



## Newnan City Council Meeting

March 24, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

*City of Newnan Mission Statement: To provide cost-effective programs and services while continuously focusing on preserving and enhancing the quality of life that is enjoyed by all Newnan citizens*

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### **CALL TO ORDER**

### **INVOCATION**

### **READING OF MINUTES**

- A. Minutes from Regular Meeting on March 10, 2026
- B. Minutes from Work Session on March 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 - Youth Activities Commission, 3-year term

### **REPORTS ON OPERATIONS BY CITY MANAGER**

### **REPORTS AND COMMUNICATIONS FROM MAYOR**

### **NEW BUSINESS**

- F. Public Hearing — Owner request to demolish the structure at 51 Jackson St.
- G. Consideration of Project Framework Agreement between the Georgia Department of Transportation and the City of Newnan for Pedestrian Facilities and Other Enhancements- Newnan Crossing Blvd from SR 34 to Big Poplar Road
- H. Request authorization for staff to draft an ordinance to amend Code Sections 2-327 and 2-328 related to opening procedures for Bids and RFP's
- I. Consideration of Request from Melissa D. Griffis on behalf of Imperium Development Partners, Inc. to continue Rezoning Request RZ2025-09 (Item J on this agenda) to the April 28, 2026 City Council Meeting

### **UNFINISHED BUSINESS**

- J. Public Hearing - Rezoning request for RZ2025-09 by Melissa D. Griffis, on behalf of Imperium Development Partners, LLC for 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 a mixed used development consisting of apartments, townhomes and retail commercial space.
  - 1. Public Hearing

2. Accept Planning Commission report
  3. Ordinance to amend zoning map for the subject property.
- K. Public Hearing - Rezoning request for RZ2025-08 by Steven Jones, on behalf of Parkland Homebuilders, LLC for 32 +/- acres off of Celebrate Life Parkway: From CCS to RMH for the purpose of developing a 150-unit Multifamily rental community
1. Public Hearing
  2. Accept Planning Commission Report
  3. Ordinance to amend the zoning map for the subject properties

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

- L. Request from Tony Caro with Red Letter Merchant to close W. Washington St. between Jackson St. and Brown St. for several different upcoming events

**MOTION TO ENTER INTO EXECUTIVE SESSION**

- M. Motion to Enter into Executive Session

**ADJOURNMENT**

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 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 Myron Deas from Greater Mount Zion Church delivered the invocation.

**READING OF MINUTES**

**A. Minutes from the Regular Meeting on February 24, 2026**

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to dispense with the reading of the minutes of the Regular Meeting on February 24, 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 – Development Authority, 4-year term**

Continue to next agenda.

**D. 1 Appointment – Tree & Parks Commission, 3-year term**

Motion by Councilman Thomasson, seconded by Councilman Koritko to re-appoint Jennifer Petrino for another term.

**MOTION CARRIED. (7-0)**

**E. 1 Appointment – Youth Activities Commission, 3-year term**

Continue to next agenda.

**REPORTS ON OPERATIONS BY CITY MANAGER**

Mr. Phillips said that the Planning staff has put out a survey for the Comprehensive Plan update and that it is on the city's social media.

**REPORTS AND COMMUNICATIONS FROM MAYOR**

Mayor Shepherd noted that the item on the agenda for a moratorium on large scale rezonings and annexations is part of a larger process. The city has been talking with the county on development and how to move forward, including consideration of a development boundary with them. He thanked staff and members of Council that helped put the moratorium together.

Mayor Shepherd also thanked staff for preparations for the Comprehensive Plan update.

**NEW BUSINESS**

**F. Public Hearing – Application for Alcohol Beverage License – Hooters of Newnan – Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine – 1001 Bullsboro Dr. – Reason: Name and Licensee Change and Add License Rep**

Mayor Shepherd opened a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Hooters of Newnan at 1001 Bullsboro Dr.

Mr. Brian White, General Manager at Hooters of Newnan was present. Ms. Manda Torres with Sard & Leff Attorneys was also present on behalf of Hooters of Newnan. Ms. Torres said that these changes are the result of a bankruptcy order.

No one spoke for or against the application. Mayor Shepherd closed the public hearing. Councilman Thomasson asked if the application was in order and the City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to approve the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine.

**MOTION CARRIED. (7-0)**

**G. Consideration of Contract Award for Resurfacing of the Lynch Park Pool**

Mark Johnston, Facilities Maintenance Director, said it would take about two weeks to complete the plastering and then 30 days of brushing and maintaining the pool chemicals and then it can be turned over to the YMCA. The last time this was done was in 2009, it lasted 17 years.

Mayor Shepherd asked how the pool had lasted considerably longer than expected. Mr. Johnston said it is due to the work and maintenance provided by city staff and the great partnership they have with the YMCA.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to award the contract as presented.

**MOTION CARRIED. (7-0)**

**H. Consideration of a Resolution to adopt a Moratorium on the acceptance of new Rezoning and Annexation Applications containing more than 20 residential units**

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to adopt the resolution as presented.

**MOTION CARRIED. (7-0)**

**I. Consideration of an Ordinance to amend the 2026 Budget**

Ms. Kelsey said this amendment is to the General Fund, specifically the Cemetery Department for site improvement. This is for Phase 1 of the Farmer Street Cemetery improvements. Staff recommended a budget of \$825,000

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to approve the budget amendment as presented.

**MOTION CARRIED. (7-0)**

**J. Consideration of Memorandum of Agreement (MOA) between Coweta County and the City of Newnan regarding local watershed planning and management**

Michael Klahr, City Engineer, stated that the agreement is required by the Georgia EPD for shared responsibilities with the county. This establishes guidelines for sharing testing, water sampling and fish testing. The original agreement was in 2008, and this is the fourth renewal and will last until 2032.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the MOA as presented.

**MOTION CARRIED. (7-0)**

**UNFINISHED BUSINESS**

**K. Consideration of Resolution to Amend Fee Schedule – Building Department Permits, Inspections and Reviews**

Bryan Partin, Chief Building Official, said these are the fee changes that were presented to Council at the last meeting, without the residential master file plan.

Motion by Councilman Thomasson, seconded by Councilman Guillaume to adopt the resolution as presented.

**MOTION CARRIED. (7-0)**

**L. 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 this initial ordinance was presented at the February 10<sup>th</sup> meeting. There were concerns regarding limits on inventory or licenses, to prevent any merchant from being able to have beer and wine. He did some research, reviewed other jurisdictions, and had discussions with potential operators and with council members. The ordinance now sets a minimum inventory threshold at \$15,000.

Councilwoman Jenkins asked where the \$15,000 number came from. Mr. Phillips said that someone starting a business like this would have other costs as well such as refrigeration systems and training staff so it would end up being more than just \$15,000. Mayor Shepherd asked if other jurisdictions have a minimum and Mr. Phillips said only related to package stores.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to adopt the ordinance as presented.

**MOTION CARRIED. (7-0)**

**VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS**

**M. Consideration of a Resolution to Authorize the Sale and Service of Alcoholic Beverages for a Special Event – Porchfest 2026**

Ms. Melody Kiser, organizer of Porchfest, explained that the reason for this came from a post-event survey that was conducted after last year's event and this was the largest request that came from that. She said the reasoning for having 4 stands is to combat congestion.

Councilman Koritko asked how this would be monitored. Ms. Kiser said they will give out wristbands to those that buy drinks and ID's will be checked. Councilwoman Jenkins asked if there were concerns from police or staff. Chief Blankenship said they just want everyone to obey the law and have a good time. Mr. Phillips said that staff and PD met with Ms. Kiser and different strategies were discussed and this seemed like the best solution. This ensures there are licensed vendors and that ID's are checked.

Councilman Koritko asked if this has been discussed with the neighbors. Ms. Kiser said yes and there have been no concerns or objections. They are also working with First Baptist Church regarding the beverage stand that would be closest to the church.

Mayor Pro Tem Berta asked if the alcohol ordinance stipulates a cup size or serving size that is permitted. Mr. Sears said 16 ounces from a vendor.

Motion by Councilman Thomasson, seconded by Councilman Koritko to adopt the resolution as presented.

**MOTION CARRIED. (7-0)**

**N. Request from Susie Cuebas to close North and South Court Sq. on October 10, 2026 for Community Wellness Day, from 10am-3pm with street closures beginning October 9<sup>th</sup> at 6pm**

Ms. Susie Cuebas was present. Mayor Shepherd asked if there were concerns from staff or PD. Mr. Phillips said closing the streets at 6pm on a Friday is difficult and it would be better to do around 1am, which is more typical of events.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the request as amended with street closures to begin at 1am on October 10<sup>th</sup>.

**MOTION CARRIED. (7-0)**

**O. Request from Race for Orphans for additional street closures beginning Friday, May 1<sup>st</sup> at 6pm for Saturday, May 2<sup>nd</sup> event**

Jason and Kelly Preston, organizers for Race for Orphans, said this is the 14<sup>th</sup> race and it has grown over the years. Mr. Phillips said this is easier to accommodate because it is not on court square. Chief Blankenship said they did this last year, and PD helps locate car owners and it helps that the race has staff to assist, letting citizens know the streets will be closed at 6pm. It is different than the previous request. Mr. Preston said they put signs up letting people know the street will be closing.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request as presented.

**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 2:54PM.

**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)**

JONES CLAIM

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to deny the Jones claim as presented.

**MOTION CARRIED. (7-0)**

COUNCIL COMMENTS

Councilwoman Morrison said there was not an opportunity for discussion during Item H. She wanted to thank Councilman Berta for his work on getting this on the agenda.

Councilman Koritko said that as Mayor Shepherd has had different ministers coming to give the invocation, he would ask that their name and church be put on the agenda or verbally introduced. Mayor Shepherd said yes, he would make sure that is done going forward.

ADJOURNMENT

Motion by Councilwoman Morrison, seconded by Councilwoman Jenkins to adjourn the Council meeting at 3:05PM.

**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, March 10, 2026 at 3:15PM 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: Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey, City Clerk, Megan Shea and City Attorney, Brad Sears. Absent \_ City Manager, Cleatus Phillips.

Call to Order

Mayor Shepherd called the meeting to order at 3:15pm.

A.Rezoning Request RZ2025-09; 6.44 + acres on First Avenue and Fourth Streets from ILT and RU-I to MXD – Applicant: Imperium Development, LLC, as represented by Melissa D. Griffis

Dean Smith, Senior Planner, said that some of the things that were shown at the Planning Commission meeting have changed and a new concept plan was just submitted a couple hours prior to the work session. The new plan shows a decrease in apartment units from 259 to 252 and there is an increase in commercial space. Since this was just submitted it had not been reviewed by the city's landscape architect yet. Traffic questions that were asked at the Planning Commission meeting were answered by the traffic engineer. When the Planning Commission held their public hearing in January, the unanimously recommended denial of the project.

Mayor Shepherd asked about the change in retail space. Mr. Smith said originally it was 4,600-7,700 sq ft and now it shows 11,200 - 11,350 sq ft, which is roughly 4.4% of the whole project. Mayor Shepherd asked the city engineer to speak to some of the traffic concerns. Mr. Klahr said he had asked them to look at additional intersections, which they did, and he asked them to look at how much traffic the road can handle. He said they answered all his questions, but he did not have time to confirm the answers.

Applicant:

Mr. Greg Power with Imperium Development addressed Council. He said they have had great conversations with Council and the Mayor, and they have had healthy tension with the neighborhood. They are trying to come up with a workable solution for everyone. He apologized for sending the updated plans so late. They met with the neighborhood only 4 days prior and they tried to incorporate all the comments.

Mr. Power said the biggest change is that they reduced 8 units off the ground floor and increased the commercial space. The commercial space is now 75% of the ground floor. They have also implemented traffic calming measures such as speed bumps along First Ave and raised intersections. They want to create a trailhead and more green space. They have changed the elevations. They see downtown as the amenity for the project.

Mr. Power showed the new concept plan and where the commercial space was added. They have created a village retail feel. There are roughly 400 parking spaces and 350 bedrooms and that does not include about 8 on-street parking spaces that will be created on First Ave. Mayor Shepherd asked how many residents they anticipate per apartment. Mr. Power said usually 1.2 per unit, so 385 residents over 260 units.

Councilman Koritko said with 385 residents, that leaves 15 parking spaces for retail and guests, is that sufficient? Mr. Power said yes, an apartment is never completely full and some of the 385 accounts for children and young teens.

Other amenities include internal green space, pool, clubhouse, fitness center, vintage arcade, pet wash, and DIY workshop. Councilman Koritko asked to see the updated elevations and Mr. Power showed a rendering, showing vertical architecture. He said they tried to pick up on old Newnan with some of the designs.

Councilman Koritko asked what Imperium's sales and holds look like and their strategy for this development. Mr. Power said since the inception in 2021, they have had 4 active developments, and they own all of them. Councilman Thomasson asked what the height of the parking deck would be and Mr. Power said two stories. He said it would be screened.

Mayor Shepherd asked if they have seen a decline in demand. Mr. Power said they have seen a change in velocity, winter was hard in Metro Atlanta and they didn't see the velocity they had hoped to see. Their development in Cartersville has stabilized.

Councilman Koritko asked about stormwater. Mr. Ken Wood with DEC, showed on the concept plan where an underground stormwater system would be. He said there is an existing pipe that they are trying to maintain. Mayor Pro Tem Berta asked if any remediation would be needed on the existing pipe/culvert that runs from First Ave Park across the street to this property. Mr. Wood said it is a huge disaster, and they have a large budget to repair it. The issue today is there is no stream buffer, so they would need to replace the pipe, clean it up and add vegetation.

Mayor Pro Tem Berta said since that would involve a lot of permitting, if those permits were denied would the property revert to the current zoning? Mr. Wood said he did not know but it is impaired right now and the EPD would love it to get fixed. Councilwoman Jenkins said she wondered, in general, if a time limit should be put on rezonings so properties do not just sit forever and that projects are moving forward.

Mayor Pro Tem Berta asked what the increase in traffic is at the First Ave and LaGrange St. intersection? Mr. Klahr said he did not know without the report. Mr. Wood referenced the traffic study and said it showed an additional one turning left and 4 going straight during the peak hours, so not substantial. Mayor Shepherd asked if they had spoken to Bridging the Gap and First Methodist Church, as they have events that can impact traffic. Mr. Wood said they could take that note, as they had not spoken to them.

Mayor Pro Tem Berta asked if the LINC connection would be a dedicated trailhead and have adequate parking? Mr. Wood said there could be dedicated spaces for that. Councilwoman Morrison asked if after reducing the number of apartments and adding retail space, if they think the neighborhood will be

less opposed to the project? Mr. Power said they are heading in the right direction. He thinks they want more reduced density, and they are trying to find a balance.

Councilwoman Jenkins asked about the townhomes and why they did not keep it as single family detached. Mr. Power said there are two single family homes and an undeveloped lot currently. They think townhomes would do very well and he would love to figure out a way for them to be for sale. They would be willing to look at making them single-family detached.

Mayor Shepherd asked how this will affect the total apartment supply downtown and in the whole city? Mr. Power said their research showed there are about 1,000 units approved in Newnan and that is over 3 projects. It seems that only one of those projects is moving forward currently. They think they meet a need; people want to live downtown. They are a high-end condo style product.

Mayor Pro Tem Berta asked what directional access is on 2<sup>nd</sup> Ave. Mr. Power said that it was discussed at the neighborhood meeting and it possibly being a left-in and right-out. Councilman Koritko said he has received a lot of emails regarding this development. Mr. Power said they are trying to find a workable solution for everyone. He showed another rendering and said they want not see families outside, retail, greenspace and that is the project.

ADJOURNMENT

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to adjourn the meeting at 4:06pm. Councilwoman Jenkins left early.

**MOTION CARRIED. (7-0)**

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor



**To:** Mayor and Council  
**Date:** March 24, 2026  
**Agenda Item:** Public Hearing — Owner request to demolish the structure at 51 Jackson St.  
**Prepared By:** Bryan Partin, Chief Building Official

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**Purpose:**

Public Hearing — consideration of owner's request to demolish the structure located at 51 Jackson Street, Newnan, GA.

**Background:**

The structure was built more than 50 years ago (1900 according to tax records) and IS located within a City of Newnan historic district. This property was included in the survey conducted in the early 1990s, the structure was at that time considered of architectural significance. The structure had been unoccupied for some time and in a state of disrepair when recently acquired by the current owner. After having the structure evaluated, the owner has decided to demolish the structure. The cost of renovating the structure would likely exceed 50% of the 2025 assessed value of \$159,212.00, which is the threshold used by City Ordinance to be considered eligible for demolition in the substandard building program.

**Funding:**

N/A

**Recommendation:**

N/A

**Attachments:**

1. 51 Jackson
2. tax info
3. historic map
4. interior 2
5. interior 4

**Previous Discussion with Council:**

none



# Coweta County, GA

## Summary

Parcel Number N05 0003 006  
 Location Address 51 JACKSON ST  
 Legal Description H/L 51 JACKSON STREET  
(Note: Not to be used on legal documents)  
 Tax District NEWNAN 02 (District 02)  
 Millage Rate 24.019  
 Acres 0.33  
 Homestead Exemption No (50)  
 Landlot/District N/A / 5

[View Map](#)

## Owner

51 JACKSON STREET LLC  
 99 NESBIT STREET  
 PUNTA GORDA, FL 33905

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Newnan City	Acres	14,490	69	200	0.33	1

## Residential Improvement Information

Style 1 Family (Detached)  
 Heated Square Feet 1825  
 Interior Walls Sheetrock  
 Exterior Walls Cement Fiber Siding  
 Foundation Crawl/Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 1900  
 Roof Type Asphalt Shingle  
 Heating Type Central Heat/AC  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 1  
 Value \$159,212  
 Fireplaces\Appliances Fireplace N.V. 2  
 House Address 51 JACKSON ST

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2019	0x0 / 1	0	\$5,000

## Permits

Permit Date	Permit Number	Type	Description
10/08/2003	03-03945	GENERAL MAINT.	GENERAL REPAIR
08/28/1997		GENERAL MAINT.	

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/22/2025	5743 912	101 1791	\$275,000	UNQUALIFIED IMPROVED	MR 51 JACKSON LLC & MR II 51 JACKSON LLC	51 JACKSON STREET LLC
5/16/2025	5721 88	101 1791	\$0	UNQUALIFIED IMPROVED	ARNOLD WILLIAM P	MR 51 JACKSON LLC & MR II 51 JACKSON LLC
5/14/2025	5721 85		\$75,000	UNQUALIFIED IMPROVED	ARNOLD W P	MR 51 JACKSON LLC & MR II 51 JACKSON LLC
	00		\$0	UNKNOWN STATUS		ARNOLD W P

## Valuation

	2025	2024	2023	2022	2021	2020
Previous Value	\$259,257	\$224,672	\$219,198	\$189,560	\$189,560	\$142,249
Land Value	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500
+ Improvement Value	\$159,212	\$171,757	\$137,172	\$131,698	\$102,060	\$102,060
+ Accessory Value	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
= Current Value	\$246,712	\$259,257	\$224,672	\$219,198	\$189,560	\$189,560

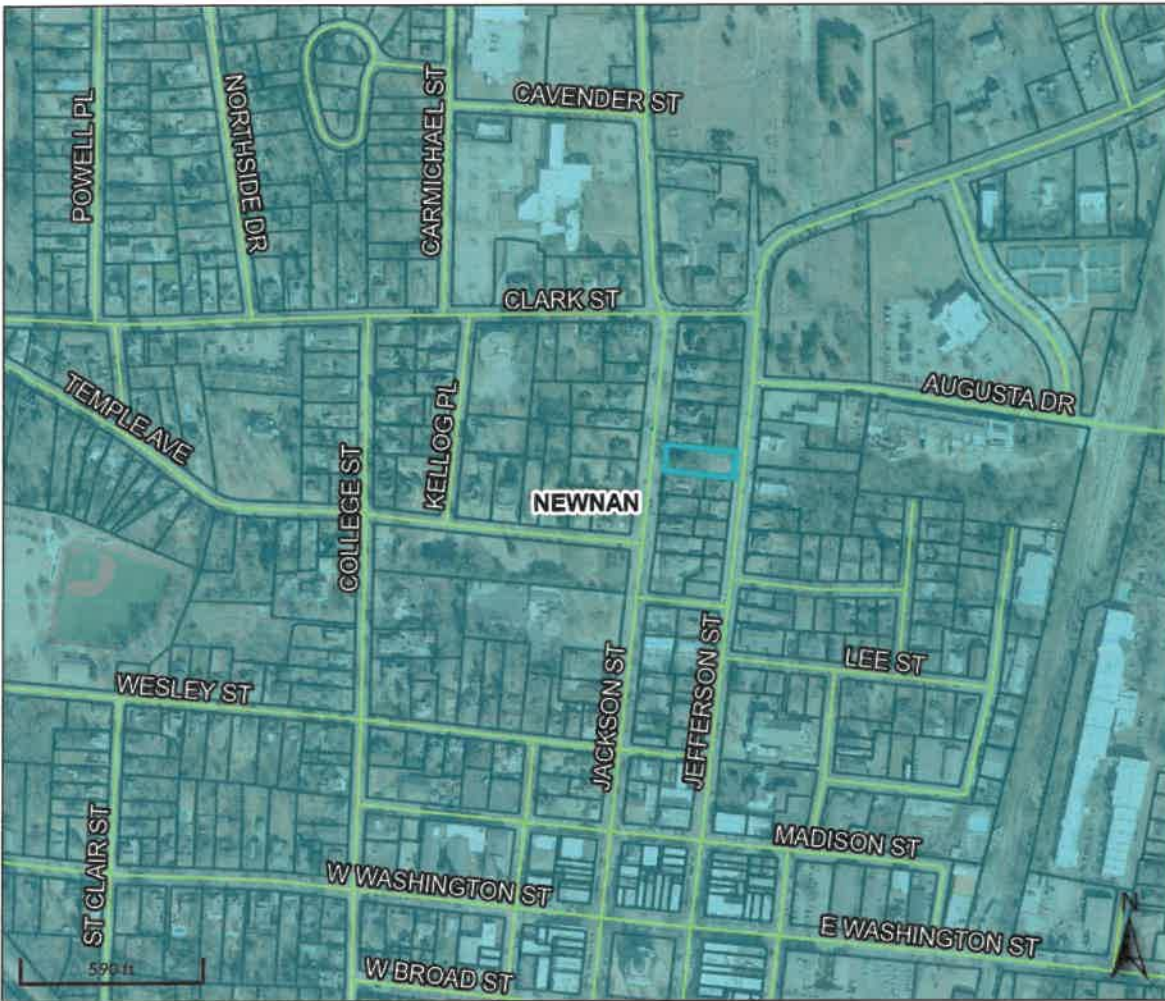
## Assessment Notices 2019

[32413 \(PDF\)](#)

## Assessment Notices

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

## Sketches



Overview



Legend

-  Parcels
-  Roads

<b>Parcel ID</b>	N05 0003 006	<b>Owner</b>	51 JACKSON STREET LLC	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		99 NESBIT STREET	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	NEWNAN 02		PUNTA GORDA, FL 33905	10/22/2025	\$275000	04	U
<b>Acres</b>	0.33	<b>Physical Address</b>	51 JACKSON ST	5/16/2025	0	04	U
		<b>Assessed Value</b>	Value \$246712				

(Note: Not to be used on legal documents)

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**To:** Mayor and Council

**Date:** March 24, 2026

**Agenda Item:** Consideration of Project Framework Agreement between the Georgia Department of Transportation and the City of Newnan for Pedestrian Facilities and Other Enhancements- Newnan Crossing Blvd from SR 34 to Big Poplar Road

**Prepared By:** Michael Klahr, City Engineer

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**Purpose:**

Council may consider the execution of a *Project Framework Agreement* (PFA) between the Georgia Department of Transportation (GDOT) and the City of Newnan for PI0021597, Pedestrian Facilities and other Enhancements along Newnan Crossing Blvd E from SR 34 (Bullsboro Dr) to (Big) Poplar Rd.

**Background:**

The City of Newnan has represented to the Georgia Department of Transportation a desire to make pedestrian improvements and other enhancements along Newnan Crossing Blvd E, from Bullsboro Dr to Poplar Rd. Namely, LINC segments 5 -7 in the LINC Master Plan.

GDOT has agreed to provide Federal funds of **\$785,064.00** for Preliminary Engineering. The required local match (80/20) is **\$196,266.00**, for a total of **\$981,330.00**.

The City of Newnan is the local sponsor for the project.

*A Confirmation of Local Funding Commitment Newnan LINC- Segments 5- 7, Newnan Crossing Blvd E* was presented and confirmed by the City Council, October 21, 2025.

**Funding:**

SPLOST

**Recommendation:**

Execute the *Project Framework Agreement*

**Attachments:**

1. 0021597 Coweta 2026.03.09 PFA
2. Proposed Alignment LINC Segments 5- 7

**Previous Discussion with Council:**



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

March 09, 2026

PI No. 0021597, Coweta County  
Newnan Crossing Blvd from SR 34 to Big Poplar Road

Honorable Mayor Jacob Shepherd  
City of Newnan  
25 LaGrange Street  
Newnan, GA 30263  
Attention: William Klahr, City Engineer

Dear Mayor Shepherd:

Attached is the Project Framework Agreement (PFA) detailing Preliminary Engineering commitments for the above referenced project.

Please review the attached agreement and if satisfactory, execute the agreement within the Contract Authorization Tracking System (CATS) using the DocuSign® electronic signature system. An electronic copy of the fully executed agreement will be sent for your project file. As referenced in the PFA, additional Specific Activity Agreements for Right of Way, Utility Relocation, and Construction will be sent at the appropriate time, if required.

If you have any questions about items contained in this agreement, please contact the Project Manager, Felecia Basolo, at (770) 263-5945.

Sincerely,

Kimberly W. Nesbitt  
State Program Delivery Administrator

*AV* *FB*  
KWN:CCV:MSL:FAB

Attachment(s)

cc: Honorable Dennis McEntire, State Transportation Board Member, Congressional District 3  
Albert V. Shelby III, Director of Program Delivery  
Tyler Peek, District 3 Engineer  
Adam Smith, District 3 Preconstruction Engineer  
Harland Smith, District 3 Planning & Programming Liaison

**PROJECT FRAMEWORK AGREEMENT  
BY AND BETWEEN  
GEORGIA DEPARTMENT OF TRANSPORTATION  
AND  
THE CITY OF NEWNAN  
FOR  
TRANSPORTATION FACILITY IMPROVEMENTS**

Please indicate which Catalog of Federal Domestic Assistance Number (CFDA) applies to this Agreement (Check only one):

- CFDA # 20.205 - Highway Planning and Construction
- CFDA # 20.219 - Recreational Trails Program
- Not Applicable – 100% State Programmed Funds

This Project Framework Agreement for Transportation Facility Improvements is made and entered into this \_\_\_\_\_ (the “Effective Date”), by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the "DEPARTMENT", and the CITY OF NEWNAN, GEORGIA, hereinafter called "SPONSOR" (the “Agreement”). The DEPARTMENT and the SPONSOR may sometimes be referred to individually as the “PARTY” and collectively as the “PARTIES”.

WHEREAS, the SPONSOR has represented to the DEPARTMENT a desire to improve the transportation facility described in Exhibit A, attached and incorporated herein by reference, identified as PI # 0021597 and hereinafter referred to as the "PROJECT"; and

WHEREAS, the SPONSOR has represented to the DEPARTMENT a desire to participate in certain activities, as applicable, including the funding of certain portions of the PROJECT and the DEPARTMENT has relied upon such representations; and

WHEREAS, the DEPARTMENT has expressed a willingness to participate in certain activities of the PROJECT as set forth in this Agreement; and

WHEREAS, the Constitution authorizes intergovernmental agreements whereby state and local entities may contract with one another “for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services or facilities which the contracting parties are authorized by law to undertake or provide.” Ga. Constitution Article IX, §III, ¶I(a).

NOW THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the SPONSOR hereby agree each with the other as follows:

1. The SPONSOR has applied for and received “Qualification Certification” to administer federal-aid projects. The GDOT Local Administered Project (LAP) Certification Committee has reviewed, confirmed and approved the LAP certification for the SPONSOR (current expiration date: 3/31/2030) to develop federal project(s) within the scope of its certification and pursuant to and in accordance with the DEPARTMENT’S current versions of Local Administered Project Manual, the DEPARTMENT’S Plan Development Process (hereinafter referred to as “PDP”), Electronic Data Guidelines, Plan Presentation Guide, and any other applicable DEPARTMENT guidance.

2. The DEPARTMENT shall participate in the PROJECT by funding all or certain portions of the PROJECT costs for the preconstruction engineering (design) activities, herein referred to as “PE”, as specified in Exhibit A. SPONSOR shall contribute to the PROJECT by funding those PROJECT costs as set out in Exhibit A.

3. The funding portion as identified in Exhibit A of this Agreement only applies to the PE. Further, the

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SPONSOR may be responsible for repayment of any expended federal funds if the PROJECT does not proceed forward to completion due to a lack of available funding in future PROJECT phases, changes in local priorities, or cancellation of the PROJECT by the SPONSOR without concurrence by the Federal Highway Administration (FHWA).

4. The SPONSOR shall accomplish the PE activities in accordance with and pursuant to the applicable guidelines of the American Association of State Highway and Transportation Officials, hereinafter referred to as "AASHTO", the DEPARTMENT's Standard Specifications Construction of Transportation Systems, and all applicable design guidelines and policies of the DEPARTMENT, in order to, among other goals, produce a cost-effective PROJECT. Failure to follow all applicable guidelines and policies will jeopardize the use of federal funds in some or all categories outlined in this Agreement, and it shall be the responsibility of the SPONSOR to make up the loss of that funding.

5. The primary consultant firm or subconsultants hired by the SPONSOR to provide services on the PROJECT shall be prequalified with the DEPARTMENT in the appropriate area-classes. The DEPARTMENT shall, on request, furnish the SPONSOR with a list of prequalified consultant firms in the appropriate area-classes. If there is federal-aid highway program funding participation, the SPONSOR shall comply with all applicable state and federal regulations for the procurement of engineering and design related services including but not limited to 23 C.F.R. Part 172 and the Brooks Architect-Engineers Act of 1972, for any consultant hired to perform work on the PROJECT. If there is no federal-aid highway program funding in the engineering and design related services contract, the contracting agency may procure the services in accordance with its own established policies and procedures which reflect applicable State and local laws. However, in such an event, the costs of consultant service contracts that utilize only State or local funding which were not procured, negotiated, or administered in accordance with applicable Federal laws and regulations would not be eligible to apply toward the non-Federal share of costs for subsequent phases (e.g., construction) of a project funded by the federal aid highway program.

6. The DEPARTMENT will be responsible for all railroad coordination on DEPARTMENT let and/or State Route (On-System) projects; the SPONSOR shall address concerns, comments, and requirements to the satisfaction of the railroad and the DEPARTMENT for the PROJECT. If the SPONSOR will let the PROJECT to construction on off-system routes, the SPONSOR shall be responsible for all railroad coordination and shall address concerns, comments, and requirements to the satisfaction of the railroad and the DEPARTMENT for the PROJECT.

7. The DEPARTMENT reserves the right to review and approve all aspects of the PROJECT provided, however, this review and approval authority does not relieve the SPONSOR of its responsibilities under the terms of this Agreement.

8. The SPONSOR agrees that all reports, plans, drawings, studies, specifications, estimates, maps, computations, computer files and printouts, notes, and any other data, materials, and deliverables (for purposes of this Section 8, the "Documents and Data") prepared by or for SPONSOR under the terms of this Agreement shall become the exclusive property of the DEPARTMENT if the PROJECT is being let by the DEPARTMENT. The SPONSOR shall deliver a printed hardcopy with an electronic copy of the Documents and Data to the DEPARTMENT upon request, but no later than the advertisement of the PROJECT for letting. The hardcopy of the Documents and Data shall be organized, indexed, and bound, and the electronic copy shall be delivered in a compatible format as instructed by the DEPARTMENT. In the event the PROJECT is not being let by the DEPARTMENT, the DEPARTMENT shall have the right to use the Documents and Data without restriction or limitation and without compensation to the SPONSOR.

9. The SPONSOR shall be responsible for the professional quality, technical accuracy, and the coordination of all reports, designs, drawings, specifications, and other services furnished by or on behalf of the SPONSOR pursuant to this Agreement. The SPONSOR shall correct or revise, or cause to be corrected or revised, any errors or deficiencies in the reports, designs, drawings, specifications, and other services furnished for this PROJECT. Failure by the SPONSOR to address the errors, omissions or deficiencies within 30 days of notification shall cause the SPONSOR to assume all responsibility for construction delays and supplemental agreements caused by the errors and deficiencies. All revisions shall be coordinated with the DEPARTMENT prior to issuance. The SPONSOR shall also be responsible for any claim, damage, loss or expense, to the extent allowed by law that is attributable to errors, omissions, or negligent acts related to the designs, drawings, specifications, and other services furnished by or on behalf

of the SPONSOR pursuant to this Agreement.

10. INSURANCE. The SPONSOR shall provide insurance under this Agreement as follows:

a. It is understood that the SPONSOR (*select the applicable statement*):

shall obtain coverage from SPONSOR's private insurance company or cause SPONSOR's consultant/contractor to obtain coverage

OR

is self-insured.

Prior to beginning the work, the SPONSOR shall furnish to the DEPARTMENT, a copy of the certificates and the endorsement page for the minimum amounts of insurance indicated below in this Section 10 of the Agreement.

b. Minimum Amounts. The following minimum amount of insurance from insurers rated at least A- by A. M. Best's and registered to do business in the State of Georgia:

i. Commercial General Liability Insurance of at least \$1,000,000 per occurrence \$3,000,000 aggregate, including Automobile Comprehensive Liability Coverage with bodily injury in the minimum amount of \$1,000,000 combined single limits each occurrence. DEPARTMENT shall be named as an additional insured and a copy of the policy endorsement shall be provided with the insurance certificate.

ii. Professional Liability (Errors and Omissions) Insurance with limits of at least:

- a) For Professionals – \$1,000,000 per claim and \$1,000,000 in aggregate coverage;
- b) For Sub-consultant Engineers and Architects – \$1,000,000 per claim and \$1,000,000 in aggregate coverage;
- c) For Other Consultants – \$1,000,000 per claim and \$1,000,000 in aggregate coverage.
- d) Professional liability insurance that shall be either a practice policy or project-specific coverage. Professional liability insurance shall contain prior acts coverage for services performed for this PROJECT. If project-specific coverage is used, these requirements shall be continued in effect for two years following final completion for the PROJECT.

iii. Workmen's Compensation Insurance, in accordance with the laws of the State of Georgia.

c. The above-listed insurance coverages shall be maintained in full force and effect for the entire term of the Agreement.

d. The insurance certificate must provide the following:

- i. Name, address, signature and telephone number of authorized agents.
- ii. Name and address of insured.
- iii. Name of Insurance Company.
- iv. Description of coverage in standard terminology.
- v. Policy number, policy period and limits of liability.
- vi. Name and address of DEPARTMENT as certificate holder.
- vii. Thirty (30) day notice of cancellation.
- viii. Details of any special policy exclusions.

e. Waiver of Subrogation. There is no waiver of subrogation rights by either PARTY with respect to

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insurance.

- f. If and to the extent such damage or loss (including costs and expenses) as covered by this indemnification set forth herein is paid by the State Tort Claims Trust Fund, the State Authority Liability Trust Fund, the State Employee Broad Form Liability Fund, the State Insurance and Hazard Reserve Fund, and other self-insured funds established and maintained by the State of Georgia Department of Administrative Services Risk Management Division or any successor agency (all such funds hereinafter collectively referred to as the "Funds"), in satisfaction of any liability, whether established by judgment or settlement, the SPONSOR and its consultant/contractor agrees to reimburse the Funds for such monies paid out by the Funds.

11. Compensation; Invoicing and Payment.

- a. It is understood and agreed that the total estimated PE cost for the PROJECT is nine hundred eighty-one thousand three hundred thirty dollars and zero cents (\$981,330.00).
- b. It is agreed that the total maximum reimbursable amount the DEPARTMENT will pay is seven hundred eighty-five thousand and sixty four dollars and zero cents (\$785,064.00). The DEPARTMENT will reimburse at eighty percent (80%) up to the total maximum reimbursable amount, which is the DEPARTMENT'S maximum obligation.
- c. The SPONSOR shall be responsible for all amounts in excess of the total maximum reimbursable amount.
- d. The SPONSOR should submit invoices to the DEPARTMENT on a monthly basis to include a report on what was accomplished during the month, anticipated work to be done during the next month and any problems encountered or anticipated. Upon approval of each submitted invoice, the DEPARTMENT shall make payment to the SPONSOR as the work progresses, but not more often than once a month, until the work is completed, or the DEPARTMENT has met its total maximum obligation set forth in this Section 11.

12. EXHIBITS, ATTACHMENTS & APPENDICES. The Parties acknowledge that the following Exhibits and Attachments to this Agreement are hereby incorporated into and made a part of this Agreement as though expressly written herein:

EXHIBIT A – Project Financial Report (PFR)

APPENDIX A – Georgia Security and Immigration Compliance Act Affidavit

APPENDIX B – Sexual Harassment Prevention Policy Compliance

APPENDIX C – Certification of CITY OF NEWNAN Drug Free Workplace

APPENDIX D – Certification of Compliances

APPENDIX E – Title VI Certification and Acknowledgement Form

APPENDIX F – Certificate of Compliance with Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation

APPENDIX G – Reserved

13. COMPLIANCE WITH APPLICABLE LAWS

a. The undersigned, on behalf of SPONSOR, certifies that the provisions of Section 45-10-20 through 45-10-28 of the Official Code of Georgia Annotated ("O.C.G.A.") relating to Conflict of Interest and State employees and officials trading with the State have been complied with in full.

b. The provisions of O.C.G.A. § 50-24-1 through 50-24-6 relating to the "Drug-Free Workplace Act" have been complied with in full, as stated in Appendix C of this Agreement.

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c. SPONSOR has read and understands the regulations for State Audit Requirement as stated in Appendix D of this Agreement (“Certification of Compliances”) and will comply in full with said provisions of O.C.G.A. § 36-81-7.

d. By execution of this Agreement, the undersigned certifies on behalf of the SPONSOR under penalty of law that the SPONSOR is in compliance with the service delivery strategy law (O.C.G.A. Sections 36-70-20 *et seq.*) as stated in Appendix D and is not debarred from receiving financial assistance from the State of Georgia.

e. SPONSOR hereby agrees that it shall comply, and shall require its subcontractors to comply, with all applicable requirements of the American with Disabilities Act of 1990 (ADA), 42 U.S.C. 12101, *et seq.* and 49 U.S.C. 322; Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 791; and regulations and amendments thereto.

f. Pursuant to O.C.G.A. § 13-10-91, SPONSOR and all contractors and subcontractors performing work under this Agreement are, and shall be at all times, in compliance with the Federal Work Authorization Program. Prime contractors and subcontractors may participate in any of the electronic verification work authorization programs operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United State Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (“IRCA”), as stated in Appendix A of this Agreement (“Georgia Security and Immigration Compliance Act Affidavit”).

g. SPONSOR hereby agrees that neither it nor its subcontractors shall discriminate on the basis of age, race, color, sex, national origin, religion or disability and that it and its subcontractors shall comply, at a minimum, with the following Georgia laws: the Georgia Age Discrimination Act (O.C.G.A. § 34-1-2 *et seq.*); the Georgia Equal Employment for Persons with Disabilities Code (O.C.G.A. § 34-6A-1 *et seq.*); and the Sex Discrimination in Employment (O.C.G.A. § 34-5-1 *et seq.*). SPONSOR further agrees that it and its subcontractors will comply with any and all state and federal laws not specifically stated herein addressing discrimination to the extent that such is applicable.

h. The SPONSOR acknowledges and agrees that it shall require its contractors and subcontractors to comply with the State of Georgia’s Sexual Harassment Prevention Policy, as stated in Appendix B of this Agreement.

i. The SPONSOR acknowledges and agrees that it is, and shall at all times be, in compliance with O.C.G.A. § 50-36-4(b), O.C.G.A. § 35-1-17 *et seq.*, and O.C.G.A. § 36-80-23(b) relating to “Annual Immigration Reporting Requirements/No Sanctuary Policy/Federal Law Enforcement Cooperation” as stated in Appendix F of this Agreement.

j. SPONSOR acknowledges and agrees that failure to complete appropriate certifications or the submission of a false certification shall result in the termination of this Agreement.

14. **NOTICE.** The telephone numbers, contact persons, and mailing addresses listed below for the DEPARTMENT’s and the SPONSOR’s representatives may be changed during the term of this Agreement by written notification to the other PARTY. Notices given pursuant to this Agreement shall be in writing and shall be to the DEPARTMENT or SPONSOR by delivering them in person, via email, or by depositing it in the U.S. mail postage prepaid, addressed to the parties as follows:

DEPARTMENT  
Name: Kimberly W. Nesbitt  
Title: State Program Delivery Administrator  
600 West Peachtree Street, Northwest  
25th Floor  
Atlanta, Georgia 30308  
Telephone#: (404) 631-1575

SPONSOR  
Name: William Klahr  
Title: City Engineer  
25 LaGrange Street  
Newnan, GA 30263  
Telephone#: (678) 673-5560

In the event that any of the above identified individuals are no longer serving at their identified position, any notices, requests, demands and other communications shall be sent to the current individual in the position. If any of the above identified positions no longer exist, any notices, requests, demands and other communications shall be sent to an equivalent position within the PARTY, as identified by the PARTY.

15. COST ESTIMATE. SPONSOR shall provide to GDOT for its review a preliminary Right of Way (ROW) cost estimate. The preliminary ROW cost estimate must be completed by firms or individuals currently approved and on GDOT's prequalified consultant for the C-9 discipline for ROW. To be approved for the C-9 discipline, firms or individuals must comply with and meet the documentation and experience requirements as set forth more fully in <https://www.dot.ga.gov/GDOT/pages/rightofway.aspx>. SPONSOR is advised that the C-9 discipline and all other applicable prequalifications must be current prior to the commencement of this work and throughout the term of the Agreement.

16. MISCELLANEOUS.

a. Amendment. No modification of or amendment to this Agreement will be binding on either PARTY hereto unless such modification or amendment will be properly authorized, in writing, properly signed by both PARTIES and incorporated in and by reference made a part hereof.

b. Governing Law. This Agreement is made and entered into in FULTON COUNTY, GEORGIA, and shall be governed and construed under the laws of the State of Georgia.

c. Continuity. Each of the provisions of this Agreement will be binding upon and inure to the benefit and detriment of the PARTIES and the successors and assigns of the PARTIES hereto.

d. No Third Party Beneficiaries. Nothing contained herein shall be construed as conferring upon or giving to any person, other than the PARTIES hereto, any rights or benefits under or by reason of this Agreement.

e. Non-Waiver. No failure of any PARTY to exercise any right or power given to such PARTY under this Agreement, or to insist upon strict compliance by another PARTY with the provisions of this Agreement, and no custom or practice of any PARTY at variance with the terms and conditions of this Agreement, will constitute a waiver of any PARTY 's right to demand exact and strict compliance by the other PARTY with the terms and conditions of this Agreement.

f. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.

g. Execution Counterparts. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

h. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Agreement.

i. Interpretation. The PARTIES stipulate that for good business reasons, each has determined to negotiate, and each PARTY has had significant voice in the preparation of this Agreement. Should any provision of this Agreement require judicial interpretation, it is agreed that the Court interpreting or construing it shall not construe the Agreement more strictly against either PARTY because it drafted a particular provision, or the provision was for the PARTY's benefit, or the PARTY enjoyed a superior bargaining position.

j. Authority/Signature. The individual signing this Agreement on behalf of each PARTY represents that (s)he has the actual authority to sign this Agreement on behalf of such PARTY, and to bind such PARTY to the terms and conditions of this Agreement.

k. Entire Agreement. This Agreement supersedes all prior negotiations, discussion, statements and agreements between the PARTIES and constitutes the full, complete and entire agreement between the PARTIES with respect hereto. No member, officer, employee or agent of either PARTY has authority to make, or has made, any statement, agreement, representation or contemporaneous agreement, oral or written, in connection herewith, amending, supplementing, modifying, adding to, deleting from, or changing the terms and conditions of this Agreement.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.  
SIGNATURES ARE ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, said PARTIES have hereunto set their hands and affixed their seals the day and year above first written.

**GEORGIA DEPARTMENT OF  
TRANSPORTATION**

**THE CITY OF NEWNAN, GEORGIA**

By: \_\_\_\_\_  
Commissioner

By \_\_\_\_\_ (Seal)

Name: Mayor Jacob Shepherd

This Agreement, approved by THE CITY OF NEWNAN,  
on \_\_\_\_\_ (date).

Attest:

Attest :

\_\_\_\_\_  
Treasurer

\_\_\_\_\_  
Megan Shea, City Clerk

58-6000631  
Federal Employer Identification Number:

## EXHIBIT A Project Financial Report (PFR)

Processed Date: Feb-27-2026 01:15:32 PM

**Project:** 0021597

<b>Description:</b>	NEWNAN CROSSING BLVD FROM SR 34 TO BIG POPLAR ROAD
<b>Project Manager Name:</b>	Basolo, Felecia
<b>Office:</b>	Program Delivery
<b>Counties:</b>	Coweta
<b>Congressional Districts:</b>	003

### Engineer Estimates

Activity	Original	Current	Change	% Change	Original Cost Est Date	Current Cost Est Date
No Engineered Estimates Data Available						

### Programmed Funds

Activity	Fund Code	Activity Status	Federal Funding	AC Funding	State Funding	Local Funding	Total Funding
CST	LOC	PRECST	\$0.00	\$0.00	\$0.00	\$10,000,220.00	\$0.00
		<b>CST Subtotal:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,000,220.00</b>	<b>\$10,000,220.00</b>
PE	Y300	PRECST	\$785,064.00	\$0.00	\$0.00	\$196,266.00	\$0.00
		<b>PE Subtotal:</b>	<b>\$785,064.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$196,266.00</b>	<b>\$981,330.00</b>
ROW	LOC	PRECST	\$0.00	\$0.00	\$0.00	\$467,300.00	\$0.00
		<b>ROW Subtotal:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$467,300.00</b>	<b>\$467,300.00</b>
UTL	LOC	PRECST	\$0.00	\$0.00	\$0.00	\$747,680.00	\$0.00
		<b>UTL Subtotal:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$747,680.00</b>	<b>\$747,680.00</b>
		<b>TOTALS:</b>	<b>\$785,064.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,411,466.00</b>	<b>\$12,196,530.00</b>



**APPENDIX A  
GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT**

<b>P.I. # and Project Description:</b>	PI 0021597, Newnan Crossing Blvd from SR 34 to Big Popular Road
<b>Sponsor Name:</b>	City of Newnan
<b>Sponsor Address:</b>	25 LaGrange Street Newnan, GA 30263

**SPONSOR AFFIDAVIT**

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, entity or corporation which is engaged in the physical performance of services on behalf of the Georgia Department of Transportation has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91.

Furthermore, the undersigned person or entity will continue to use the federal work authorization program throughout the contract period and the undersigned person or entity will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10- 91(b). The undersigned person or entity hereby attests that its federal work authorization user identification number and date of authorization are as follows:

17196  
Federal Work Authorization User Identification Number  
(EEV/E-Verify Company Identification Number)

6/20/2005  
Date of Authorization

City of Newnan  
Name of Sponsor

**I hereby declare under penalty of perjury that the foregoing is true and correct**

William Klahr  
Printed Name (of Authorized Officer or Agent)

City Engineer  
Title (of Authorized Officer or Agent)

\_\_\_\_\_  
Signature (of Authorized Officer or Agent)

\_\_\_\_\_  
Date Signed

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE

\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Ronda Helton, Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARY SEAL]

## APPENDIX B

### SEXUAL HARASSMENT PREVENTION POLICY COMPLIANCE

The State of Georgia promotes respect and dignity and does not tolerate sexual harassment in the workplace. The State is committed to providing a workplace and environment free from sexual harassment for its employees and for all persons who interact with state government. All State of Georgia employees are expected and required to interact with all persons including other employees, contractors, and customers in a professional manner that contributes to a respectful work environment free from sexual harassment. Furthermore, the State of Georgia maintains an expectation that its contractors and their employees and subcontractors will interact with entities of the State of Georgia, their customers, and other contractors of the State in a professional manner that contributes to a respectful work environment free from sexual harassment.

Pursuant to the State of Georgia's Statewide Sexual Harassment Prevention Policy (the "Policy"), all contractors who are regularly on State premises or who regularly interact with State personnel must complete sexual harassment prevention training on an annual basis.

A contractor, including its employees and subcontractors, who have violated the Policy, including but not limited to engaging in sexual harassment and/or retaliation may be subject to appropriate corrective action. Such action may include, but is not limited to, notification to the employer, removal from State premises, restricted access to State premises and/or personnel, termination of contract, and/or other corrective action(s) deemed necessary by the State.

A. If Contractor is an individual who is regularly on State premises or who will regularly interact with State personnel, Contractor certifies that:

- a. Contractor has received, reviewed, and agreed to comply with the State of Georgia's Statewide Sexual Harassment Prevention Policy located at <https://doas.ga.gov/human-resources-administration/sexual-harassment-prevention/Statewide-Sexual-Harassment-Prevention-Policy>;
- b. Contractor has completed sexual harassment prevention training in the last year; or will complete the Georgia Department of Administrative Services' sexual harassment prevention training located at <https://doas.ga.gov/human-resources-administration/employee-training> (scroll down to section for entities without a LMS section) or this direct link <https://www.youtube.com/embed/NjVt0DDnc2s?rel=0> prior to accessing State premises and prior to interacting with State employees; and on an annual basis thereafter; and,
- c. Upon request by the State, Contractor will provide documentation substantiating the completion of sexual harassment training.

B. If Contractor has employees and subcontractors that are regularly on State premises or who will regularly interact with State personnel, Contractor certifies that:

- a. Contractor will ensure that such employees and subcontractors have received, reviewed, and agreed to comply with the State of Georgia's Statewide Sexual Harassment Prevention Policy located at <https://doas.ga.gov/human-resources-administration/board-rules-policy-and-compliance/jointly-issuedstatewide-policies/sexual-harassment-prevention-policy>;
- b. Contractor has provided sexual harassment prevention training in the last year to such employees and subcontractors and will continue to do so on an annual basis; or Contractor will ensure that such employees and subcontractors complete the Georgia Department of Administrative Services' sexual harassment prevention training located at <https://doas.ga.gov/human-resources-administration/employee-training> (scroll down to section for entities without a LMS section) or this direct link <https://www.youtube.com/embed/NjVt0DDnc2s?rel=0> prior to accessing State premises and prior to interacting with State employees; and on an annual basis thereafter; and

C. Upon request of the State of the Georgia Department of Transportation, Contractor will provide documentation substantiating such employees and subcontractors' acknowledgment of the State of Georgia's Statewide Sexual Harassment Prevention Policy and annual completion of sexual harassment prevention training.

**APPENDIX C  
CERTIFICATION OF THE CITY OF NEWNAN  
DRUG-FREE WORKPLACE**

I hereby certify that I am a duly authorized representative of the City of Newnan whose address is 25 LaGrange Street Newnan, GA 30263 and it is also certified that:

1. The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and
2. A drug-free workplace will be provided for SPONSOR's employees during the performance of the contract; and
3. Each subcontractor hired by SPONSOR shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. SPONSOR shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with, \_\_\_\_\_, \_\_\_\_\_, certifies to SPONSOR that a drug-free workplace will be provided for the subcontractor's employees during the performance of this contract pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated Section 50-24-3"; and
4. It is certified that the undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the contract.

\_\_\_\_\_ Date

\_\_\_\_\_ Signature

Name: Jacob Shepherd

Title: Mayor

**APPENDIX D  
CERTIFICATION OF COMPLIANCES**

I hereby certify that I am the duly authorized representative of City of Newnan whose address is 25 LaGrange Street Newnan, GA 30263, and it is also certified that:

**I. PROCUREMENT REQUIREMENTS**

The below listed provisions of State Procurement requirements shall be complied with throughout the contract period:

(a) Provisions of Section Chapters 2 and Chapters 4 of the Title 32 of the Official Code of Georgia Annotated. Specifically, as to the County the provisions of O.C.G.A. § 32-4-40 et seq. and as to the Municipality the provisions of O.C.G.A. § 32-4-92 et seq.

**II. STATE AUDIT REQUIREMENT**

The provisions of Section 36-81-7 of the Official Code of Georgia Annotated, relating to the “Requirement of Audits” shall be complied with throughout the contract period in full, including but not limited to the following provisions:

(a) Each unit of SPONSOR having a population in excess of 1,500 persons or expenditures of \$550,000.00 or more shall provide for and cause to be made an annual audit of the financial affairs and transactions of all funds and activities of SPONSOR for each fiscal year of SPONSOR.

(b) The governing authority of each local unit of government not included above shall provide for and cause to be made the audit required not less often than once every two fiscal years.

(c) The governing authority of each local unit of government having expenditures of less than \$550,000.00 in that government's most recently ended fiscal year may elect to provide for and cause to be made, in lieu of the biennial audit, an annual report of agreed upon procedures for that fiscal year.

(d) A copy of the report and any comments made by the state auditor shall be maintained as a public record for public inspection during the regular working hours at the principal office of SPONSOR. Those units of SPONSOR not having a principal office shall provide a notification to the public as to the location of and times during which the public may inspect the report.

**III. SERVICE DELIVERY STRATEGY REQUIREMENT**

The provisions of Section 36-70-20 et seq. of the Official Code of Georgia, relating to the “Coordinated And Comprehensive Planning And Service Delivery By Counties And Municipalities”, as amended, has been complied with throughout the contract period.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Name: Jacob Shepherd

Title: Mayor

**APPENDIX E**  
**TITLE VI INTRODUCTION**

As a sub-recipient of federal funds from Georgia Department of Transportation, all municipalities are required to comply with Title VI of the Civil Rights Act of 1964 which provides that:

"No person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, or be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal assistance under This title or carried out under this title."

Additionally, the Civil Rights Restoration Act of 1987, expanded the definition of the terms "programs and activities" to include all programs or activities of federal recipients, subrecipients, and contractors, whether or not such programs and activities are federally assisted.

The provisions of Title VI apply to all contractors, subcontractors, consultants and suppliers. And is a condition for receiving federal funds. All sub recipients must sign Title VI assurances that they will not discriminate as stated in Title VI of the Civil Rights Act of 1964.

In the event that the sub recipient distributes federal aid funds to second tier entity, the subrecipient shall include Title VI language in all written documents and will monitor for compliance. If, these assurances are not signed, the City or County government may be subjected to the loss of federal assistance.

All sub recipients that receive federal assistance must also include Federal Highways Administrations 1273 in their contracts. The FHWA 1273 sets out guidance for ensuring non-discrimination and encouraging minority participation and outreach.

Enclosed you will find Title VI acknowledgment form and the Title VI assurances. The Title VI acknowledgment form and Title VI assurances must be signed by the SPONSOR official if it has not been signed.

## TITLE VI ACKNOWLEDGEMENT FORM

The City of Newnan assures that no person shall on the grounds of race, color, national origin or sex as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any City or County sponsored program or activity. The City of Newnan assures that every effort will be made to ensure non discrimination in all of its programs or activities, whether those programs are federally funded or not.

Assurance of compliance therefore falls under the proper authority of the City Council or the County Board of Commissioners. The Title VI Coordinator or Liaison is authorized to ensure compliance with provisions of this policy and with the Law, including the requirements of 23 Code of Federal Regulations (CFR) 200 and 49 CFR 21.

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Jacob Shepherd, Mayor

---

Date

### **Citations:**

Title VI of the Civil Rights Act of 1964; 42 USC 2000d to 2000d-4;42 USC 4601to 4655;23 USC 109(h); 23 USC 324; DOT Order 1050.2; EO 12250; EO 12898; 28CFR 50.3

### **Other Nondiscrimination Authorities Expanded the range and scope of Title VI coverage and applicability**

The 1970 Uniform Act (42 USC 4601)

Section 504 of the 1973 Rehabilitation Act (29 USC 790) The  
1973 Federal-aid Highway Act (23 USC 324)

The 1975 Age Discrimination Act (42 USC 6101) Implementing  
Regulations (49 CFR 21& 23 CFR 200) Executive Order 12898 on  
Environmental Justice (EJ) Executive Order 13166 on Limited  
English Proficiency (LEP)

**NOTICE TO SPONSOR  
COMPLIANCE WITH TITLE VI OF THE CIVIL RIGHTS ACT OF 1964**

During the performance of this contract, the SPONSOR, the City of Newnan, for itself, its assignees, and successors in interest (hereinafter referred to as the "SPONSOR"), agree as follows:

1. **Compliance with Regulations**  
The SPONSOR shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the Department of Transportation (hereinafter referred to as DOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.
2. **Nondiscrimination**  
The SPONSOR, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The SPONSOR shall not participate either directly or indirectly in discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.
3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment**  
In all solicitations either by competitive bidding or negotiations made by the SPONSOR for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the SPONSOR of the SPONSOR's obligations under this contract and the Regulations relative to nondiscrimination on the ground of race, color, sex, or national origin.
4. **Information and Reports**  
The SPONSOR shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the State Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders, and instructions. Where any information required of a sponsor is in the exclusive possession of another who fails or refuses to furnish this information, the SPONSOR shall so certify to the State Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance**  
In the event of the SPONSOR's noncompliance with the nondiscrimination provisions of this contract, the State Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
  - a. Withholding of payments to the SPONSOR under the contract until the SPONSOR complies;
  - and/or b. Cancellation, termination, or suspension of the contract, in whole or in part.
6. **Incorporation of Provisions**  
The SPONSOR shall include the provisions of paragraphs (I) through (6) in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The SPONSOR shall take such action with respect to any subcontractor or procurement as the State Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event SPONSOR becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the SPONSOR may request the State to enter into such litigation to protect the interests of the state and, in addition, the SPONSOR may request the United States to enter into such litigation to protect the interests of the United States.

**APPENDIX F**

**CERTIFICATION OF COMPLIANCE WITH  
ANNUAL IMMIGRATION REPORTING REQUIREMENTS/  
NO SANCTUARY POLICY/FEDERAL LAW ENFORCEMENT COOPERATION**

By executing this document, the undersigned duly authorized representative of the SPONSOR, certifies that the SPONSOR:

- 1) has filed a compliant Annual Immigration Compliance Report with the Georgia Department of Audits & Accounts (“GDA&A”) for the preceding calendar year required by O.C.G.A. § 50-36-4(b), or has been issued a written exemption from GDA&A from doing so;
- 2) has not enacted a “Sanctuary Policy” in violation of O.C.G.A. § 36-80-23(b); and,
- 3) is in compliance with O.C.G.A. §§ 35-1-17 *et seq.* regarding its obligation to cooperate with federal immigration enforcement authorities to deter the presence of criminal illegal aliens.

As an ongoing condition to receiving funding from the Georgia Department of Transportation, the SPONSOR shall continue to remain fully compliant with O.C.G.A. §§ 50-36-4, 36-80-23 and 35-1-17 *et seq.* for the duration of time the subject agreement is in effect.

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name of Authorized Officer or Agent

\_\_\_\_\_  
Title of Authorized Officer or Agent

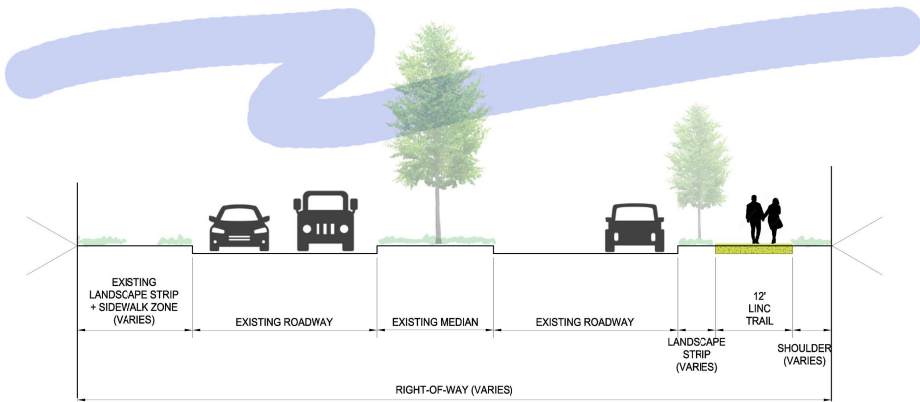
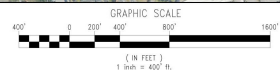
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**APPENDIX G**

**Reserved**



PROPOSED LINC TRAIL ALIGNMENT (SEGMENT 5-7)



PROPOSED LINC TRAIL TYPICAL SECTION (SEGMENT 5-7)

**LEGEND**

- PROPOSED 12' WIDE LINC TRAIL
- PROPOSED EASEMENT AND OR R.O.W. ACQUISITION
- EXISTING LINC TRAIL
- INTERSECTION IMPROVEMENTS BY OTHERS

**PROPOSED LINC TRAIL  
SEGMENT 5-7  
CITY OF NEWNAN, GA  
FEBRUARY, 2025**



**To:** Mayor and Council  
**Date:** March 24, 2026  
**Agenda Item:** Request authorization for staff to draft an ordinance to amend Code Sections 2-327 and 2-328 related to opening procedures for Bids and RFP's  
**Prepared By:** Cleatus Phillips, City Manager

---

**Purpose:**

Request authorization for staff to draft an ordinance to amend Code Sections 2-327 and 2-328 related to opening procedures for Invitations to Bid and Requests for Proposals.

**Background:**

Code Sections 2-327(5) and 2-328(5) state that bids and proposals shall be opened publicly **"in the presence of two councilmembers"** at the time and place designated in the invitation to bid or request for proposals. The current dollar threshold for issuing an Invitation to Bid or a Request for Proposal is currently \$50,000. After opening of the bid and/or proposal, they are reviewed by staff and submitted to City Council for awarding of the contract. Due to the obligations of council, it can be difficult at times to arrange for the presence of two councilmembers.

Staff is requesting that an ordinance be written to amend these two sections to read as follows: Bids and proposals shall be opened publicly **"in the presence of the user, city manager, or designee of the city manager"** at the time and place designated in the invitation to bid or request for proposals. This language will allow for flexibility in scheduling dates and time for openings. No other changes are recommended. Council will still be responsible for awarding of the contract.

A copy of the existing ordinance is attached.

**Funding:**

N/A

**Recommendation:**

It is recommended that staff be granted the authority to draft the amended ordinance and present to City Council at a future meeting date.

**Attachments:**

1. Existing ITB and RFP Ordinance

**Previous Discussion with Council:**

N/A

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## Sec. 2-327. Invitation to bid (ITB).

Under this method of procurement the city shall issue an "invitation to bid" establishing the requirements necessary to award a contract. Bidders shall submit bids to perform the project for a specified price. The final award shall be made to the most qualified bidder with the lowest price who meets all of the requirements set forth in the invitation to bid. Under this bid method, price is typically the deciding factor in choosing a contractor, once it has been determined which bidders are "responsive" and "responsible". Purchases utilizing this method shall comply with all applicable provisions of this article in addition to the following:

- (1) *Threshold.* The requirements of this purchase method shall apply to all purchases in excess of \$50,000.00.
- (2) *Solicitation.* The user, after obtaining authorization from the city manager, shall develop minimum specifications for such purchase and prepare an invitation to bid soliciting bids from qualified vendors. The ITB shall include specifications and all contractual terms and conditions necessary for the purchase and shall be in compliance with state law.
- (3) *Public notice.* Adequate public notice of the invitation to bid shall be given in accordance with section 2-304 of this article.
- (4) *Receipt of bids.* No bid shall be eligible for consideration by the city unless it is placed in a sealed envelope or package and received by the city by the date and time specified in the invitation to bid. All received bids shall be stamped with the date and time of receipt and secured until the designated opening time. Any bid delivered or received late shall not, under any circumstances, be eligible for consideration and shall be returned unopened to the bidder.
- (5) *Opening of bids.* Bids shall be opened publicly in the presence of two council members at the time and place designated in the invitation to bid. The amount of each bid, together with the name of each bidder, shall be recorded. This record and each bid shall be open to public inspection once an award is made by the city.
- (6) *Evaluation of bids.* Bids shall be evaluated based on the requirements set forth in the ITB, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery and suitability for a particular purpose. No criteria may be used in bid evaluation that is not specifically set forth in the invitation.
- (7) *Recommendation.* At the next available city council meeting, the city manager, or his/her designee, shall make a recommendation for award of the bid to the most qualified, responsive vendor whose bid meets the requirements and criteria set forth in the ITB. The contract file shall contain the basis on which the award is made.

(Ord. No. 2019-5, § I, 4-9-19)

## Sec. 2-328. Request for proposals (RFP).

Under this method of procurement the city shall issue a "request for proposal" describing the project and establishing the factors, as well as their relative importance, which will be used to evaluate the proposals. Vendors shall submit proposals to perform such services as described within the RFP. While price shall be a factor in the city's award decision, it may not be the sole determining factor. In many instances, there may not be specific and/or final specifications for the project; therefore, the city is soliciting firms to provide proposals which require creativity, expertise and experience. Purchases of this type shall comply with all applicable provisions of this article in addition to the following procedures:

- (1) *Threshold.* The requirements of this purchase method shall apply to purchases in excess of \$50,000.00

- 
- (2) *Solicitation.* The user, after obtaining authorization from the city manager, shall develop a request for proposal for such service and solicit proposals from qualified service providers. All requests for proposals shall include detailed information regarding the scope of service, minimum professional qualifications, contractual terms and conditions necessary for the purchase, and any other information as required by law.
  - (3) *Public notice.* Adequate public notice of the request for proposals shall be given in accordance with section 2-304 of this article.
  - (4) *Receipt of proposals.* No proposal shall be eligible for consideration by the city unless it is placed in a sealed envelope or package and received by the date and time as specified in the request for proposals. All received proposals shall be stamped with the date and time of receipt and secured until the designated opening time. A proposal delivered or received late shall not, under any circumstances, be eligible for consideration and shall be returned unopened to the bidder.
  - (5) *Opening of proposal.* Proposals shall be opened publicly in the presence of two councilmembers at the time and place designated in the request for proposals. The dollar amount of each proposal, together with the name of each vendor, shall be recorded; the record and each proposal shall be open to public inspection once an award is made by the city.
  - (6) *Evaluation of proposals.* Proposals shall be evaluated based on the requirements set forth in the request for proposals, which may include criteria to determine acceptability such as project related experience, vendor qualifications, prior business experience in municipal contracting, bonding and insurance capacity, proposed project schedule, and suitability for a particular purpose. No criteria may be used in proposal evaluation that is not specifically set forth in the request for proposal.
  - (7) *Recommendation.* At the next available city council meeting, the city manager, or his/her designee, shall make a recommendation as to which proposal should be selected based on the requirements and criteria set forth in the RFP. The contract file shall contain the basis on which the award is made.

(Ord. No. 2019-5, § I, 4-9-19)



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

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282  
 FAX (770) 251-7262  
 Email: melissa@newnanlaw.com

March 17, 2026

**VIA HAND DELIVERY**

The City of Newnan  
 Ms. Megan Shea, City Clerk  
 25 LaGrange Street  
 Newnan, Georgia 30263

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

Dear Ladies and Gentlemen:

Please allow this correspondence to serve as a request to continue the above rezoning to the Tuesday, April 28, 2026, City Council meeting to allow the Applicant the time to further explore the numerous items of suggestion and discussion that were addressed at the recent neighborhood meeting and work session. Many of those items revolve around density, traffic issues, residential options, and connectivity. Unfortunately, less than two (2) weeks is not enough time for us to evaluate and prepare a proper response.

Imperium would respectfully request the ability to further explore options and then present to staff for review, prior to city council presentation. Imperium is happy to pay any additional cost for re-advertisement of the meetings. Should you have any questions or desire to discuss this matter, please feel free to contact me, at your convenience.

Yours Truly,  
  
 Melissa D. Griffis

MDG/bw

- c: Mr. C. Bradford Sears, City Attorney
- Mr. Cleatus Phillips, City Manager
- Mr. James Shepherd, Mayor
- Mr. Scott Berta, Mayor Pro Tem
- Mr. Paul Guillaume
- Ms. Cynthia Jenkins
- Mr. Dustin Koritko
- Ms. Jennifer Morrison
- Mr. James J. Thomasson, III



City of Newnan, Georgia – Planning Commission

Date: March 24, 2026

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

Prepared and Presented by: Dean Smith, Senior Planner

---

**REZONING ASSESSMENT**

The full rezoning application and accompanying materials are available upon request

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

The applicant is requesting another continuance of the public hearing (see letter attached). The applicant is requesting that the public hearing be continued a second time to Council’s scheduled meeting on April 28, 2026 at 6:30 p.m. Council has the option to either vote to continue the hearing to April 28<sup>th</sup> or continue with the public hearing that has been advertised for March 24, 2026. Staff is prepared for either contingency.

## SITE INFORMATION:

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

## OVERVIEW OF REQUEST:

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

At the March 10, 2026 Council Work Session, the applicant revised their petition. The revised petition reduced the number of apartment units from 259 to between 252 to 251 units. The amount of commercial retail square footage was increased to between 11,200 to 11,250 square feet. The number of townhome units remained the same as before.

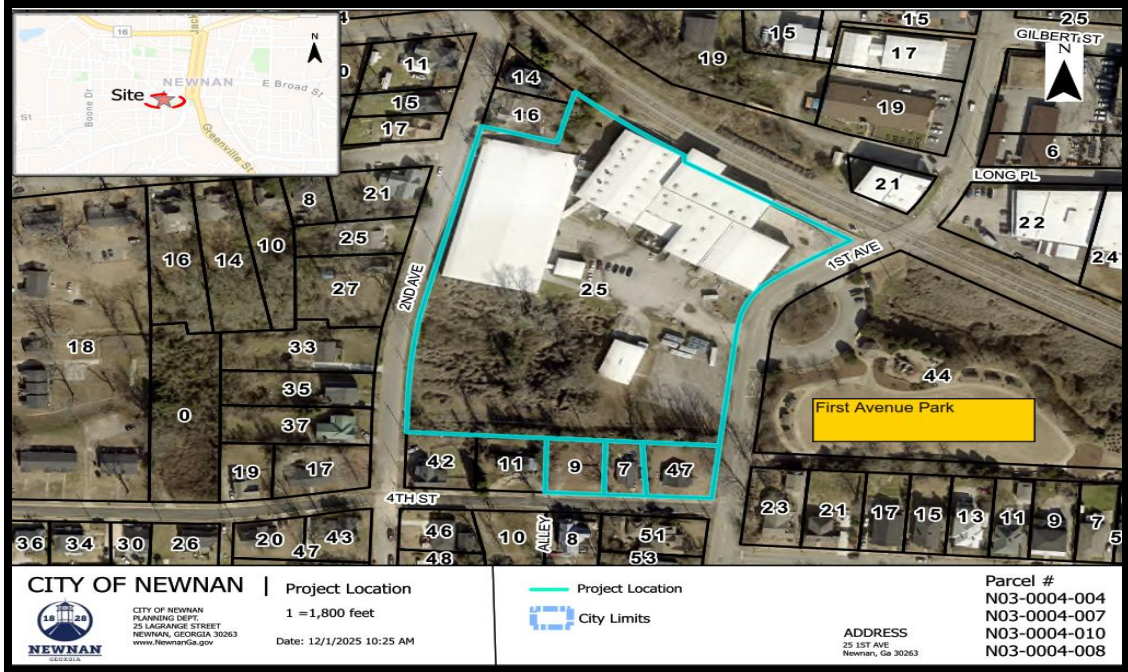
The proposal on file with the City indicates all residential units will be rental units.

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

- 1-bedroom units averaging 789 square feet
- 2-bedroom units averaging 1,085 square feet
- 3-bedroom units averaging 1,412 square feet

The townhomes being proposed were 3-bedroom units with an average square foot of 2,468 square feet.

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.







yielding a gross density factor of 16 units per acre. This is the highest density development approved by City Council near the downtown area in recent years.

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

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

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

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

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

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

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

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

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

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

As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a

financial analysis of the project. The complete traffic study provided by the applicant is available upon request. A summary of the assessment's findings and additional information that has been provided since the study was completed is as follows:

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

Environmental:

1. For disturbance of 1- acre or more, a 3- Phase Erosion Sedimentation and Pollution Control (ES & PC) plan shall be submitted to the City of Newnan, as the local issuing authority, for review and approval prior to issuance of any permit for land disturbing activities (LDP), in accordance with the **City of Newnan Soil Erosion, Sedimentation, and Pollution Control Ordinance**.
2. Phased implementation of the development shall include in the ES & PC plan, details for temporary and permanent measures, limiting exposed soil by completing activities by phase, and incorporating a schedule to stabilize disturbed areas promptly, by phase.
3. State waters buffers shall be 50 feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional 25-foot impervious surface setback in accordance with the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

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

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

Development:

1. The plan for development shall follow and comply with the City of Newnan standards for design, including typical pavement sections for new construction, ROW to accommodate utilities, and ADA compliant sidewalks and curb ramps.
2. All traffic control devices shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). Traffic signs shall be mounted on Georgia Department of Transportation (GDOT) standard Type 7, breakaway, posts. Crosswalks shall be standard GDOT ladder type crosswalks. The design of the street name blades shall conform to City standards, with seals for public streets. All pavement markings shall be in thermoplastic meeting GDOT standards.
3. Sidewalks are required along First Ave, , Second Ave, and Fourth St for the full length of development adjacent to each street, respectively. Minimum width of sidewalks is 5'-0" with a 2'-0" landscape strip behind the curb.

Transportation:

1. Traffic impact study. The City Engineer has conveyed that he has accepted the updated traffic impact study provided by the applicant.
  2. Turn lanes. Developer shall provide calculations for left and right turn lanes, based on projected traffic volumes, using GDOT design methodology, for the primary driveway connections on Second Ave and First Ave. Right turn lanes are required by ordinance but may be waived if the expected volumes do not meet GDOT thresholds.
- Coweta County Schools: Coweta County School System Director of Facilities, Genie Ingram responded to the request for the proposed development's impact on the school system. Ms. Ingram stated that the proposed development would fall within the following school districts and noted their current capacities: Elm Street Elementary School (85% Capacity); Smokey Road Middle School (64% Capacity) and Newnan High School (85% Capacity).

Developments of this size can present challenges when planning for school enrollment and meeting student needs. Due to the high density of housing in the area of this proposal, school capacity is an ongoing concern, with some of the schools serving this area are now at, or near capacity.

- **Tax Revenue:** Per the applicant’s CIA, it is estimated that the fair market value of the properties involved in the proposed rezoning would increase to \$60 million with the proposed improvements. The assessed valuation would be 40% of the fair market value or \$24 million. The following table shows the estimated economic impact:

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

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

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

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

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

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

The Future Land Use Map shows the properties identified as 47 1<sup>st</sup> Avenue, 7 4<sup>th</sup> Street and 9 4<sup>th</sup> Street as Historic Neighborhood. The Comprehensive plan defines Historic Neighborhood as areas consisting of primarily historic residential homes on smaller lots with unique architectural character. Infill construction and redevelopment should be complementary with the existing uses and structures within the neighborhood; however, some nonresidential uses,

appropriately scaled, may be appropriate. Development should reinforce the existing character of the neighborhood through sensitive compatible design including massing, adherence to architectural and site elements, scale/height and building orientation/setbacks. In addition, pedestrian-friendly access should be woven into plans for new nonresidential development.

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

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

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

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

Key elements of an MXD project include:

- Diverse Mix of Uses – Proposal identifies three uses – residential apartments, townhomes and unspecified commercial uses.
- Attractive Central Plaza – The applicant’s concept plans illustrates apartment-oriented amenities and plaza/courtyard designs on the north portion of the project.
- Pedestrian-Friendly Building Design – Concept renderings provided in the application seem to support that this element has been met.
- Appropriately Scaled Height – Concept renderings illustrate 4 to 5-story building heights. Townhome renderings illustrate typical 2-story units. Apartment building heights will be

significantly taller than adjacent structures. Townhome heights will also be taller than existing structure on 4<sup>th</sup> Street in the block area.

- Distinctive – The elevation and renderings that have been provided do not appear to have incorporated existing design elements in the City of Newnan as a part of this proposed project.
- Sign Package – A sign package has not yet been provided to the City for review.

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

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

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

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

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

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

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

## **SUMMARY OF STAFF FINDINGS:**

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

## **REVIEW STANDARDS FOR MXD REZONING**

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding developments as shown on the Future Land Use Plan.
4. Quality of architecture, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.

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

## **PRELIMINARY TREE MANAGEMENT PLAN COMMENTS**

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

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

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

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

Additional comments recommended by staff:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project will be capped at 252 apartments
- The project will be capped at 8 townhomes

ATTACHMENTS:      Application for Rezoning and related materials

Imperium Development Partners  
LLC; Royal 25<sup>th</sup> LLC, 25 1<sup>st</sup> Ave,  
Tax Parcel #NO3-0004-004; James  
N. and Susan K. Brantley, 47 1<sup>st</sup>  
Ave, NO3-004-010; BEKL, LLC, 7 4<sup>th</sup>  
St. Tax Parcel #NO3-0004-008;  
BEKL, LLC, 9 4<sup>th</sup> St. Tax Parcel  
#NO3-0004-007 First Ave. and  
Fourth Street

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY  
LOCATED ON FIRST AVENUE AND FOURTH STREET CONTAINING 6.44 +/-  
ACRES OF THE FIFTH LAND DISTRICT, IN THE CITY OF NEWNAN,  
GEORGIA**

WHEREAS, the owner of the property has filed an application to rezone the property described on Exhibit “A” attached hereto and by reference made a part hereof from the City of Newnan Zoning Classification ILT (Light Industrial District) and RU-I (Urban Residential Dwelling District Historical and Infill) to the City of Newnan Zoning 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 24<sup>th</sup> day of March 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 6.44+/- acres be rezoned MXD (Mixed Use Development District) subject to the following conditions:

1. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
2. The project will be capped out as 252 apartments

3. The project will be capped at 8 townhomes

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 \_\_\_\_ day of \_\_\_\_\_, 2026 in regular session assembled.

ATTEST:

\_\_\_\_\_  
James Sheperd, 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

**Tract 1**

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

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

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

**Tract 2**

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

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

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

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

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

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

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

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

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

**Tract 3**

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

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

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

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

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

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

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

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

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

**Tract 4**

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

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

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

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

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

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

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

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



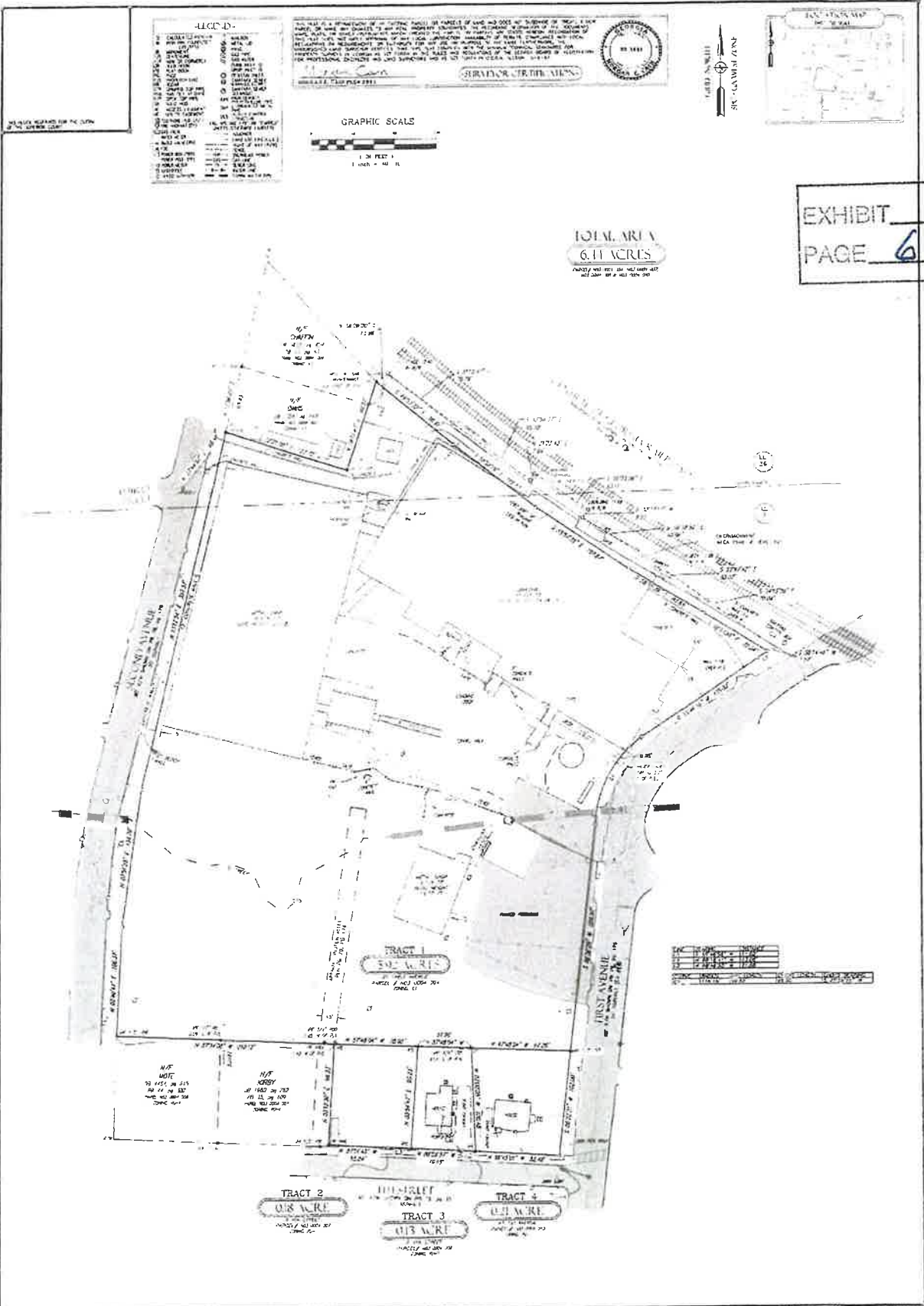


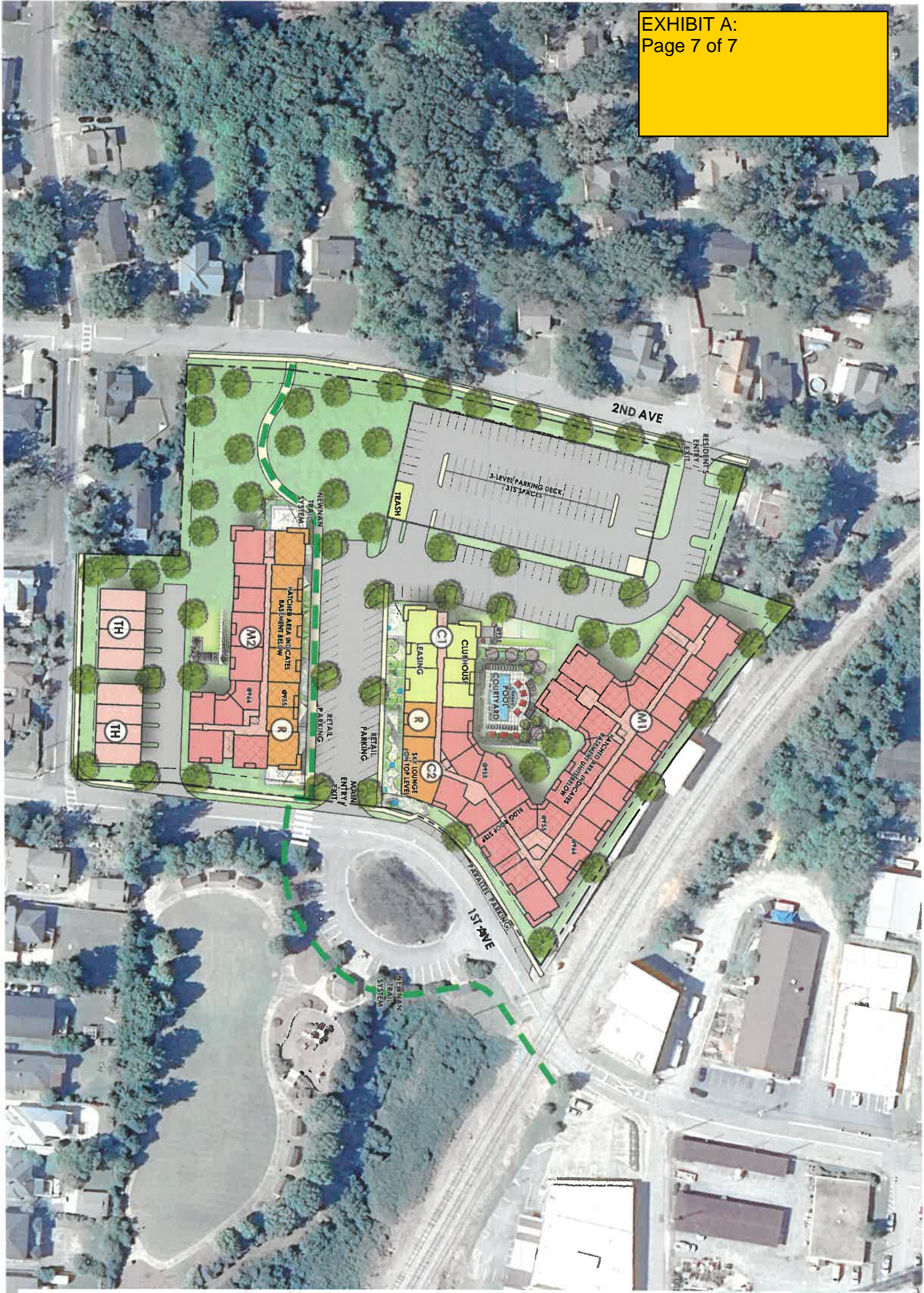
EXHIBIT A  
PAGE 6 OF 7

2 of 2  
24-279

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



EXHIBIT A:  
Page 7 of 7



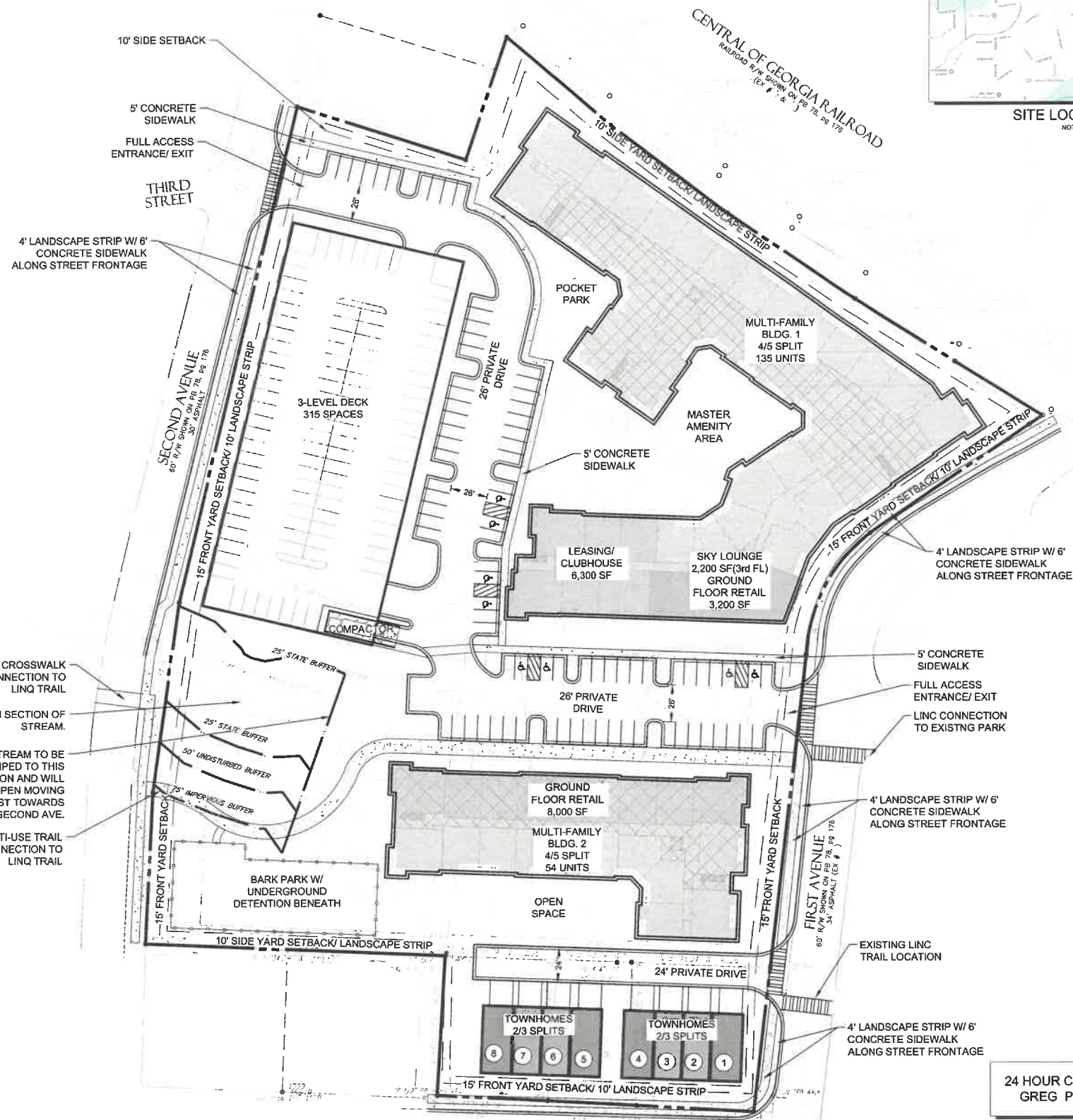
**SITE INFORMATION**  
 TOTAL SITE AREA (APPROX.): 6.46 AC  
 CURRENT ZONING: 1LT

**LEGEND**

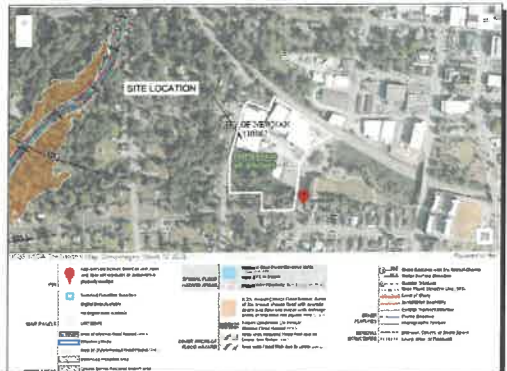
- MULTIFAMILY**
  - (M1) 4/5 SPLIT (TYPE VA)  
TOTAL: 179 UNITS
  - (M2) 4/5 SPLIT (TYPE VA)  
TOTAL: 73 UNITS
- TOTAL UNITS: 252  
 AVG HEATED AREA - MF: 925 SF (APPROX.)  
 TOTAL PARKING: 354 SPACES  
 PARKING RATIO PROVIDED: 1.4 SPACES/DU
- TOWNHOMES**
  - (TH) 2/3 SPLIT TOWNHOMES  
TOTAL: 8 UNITS
- AMENITIES**
  - (C1) MULTIFAMILY CLUB / LEASING  
TOTAL: 6,230 SF
  - (C2) SKY LOUNGE  
TOTAL: 2,170 SF
- RETAIL**
  - (R) TOTAL RETAIL: 11,350 SF
  - (R) TOTAL PARKING: 46 SPACES
  - (R) PARKING RATIO PROVIDED: 1 SPACES/250 SF
- TOTAL PARKING PROVIDED: 400 SPACES



This drawing is the property of Planners and Engineers Collaborative and is not to be copied, in whole or in part, without the written consent of Planners and Engineers Collaborative.



SITE LOCATION MAP  
NOT TO SCALE



FEMA FIRM MAP  
NOT TO SCALE

SITE DATA	
SITE AREA	6.44 ACRES
EXISTING ZONING	M-1 INDUSTRIAL
PROPOSED ZONING	MXD
ZONING JURISDICTION	CITY OF NEWNAN, GEORGIA
<b>SETBACK REQUIREMENTS</b>	
FRONT SETBACK	15 FEET ( VARIANCE FROM 40 FEET)
SIDE SETBACK	10 FEET
REAR SETBACK	20 FEET
PERIMETER LANDSCAPE STRIP	10 FEET
FRONTAGE LANDSCAPE STRIP	15 FEET
<b>DEVELOPMENT STANDARDS</b>	
RETAIL/RESTAURANT/OFFICE	11,200 SF
COMMERCIAL FAR PROPOSED	0.04 FAR
MULTI-FAMILY UNITS PROVIDED	259 UNITS
1 BDRM AVG. UNIT SIZE PROVIDED	789 SF
2 BDRM AVG. UNIT SIZE PROVIDED	1,095 SF
3 BDRM AVG. UNIT SIZE PROVIDED	1,412 SF
AVG UNIT SIZE PROVIDED	910 SF
20' TOWNHOME UNITS PROVIDED	4 UNITS (2,226 SF)
22' TOWNHOME UNITS PROVIDED	4 UNITS (2,650 SF)
TOTAL TOWNHOME UNITS PROVIDED	8 UNITS
TOTAL UNITS PROVIDED	267 UNITS
TOTAL SITE DENSITY PROVIDED	41.48 DUA
<b>OPEN SPACE CALCULATIONS</b>	
OPEN SPACE REQUIRED	0.97 ACRES (15% OF TOTAL SITE AREA)
OPEN SPACE PROVIDED	1.34 ACRES (20.8% OF TOTAL SITE AREA)
<b>PARKING REQUIREMENTS</b>	
TOTAL COMMERCIAL REQUIRED	56 SPACES ( 5 SPACES / 1000 SF)
TOTAL COMMERCIAL PARKING PROVIDED	56 SPACES
TOTAL MULTI-FAMILY PARKING REQUIRED	399 SP. (1.5 SPACES PER RESIDENTIAL UNIT)
TOTAL MULTI-FAMILY PARKING PROVIDED	343 SP. (1.45 SPACES PER UNIT)
TOTAL PARKING PROVIDED	399 SPACES

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

24 HOUR CONTACT:  
GREG POWER



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

WWW.PEC.PLUS



Planners & Engineers Collaborative+

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

PROJECT

### 1ST AVENUE AT 1ST STREET

A MASTER PLANNED MIXED USE DEVELOPMENT

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

CITY OF NEWNAN JURISDICTION  
COUNTY OF COWETA

FOR  
**IMPERIUM DEVELOPMENT**

MUNICIPALITY PROJECT #

### REVISIONS

NO.	DATE	BY	DESCRIPTION
01	03/03/2026	JP	ARCHITECTURE

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



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

### REZONING MASTER PLAN



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



**Z1**  
SHEET



**SITE INFORMATION**

TOTAL SITE AREA (APPROX.): 6.46 AC  
 CURRENT ZONING: ILT

**LEGEND**

**MULTIFAMILY**

- (M1) 4/5 SPLIT (TYPE VA)  
TOTAL : 179 UNITS
- (M2) 4/5 SPLIT (TYPE VA)  
TOTAL : 73 UNITS

TOTAL UNITS : 252  
 AVG HEATED AREA - MF : 925 SF (APPROX.)  
 TOTAL PARKING : 354 SPACES  
 PARKING RATIO PROVIDED : 1.4 SPACES/DU

**TOWNHOMES**

- (TH) 2/3 SPLIT TOWNHOMES  
TOTAL : 8 UNITS

**AMENITIES**

- (C1) MULTIFAMILY CLUB / LEASING  
TOTAL : 6,230 SF
- (C2) SKY LOUNGE  
TOTAL : 2,170 SF

**RETAIL**

- (R) TOTAL RETAIL : 11,350 SF  
TOTAL PARKING : 46 SPACES  
PARKING RATIO PROVIDED : 1 SPACES/250 SF

TOTAL PARKING PROVIDED : 400 SPACES



**NEWNAN MULTIFAMILY**  
 NEWNAN, GA  
 CONCEPTUAL DESIGN • 03-09-2026  
 IRD2025-01



© COPYRIGHT 2026 DYNAMIK DESIGN



**NEWNAN MULTIFAMILY**  
NEWNAN, GA  
CONCEPTUAL DESIGN • 03-09-2026  
IRD2025-01



© COPYRIGHT 2026 DYNAMIK DESIGN



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



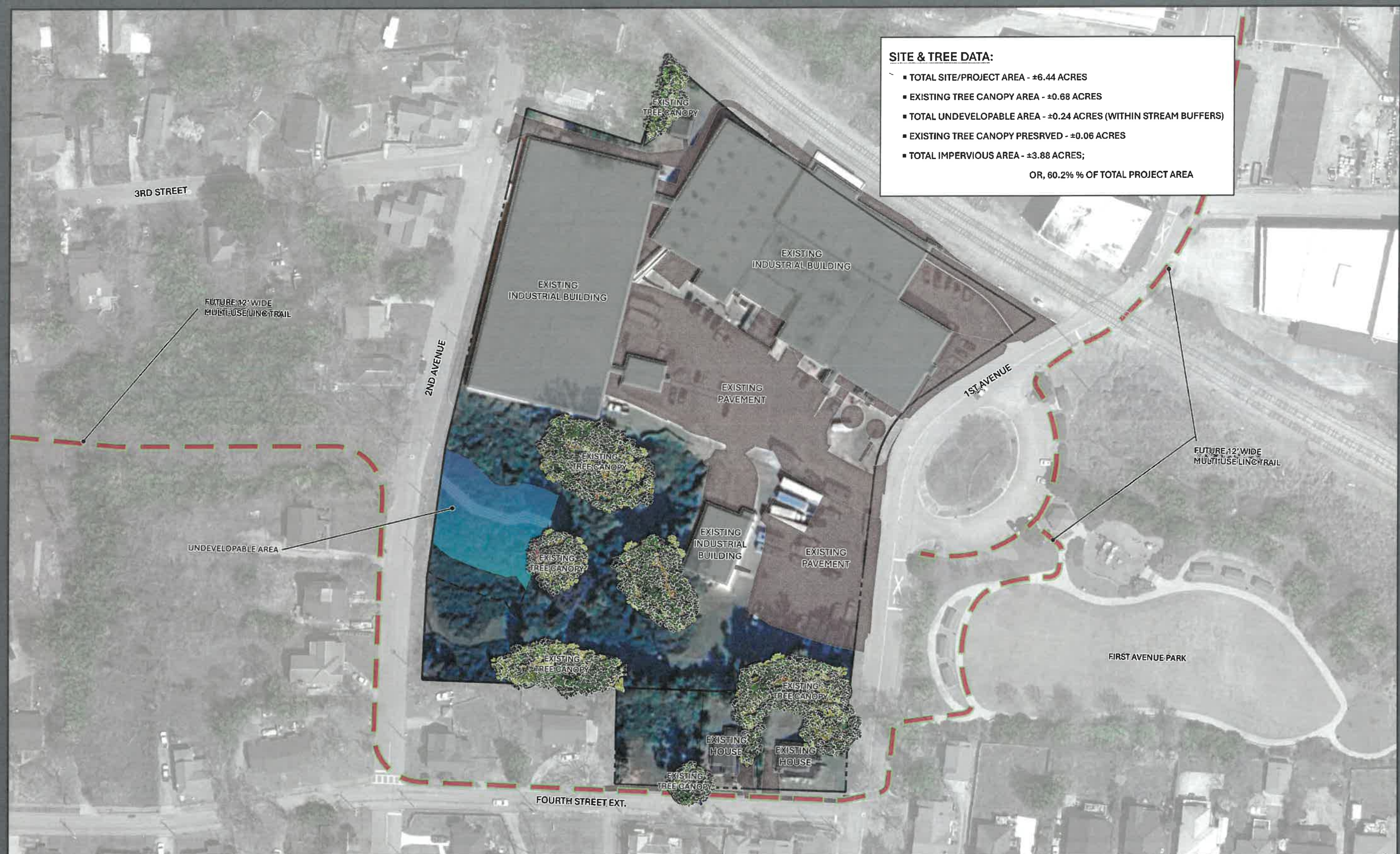
**BLDG 1000 - SOUTH ELEVATION**  
SCALE: 1" = 10'-0"



**NEWNAN MULTIFAMILY**  
NEWNAN, GA  
CONCEPTUAL DESIGN • 03-09-2026  
IRD2025-01



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**SITE & TREE DATA:**

- TOTAL SITE/PROJECT AREA - ±6.44 ACRES
- EXISTING TREE CANOPY AREA - ±0.68 ACRES
- TOTAL UNDEVELOPABLE AREA - ±0.24 ACRES (WITHIN STREAM BUFFERS)
- EXISTING TREE CANOPY PRESERVED - ±0.06 ACRES
- TOTAL IMPERVIOUS AREA - ±3.88 ACRES;  
OR, 60.2% % OF TOTAL PROJECT AREA



**1ST STREET at 1ST AVENUE**

25 1ST STREET  
CITY OF NEWNAN, GA



0 20 40 80 120  
SCALE: 1" = 40'  
DATE: 01/02/2026  
PROJECT: 25060.00



**SITE & TREE DATA:**

- TOTAL SITE/PROJECT AREA - ±6.44 ACRES
- TOTAL DISTURBED AREA - ±6.14 ACRES
- TOTAL UNDEVELOPABLE AREA - ±0.24 ACRES (WITHIN STREAM BUFFERS)
- EXISTING TREE CANOPY PRESERVED - ±0.06 ACRES
- PROPOSED IMPERVIOUS AREA - ±3.5 ACRES;  
OR, 54.3% OF TOTAL PROJECT AREA
- PROPOSED AREA FOR GREENERY & LANDSCAPING - ±2.2 ACRES;  
OR, 34.1 % OF TOTAL PROJECT AREA



**1ST STREET at 1ST AVENUE**

25 1ST STREET  
CITY OF NEWMAN, GA



0 20 40 80 120	
SCALE:	1" = 40'
DATE:	01/02/2026
PROJECT:	25060.00



FUTURE 12' WIDE MULTI-USE LINC TRAIL

FUTURE 12' WIDE MULTI-USE LINC TRAIL

FUTURE 12' WIDE MULTI-USE LINC TRAIL

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



**1ST STREET at 1ST AVENUE**

25 1ST STREET  
CITY OF NEWNAN, GA



SCALE: 1" = 40'  
DATE: 03/03/2026  
PROJECT: 25060.00

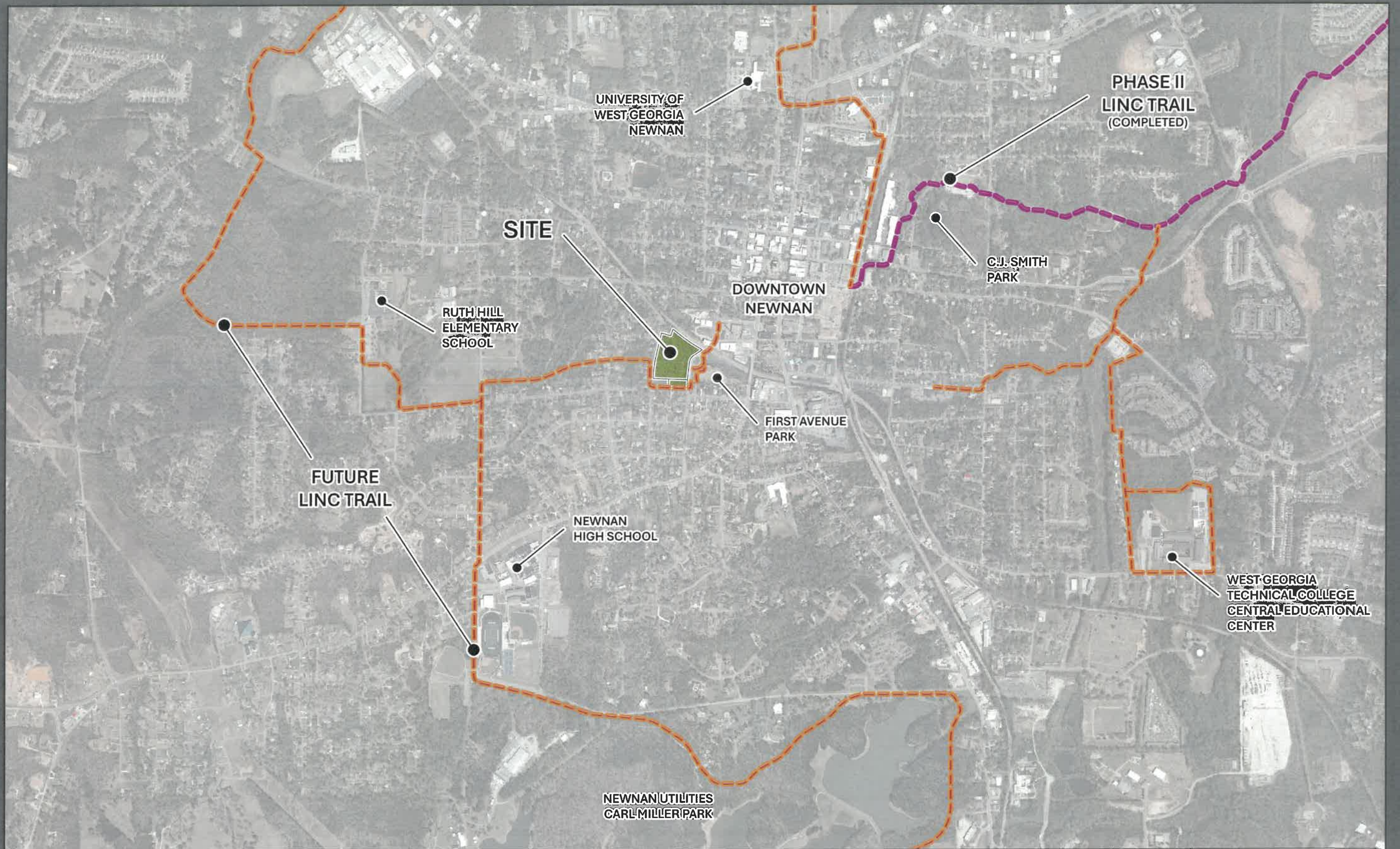


**1ST STREET at 1ST AVENUE**

25 1ST STREET  
CITY OF NEWNAN, GA



0 40 80 160 240	
SCALE:	1" = 80'
DATE:	01/02/2026
PROJECT:	25060.00

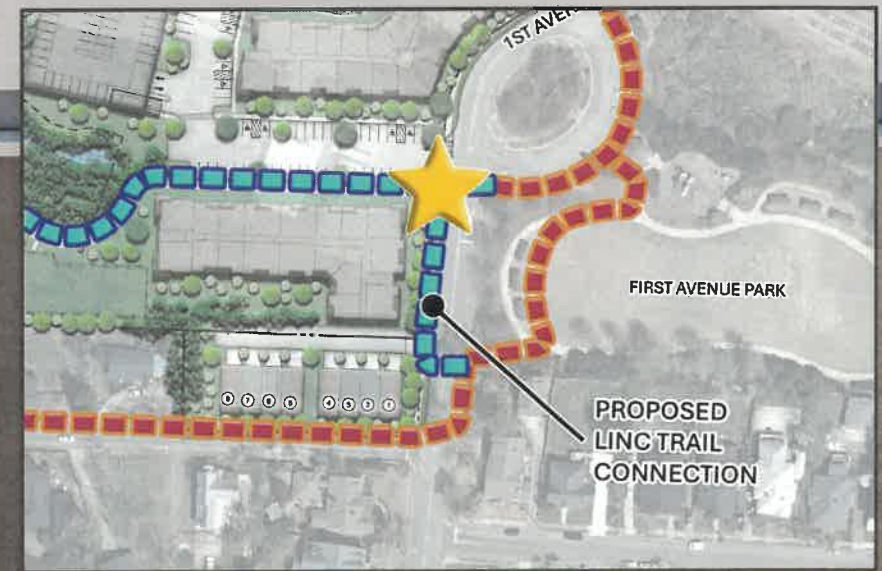


**1ST AVENUE at 1ST STREET**

25 1ST AVENUE  
CITY OF NEWNAN, GA



SCALE: 1" = 500'  
DATE: 01/02/2026  
PROJECT: 25060.00





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

MELISSA D. GRIFFIS (GA, AL)

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

November 25, 2025

**VIA HAND DELIVERY**

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

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

Dear Ms. Dunnivant:

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

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

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

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

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

Ms. Tracy Dunnavant  
November 25, 2025  
Page 2

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

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

Yours Truly,



Melissa D. Griffis  
Attorney for Imperium Development  
Partners, LLC

MDG/bw  
Enclosures



**NEWNAN**  
GEORGIA

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

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

**APPLICATION TO AMEND ZONING MAP**

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

Name of Applicant Imperium Development Partners, LLC

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

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

Property Owner (Use back if multiple names) See attached

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

Telephone \_\_\_\_\_

Address/Location of Property First Avenue

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

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

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

Present Land Use: residential homes, industrial buildings with parking

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

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

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

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

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The existing tracts include ILT and RU-I with industrial buildings with parking, a gym, and residential homes. The MXD zoning will allow for a mixture of residential and commercial uses in close proximity to the downtown district providing residential options with convenient access to parks, professional services, churches, commercial and office services, along with a connection to the LINC trail.

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

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

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

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

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

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

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

Imperium Development Partners, LLC  
Signature of Applicant [Signature]

[Signature]  
Notary Public

(Affix Raised Seal Here)

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

**FOR OFFICIAL USE ONLY**

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

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

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

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

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

\_\_\_\_\_

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

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

**Tract 1**

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

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

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

**Tract 2**

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

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

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

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

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

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

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

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

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

**Tract 3**

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

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

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

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

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

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

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

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

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

**Tract 4**

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

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

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

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

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

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

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

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



City of Newnan, Georgia  
Attachment A  
Proffered Conditions

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

Please list any written proffered conditions below:

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

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


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

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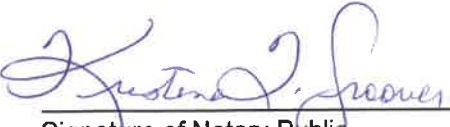
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

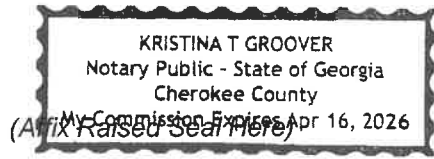
  
Signature of Applicant

Gregory A Power, Manager  
Type or Print Name and Title

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

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

 11/19/25  
Signature of Notary Public Date





City of Newnan, Georgia  
Attachment A  
Proffered Conditions

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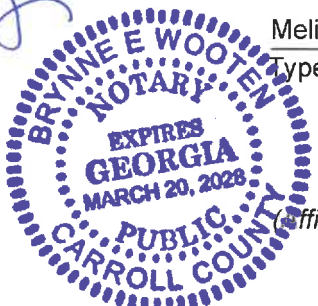
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant  
*Melissa D. Griffis*

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title



Signature of Notary Public  
*Brynne E. Wooten*  
Date

Affix Raised Seal Here)



**NEWNAN**  
GEORGIA

City of Newnan, Georgia

Attachment B

# Disclosure of Campaign Contributions & Gifts

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

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

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

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


Imperium Development Partners, Inc.

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

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

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

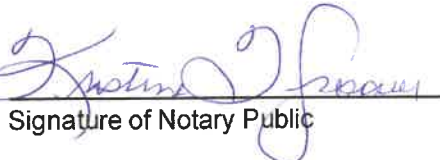
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

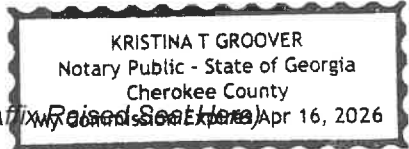
  
\_\_\_\_\_  
Signature of Applicant

Imperium Development Partners, LLC  
Gregory A Power, Manager  
Type or Print Name and Title

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

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

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



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



City of Newnan, Georgia

Attachment B

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

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

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

*[Signature]*  
Signature of Applicant

Royal 25th, LLC  
*Taylor Smith, Manager*  
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

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

(Affix Raised Seal Here)

AMEA JOLISA EDMOAD  
NOTARY PUBLIC  
Clayton County, GEORGIA

<sup>1</sup>My Commission Expires 08/14/2029  
My Commission Expires 08/14/2029  
organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia  
Attachment B

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

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

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

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

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

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

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

  
Signature of Notary Public

11/20/2025  
Date

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

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



City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

**NEWNAN**  
GEORGIA

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

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

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

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

Susan K. Brantley  
Type or Print Name and Title

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

Susan K Brantley  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

11/20/2025  
Date

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

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City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts



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

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
<u>Keith Brady</u>	<u>\$250</u>	<u>Sept 2025</u>

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

Michael Barber  
Signature of Applicant

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

Signature of Applicant's Representative

Type or Print Name and Title

[Signature]  
Signature of Notary Public

11/20/2025  
Date

(Affix Raised Seal Here)

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City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Royal 25th, LLC

Telephone Number 404-434-9711

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

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

Royal 25th, LLC

*Taylor Smith*  
Signature of Property Owner

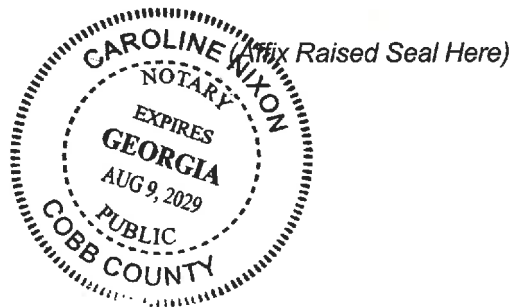
Personally appeared before me

*Taylor Smith*

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

*Carla Rip*  
Notary Public

11/20/2025  
Date





City of Newnan, Georgia

Attachment C

# Property Owner's Authorization

**NEWMAN**  
GEORGIA

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

Name of Property Owner James N. Brantley, Jr.

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

Address of Subject Property 47 1st Avenue

Newnan, GA 30263

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

Signature of Property Owner  
James N. Brantley, Jr.

Personally appeared before me

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

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

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

*(Affix Raised Seal Here)*

11/20/2025  
Date



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

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

Name of Property Owner Susan K. Brantley

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

Address of Subject Property 47 1<sup>st</sup> Avenue  
Newnan, GA 30263

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

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

Personally appeared before me

*Angeline Shelnett*

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

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

*[Signature]*  
Notary Public

*(Affix Raised Seal Here)*

11/20/2025  
Date



City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

**NEWNAN**  
GEORGIA

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

Name of Property Owner BEKL, LLC

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

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

Newnan, GA 30263

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

BEKL, LLC

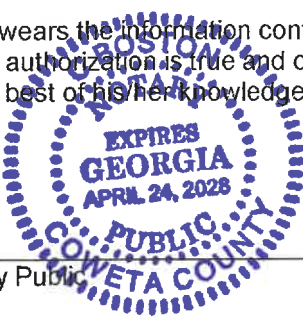
Michael Baker  
Signature of Property Owner *Wynn Member*

Personally appeared before me

*Wynn Member*

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

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



(Affix Raised Seal Here)

11/20/2025  
Date



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

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

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

*Melissa D. Griffis*  
(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square  
Newnan, GA 30263

Telephone (770) 253-3282

Date 11-25-2025

# ALTA/NSPS SURVEY FOR: FIRST AMERICAN TITLE GUARANTY COMPANY; (ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS APPEAR)

## BEKL, LLC

(A GEORGIA LIMITED LIABILITY COMPANY)

## ROYAL 25TH, LLC

(A GEORGIA LIMITED LIABILITY COMPANY)

## IMPERIUM DEVELOPMENT PARTNERS, LLC

(A GEORGIA LIMITED LIABILITY COMPANY)

### &

## JAMES N. BRENTLY & SUSAN K. BRANTLY

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

### -FLOOD NOTE-

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

### -SURVEYOR CERTIFICATION-

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

Morgan Cain  
MORGAN E. CAIN PLS# 3621



### -SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.06".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 567,692 FEET.

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

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

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

TYPE OF SURVEY: ALTA

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

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

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

### -ZONING INFORMATION-

PARCEL# N03 0004 004

CITY: CITY OF NEWNAN  
ZONE: ILT (LIGHT INDUSTRIAL)

SETBACK REQUIREMENTS:  
FRONT:  
Major St.=35 R/W or 85 CL  
Minor St.=35 R/W or 65 CL  
REAR: 15 FT  
SIDE: 12 FT

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

### -ZONING INFORMATION-

PARCEL# N03 0004 007, N03 0004 009, & N03 0004 000

CITY: CITY OF NEWNAN  
ZONE: R1

SETBACK REQUIREMENTS:  
FRONT: NOT PROVIDED  
MAJOR: NOT PROVIDED  
MINOR: NOT PROVIDED  
REAR: NOT PROVIDED  
SIDE: NOT PROVIDED

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

### -ZONING INFORMATION-

PARCEL# N03 0004 007, N03 0004 009, & N03 0004 000

CITY: CITY OF NEWNAN  
ZONE: R1

SETBACK REQUIREMENTS:  
FRONT: NOT PROVIDED  
MAJOR: NOT PROVIDED  
MINOR: NOT PROVIDED  
REAR: NOT PROVIDED  
SIDE: NOT PROVIDED

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

### -TITLE EXCEPTIONS-

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

SURVEY MATTERS PERTAINING TO FIRST AMERICAN TITLE COMPANY COMMITMENT FOR THE TITLE INSURANCE NUMBER: NCS-1254365-ATL, ISSUING OFFICE: 3455 PEACHTREE ROAD NE, SUITE 1700, ATLANTA, GA 30326 COMMITMENT DATE: MARCH 22, 2025 AT 8:00 AM.

12 MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 78, PAGE 176, COWETA COUNTY, GEORGIA, AFFECTS- AS SHOWN.

13 MATTERS AS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 5, PAGE 1, AFORESAID RECORDS, PLAT SHOWS OLD CONFIGURATION OF SUBJECT PROPERTY - NO PLOTTABLE MATTERS.

14 STATE HIGHWAY BOARD OF GEORGIA FROM LRS. B. P. STATE HIGHWAY BOARD OF GEORGIA, DATED FEBRUARY 24, 1936, FILED FOR RECORD FEBRUARY 24th, 1938 AND RECORDED IN DEED BOOK 36, PAGE 372, AFORESAID RECORDS, AFFECTS- AS SHOWN.

15 EASEMENT FROM ROYAL MOLDED PRODUCTS, INC., A GEORGIA CORPORATION TO THE CITY OF NEWNAN, GEORGIA, DATED JANUARY 10, 1985, FILED SEPTEMBER 7, 1972 AND RECORDED IN DEED BOOK 238, PAGE 784, AFORESAID RECORDS, COULD AFFECT- EASEMENT DESCRIPTION VAGUE IN DESCRIPTION- UNABLE TO DETERMINE LOCATION.

16 THIS INDENTURE FROM CENTRAL OF GEORGIA RAILROAD COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF GEORGIA TO OLSONITE CORPORATION, A MICHIGAN CORPORATION, ROYAL MOLDED PRODUCTS COMPANY, DATED MAY 25, 1983, FILED FOR RECORD JUNE 2, 1983, AND RECORDED IN DEED BOOK 350, PAGE 436, AFORESAID RECORDS, AFFECTS- RIGHT OF WAY OF RAILROAD AS SHOWN.

### LEGAL DESCRIPTION

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING, AND BEING IN LAND LOTS 7 AND 26 OF THE FIFTH LAND DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA, BEING IDENTIFIED AS 5.930 ACRES AND 5025 SQUARE FEET (ENCROACHING INTO R/W) AS SHOWN ON PLAT PF SURVEY FOR REGIONS BANK & NEWNAN PROPERTY MANAGEMENT LLC DATED MAY 5, 2003 MADE BY JOHN R. CHRISTOPHER, GEORGIA REGISTERED LAND SURVEYOR OF RECORD IN PLAT BOOK 78, PAGE 176, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COWETA COUNTY, GEORGIA, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR AND ACCURATE DESCRIPTION OF PROPERTY HEREIN CONVEYED.

LESS AND EXCEPT THE FOLLOWING ENCROACHMENT AREA:

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

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

THENCE NORTH 56 DEGREES 26 MINUTES 00 SECONDS EAST A DISTANCE OF 13.99 FEET TO A POINT; THENCE SOUTH 51 DEGREES 15 MINUTES 47 SECONDS EAST A DISTANCE OF 78.79 FEET TO A POINT; THENCE SOUTH 53 DEGREES 54 MINUTES 37 SECONDS EAST A DISTANCE OF 7.94 FEET TO A POINT; THENCE SOUTH 55 DEGREES 23 MINUTES 06 SECONDS EAST A DISTANCE OF 63.11 FEET TO A POINT; THENCE SOUTH 33 DEGREES 37 MINUTES 17 SECONDS WEST A DISTANCE OF 9.55 FEET TO A POINT; THENCE SOUTH 58 DEGREES 38 MINUTES 53 SECONDS EAST A DISTANCE OF 80.86 FEET TO A POINT; THENCE SOUTH 52 DEGREES 47 MINUTES 42 SECONDS EAST A DISTANCE OF 83.07 FEET TO A POINT; THENCE SOUTH 54 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 79.04 FEET TO A POINT; THENCE SOUTH 56 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 7.27 FEET TO A POINT; THENCE NORTH 58 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 72.04 FEET TO A POINT; THENCE NORTH 58 DEGREES 05 MINUTES 39 SECONDS WEST A DISTANCE OF 83.65 FEET TO A POINT; THENCE NORTH 55 DEGREES 57 MINUTES 35 SECONDS WEST A DISTANCE OF 107.87 FEET TO A POINT; THENCE NORTH 52 DEGREES 52 MINUTES 19 SECONDS WEST A DISTANCE OF 102.53 FEET TO A POINT; THENCE NORTH 49 DEGREES 53 MINUTES 32 SECONDS WEST A DISTANCE OF 98.61 FEET TO A 1/2" INCH CAPPED REBAR SET; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 7,549 SQUARE FEET.

ALSO DESCRIBED AS:

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

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

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

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

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

THENCE SOUTH 51 DEGREES 15 MINUTES 47 SECONDS EAST A DISTANCE OF 78.79 FEET TO A POINT;

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

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

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

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

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

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

THENCE SOUTH 56 DEGREES 14 MINUTES 45 SECONDS EAST A DISTANCE OF 7.27 FEET TO A POINT;

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

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

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

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

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

WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 7,549 SQUARE FEET.

### -AS-SURVEYED-

### LEGAL DESCRIPTION

TRACT 1

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

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

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

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

THENCE S49°23'32"E a distance of 08.81' to a point;

THENCE S52°52'18"E a distance of 102.53' to a point;

THENCE S53°53'57"E a distance of 107.87' to a point;

THENCE S38°05'38"E a distance of 83.85' to a point;

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

THENCE S54°45'56"W a distance of 11.02' to a point;

THENCE S59°42'56"W a distance of 135.03' to a point;

THENCE continuing along the right of way a curve having an arc distance of 85.50 feet, a radius of 116.16 feet, and being subtended by a chord bearing S37°39'50"W a distance of 59.32' to a point;

THENCE S08°07'29"W a distance of 220.97' to a 1/2" open top pipe found;

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

THENCE N87°34'09"W a distance of 210.12' to a 1/2" rebar found;

THENCE N02°44'47"E a distance of 108.37' to a point;

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

THENCE N13°12'54"E a distance of 357.57' to a 1/2" capped rebar set; which is the POINT OF BEGINNING, having an area of 5.93 Acres.

### -AS-SURVEYED-

### LEGAL DESCRIPTION

TRACT 2

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

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

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

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

THENCE S49°23'32"E a distance of 08.81' to a point;

THENCE S52°52'18"E a distance of 102.53' to a point;

THENCE S53°53'57"E a distance of 107.87' to a point;

THENCE S38°05'38"E a distance of 83.85' to a point;

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

THENCE S54°45'56"W a distance of 11.02' to a point;

THENCE S59°42'56"W a distance of 135.03' to a point;

THENCE continuing along the right of way a curve having an arc distance of 85.50 feet, a radius of 116.16 feet, and being subtended by a chord bearing S37°39'50"W a distance of 59.32' to a point;

THENCE S08°07'29"W a distance of 220.97' to a 1/2" open top pipe found;

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

THENCE N87°34'09"W a distance of 210.12' to a 1/2" rebar found;

THENCE N02°44'47"E a distance of 108.37' to a point;

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

THENCE N13°12'54"E a distance of 357.57' to a 1/2" capped rebar set; which is the POINT OF BEGINNING, having an area of 5.93 Acres.

### -TITLE EXCEPTIONS-

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

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

12 TEMPORARY CONSTRUCTION EASEMENT FROM EARNEST M. HILL TO CITY OF NEWNAN, GEORGIA, DATED NOVEMBER 28, 2007, FILED FOR RECORD DECEMBER 11, 2007, AND RECORDED IN DEED BOOK 3287, PAGE 109, COWETA COUNTY, GEORGIA RECORDS.

13 MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 28, PAGE 95, AFORESAID RECORDS.

14 MATTERS AS WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.

### LEGAL DESCRIPTION

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

EXHIBIT A

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

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

### -TITLE EXCEPTIONS-

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

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

NO APPLICABLE EXCEPTIONS.

### LEGAL DESCRIPTION

AS PER TITLE COMMITMENT NO. NCS-1254365-ATL

EXHIBIT A

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

### -AS-SURVEYED-

### LEGAL DESCRIPTION

TRACT 3

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

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

THENCE, N 78°31'33" W a distance of 113.15' to a 1/2" capped rebar set on the Northernly right-of-way of 4th Street, said 1/2" capped rebar set being the POINT OF BEGINNING;

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

THENCE, N 80°59'57" W a distance of 49.18' to a 1/2" capped rebar set;

THENCE, following the aforementioned right-of-way, N 03°54'47" E a distance of 99.23' to a 1/2" capped rebar set;

THENCE, S 02°00'05" E a distance of 51.80' to a 1/2" capped rebar set;

THENCE, S 02°00'05" E a distance of 100.48' to a 1/2" capped rebar set on the Northernly right-of-way of 4th Street, said 1/2" capped rebar set being the POINT OF BEGINNING.

Said parcel having a total area of 0.13 Acres

### -AS-SURVEYED-

### LEGAL DESCRIPTION

TRACT 4

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

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

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

THENCE, following the Northernly right-of-way of 4th Street, N 85°45'01" W a distance of 92.48' to a 1/2" capped rebar set;

THENCE, leaving the aforementioned right-of-way, N 02°00'05" W a distance of 100.48' to a 1/2" capped rebar set;

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

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

Said parcel having a total area of 0.21 Acres

### TOTAL AREA

## 6.44 ACRES

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

### -ALTA/NSPS-

### SURVEYORS CERTIFICATE

THE FIRST AMERICAN TITLE GUARANTY COMPANY (ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS APPEAR) HAS COMMISSIONED IDES DAVIS ENGINEERING & SURVEYING, LLC, A MEMBER FIRM OF IMPERIUM DEVELOPMENT PARTNERS, LLC, A MEMBER FIRM OF ALTA AND NSPS, TO SURVEY THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, IDENTIFY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 15, AND 16-19 OF TABLE "A" HEREON. FIELD WORK WAS COMPLETED ON 5/20/2024.

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

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

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

### -ENCROACHMENT AREA NOTE-

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

### -ALTA NOTES-

NO CEMETARIES WERE OBSERVED ON SITE AT TIME OF SURVEY.

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

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

THE LEGAL DESCRIPTION AS PROVIDED IN TITLE COMMITMENT NUMBER 2400009172 PROVIDED BY STEWART TITLE GUARANTY COMPANY DATED MAY 10, 2024, DESCRIBES A TRACT OF LAND THAT IS THE SAME PARCEL OF LAND AS SHOWN ON THIS SURVEY. THE BOUNDARIES OF SUCH BEING SUBJECT TO THE DIFFERENCES BETWEEN FIELD MEASUREMENTS OF FOUND MONUMENTS AND RECORD CALLS, IN KEEPING WITH GEORGIA STATE SURVEYING STANDARDS OF CARE.

THE PROPERTY IS CONTIGUOUS AND CONTAINS NO GAPS OR GORES.

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

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

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

PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 2/23/2016) S.B.V. BOUNDARY DEFINED BY WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

### LOCATION MAP

(NOT TO SCALE)

### -UTILITY NOTE-

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

## GEORGIA811

www.Georgia811.com

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001097

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

SHEET NO.  
**1 of 2**

REVISION BY: CAW  
REVISION DATE: 10/9/2025  
DRAWING BY: MS/CAW  
DRAWING DATE: 5/13/2025

PROJECT NO.  
**24-279**

FIELD CREW: JH/CB  
FIELD DATE: 4/25/2025

FILE: 24-279.1 ALTA 2.dwg

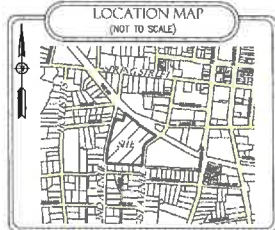
ALTA/NSPS LAND TITLE SURVEY FOR:  
ROYAL 25TH, LLC & STEWART TITLE GUARANTY COMPANY & SOUTHERN STATES BANK  
LAND LOTS 7 & 26  
5th DISTRICT  
CITY OF NEWNAN  
COWETA COUNTY, GEORGIA

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

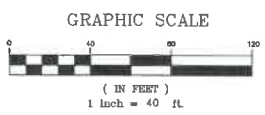
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION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

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

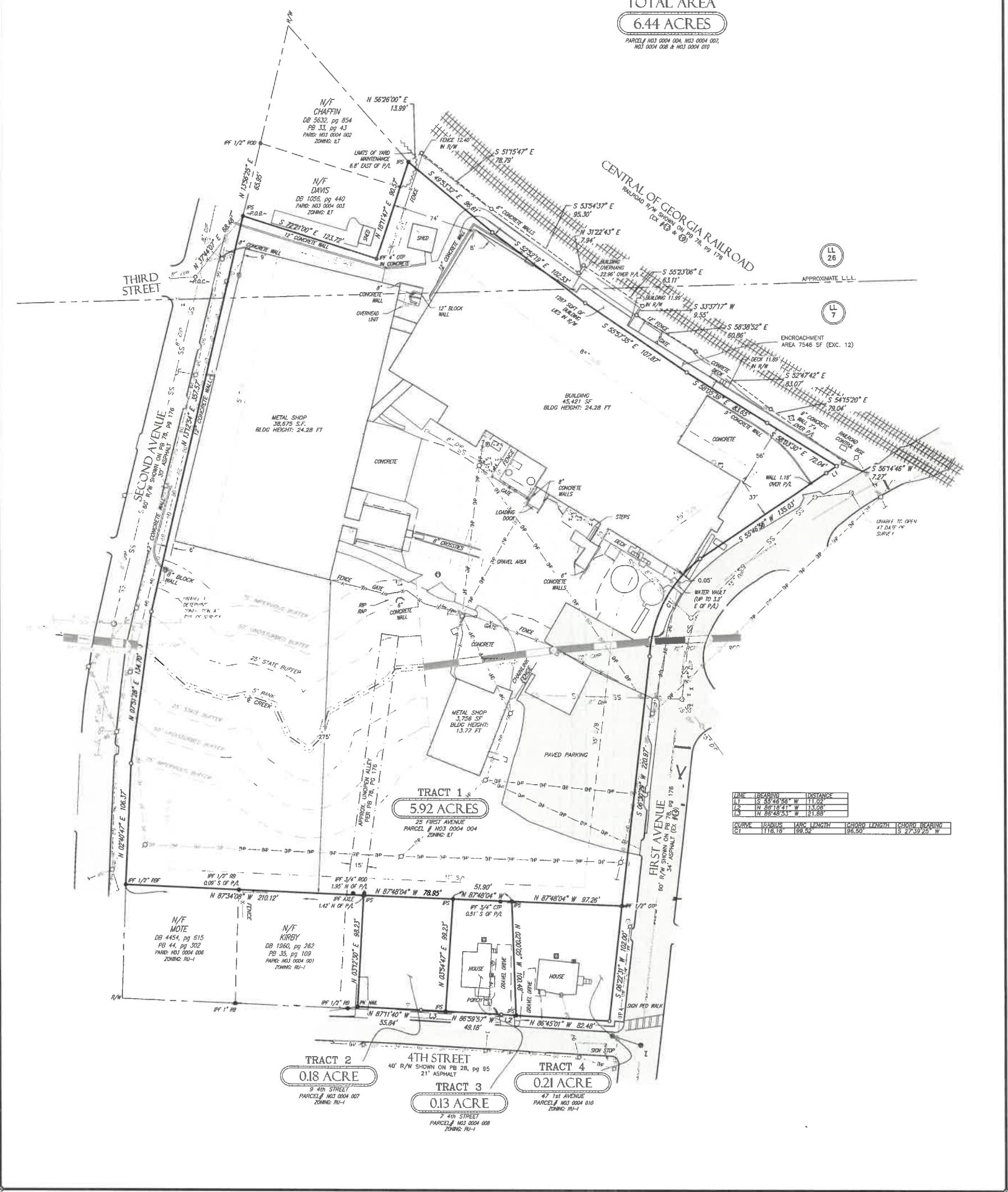
**SURVEYOR CERTIFICATION**



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



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



LINE	BEARING	LENGTH	CURVE	CHORD	CHORD BEARING
L1	S 58°48'58" W	111.02			
L2	N 86°12'43" W	133.08			
L3	N 86°48'53" W	121.89			
CURVE	116.18	89.52	95.50		S 27°59'25" W

SHEET NO.  
**2 of 2**

REVISION BY: CAW  
REVISION DATE: 10/9/2025  
DRAWING BY: MS/CAW  
DRAWING DATE: 5/13/2025  
FIELD CREW: JH/JG  
FIELD DATE: 4/25/2025  
FILE: 24-279.1 ALTA 2.dwg

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

CERTIFICATE OF AUTHORIZATION NUMBER: LS 001057

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



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City of Newnan, Georgia – Mayor and City Council

Date: March 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

<b><u>Project Title:</u></b>	Rezoning Request – Community Shopping District (CCS) to Residential Multi Family Dwelling-Higher Density District (RMH)
<b><u>Applicant:</u></b>	Steven L. Jones, Esq. (representing) Parkland Homebuilders, LLC 925 North Point Pkwy., Suite 320 Alpharetta, GA 30005
<b><u>Property Location:</u></b>	Celebrate Life Parkway (Tax Parcels 086-5044-002 and 086-5053-002)
<b><u>Future Land Use Label:</u></b>	086-5053-002 – Mixed Use 086-5044-002 – Business Office
<b><u>Current Zoning:</u></b>	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
<b><u>Proposed Zoning:</u></b>	Residential Multi Family Dwelling -Higher Density District (RMH)

**SITE INFORMATION:**

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

**BACKGROUND:**

The NRP Group

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

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

**OVERVIEW OF REQUEST:**

The original rezoning petition sought 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 gross density for the original proposal was 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.

Recently, the applicant has revised their application. The current rezoning petition seeks to rezone both tax parcels to RMH zoning for the purpose of developing 150-unit multi-family development. The overall gross density of the revised proposal has now been reduced to 4.7 units per acre.

The 150 units will consist of:

114 “stacked” townhouse units:

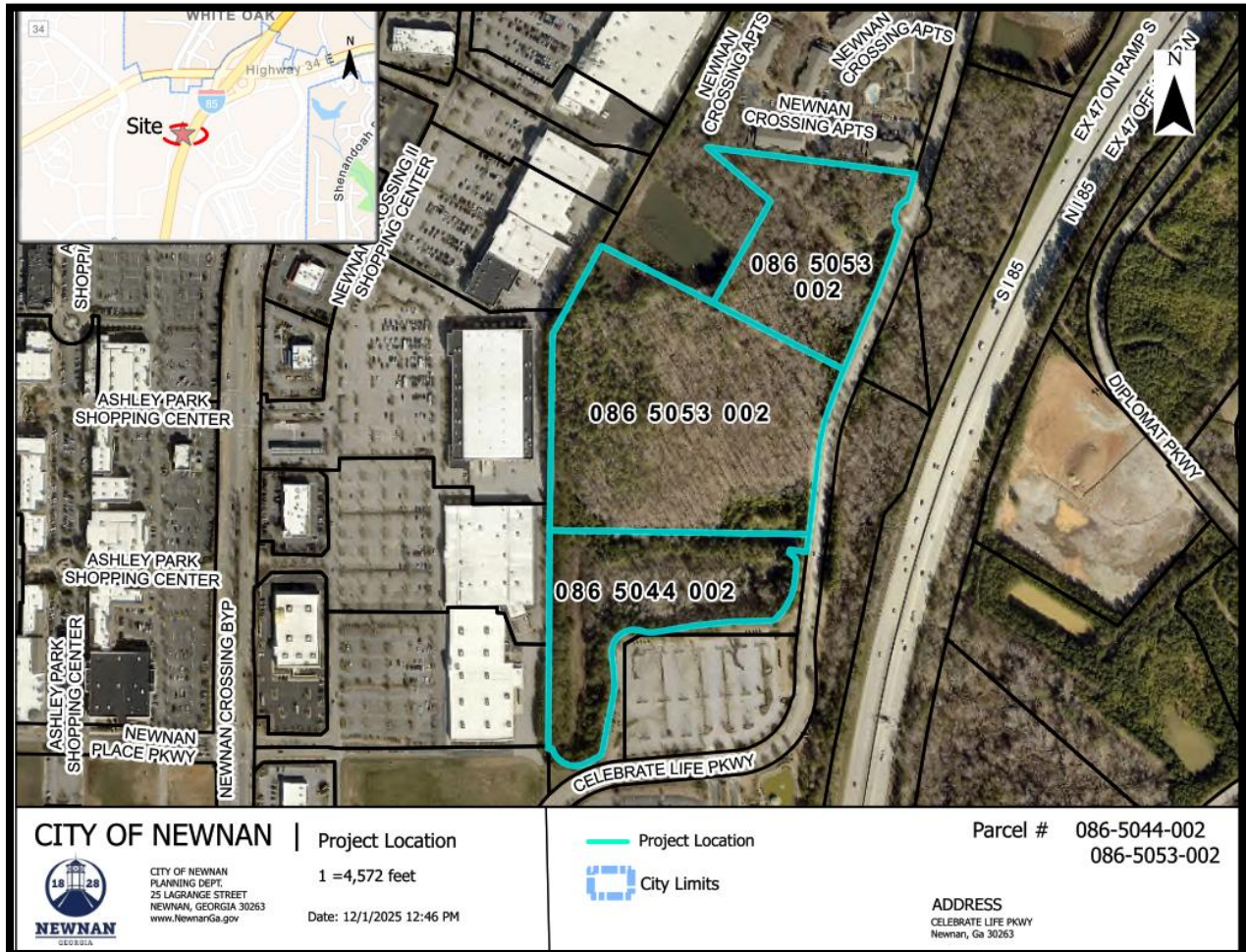
- 37 2-bedroom units – 1,600 square feet – proposed rent: \$1,900 per month
- 77 3-bedroom units – 1,900 square feet – proposed rent: \$2,300 to 2,400 per month

36 “ranch” townhouse units:

- 20 2-bedroom units – 1,300 square feet – proposed rent: \$1,975 per month
- 16 3-bedroom units – 1,320 square feet – proposed rent: \$2,275 per month

Applicant’s proposed amenities: Community green/open space; picnic area; playground; walking trail; pool and pool cabana; and furnished appliances ( washer, dryer, refrigerator, etc.)

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.



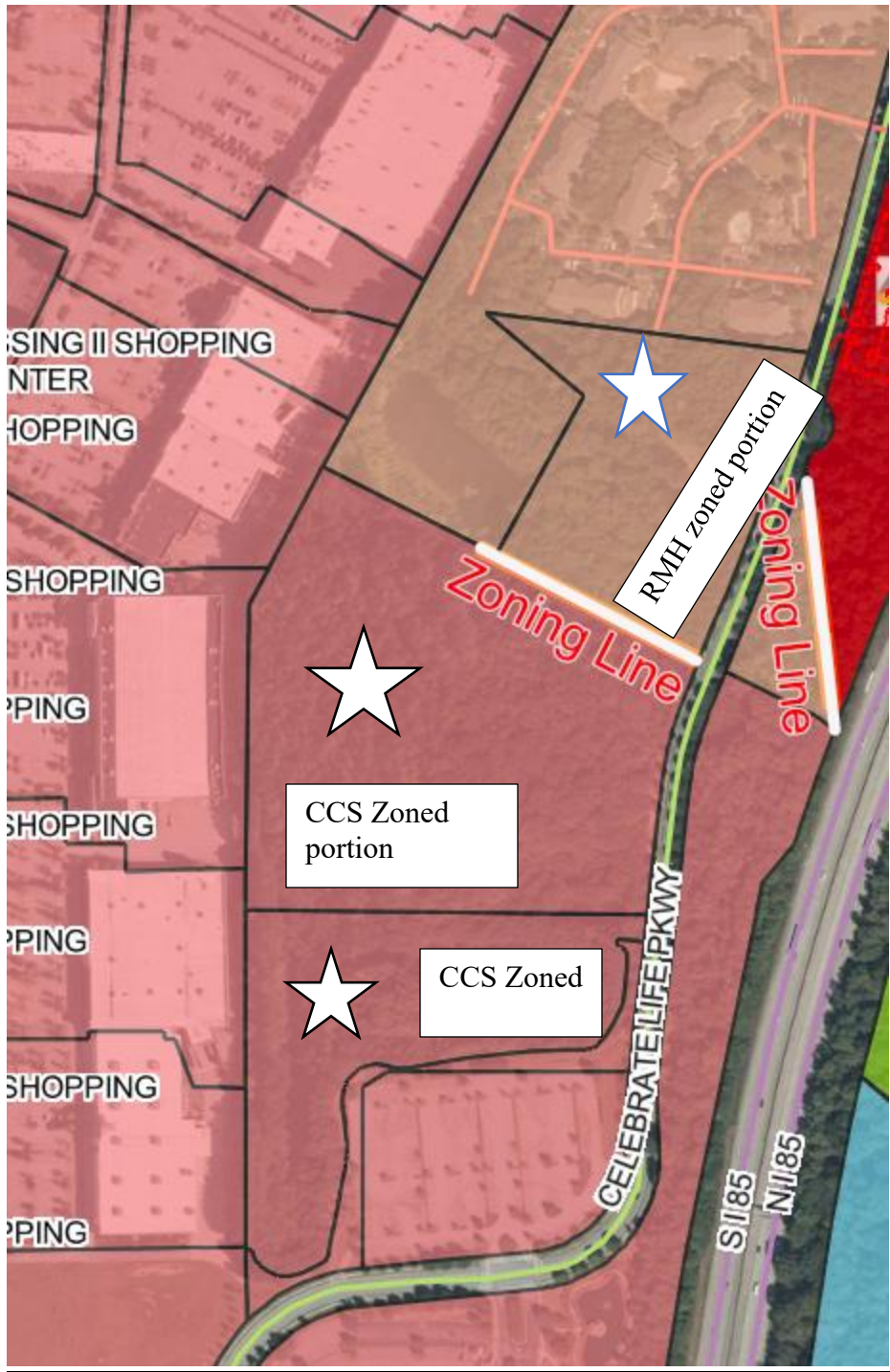
**CITY OF NEWNAN** | Project Location  
 1 = 4,572 feet  
 Date: 12/1/2025 12:46 PM

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

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 their 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?

The updated rezoning petition doesn't require a community impact study, but staff did reach out to the community service providers to get their assessment of the potential impact of the proposed development.

- 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 Emergence 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:

Applicant has provide an updated Traffic Study based upon a reduction in density. A link below should provide access to that updated study:

[Parkland Homebuilders Updated Traffic Study](#)

- 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.

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 150 rental units

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





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 24<sup>th</sup> day of March 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 150 rental units, of which 114 will be stacked townhouse units and 36 will be ranch style units in accordance with the concept plan attached hereto as Exhibit "B"

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:

\_\_\_\_\_  
Megan Shea, City Clerk

\_\_\_\_\_  
James Shepherd, Mayor

REVIEWED AS TO FORM:

\_\_\_\_\_  
Scott Berta, Mayor Pro-Tem

\_\_\_\_\_  
C. Bradford Sears, Jr., City Attorney

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Cynthia E. Jenkins, Councilmember

\_\_\_\_\_  
Cleatus Phillips, City Manager

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Dustin Koritko, Councilmember

\_\_\_\_\_  
Paul Guillaume, Councilmember

\_\_\_\_\_  
James J. Thomasson III, Councilmember

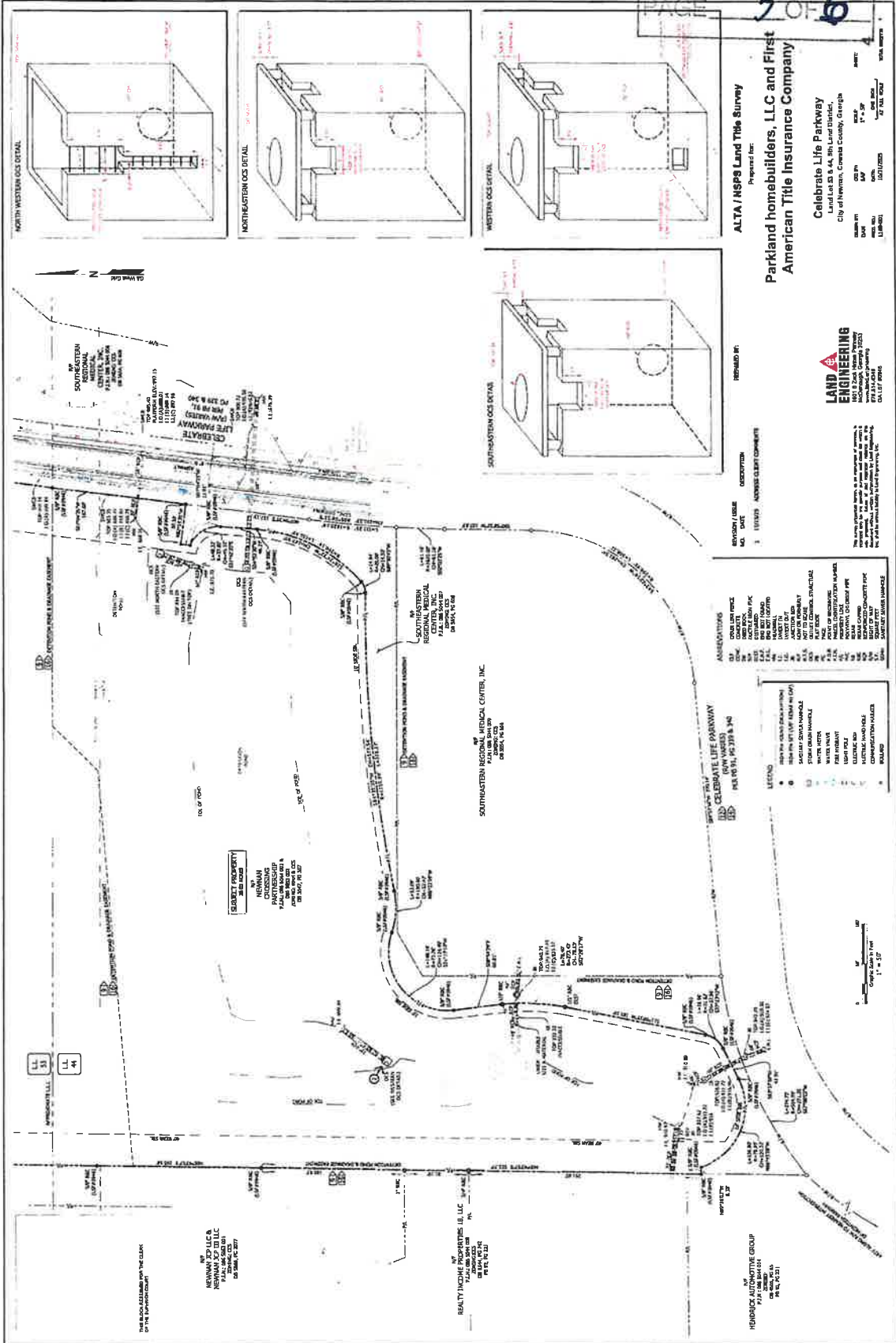
\_\_\_\_\_  
Jennifer Morrison, Councilmember

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;





**ALTA / MSPS Land Title Survey**  
Prepared for:  
**Parkland Homebuilders, LLC and First American Title Insurance Company**  
Celebrate Life Parkway  
Land Lot 23 & 44, 8th Land District,  
City of Newnan, Coweta County, Georgia

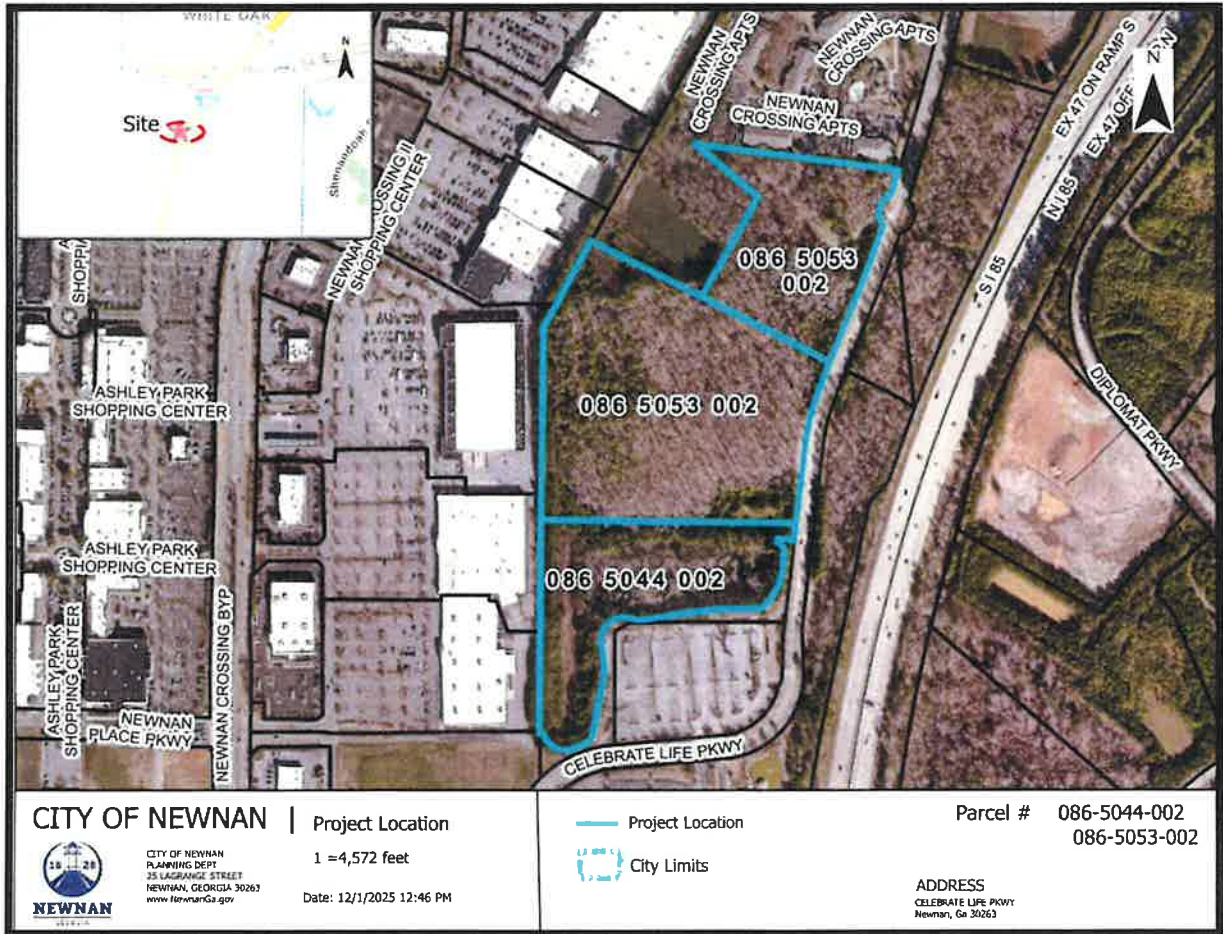
**LAND ENGINEERING**  
1601 S. Lake Street, Newnan, Georgia 30145  
Phone: 770-251-1111  
Fax: 770-251-1112  
www.land-engineering.com  
CALL US TODAY

- REVISIONS**
- | NO. | DATE     | DESCRIPTION             |
|-----|----------|-------------------------|
| 1   | 11/17/17 | ADDRESS CLIENT COMMENTS |
- ANNOYANCES**
- 1. 1" CONCERN
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- LEGEND**
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**PROPERTY GROUP**  
1. 1" CONCERN





**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

**ZONING CODE COMPLIANCE & SITE DATA**

<b>OVERALL SITE DATA:</b>	RHM & CCS - CITY OF NEWMAN
<b>EXISTING ZONING:</b>	QUALITY DEVELOPMENT CORRIDOR
<b>OVERLAY DISTRICT:</b>	WHITE OAK WATER SUPPLY
<b>WATERSHED DISTRICT:</b>	44.30(0) ACRES OR 1,368,106.8 SF (TMS)
<b>GROSS AREA (GALN):</b>	44.30(0) ACRES OR 1,368,106.8 SF (TMS)
<b>PROPOSED GROSS DENSITY:</b>	5.0 UNITS PER ACRE
<b>PROPOSED GROSS DENSITY:</b>	5.0 UNITS PER ACRE

<b>SITE SETBACKS:</b>	15' FROM RIGHT OF WAY / 48' FROM CENTERLINE
<b>FRONT:</b>	12'
<b>REAR:</b>	40'
<b>SIDE:</b>	20' MIN.
<b>DISTANCE BETWEEN BUILDINGS:</b>	45'
<b>MAX HEIGHT:</b>	15,000 SF (0.34 AC)

<b>SEC. 3.7 - RECREATION FACILITIES:</b>	PROVIDED
<b>SEC. 3.7.1 - RECREATION FACILITIES:</b>	104,114 SF (2.4 AC)
<b>SEC. 3.7.2 - RECREATION FACILITIES:</b>	2,251 SF (0.05 AC)
<b>SEC. 3.7.3 - RECREATION FACILITIES:</b>	3,356 SF (0.08 AC)
<b>SEC. 3.7.4 - RECREATION FACILITIES:</b>	1,232 SF (0.03 AC)
<b>SEC. 3.7.5 - RECREATION FACILITIES:</b>	1,454 SF (0.03 AC)
<b>SEC. 3.7.6 - RECREATION FACILITIES:</b>	14,548 SF (0.33 AC) (1/4" X 10" TRAIL X 10' WIDTH)
<b>SEC. 3.7.7 - RECREATION FACILITIES:</b>	127,338 SF (2.93 AC)

<b>SEC. 3.2.1 - MIN. UNIT SIZE:</b>	57 UNITS	MIN. REQ.	950 SF	SEC. TOTAL	91,200 SF
<b>SEC. 3.2.2 - MAX. UNIT SIZE:</b>	57 UNITS	MIN. REQ.	1,000 SF	SEC. TOTAL	104,300 SF
<b>SEC. 3.2.3 - MIN. UNIT SIZE:</b>	20 UNITS	MIN. REQ.	950 SF	SEC. TOTAL	26,000 SF
<b>SEC. 3.2.4 - MIN. UNIT SIZE:</b>	18 UNITS	MIN. REQ.	1,000 SF	SEC. TOTAL	21,120 SF
<b>SEC. 3.2.5 - MIN. UNIT SIZE:</b>	18 UNITS	MIN. REQ.	1,000 SF	SEC. TOTAL	246,830 SF = 150 UNITS = 1,644,113 SF

<b>SEC. 4.1.8 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.9 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.10 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.11 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.12 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.13 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.14 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.15 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.16 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.17 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.18 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.19 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.20 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.21 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.22 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.23 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.24 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.25 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.26 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.27 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.28 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.29 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.30 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.31 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.32 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.33 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.34 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.35 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.36 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.37 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.38 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.39 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.40 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.41 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.42 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.43 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.44 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.45 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.46 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.47 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.48 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.49 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.50 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.51 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.52 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
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<b>SEC. 4.1.60 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.61 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
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<b>SEC. 4.1.80 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.81 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.82 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.83 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
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<b>SEC. 4.1.86 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
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<b>SEC. 4.1.88 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.89 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.90 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.91 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.92 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.93 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.94 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.95 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.96 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.97 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.98 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.99 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED
<b>SEC. 4.1.100 - OPEN SPACE:</b>	MIN. REQ.	PROVIDED

**SITE LEGEND**

- (13) FLOODPLAIN
  - (14) WETLANDS
  - (25) STATE STREAM BUFFER
  - (59) CITY STREAM BUFFER (INTERMITTENT STREAM)
  - (60) 75' STREAM IMPERVIOUS SETBACK (INTERMITTENT STREAM)
  - (72) 100' STREAM BUFFER (PERENNIAL STREAM)
  - (107) WHITE OAK WATER SUPPLY WATERSHED DISTRICT
  - (157) IMPERVIOUS SETBACK (PERENNIAL STREAM)
  - (158) WHITE OAK WATER SUPPLY WATERSHED DISTRICT
- 
- (16) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
  - (17) CHANNA
  - (18) COMMUNITY GREEN
  - (19) POOL
  - (20) PLAYGROUND
  - (21) MAIL KIOSK
  - (22) TRAIL
  - (23) OPEN SPACE

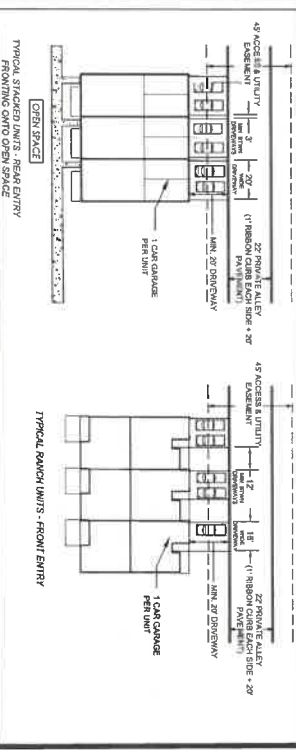
**PARKING CALCS**

TYPE	SPACE	REQUIREMENT	UNITS	TOTAL
STANDARD	1	1	114	228
STANDARD	2	1	28	56
STANDARD	3	1	3	3
TOTAL PARKING SPACES REQUIRED FOR THIS DEVELOPMENT				287
TOTAL PARKING SPACES PROVIDED FOR THIS DEVELOPMENT				301
ADDITIONAL GUEST PARKING PROVIDED PARALLEL TO DRIVEWAY				12
ADDITIONAL GUEST PARKING PROVIDED ON DESIGNER'S LAYOUT				40
TOTAL PARKING SPACES PROVIDED FOR RESIDENTIAL				423

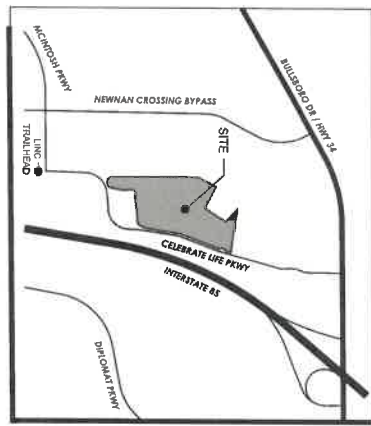
**NOTES**

PROPERTY OWNERS: NEWMAN CROSSING PARTNERSHIP  
 PROJECT ADDRESS: 289 S. MAIN STREET, NEWMAN, GA 30055  
 PROJECT NUMBER: GA3793-2509  
 DATE: 08/04/2024  
 DRAWN BY: J. W. WOODRUFF  
 CHECKED BY: J. W. WOODRUFF  
 APPROVED BY: J. W. WOODRUFF  
 WATER NOTE: PROVIDED BY CITY OF NEWMAN  
 SEWER NOTE: PROVIDED BY CITY OF NEWMAN  
 STORMWATER NOTE: PROVIDED ON SITE WITH EXISTING POND  
 EDEMA NOTE: PROVIDED ON SITE WITH EXISTING POND  
 ACCORDING TO FEMA MAPS, 100% FLOOD PLAIN DOES NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

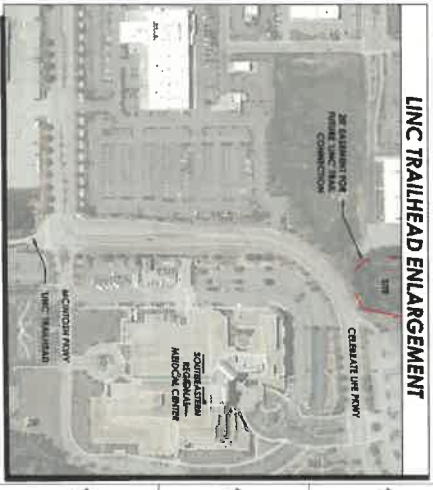
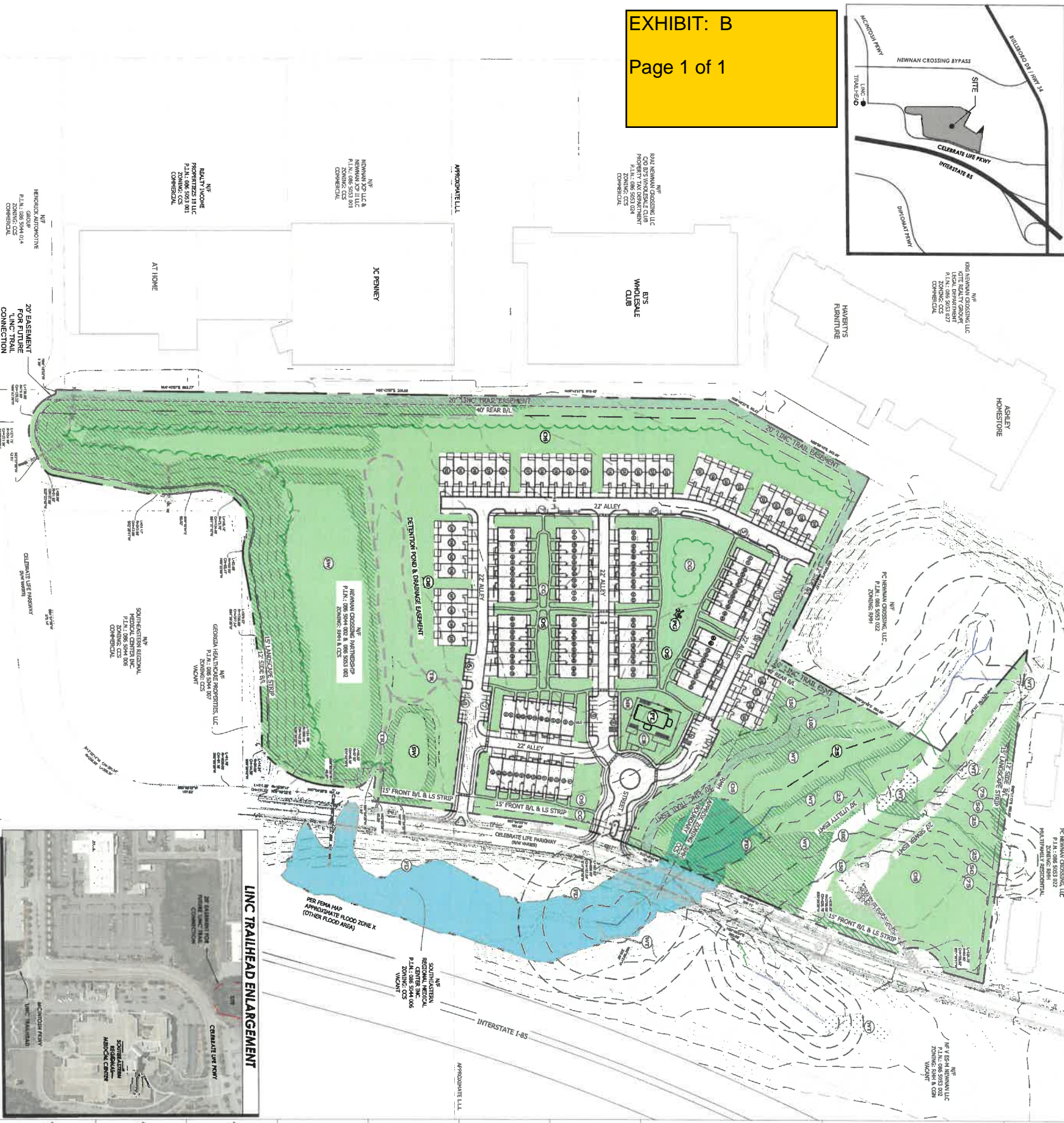
**TYPICAL LOT DETAILS (NTS)**



**VICINITY MAP (NTS)**



**EXHIBIT: B**  
 Page 1 of 1



<p>NO. DATE DESCRIPTION BY CHK APV</p>	<p><b>CELEBRATION PARK</b></p> <p>CELEBRATE LIFE PARKWAY                  L.L. 53 - DISTRICT 5TH                  PARCEL # 086 5044 002 &amp; 086 5053 002</p>	<p><b>PARKLAND</b></p> <p>925 N POINT PARKWAY STE 230                  ALPHARETTA, GA 30005                  404-933-9822</p>	<p><b>LJA</b></p> <p>289 S. MAIN STREET                  ALPHARETTA, GA 30009                  770-225-4730</p>	<p><b>GEORGIA</b></p> <p>3/11/2026</p> <p>ROBERT L. LAMBERT</p>	<p>SCALE: 1" = 100'</p> <p>NORTH</p> <p>PROJECT NUMBER: GA3793-2509</p> <p>SHEET TITLE: ZONING PLAN</p> <p>SHEET NUMBER: 3.11.26</p>
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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 (the “Application”).**

Dear Ms. Dunnavant:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Newnan, Georgia  
December 1, 2025  
Page 7 of 7

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

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

Sincerely,

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

Steven L. Jones

Enclosures  
cc: the Applicant

## EXHIBIT “A”

### CONSTITUTIONAL OBJECTION

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

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

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

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

**EXHIBIT "A"**

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

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

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

Respectfully submitted this 1st day of December 2025.

**MCKAGEN JONES**  
Counsel for the Applicant

/s/ Steven L. Jones  
Steven L. Jones

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

## EXHIBIT “B”

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

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

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

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

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

**EXHIBIT “B”**

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

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

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

Respectfully submitted this 1st day of December 2025.

**MCKAGEN JONES**  
Counsel for the Applicant

/s/ Steven L. Jones  
Steven L. Jones

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



**NEWNAN**  
GEORGIA

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

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

**APPLICATION TO AMEND ZONING MAP**

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

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

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

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

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

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

Telephone 770-683-6000

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

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

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

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

Present Land Use: Vacant/Undeveloped

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

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

See enclosed Letter of Intent

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

See enclosed Letter of Intent

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

N/A

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

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

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

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

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

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

Sworn to and subscribed before me this

25 day of November, 2025

Signature of Applicant *[Signature]*

*[Signature]*  
Notary Public

(Affix Raised Seal Here)



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



City of Newnan, Georgia  
Attachment A  
Proffered Conditions

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

Please list any written proffered conditions below:

- (1) The development (including but not limited to number of dwelling units, street layout/orientation, setbacks, buffers, and dwelling types) shall reasonably comply with the site plan submitted with the Application, as determined by the Planning and Zoning Director and subject to reasonable modifications required to fully engineer the development.
- (2) The development shall include generally the same amenity area as shown on the site plan submitted with the Application, as determined by the Planning and Zoning Director.
- (3) The dwellings constructed within the development shall reasonably comply with those submitted with the Application, as determined by the Planning and Zoning Director and as necessary to comply with the ordinances of the City.

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

- That certain "SITE PLAN FOR CELEBRATE LIFE PKWY TRACT", prepared by LJA, for Parkland Communities, and dated October 22, 2025.
- Those certain elevations of Parkland Communities submitted with the Application.

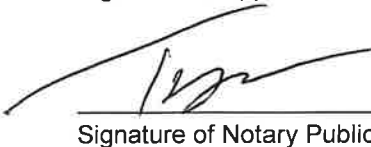
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

  
Signature of Applicant

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

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

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

 11/25/20  
Signature of Notary Public Date





**NEWMAN**  
GEORGIA

City of Newnan, Georgia  
Attachment B

# Disclosure of Campaign Contributions & Gifts

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

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

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

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

Newnan Crossing Partnership, a Georgia general partnership

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

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

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

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

Signature of Applicant

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

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

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

     11/25/25  
Signature of Notary Public      Date



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



City of Newnan, Georgia  
Attachment C

# Property Owner's Authorization

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

Name of Property Owner Newnan Crossing Partnership, a Georgia general partnership

Telephone Number 770-683-6000

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

TPNs 086 5053 002 & 086 5044 022

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

By: Agave Investments, Ltd  
Its. Managing Partner

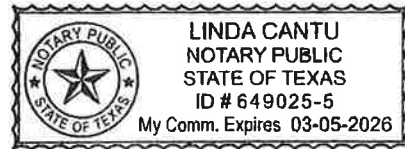
  
\_\_\_\_\_  
Signature of Property Owner  
Name: Miguel Ferriz  
Title President

Personally appeared before me

Miguel Ferriz

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

Linda Cantu  
Notary Public



(Affix Raised Seal Here)

November 21, 2025  
Date



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

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

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

/s/ Steven L. Jones

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

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

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

\_\_\_\_\_

Telephone 404-218-2756

Date December 1,  
2025



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PT#2011-000547

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

C

*Cindy G. Brown*

REAL ESTATE TRANSFER TAX  
PAID: \$0.00 ✓

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

DEED UNDER POWER OF SALE

ESTADOS UNIDOS MEXICANOS  
NUEVO LEON

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

WITNESSETH:

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

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

(1/2cr)  
9/20/11

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


Newnan Crossing Partnership, a Georgia general partnership

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

By:   
Miguel Ferriz, President

~~[seal]~~

Signed, sealed and delivered  
in the presence of:



  
Unofficial Witness

(Vice) Consul

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

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

This      day of 8 FEB 2011 2011

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

**5. Recommendations**

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

**5.1 Turn Lane Analysis at Site Driveways**

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

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

Right-Turn Deceleration Lane Criteria

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

Proposed main full movement Driveway #1

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

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

Proposed right-in/right-out Driveway #2

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

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

### Left-turn Lane Criteria

#### Proposed main full movement Driveway #1

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

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

## **5.2 Recommended Driveway Conditions**

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

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



# ALTA/NSPS LAND TITLE SURVEY

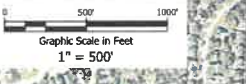
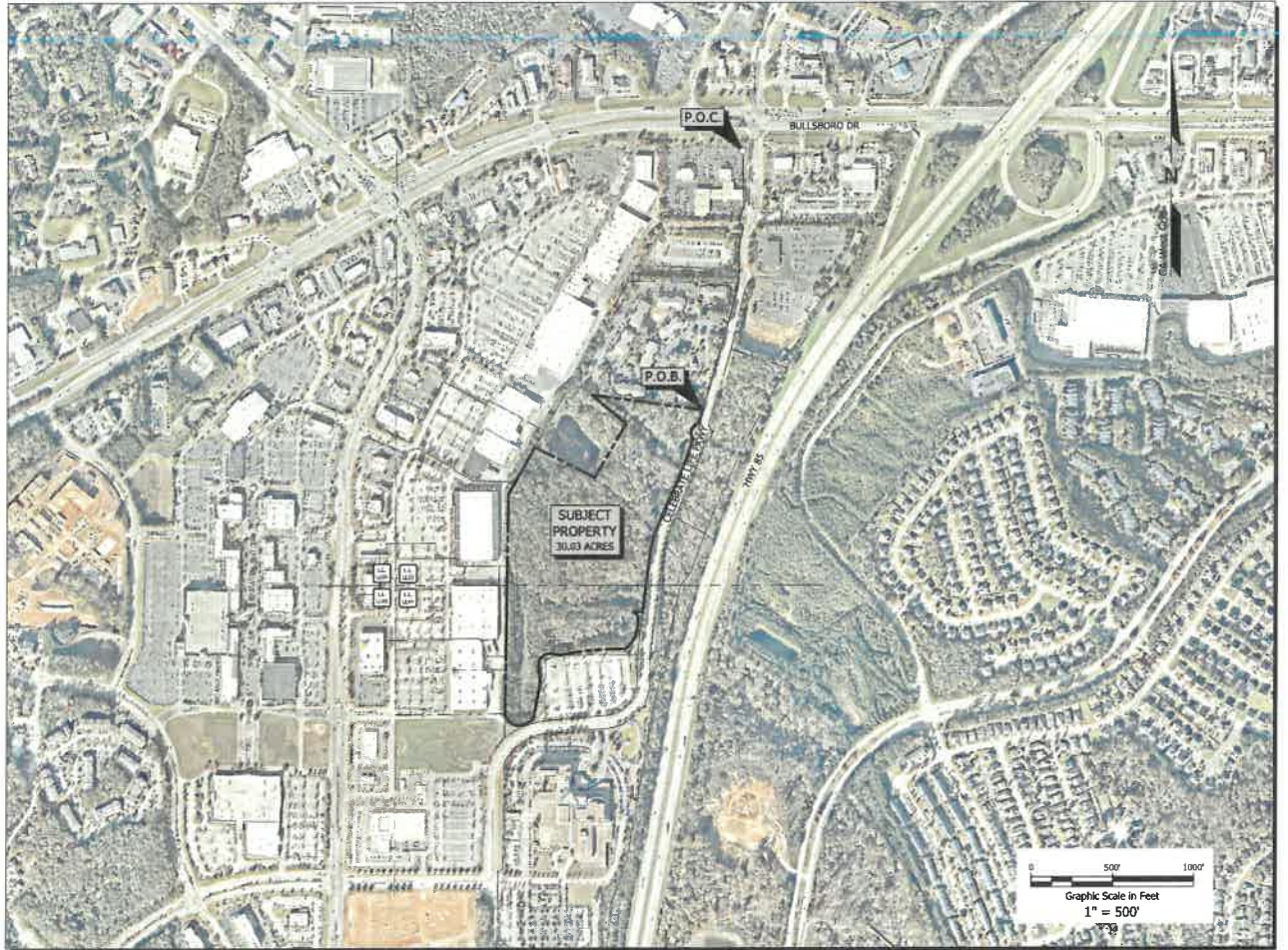
## Celebrate Life Parkway

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

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

- GENERAL NOTES:**
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
  - ONLY INFORMATION PROVIDED IN THE TITLE COMMITMENT WAS ADDRESSED HEREON. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 796,865 FEET. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 23,956 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D. 83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.
  - ACCORDING TO INFORMATION SHOWN ON THE CITY OF NEWNAN PLANNING & ZONING THE PROPERTY IS CURRENTLY ZONED RMH (RESIDENTIAL MULTIPLE FAMILY - HIGH DENSITY) & CCS (COMMUNITY SHOPPING CENTER). ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM THE CITY OF NEWNAN PLANNING & ZONING AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
  - THE SUBJECT PROPERTY IS CURRENTLY OWNED BY NEWMAN CROSSING PARTNERSHIP, TAX PARCEL NUMBER 086 5053 002 & 086 5044 002. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE COWETA COUNTY TAX ASSESSORS OFFICE AS OF OCTOBER 27, 2025.
  - ALL MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF#0946) OR A NAIL WITH WAGNER (INSCRIBED LSF#0945).
  - THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.  
REFERENCE NUMBER: 1169-001  
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253  
OFFICE: (678) 814-4346 FAX: (678) 814-4348  
WWW.LANDENGINEERING.COM
  - THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS OCTOBER 24, 2025.
  - NO VISIBLE EVIDENCE OR PRIOR KNOWLEDGE OF CEMETERIES ON THE SUBJECT PROPERTY.
  - THE SURVEY LEGAL DESCRIPTION IS ONE AND THE SAME PROPERTY AS THE LEGAL DESCRIPTION DESCRIBED IN THE TITLE COMMITMENT.
  - THERE ARE NO GAPS, GORES OR OVERLAPS BETWEEN THE PROPERTY AND THE BOUNDARIES OF CELEBRATE LIFE PARKWAY.
  - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF CELEBRATE LIFE PARKWAY.

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



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

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

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

DATE OF PLAT OR MAP: 10/31/2025

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

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

- FIRST AMERICAN TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 25-0243  
SCHEDULE B - II - EXCEPTIONS
- Standard encroachments.
  - All matters as shown on that certain ALTA/NSPS Land Title Survey for Parkland Homebuilders, LLC and First American Title Insurance Company prepared by \_\_\_\_\_, Georgia RLS # \_\_\_\_\_, dated \_\_\_\_\_.
  - All matters shown on the following plats:
    - Plat Book 15, page 157; There are no adjustable matters.
    - Plat Book 16, page 187; There are no adjustable matters.
    - Plat Book 29, page 33; There are no adjustable matters.
    - Plat Book 47, page 162; There are no adjustable matters.
    - Plat Book 77, page 244-245, Coweta County, Georgia records. All adjustable matters are shown hereon.
  - Easement from Newman Crossing Partnership, a Georgia general partnership having Sanvir Development, Inc., as its managing partner to the City of Newnan, a municipal corporation, dated June 15, 1995, filed for record July 27, 1995 at 12:28 p.m., recorded in Deed Book 949, Page 20, aforesaid records. Does not affect Subject Property; not shown on survey.
  - Easement from Newman Crossing Partnership, a Georgia general partnership having Sanvir Development, Inc., as its managing partner to the City of Newnan, a municipal corporation, dated June 15, 1995, filed for record July 27, 1995 at 12:29 p.m., recorded in Deed Book 949, Page 23, aforesaid records. Burdens Subject Property; approximate location shown on survey.
  - Easement from Newman Crossing Partnership, a Georgia general partnership to Newnan Water Sewage and Light Commission and/or the City of Newnan, a municipality, dated July 20, 1998, filed for record November 4, 1998 at 1:52 p.m., recorded in Deed Book 1314, Page 623, aforesaid records. Burdens Subject Property; shown on survey. The easement is shown in the north portion of the premises.
  - Detention Pond and Drainage Easement Agreement by and between Newman Crossing Partnership, a Georgia general partnership and Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated as of March 19, 1999, filed for record March 22, 1999 at 1:32 p.m., recorded in Deed Book 1366, Page 385, aforesaid records; as amended by that certain Amendment to Detention Pond and Drainage Easement Agreement by and between Newman Crossing Partnership, a Georgia general partnership and Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, dated as of March 19, 1999, filed for record March 22, 1999 at 1:32 p.m., recorded in Deed Book 1366, Page 400, aforesaid records; as further amended by that certain Detention Pond and Drainage Easement Agreement Second Amendment by and between Newman Crossing Partnership, a Georgia general partnership, Fourth Quarter Properties XIV, LLC, a Georgia limited liability company, Fourth Quarter Properties XI, LLC, a Georgia limited liability company, Newman Crossing Apartment Partners, Ltd. and Target Corporation (f/k/a Dayton Hudson Corporation), a Minnesota corporation, dated as of April 10, 2003, filed for record April 10, 2003 at 2:44 p.m., recorded in Deed Book 2162, Page 496, aforesaid records. They affect Subject Property. Possible location shown on survey. The description therein seems to have errors.
  - Sanitary Sewer Easement Agreement by and between Newman Crossing Partnership, a Georgia general partnership and Newman Crossing Apartments Partners, Ltd., a Florida limited partnership, dated as of April 10, 2003, filed for record April 11, 2003 at 2:30 p.m., recorded in Deed Book 2164, Page 188, aforesaid records. Burdens Subject Property. Shown on survey. The easement is shown in the north portion of the premises.
  - Easements with Covenants and Restrictions Affecting Land (ECL), by and among Georgia Healthcare Properties, LLC and Newman Crossing Partnership, dated as of February 25, 2011 and recorded March 7, 2011 in Deed Book 3654, Page 137, aforesaid records; as amended by First Amendment to Easements with Covenants and Restrictions Affecting Land (ECL), by and among Georgia Healthcare Properties, LLC, Newman Crossing Partnership, and the Coweta County Survey Authority, dated as of June 26, 2013 and recorded June 27, 2013 in Deed Book 3972, Page 346, aforesaid records. Does not affect subject property; not shown on survey. The area is described below south of the premises on the northern side of Lower Fayetteville Rd.
  - Right of Way Deed from Newman Crossing Partnership, a general partnership by Agave Investments, Ltd, its managing partner to Coweta County, dated \_\_\_\_\_, 2012, filed June 21, 2012, recorded in Deed Book 3803, page 495, aforesaid records. (Part of Parkway North n/a Celebrate Life Parkway) Does not affect subject property. Said deed is referring to the ownership of Part of the Right of Way of Celebrate Life Parkway being south of the Subject Property.
  - Temporary Construction Easement from Newman Crossing Partnership, a Georgia general partnership to City of Newnan dated June \_\_\_\_\_, 2012, filed June 21, 2012, recorded in Deed Book 3803, page 499, aforesaid records. No longer affects subject property; said easement expired January 1, 2013.
  - Limited Warranty Deed from Newman Crossing Partnership to City of Newnan, dated March 6, 2013, filed March 11, 2013, recorded in Deed Book 3915, page 435, aforesaid records. (Part of Parkway North n/a Celebrate Life Parkway) Does not affect subject property. Said deed is referring to the ownership of Part of the Right of Way of Celebrate Life Parkway being south of the Subject Property.
  - Temporary Construction Easement from Newman Crossing Partnership, a Georgia general partnership to City of Newnan dated March 6, 2013, filed March 12, 2013, recorded in Deed Book 3920, page 194, aforesaid records. Does not affect subject property. Said deed is referring to a property north of the subject property.
  - Detention Pond and Drainage Easement Agreement among Newman Crossing Partnership, a Georgia general partnership, Fourth Quarter Properties 93, LLC, a Georgia limited liability company, Ashley Park Property Owner, LLC, a Delaware limited liability company, Georgia Health Care Properties, LLC, Coweta County Development Authority and Spire Funding VIII, LLC, a Delaware limited liability company, dated \_\_\_\_\_, 2015, filed October 24, 2015, recorded in Deed Book 4448, page 1, as affected by Acknowledgment and Assent to Detention Pond and Drainage Easement Agreement by HAG RE CD7, LLC, dated \_\_\_\_\_, 2015, filed October 24, 2015, recorded in Deed Book 4448, page 65, aforesaid records. Burdens & affects Subject Property; shown on survey. The easement is shown in the southeastern portion of the premises.
  - Sanitary Sewer Easement from Newman Crossing Partnership, a Georgia general partnership to City of Newnan, Georgia, dated February 17, 2024, filed February 21, 2024, recorded in Deed Book 5663, page 1888, aforesaid records. Burdens Subject Property; shown on survey. The easement is shown in the north portion of the premises.
  - Sewer and Temporary Construction Easement Agreement from Newman Crossing Partnership, a Georgia general partnership to NF VES-M Newnan, LLC, a Delaware limited liability company, dated February 20, 2024, filed February 21, 2024, recorded in Deed Book 5663, page 1904, aforesaid records. Burdens Subject Property; shown on survey. The easement is shown in the north portion of the premises.

**Legal Description (As-Surveyed) Parcels 086 5044 002 & 086 5053 002**  
All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 5th Land District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:  
Commencing at the intersection of the Southernly Right of way of Bullsboro Drive (aka GA HWY 34) and the Westernly Right of Way of Celebrate Life Parkway (PB 91, PG 339) thence along said Westernly Right of Way of Celebrate Life Parkway South 01°20'16" East 360.00 feet to a point; thence, South 88°43'16" West, 10.00 feet to a point; thence, South 12°17'33" West, 81.88 feet to a point; thence, South 28°56'42" East, 23.34 feet to a point; thence, South 42°35'12" East, 19.76 feet to a point; thence, South 14°09'05" West, 118.45 feet to a point; thence, South 00°53'36" West, 73.42 feet to a point; thence, South 04°10'25" East, 41.02 feet to a point; thence, South 03°48'27" West, 105.07 feet to a point; thence, South 12°25'53" West, 8.49 to a point; thence, South 14°10'36" East, 14.56 feet to a point; thence, South 15°16'45" West, 578.49 feet to a point; thence, South 15°54'13" West, 224.34 feet to a 1/2" rebar and the POINT OF BEGINNING.  
Leaving said Point of beginning and continuing along said Right of way South 15°57'40" West, 83.65 feet to a 5/8" capped rebar found (LSF#0946); thence 124.75 feet along the arc of a curve, deflecting to the left, having a radius of 64.00 feet and a chord bearing and distance of South 21°10'11" West, 105.92 to a 5/8" capped rebar found (LSF#0946); thence, 229.82 feet along the arc of a curve, deflecting to the right, having a radius of 2790.00 feet and a chord bearing and distance of South 20°24'28" West, 229.76 feet to a 5/8" capped rebar found (LSF#0946); thence, South 22°46'04" West, 259.31 feet to a 5/8" capped rebar found (LSF#0946); thence, South 22°46'04" West, 89.70 feet to a 5/8" capped rebar found (LSF#0946); thence, 187.63 feet along the arc of a curve, deflecting to the left, having a radius of 685.00 feet and a chord bearing and distance of South 14°55'15" West, 187.04 feet to a 5/8" capped rebar found (LSF#0946); thence, South 07°04'25" West, 191.48 feet to a 5/8" capped rebar found (LSF#0946); thence, South 07°04'25" West, 167.60 feet to a 5/8" capped rebar found (LSF#0946); thence, leaving said Right of Way and running North 82°53'35" West, 50.50 feet to a 5/8" capped rebar found (LSF#0946); thence, South 07°04'25" West, 11.91 feet to a 5/8" capped rebar found (LSF#0946); thence, 48.32 feet along the arc of a curve, deflecting to the right, having a radius of 37.82 feet and a chord bearing and distance of South 31°42'35" East, 45.10 feet to a 5/8" capped rebar found (LSF#0946); thence, South 04°53'30" West, 46.27 feet to a 5/8" capped rebar found (LSF#0946); thence, 151.49 feet along the arc of a curve, deflecting to the left, having a radius of 200.14 feet and a chord bearing and distance of South 26°34'32" West, 147.90 feet to a 5/8" capped rebar found (LSF#0946); thence, 14.84 feet along the arc of a curve, deflecting to the right, having a radius of 20.00 feet and a chord bearing and distance of South 69°30'43" West, 14.50 feet to a 5/8" capped rebar found (LSF#0946); thence, 378.27 feet along the arc of a curve, deflecting to the left, having a radius of 1755.99 feet and a chord bearing and distance of South 84°32'33" West, 377.54 feet to a 5/8" capped rebar found (LSF#0946); thence, 53.99 feet along the arc of a curve, deflecting to the right, having a radius of 100.00 feet and a chord bearing and distance of North 86°22'09" West, 52.47 feet to a 5/8" capped rebar found (LSF#0946); thence, 148.18 feet along the arc of a curve, deflecting to the left, having a radius of 73.76 feet and a chord bearing and distance of South 51°17'10" West, 124.49 feet to a 5/8" capped rebar found (LSF#0946); thence, South 06°54'29" East, 60.81 feet to a 1/2" rebar found; thence, 78.40 feet along the arc of a curve, deflecting to the right, having a radius of 273.43 feet and a chord bearing and distance of South 02°28'17" West, 78.13 feet to a 1/2" rebar disturbed; thence, South 11°09'25" West, 181.10 feet to a 5/8" capped rebar found (LSF#0946); thence, 28.56 feet along the arc of a curve, deflecting to the right, having a radius of 31.52 feet and a chord bearing and distance of South 37°23'42" West, 27.96 feet to a 5/8" capped rebar found (LSF#0946); thence, South 63°57'57" West, 42.91 feet to a 5/8" capped rebar found (LSF#0946); thence, 136.80 feet along the arc of a curve, deflecting to the right, having a radius of 78.55 feet, and a chord bearing and distance of North 66°43'28" West, 120.32 feet to a 5/8" capped rebar found (LSF#0946); thence, North 89°16'03" West, 8.38 feet to a 5/8" capped rebar found (LSF#0946); thence, North 00°43'57" East, 553.77 feet to a 5/8" capped rebar found (LSF#0946); thence, North 00°43'57" East, 205.50 feet to a 5/8" capped rebar found (LSF#0946); thence, North 00°41'43" East, 619.39 to a 5/8" rebar found; thence, North 29°01'31" East, 90.65 to a 5/8" capped rebar found (LSF#0946); thence, North 28°55'57" East, 242.04 feet to a capped 5/8" rebar found; thence, South 25°57'50" East, 413.19 feet to a 5/8" capped rebar found; thence, North 29°34'54" East, 384.89 feet to a 3/4" rebar found; thence, North 49°41'32" West, 274.99 feet to a 5/8" capped rebar found; thence, South 82°10'26" East 690.87 feet a 1/2" rebar, said rebar being the POINT OF BEGINNING.  
Said Parcel having an area of 30.03 acres more or less.

**PREPARED BY:** ALTA / NSPS Land Title Survey

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

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

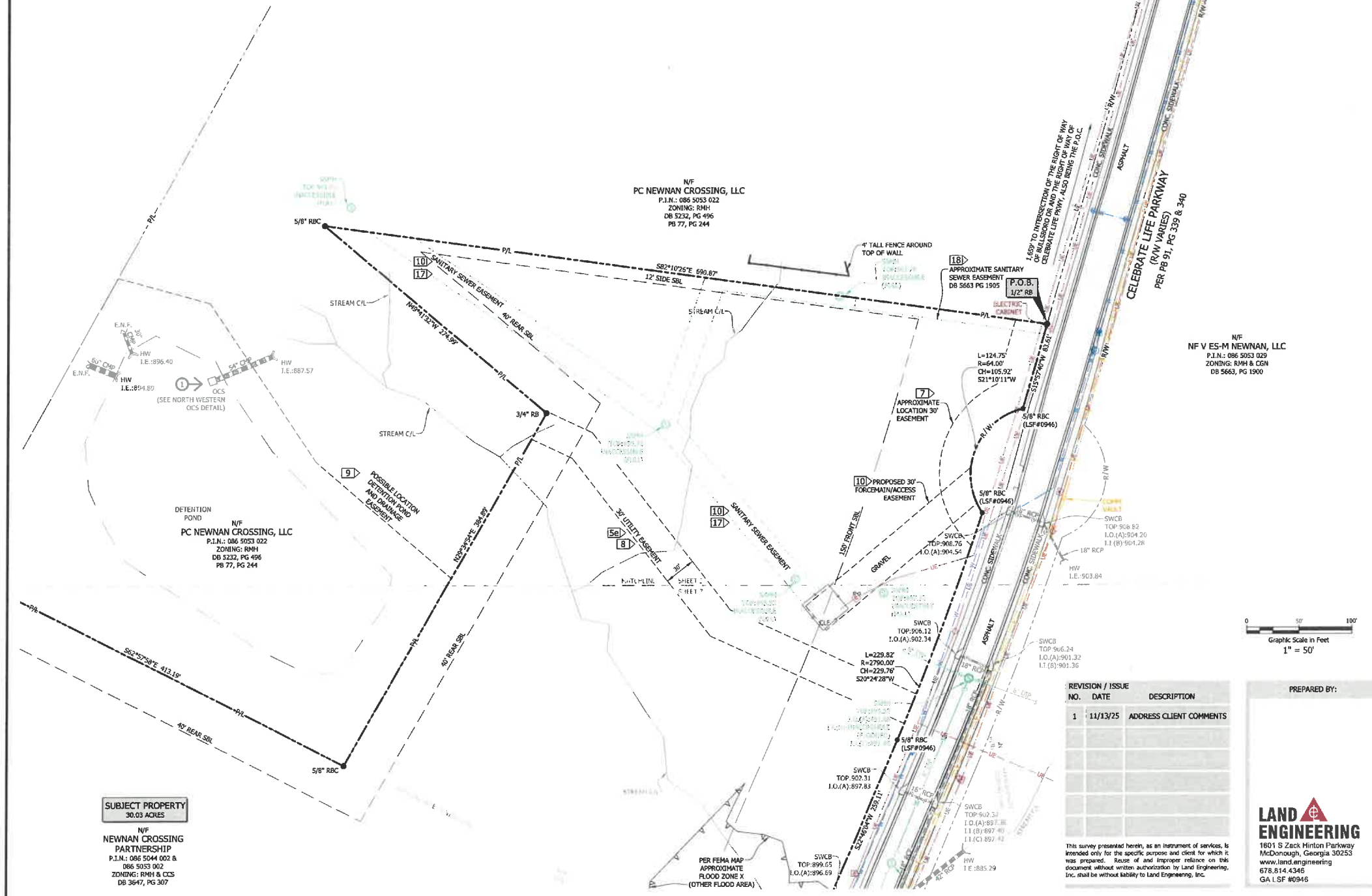
<b>DRAWN BY:</b> DAM	<b>COPIED BY:</b> SAF	<b>SCALE:</b> NONE	<b>SHEET:</b> 1
<b>PLAT NO.:</b> 1169-001	<b>DATE:</b> 10/31/2025	<b>ONE INCH</b> AT FULL SCALE	<b>TOTAL SHEETS:</b> 4

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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

- ABBREVIATIONS**
- CLF CHAIN LINK FENCE
  - CONC. CONCRETE
  - DB DEED BOOK
  - DIP DUCTILE IRON PIPE
  - DIST. DISTURBED
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  - S.F. SQUARE FEET
  - SSMH SANITARY SEWER MANHOLE



① FRONT VIEW NORTH WESTERN OCS



② INSIDE NORTH WESTERN OCS

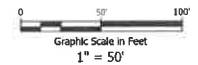


③ SIDE VIEW WESTERN OCS

N/F  
SOUTHTOWNE PROPERTIES OF NEWNAN, LLC  
P.I.N.: 086 5053 003  
ZONING: DB 2313, PG 466  
PB 78, PG 210

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

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



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

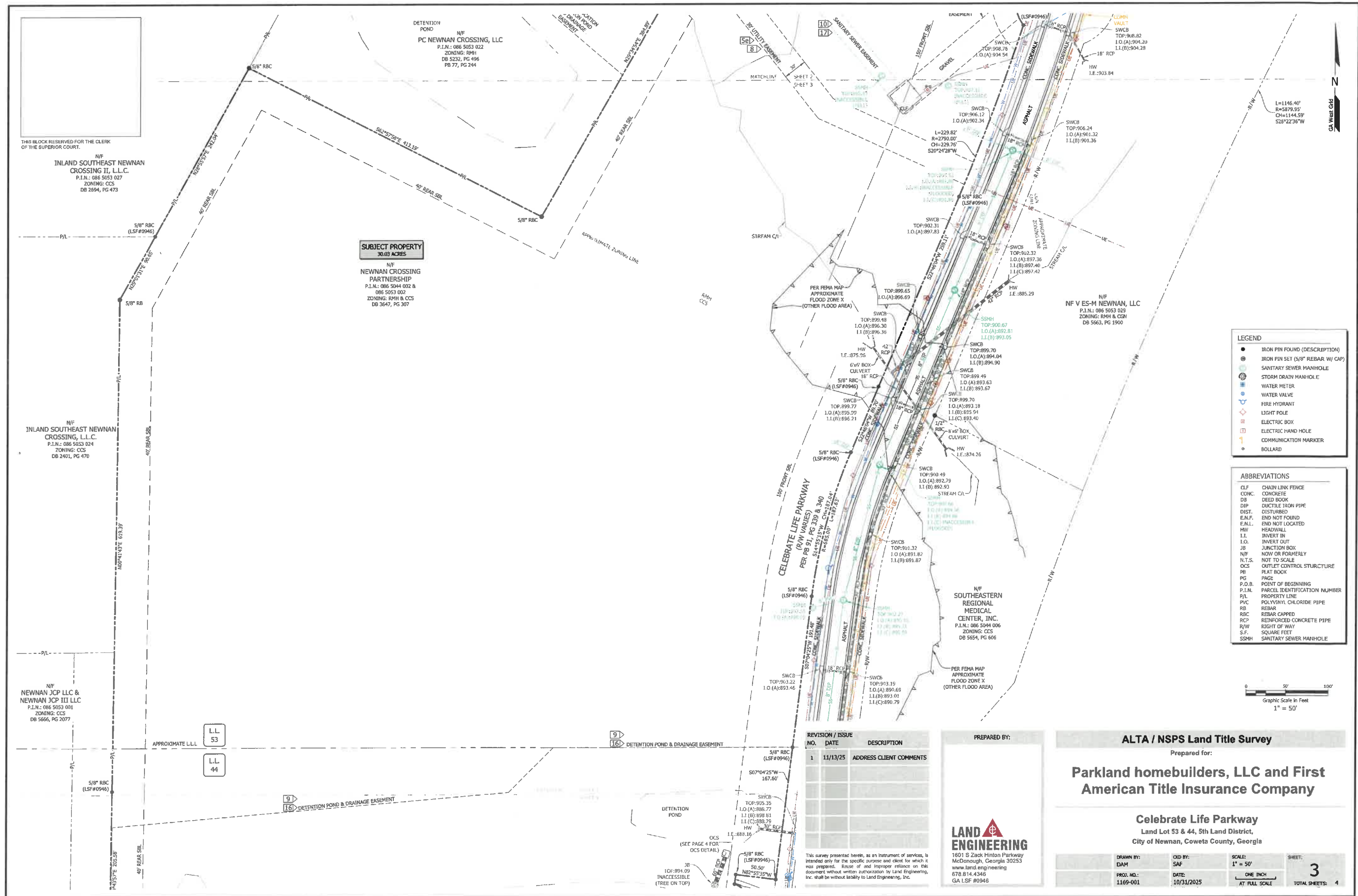
PREPARED BY:  
**LAND ENGINEERING**  
1601 S Zack Hinton Parkway  
McDonough, Georgia 30253  
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678.814.4346  
GA LSF #0946

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

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

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

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



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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

**SUBJECT PROPERTY**  
30.03 ACRES

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

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

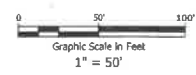
N/F  
NEWNAN JCP LLC & NEWNAN JCP III LLC  
P.I.N.: 086 5053 001  
ZONING: CCS  
DB 5666, PG 2077

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

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

- LEGEND**
- IRON PIN FOUND (DESCRIPTION)
  - IRON PIN SET (5/8" REBAR W/ CAP)
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  - STORM DRAIN MANHOLE
  - WATER METER
  - WATER VALVE
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  - R/C REBAR CAPPED
  - RCB REINFORCED CONCRETE PIPE
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  - SSMH SANITARY SEWER MANHOLE



**REVISION / ISSUE**

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

PREPARED BY:

**LAND ENGINEERING**

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GA LSF #0946

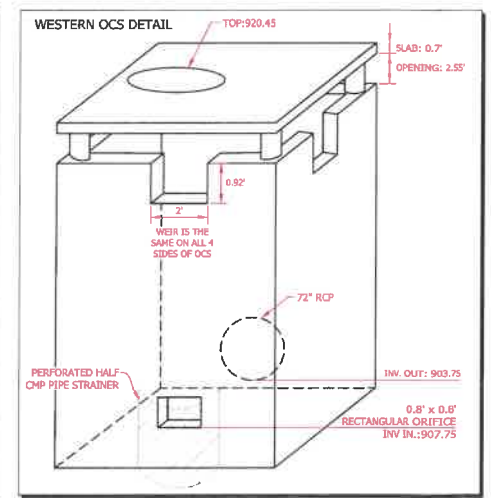
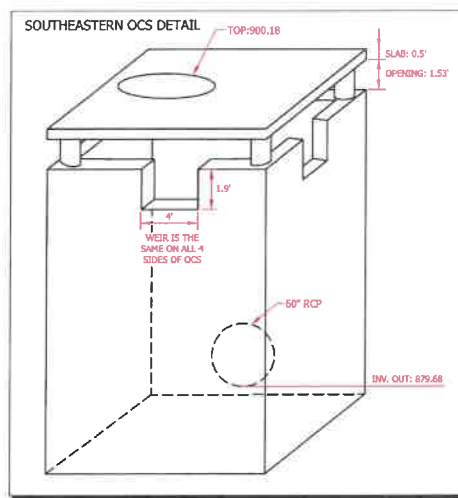
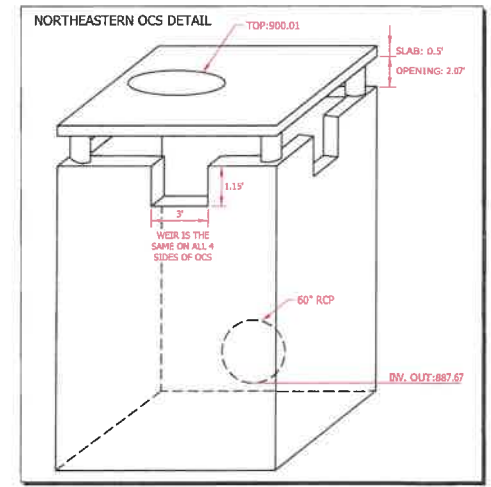
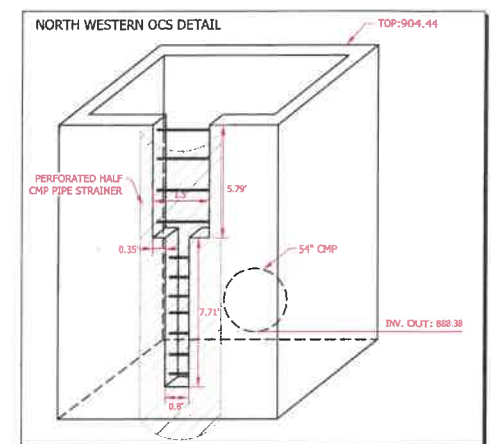
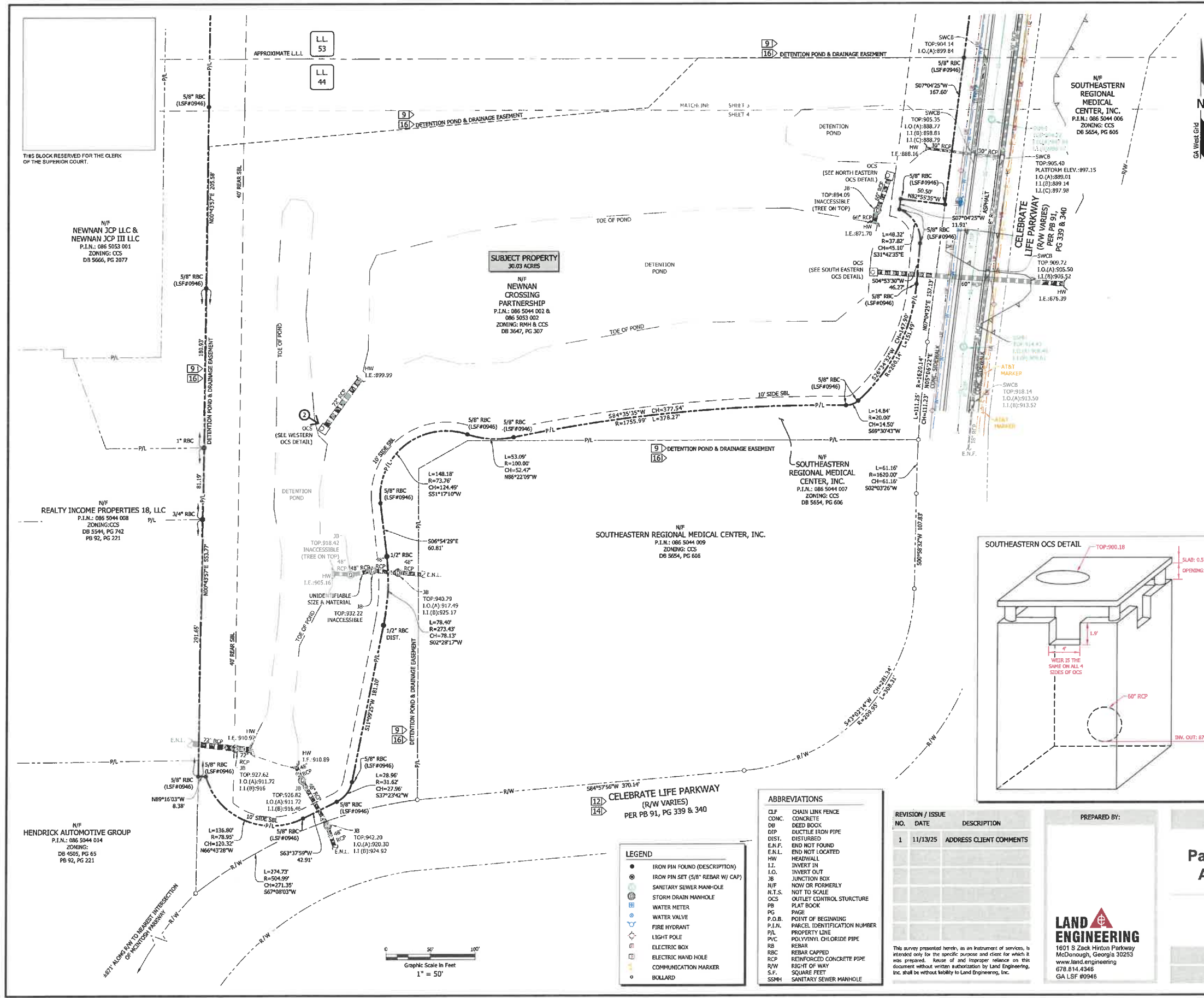
**ALTA / NSPS Land Title Survey**

Prepared for:

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

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

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



- LEGEND**
- IRON PIN FOUND (DESCRIPTION)
  - IRON PIN SET (5/8" REBAR W/ CAP)
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  - S.F. SQUARE FEET
  - SSMH SANITARY SEWER MANHOLE

**REVISION / ISSUE**

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

PREPARED BY:

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

**ALTA / NSPS Land Title Survey**

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

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

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













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

12/1/2025

Re: Letter of Support for Zoning Application  
Parkland Communities

To whom it may concern:

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

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

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

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

Respectfully,

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

Patrick Brown  
VP, Business Development  
City of Hope



W WASHINGTON ST

MADISON ST

BROWN ST

JACKSON ST

JEFFERSON ST

BROWN ST

N COURT SQ

W COURT SQ

E COURT SQ

W BROAD ST

 Barricade  
 Street Closure

### **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).