



**NEWNAN**

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## City of Newnan Planning Commission

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

1. Call to Order
2. Approval of Minutes
  - a. February 10, 2026, Minutes
3. Public Hearings
4. Other Business
  - a. Certificate of Appropriateness Request - 27 Madison Street by Par Fore Golf Company and Matt Dauber
5. Adjourn

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

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**CITY OF NEWNAN**  
**Planning Commission**  
**Meeting Minutes**  
February 10, 2026  
7:00 p.m.

Commissioners Present: Alton West, Jordan Marchman, John Pulicare, Janet Marie Gunnels, Anne Yancey, Clay McEntire, Joe Crain Jr.

Commissioners Absent: None

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director  
Chris Cole, 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 January 13, 2026, meeting minutes. Janet Marie Gunnels requested the misspelling of her name be amended. Commissioner Crain made a motion to approve the minutes with the correction. Commissioner McEntire seconded the motion.

**MOTION CARRIED (7-0)**

**PUBLIC HEARINGS**

**ANNEX2025-02 Annexation and Rezoning Request – 122.64± acres located off Green Top Road**

Commissioner Yancey recused herself from this hearing due to a family conflict of interest.

Planning Director, Tracy Dunnavant, stated that Mr. Conerly asked for this meeting to be continued as he will not be able to attend tonight's meeting and he would also like an

opportunity to meet with the community in an effort to ameliorate complaints. Based on that information, the options are:

1. Open the public hearing and vote to continue to the March meeting
2. Open the public hearing, take public comment, and then continue to the March meeting
3. Open the public hearing, take public comment and vote on a recommendation without continuing the hearing

Chairman West asked the commissioners to consider the options. Commissioner Pulicare made a motion to move forward with option #3. The motion was seconded by Commissioner Marchman.

### **MOTION CARRIED (3-1)**

#### **Yancey recused, Crain abstained, McEntire opposed**

Chairman West opened a public hearing and explained the procedures that would be followed. Planning Director, Tracy Dunnivant, presented the staff report. Ms. Dunnivant explained that this is the second phase of the Green Top subdivision now known as Everhour. The first and second phases were displayed on the screen to provide context. The presentation included the number and type of homes, lot sizes, and square footages. She also discussed the three pods and their differences. Ms. Dunnivant presented elevation examples, discussed price points, the proposed rental cap, and amenities. She reviewed the history of both phases of the property and gave an overview of the arbitration process. Ms. Dunnivant described the Development of Regional Impact (DRI) process and explained its purpose, a related 180-day pause, and the completion/findings of the study. She added that the city, county, and developer executed an agreement which led to the arbitration panel being dismissed. Ms. Dunnivant went on to discuss the current zoning, the requested zoning, consistency with the comprehensive plan, related traffic study and suggested improvements, impacts on public services, economic impact, and up-front revenues. Staff found this project to meet 5 of the 8 standards for consideration. Ms. Dunnivant outlined staff suggested conditions if the Commission were to recommend approval.

Chairman West explained that the public would be given an opportunity to comment at the appropriate time. He then asked if the applicant or applicant's representative would come forward to speak. Rick Martin, representing the applicant, came forward. He thanked the commission for hearing him tonight. He reminded the commission that the applicant's representative could not be in attendance for this meeting. Mr. Martin introduced himself as the director of land acquisition for Pulte. He explained this would be the second phase of Everhour with Phase I currently under construction. He briefly highlighted a few aspects of Phase I. He discussed the current zoning of Rural Conservation in the county and the request for annexation and a rezoning to PDR. Mr. Martin stated the total number of units would not exceed 235 with three different dwelling sizes. He further discussed lot sizes, amenities, elevations, and home sizes. Mr. Martin explained the intent of this community to be lifelong through different phases of life. He detailed the development agreement with the county and city that established the maximum number of lots and landscape buffers. He further discussed open space and connecting

amenities with the walking trail. He concluded by stating how proud he is of this project and the efforts and contributions of everyone involved.

Ms. Dunnivant additionally spoke about a letter received from Mr. Conerly addressing condition six that they had proffered. She explained that they were required to add a connection in Phase I to the property to the west, but that condition should go away for this phase since that connection was already being addressed in phase I.

Chairman West asked if anyone would like to come forward in support or opposition of this project. Don Phillips came forward representing the Newnan Pines Homeowner's Association. He discussed the impact of this project on Newnan Pines. He spoke regarding the preexisting traffic, the areas affected, difficulties of ingress and egress, concerns regarding how neighborhood entrances/exits could be altered, and traffic flows being rerouted. He concluded that these issues could cost someone their life and implored the city or county to address them.

Bob Zilfle came forward to speak. He stated that this battle has been ongoing for nine years, and now we are looking at phase II. Mr. Zilfle spoke of the quantity of homes added to this area within a .9<sup>th</sup> of a mile stretch of road. He listed the affected roads and explained that traffic is already horrendous. Mr. Zilfle voiced his disbelief that these issues are being addressed in the plans. He further explained that it is not just affecting the traffic of the neighborhoods but also impacts congestion for the entire corridor.

Pat Burns came forward to speak. Ms. Burns stated turnout for meetings has diminished as the community doesn't feel heard. Ms. Burns mentioned the traffic. She suggested that this property could be used in another way such as a horse-riding camp, a wildlife preserve, or a dog park. She added that if you observe the area, you can see what has happened to the magic of Newnan, Georgia, this country, and this county. She concluded by imploring the commission to use their heads. Chairman West asked if her question from earlier was answered, and she inquired if there would be a school. Ms. Dunnivant explained that a school would not be built, and the earlier reference to taxes in her presentation was regarding FLOST. Brad Sears, city attorney, further explained FLOST.

Ruth Stark came forward to speak. She stated that the traffic study from phase I is now outdated. She expressed concern regarding new developments in the outlying areas that have caused further impact. Ms. Stark discussed the project map and asked for clarification. She concluded by asking the commission to serve the community and not be blinded by the dollars.

Chairman West asked if anyone else would like to come forward. Seeing none, he closed the public hearing. He asked the applicant's representative to again come forward. Mr. Martin addressed the project map question, stating there would be one ingress and one egress point. He explained where this was shown on the map. He further explained the gas easement and walking trail on the map. Chairman West asked if there were any additional comments. Mr. Martin concluded that he knows Newnan battles traffic, but the city and county have outlined target areas for improvement. With no further comments, Chairman West closed the public hearing.

Chairman West asked the commissioners to open discussion and questions for this annexation and rezoning. Chairman West began by commenting on the process of a public hearing, the conditions for consideration, and due consideration to public comments. He concluded that this is a recommendation, not the end of the road. With no further comments or questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare briefly spoke regarding the growth in Newnan and the responsibility of the Planning Commission to help plan this growth. He then made a motion to recommend denial. Commissioner Marchman seconded the motion.

**MOTION CARRIED (6-0) Yancey recused**

**OTHER BUSINESS**

**Certificate of Appropriateness Request – 34 South Court Square**

Senior Planner, Chris Cole, presented the staff report. Mr. Cole discussed zoning and why this requires a COA. He presented current and historic photos, the planned façade restoration, and examples of similar buildings on the square. Mr. Cole stated that Staff forwarded this information to Abigail Strickland at Main Street, and her letter of support has been included in the report. Mr. Cole concluded that staff recommends approval of the COA request.

Chairman West asked the applicant to come forward. Katelyn Revoir came forward and discussed the storefront restoration and the objective of reviving activity on that corner of the square. She concluded that she would be happy to answer any questions. Commissioner McEntire asked if the current front columns are structural. The applicant replied that they are not.

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

**MOTION CARRIED (7-0)**

**ADDITIONAL COMMENTS**

None

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**ADJOURN**

With no further business, the meeting adjourned at 8:08 p.m. on a motion from Commissioner Crain and seconded by Commissioner Yancey.

**MOTION CARRIED (7-0)**

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Chairman West



**City of Newnan, Georgia – Planning Commission**

Date: March 10, 2026

Agenda Item: Certificate of Appropriateness Request – 27 Madison Street

Presented by: Dean Smith, Senior Planner

**Purpose:** To consider a certificate of appropriateness request from Matt Dauber pertaining to the installation of a new awning/canopy structure at 27 Madison Street.

**Background:**

<b>Zoning District</b>	Central Business District (CBD)
<b>Proposed Land Use</b>	Retail/Indoor Golf Entertainment Facility
<b>Parcel #</b>	N04-0003-004
<b>Parcel Size</b>	0.12 +/- of an acre

The subject property is the site of Par Fore Golf Company. The applicant, Matt Dauber, is proposing to add a “35’ Long by 12’ wide Lean-to” with a corrugated roof. The proposed awning will be attached to the existing building (as shown in the Proposed Concept depictions). The proposed awning will be approximately 12 feet wide and 35 feet long and approximately 9 feet high.

The Planning Commission must grant a certificate of appropriateness since the property lies within the *Downtown Design Overlay* district (DDO). The properties surrounding the site include a mixture of primarily retail and office uses. The lots that comprise the block the subject site is located on are zoned *Central Business District* (CBD).

**Issues for Consideration for a Certificate of Appropriateness:**

In reviewing the request in terms of the new structure standards that were adopted for development in the *Downtown Design Overlay* district (DDO), staff addressed the following standards in terms of the work proposed at 15 Jackson Street:

- a) **Building Orientation and Setback** – The orientation of the proposed awning/canopy structure will not negatively affect the area of influence. Also, there are no setback requirements that apply to this CBD-zoned parcel according to the Zoning Ordinance.
- b) **Directional Emphasis** – The directional emphasis will be horizontal.
- c) **Shape** – The proposed shape is consistent with the accepted industry models and will not negatively affect the area of influence.
- d) **Proportion** – The proportions of the new awning/canopy structure will be smaller than the dominant patterns of proportion within the area of influence.

- e) **Rhythm** – The proposed awning/canopy structure is unique for downtown Newnan; however, with its location being set back several feet from the adjacent buildings, the design should not disrupt existing rhythmic patterns within the area of influence.
- f) **Massing** - The massing of the awning/canopy structure will not conflict with the overall mass in the area of influence.
- g) **Scale and Height** – The scale of the proposed awning/canopy structure will be complementary to the buildings in the area of influence.
- h) **Architectural and Site Elements** – The proposed awning/canopy structure as an accessory structure will not disrupt the surrounding architecture of Historic Downtown Newnan.

### **Options:**

- A. Approve the Certificate of Appropriateness as presented
- B. Approve the Certificate of Appropriateness with conditions
- C. Deny the Certificate of Appropriateness request

### **Recommendation:**

After identifying the area of influence and the prevailing character of the existing development, the proposed awning should have little impact on the streetscape (being offset from Madison Street). While this project is different in terms of the typical type of DDO request (such as new construction or building rehabilitation), this project is unique and presents an opportunity for the City to support an enhancement of a downtown business.

Staff did contact Newnan Main Street to ascertain their input on the proposed project. Abigail Strickland, Main Street Director, did not have any comments on the proposed project.

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

### **Attachments:**

Application and Supporting Materials  
Photographs

**Previous Discussions with the Commission:** None



CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 27 MADISON ST
Name of Applicant MATT DANBER
Mailing Address 138 CHANDLER'S RUN
Telephone 470-261-0444
Property Owner (Use back if multiple names) SEALS 2106 TRUST LOUIS SEALS SWORDS
Mailing Address SUITE 200
Telephone 404 324-0234
Map # N Block # Parcel # N04 6003 004 Land Lot
District/Section Present Zoning Classification
Present Land Use

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

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

NATURE OF PROPOSED WORK:


- New Construction
Repairs or Alterations
Demolition
Relocation of Building
Sign Erection or Placement
Other

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): PROPOSED 35' L x 12'w LEAN-TO CONSTRUCTED OUT OF PRESSURE TREATED LUMBER. ROOF BEAMS WILL BE 6x6 ATTACHED TO A 6x6 LEDGER BOARD THRU-BOLTED TO THE EXISTING BUILDING. THERE WILL BE (4) 4x4 POST IN THE FRONT OF THE STRUCTURE.

Included with the application, the following information is required:

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

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



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



\_\_\_\_\_  
Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 2/18/26

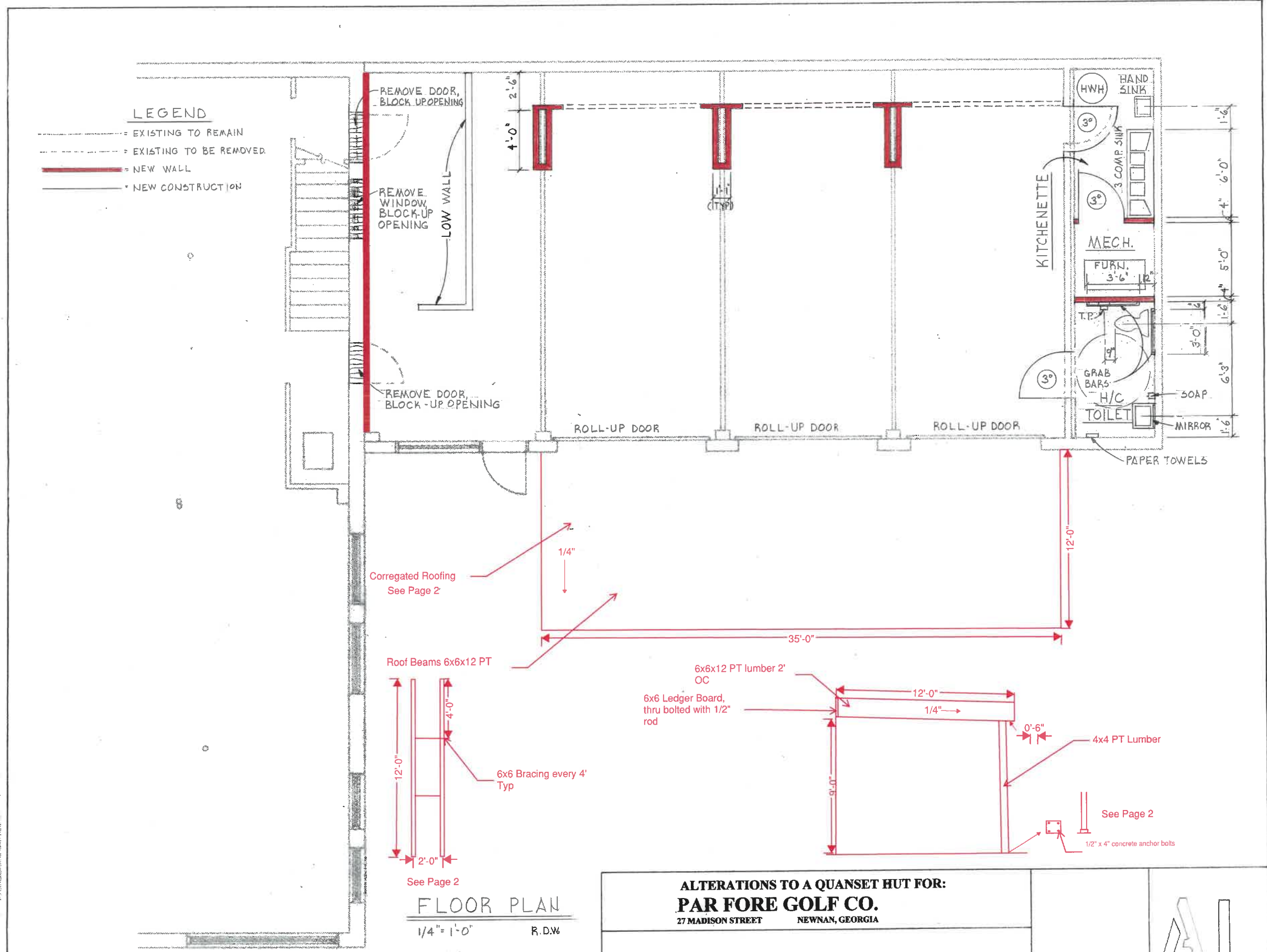
HRC MEETING DATE 3/10/26

DATE OF NOTICE PUBLICATION \_\_\_\_\_

ACTION TAKEN (DATE) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

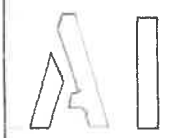
- LEGEND**
- - - - - EXISTING TO REMAIN
  - - - - - EXISTING TO BE REMOVED
  - NEW WALL
  - NEW CONSTRUCTION

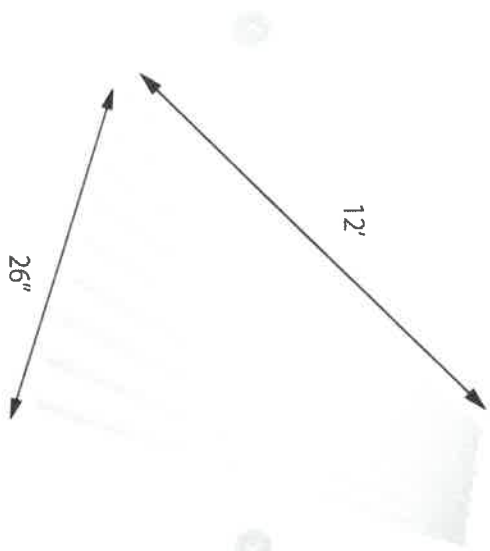


See Page 2  
**FLOOR PLAN**  
 1/4" = 1'-0" R.D.W.

DATE:

**ALTERATIONS TO A QUANSET HUT FOR:**  
**PAR FORE GOLF CO.**  
 27 MADISON STREET NEWNAN, GEORGIA



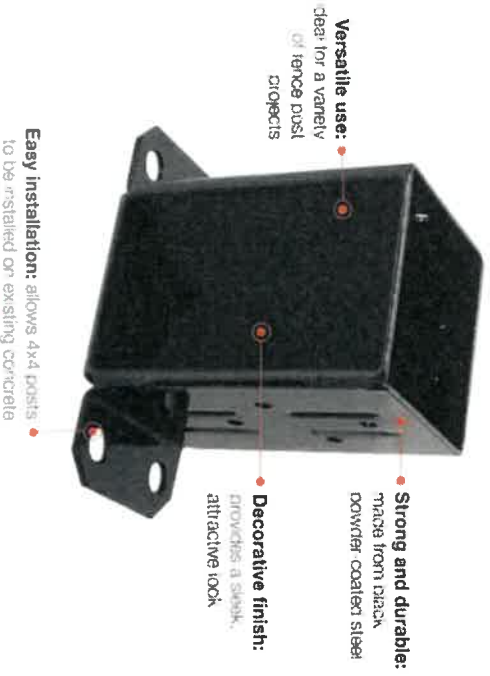


### Roofing Material

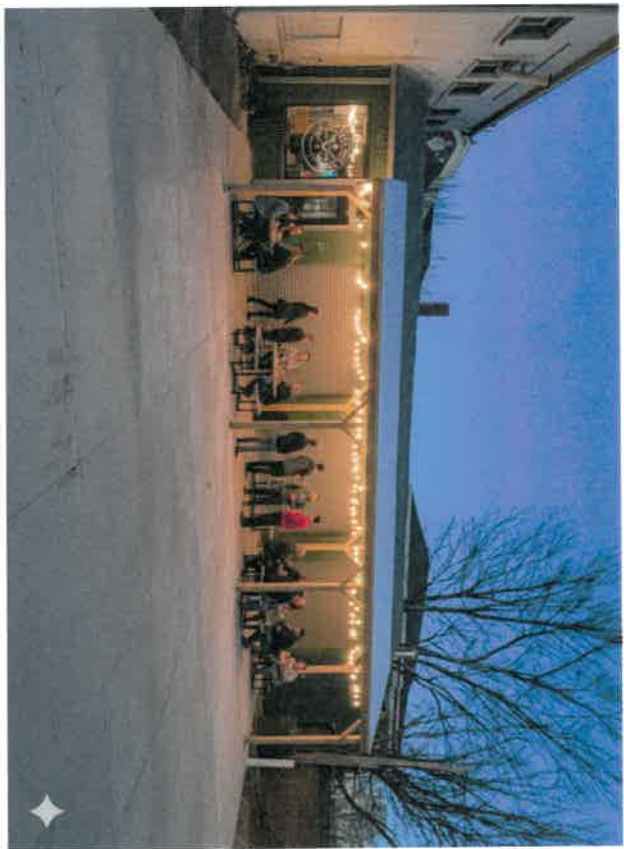


Roofing structure layout 2' oc

### E-Z Base™ E-Z Post Base



### Base plates



## Outside Renderings



Existing Downtown Similar Structures