



NEWNAN

GEORGIA • CITY OF HOMES

City of Newnan Board of Zoning Appeals

Agenda for May 5, 2026 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. April 14, 2026, Minutes
3. Public Hearings
 - a. Variance Application-2026-05-204 Roscoe Road, LLC - 204 Roscoe Road and Tax Parcels 073B-10, 073B-032 and 073B-033 - Reduction in proposed public right-of-way
 - b. Variance Application 2025-06 - Paramount Ashley Park LLC - 400 Ashley Park Boulevard - Seeking a building height increase.
4. Other Business
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
April 14, 2026
10:00 a.m.

Board Members in Attendance: Willie Walton, Ken Parker, Frank Flournoy, Sally Hensley, Nathan Metts, Kris Lovell

Board Members Absent: Skin Edge

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

CALL TO ORDER

Vice Chairman Lovell called the meeting to order at 10:00 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Vice Chairman Lovell asked the Board if they reviewed the March 3, 2026, meeting minutes. Ms. Hensley motioned to approve the minutes. Mr. Parker seconded the motion.

MOTION CARRIED (6-0)

Variance request 2026-04 – 40 Haynie Street

Senior planner, Chris Cole, explained the applicant has requested a continuance until the July 7, 2026, meeting. This application involves a variance for 40 Haynie Street to allow for a new structure on property zoned as heavy industrial. He presented images of the subject property. Cole further explained the applicant would like to update the concept plan after receiving feedback from staff and to meet the legal advertising requirements if another ad is required. Because the public hearing has been advertised and neighbors notified, the board must meet and vote on this continuance.

Vice Chairman Lovell asked if anyone had any questions.

Ms. Hensley made a motion to approve the continuance of this case until July 2, 2026, as requested by the applicant. Mr. Walton seconded the motion.

MOTION CARRIED (6-0)

New Business

None

ADJOURN

Ms. Hensley made a motion to adjourn the meeting at 10:02 a.m. and Mr. Flournoy seconded the motion.

MOTION CARRIED (6-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: May 5, 2026

Application Number: 2026-05

Agenda Item: 204 Roscoe Road, Tax Parcels 073B-10, 073B-032 and 073B-033

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request to allow for a decrease in the width of public right-of-way for a proposed new residential development.

Applicant: Johnny Ray
204 Roscoe Road, LLC
3651 Mars Hill Road, Suite 300
Watkinsville, GA 30677

Zoning: Urban Residential Single-Family Dwelling District-High Density (RU-7)

Present Use: Vacant, undeveloped tracts of land

Proposed Use: Single family detached residential subdivision

Pertinent Regulations: Article 11 of the City of Newnan’s Subdivision Regulations.

Applicant’s Position:

The applicant states, in part, “...A 50 foot right of way places the front 25’ building setback a distance of 30 feet from the back of sidewalk....A 40 foot right of way moves the house 5 feet closer so that the distance from the back of the sidewalk to the front building line is 25 feet....The property is zoned RU-7 with conditions, including the houses must exceed 2,000 square foot....lot sizes and setbacks shall meet the standard RU-7 requirements....The property is adjacent to SR 34 Bypass on the north side and an existing apartment complex on the south side....A 40 foot right of way width will allow for shifting houses 5 feet closer to the internal streets and 5 feet further away from the bypass and the adjacent [apartment] development....Strictly applying the 50 foot right of way width creates a smaller back yard and brings the rear of the house closer to SR 34 Bypass and the adjacent apartment complex....The proposed variance would create larger lots, larger back yards and allow for additional separation from Bypass and adjacent apartments....Reducing the right of way width to 40 feet is the minimum extent necessary to achieve the desired benefits described....Sidewalks will remain in the standard location with sufficient distance to allow for cars to park in the driveway without blocking pedestrians from using the sidewalk....A 10 foot utility easement will allow for standard placement of underground utilities....”

Basis for Granting Variances:

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. The hearing authority will base its findings on facts

and information presented to it in each specific case where the applicant and/or property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **The property's location between Millard Farmer Industrial Boulevard (SR 34 Bypass) and the apartments narrows the tract. This, along with the stream that runs through the center of the property creates narrower buildable areas.**
2. Such conditions are peculiar to the particular piece of such property involved; **-There are environmental constraints (streams and flood plains) that limit available buildable areas.**
3. Such conditions were not imposed by the action or will of the owner of the property;
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship; **By providing relief to allow for a narrower right-of-way, the future homes will have more room away from the Bypass and surrounding properties.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; **Reducing the right-of-way is designed to create more separation for future homes and all other standards for development will have to be met, including fire access, proper lane width, etc. If these standards are achievable, there are no anticipated detrimental impacts.**
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. **This is a unique situational variance need and isn't common, nor frequent enough to warrant amending the regulations.**

Planning Department's Review and Findings:

The subject property was part of a rezoning and annexation in 2025 (copies of the annexation and zoning ordinance are included). One of the conditions of the rezoning was that this development could not seek any lot dimensional variances, i.e., building setbacks, house size, etc. The applicant for this variance was not the applicant for the annexation/rezoning petition, and this is a different entity. For matters pertaining to public rights-of-way design, the City relies upon our Engineering Department for guidance.

On April 27, 2026, The City of Newnan's Director of Engineering Services, Michael Klahr, responded to our request for an assessment of this variance request, as follows, "...Yes, we can support this...."

As of the date of this report, the City has received no objections from any of the neighboring property owners.

Options:

- A. Approve the variance request
- B. Deny the variance request
- C. Other direction as determined by the Board of Zoning Appeals

Staff's assessment of this request coincides with Option A, to approve the request. After evaluating the request in regard to the City's variance hardships standards, staff feels that this request meets standards: 1, 2, 4, 5 & 7

Attachments:

Application

Elva A Whitlock, Myrtle W.
Jackson, and Adell W. Miler
Estate; Greg K. Rogers
Land Lot 71, 5th Land District
Tract C1: 1.1994 +/- Acres on
State Route 34 Bypass
Tax Map # 073B 033
Tract B1: 0.4996 +/- Acres on
Roscoe Road
Portion of Tax Map # 073B 032

**ORDINANCE TO ANNEX TO THE EXISTING CORPORATE LIMITS OF THE CITY
OF NEWNAN, GEORGIA A CERTAIN UNINCORPORATED TRACTS OF LAND
ADJOINING THE EXISTING CORPORATE LIMITS OF SAID CITY IN
ACCORDANCE WITH SECTION 36-36-20 ET SEQ. OF THE OFFICIAL CODE OF
GEORGIA, AND FOR OTHER PURPOSES**

BE IT ORDAINED, by the Mayor and City Council of the City of Newnan, and it is hereby ordained by authority of the same and by the authority granted to the governing authority of the City of Newnan by Section 36-36-20 et seq. of the, Official Code of Georgia, annotated, that the following described property is hereby annexed and shall hereinafter be treated and considered as a part of the corporate limits of the City of Newnan, Georgia, to-wit:

All that tract or parcel of land lying and being in Land Lot 71 of the 5th Land District of Coweta County, Georgia, containing 1.1994 ± acres and being more particularly described as Tract C1 on Exhibit "A" attached hereto and all that tract or parcel of land containing 0.4996 +/- acres and being more particularly described as Tract B1 on Exhibit "B" attached here to and shown on plat of survey dated July 29, 1960 and Annexation Map dated February 15, 2022 as Exhibit "C" attached hereto and by reference made a part hereof.

BE IT FURTHER ORDAINED that said property annexed be zoned, RU-7 (Urban Residential Single-Family Dwelling District-High Density) with conditions as provided in the separate rezoning ordinance adopted in connection herewith.

BE IT FURTHER ORDERED that the property be placed in City of Newnan Election District 2.

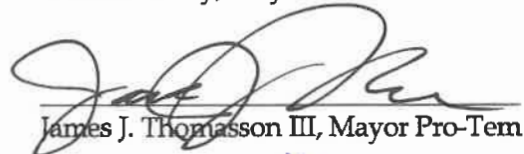
BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this 22nd day of JULY, 2025 in regular session assembled.

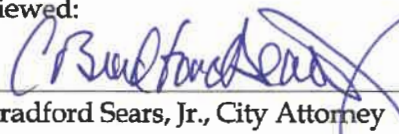
ATTEST:


Megan Shea, City Clerk



L. Keith Brady, Mayor


James J. Thomasson III, Mayor Pro-Tem

Reviewed:


C. Bradford Sears, Jr., City Attorney

(NAY)
Cynthia E. Jenkins, Councilmember


Cleatus Phillips, City Manager


Rhodes H. Shell, Councilmember


Raymond E. DuBose, Councilmember


Dustin Boritko, Councilmember


Paul Guillaume, Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading this the 12th day of August 2025.

ATTEST:

Megan Shea
Megan Shea, City Clerk

L. Keith Brady
L. Keith Brady, Mayor

REVIEWED AS TO FORM:

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

James J. Thomasson III
James J. Thomasson III, Mayor Pro Tem

(OPPOSED)
Cynthia E. Jenkins, Councilmember

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Dustin Koritko
Dustin Koritko, Councilmember

Paul Guillaume
Paul Guillaume, Councilmember

TRACT C1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lot 71 of the 5th Land District, Coweta County, Georgia, the same and being more particularly described as follows:

Commencing at a concrete right-of-way monument marking the intersection of the southwesterly varying right-of-way of Highway 70 / Roscoe Road and the southeasterly 200' right-of-way of State Route 34 Bypass;

Thence South 78 degrees 13 minutes 38 seconds West 89.10 feet along the said 200' right-of-way of State Route 34 Bypass to a point;

Thence South 79 degrees 05 minutes 09 seconds West 1209.85 feet along the said 200' right-of-way of State Route 34 Bypass to a point, said point being the TRUE POINT OF BEGINNING of the property herein described.

Thence South 05 degrees 24 minutes 03 seconds East 469.31 feet leaving the said 200' right-of-way of State Route 34 Bypass and along the City of Newnan City Limits Line to a point;

Thence North 89 degrees 47 minutes 52 seconds West 139.99 feet leaving the said City of Newnan City Limits Line to a point;

Thence North 01 degrees 05 minutes 32 seconds East 449.99 feet to a point on the southeasterly 200' right-of-way of State Route 34 Bypass;

Thence North 79 degrees 05 minutes 09 seconds East 88.85 feet along the said 200' right-of-way of State Route 34 Bypass to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 1.1994 Acres more or less.

portion of tax map no. 073B 033

TRACT B1 LEGAL DESCRIPTION

EXHIBIT <u>A</u>
PAGE <u>2</u> OF <u>2</u>

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being located in land lot 71 of the 5th Land District, Coweta County, Georgia, the same and being more particularly described as follows:

Commencing at a concrete right-of-way monument marking the intersection of the southwesterly varying right-of-way of Highway 70 / Roscoe Road and the southeasterly 200' right-of-way of State Route 34 Bypass;

Thence South 38 degrees 40 minutes 27 seconds East 109.20 feet along the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point;

Thence North 56 degrees 04 minutes 21 seconds East 15.00 feet along the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point;

Thence South 37 degrees 24 minutes 34 seconds East 231.09 feet along the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point;

Thence South 52 degrees 35 minutes 26 seconds West 50.00 feet leaving the said southwesterly varying right-of-way of Highway 70 / Roscoe Road to a point, said point being the TRUE POINT OF BEGINNING of the property herein described.

Thence South 37 degrees 44 minutes 34 seconds East 240.86 feet to a point;

Thence South 73 degrees 30 minutes 08 seconds West 121.92 feet to a 1/2" iron rebar found on the City of Newnan City Limits Line;

Thence North 28 degrees 35 minutes 37 seconds West 199.70 feet along the said City of Newnan City Limits Line to a point;

Thence North 52 degrees 35 minutes 26 seconds East 81.88 feet along the said City of Newnan City Limits Line to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel contains 0.4996 Acres more or less.

portion of tax map no. 073B 032



LOCATION MAP

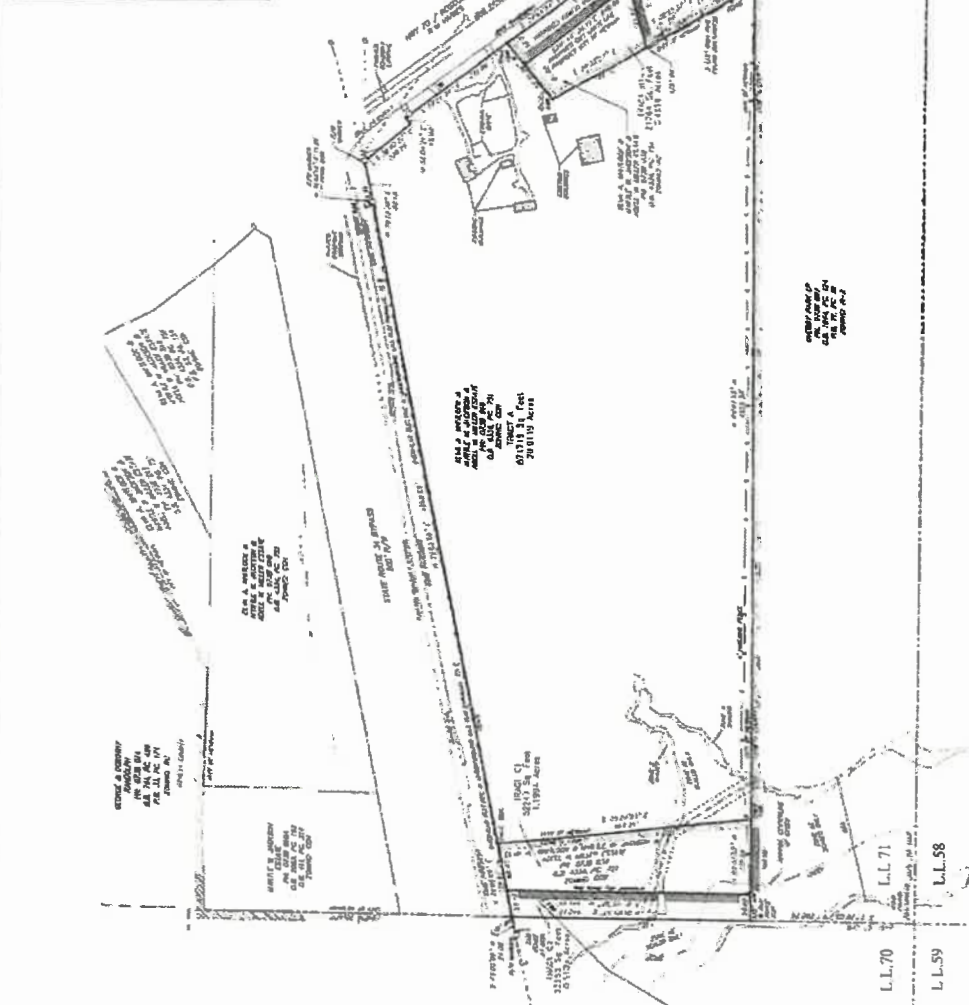


EXHIBIT **B**
PAGE 1 OF 1

RECORDED IN BOOK 17934 PAGE 100
AM NOTULA

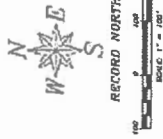
GASKINS & LECRAW
PLANNING AND ARCHITECTURE
1000 W. BROAD ST., SUITE 100
ATLANTA, GA 30334
PHONE: 404.525.1234
FAX: 404.525.1235
WWW.GASKINSLECRAW.COM

PLANNING CONCEPTS
This plan is a preliminary plan for the proposed development. It is intended to provide a general overview of the site and its potential. The final plan will be submitted to the appropriate authorities for review and approval. The plan is subject to change without notice.

DATE: 02/15/2009
BY: [Signature]

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE NOTED.
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- 10. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE NOTED.



GENERAL NOTES:
1. THIS PLAN IS A PRELIMINARY PLAN FOR THE PROPOSED DEVELOPMENT. IT IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE SITE AND ITS POTENTIAL. THE FINAL PLAN WILL BE SUBMITTED TO THE APPROPRIATE AUTHORITIES FOR REVIEW AND APPROVAL. THE PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE SHOWN DIMENSIONS ARE THE CENTERLINE DIMENSIONS UNLESS OTHERWISE NOTED.
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Ord. No. 2025-21
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Elva A Whitlock, Myrtle W. Jackson,
and Adell W. Miler
Estate; Greg K. Rogers
Land Lot 71, 5th Land District
Tract C1: 1.1994+/- Acres on
State Route 34 Bypass
Tax Map # 073B 033
Tract B1: 0.4996 +/- Acres on
Roscoe Road
Portion of Tax Map # 073B 032
Tract containing 20.0119+/acres
Tax Map # 073B 010 at
204 Roscoe Road

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 71 OF THE 5TH LAND DISTRICT
LOCATED ON ROSCOE ROAD AND ON STATE ROUTE 34 BYPASS,
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the City Council of the City of Newnan has adopted an annexation and rezoning ordinance of portions of the property shown on Exhibit "A" from the Coweta County and Zoning Classification RC (Rural Conservation Residential District) and the owner has filed an application to rezone to entirety of the property shown on Exhibit "A" from CGN (General Commercial District) to the City of Newnan Zoning Classification RU-7 (Urban Residential Single- Family Dwelling District- High Density); and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded it 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 22nd day of July, 2025; 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" and shown on plat of survey Exhibit "B" all attached hereto and by reference made a part hereof be rezoned RU-7 (Urban Residential Single- Family Dwelling District- High Density) subject to the following conditions:

1. All dwelling units to be of masonry & hardie board construction & accents.
2. The development will be developed and built to the City's RU-7 standards/lot sizes/ setbacks.
3. All dwelling units to be one and two story detached single family residences which shall be offered fee-simple sale and all dwelling units shall exceed 2,000 square feet.
4. The development will be limited to 61 total lots. And dwelling units as shown on the concept plan attached hereto as Exhibit "C".
5. Single family residents shall be consistent with elevations included with this application. And as shown on Exhibit "D" attached hereto.
6. Developers work with the planning and beautification staff on the state route 34 screening. and as additionally detailed in condition No. 10.
7. Developers shall maintain a 35 foot undisturbed buffer between the development and the adjoining Cash and Green properties. A fence shall be installed for screening purposes. and as additionally detailed in condition No. 10.
8. The project will meet all city requirements, including the tree conservation and landscape ordinance, and be consistent with the concept plan, density, project data, amenities, proffered conditions, and elevations provided as part of the applications.
9. A final plat will be provided reflecting the combination of all tracts.
10. Notwithstanding any developer offered proffered condition, The developer shall provide adequate screening adjacent to the rear property lines of the homes along State Route 34 Bypass, as well as Lots 60 and 61 along Roscoe Road where there is not satisfactory existing tree cover as determined by the City's landscape architect. Responsibility for maintenance and replanting of all screening material and/or fencing will be addressed in the covenants and restrictions for the development.

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 22nd day of JULY, 2025 in regular session assembled.


ATTEST:


Megan Shea, City Clerk

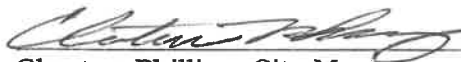

L. Keith Brady, Mayor


James J. Thompson III, Mayor Pro-Tem

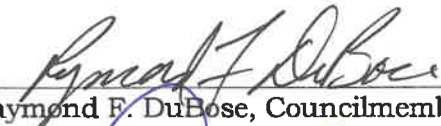
Reviewed:


C. Bradford Sears, Jr., City Attorney


(NAY)
Cynthia E. Jenkins, Councilmember


Cleatus Phillips, City Manager


Rhodes H. Shell, Councilmember


Raymond F. DuBose, Councilmember


Dustin Koritko, Councilmember


Paul Guillaume, Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading this the 12th day of AUGUST 2025.

ATTEST:

Megan Shea
Megan Shea, City Clerk

L. Keith Brady
L. Keith Brady, Mayor

REVIEWED AS TO FORM:

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

James J. Thomasson III
James J. Thomasson III, Mayor Pro Tem

(OPPOSED)
Cynthia E. Jenkins, Councilmember

Cleatus Phillips
Cleatus Phillips, City Manager

Rhodes H. Shell
Rhodes H. Shell, Councilmember

Raymond F. DuBose
Raymond F. DuBose, Councilmember

Dustin Koritko
Dustin Koritko, Councilmember

Paul Guillaume
Paul Guillaume, Councilmember

All those tracts or parcels of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

TRACT C1

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;
thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;
thence S 89°47'52" E a distance of 50.01' leaving said land lot line to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;
thence N 01°05'32" E a distance of 449.99' to a point on the southerly 200' right-of-way of State Route 34 Bypass;
thence N 79°05'09" E a distance of 88.85' along said right-of-way to a point;
thence S 05°24'03" E a distance of 469.31' leaving said right of way to a point;
thence N 89°47'52" W a distance of 139.99' to a to a point which is the true point of beginning,
having an area of 52247 square feet, 1.1994 acres

TRACT A

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;
thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;
thence N 01°05'32" E a distance of 440.13' along the west line of land lot 71 to a 5/8" iron rebar found on the southerly 200' right-of-way of State Route 34 Bypass;
thence N 79°05'09" E a distance of 139.97' along said right-of-way of State Route 34 Bypass to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;
thence N 79°05'09" E a distance of 1209.85' 97' along said right-of-way of State Route 34 Bypass to a point;
thence N 78°13'38" E a distance of 89.10' along said right-of-way of State Route 34 Bypass to a point;
thence S 38°40'27" E a distance of 109.20' leaving said right-of-way of State Route 34 Bypass and along the westerly varying

right-of-way of Hwy 70 / Roscoe Rd to a point;
thence N 56°04'21" E a distance of 15.00' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 37°24'34" E a distance of 231.09' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 52°35'26" W a distance of 131.88' leaving the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 28°35'37" E a distance of 321.50' to a 2 ½" iron pipe
found;
thence S 29°06'52" E a distance of 111.16' to a ½" iron rebar
found;
thence N 89°47'52" W a distance of 1555.30' to a point;
thence N 05°24'03" W a distance of 469.31' to a point on the
southerly 200' right-of-way of State Route 34 Bypass which is
the point of beginning,
having an area of 871719 square feet, 20.0119 acres

TRACT B

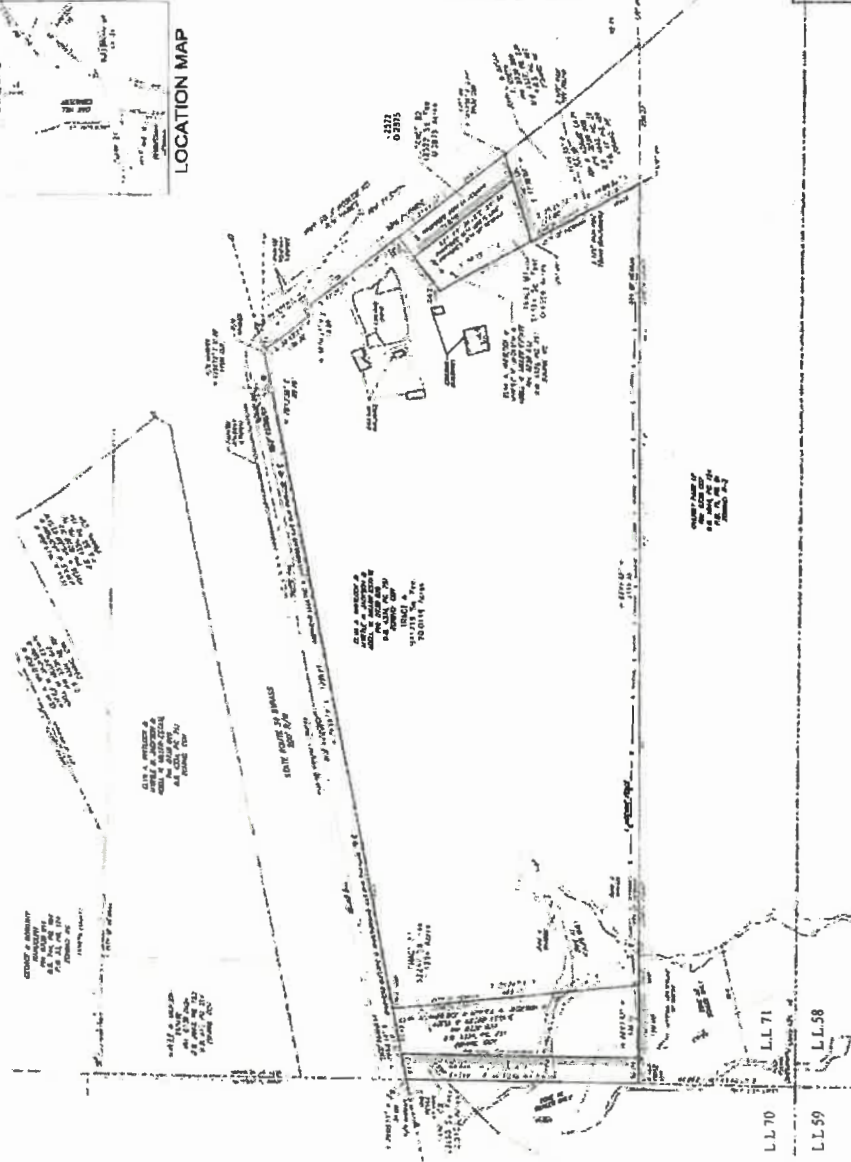
First, start at a rock found marking the corner common to land
lots 58, 59 70 and 71;
thence N 01°28'05" E a distance of 298.26' along the west line
of land lot 71 to a ½" aluminum pipe found at an old fence
corner;
thence N 01°05'32" E a distance of 440.13' along the west line
of land lot 71 to a 5/8" iron rebar found on the southerly 200'
right-of-way of State Route 34 Bypass;
thence N 79°05'09" E a distance of 139.97' along said right-of-
way of State Route 34 Bypass to a point and the TRUE POINT
OF BEGINNING OF THE PROPERTY HEREIN
DESCRIBED;
thence N 79°05'09" E a distance of 1209.85' 97' along said right-
of-way of State Route 34 Bypass to a point;
thence N 78°13'38" E a distance of 89.10' along said right-of-
way of State Route 34 Bypass to a point;
thence S 38°40'27" E a distance of 109.20' leaving said right-of-
way of State Route 34 Bypass and along the westerly varying
right-of-way of Hwy 70 / Roscoe Rd to a point;
thence N 56°04'21" E a distance of 15.00' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;
thence S 37°24'34" E a distance of 231.09' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point and THE
TRUE POINT OF BEGINNING OF THE PROPERTY
HEREIN DESCRIBED;
thence S 37°44'34" E a distance of 260.01' along the westerly
varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 73°30'08" W a distance of 175.56' to a 1/2" iron rebar
found;
thence N 28°35'37" W a distance of 199.70' to a point;
thence N 52°35'26" E a distance of 131.88' to a point on the
westerly varying right-of-way of Hwy 70 / Roscoe Rd which is
the point of beginning,
having an area of 34285 square feet, 0.7871 acres

EXHIBIT	<u>A</u>
PAGE	<u>3</u> OF <u>3</u>



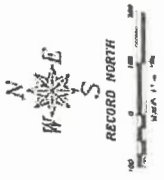
LOCATION MAP



DESIGNED BY: J. L. 71
JON ZBORNIK
COLUMBIA, GEORGIA

GASKINS + LECRAW
ARCHITECTS
1000 W. BROADWAY
COLUMBIA, GA 31906
PHONE: 706.733.1100
FAX: 706.733.1101
WWW.GASKINSLECRAW.COM

APPROVED FOR RECORDATION
BY THE CLERK OF SUPERIOR COURT
COLUMBIA COUNTY, GEORGIA
DATE: 12/11/2007



NOTICE TO CONTRACTORS
The City of Columbia, Georgia, is hereby advertising for proposals for the construction of the proposed project. The project is located at the intersection of ...

PROPOSAL SUBMISSION
Proposals must be submitted to the City of Columbia, Georgia, at the following address: ...

QUESTIONS
Any questions regarding the project should be directed to the City of Columbia, Georgia, at the following phone number: ...

- A. LEGEND
- B. EXISTING
- C. PROPOSED
- D. EASEMENTS
- E. UTILITIES
- F. PROPERTY LINES
- G. ADJACENT PROPERTIES
- H. CITY OF COLUMBIA, GEORGIA
- I. SURVEYOR'S MARKS
- J. UNRECORDED EASEMENTS
- K. UNRECORDED ENCUMBRANCES
- L. UNRECORDED LIENS
- M. UNRECORDED DEEDS
- N. UNRECORDED MORTGAGES
- O. UNRECORDED CONTRACTS
- P. UNRECORDED AGREEMENTS
- Q. UNRECORDED INSTRUMENTS
- R. UNRECORDED RECORDS
- S. UNRECORDED DOCUMENTS
- T. UNRECORDED PAPERS
- U. UNRECORDED RECORDS
- V. UNRECORDED DOCUMENTS
- W. UNRECORDED PAPERS
- X. UNRECORDED RECORDS
- Y. UNRECORDED DOCUMENTS
- Z. UNRECORDED PAPERS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLUMBIA, GEORGIA, AND THE STATE OF GEORGIA.

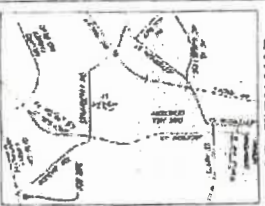
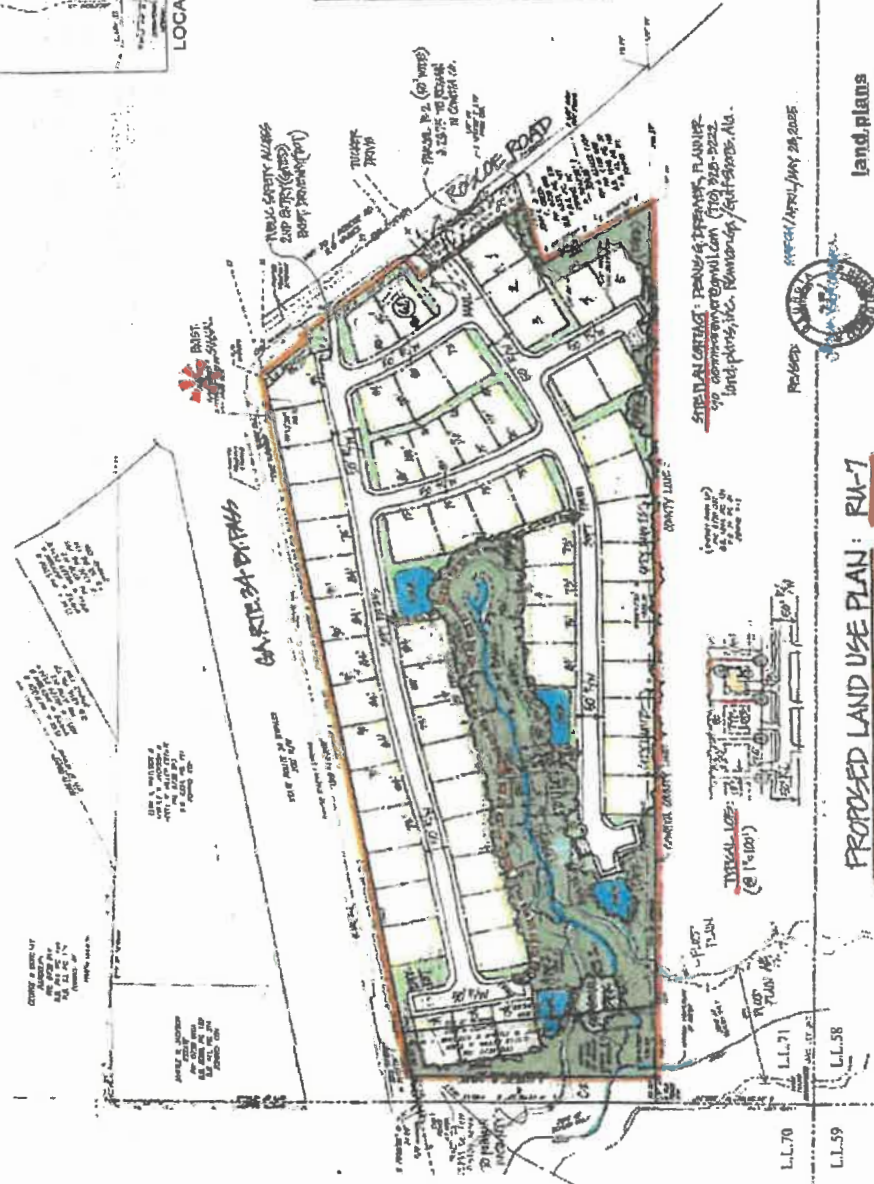


EXHIBIT C
PAGE 1 OF 1



land plans
1100 North Loop 1, Suite 1100
PO BOX 1000
DALLAS, TEXAS 75201-1000
PHONE: 214.741.1000
FAX: 214.741.1001
WWW.LANDPLANS.COM



PROPOSED LAND USE PLAN: **RK-7**
A ZONING ANNEXATION REQUEST - NEMAN, GEORGIA
(A) SINGLE-FAMILY DETACHED HOMES (2.0 MIN/AC) W/ 20' W CONCRETE AREA GREENSPACE

CLM 12345
DATE: 02/15/2015
SCALE: AS SHOWN ON PL 100'



- (REMOVED - 4/1/2015)
- WHITLOCK FARM ... 1.225 ACRES (TOTAL)
- 204 RYAN ROAD, NEMAN (OWEN COUNTY GA)
- CURRENT ZONING(S): GEN. UNRES. (G) (UNRES. (G))
- REQUESTED ZONING: R-7 (SINGLE-FAMILY DETACHED)
- TOTAL AREA @ AC MIN RES: 1.220, 0.019 AC GEN
- COUNTY ANNEXATION: 4/16/15, 1994 - 21.1 AC (GEN)
- 4.25% FERTILIZER: 5.00 AC TO NEMAN COUNTY (RES)
- AS PERMANENT REMAINDER: 104.00 AC (RES)
- MINIMUM BUFFER: LOT WIDTH: 1000 FT
- THREE MINIMUM BUFFER: 4/16 (821 LOTS)
- PROPOSED YIELD: 28 UNITS/AC (24 LOTS)
- MINIMUM FRONT SETBACK: 10/25 LOTS FRONT
- MINIMUM SIDE SETBACK: 10' FROM PL
- MINIMUM REAR SETBACK: 30' FROM PL
- MIN LOT FRONTAGE WIDTH: 75' (60' ON 25.5%)
- MIN LOT WIDTH AT BUILDING LINE: 75'
- MIN LOT DEPTH: 60' (60' ON 75' TYPICAL)
- MIN HOUSE SIZE (LIVING SPACE): 1000 SQ FT
- MIN HOUSE HEIGHT: 40' MAX (60' MAX)
- MIN. SPACING BETWEEN BUILDINGS: 20' SINGLE-FAMILY
- OPEN SPACE RESERVE: 64 LOTS @ 1000 SQ FT = 64,000 SQ FT
- OPEN SPACE RESERVE (25.5%) = 5,600 SQ FT
- ADDITIONAL RESERVE: 25.5% LOTS PACKED TOGETHER!!
- THREE ZERO AREAS: MOSTLY TYPICAL IN R-7 PLAN &
- CITY-STATE WATER BUFFERS... AS UPDATED!

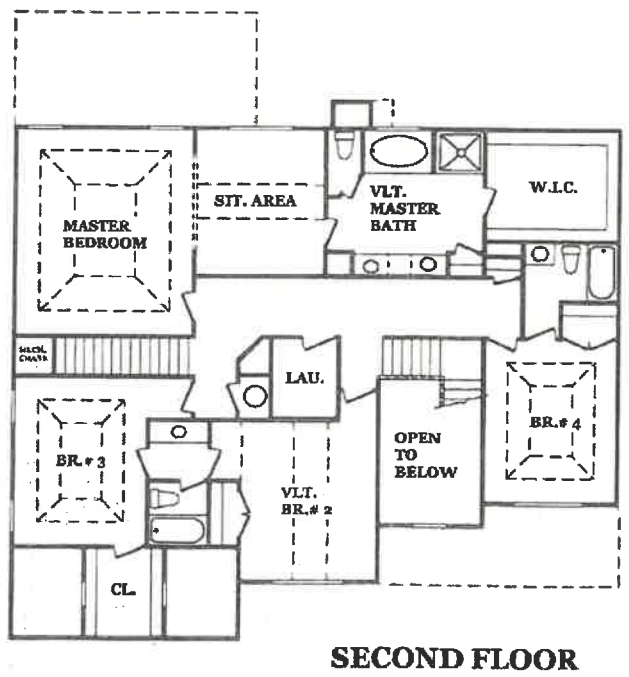
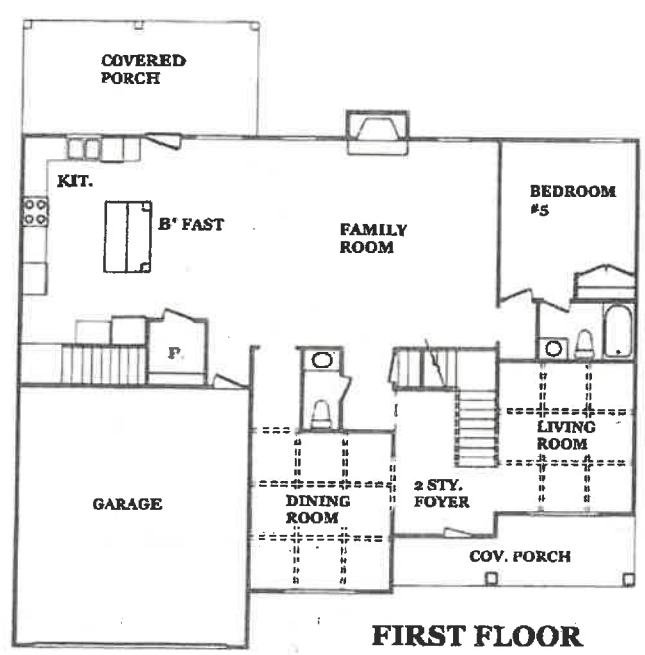
GENERAL NOTES:
1. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
2. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
3. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
4. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
5. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
6. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
7. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.
8. THE PROPOSED LAND USE PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF NEMAN AND THE STATE OF GEORGIA.

Ord. No. 2025-22
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REV. DATE : 05/20/23

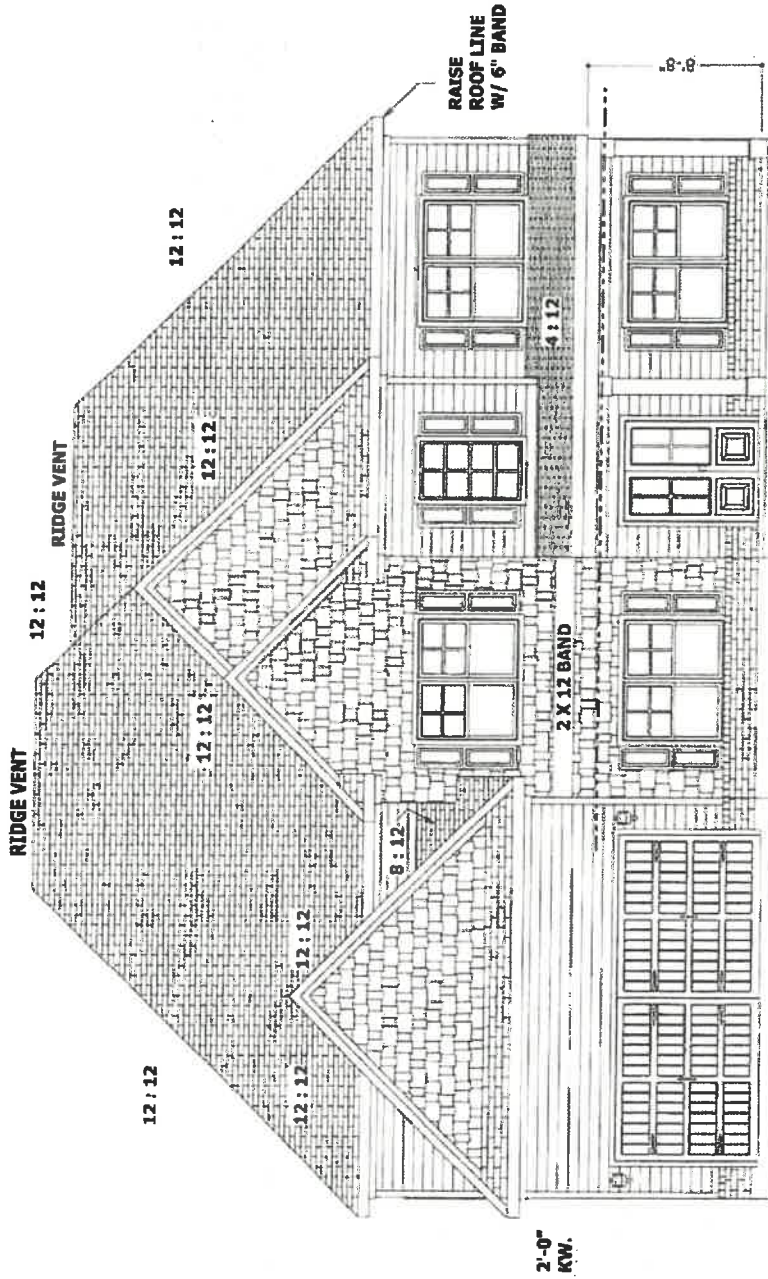


THE ALEXANDER @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



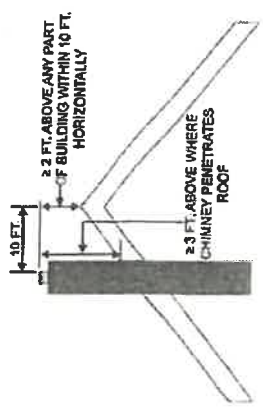
RENDERINGS ARE FURNISHED AS A GUIDE ONLY, ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY.

Ord. No. 2025-22
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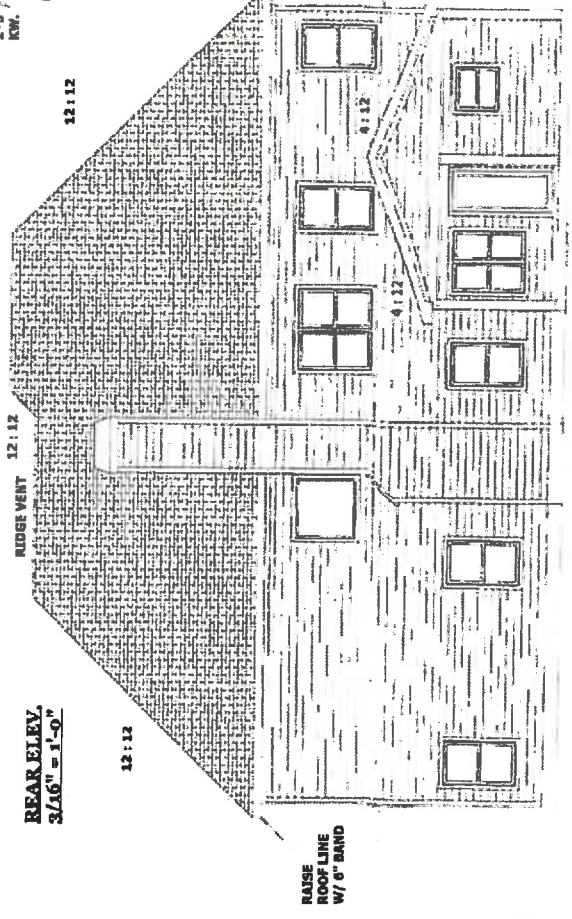
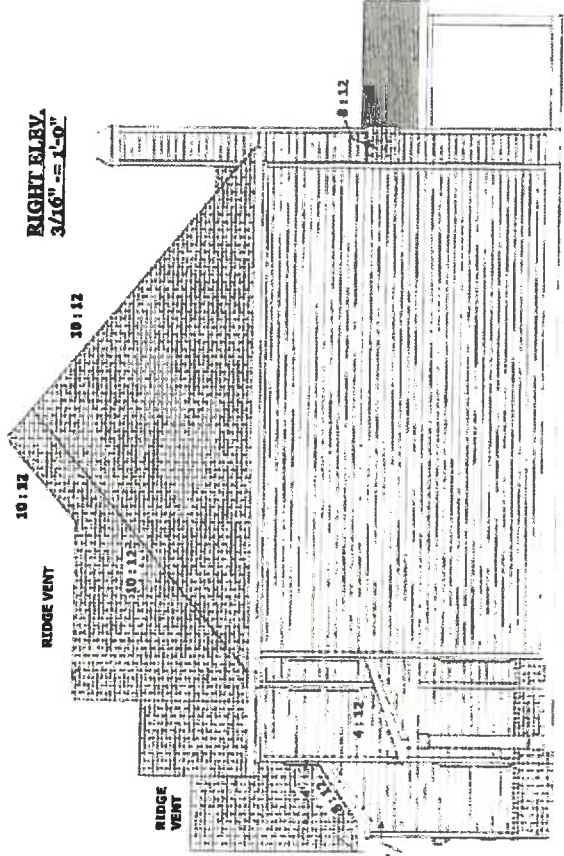
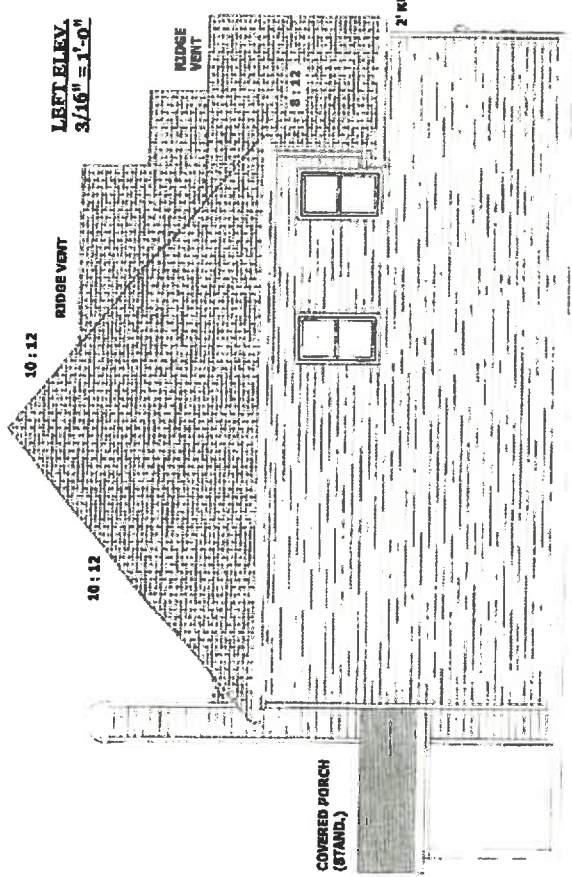


NOTE:
 SECOND FLOOR 8' CLG.
 FIRST FLOOR 9' CLG.

THE ALEXANDER @ THE VILL AT CAMP MITCHEL
 FRONT ELEV.-A
 REV. DATE: 05-20-23
 SHEET# 1-A1



Chimney Height Above Roof

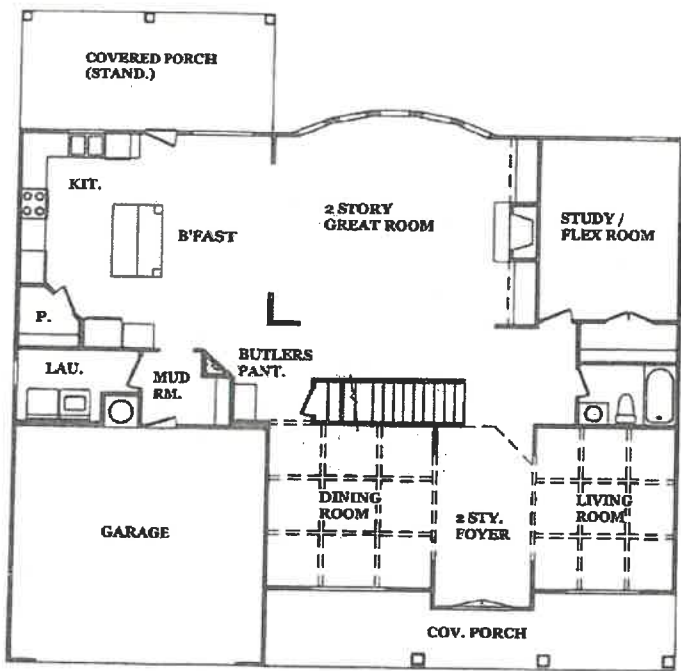


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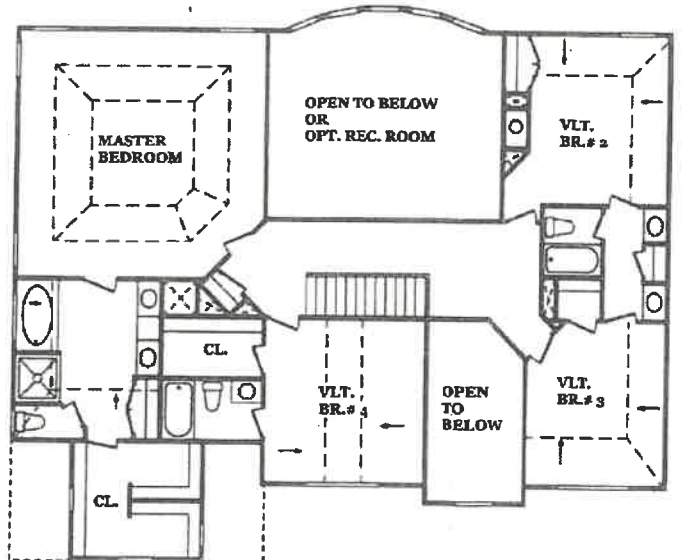
EXHIBIT D
PAGE 4 OF 12



THE BARNHART @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



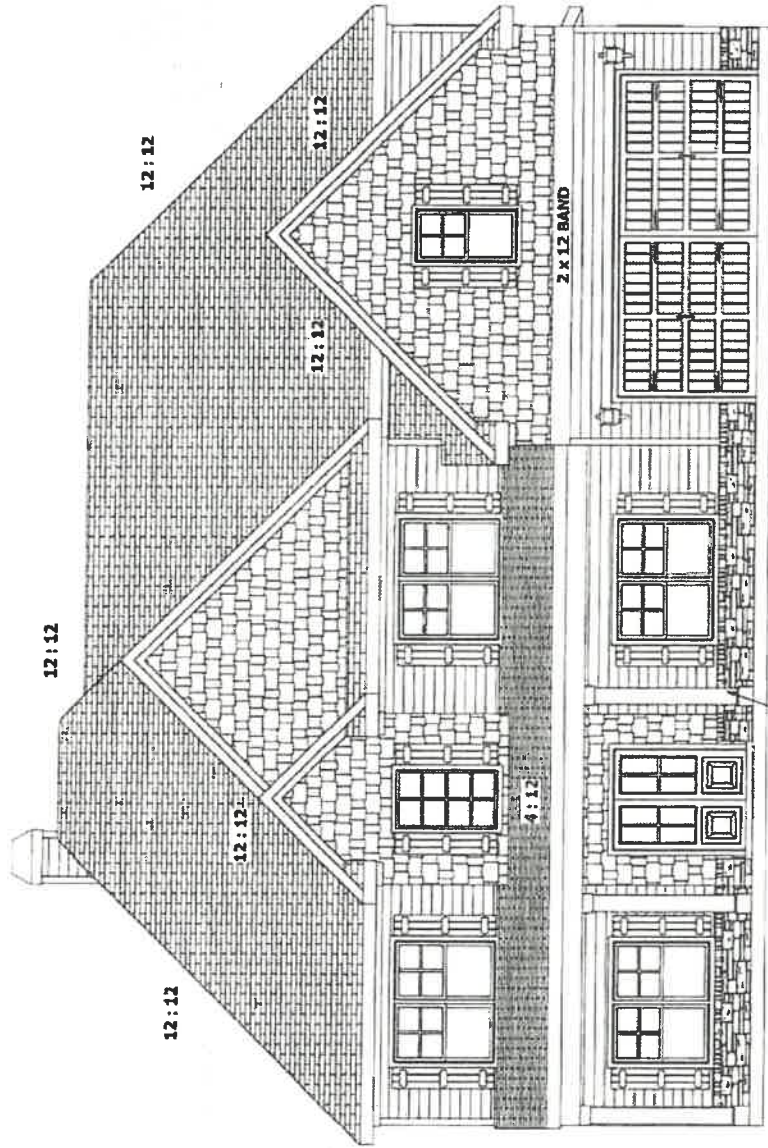
FIRST FLOOR



SECOND FLOOR

RENDERINGS ARE FURNISHED AS A GUIDE ONLY, ACTUAL CONSTRUCTION AND DIMENSIONS MAY VARY.

EXHIBIT D
 PAGE 4 OF 12



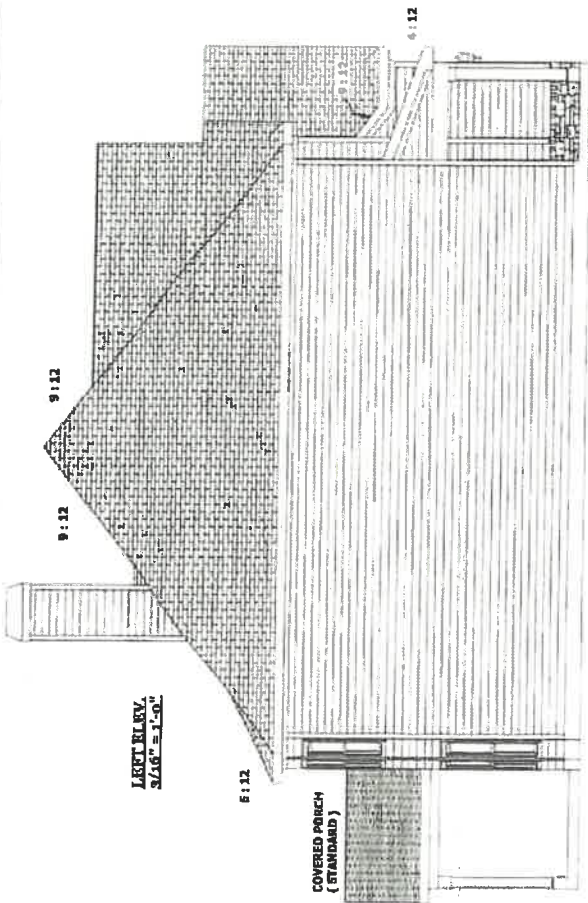
TW. 2668
 4 LT. : 1 PNL
 2/3 GL.
 R.O. 63" x 82 1/2"
 DOOR KNOB ON
 LEFT SIDE

10" x 10"
 COLS.

FRONT ELEVATION-A
 1/4" = 1'-0"

THE BARNHART @ THE VILLAGE AT CAMP MITCHEL
 FRONT GARAGE
 FRONT ELEV-A
 REV. DATE: 10-21-23
 SHEET 1-A

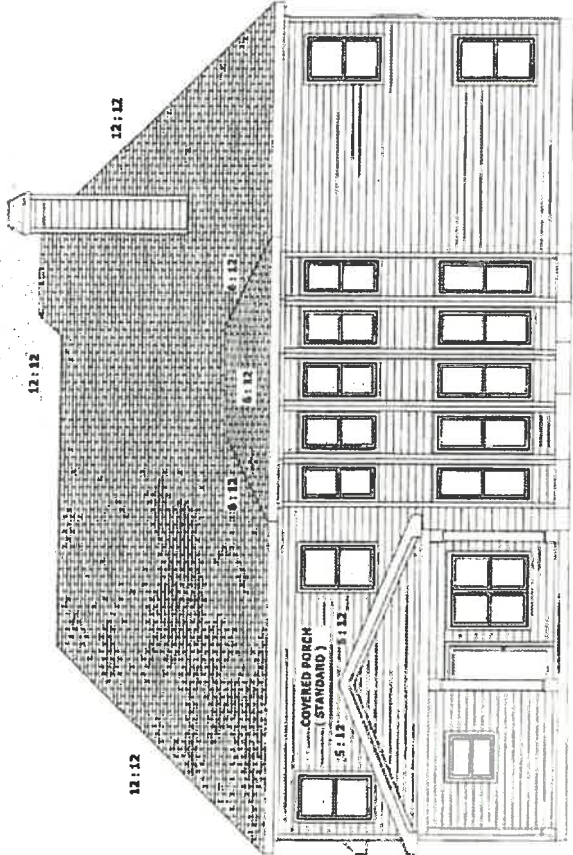
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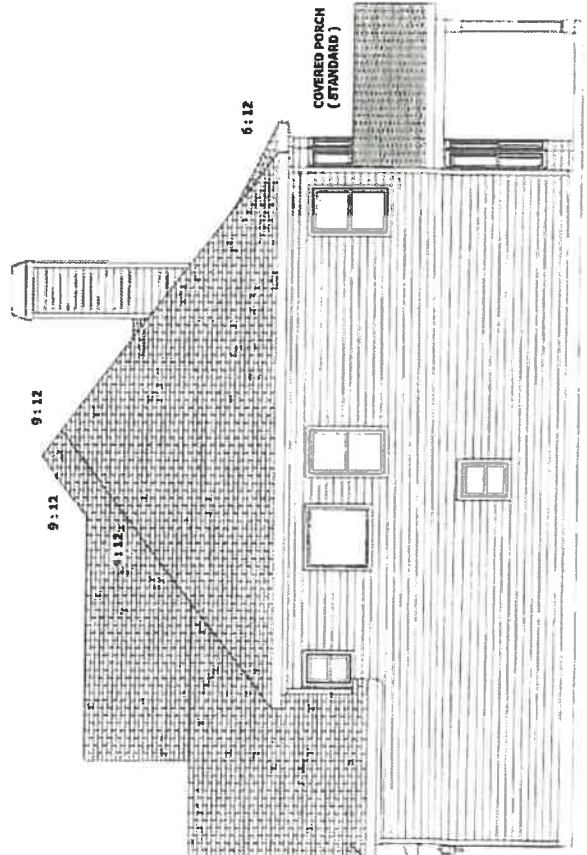
LEFT ELEV.
3/16" = 1'-0"

COVERED PORCH
(STANDARD)

EXHIBIT D
PAGE 6 OF 12



REAR ELEV.
3/16" = 1'-0"



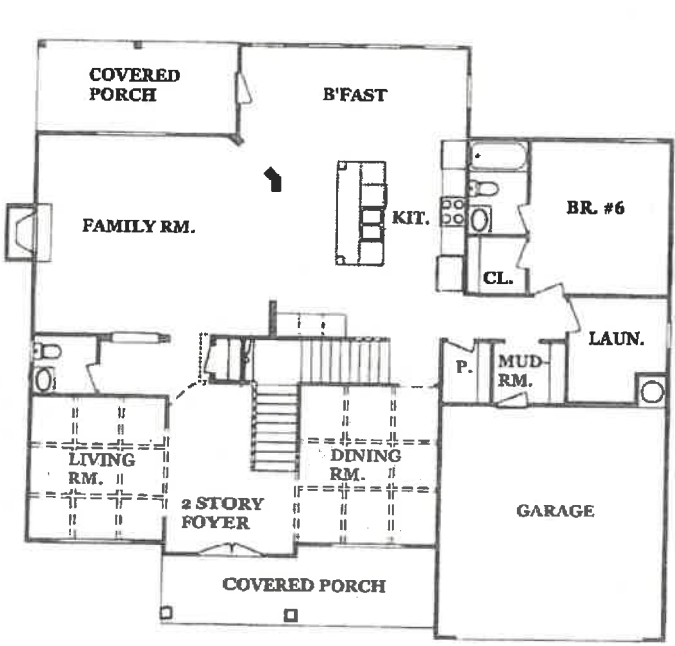
RIGHT ELEV.
3/16" = 1'-0"

COVERED PORCH
(STANDARD)

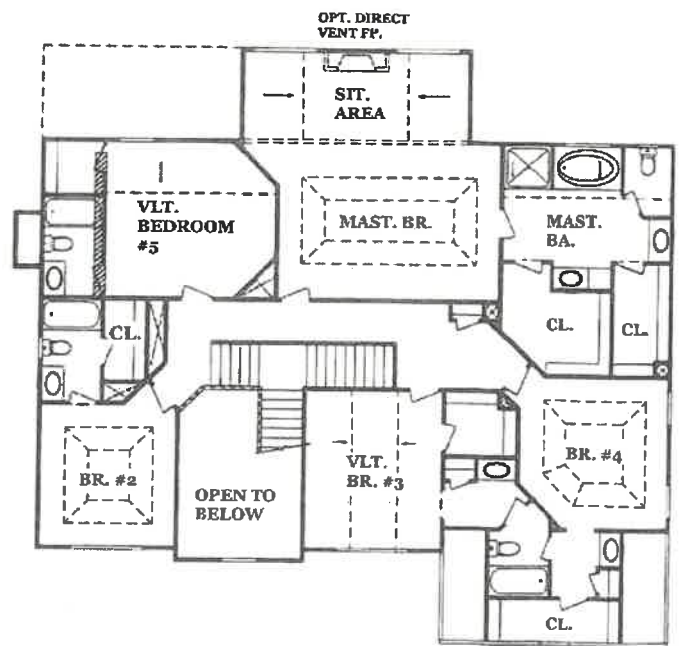
THE BARNHART OF THE VILLAGE AT CAMP MITCHEL
RIGHT GARAGE
ELEV.-A: SIDING AND REAR ELEVS.
SHEET # 1-AE



THE BARRINGTON @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A



FIRST FLOOR



SECOND FLOOR

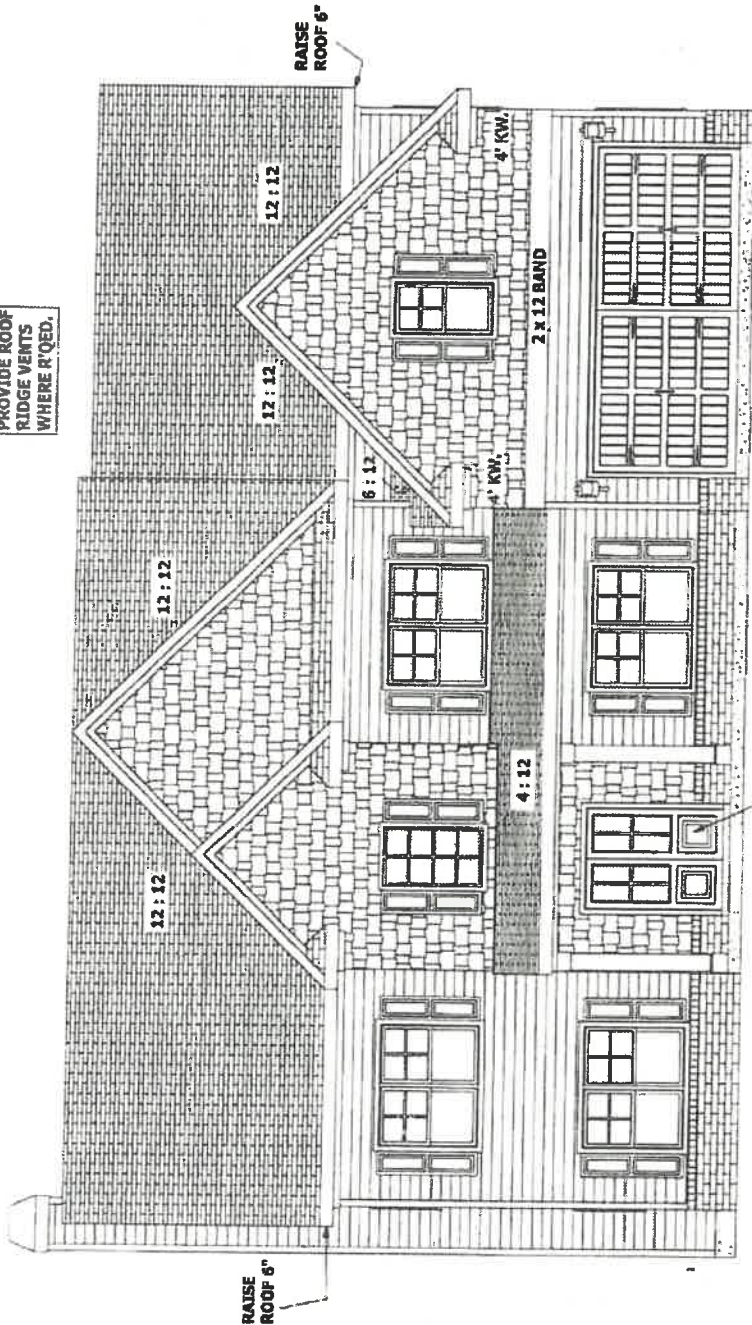
RENDERINGS ARE FURNISHED
 AS A GUIDE ONLY, ACTUAL
 CONSTRUCTION AND DIMENSIONS
 MAY VARY.

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EXHIBIT D
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THE BARRINGTON @ THE VILL AT CAMP MITCHELL
 FRONT ELEV. A
 REV. DATE: 08-25-23
 SHEET# 1-A1

NOTE:
 PROVIDE ROOF
 RIDGE VENTS
 WHERE R'Q'D.



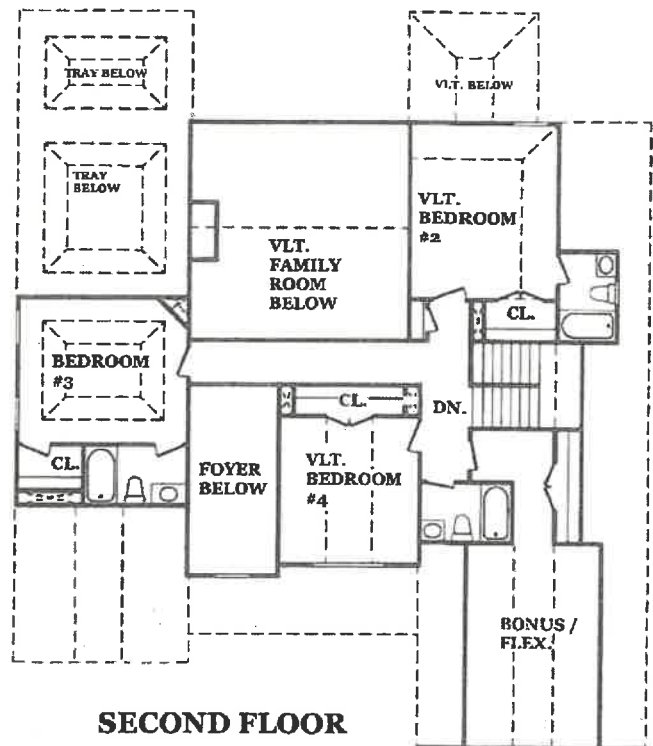
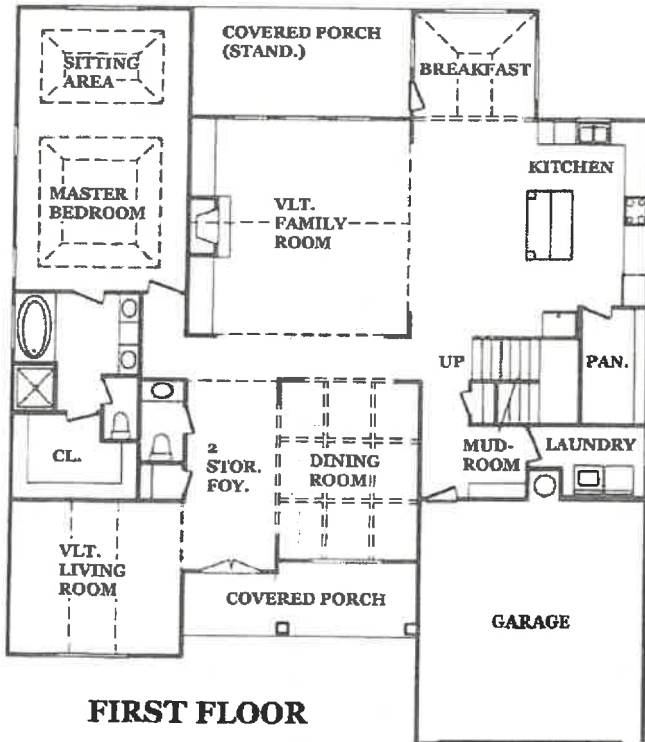
TW. 2666
 4 LT. : 1 PNL.
 2/3 GL.
 R.O. 63" x 82 1/2"

FRONT ELEVATION
 1/4" = 1'-0"

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THE GRAYCLIFF @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV.-A

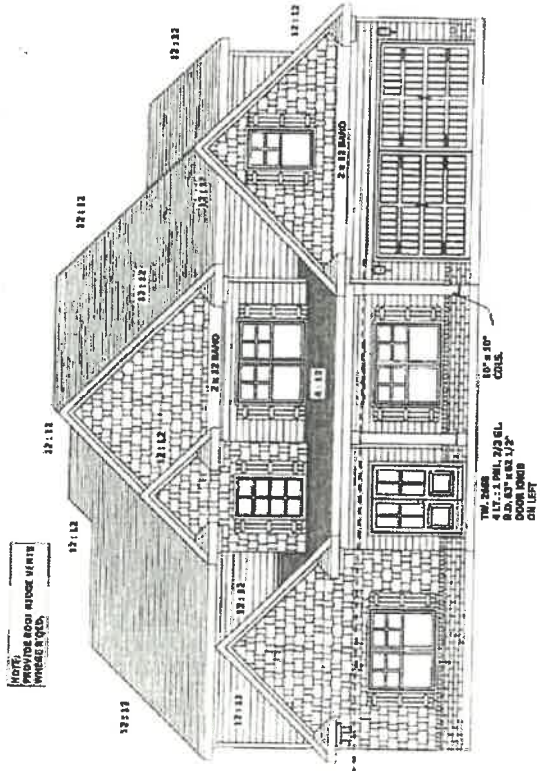


RENDERINGS ARE FURNISHED
 AS A GUIDE ONLY, ACTUAL
 CONSTRUCTION AND DIMENSIONS
 MAY VARY.

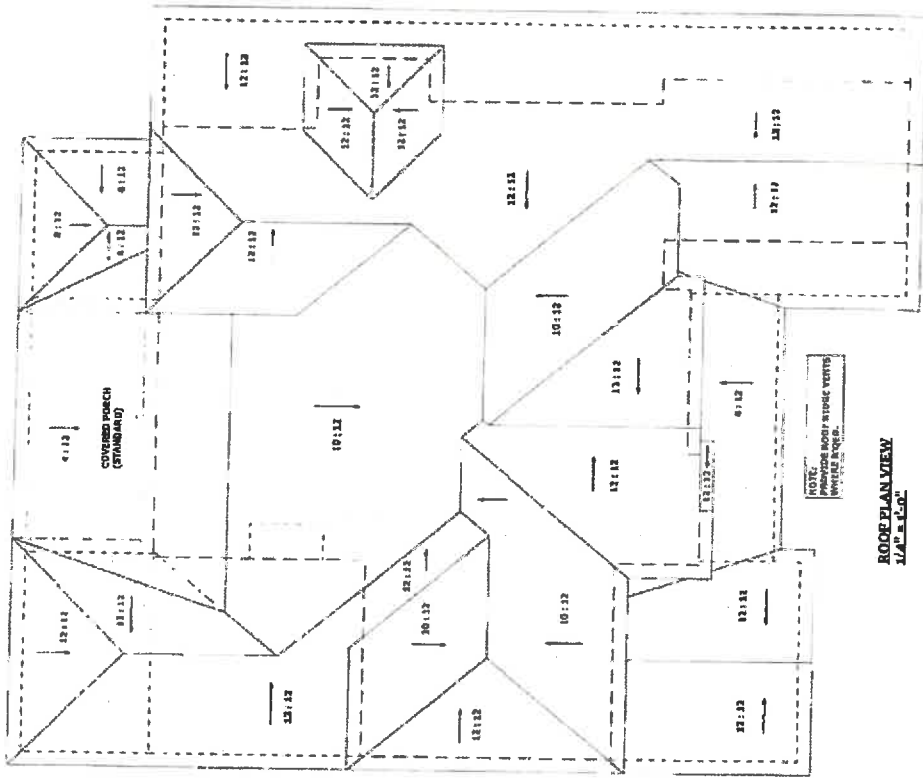
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EXHIBIT D
PAGE 11 OF 12

THE GRAYCLIFF @ THE VILLAGE AT CAMP MITCHELL
FRONT ELEV-A
& ROOF PLAN VIEW
REV. DATE: 05-30-23
SHEET# 1-A1

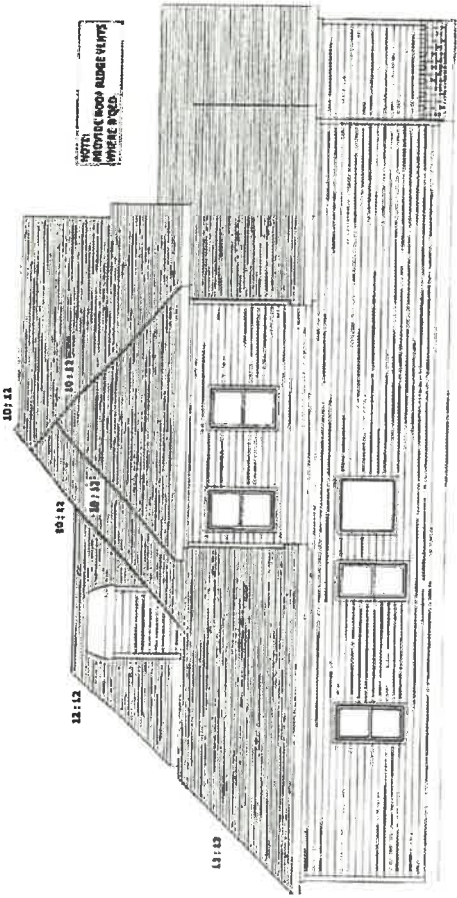


FRONT ELEVATION
1/4" = 1'-0"

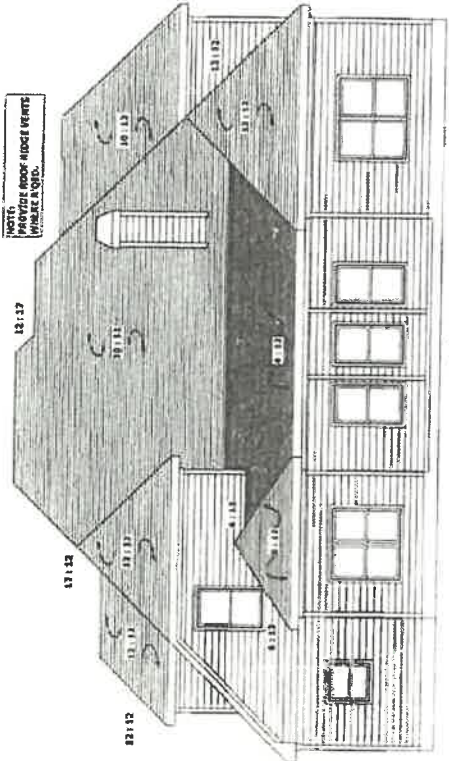


ROOF PLAN VIEW
1/4" = 1'-0"

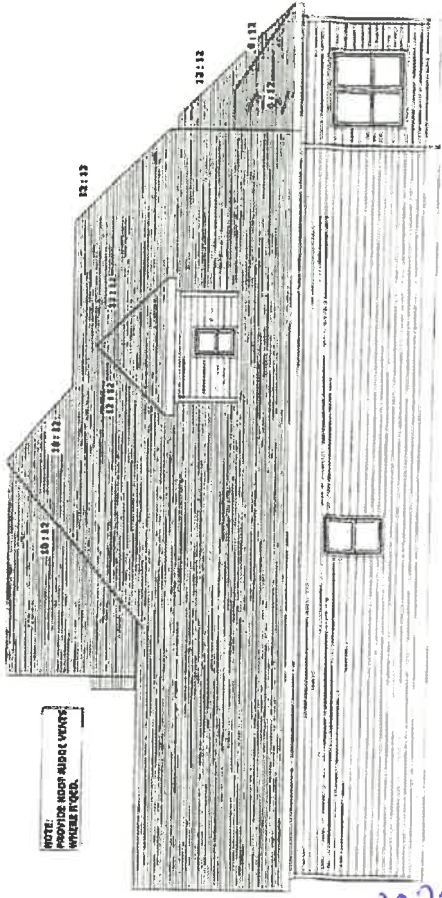
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LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

EXHIBIT D
PAGE 12 OF 12

THIS GRAYCLIFF IS THE VILLAGE AT CAMP MITCHELL
ELEVATION SIDES AND REAR ELEVATIONS
SCOPED PLAN VIEW
SHEET P-08

Ord. No. 2025-22
Page 21 Of 21



CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant 204 Roscoe Road, LLC (Johnny Ray)

Mailing Address 3651 Mars Hill Rd., Suite 300, Watkinsville, GA 30677

Telephone (678) 618-2082 E-Mail: jwray1961@aol.com

Property Owner (Use back if multiple names) 204 Roscoe Road, LLC

Mailing Address 3651 Mars Hill Rd., Suite 300, Watkinsville, GA 30677

Telephone (678) 618-2082

Address/Location of Property 204 Roscoe Road

Tax Parcel No: 073B 010, 073B 032, 073B 033

Present Zoning Classification: RU-7

Present Land Use Single Family Residential

Intended Use Single Family Residential

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance regarding such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least forty-five (45) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 11 c. Local Roads of the Zoning Ordinance/Subdivision Regulations: Reduce Right-of-Way from 50 feet to 40 feet

In order for the Board to consider the request, there must be required findings of fact upon the particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. Please answer the following criteria questions:

- 1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?

A 50 foot right of way places the front 25' building setback a distance of 30 feet from the back of sidewalk. A 40 foot right of way moves the house 5 feet closer to the street so that the distance from the back of the sidewalk to the front building line is 25 feet.

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
 The property is zoned RU-7 with conditions, including the houses must exceed 2,000 sf with masonry and hardi-board exterior materials. Lot sizes and setbacks shall meet the standard RU-7 requirements.
3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
 The property is adjacent to SR 34 Bypass on the north side and an existing apartment complex (Overby Park) on the south side. A 40 foot right of way width will allow for shifting the houses 5 feet closer to the internal streets and 5 feet further away from the Bypass and the adjacent Overby Park development.
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
 Strictly applying the 50 foot right of way width creates a smaller back yard and brings the rear of the house closer to SR 34 Bypass and the adjacent Overby Park apartment complex. The proposed variance would create larger lots, larger back yards and allow for additional separation from the Bypass and adjacent apartments.
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of the property?
 Reducing the right of way width to 40 feet is the minimum extent necessary to achieve the desired benefits described above. Sidewalks will remain in the standard location with sufficient distance to allow for cars to park in the driveway without blocking pedestrians from using the sidewalk. A 10 foot utility easement will allow for standard placements of underground utilities.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards. **The applicant must provide written documentation demonstrating that their request meets at least 4 out of the 7 hardship standards listed below:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 2. Such conditions are peculiar to the particular piece of such property involved;
 3. Such conditions were not imposed by action or will of the owner of the property;
 4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.
 5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;
 6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
 7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.
- **To meet these standards, the applicant should provide specific examples, data, or expert opinions that demonstrate how their property and situation align with at least 4 of these criteria.**

Included with the application, the following information is required and must also be furnished in digital, pdf format:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ Check for applicable fees (**\$350.00**).

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Johnny Ray

Applicant(s) Name(s) (Please Print)

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



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 variance for property.

Name of Property Owner 204 Roscoe Road LLC (Johnny Ray)

Telephone Number 678-618-2082

Address of Subject Property 204 Roscoe Road

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

Personally appeared before me

Johnny Ray

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

Angie M. Laird
Notary Public



(Affix Raised Seal Here)

3/11/2026
Date

Sugarloaf Park

Variance request: Reduce width of right of way from 50 feet to 40 feet

Variance Criteria:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

The property is located at the southwest corner of Roscoe Road and SR 34 Bypass with over 1,200 feet of frontage along the Bypass on the north side. The south side of the property is adjacent to an existing apartment complex called "Overby Park" which was built in 2001. A small unnamed stream that is classified as state waters begins on the property and runs through the center of the property from east to west where it flows into larger tributary of Wahoo Creek. This creates a narrow strip of buildable land on the north side between the Bypass and stream buffer and a narrow strip of buildable land on the south side between the stream buffer and the adjacent apartment complex. The proposed variance will allow the houses to be shifted 5 feet closer to the internal subdivision streets and increase the depth of the rear yards adjacent to the Bypass and the apartment complex. The additional 5 feet is valuable space that will allow for extra separation in the rear yard.

2. Such conditions are peculiar to the particular piece of such property involved.

The conditions described above are peculiar to this particular property.

3. Such conditions were not imposed by action or will of the owner of the property.

The conditions described above were not imposed by actions of the property owner.

4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.

The application of the Ordinance creates an unnecessary hardship due to the fact that the location of the new homes would be closer than desirable to the Bypass and to the adjacent apartment complex creating a smaller back yard with reduced separation and privacy.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures.

Approval of the variance request satisfies the requirements above by creating more separation between the rear yard of new homes and the Bypass as well as the adjacent apartment complex. There are no detrimental impacts created by the proposed variance.

6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

Applying the zoning ordinance to require a 50 foot right-of-way results in a hardship by creating a front setback line that moves the house closer to the rear property line resulting in home locations that are less desirable due to the proximity to the Bypass and adjacent apartment complex.

7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.

The circumstances necessitating the variance are unique due to the size and shape of the property and the location being adjacent to the Bypass.

PROJECT INFORMATION:

ZONING DISTRICT: RU-7
 TOTAL AREA = 21.41 ACRES
 TAX PARCELS: 073B 010, 073B 032, 073B 033

TOTAL DEVELOPMENT ACRES	NUMBER LOTS	LOT AVERAGE	ROW AVERAGE	OPEN SPACE TOTAL AREA	AVERAGE LOT SIZE
21.41 AC.	58	16.74 AC.	3.43 AC.	7.54 AC.	9,056 SF

DENSITY CALCULATIONS:
 MAX. DENSITY = 4 UNITS/ACRE = 4 X 21.71 = 86.84 = 86 UNITS

DIMENSIONAL REQUIREMENTS:
 MIN. LOT SIZE = 7,500 SF (ATTACHED)
 FRONT SETBACK/STREET SIDE SETBACK = 25' (MINOR STREET)
 SIDE SETBACK = 10'
 REAR SETBACK = 20'
 MIN. LOT WIDTH AT FRONT SETBACK LINE = 75' (40' CULDESAC)
 MIN. LOT FRONTAGE: 75'
 MIN. PRINCIPAL LIVING SPACE = 1,000 SF
 MAX. HEIGHT OF STRUCTURE = 40'
 MIN. DISTANCE BETWEEN BUILDINGS = 20'

OPEN SPACE:
 MIN. REQUIRED OPEN SPACE = 1000 SF X 58 UNITS = 58,000(43,500) + 1.33 ACRES
 PROPOSED GROSS OPEN SPACE = 7.22 ACRES

100-YR FLOODPLAIN:
 THIS PROPERTY INCLUDES AREA WITHIN THE 100-YR FLOOD HAZARD ZONE.
 FIRM PANEL NO. 1307G0143D, EFFECTIVE: 2/22/13

WATERSHED DISTRICT:
 THIS PROPERTY IS NOT WITHIN A WATERSHED PROTECTION DISTRICT.
 RECEIVING WATER IS WAHOO CREEK.

WETLANDS/STATE WATERS:
 THIS PROPERTY INCLUDES AREAS OF WETLANDS AND STATE WATERS AS SHOWN ON THE PLAN
 REFERENCE REPORT BY:

SURVEY/TOPOGRAPHY:
 BOUNDARY SURVEY PROVIDED BY: GASKINS & LECRAW, DATE: 12/29/21
 SOURCE OF TOPOGRAPHY: COWETA COUNTY GIS DEPT., (LIDAR TOPO)
 FIELD RUN TOPO ALONG ROSCOE ROAD (BY GASKINS & LECRAW, DATE: 9/22/23)
 VERTICAL DATUM: NAVD83, HORIZONTAL DATUM: GRID NORTH, ROAD '83, GEORGIA STATE PLANE WEST ZONE

WATER/SEWER SERVICE:
 WATER & SANITARY SEWER SERVICE PROVIDED BY NEWNAN UTILITIES.

SUGARLOAF PARK

LAND LOT 71, DISTRICT 5
 TAX PARCELS: 073B 010, 073B 032, 073B 033
 TOTAL AREA = 21.41 AC.
 ZONING: RU-7

 Open Space = 7.54 ac.
 Conservation Area = 3.20 ac.
 Undisturbed natural area to be protected with a recorded easement document that ensures perpetual conservation of the proposed area. Refer to the hydrology report for calculations for runoff reduction and water quality credit.



LOCATION MAP

Property Owner/
 Developer/Primary Permittee:
 204 Roscoe Road, LLC
 3651 Mars Hill Rd., Suite 300
 Watkinsville, GA 30677

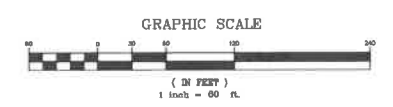
24-hr Contact Person:
 Johnny Ray
 (678) 618-2082
 jwray1961@aol.com

Showing 40 foot right of way



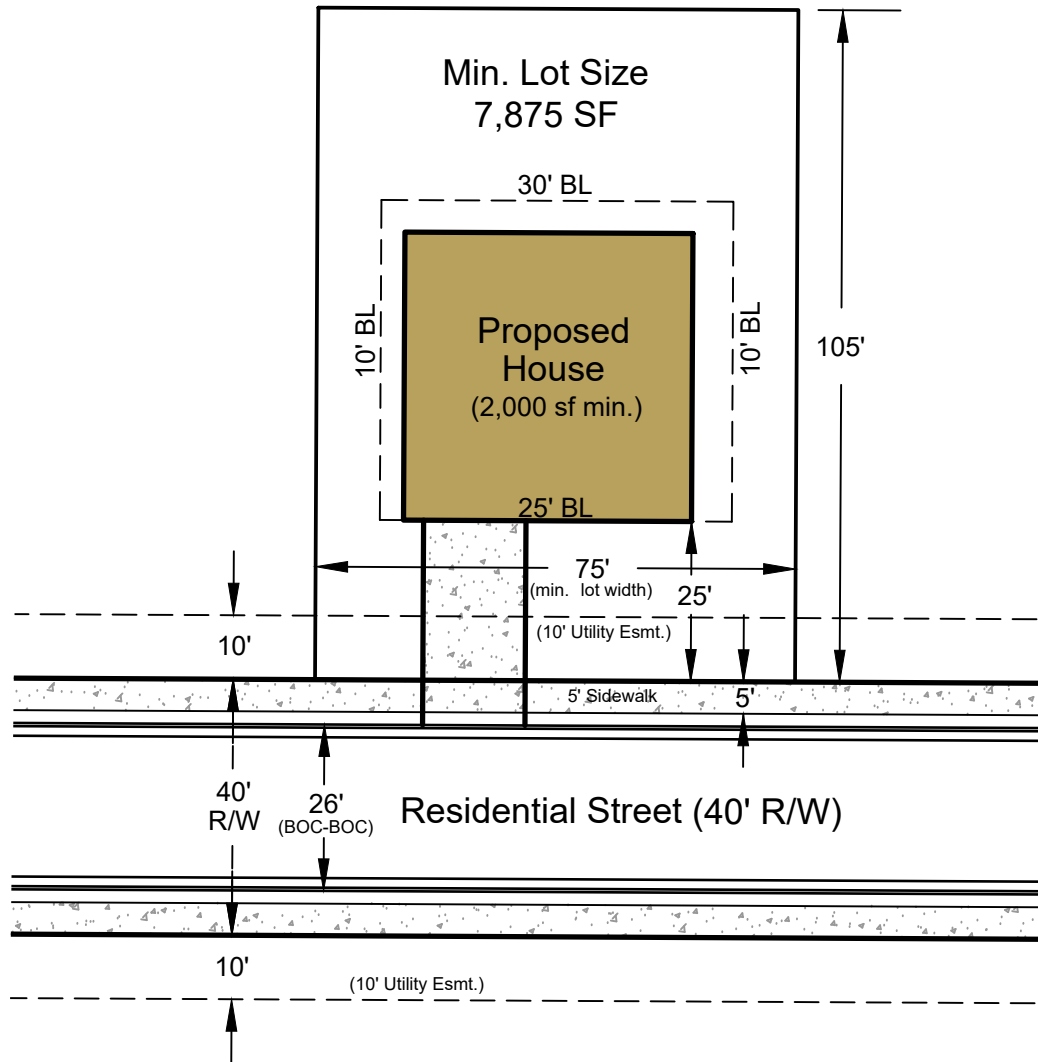
REV.	DATE	DESCRIPTION

SUGARLOAF PARK
 OVERALL SITE PLAN - 40 FT ROW
 DATE: 2/13/26
 DRAWN BY: MNS
 SCALE: 1" = 60'
 SHEET
C4.1
 OF



CAPSTONE Engineering Inc.
 45 Little Road
 Sharpsburg, GA
 678-856-0614
 neal@capstone.com

Typical Lot Dimensions (40' Right of Way)



PROJECT INFORMATION:

ZONING DISTRICT: RU-7
 TOTAL AREA = 21.71 ACRES
 TAX PARCELS: 073B 010, 073B 032, 073B 033

TOTAL DEVELOPMENT	NUMBER	LOT	ROW	OPEN SPACE	AVERAGE
ACRES	LOTS	ACRES	ACRES	TOTAL AREA	LOT SIZE
21.71 AC.	58	19.20 AC.	4.29 AC.	7.22 AC.	7,660 SF

DENSITY CALCULATIONS:
 MAX. DENSITY = 4 UNITS/ACRE = 4 X 21.71 = 86.84 = 88 UNITS

DIMENSIONAL REQUIREMENTS:
 MIN. LOT SIZE = 7,500 SF (DETACHED)
 FRONT SETBACK/STREET SIDE SETBACK = 25' (MINOR STREET)
 SIDE SETBACK = 10'
 REAR SETBACK = 30'
 MIN. LOT WIDTH AT FRONT SETBACK LINE = 75' (W/ CULDESAC)
 MIN. LOT FRONTAGE = 75'
 MIN. PRINCIPAL LIVING SPACE = 1,000 SF
 MAX. HEIGHT OF STRUCTURE = 40'
 MIN. DISTANCE BETWEEN BUILDINGS = 20'

OPEN SPACE:
 MIN. REQUIRED OPEN SPACE = 1,000 SF X 58 UNITS = 58,000 SF ± 1.33 ACRES
 PROPOSED GROSS OPEN SPACE = 7.22 ACRES

100-YR FLOODPLAIN:
 THIS PROPERTY INCLUDES AREA WITHIN THE 100-YR FLOOD HAZARD ZONE.
 FIRM PANEL NO. 13077004ND, EFFECTIVE: 202013

WATERSHED DISTRICT:
 THIS PROPERTY IS NOT WITHIN A WATERSHED PROTECTION DISTRICT.
 RECEIVING WATER IS WAHOO CREEK.

WETLANDS/STATE WATERS:
 THIS PROPERTY INCLUDES AREAS OF WETLANDS AND STATE WATERS AS SHOWN ON THE PLAN
 REFERENCE REPORT BY:

SURVEY/TOPOGRAPHY:
 BOUNDARY SURVEY PROVIDED BY: GASKINS + LECRAW, DATE: 12/20/21
 SOURCE OF TOPOGRAPHY: COWETA COUNTY GIS DEPT. (LIDAR TOPO)
 FIELD RUN TOPO ALONG ROSCOE ROAD (BY GASKINS + LECRAW, DATE: 02/22/23)
 VERTICAL DATUM: NAVD83, HORIZONTAL DATUM: GRID NORTH, NAD 83, GEORGIA STATE PLANE WEST ZONE

WATERSEWER SERVICE:
 WATER & SANITARY SEWER SERVICE PROVIDED BY NEWMAN UTILITIES.

SUGARLOAF PARK

LAND LOT 71, DISTRICT 5
 TAX PARCELS: 073B 010, 073B 032, 073B 033
 TOTAL AREA = 21.41 AC.
 ZONING: RU-7



Open Space = 7.22 ac.
 Conservation Area = 3.20 ac.

Undisturbed natural area to be protected with a recorded easement document that ensures perpetual conservation of the proposed area. Refer to the hydrology report for calculations for runoff reduction and water quality credit.

Property Owner/
 Developer/Primary Permittee:
 204 Roscoe Road, LLC
 3651 Mars Hill Rd., Suite 300
 Watkinsville, GA 30677

24-hr Contact Person:
 Johnny Ray
 (678) 618-2082
 jwray1961@aol.com

Showing 50 foot right of way



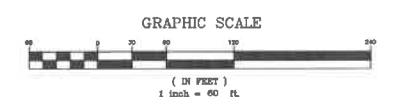
LOCATION MAP



REV.	DATE	DESCRIPTION

SUGARLOAF PARK
 OVERALL SITE PLAN - 50 FT ROW
 DATE: 2/13/26
 DRAWN BY: MNS
 SCALE: 1" = 60'

SHEET
C4.1
 OF



CAPSTONE
 Engineering Inc.
 46 Little Road
 Statesboro, GA
 678-855-0014
 neal@capstone.com



City of Newnan, Georgia – Board of Zoning Appeals

Date: May 5, 2026

Application Number: 2026-06

Agenda Item: Variance Request- Tax Parcel 086-5043-008 - 400 Ashley Park Boulevard

Prepared and presented by: Dean Smith, Senior Planner

<u>Purpose:</u>	To hear a request for a variance exceed the principal building height.
<u>OwnerApplicant:</u>	Paramount Ashley Park, LLC Nick Lakha 3715 Northside Parkway Bldg. 200, Suite 490 Atlanta, GA 30327
<u>Primary Zoning:</u>	Community Shopping Center District (CCS) and within a Quality Development Corridor Overlay District (QDC)
<u>Present Use:</u>	Vacant
<u>Proposed Use:</u>	Hotel
<u>Pertinent Regulations:</u>	Article 4, Section 4-32 of the Zoning Ordinance – sets a maximum building height of 40 feet in the CCS zoning district.

Applicant's Position: "...We will be unable to develop the full-service, dual branded Hilton concept that will include a restaurant and bar with adequate meeting space....We need to go to 4 stories (53 feet) to be able to get the total building square footage needed and still meet the parking requirements, landscape requirements and setbacks"

Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. The hearing authority will base its findings on facts and information presented to it in each specific case where the applicant and/or property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **Applicant states the topography slopes dramatically and renders much of the site unusable and limits available building area. A 4-story hotel requiring a height variance, would be needed to meet the room count and conference room needs. Staff does not disagree with this hardship.**

2. Such conditions are peculiar to the particular piece of such property involved;
3. Such conditions were not imposed by the action or will of the owner of the property;
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship; **Applicant states that if the ordinance was applied without a variance, the building size would have to be horizontally increased and result in less parking spaces and potential access problems. Staff does not disagree with this hardship standard.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; **The applicant's desire to allow for an increase in the principal building height is not unreasonable and should present no impact upon the neighboring properties.**
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. **Staff asserts that alleviation of the principal building height will pose no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit increases in principal building heights.**

Planning Department's Review and Findings:

The BZA has approved similar requests in the past in 2012 from 40 feet to 46' 11"; in 2015 for an increase from 40 to 55 feet, and in 2024 from 40 feet to 59 feet all of which involved this applicant's representative and for hotels located off of Ashley Park Boulevard.

It should also be noted that within 1 mile of the subject property is the I-85 Building Height Overlay District, in which the building height is 85 feet.

Recommendation:

Options:

- A. Grant the variance request.
- B. Deny the variance request
- C. Other direction as determined by the Board of Zoning Appeals

Staff's assessment of this request coincides with Option A- approve the request to allow for an increase in height from 40 feet to 53 feet (the drawings provided by applicant suggest a proposed building height of approximately 53 feet). After evaluating the request regarding the City's variance hardships standards, staff feels that this request meets standards: 1, 4, 5 & 7

Attachments:

Application



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR VARIANCE

Name of Applicant Paramount Ashley Park, LLC

Mailing Address 3715 Northside Parkway, Bldg. 200, Ste. 490, Atlanta, GA 30327

Telephone 404-822-6921 E-Mail: NLAKHA@PHMHOTELGROUP.COM

Property Owner (Use back if multiple names) Paramount Ashley Park, LLC

Mailing Address 3715 Northside Parkway, Bldg. 200, Ste. 490, Atlanta, GA 30327

Telephone 404-822-6921

Address/Location of Property 400 Ashley Park Blvd., Newnan, GA 30263

Tax Parcel No: 086-5043-008

Present Zoning Classification: CCS

Present Land Use Undeveloped

Intended Use Hotel with Full service bar and restaurant

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance regarding such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least forty-five (45) days prior to that date. Incomplete applications or applications submitted after the deadline *will not be accepted*.

I (We) hereby request the following variance from the provisions of section(s) 23.1 of the Zoning Ordinance/Subdivision Regulations: Principal height limit of 40 Feet.

In order for the Board to consider the request, there must be required findings of fact upon the particular evidence, such as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, but where the spirit of the ordinance shall be observed and substantial justice done. No variance shall be considered to allow a use of land or structures which are not permitted by the ordinance in the zoning district involved. Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
Principal height limit of 40 feet

- 2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
CCS

- 3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
The building roof height will need to be 45-49 feet

- 4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
We will be unable to develop the full-service, dual branded Hilton concept that will include a restaurant and bar with adequate meeting space. We need to go to 4 stories to be able to get the total building square footage needed and still meet the parking requirements, landscape requirements, and setbacks of CCS and the Quality overlay district

- 5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of the property?
Variance of 50" feet for the roof height.

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can demonstrate that it meets the majority of the following variance/hardship conditions or standards. **The applicant must provide written documentation demonstrating that their request meets at least 4 out of the 7 hardship standards listed below:**

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
 - 2. Such conditions are peculiar to the particular piece of such property involved;
 - 3. Such conditions were not imposed by action or will of the owner of the property;
 - 4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship.
 - 5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures;
 - 6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
 - 7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance.
- **To meet these standards, the applicant should provide specific examples, data, or expert opinions that demonstrate how their property and situation align with at least 4 of these criteria.**

Alignment with Hardship Standards

- 1) The topography of the site slopes dramatically and renders much of the site unusable. This limits the available area to build. As such, we need to build a 4-story hotel(requiring a height variance) to meet our room count needs and conference space.
- 2) Yes.
- 3) No.
- 4) Yes. If not a 4-story building, our site would be far too spread out and parking would likely have to tiered/stepped down. This would create access problems for customers and employees.
- 5) Correct.
- 6) We could not develop a 4-story hotel.
- 7) No, this would not necessitate a broad regulation to amend this Ordinance.

Included with the application, the following information is required and must also be furnished in digital, pdf format:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ Check for applicable fees (**\$350.00**).

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Nick Lakha

Applicant(s) Name(s) (Please Print)



Signature of Applicant(s)

FOR OFFICIAL USE ONLY

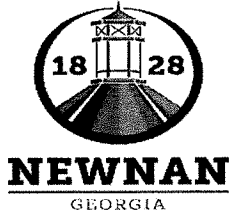
RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



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 variance for property.

Name of Property Owner PARAMOUNT ASHLEY PARK, LLC

Telephone Number 404.822.6921

Address of Subject Property 400 ASHLEY PARK, LLC

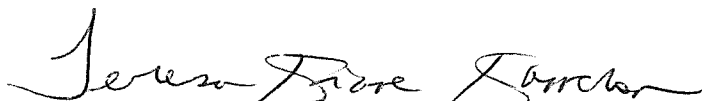
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Nick Lakha

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)

March 11, 2024
Date

HGI / HAMPTON INN DUAL BRAND

400 ASHLEY PARK BLVD.
NEWNAN, GA 30263

A DEVELOPMENT FOR
PARAMOUNT HOSPITALITY MANAGEMENT



PERMIT SET
11/12/2025

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY



ISSUED FOR CONSTRUCTION

architecture
studio
ELEVATE

1775 THE EXCHANGE SE | SUITE 600 | ATLANTA, GEORGIA 30339
PHONE: 404.948.0882

WWW.ELEVATEARCHITECT.COM

DEVELOPMENT



400 ASHLEY PARK BLVD.
NEWNAN, GA 30263

OWNER



3715 NORTHSIDE PKWY NW
BLDG 200 - STE 400
ATLANTA, GA 30327

CONSULTANT

DATE	DESCRIPTION	BY
02/12/2025	SCHEMATIC DESIGN	nitin
10/06/2025	DESIGN DEVELOPMENT	nitin
11/12/2025	PERMIT SET	nitin

ELEVATE PROJECT NUMBER: 25-18-01

SHEET TITLE: COVER SHEET

SHEET NUMBER: CS-00

VICINITY MAP



PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT INCLUDES 176 HOTEL ROOMS ON A 6.19 ACRE PARCEL LOCATED IN NEWNAN, GEORGIA. THE DUAL BRAND HOTEL WILL BE A TYPE VA, 4 STORIES, WOOD CONSTRUCTION WITH LOBBY, CHECK-IN, LOUNGE, MARKET, DINING, FITNESS, GUEST LAUNDRY, GUESTROOMS, B.O.H. SUPPORT SPACES, AND OUTDOOR POOL AT LEVEL 1. LEVEL 2 THROUGH 5 CONSISTS OF GUESTROOMS AND B.O.H. SUPPORT SPACES. SURFACE PARKING FIELD WILL BE PROVIDED FOR HOTEL AND EMPLOYEES.

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF ELEVATE ARCHITECTURE STUDIO. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. ELEVATE ARCHITECTURE STUDIO ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS.

APPLICABLE CODES

- THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING LOCAL AMENDMENTS):
- 2018 INTERNATIONAL BUILDING CODE WITH 2020, 2022, & 2024 GA AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE
 - 2018 INTERNATIONAL PLUMBING CODE WITH 2020, 2022, 2023 & 2024 GA AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE WITH 2020 & 2024 GA AMENDMENTS
 - 2018 INTERNATIONAL FUEL GAS CODE WITH 2020 & 2022 GA AMENDMENTS
 - 2020 NATIONAL ELECTRIC CODE WITH 2021 GA AMENDMENTS
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020, 2022, & 2023 GA SUPPLEMENTS & AMENDMENTS
 - 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE WITH 2020 GA SUPPLEMENTS
 - 2018 NFPA 101 - LIFE SAFETY CODE
 - 2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN

TEAM MEMBERS

DEVELOPMENT
PARAMOUNT HOSPITALITY
3715 NORTHSIDE PKWY NW
BLG 200 - SUITE 400
ATLANTA, GA 30327
D: 423-661-1470
JEFF WESTBROOK
jeff.westbrook@marchadams.com

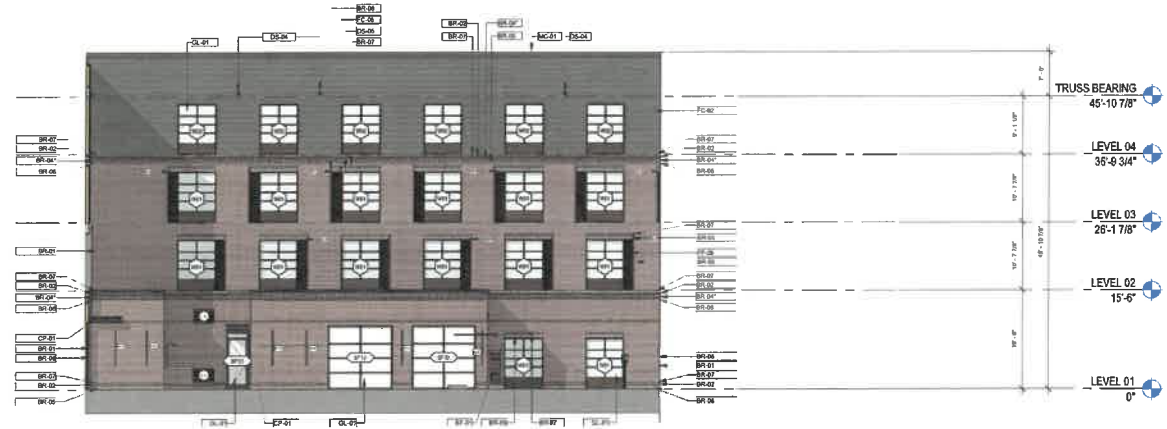
ARCHITECT
ELEVATE ARCHITECTURE STUDIO
1775 THE EXCHANGE SE
SUITE 600
ATLANTA, GA 30339
D: 770-820-3893
NITIN PATEL
npatel@elevatearchitect.com

STRUCTURAL
DEL VALLE + MCNEIL
6065 ROSWELL ROAD
SUITE 370
D: 404-359-0058
TITO DEL VALLE
tdelvalle@dvmstructural.com

MEP
MARCH ADAMS & ASSOCIATES
310 DODDS AVENUE
CHATTANOOGA, TN 37404
D: 423-661-1470
JEFF WESTBROOK
jeff.westbrook@marchadams.com

CIVIL
S.E. CIVIL LLC
4816 HIGHWAY 5
DOUGLASVILLE, GA 30135
D: 678-758-5345
RODNEY BLACKLEY
Rodney@secl.com

*INDICATES CONSULTANT IS NOT UNDER A CONTRACT WITH ELEVATE



3 PROJECT WEST PARTIAL ELEVATION
SCALE: 3/32" = 1'-0"



2 PROJECT EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 PROJECT WEST ELEVATION
SCALE: 3/32" = 1'-0"

- BUILDING SIGNAGE GENERAL NOTES:**
1. ALL SIGNAGE SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
 2. SIGNAGE SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
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 10. SIGNAGE SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
- ELEVATION KEYNOTES:**
1. REFER TO THE TRUSS BEARING FOR LETTERS AND DIMENSIONS.
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 9. REFER TO THE TRUSS BEARING FOR LETTERS AND DIMENSIONS.
 10. REFER TO THE TRUSS BEARING FOR LETTERS AND DIMENSIONS.

SITE & EXTERIOR BUILDING LIGHTING

TAG	SYMBOL	LOCATION	MANUFACTURER / PRODUCT / DESCRIPTION
BL1	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL2	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL3	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL4	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL5	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL6	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL7	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL8	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL9	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL10	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL11	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL12	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL13	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL14	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL15	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL16	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL17	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL18	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL19	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL20	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL21	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL22	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL23	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL24	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL25	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL26	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL27	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL28	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL29	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL30	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL31	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL32	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL33	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL34	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL35	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL36	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL37	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL38	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL39	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL40	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL41	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL42	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL43	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL44	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL45	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL46	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL47	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL48	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL49	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL50	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL51	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL52	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL53	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL54	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL55	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL56	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL57	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL58	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
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BL60	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL61	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL62	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL63	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL64	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL65	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL66	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL67	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL68	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL69	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL70	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL71	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
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BL90	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
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BL92	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL93	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
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BL96	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL97	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL98	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL99	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS
BL100	[Symbol]	POOL DECK / GARDEN	LED STRIP LIGHTS

EXTERIOR BUILDING & PATIO HARDSCAPE FINISHES & FIXTURES SCHEDULE

ITEM	DESCRIPTION	FINISH	FIXTURE
1	CONCRETE	BRICK	BRICK
2	CONCRETE	BRICK	BRICK
3	CONCRETE	BRICK	BRICK
4	CONCRETE	BRICK	BRICK
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6	CONCRETE	BRICK	BRICK
7	CONCRETE	BRICK	BRICK
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96	CONCRETE	BRICK	BRICK
97	CONCRETE	BRICK	BRICK
98	CONCRETE	BRICK	BRICK
99	CONCRETE	BRICK	BRICK
100	CONCRETE	BRICK	BRICK

- ELEVATION GENERAL NOTES:**
1. BRICK AND PAPER COVERED EXTERIOR WALLS SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
 2. BRICK AND PAPER COVERED EXTERIOR WALLS SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
 3. BRICK AND PAPER COVERED EXTERIOR WALLS SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
 4. BRICK AND PAPER COVERED EXTERIOR WALLS SHALL BE INSTALLED TO THE CONTRACTOR'S SATISFACTION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE REFER TO THE APPROVED SIGNAGE SCHEDULE FOR ALL SIGNAGE.
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KEY PLAN

STATE OF GEORGIA
REGISTERED ARCHITECT

ISSUED FOR CONSTRUCTION

architecture studio
ELEVATE

1775 THE EXCHANGE SE, SUITE 500, ATLANTA, GEORGIA 30339
PHONE: 404.584.8862
WWW.ELEVATEARCHITECT.COM

DEVELOPMENT

Hampton Inn
Hilton Garden Inn

400 ASHLEY PARK BLVD.
NEWNAN, GA 30263

OWNER

PARAMOUNT Hospitality Management

3715 NORTHSIDE PKWY NW
BLDG 200 - STE 400
ATLANTA, GA 30327

CONTRACT

CONTRACT NO. 1000000000

CONTRACT DATE: 10/1/2020

CONTRACT VALUE: \$1,000,000

CONTRACT TYPE: DESIGN-BUILD

CONTRACT STATUS: IN PROGRESS

CONTRACT DESCRIPTION: BUILDING ELEVATIONS

CONTRACT OWNER: PARAMOUNT

CONTRACT ARCHITECT: ELEVATE

CONTRACT ENGINEER: ELEVATE

CONTRACT CONTRACTOR: ELEVATE

CONTRACT SUBCONTRACTOR: ELEVATE

CONTRACT SCHEDULE: 10/1/2020 - 12/31/2020

CONTRACT PAYMENT: 100%

CONTRACT RISK: LOW

CONTRACT COMPLIANCE: 100%

CONTRACT DOCUMENTS: 100%

CONTRACT PERMITS: 100%

CONTRACT INSURANCE: 100%

CONTRACT BONDING: 100%

CONTRACT FINANCING: 100%

CONTRACT TAXES: 100%

CONTRACT UTILITIES: 100%

CONTRACT ENVIRONMENTAL: 100%

CONTRACT HISTORIC: 100%

CONTRACT ARCHITECTURAL: 100%

CONTRACT STRUCTURAL: 100%

CONTRACT MECHANICAL: 100%

CONTRACT ELECTRICAL: 100%

CONTRACT PLUMBING: 100%

CONTRACT PAINTING: 100%

CONTRACT FINISHES: 100%

CONTRACT FURNITURE: 100%

CONTRACT FIXTURES: 100%

CONTRACT EQUIPMENT: 100%

CONTRACT MATERIALS: 100%

CONTRACT LABOR: 100%

CONTRACT SUBMITTALS: 100%

CONTRACT MEETINGS: 100%

CONTRACT REPORTS: 100%

CONTRACT RECORDS: 100%

CONTRACT CLOSEOUT: 100%

CONTRACT WARRANTY: 100%

CONTRACT MAINTENANCE: 100%

CONTRACT OPERATIONS: 100%

CONTRACT DEMOLITION: 100%

CONTRACT REPAIRS: 100%

CONTRACT REPLACEMENTS: 100%

CONTRACT UPGRADES: 100%

CONTRACT MODIFICATIONS: 100%

CONTRACT VARIATIONS: 100%

CONTRACT OMISSIONS: 100%

CONTRACT ADDITIONS: 100%

CONTRACT DELETIONS: 100%

CONTRACT CORRECTIONS: 100%

CONTRACT DEFECTS: 100%

CONTRACT DAMAGES: 100%

CONTRACT LOSSES: 100%

CONTRACT INJURIES: 100%

CONTRACT DEATHS: 100%

CONTRACT PROPERTY: 100%

CONTRACT RIGHTS: 100%

CONTRACT INTERESTS: 100%

CONTRACT CLAIMS: 100%

CONTRACT LITIGATION: 100%

CONTRACT ARBITRATION: 100%

CONTRACT MEDIATION: 100%

CONTRACT NEGOTIATION: 100%

CONTRACT SETTLEMENT: 100%

CONTRACT AWARD: 100%

CONTRACT EXECUTION: 100%

CONTRACT COMPLETION: 100%

CONTRACT ACCEPTANCE: 100%

CONTRACT PAYMENT: 100%

CONTRACT RELEASE: 100%

CONTRACT LIABILITY: 100%

CONTRACT INDEMNIFICATION: 100%

CONTRACT WAIVER: 100%

CONTRACT ASSIGNMENT: 100%

CONTRACT SUBROGATION: 100%

CONTRACT SEVERABILITY: 100%

CONTRACT ENTIRE AGREEMENT: 100%

CONTRACT GOVERNING LAW: 100%

CONTRACT JURISDICTION: 100%

CONTRACT VENUE: