire alarm systems)
 - 1. Flat fee of \$50.00

- j. Cell Tower
 - 1. New, Tower only \$500.00 (excludes M.E. P's)
 - 2. Carrier Fee — new or existing tower \$200.00 (excludes M.E. P 's)

- k. Change of Occupancy
 - 1. Flat fee of \$75.00

- l. Swimming Pools
 - 1. \$0.35 per square foot of water surface ~~plus M.E. Ps as needed~~ [excludes MEP's](#)
 - 2. \$ 100.00 minimum

- m. Fence
 - 1. Minimum of \$35.00 plus \$0.27 per linear foot of fence
 - 2. \$200 Maximum

- n. Commercial Roof/Reroof
 - 1. 0 to 5,000 square feet - \$100.00 plus \$25.00
 - 2. 5,001 to 15,000 square feet - \$200.00 plus \$25.00
 - 3. 15,001 to 30,000 square feet - \$300.00 plus \$25.00
 - 4. 30,001 to 60,000 square feet - \$400.00 plus \$25.00
 - 5. Over 60,001 square feet - \$500.00 plus \$25.00

- o. Residential Roof
 - 1. 0 to 10,000 square feet of roof area - \$100.00
 - 2. Over 10,001 square feet - \$200.00
 - 3. Includes sheathing repair/replacement up to 128 square feet
 - 4. Sheathing repair/replacement over 128 square feet plus h roof fee

- p. Signage
 - 1. 0 to 100 square feet of total sign face- \$75.00 [excludes MEP's](#)
 - 2. Over 100 square feet additional \$25.00 per 100 square feet plus \$75.00

3. Additional \$75.00 for ground contact support structure
- q. Solar (electric) \$150.00 includes electrical and plan review
- r. Construction/Sales Trailer \$100.00 includes MEP's, valid for 180 days
Construction/Sales Trailer renewal \$40.00
- s. Penalties
 1. If work for which a permit is required is started or preceded prior to obtaining said permit, the fee herein shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of the code in the execution of work, nor from any other penalties prescribed herein.
 2. The fee to re-inspect any work not satisfying applicable requirements is \$50.00 per-re-inspection visit, to be paid prior to the issuance of the Certificates of Occupancy. As assessed.



To: Mayor and Council
Date: February 24, 2026
Agenda Item: Consideration of 2025 Budget Amendment Year End Per Audit Purposes
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

To obtain Council approval to amend the 2025 Budget, per the attached worksheet. The General Fund revenue and expense budgets are being amended by \$856,500 each.

Background:

This budget amendment will not change the actual revenues and expenditures for 2025. This is a requirement for GASB - to ensure that the Council has approved all appropriations for the year indicated, regardless of the funding source.

The General Fund Revenue amendment totals \$856,500 and consists of an additional \$700,000 for insurance premium tax, \$110,000 from the Water and Light Commission and \$46,500 from Occupational Tax. Additionally, the General Fund expense budget was amended by the same amount to include the expenditure of funds due to expenses exceeding budget estimates.

The attached budget amendments worksheet provides the reason for the increased expenses by department and line item in the comments column.

Funding:

N/A.

Recommendation:

Staff recommends approval of the budget amendments.

Attachments:

1. budget ordinance 2025
2. budget amendments - gf

Previous Discussion with Council:

Additional Budget Amendments for 2025 were presented on January 27, 2026.

AN ORDINANCE TO AMEND THE 2025 FISCAL YEAR GENERAL FUND
BUDGET

BE IT ORDAINED, and it is hereby ordained, that the City Council has authorized an amendment to the 2025 General Fund, Revenue and Expense Budgets as follows: Revenues increased in by \$856,500; expenditures increased by \$856,500; and Therefore, the 2025 Budget is hereby amended to include the additional appropriations mentioned above, per the attached 2025 Budget Amendment Request listing.

Done ratified and passed by the City Council of the City of Newnan, Georgia, in regular session assembled this 24th day of February 2026.

ATTEST:

Megan Shea, City Clerk

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

James Shepherd, Mayor

Scott Berta, Mayor Pro Tem

Cynthia Jenkins, Councilmember

Dustin Koritko, Councilmember

James Thomasson III, Councilmember

Paul Guillaume, Councilmember

Jennifer Morrison, Councilmember

General Fund Budget Revenue Amendments

100.00.31.6200	Insurance Premium Tax	\$ 700,000	Revenues exceeded estimates
100.00.39.1105	Water & Light Commission	\$ 110,000	
100.00.31.6100	Occupational Tax	\$ 46,500	
		<u>\$ 856,500</u>	Total Revenue Budget Increases

General Fund Budget Expenditure Amendments

General Fund (100) - City Council	Description	Increase	
100.1110.10.52.1200	Professional Services	\$ 17,000	Expenses exceeded estimates and City Council approved the loan forgiveness from NURA recorded as an expense.
100.1110.10.57.2000	Payments to Other Agencies	\$ 130,000	
	Total Expenditures	<u>\$ 147,000</u>	

General Fund (100) - City Manager

100.1320.11.51.1100	Full Time Wages	\$ 38,000	Expenses exceeded estimates and additional expenses from Cultural Arts was booked from the reserve account.
100.1320.11.51.2400	Retirement	\$ 35,000	
100.1320.11.53.1706	Miscellaneous	\$ 45,000	
100.1320.11.57.2006	Cultural Arts Commission	\$ 15,000	
100.1320.11.52.1200	Professional Services	\$ 55,000	
	Total Expenditures	<u>\$ 188,000</u>	

General Fund (100) - Human Resources

100.1540.20.51.1100	Full Time Wages	\$ 9,000	Expenses exceeded estimates
100.1540.20.51.2400	Retirement	\$ 9,000	
100.1540.20.52.3102	Building & Per Liability Ins	\$ 5,000	
	Total Expenditures	<u>\$ 23,000</u>	

General Fund (100) - Probation Services

100.2650.17.51.1100	Full Time Wages	\$ 4,500	Expenses exceeded estimates
100.2650.17.51.2400	Retirement	\$ 4,700	
100.2650.17.53.1100	Materials & Supplies	\$ 3,000	
	Total Expenditures	<u>\$ 12,200</u>	

General Fund (100) - Facilities

100.1565.23.52.2200	Repairs & Maintenance	\$ 67,000	Expenses exceeded estimates due to unexpected repairs
	Total Expenditures	<u>\$ 67,000</u>	

General Fund (100) - KNB

100.1575.82.51.1100	Full Time Wages	\$ 3,500	Expenses exceeded estimates and additional expenses were approved by Council for downtown lights.
100.1575.82.52.3300	Advertising	\$ 3,500	
100.1575.82.53.1708	Other Boards & Commission	\$ 25,000	
	Total Expenditures	<u>\$ 32,000</u>	

General Fund (100) - Police Department

100.3200.40.51.1100	Full Time Wages	\$ 45,000	Expenses exceeded estimates. Unusual amount of repairs made due to high mileage vehicles
100.3200.40.51.2400	Retirement	\$ 65,000	
100.3200.40.53.1701	Vehicle Maintenance	\$ 110,000	
	Total Expenditures	<u>\$ 220,000</u>	

General Fund (100) - Fire Department

100.3500.50.51.1100	Full Time Wages	\$ 35,000	Expenses exceeded estimates
	Total Expenditures	<u>\$ 35,000</u>	

General Fund (100) - Garage

100.4900.68.51.1100	Full Time Wages	\$ 35,000	Expenses exceeded estimates
	Total Expenditures	<u>\$ 35,000</u>	

General Fund (100) - Cemetery

100.4950.69.52.1300	Other Contractual Services	\$ 40,000	The overage is due to Council approved outside contract for burial services
	Total Expenditures	<u>\$ 40,000</u>	

General Fund (100) - Library

100.6500.90.51.1100	Full Time Wages	\$ 5,000	Expenses exceeded estimates
100.6500.90.51.2400	Retirement	\$ 7,000	
100.6500.90.53.1100	Materials & Supplies	\$ 2,800	
	Total Expenditures	<u>\$ 14,800</u>	

General Fund (100) - Planning & Zoning

100.7400.70.51.1100	Full Time Wages	\$ 22,000	Expenses exceeded estimates
100.7400.70.53.1701	Vehicle Maintenance	\$ 8,500	
	Total Expenditures	<u>\$ 30,500</u>	

General Fund (100) - Business Dev

100.7500.80.51.1100	Full Time Wages	\$ 6,000	Expenses exceeded estimates
100.7500.80.51.2400	Retirement	\$ 4,000	
100.7500.80.52.3500	Travel Expenses	\$ 2,000	
	Total Expenditures	<u>\$ 12,000</u>	
		\$ 856,500	Total Departments Budget Increases

\$ 38,768,165 **2025 General Fund Revenue Budget**
 \$ 38,768,165 **2025 General Fund Expenditures Budget**

\$ -



City of Newnan, Georgia – Mayor and City Council

Date: February 24, 2026

Agenda Item: Rezoning request for RZ2025-10 by Melissa D. Griffis, Attorney at Law, on behalf of Woodlands Acquisitions, LLC for 13.55± acres located at 699 Newnan Crossing Bypass (Tax Parcel #086-5021-002); From CGN (General Commercial District) to MXD (Mixed Use Development District) for the purpose of developing 12 townhomes, 272 multi-family apartments, and 7,500 square feet of commercial space

Prepared and Presented by: Chris Cole, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

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

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

SITE INFORMATION:

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

OVERVIEW OF REQUEST:

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

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

The applicant included the following details:

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

The targeted unit mix is as shown below:

- One-bedroom apartments (166 units with 786 average square feet)
- Two-bedroom apartments (106 units with 1,170 average square feet)
- Three-bedroom townhomes (12 units with each containing 1,637 square feet)

This totals 284 units with an average square footage of 958 square feet (including the townhomes). City zoning requires that the average square footage for multifamily development is 800 square feet. The proposed average unit size exceeds the City’s minimum requirements. All the residential units, including townhomes, are rental. The expected rental prices are shown below:

- One-bedroom apartment: Rent rate = \$1,750/month
- Two-bedroom apartment: Rent rate = \$2,050/month
- Three-bedroom townhouse: Rent rate = \$2,450/month

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

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

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

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

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

Below – View of Portion of Proposed Apartment Building



Below – View of Representative Example of the Proposed Garages



STANDARDS:

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

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

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

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

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

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

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

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

Staff Assessment – The proposed use is suitable. ✓

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

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

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

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

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

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

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

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

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

- Engineering: The Engineering Department indicated the following:

Environmental:

1. The development plan shall follow the design standards and guidance per the **Georgia Storm Water Management Manual**, in compliance with the **Post-Development Stormwater Management for New Development and Redevelopment** ordinance for the City of Newnan. The concept and final plan shall comply with all relevant design standards, calculations, formulas, methods, and other guidance from the **Georgia Stormwater Management Manual** (Blue Book). The concept and final plan shall also be designed in consideration of the **Extent of Service Policy, Infrastructure, Operation, Maintenance and Repairs**, Article VII, Sec. 10-179 of Chapter 10 – Environment, of the Code of Ordinances.
2. For disturbance of 1- acre or more, a 3- Phase Erosion Sedimentation and Pollution Control (ES & PC) plan shall be submitted to the City of Newnan, as the local issuing authority, for review and approval prior to issuance of any permit for land disturbing activities (LDP), in accordance with the **City of Newnan Soil Erosion, Sedimentation, and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible.
4. For a parcel containing Waters of the State, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
5. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.

Transportation:

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

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

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

Executive Summary

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

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

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

Traffic Generation:

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

Mitigation Findings:

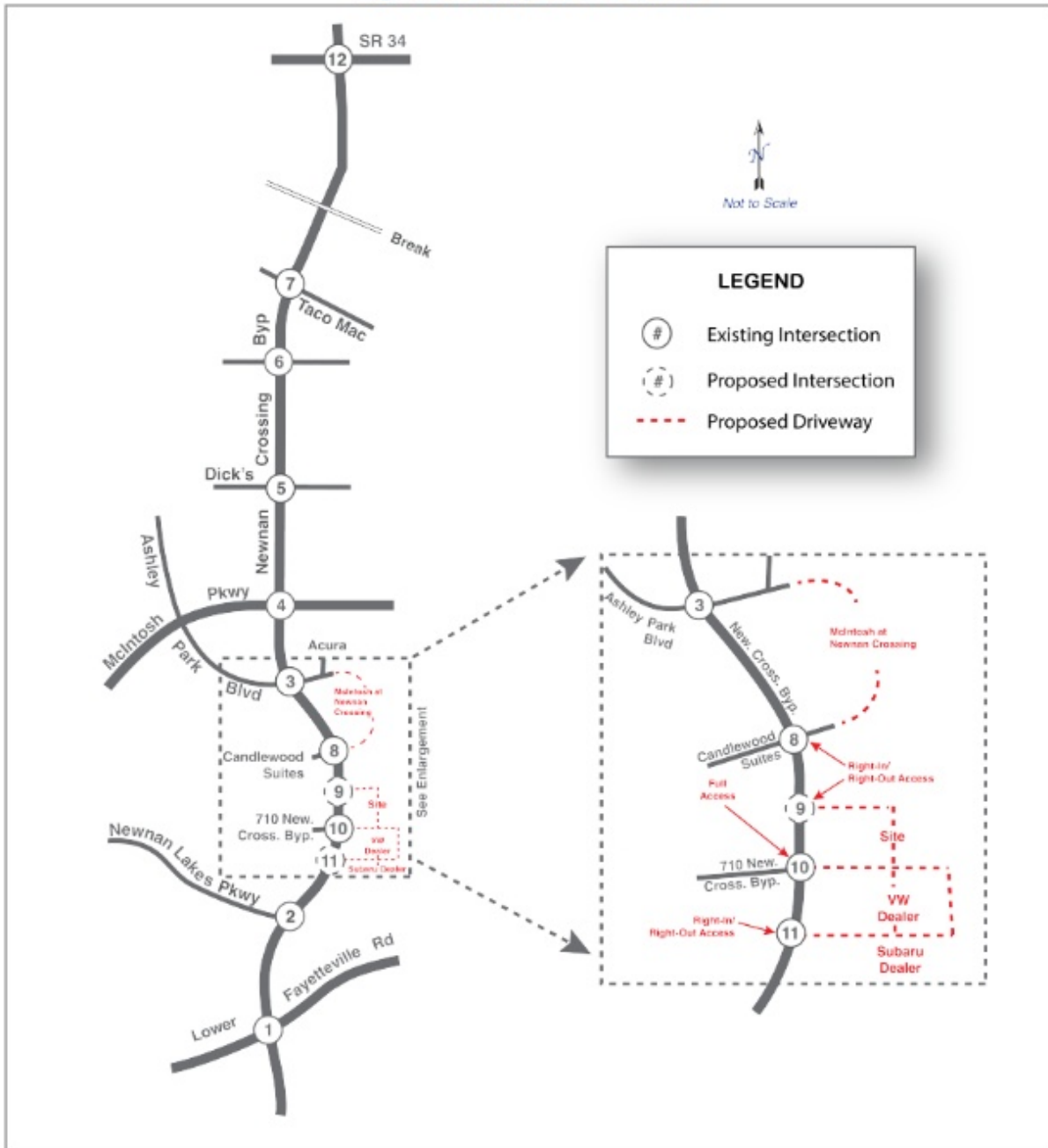
- Conventional geometric upgrades at most intersections are constrained by right-of-way.
 - **Signalization of Intersections 3 and 10** yields **LOS B or better** under Build volumes, indicating effective mitigation.
-

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

Conclusion:

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

Figure 2: Study Intersections



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

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

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

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

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

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

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

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

The MXD, Mixed Use District, is intended to:

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

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

Key elements of an MXD project include:

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

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

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

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

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

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

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

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

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

SUMMARY OF STAFF FINDINGS:

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

APPLICANT’S PROFFERED CONDITIONS:

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

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

REVIEW STANDARDS FOR MXD REZONING:

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding development as shown on the Future Land Use Plan.
4. Quality of architectural, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.
8. The Mayor and City Council for the City of Newnan may require changes or alterations in the master concept plan during the approval process in order to further promote the intent and standards of the MXD District.

The proposed project demonstrates overall conformity with these review standards.

REGULATORY CRITERIA TO CONSIDER:

In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance. Section 10-84 of that ordinance requires that any application for annexation, rezoning or preliminary subdivision plats must include a Preliminary Tree Management Plan which shall include, at a minimum:

- Graphic representation of existing tree canopy;
- descriptive written or labeling information about existing tree canopy;
- total number of acres;
- number of disturbed acres;
- number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.;
- graphic display and label any required or proffered buffers and provide acreage;
- number of actual tree save acreage, not including any of the categories listed above;
- provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.

The City Landscape Architect Mike Furbush conducts a preliminary review and recommends conditions to consider during the approval of any of the aforementioned processes. The applicant submitted what they labeled a Preliminary Tree Management Plan, which is contained in the attachments.

LANDSCAPE ARCHITECT COMMENTS:

In addition to staff's proposed conditions, the City's Landscape Architect Mike Furbush has included the following comments regarding the required Tree Management Plan that should be addressed if the Commission recommends approval:

I have reviewed the revised, second, submittal of the Preliminary Tree Management Plan for rezoning of the MXD development along Newnan Crossing Bypass. The minimum Tree Management Plan elements have been shown; however, there are still a couple of tree management and site plan items that are cause for concern from my perspective...

- All landscape islands need to be at least 10 feet wide – back of curb to back of curb. There are several islands that do not provide enough planting space for shade trees at the ends of each parking aisle.
- There are several landscape islands that do not provide enough space to plant the required shade trees.
- Existing tree canopy to preserve varies significantly from Tree Management Plan to the rendered Site Plan, especially along the Interstate.
- There is a 60-foot section along the road frontage that does not provide enough space for the required 15-foot landscape strip.
- There is very little tree save area between the stormwater facility and Interstate 85.
- Not sure that this project can meet the requirements of the City’s Tree Conservation and Landscape Ordinance. There does not appear to be enough planting areas available based on the overall layout, required grading, stormwater, and utilities, along with maximum 4:1 grading allowed in the landscape strips.
- The existing tree canopy description described the existence of specimen trees so with as little tree save as has been proposed, specimen recompense may be required if specimen trees will be removed.

PLANNING COMMISSION RECOMMENDATION:

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

STAFF-SUGGESTED CONDITIONS TO CONSIDER:

Should the Council elect to recommend approval of the request, staff would recommend the following conditions be considered:

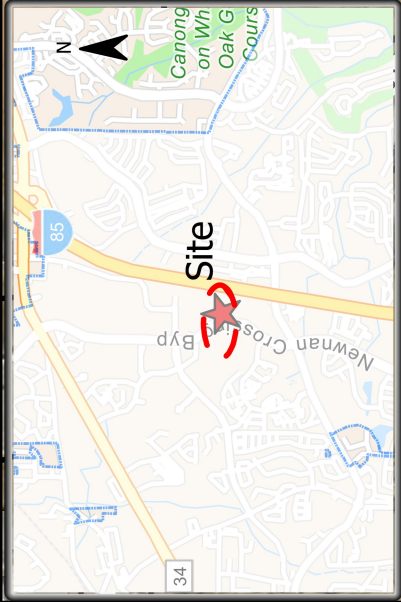
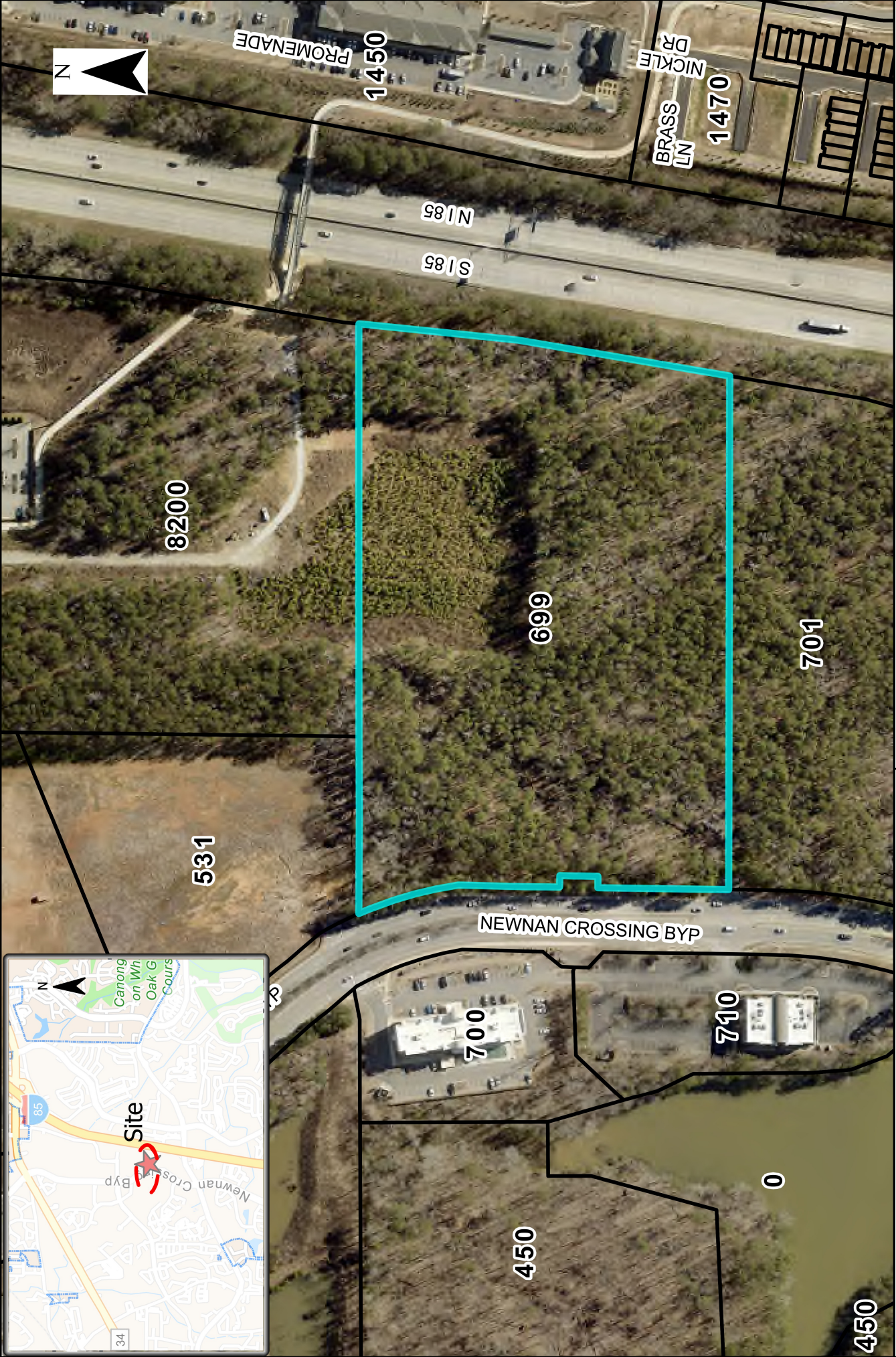
- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- Approval of the Zoning Master Plan through the rezoning process does not relieve the applicant from meeting the requirements set forth in the City of Newnan’s Tree Preservation and Landscape Ordinance.

OPTIONS:

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

ATTACHMENTS: Application for Rezoning
 Location Map
 Community Impact Assessment

PREVIOUS DISCUSSIONS WITH COUNCIL: December 9, 2025; February 10, 2026



Parcel # 086 5021 002

ADDRESS
699 Newnan Crossing Bypass
Newnan, Ga 30263

Project Location

City Limits

Project Location

1 = 2,640 feet

Date: 12/1/2025 8:07 AM

CITY OF NEWNAN | Project Location

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



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
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MELISSA D. GRIFFIS (GA, AL)

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

November 25, 2025

VIA HAND DELIVERY

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

RE: Rezoning Request of Woodlands Acquisition, LLC
Approximately 13.55 +/- Acres located on 699 Newnan Crossing Bypass,
Newnan, Coweta County, Georgia
Land Lot 21, 5th Land District

Dear Ms. Dunnavant:

Woodlands Acquisition, LLC (“Woodlands”), the Applicant in the above-described property (“the Property”) in the City of Newnan, Georgia, hereby makes this application to rezone the current property from CGN to MXD to allow for a mixed use development with multi-family apartments, town homes, and retail.

As noted on the “Application to Amend Zoning Map of Coweta County” Form enclosed herewith, the Property is the most appropriate site for the zoning designation requested insofar as the Property is currently zoned CGN amending to MXD will allow for a residential component to be included on this property for a mixed use district. Further, Wood Partners sent a letter directly to you regarding LINC connectivity between the two developments.

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

Woodlands has included all materials required per the Application Form and applicable Ordinance provisions, including the Watershed District Protection Ordinance enacted in November of 2002. **As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me.** Woodlands, as Applicant and myself, as

Ms. Tracy Dunnavant
November 25, 2025
Page 2

counsel for Woodlands, look forward to working with you and your staff as you review and analyze the enclosed Application.

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

Yours Truly,



Melissa D. Griffis
Attorney for Woodlands Acquisition, LLC

MDG/bw
Enclosures



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

NEWNAN
GEORGIA

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Woodlands Acquisitions, LLC

Mailing Address 3621 Vinings Slope SE, Suite 4400, Atlanta, GA 30339

Telephone (770) 373-5775; (470) 377-0147 Email: bwooten@woodlandsres.com

Property Owner (Use back if multiple names) CLT Acreage, LLC

Mailing Address 20 N Martingale Road, Suite 180, Schaumburg, IL 60173

Telephone _____

Address/Location of Property 699 Newnan Crossing bypass, Newnan, Georgia 30263

Tax Parcel No.: 086 5021 002 Land Lot 21

District/Section 5th Size of Property (Square Feet or Acres) 13.55+/- acres

Present Zoning Classification: CGN Proposed Zoning Classification: MXD

Present Land Use: undeveloped land

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

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

The Subject Property is undeveloped land that has been vacant for many years as zoned CGN. _____

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

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

zoning district to allow for development of this unique parcel. The MXD zoning will allow for mixed uses, including _____

residential in the area. The Subject Property is adjacent to recently zoned MXD property and will be able to access the LINC trail.

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

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

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

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

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

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

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

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

Woodlands Acquisitions, LLC

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

Sworn to and subscribed before me this

12th day of Nov., 2025

Signature of Applicant

Donna L Hawkins
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 11-6-2025
 RECEIVED BY: Cris Cole DATE OF FILING: 11-25-2025 FILING FEE RECEIVED: 838.75
 DATE OF NOTICE TO NEWSPAPER: _____
 DATE OF PUBLIC HEARING: _____
 PLANNING COMMISSION RECOMMENDATION (DATE): _____

 DATE OF TRANSMITTAL TO CITY COUNCIL: _____
 CITY COUNCIL DECISION (DATE): _____



November 24th, 2025

Tracy Dunnavant
Planning & Zoning Director
25 Lagrange St, 2nd Floor
Newnan, GA 30263
Tel: 678-673-5481
Email: tdunnavant@newnanga.gov

Re: Woodlands Apartment Communities MXD Proposal – LINC Connection
699 Newnan Crossing Bypass, Newnan, Georgia 30263
PIN: 086 5021 002

Dear Ms. Dunnavant,
As the representative of the proposed Alta Newnan Crossing development, I am writing to inform you of a verbal agreement between Wood Partners and Woodlands Apartment Communities.

Woodlands intends to pursue a connection to the LINC via an access easement through the SE Regional Medical Center property. In addition, both parties intend to cooperate in establishing reciprocal access between our two developments, enabling circular connectivity to the LINC through both proposed communities.

Please feel free to contact me with any questions or if further information is needed.

Sincerely,

Wood Real Estate Investors, LLC

Bennett Sands
Executive Managing Director



9 LAYOUT & DESIGN OF AMENITY AREAS IS FOR ILLUSTRATIVE PURPOSES ONLY

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



WOODLANDS NEWNAN CROSSING

893 NEWNAN CROSSING BYPASS
 CITY OF NEWNAN, GA





City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

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

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

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

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

Woodlands Acquisitions, LLC

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

Kevin J. Wood, Managing Director

Type or Print Name and Title

Melissa D. Griffis, Attorney

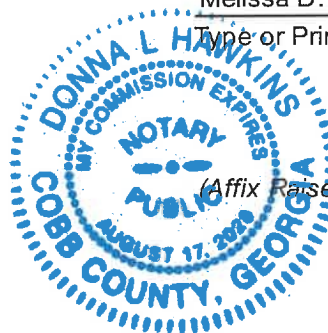
Type or Print Name and Title

Signature of Applicant

Signature of Applicant's Representative

Signature of Notary Public

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Signature of Applicant

Melissa D. Griffis

Type or Print Name and Title

Melissa D. Griffis, Attorney

Signature of Applicant's Representative

Type or Print Name and Title

Bryne E. Wooten
Signature of Notary Public

11.24.2025
Date



(Affix Raised Seal Here)



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

Woodlands Acquisitions, LLC

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

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

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

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

Woodlands Acquisitions, LLC

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

Kevin J. Wood, Managing Director

Type or Print Name and Title



Signature of Applicant

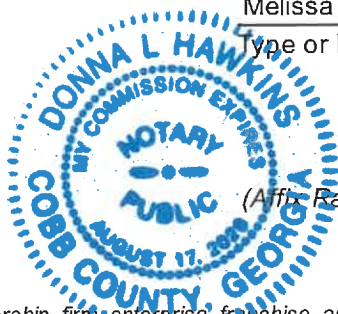
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Donna L. Hawkins 11/12/25

Signature of Notary Public Date



(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

NEWNAN
GEORGIA

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

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

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

Signature of Applicant

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

11-24-25

Date



(Affix Raised Seal Here)

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



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

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

Name of Property Owner CLT Acreage LLC, a Georgia limited liability company

Telephone Number 847-525-4141

Address of Subject Property 699 Newnan Crossing Bypass
Newnan, GA 30263

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

CLT Acreage LLC,
a Georgia limited liability company

Signature of Property Owner

Name: Dennis P. Lynde

Title: Manager

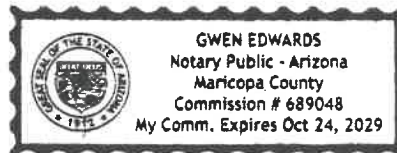
Personally appeared before me

Dennis P. Lynde

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

Notary Public

11/17/2025
Date




(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square
Newnan, GA 30263

Telephone (770) 253-3282

Date 11-25-2025



Community Impact Assessment

To: Tracy Dunnavant, City of Newnan Planning and Zoning Director

From: Hayley Todd, Zoning Manager, PEC+

Date: November 24, 2025

Re: Proposed Mixed-Use Development, 699 Newnan Crossing Bypass

This memo outlines the expected community impacts from the proposed rezoning and development of the 13.55-acre site located at 699 Newnan Crossing Bypass in the City of Newnan, Coweta County, GA. The development is being proposed by Woodlands Residential.

The proposed development is a mixed-use development consisting of 272 new multi-family units, 12 townhomes, and approximately 7,500 square feet of commercial area. A site plan is included as Attachment A.

The site plan shows one point of access onto Newnan Crossing Bypass and interparcel connection with the parcel to the south. The plan has internal connections between all portions of the development.

Input was requested from various agencies and utility providers including: the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and Newnan Fire Department. Responses have been received from each of them and are included in this memo.

A traffic study was also prepared and is presented as a separate document. The results of the study are summarized in that document.



ROADS AND STREETS

A traffic impact study was performed for the proposed development and is attached as a separate document within this submittal.

NEWNAN POLICE DEPARTMENT

A letter was received from Police Chief Brent Blankenship who provided information on the expected impact of the development. A copy of the letter from Chief Blankenship is included as Attachment B.

Chief Meadows states that the population increase is likely to result in an increase of 730 calls, 21 motor vehicle accidents, and 129 traffic stops over the course of two years.

NEWNAN FIRE DEPARTMENT

An email response was received from Fire Chief Stephen Brown who indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of the email from Chief Brown is included as attachment C.

NEWNAN UTILITIES

An email response was received from Scott Tolar of Newnan Utilities. The email, which is included as attachment D, indicates that Newnan Utilities has ample capacity to serve the proposed development.

COWETA SCHOOL SYSTEM

A letter was received from the Operations Director for the Coweta County School System who provided information on the expected impact. A copy of the letter from Genie Ingram is included as Attachment F.

Ms. Ingram indicated the zoned schools are at or are approaching capacity: White Oak Elementary (90%), Arnall Middle School (75%), and East Coweta High School (108%). He stated that serving the needs of the proposed development may present challenges.

She asked that as much advance notice as possible be provided to the school system with additional information about the schedule.

TAX REVENUE

The subject property, Parcel 086 5021 002 currently has an assessed value of \$4,554,224. Tax parcel information from qPublic is included as Attachment E.



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

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

OTHER BENEFITS TO THE CITY OF NEWNAN

The development of this property as proposed would require significant impact fees to be paid including the following:

Development Impact Fee	\$1,110.81 per unit	\$315,470
Sanitary Sewer Impact Fee	\$1,500 per unit	\$426,000
TOTAL IMPACT FEES		\$741,470



ATTACHMENTS

- A - PRELIMINARY SITE PLAN
- B - LETTER FROM NEWNAN POLICE DEPARTMENT
- C - LETTER FROM NEWNAN FIRE DEPARTMENT
- D - LETTER FROM NEWNAN UTILITIES
- E - TAX PARCEL DATA FROM QPUBLIC
- F - LETTER FROM COWETA SCHOOL SYSTEM



11/14/25

Reference: 699 Newnan Crossing Bypass

Chris Cole,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 730 calls, 21 motor vehicle accidents and 129 traffic stops in a two-year period for this development.

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

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$41,250.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

November 14, 2025

Ref: *Rezoning*

Dear Chris,

I have reviewed the rezoning request for Newnan Crossing Bypass.

The concern in impact would be added properties, growth in population, traffic, increased call volume and response times to the proposed property and the current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

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

Sincerely,


Stephen Brown



November 21, 2025

Chris Cole, AICP
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: 272 Apartment Units and 12 Townhomes, with 7500 Commercial Space, in Newnan, GA,
Parcel #086 5021 002

Mr. Cole,

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

- Parcel Number 086 5021 022
- 13.55 Acres
- Attached concept plan

1. Sanitary Sewer:

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

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

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

2. Water:

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

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

Sincerely,



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



The City of Newnan, Georgia

Office of the City Engineer

November 21, 2025

City Engineer Review

REZONING REQUEST

Tax Parcel 086 5021 002

13.55 Acres

699 Newnan Crossing Bypass

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas shall be delineated and located within open space to the extent practically possible.
4. For a parcel containing Waters of the State, the **City of Newnan, Georgia Stream Buffer Protection Ordinance** shall apply. An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the point of rested vegetation. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

Transportation:

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

4. For the proposed right-in-right-out driveway connection, consider a right-out only option, or add a right turn lane. All traffic control devices shall be in compliance with the latest standards of the MUTCD (Manual on Uniform Traffic Control Devices), including retroreflectivity and installation on GDOT Type 7 posts.
5. No monuments or other objects that may be considered as traffic hazards shall be permitted within the Right of Way for any public street.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering

Coweta County, GA

Summary

Parcel Number 086 5021 002
Location Address 699 NEWNAN CROSSING BYP
Legal Description 13.55 AC (Tract 5) LL21&44 5 LD
(Note: Not to be used on legal documents)
Tax District NEWNAN 08 ANNEX (District 08)
Millage Rate 24.019
Acres 13.55
Homestead Exemption No (\$0)
Landlot/District 21 / 5

[View Map](#)

Owner

CLT ACREAGE LLC
20 N MARTINGALE ROAD
SUITE 180
SCHAUMBURG, IL 60173

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Crossing Bypass	Square Feet	590,238	0	0	13.55	1

Permits

Permit Date	Permit Number	Type	Description
08/04/2022	EL-01343	ELECTRIC	
05/18/2021	ZSP21-200	COMMERCIAL	
05/18/2021	ZLD21-0199	COMMERCIAL	

Sales

Sale Date	Sale Price
1/31/2022	\$0
6/26/2013	\$11,379,492
1/4/2011	\$0
3/20/2009	\$21,558,718
8/30/2001	\$0
4/17/1990	\$0
4/5/1989	\$24,210
12/5/1986	\$0

Valuation

	2025	2024	2023	2022
Previous Value	\$7,956,698	\$7,068,197	\$8,845,531	\$8,845,531
Land Value	\$4,554,224	\$5,209,224	\$7,068,197	\$8,845,531
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$4,554,224	\$5,209,224	\$7,068,197	\$8,845,531

Assessment Notices 2019



Assessment Notices

[2021 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2025 Assessment Notice \(PDF\)](#)

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Assessment Notices 2018, Septic Drawings, Photos, Sketches.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/24/2025 12:36:29 AM

[Contact Us](#)



Coweta County School System

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

November 13, 2025

Chris Cole
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, GA 30263

RE: Letter of Impact for Newnan Crossing Bypass Mixed Development

Chris,

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

The proposed development would potentially contain 284 residential units. The current school district lines would place students in this neighborhood in the following locations:

White Oak Elementary (90% Capacity), Arnall Middle School (75% Capacity), and East Coweta High School (108% Capacity).

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

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

Sincerely,

Genie G Ingram

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

Coweta Committed to Student Success

End of
Community
Impact
Assessment
Section
(CC)







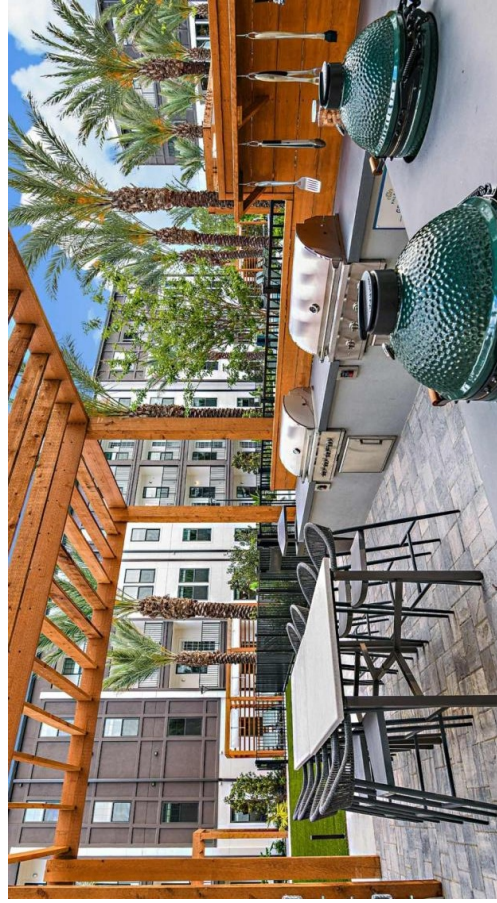


699 Newnan Crossing Bypass Rezoning

Representative Depiction of Amenity

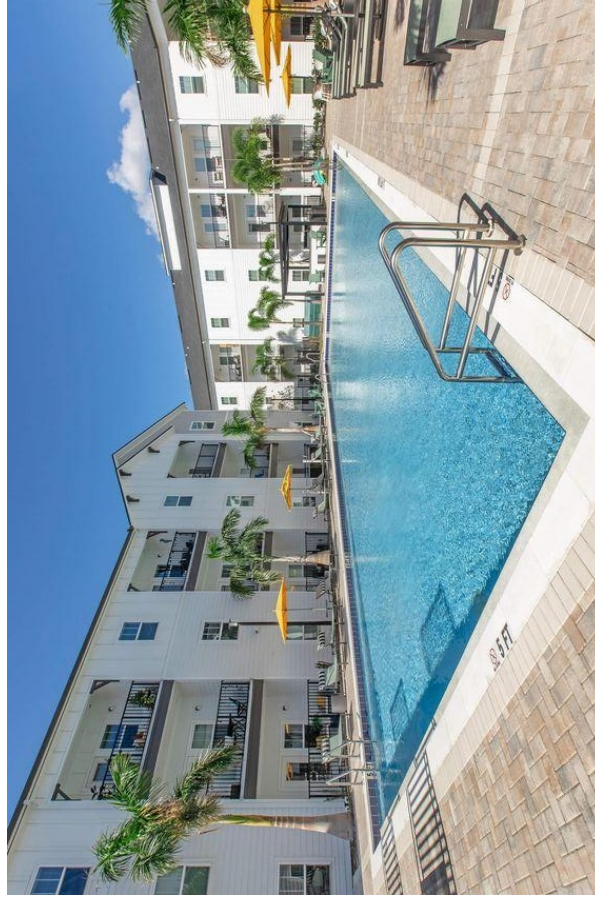


Representative Depiction of Amenity



699 Newnan Crossing Bypass Rezoning

Representative Depiction of Amenity



Representative Depiction of Amenity



699 Newnan Crossing Bypass Rezoning

Representative Depiction of Amenity



Representative Depiction of Amenity



699 Newnan Crossing Bypass Rezoning

Representative Depiction of Amenity



Representative Depiction of Amenity



699 Newnan Crossing Bypass Rezoning

Representative Residential Unit



Representative Residential Unit



699 Newnan Crossing Bypass Rezoning

Representative Residential Unit



Representative Residential Unit

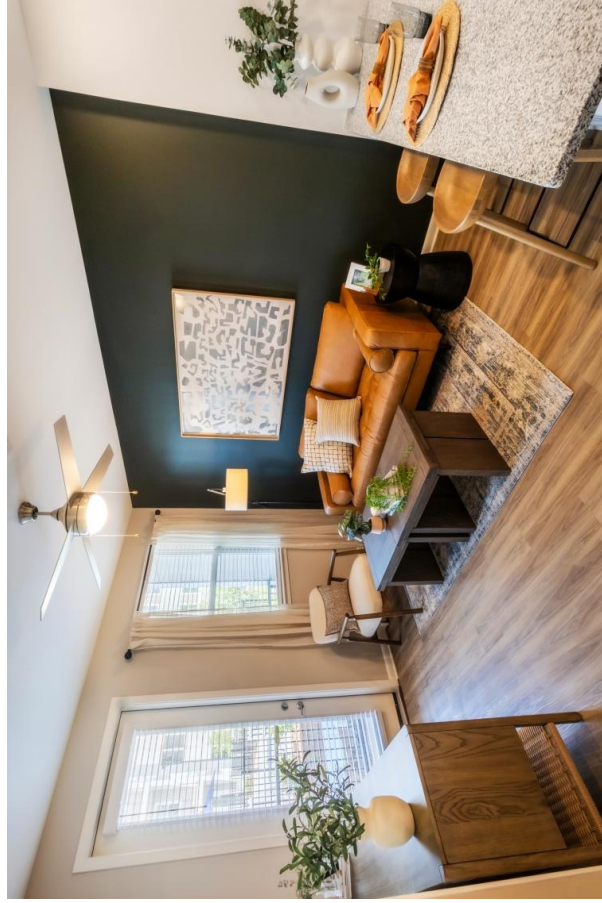


699 Newnan Crossing Bypass Rezoning

Representative Residential Unit

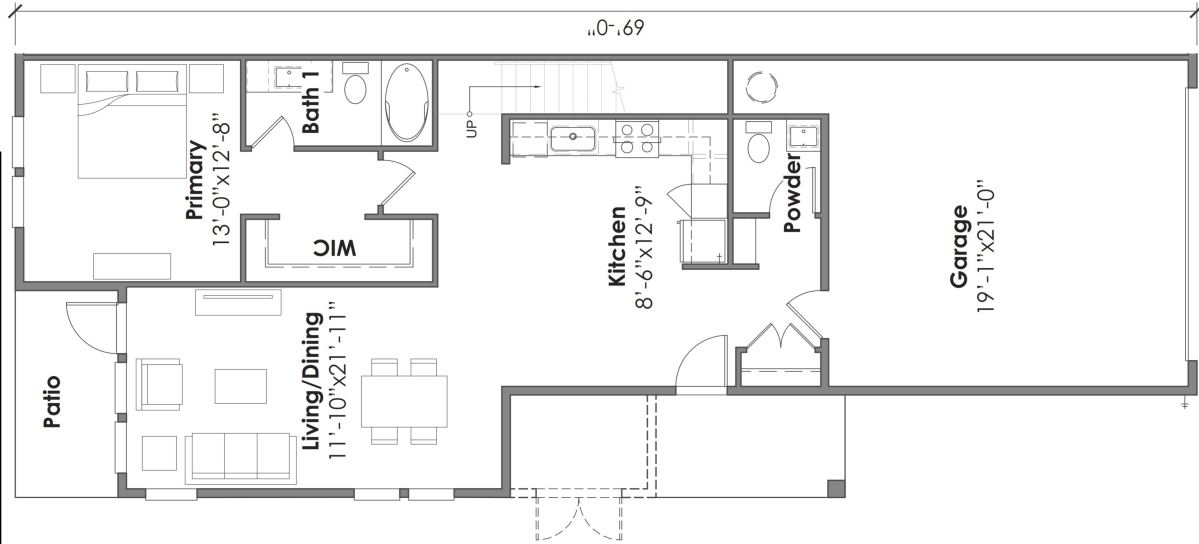


Representative Residential Unit

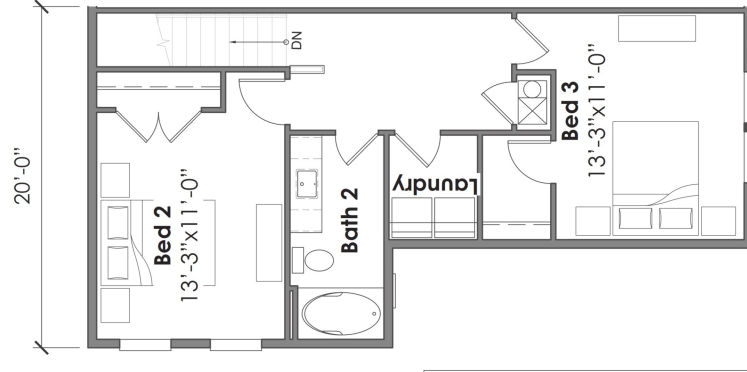


Proposed Townhome Design

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



- BATH**
- Shower Upgrade



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



42

11.21.2025

Proposed Townhome Design

Townhomes ■ ELEVATION B



COLOR SCHEME - TRANSITIONAL FARMHOUSE

DISCLAIMER:
FOR ILLUSTRATION PURPOSES ONLY.
DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.
PLAN, DESIGN, CONCEPT, RENDERINGS & DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED, COPIED IN ANY FORM OR MANNER, NOR ASSIGNED TO ANY PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GROUP 44 DESIGN, INC. & LEMAR CONTRACTING GROUP INC.



44

11.21.2025

Monument Sign Package

Newnan Crossing Bypass

Sign Example 1 – Material – brick or stone to match architecture



Sign Package Note: The images provided do not necessarily show the style of the proposed sign, but rather, the elements that will be used in the design of the sign to be completed during the permit plans.

Sign Example 2 – Lettering – clear, legible, durable lettering

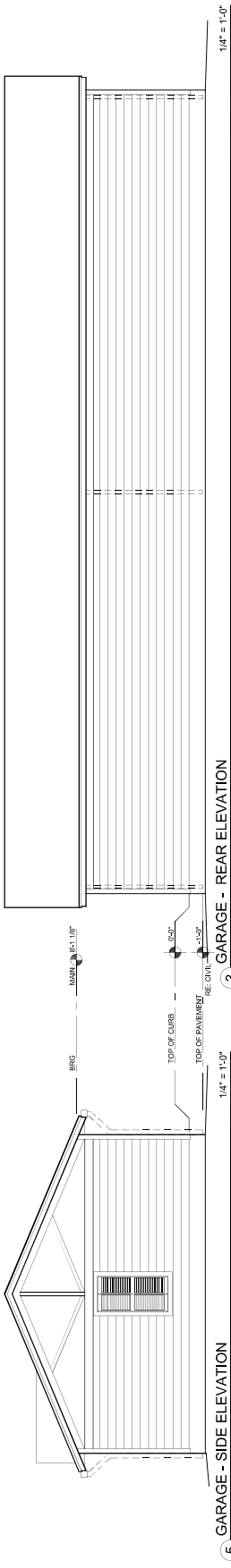


Sign Example 3 – Lighting – low voltage external lighting

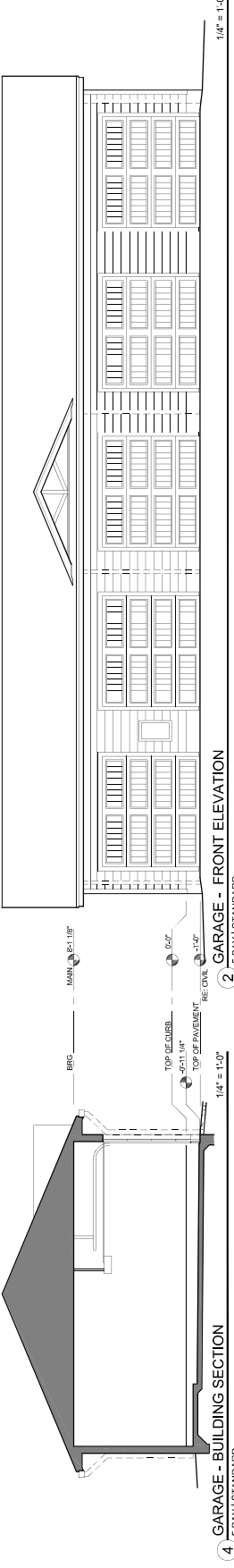


Representative Garage Image





5 GARAGE - SIDE ELEVATION
5 BAY | STANDARD
1/4" = 1'-0"



4 GARAGE - BUILDING SECTION
5 BAY | STANDARD
1/4" = 1'-0"

2 GARAGE - FRONT ELEVATION
5 BAY | STANDARD
1/4" = 1'-0"

3 GARAGE - REAR ELEVATION
5 BAY | STANDARD
1/4" = 1'-0"

Garage Elevation Representative of the Proposed Standalone Garages.
Note - Two of the proposed garages will be designed for 8 automobiles and two of the proposed garages will be designed for 16 automobiles.



GA Architectural Services, LLC
 Architecture | Interiors | Planning
 1929 Merritts Avenue
 Suite 200
 Raleigh, NC 27601
 919.433.5900 | 919.433.5948 | F

DO NOT SCALE THE DRAWINGS! NOT TO SCALE, VERIFY
 DIMENSIONS AND CONDITIONS IN THE FIELD.
 CONTRACTOR SHALL CHECK & VERIFY ALL ADJUST
 DIMENSIONS AND CONDITIONS IN THE FIELD.
 © 2022 GA Architectural Services, LLC

Issues and Revisions

NO.	DATE	DESCRIPTION
01		
02		
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
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19		
20		



Project Number: XXXXXXXX
 Drawn By: C4
 Checked By: C4
 Project Name:
 Drawn Name:
 GARAGE 5 BAY | STANDARD
 FLOOR PLAN ELEVATIONS & SECTIONS

A811



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, Janet Marie Gunnels

Others in Attendance: Tracy Dunnivant, 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

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED ON NEWNAN CROSSING BYPASS CONTAINING 13.55± ACRES OF THE
FIFTH LAND DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner has filed an application for rezoning of the property described on Exhibit “A” attached hereto and by reference made a part hereof from the Coweta County Zoning Classification CGN (General Commercial District) to the City of Newnan Classification MXD (Mixed Use Development District); and

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

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 24th day of February 2026; and

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

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

Section I. That the property described on Exhibit “A” attached hereto and by reference made a part hereof containing 13.55± acres be rezoned MXD (Mixed Use Development District) subject to the conditions which follow.

1. The Applicant/Developer shall pull a permit for building the proposed retail use at the same time as the multi-family permit.
2. Any and all documents submitted with the application and any additional documents presented by the Applicant/Developer evidencing plans, profiles, elevations, architectural standards, landscaping, exterior, and the materials presented shall be used in this development.
3. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application,

4. Approval of the Zoning Master Plan through the rezoning process does not relieve the Applicant/Developer from meeting the requirements set forth in the City of Newnan's Tree Preservation and Landscape Ordinance.
5. The Applicant/Developer shall pay all costs and expenses associated with the installation of a traffic control signal at the location designated by the City Engineer on Newnan Crossing By-Pass.

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

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

Section IV. This ordinance shall be effective upon adoption and as provided in O.C.G.A. §36-36-2.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2026, in regular session assembled.

ATTEST:

Megan Shea, City Clerk

James Shepherd, Mayor

REVIEWED AS TO FORM:

Scott Berta, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

James J. Thomasson III, Councilmember

Jennifer Morrison, Councilmember

EXHIBIT "A"

SURVEY AND TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT: 21 OF THE 5TH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING SHOWN AS TRACT 5 OF PLAT RECORDED P.B. 101, PG. 746 & 747 PREPARED BY GASKINS+LECRAW, FOR CLT ACREAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED NOVEMBER 09, 2022, AND LAST REVISED ON AUGUST 16, 2023. CONTAINING 13.55 ACRES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR W/ CAP FOUND ON THE EASTERLY VARIABLE RIGHT-OF WAY OF NEWNAN CROSSING BY-PASS WITH GEORGIA STATE PLANE, WEST ZONE COORDINATES NORTH:1230174.75, EAST: 2115238.30 AND ALSO BEING THE **TRUE POINT OF BEGINNING** OF PROPERTY HEREIN DESCRIBED.

THENCE FROM SAID **TRUE POINT OF BEGINNING** LEAVING SAID EASTERLY VARIABLE RIGHT-OF WAY OF NEWNAN CROSSING BY-PASS N 90°00'00" E A DISTANCE OF 305.02' TO A 1/2" IRON PIN FOUND WITH CAP;

THENCE N 90°00'00" E A DISTANCE OF 707.0' TO A 1/2" IRON PIN FOUND WITH CAP ON THE WESTERLY VARIABLE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85;

THENCE ALONG SAID WESTERLY VARIABLE RIGHT-OF WAY OF INTERSTATE HIGHWAY 85 S 05°49'03" W A DISTANCE OF 273.41' TO A 1/2" CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE CONTINUE ALONG SAID WESTERLY VARIABLE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85 S 09°36'14" W A DISTANCE OF 368.34' TO A 1/2" IRON PIN WITH CAP FOUND;

THENCE LEAVING SAID WESTERLY VARIABLE RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85 N 89°53'14" W A DISTANCE OF 881.72' TO A PK NAIL FOUND ON THE EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS;

THENCE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS N 0°51'03" E A DISTANCE OF 223.95' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE CONTINUE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS S 89°59'24" E A DISTANCE OF 19.24' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE CONTINUE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS N 01°01'13" E A DISTANCE OF 65.46' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

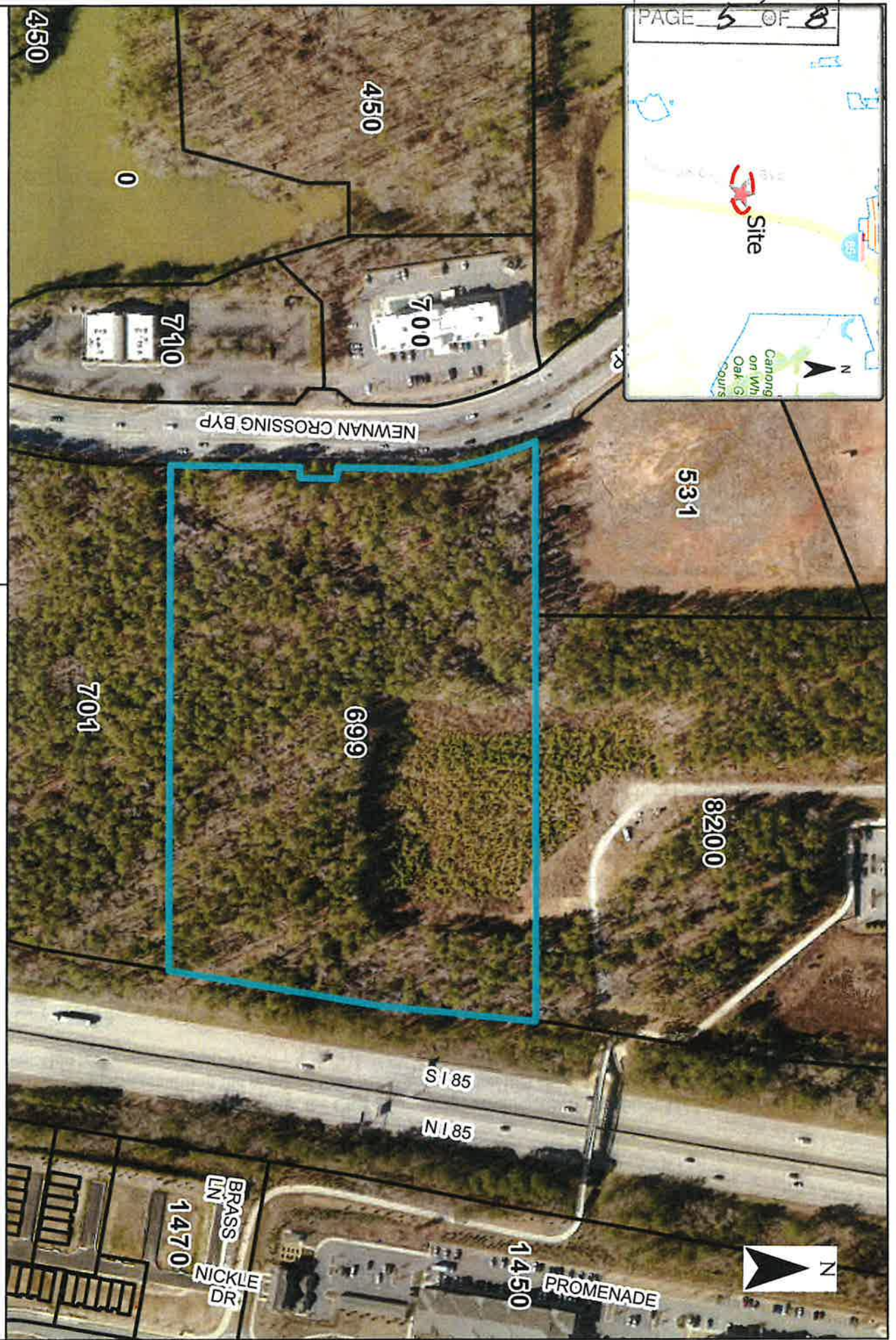
THENCE CONTINUE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS N 88°59'44" W A DISTANCE OF 19.62' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE CONTINUE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS N 00°39'50" E A DISTANCE OF 66.97' TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;

THENCE CONTINUE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS N 01°26'29" E A DISTANCE OF 107.0' TO A 5/8" IRON PIN FOUND;

EXHIBIT	A
PAGE	3 OF 8

THENCE CONTINUE ALONG SAID EASTERLY VARIABLE RIGHT-OF-WAY OF NEWNAN CROSSING BY-PASS WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 177.17', WITH A RADIUS OF 669.29', WITH A CHORD BEARING OF N 16°00'23" W, WITH A CHORD LENGTH OF 176.66'; TO A 1/2" IRON PIN FOUND WITH CAP AND ALSO THE **TRUE POINT OF BEGINNING** OF PROPERTY HEREIN DESCRIBED.



CITY OF NEWNAN

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

Project Location

1 = 2,640 feet

Date: 12/1/2025 8:07 AM



Project Location

City Limits

Parcel # 086 5021 002

ADDRESS
699 Newnan Crossing Bypass
Newnan, Ga 30263

P-1700 451 2741 F-1700 451 3913
WWW.PEC-PLUS

Planners & Engineers Collaborative

390 RESEARCH COURSE, STE. 200
FARMINGDALE, GA 30092

NEWMAN CROSSING BYPASS
A MASTER PLAN AND RESIDENTIAL DEVELOPMENT

699 NEWMAN CROSSING BYPASS
NEWMAN, GA 30095
CITY OF NEWMAN

WOODLANDS RESIDENTIAL
MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/20/10	WJ	INITIAL DESIGN
2	02/10/10	WJ	REVISIONS
3	03/10/10	WJ	REVISIONS
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5	05/10/10	WJ	REVISIONS
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259			

Steven L. Jones



MCKAGEN JONES

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

December 1, 2025

VIA EMAIL: tdunnavant@newnanga.gov

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

**Re: Coweta County Parcel Identification Numbers (“TPN(s)”) 086 5053 002 and 086 5044 002 (collectively, the “Property”);
Application to Amend Zoning Map RZ2025-08 (the “Application”).**

Dear Mayor and City Councilmembers:

Please accept this letter as Parkland Homebuilders, LLC’s (the “Applicant”) request that the Mayor and City Councilmembers continue consideration of the Application from the Tuesday, February 24, 2026 City Council Meeting to the Tuesday, March 24 City Council Meeting.

At the City Council Work Session on Tuesday, February 10, 2026, the Applicant committed to Council that it would revise the concept plan for the Application to incorporate the comments and discussion from that work session. The Applicant respectfully requests that the Mayor and City Council grant this request for a continuance so that the Applicant has sufficient time to design—and City Staff has time to thoroughly review—the revised concept plan.

As always, if you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

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

Steven L. Jones

Enclosures
cc: the Applicant



City of Newnan, Georgia – Mayor and City Council

Date: February 24, 2026

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

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

The full rezoning application and accompanying materials are available upon request

<u>Project Title:</u>	Rezoning Request – Community Shopping District (CCS) to Residential Multi Family Dwelling-Higher Density District (RMH)
<u>Applicant:</u>	Steven L. Jones, Esq. (representing) Parkland Homebuilders, LLC 925 North Point Pkwy., Suite 320 Alpharetta, GA 30005
<u>Property Location:</u>	Celebrate Life Parkway (Tax Parcels 086-5044-002 and 086-5053-002)
<u>Future Land Use Label:</u>	086-5053-002 – Mixed Use 086-5044-002 – Business Office
<u>Current Zoning:</u>	086-5044-002 – Community Shopping Center and within Quality Development Corridor Overlay District and I-85 Building Height Overlay 086-5053-002 – Split Zoning – Approximately 6.7 acres zoned RMH and approximately 16 acres zoned Community Shopping center and within Quality Development Corridor Overlay District and I-85 Building Height Overlay
<u>Proposed Zoning:</u>	Residential Multi Family Dwelling -Higher Density District (RMH)

- The Applicant is requesting a continuance of the public hearing (see letter attached). The applicant is requesting that the public hearing be continued until Council’s scheduled meeting on March 24 2026 at 6:30 p.m. Council has the option to either vote to continue this matter to March 24 2026, or continue with the public hearing as advertised for 2.24.26. Staff is prepared for either contingency.

SITE INFORMATION:

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

BACKGROUND:

The NRP Group

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

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

OVERVIEW OF REQUEST:

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

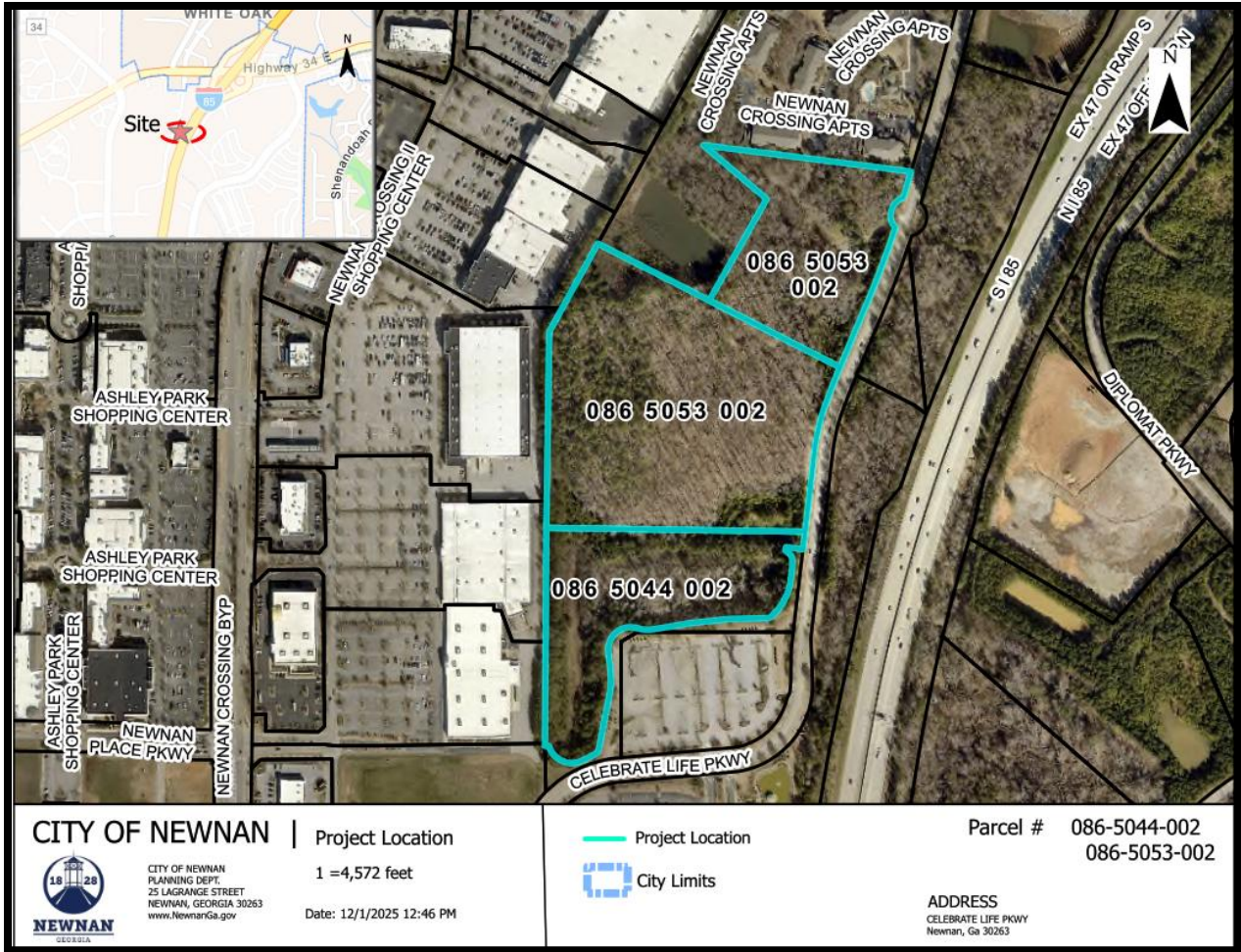
The applicant has provided the following data on the apartment units:

- 2-bedroom units at 1600 square feet with rent estimated at \$1,900 per month
- 3-bedroom units at 1,949 square feet with rent ranging from \$2,300 to \$2,400 per month

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

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

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



CITY OF NEWNAN



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

Project Location

1 = 4,572 feet

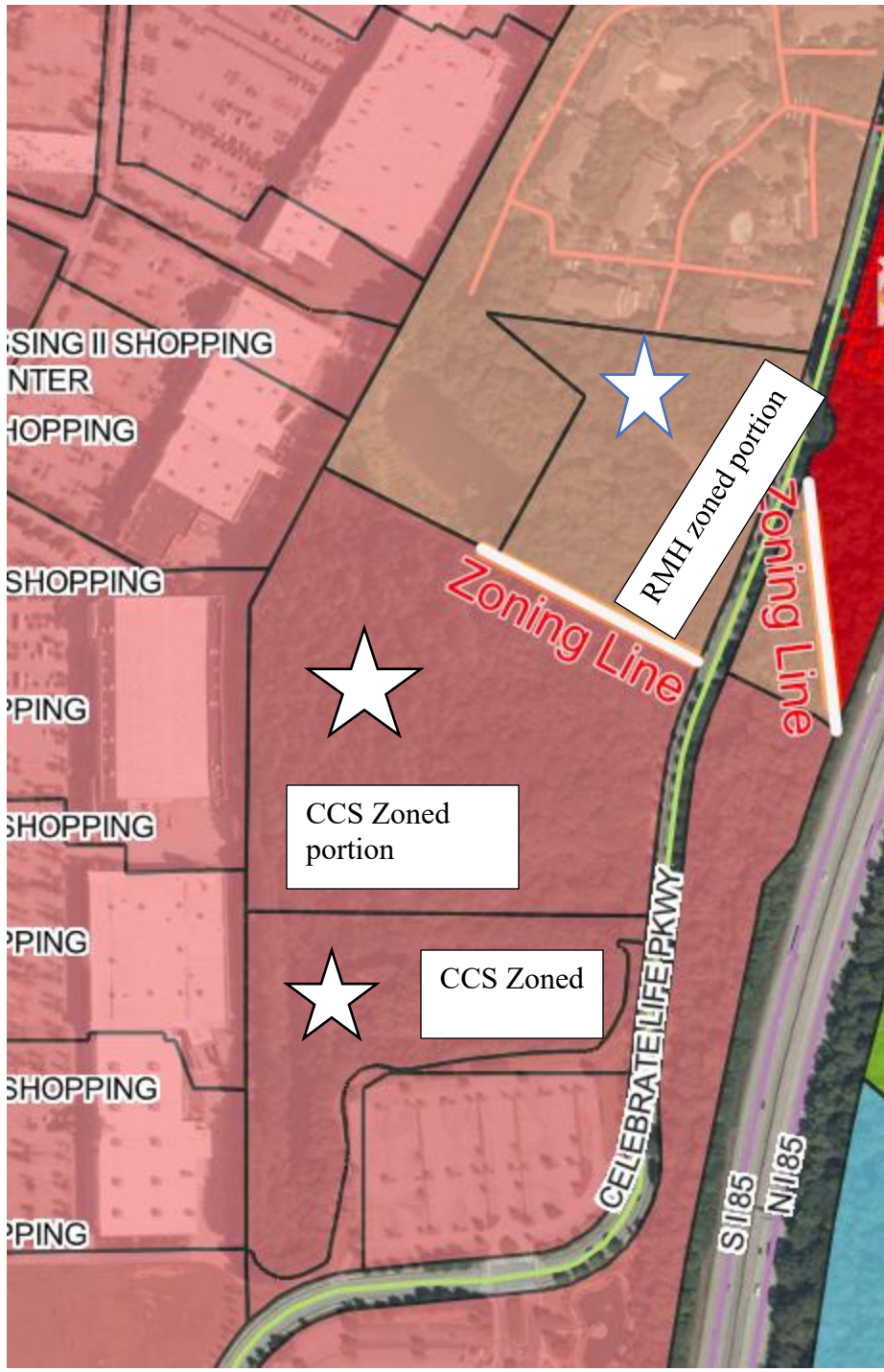
Date: 12/1/2025 12:46 PM

Project Location

City Limits

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

ADDRESS
 CELEBRATE LIFE PKWY
 Newnan, Ga 30263



STANDARDS:

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

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

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

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

Staff Assessment - PROPOSED USE IS SUITABLE ✓

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

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

Staff Assessment - ADVERSE AFFECT WILL BE MINIMAL ✓

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

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

Staff Assessment - PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

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

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

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

Environmental:

1. The development plan shall follow the design standards and guidance per the **Georgia Storm Water Management Manual**, in compliance with the **Post-Development Stormwater Management for New Development and Redevelopment** ordinance for the City of Newnan. The concept and final plan shall comply with all relevant design standards, calculations, formulas, methods, and other guidance from the **Georgia Stormwater Management Manual** (Blue Book). The concept and final plan shall also be designed in consideration of the **Extent of Service Policy, Infrastructure, Operation, Maintenance and Repairs**, Article VII, Sec. 10-179 of Chapter 10 - Environment, of the Code of Ordinances.
1. For disturbance of 1- acre or more, a 3- Phase Erosion Sedimentation and Pollution Control (ES & PC) plan shall be submitted to the City of Newnan, as the local issuing authority, for review and approval prior to issuance of any permit for land disturbing activities (LDP), in accordance with the **City of Newnan Soil Erosion, Sedimentation, and Pollution Control Ordinance**.
2. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible.

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

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

Development:

1. The plan for development shall follow and comply with the City of Newnan standards for design, including typical pavement sections for new construction, ROW to accommodate utilities, and ADA compliant sidewalks and curb ramps.
2. Interconnectivity utilizing ADA compliant sidewalks, 5 foot in width, shall be provided throughout the proposed development, and shall connect to the public Right of Way for Celebrate Life Pkwy at both driveways. Existing sidewalk adjacent to the parcel proposed for development along Celebrate Life Parkway, to remain, shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. The sidewalk adjacent to Celebrate Life Pkwy shall be completely within the ROW for Celebrate Life Pkwy.
3. Crosswalks shall be standard GDOT ladder type crosswalks. The design of the street name blades shall conform to City standards, with seals for public streets. All pavement markings shall be in thermoplastic meeting GDOT standards.
4. The developer shall maintain existing street lighting along Celebrate Life Pkwy, adjacent to the parcel, in style with existing.
5. All traffic control devices shall be in compliance with the latest standards of the **MUTCD** (Manual on Uniform Traffic Control Devices), including retroreflectivity, and installed on GDOT

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

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

Traffic:

- 1 Traffic impact study submitted and accepted.

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

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

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

estimated economic impact.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUMMARY OF STAFF FINDINGS:

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

PRELIMINARY TREE MANAGEMENT PLAN COMMENTS

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

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

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

PLANNING COMMISSION MEETING:

January 13, 2026 – At the conclusion of a public hearing, the Planning Commission voted 5-0 to recommend denial of this rezoning petition.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Additional comments recommended by staff:

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

ATTACHMENTS: Application for Rezoning and related materials



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

Parkland Homebuilders, LLC;
Newnan Crossing Partnership; Tax
Parcel #086-5044-002; Tax Parcel
#086-5053-002; Celebrate Life
Parkway

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED ON CELEBRATE LIFE PARKWAY CONTAINING 32+/- ACRES OF THE
FIFTH LAND DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property described on Exhibit "A" and by reference made a part hereof from the City of Newnan Zoning Classification CCS (Community Shopping District) to the City of Newnan Classification RMH (Residential Multi-Family Dwelling- Higher Density District); and

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

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 24th day of February 2026; and

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

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

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof containing 32 +/- acres be rezoned RMH (Residential Multi-Family Dwelling- Higher Density) subject to the following conditions:

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

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

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

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2026, in regular session assembled.

ATTEST:

James Shepherd, Mayor

Megan Shea, City Clerk

Scott Berta, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

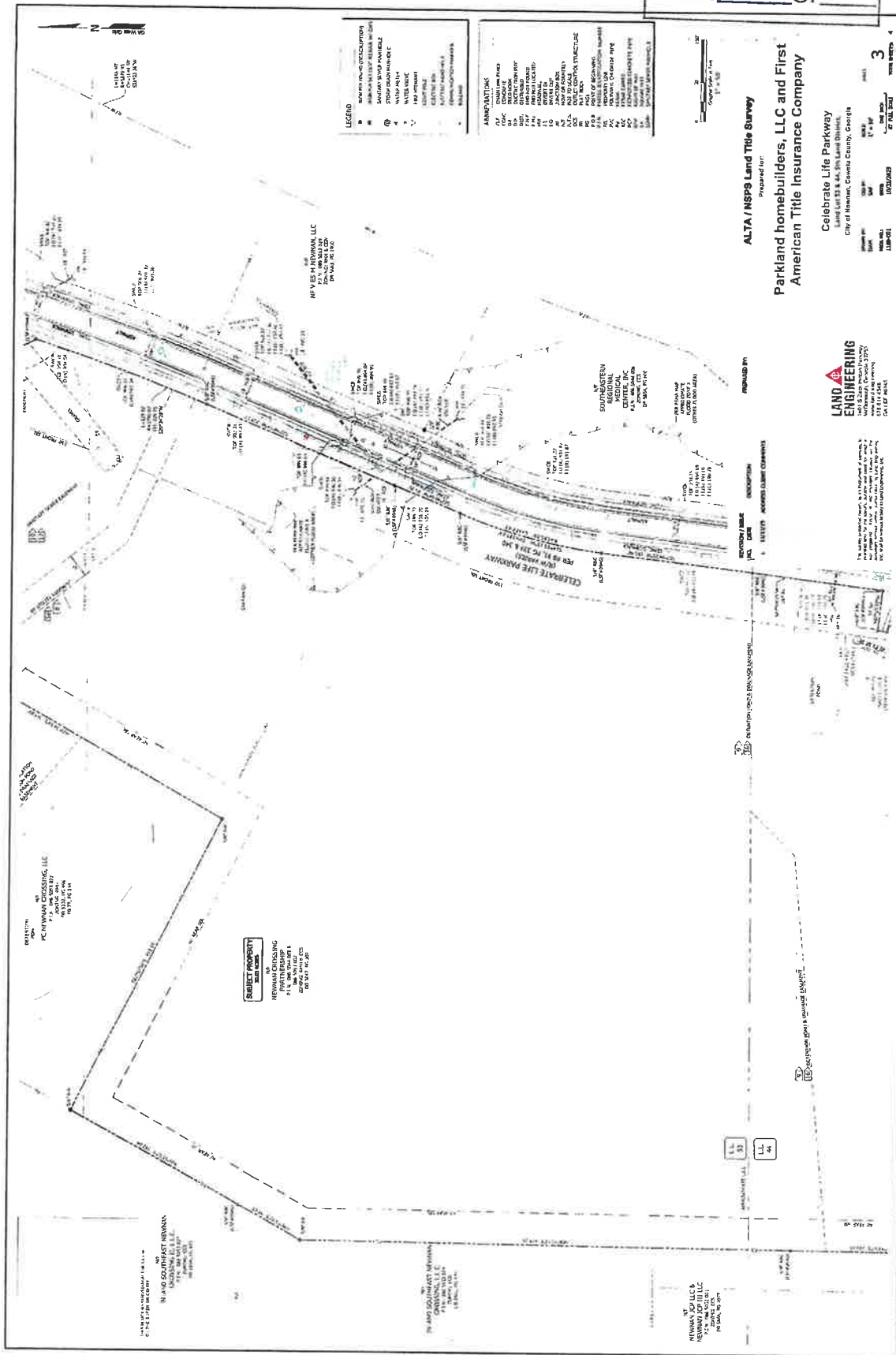
James J. Thomasson III, Councilmember

Jennifer Morrison, Councilmember

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

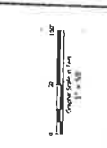
S14°12'14"E and a chord distance of 216.14 feet) to a point, S33°36'55"E a distance of 90.19 feet to a point, S37°02'05"E a distance of 133.31 feet to a point, S42°50'08"E a distance of 155.60 feet to a point, S37°08'47"E a distance of 99.28 feet to a point, S42°50'06"E a distance of 94.17 feet to a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

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



- LEGEND**
- 1. SURVEY POINT
 - 2. SUBSTANTIAL EVIDENCE OF RECORD
 - 3. SUBSTANTIAL EVIDENCE OF RECORD
 - 4. WATER MARK
 - 5. EVIDENCE OF RECORD
 - 6. EVIDENCE OF RECORD
 - 7. EVIDENCE OF RECORD
 - 8. EVIDENCE OF RECORD
 - 9. EVIDENCE OF RECORD
 - 10. EVIDENCE OF RECORD

- ABBREVIATIONS**
- 1. CONSTRUCTION
 - 2. CONSTRUCTION
 - 3. CONSTRUCTION
 - 4. CONSTRUCTION
 - 5. CONSTRUCTION
 - 6. CONSTRUCTION
 - 7. CONSTRUCTION
 - 8. CONSTRUCTION
 - 9. CONSTRUCTION
 - 10. CONSTRUCTION



ALTA / NSP9 Land Title Survey

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

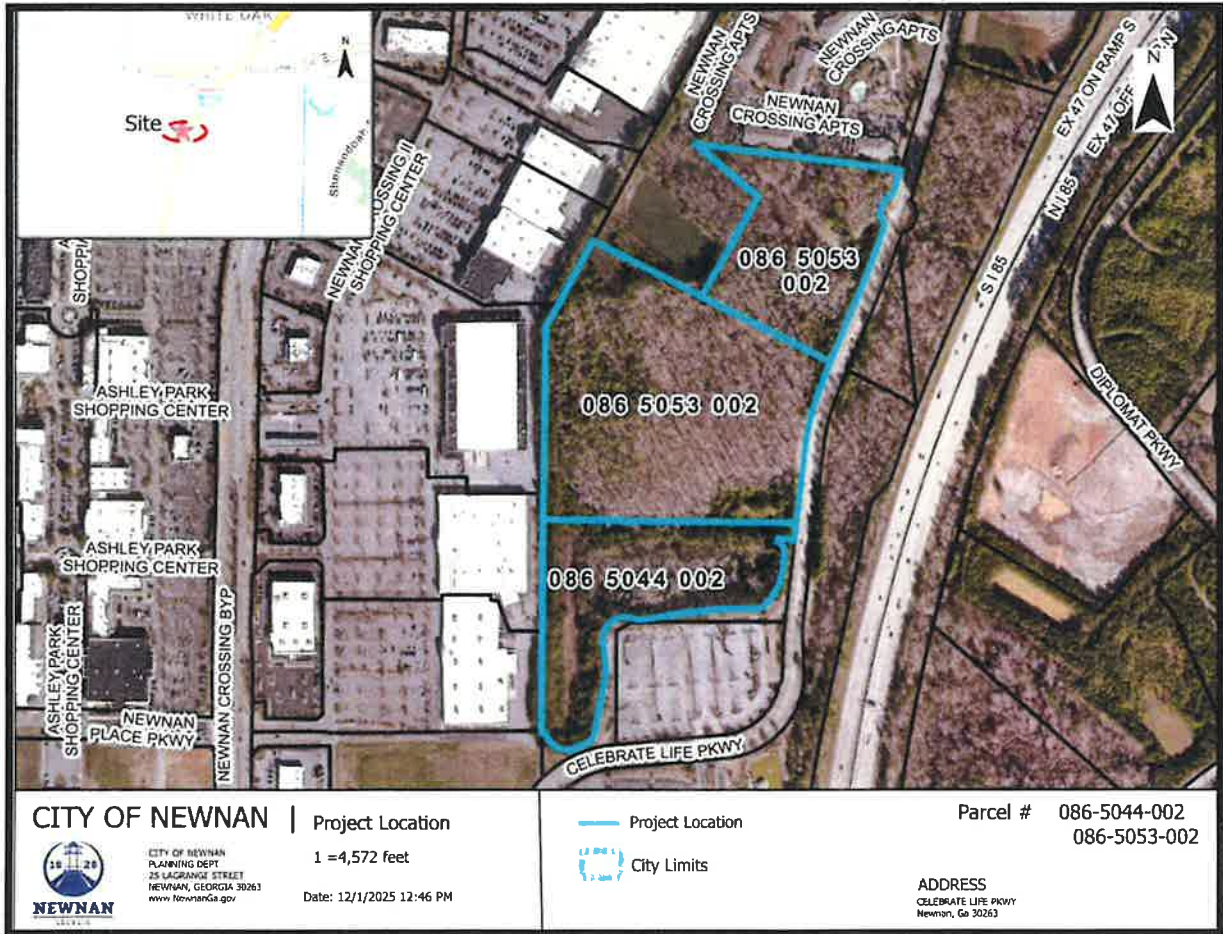
Celebrate Life Parkway
Land Lot 33 & 44, 9th Land District,
City of Newton, Covetaw County, Georgia



LAND ENGINEERING
1000 22nd Street, Suite 100
Lawrenceville, GA 30046
(770) 962-1111
www.land-engineering.com

DATE: 08/11/2011
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
SHEET NO: 3 OF 6

DATE: 08/11/2011
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
SHEET NO: 3 OF 6



CITY OF NEWNAN



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

Project Location

1 = 4,572 feet
 Date: 12/1/2025 12:46 PM

— Project Location

- - - City Limits

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

ADDRESS
 CELEBRATE LIFE PKWY
 Newnan, Ga 30263

From: sstrozier@numail.org <sstrozier@numail.org>

Sent: Monday, February 9, 2026 12:02 PM

To: James Shepherd <jshepherd@newnanga.gov>; Cleatus Phillips <CPhillips@newnanga.gov>

Subject: Request for PILOT Payment Waiver to Offset Increased Sanitation Costs and Support Housing Development

Dear Mayor Shepherd and Members of the City Council,

On behalf of the Housing Authority of Newnan (HAN), I am writing to formally request consideration of a waiver of our current Payment in Lieu of Taxes (PILOT) obligation in the amount of \$106,879.

Over the past several years, HAN has experienced a substantial increase in municipal service costs. Most notably, our annual trash pickup expense has increased by approximately \$133,000, placing significant, unanticipated pressure on our operating budget. As a public housing authority, we face these increases, which directly reduce the funds available to maintain our properties and serve the residents who depend on us.

At the same time, the Housing Authority currently has several critical construction and modernization projects underway totaling approximately \$1 million. These projects are essential to preserving our aging housing inventory and ensuring safe, quality living conditions for our residents. Due to the age of many of our units, most of our Capital Funds must be allocated to repairs, deferred maintenance, and infrastructure improvements, leaving very limited flexibility for expansion or new housing opportunities.

A waiver of the PILOT payment would allow HAN to redirect these funds toward advancing our mission of expanding housing choices for Newnan's citizens. Specifically, the waived funds would support efforts to explore and develop additional affordable housing options, helping us better meet the growing demand within our community.

We value our strong partnership with the City of Newnan and remain committed to working together to address our residents' housing needs. We respectfully request your consideration of this waiver and would welcome the opportunity to discuss this matter further at your convenience.

Thank you for your continued support of the Housing Authority and the families we serve.

Sincerely,

Sandra M. Strozier, Ph.D.

President/CEO

Housing Authority of Newnan

48 Ball Street, Newnan, GA 30263

sstrozier@numail.org

(770) 683-8237



Meeting Affordable Housing Challenges: In-Up-Out!



To: Mayor and Council
Date: February 24, 2026
Agenda Item: Consideration of City of Newnan Cemeteries Master Plan Final Report - 2026
Prepared By: Hasco Craver, Assistant City Manager, Ray Norton, Public Works Director

Purpose:

Newnan City Council may consider and adopt the City of Newnan Cemeteries Master Plan Final Report - 2026.

Background:

In March 2025, WLA Studios was selected as the planning firm responsible for developing the City of Newnan's Cemeteries Master Plan. Over the next several months, WLA Studios led a phased process that included the following activities:

1. Inventory and Analysis
2. Conceptual Design
3. Draft Master Plan Development
4. Final Master Plan Submission

Understanding existing conditions through site visits to all publicly owned cemeteries as well as interviews with current staff enabled WLA Studios to better understand what and how improvements may be needed over a twenty-five-year time period.

In addition to understanding current local conditions (physical and operational), WLA Studios engaged Urban Partners, a Philadelphia-based firm, to determine current and future demand for certain cemetery services. More specifically, Urban Partners used demographic information to forecast service preferences (burial, cremation, etc.). The gathered information was useful in determining the potential space needs over time.

WLA Studios developed questionnaires for the Newnan City Council, Funeral Directors and the General Public. Responses were used to compliment the data previously gathered.

After gathering the aforementioned information, WLA Studios developed several conceptual designs and presented them to staff for review and feedback. Upon receiving feedback, WLA Studios presented a preferred conceptual design for Eastview Cemetery, Eastview Annex and Oak Hill Cemetery. The Newnan City Council, at a November 2025 meeting, reviewed all preferred conceptual designs. The Newnan City Council provided feedback to the WLA Studios.

As a result of the feedback received, WLA Studios updated the preferred conceptual designs for a final draft, consideration and adoption by the Newnan City Council.

Please find a copy of the City of Newnan Cemeteries Master Plan - 2026 at www.newnanga.gov.

Funding:

N/A

Recommendation:

Newnan City Council may consider and adopt the City of Newnan Cemeteries Master Plan Final Report - 2026.

Attachments:

None

Previous Discussion with Council:

Newnan City Council considered a DRAFT Master Plan at their meeting in November 2025.



City of Newnan, Georgia - Mayor and Council

Date: February 24, 2026

Agenda Item: Discussion and consideration of appointments to the City of Newnan's Comprehensive Plan 2026-2046 Steering Committee

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: Council Review of the Proposed Comprehensive Plan 2026-2046 Steering Committee List

Background: At the January 27, 2026 Council meeting, staff brought to your attention the need for appointments to the Comprehensive Plan 2026-2046 Steering Committee. As the Council directed at that meeting, staff utilized the same method used in 2021 to find volunteers and found a group of people who have agreed to serve. As shown in the attachment, the various City boards and commissions are represented. We also obtained volunteers from the Newnan-Coweta Chamber of Commerce, the Newnan-Coweta History Center, and the Coweta County School System. The Steering Committee must also include at least one councilmember.

Options:

- A. Approve the list of Steering Committee volunteers and appoint at least one councilmember to the Steering Committee.

Funding: N/A

Recommendation: Option A

Attachments: City of Newnan Comprehensive Plan 2026-2046 Steering Committee List

Previous Discussions with Council: January 27, 2026



City of Newnan Comprehensive Plan 2026-2046 Steering Committee List

Names in Red Represent Confirmed Volunteers as of 2-13-2026

- **Board of Zoning Appeals**
Kris Lovell
Skin Edge

- **Cultural Arts Commission**
Mak Strickland

- **Development Authority**
Joy Barnes

- **Downtown Development Authority**
Ashley Beck

- **Keep Newnan Beautiful**

Phyllis Graham

- **Newnan Youth Activities Committee**
Ian Goldenberg

- **Parks Commission**
Rudolph Ortega

- **Housing Authority of Newnan**
Dominique Reese Smith

- **Planning Commission**
Janet Marie Gunnels
John Pulicare



City of Newnan Comprehensive Plan 2026-2046 Steering Committee List

Names in Red Represent Confirmed Volunteers as of 2-13-2026

- **Water and Light Commission**
Jeff Phillips
- **Urban Redevelopment Agency**
JC Meghrian
- **Newnan-Coweta History Center**
Larisa Scott
- **Newnan-Coweta Chamber of Commerce**
Deidre Bembry
- **Coweta County School System**
Dr. Gamal Kemp



To: Mayor and Council
Date: February 24, 2026
Agenda Item: Consideration of an Amendment to the Code of Ordinances, Chapter 3, Alcohol, Section 3-9, to combine Retail Package and Retail Consumption Licenses
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider an amendment to the Codes of Ordinances, Chapter 3, Alcohol, Section 3-9, for the purposes of combining retail and consumption licenses.

Background:

Newnan City Council, at the January 27, 2026 Meeting, received a request from a potential license holder interested in introducing a new combined restaurant and retail concept to the City of Newnan.

Very specifically, Newnan City Council received a request from Cooper's Hawk, a nationally recognized restaurant and retail wine outfit with interest in locating a new facility within the City of Newnan. Upon review of the current Code of Ordinances, representatives from Cooper's Hawk approached City Staff to inquire about the City's potential interest in amending the Code to allow for a unique and desirable concept.

Currently, the City of Newnan's Code of Ordinances, Section 3, Alcohol, does not permit the combination of on-site consumption (restaurant) and retail licenses.

City staff recommended that the representatives of Cooper's Hawk present information to the Newnan City Council, seeking their feedback and direction.

Newnan City Council was supportive of the representative's petition.

Thereafter, City staff worked alongside the City Attorney to draft an amendment to the current Code of Ordinances for the City Council's consideration.

Please find a copy of the proposed ordinance amendment attached herein.

Funding:

N/A

Recommendation:

Newnan City Council may consider an amendment to the Codes of Ordinances, Chapter 3, Alcohol, Section 3-9, for the purposes of combining retail and consumption licenses.

Attachments:

1. Ordinance to Amend Chapter 3 Alcoholic Beverages_Section_3-9

Previous Discussion with Council:

Newnan City Council, at the January 27, 2026 Meeting, received a request from a potential license

holder interested in combining both retail and consumption licenses for the purposes of locating their restaurant/retail concept within the City of Newnan.

AN ORDINANCE TO AMEND CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE CODE OF ORDINANCES OF THE CITY OF NEWNAN, GEORGIA TO PROVIDE FOR THE REGULATION OF THE SALE AND POSSESSION OF ALCOHOLIC BEVERAGES IN THE CITY OF NEWNAN BY DELETING SEC. 3-9, SALE OF DISTILLED SPIRITS, MALT BEVERAGES OR WINE BY THE DRINK FOR CONSUMPTION ONLY ON THE PREMISES; COMBINING RETAIL PACKAGE AND RETAIL CONSUMPTION LICENSES PROHIBITED, BE AND IS HEREBY DELETED IN ITS ENTIRETY, AND BY ADDING A NEW SEC. 3-9, SALE OF DISTILLED SPIRITS, MALT BEVERAGES OR WINE BY THE DRINK FOR CONSUMPTION ONLY ON THE PREMISES; COMBINING RETAIL PACKAGE AND RETAIL CONSUMPTION LICENSES PROHIBITED, TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES

WHEREAS, it has been determined that certain changes are necessary in the text of Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan to provide for the regulation of sale and possession of alcoholic beverages in the City of Newnan by amending sections regulating sales and service of alcoholic beverages.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same:

Section I: 3-9. Sale of distilled spirits, malt beverages or wine by the drink for consumption only on the premises; combining retail package and retail consumption licenses prohibited, be and is hereby deleted in its entirety.

Section II: A new Sec. 3-9, Sale of distilled spirits, malt beverages or wine by the drink for consumption only on the premises; combining retail package and retail consumption licenses prohibited, to Chapter 3, Alcoholic Beverages be and is hereby adopted to read as follows:

Sec. 3-9. Sale of distilled spirits, malt beverages or wine by the drink for consumption only on the premises; combining retail package and retail consumption licenses prohibited

- (a) No person shall be allowed to sell, distribute, or give away distilled spirits, malt beverages, or wine by the drink for consumption only on the premises except as set forth in this chapter.
- (b) No business licensed for the retail package sale of alcoholic beverages shall hold a license for, or allow the retail consumption of alcoholic beverages on the premises, except as provided in subsection (d). or in Sec. 3-67 of this Chapter
- (c) No retail package license shall be issued for, or in connection with any restaurant, cafe, eating place or location permitted as a permitted location at which special events or private functions are held, except as provided in subsection (d).

- (d) Notwithstanding any provision of this Chapter to the contrary, a restaurant, as defined in this Chapter, may be issued a retail package license, provided that the retail package license is limited to wine only (not distilled spirits or malt beverages) in sealed containers for off-premises consumption.

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

Section IV. The effective date of this Ordinance shall be upon adoption.

[SIGNATURE PAGE FOLLOWS]

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the _____ day of _____, 2026, in regular session assembled.

ATTEST:

Megan Shea, City Clerk

James Shepherd

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Scott Berta, Mayor Pro-Tem

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

James J. Thomasson III, Councilmember

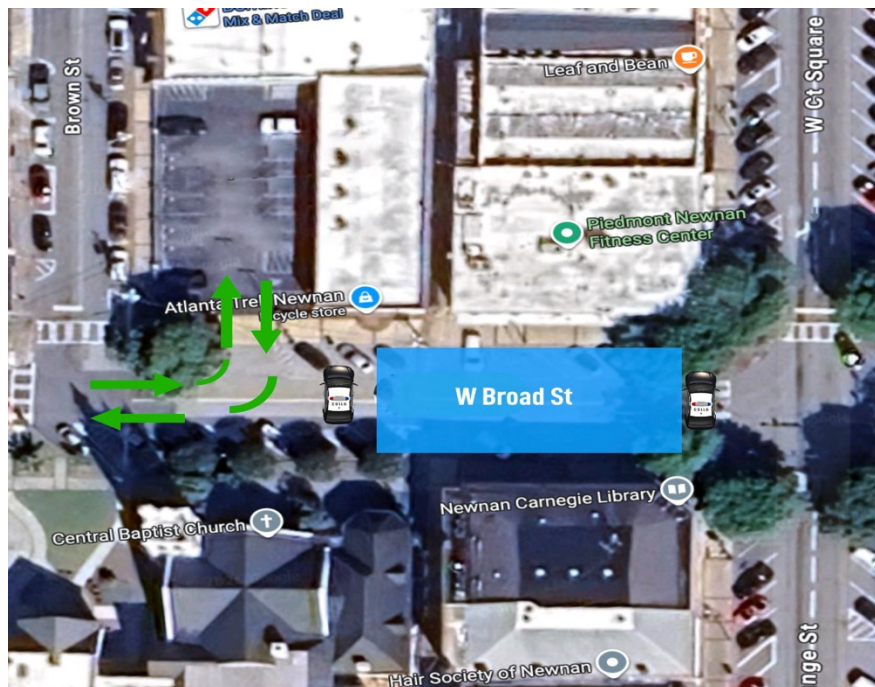
Jennifer Morrisson, Councilmember

FEBRUARY 17, 2026

Megan,

Recently, our request for street closure and parking spot reservation for our annual Good Friday Community Event on April 3rd was approved by Council on January 27th. In discussing this event more as a team during our planning meetings since our first street closure request, and reviewing our notes from last year's event, we'd like to request ***an additional partial closure of West Broad Street*** for our kids programming which has grown over the years. We want to be proactive to ensure that this is both a safe and enjoyable event for all those involved.

We are requesting the closure of ***West Broad Street from West Court Square to the loading dock area behind Piedmont Gym from 2pm-10pm***. This partial street closure would allow for businesses on West Broad to be able to have uninterrupted access by keeping the sidewalk free opposite of the Carnegie Library and on the same side of the street as Trek. It would also still allow the small private lot to be open on West Broad as well. In our planning, we have also discussed hiring an additional extra-duty officer to be able to help us with traffic control and security on that side of the street across from the adult area that we already have requested. A map of the new request area is below.



In keeping with city protocol, we are submitting required documents for this closure and the reservation of limited parking spaces on West Broad (also highlighted on the map of the new request area). We have communicated with Trek, Piedmont, Carnegie Library, and Central Baptist Church and they are aware and supportive of this request.

We will be happy to answer any question pertaining to this request.

Jason Walton

COMMUNITY OUTREACH PASTOR

In accordance with protocol, Foundation Christian Church is requesting use of West Broad Street on April 3rd, 2026. See details below in red.

Sec. 18-152. Application.

A person seeking issuance of a parade permit shall file application with the office of the city manager on forms provided by the city.

- (1) *Filing period.* An application for a parade permit shall be filed not less than ten days or more than 30 days before the date on which it is proposed to conduct the parade.
 - a. *We need to have this request approved more than 30 days in advance so that we can plan and promote our Community Good Friday Event.*
- (2) *Contents.* The application for a parade permit shall set forth the following information:
 - a. The name, address and telephone number of the person seeking to conduct the parade; and the applicant, if different.
 - *Jason Walton, 6 Perry Street Newnan 30263, 678-378-3927 (jason@foundationnewnan.com)*
 - b. If the parade is proposed to be conducted for, on behalf of, or by an organization, the name, address and telephone number of the headquarters of the organization, and of the authorized and responsible heads of that organization.
 - *This is being requested by Foundation Christian Church (see contact details above).*
 - c. The name, address and telephone number of the person who will be the parade leader and who will be responsible for its conduct.
 - *See above*
 - d. The date when the parade is to be conducted.
 - *Community Good Friday Event will be held on Friday, April 3rd, 2026.*
 - e. The route to be traveled, the starting point and the termination point.

- N/A
- f. The approximate number of persons who, and animals and vehicles which, will constitute the parade; the type of animals, and description of the vehicles.
- N/A
- g. The hours when the parade will start and terminate.
- *We need West Broad Street to be closed from 2pm – 10pm. From 2pm-6pm, we will be getting set up for the event along with the event beginning around 7pm.*
 1. *This includes both the road itself and the seven (7) parking spots on either side of the road before the loading dock.*
 2. *We would like to have police assistance in clearing the parking spots along with barricades to help with traffic and the visual closing of the street.*
 - *We will need the barricades to be delivered by 10am on the day of. We also plan to place signage around the area along with giving businesses on South Court Street ample notice of the event.*
- h. A statement as to whether the parade will occupy all or only a portion of the width of the streets proposed to be traversed.
- *The entire space on above named road will be utilized including parking spots requested. Please see the map with our request.*
- i. The location by streets of any assembly and dispersal areas for the parade.
- N/A
- j. The time at which units of the parade will begin to assemble at any assembly area or areas and a designation of the assembly area and the dispersal area.
- N/A
- k. The interval of space to be maintained between units of the parade.
- N/A
- l. If the parade is designed to be held by, and on behalf of or for, any person other than the applicant, the applicant for the permit shall file with the office of the city business license department a communication in writing from the person proposing to hold the parade, authorizing the applicant to apply for the permit on its, his behalf.
- N/A
- m. Any expenditure of funds by the applicant or his organization for or on behalf of participants in the parade, the amounts thereof and the names and addresses of to whom paid.
- N/A
- n. Any additional information which the city business license department shall find reasonably necessary to a fair determination as to whether a permit should issue.
- N/A

- (3) *Late applications.* The city manager, where good cause is shown therefor, shall have the authority to consider any application under this division which is filed less than ten days before the date the parade is proposed to be conducted.
- (4) *Fee.* No fee shall be charged for such permit.

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).