



Newnan City Council Meeting

OCTOBER 27, 2020

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on October 13, 2020

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Convention Center Authority, interim appointment through June 2021
- C. 1 Appointment- Urban Redevelopment Agency, interim replacement through April 2021
- D. 3 Appointments- Farmer Street Cemetery Commission, 3 year term
- E. 2 Appointments- Newnan Youth Activities, 3 year term
- F. 1 Appointment- Ethics Commission, 2 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [G.](#) To Enter into an Agreement with Corporate Health Partners for 2021
- [H.](#) Consideration of Renewal of Rental Agreement between the City of Newnan and the Coweta County Genealogical Society
- [I.](#) Consideration of an Ordinance to Amend the Code of Ordinances, Chapter 5, Section 5-25, Demolition, Removal or Relocation of Structures

UNFINISHED BUSINESS

- [J.](#) 2nd and Final Reading- Consideration of an Ordinance to Amend the License Fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine)
- [K.](#) Public Hearing - Rezoning Request RZ2020-03, Melissa Griffis on behalf of Turnstone Group, LLC and KM Homes for 10.120± acres located on Newnan Crossing Boulevard East - (#086 5021 005, #086 5021 011, #086 5021 012) - From CCS and RMH with conditions to RMH conditioned for townhouses - Consideration of an Ordinance
- [L.](#) Public Hearing - Rezoning Request RZ2020-04, Melissa Griffis on behalf of Turnstone Group, LLC for 2.70± acres located on Diplomat Parkway - (#098 5052 001) - From CGN to CHV conditioned for climate controlled storage units - Consideration of an Ordinance
- [M.](#) To report the state of conditions in consideration of a drainage complaint at 29 Domineck St.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- [N.](#) Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

OCTOBER 13, 2020

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 13, 2020 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose; George Alexander; Paul Guillaume, Dustin Koritko, Rhodes Shell and Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – SEPTEMBER 21, 2020

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to dispense with the reading of the minutes of the Regular Council meeting on September 21, 2020 and adopt them as presented.

MOTION CARRIED. (7 – 0)

MINUTES – SPECIAL CALLED MEETING – SEPTEMBER 29, 2020

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to dispense with the reading of the minutes of the Special Called Meeting on September 29, 2020 and adopt them as presented.

MOTION CARRIED. (7 – 0)

ANNUAL REPORT – PARKS COMMISSION (INFORMATION ONLY)

The report is in your packet for your review.

ANNUAL REPORT – TREE COMMISSION – INFORMATION ONLY

The report is in your packet for your review.

APPOINTMENT – WATER AND LIGHT COMMISSION – 3 YEAR TERM

Motion by Mayor Brady, seconded by Mayor Pro Tem Alexander to reappoint Dianne Parker to the Water and Light Commission for another term.

MOTION CARRIED. (7 – 0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Koritko appointment to the Newnan Youth Activities Commission on the agenda for the next Council meeting.

APPOINTMENT – CONVENTION CENTER AUTHORITY

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Alexander to reappoint Carles Stinson to the Convention Center Authority for another three year term.

MOTION CARRIED. (7 – 0)

APPOINTMENTS – FARMER STREET CEMETERY COMMISSION

Mayor Brady asked the City Manager to place his appointment, Councilman Koritko and Councilman DuBose's appointments to the Farmer Street Cemetery Commission on the agenda for the next Council meeting.

APPOINTMENTS – ETHICS COMMISSION – 2 YEAR TERM

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to reappoint Rebecca Gibson to the Ethics Commission for another two year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Alexander to appoint John Pirro to the Ethics Commission for a two year term.

MOTION CARRIED. (7 – 0)

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Mark Darrow to the Ethics Commission for a two year term.

MOTION CARRIED. (7 – 0)

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem Alexander to reappoint Sarah Towns to the Ethics Commission for another two year term.

MOTION CARRIED. (7 – 0)

Mayor Brady asked the City Manager to place Councilwoman Jenkins's appointment on the agenda for the next Council meeting for the Ethics Commission.

**APPOINTMENT - NEWNAN URBAN REDEVELOPMENT AGENCY – REPLACE
ANTOINE MARTIN – EXPIRES APRIL 2021**

Mayor Brady asked the City Manager to place his appointment on the agenda for the next Council meeting for the Newnan Urban Redevelopment Agency term to expire April 2021.

CITY MANAGER – REPORTS

The City Manager informed Council the Christmas Parade has been canceled. We are in the planning process to have Santa Express on December 12th. Our plans are to bring Santa to the neighborhoods. We are working on a release and should have more information soon.

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – EL CALLEJON CANTINA

Mayor Brady open a public hearing on the application for a Retail on Premise (Pouring) Sales of Malt Beverages License for El Callejon Cantina located at 33 ½ East Broad Street.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the application for a Retail on Premise (Pouring) Sales Malt Beverages License for El Callejon Cantina located at 33 ½ East Broad Street.

MOTION CARRIED. (7 – 0)

**PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – WAYPOINT WATERCREST
SL, LLC**

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales, Malt Beverage and Wine License for Waypoint Watercrest SL, LLC located at 285 Summerlin Boulevard.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the application for a Retail on Premise (Pouring) Sales, Malt Beverages and Wine License for Waypoint Watercrest SL, LLC located at 285 Summerlin Boulevard.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – JC NEWNAN INVESTMENT LLC, DBA THE JUICY CRAB

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales, Distilled Spirits, Malt Beverages and Wine License for JC Newnan Investment, LLC, dba The Juicy Crab located at 1120 Bullsboro Drive.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Shell to approve the application for a Retail on Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine License for JC Newnan Investment, LLC dba The Juicy Crab located at 1120 Bullsboro Drive.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – KARVELAS COMPANY

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales, Malt Beverage and Wine License for Karvelas Pizza Company located at 7 LaGrange Street.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to approve the application for a Retail on Premise (Pouring) Sales Malt Beverages and Wine License for Karvelas Pizza Company located at 7 LaGrange Street.

MOTION CARRIED. (7 – 0)

PUBLIC HEARING – ALCOHOL BEVERAGE LICENSE – NABI ENTERPRISE, INC., DBA GREENVILLE SHELL

Mayor Brady opened a public hearing on the application for a Retail off Premise (Package) Sales, Malt Beverages and Wine License for Nabi Enterprise, Inc., dba Greenville Shell located at 226 Greenville Street, Suite E.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Koritko, seconded by Councilman Shell to approve the application for a Retail off Premise (Package) Sales of Malt Beverages and Wine License for Nabi Enterprise, Inc. dba Greenville Shell located at 226 Greenville Street, Suite E.

MOTION CARRIED. (7 – 0)

ORDINANCE – AMEND LICENSE FEE - RETAIL CONSUMPTION (POURING) DEALER (DISTILLED SPIRITS, MALT BEVERAGE AND WINE)

The City Manager stated the current fee for an alcoholic beverage license for Retail Consumption Dealer (distilled spirits, malt beverages and wine) is \$5,000 yearly. It was proposed to reduce that fee to \$2,500 and this reduction continue year to year until such time as Council feels it necessary to re-evaluate. Effective date January 2021.

Motion by Councilman Shell, seconded by Councilman DuBose to adopt an Ordinance to Amend the Code of Ordinance to Amend the License fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage and Wine) and for other purposes on first reading.
Opposed: Koritko, Alexander.

MOTION CARRIED. (5 - 2)

REQUEST – DIRECTION – FIRE TRAINING FACILITY CONCEPT STUDY RESULTS

Fire Chief, Steven Brown presented the results on the Fire Training Facility for the existing site located on Greison Trail and new site on Corinth Road. Citizens approved a SPLOST 2019 budget of \$1,750,000 for the construction of a fire training facility. Staff engaged an architectural firm, 2RW Architecture to evaluate and compare the existing site at Greison Trail for renovations and the new potential site on Corinth Road for new construction. Although both options are estimated over the SPLOST 2019 budget, the presentation shows that the existing site at Greison Trail for renovations is much more cost effective and more operationally efficient for maintaining response times, than the complete erection of a new facility on Corinth Road.

The City Manager stated the Greison Trail location will accommodate the City for many years. If the City continues to have a joint venture with Coweta County we will need to have conservation with County on what their plans are. If we decide to build a joint facility we will need 1) Financial assistance and 2) Operational agreement. There are times now when we have a hard time getting in our training. We are concerned with the location on Corinth Road being so far out of town it will affect our response time. The important thing is what are our needs in a facility.

Mayor Brady would like for us to move to the site on Corinth Road. He stated it is more money however it would be more space than what we have now. The Corinth Road location would provide as a LINC trailhead with additional parking. He indicated Greison Trail location has served its time. We need to solve the City/County issues on communications, training and the expectations before a decision is made on the location.

After discussion with Council and Staff it was recommended more information regarding City/Coweta issues on communications, training and the expectations will be needed before a decision is made on the location.

DISPOSAL OF AND ACCEPTANCE OF SEALED BIDS FOR REAL PROPERTY

The Assistant City Manager informed Council Staff has received inquiries from individuals interested in the acquisition of real property located at 99 East Washington Street and Lot 38 SG 381 Portico Place.

The interest in the property located along East Washington Street originated from a neighboring property owner. The owner of 130 East Broad Street is interested in acquiring the aforementioned property as it is adjoining at the rear and may be used as an additional unimproved lot. This lot is not suitable for the construction of a housing unit.

The interested property located in the Townhomes at Eastlake in Summergrove residential neighborhood originated from Billy Cranford, a local builder and developer that owns several neighboring lots. He is interested in constructing a residential unit.

Lot at 99 East Washington

The Assistant City Manager stated in his opinion the Lot at 99 East Washington Street is not suitable for a single-family home. He feels restrictions should be assigned to this lot.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to approve the disposal of and release of RFP for the acceptance of minimum sealed bids for Lot 38 SG 318 Portico Place and other properties not to include 99 East Washington.

MOTION CARRIED. (7 – 0)

Motion by Councilman Shell, seconded by Councilwoman Jenkins to approve the disposal of and release of RFP for the acceptance of minimum sealed bids with restriction for 99 East Washington Street.

MOTION CARRIED. (7 – 0)

AWARD BID CONTRACT, BUDGET AND FUNDING FOR PICKLEBALL FACILITY

Comprehensive Program Services, serving as the City's owner representative and program manager, in conjunction with City staff, recommends that Council award the construction contract to Headley Construction in the amount of \$1,713,900. In addition, the project team recommends Council consider and approve a total project budget of \$1,926,900. Funding is Unassigned Fun Balance.

Construction	\$1,731,900
Furniture, Fixtures & Equip	60,000

Testing, Surveys, Etc.	30,000
Other (Permitting, Etc.)	5,000
Owner Contingency	100,000
Total Recommended Budget	\$1,926,900

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to award the bid for construction to Headley Construction for \$1,713,900 and the total project budget for the Pickleball Facility for \$1,926,900.

MOTION CARRIED. (7 – 0)

ORDINANCE – 2ND READING – REZONING INLINE COMMUNITIES, LLC FOR 22.007± ACRES LOCATED AT MCBRIDE STREET, 90 SPRAYBERRY ROAD AND PORTION OF 92 SPRAYBERRY ROAD

Mayor Brady has concerns with the builder of the development understanding the conditions and proffered conditions in regards to condominium/townhomes. Also, the streets being built as private streets and who will be responsible for upkeep after project is completed.

Melissa Griffis informed Council all three builders have approved the plans and understand proffered and state regulation. The developer or builder agrees to a 2-year maintenance bond to the condominium association for the driveway and parking areas in a manner as the City would require for a dedicated street.

Motion by Councilman Koritko, seconded by Mayor Pro Tem Alexander to adopt an Ordinance on 2nd reading for Inline Communities, LLC to rezone 22.007± acres located at McBride Street, 90 Sprayberry Road and a portion of 92 Sprayberry Road including condition #10 that the developer or builder furnish a 2-year maintenance bond to the condominium association for the driveway and parking areas in a manner as the City would require for a dedicated street. Opposed: Brady

MOTION CARRIED. (6 – 1)

RESOLUTION – ADOPT 2020 UPDATE CAPITAL IMPROVEMENTS ELEMENT (CIE) INCLUDES SHORT-TERM WORK PROGRAM (STWP)

Per the minimum standards of the planning process, all local governments must hold a public hearing prior to the adoption of the update. The City has previously held a public hearing and staff is now requesting official adoption of the documents.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to adopt a Resolution adopting the 2020 update to Capital Improvements Element (CIE) which includes the Short-Term Work Program (STWP).

MOTION CARRIED. (7 – 0)

**AWARD CONTRACT – INSTALLATION OF TRAFFIC SIGNAL – INTERSECTION OF
LAGRANGE STREET/BOONE DRIVE/COUGAR WAY AND RELATED
CONSTRUCTION**

The low bid submitted by GTG Traffic was found responsive to the specifications for the project. GTC Traffic Signals is located in Marietta, Georgia and is pre-qualified with the Georgia Department of Transportation for traffic installations. Related construction includes concrete construction of sidewalks, curb/gutter, curb ramps, installation of drainage structures, milling and paving, and the application of thermoplastic traffic markings.

Motion by Councilman Shell, seconded by Councilman Koritko to award the contract to GTG Traffic Signals in the amount of \$190,000 for the installation of a traffic signal at the intersection of LaGrange Street/Boone Drive/Cougar Way and related construction.

MOTION CARRIED. (7 – 0)

**MEMORANDUM – MERRIS MANAGEMENT & LEADERSHIP CONSULTING –
RELATED TO PHASE I OUTCOMES AND PHASE II RECOMMENDATIONS**

The Assistant City Manager indicated it appears that most members would prefer an option to include a review led by an independent third-party with the assistance of subject matter experts instead of using a citizen task force approach. There was general agreement for a policy and procedure review to be effective, subject matter experts would be most helpful in assuring actionable outcomes.

It is recommended that Phase II policy review project with the input from Mayor, City Council and staff move forward with a modified approach that includes a technical review of two areas – Law Enforcement (in general) and Human Resources (with an emphasis on the City's recruitment efforts and hiring processes). The input received in Phase I and a desire to move forward in a reasonably timely manner, the objective to assure that the City have policies and procedures in place that reflect best practices in transparency, accountability, procedural fairness and professional standards can be met with the process described in Phase II.

Motion by Councilman DuBose, seconded by Mayor Pro Tem Alexander to move forward with Phase II recommendations by Merris Management and Leadership Consulting to have policies and procedures in place that reflect best practices in transparency, accountability, procedural fairness and professional standards.

MOTION CARRIED. (7 – 0)

APPOINTMENT – REVIEW COMMITTEE FOR GRANT WRITING/ADMINISTRATIVE SERVICES RELATED TO A FY2021 COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT

The Planning Director stated this is for appointment for a review committee to assess request for qualifications (RFQs) related to the grant writing and administration of a FY2021 CHIP application.

Motion by Mayor Pro Tem Alexander, seconded by Councilman Shell to approve the appointment of Review Committee for Grant Writing/Administrative Services related to FY2021 Community Home Investment program (CHIP) Grant.

MOTION CARRIED. (7 – 0)

REQUEST - COLLEGE TEMPLE NEIGHBORHOOD – CLOSE STREETS ANNUAL HALLOWEEN EVENT

Motion by Mayor Pro Tem Alexander, seconded by Councilman Shell to approve the request by College Temple Neighborhood to close streets as needed for annual Halloween event.

MOTION CARRIED. (7 – 0)

REQUEST – WHITE OAK GOLDEN K-KIWANIS CLUB – SET UP KIOSK - COURT SQUARE - ANNUAL PECAN SALE

Motion by Mayor Pro Tem Alexander, seconded by Councilwoman Jenkins to approve the request by White Oak Golden K-Kiwanis Club to set up a kiosk on Court Square for their annual pecan sale, weekends November 6 - 22, 2020.

MOTION CARRIED. (7 – 0)

REQUEST – BY NEWNAN JUNIOR SERVICE LEAGUE – ESTABLISH COLLECTION POINT ON THE SQUARE – ANNUAL CAN-A-THON

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the request by Newnan Junior Service League to establish a collection point on the square for their annual Can-A-Thon December 1st from 7:00 am – 7:00 pm.

MOTION CARRIED. (7 – 0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Alexander, 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 real estate issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:28 pm.

MOTION CARRIED. (7 – 0)

RESOLUTION/MAYOR’S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Alexander, 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)

ADJOURNMENT

Motion by Mayor Pro Tem Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:48 pm.

MOTION CARRIED. (7 – 0)

Della Hill, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: October 27, 2020

Agenda Item: Corporate Health Partners (CHP) 2021 Renewal

Prepared By: Cleatus Phillips, City Manager

Purpose: To enter into an agreement with Corporate Health Partners (CHP) for 2021 calendar year.

Background: The City utilized Corporate Health Partners (CHP) for its wellness program for the first time in 2020. The contract expires December 31, 2020. The first year brought challenges due to the COVID-19 Pandemic and therefore the City would like to renew for the 2021 calendar year.

Funding: General Fund, \$106,180.00 paid in advance for services in 2021

Recommendation: Renew agreement with CHP for 2021

Previous Discussion with Council: None

Exhibit A to the Client Services Agreement

Prima Program: Year #2 of Two (2) Year Agreement

Client Signature: _____

Date: _____

CHP Signature: _____

Date: _____

Client Name: City of Newnan

Service Term: From: January 1, 2021 To: December 31, 2021

Participant/Locations Count:

Location: Newnan, GA Eligible Employees: 270

Total Eligible Employees: 270

Pricing & Payment Terms:

Primary Services:

Item	Billing Criteria	Eligible Employee Count	Price per Eligible Employee per Month (PEPM)	Price per Eligible Employee per Year (PEPY)	Annual Fee	20% due at Agreement Signing (no later than 1-1-21)	Monthly Recurring Payments (11 equal installments) beginning 2-1-21)
Prima Program	PEPY Eligible Employees	270	\$32.00	\$384.00	\$103,680.00	\$20,736.00	\$7,540.36
Prima Program - Non-Eligible Employees*	Per Participant	0	\$32.00	\$384.00	\$0.00	\$0.00	\$0.00
Management Fee	NA	NA	NA	NA	\$2,500.00	\$500.00	\$181.82
					\$106,180.00	\$21,236.00	\$7,722.18

* Billing for Non-Eligible Employees will be trued up to actual participation once the screening phase has been completed.

Note: CHP agreed to hold price at \$384 PEPY (per Eligible Employee per Year) for last program year and this program year (2 years total). Therefore, the 3% annual increase per the Client Services Agreement, Section 3.g will be waived in year 2.

Optional Services:

Item	Fees	Initialed By Client if option is selected
Screening & Results Coaching for Spouses	One-Time Fee of \$109.00 per participating spouse	
Healthy Break - Snack & Incentive Budget	\$1,200 per year paid in 12 equal installments of \$100.00 each	
Live Better Feel Better Weight Loss Program (12 sessions)	\$1,250.00 (Maximum class size of 15)*	
Tobacco Cessation Program (8 sessions)	\$1,000.00 (Maximum class size of 15)*	

* These prices will be applied for all groups not included in list of services below. If Client and CHP mutually agree to allow additional participants per group, there will be a materials charge of \$40.00 for each additional participant

To the extent the client chooses to engage new employees during the year, they will be charged the following pro-rated percentage of the PEPY:

1st Quarter of the Program	100%
2nd Quarter of the Program	75%
3rd Quarter of the Program	50%
4th Quarter of the Program	Not eligible

Services Included:

- ✓ **Participant Web Portal** – Used for collection and storage of individual participant data, completion of the Wellness Assessment/HRA, scheduling of health screening, appointment reminders, reporting of aggregate information, etc.
- ✓ **Review & Planning Session** – CHP Team meets with Client to familiarize themselves with company culture, determine best locations, dates, and times for screenings and results coaching, discuss communication of the program to employees (kick-off meetings), schedule additional meetings with department heads if necessary, discuss time-line and other aspects of the program (healthy breaks, wellness committee, etc.)
- ✓ **Online Wellness Assessment/Health Risk Assessment** - A census of client employees is imported into our web portal and assigned a unique Member ID to complete and access their Wellness Assessment/HRA
- ✓ **Biometric Screening** – CHP Screening Team collects body measurements (height, weight, waist circumference, % body fat, and blood pressure) and blood draw (Total Cholesterol, HDL, LDL, Triglycerides, and fasting glucose or A1C). CHP staff will confirm that all paperwork and the Wellness Assessment/HRA have been completed and schedule their follow up appointment with the CHP Health Coach to review their results. There is generally no more than one onsite health screening event per 50 employees.
- ✓ **Individual Risk Assessment Report** – A comprehensive report of the participant's overall health will be available for review on the web portal within five business days of the screening.
- ✓ **Monthly Progress Report** – provided by the CHP Program Manager, this report provides the client with updates on key initiatives, past accomplishments, calendar of events, coaching metrics, participant success stories, etc.
- ✓ **Aggregate Management Report** – After completion of the screening process, a comprehensive Health Management Aggregate Report and an Executive Summary will be presented to the client. This report will contain valuable information including the number of employees who are in a chronic disease state or at risk for future chronic disease.
- ✓ **Incentive Management** – The CHP Program Manager along with the internal CHP support team will track and report on participant compliance and provide Client with timely and accurate information for related payroll adjustments or account contributions.
- ✓ **Cohort Report** – Beginning with the second program year (following the second screening) and every year thereafter, CHP will prepare and present a comprehensive Cohort Report that will provide a comparison of risk levels and risk factors for those employees that participated in each of the screenings for each of the program years.
- ✓ **30 minute one-on-one Results Coaching Session with CHP Health Coach** – Participants will be scheduled post-screening for a session with a CHP Health Coach to review in detail and answer any questions they may have regarding their health risk report. Participants will also work out health goals with action plans and discuss how to overcome obstacles.
- ✓ **Ongoing 15 minute one-on-one Follow-Up Coaching Sessions with CHP Health Coach** – In Follow Up Coaching Sessions, the CHP Health Coach reviews progress, addresses barriers, and revises the individual's plan and goals. The frequency of coaching sessions is based on the risk level of each participant. While we can modify frequency to the needs of the Client, we recommend the following:

High Risk:	Monthly
Moderate Risk:	Bi-Monthly
Low Risk:	Annually
- ✓ **Culture Building** – The CHP Program Manager will provide consultation, activities, and a road map for building a supportive culture in the workplace for the wellness program. This will include aspects such as creating a wellness team, conducting challenges (gamification) and education sessions (Healthy Breaks and/or Lunch & Learns), establishing a communication plan, consultation on incentive plans and recognition, and other culture-building activities.
- ✓ **Weekly Meal Plan** – A simple, nutritious weekly dinner meal plan suitable for the whole family and developed by a registered dietitian to make healthy eating easy. Includes links to 5 healthy recipes with suggested side items and a grocery list.
- ✓ **Health Newsletter** – Monthly Electronic Newsletter with hand-picked articles and features designed to help individuals live a healthy and active life.



City of Newnan, Georgia - Mayor and Council

Date: October 27, 2020

Agenda Item: Consideration of Renewal of Rental Agreement between the City of Newnan and the Coweta County Genealogical Society

Prepared By: Cleatus Phillips, City Manager

Purpose: To consider the renewal of a rental agreement between the City of Newnan and the Coweta County Genealogical Society.

Background: The City of Newnan first leased the property at 8 Carmichael St. to the Coweta County Genealogical Society in 2015 for a period of 5 years. That lease is up for renewal for another 5-year period to run from January 2021 until December 2025. The Coweta County Genealogical Society is a non-profit corporation utilizing this property for storing, maintaining and providing access to historical records, histories and other research materials.

Funding: N/A

Recommendation: To renew the lease agreement beginning January 1, 2021.

Previous Discussion with Council: December 16, 2014

**GEORGIA
COWETA COUNTY**

THIS AGREEMENT, made and entered into this ____ day of _____, 2020, by and between THE CITY OF NEWNAN, GEORGIA, a Georgia Municipal Corporation (hereinafter described as "Lessor"), and THE COWETA COUNTY GENEALOGICAL SOCIETY, INC., a non-profit corporation of the State of Georgia (hereinafter described as "Lessee");

WITNESSETH

For and in consideration of the consideration and services Lessee agrees to provide as set out in paragraph 1 hereinbelow and the yearly rent as set out in paragraph 2 hereinbelow, the Lessor has this day rented and leased to the Lessee the following described property, to-wit: *See Exhibit: "A" attached hereto and made a part hereof:*

Building located at 8 Carmichael Street, Newnan, Georgia (the "premises") for a term of five (5) years commencing on the 1st day of January 2021, and ending at Midnight on the 31st day of December, 2025.

1. The Lessee is a Georgia non-profit corporation dedicated to the research, recording and preservation of historical and genealogical records for present day and future historians and genealogical researchers by providing visitors and residents of The City of Newnan and Coweta County the ability to document and preserve their family histories.

2. The Lessee shall pay to the Lessor promptly, in advance, a yearly rental of One Dollar and No/100 (\$1.00) Dollars per year. The first payment of rent shall be made contemporaneously with the execution of this lease, the receipt whereof being hereby acknowledged, and each payment

thereafter shall be due on 1st of each month thereafter during the term of this lease or any renewal thereof.

3. The premises shall be used for storing, maintaining and providing access to historical records, family histories and a host of other research material throughout Georgia and many other states. Lessee will provide assistants to researchers in their quest to document and preserve their history. The premises shall not be used for any illegal purposes nor in violation of any valid regulation of any governmental body nor in any manner to create any nuisance or trespass, nor in any manner to vitiate the insurance or to increase the rate of insurance on said premises.

4. (a) The Lessee accepts the premises in their present condition and as suited for the use intended by the Lessee. The Lessee is permitted to make such repairs and improvements to the interior of the premises at its own expense and without liability on the part of the Lessor and without creating any liens against the property that the Lessee may deem advisable during the term of this lease or any renewal; provided, however, that the consent of the Lessor shall be first obtained and that all such improvements shall be left upon the property as a part thereof upon the termination of this lease unless otherwise specified in any subsequent written agreement. The Lessee shall have the right to remove all furniture, trade fixtures or ornamental fixtures at the termination of the lease; however, if the Lessee fails to do so prior to the termination of the lease, said fixtures shall become the property of the Lessor.

(b) The Lessee shall pay all bills for gas, telephone services, cable and internet services for the premises or used by the Lessee in connection therewith. If the Lessee does not pay said expenses and bills promptly, the Lessor may pay same and such payments shall be added to the rental of the premises. The Lessee shall pay for all interior painting, floor covering, cleaning and bathroom supplies and all interior cleaning maintenance.

(c) The Lessor shall maintain the roof, structural walls, windows and foundation of the building located on the property as well as the electrical, hvac systems or plumbing systems located on the leased premises. The Lessor shall provide water, sewer and electric service to the leased premises. The Lessor shall provide lawn care and garbage collection services and shall be solely the expense of the Lessor. The Lessee agrees to protect said property and the heating, water, sewer, and electrical and air conditioning and any other utility systems against freezing or damage to said systems due to the neglect of the Lessee.

5. The Lessee shall be liable for and shall hold the Lessor harmless in respect to any damage or injury to the Lessee or the person or property of any other individuals incurred on or about the premises if due to the act, omission or negligence of the Lessee or anyone acting under the control or employment of the Lessee. In addition, and irrespective of the responsibilities of the Lessee set forth in the preceding sentence, the Lessee shall secure a policy of general public liability insurance with an insurance company authorized to do business in the State of Georgia insuring the leased property for claims for personal injury or property damage with limits of at least \$1,000,000.00 for bodily injury and \$300,000.00 for property damage. This insurance policy shall name the Lessor and the Lessee as the insureds. The Lessee will contemporaneously with the execution of this lease deliver to the Lessors certificates of insurance certifying that such insurance is in full force and effect. It shall be the obligation of the Lessee to maintain said insurance during the term of this lease or any renewal thereof.

6. The Lessee may not, without the prior written consent of the Lessor, endorsed hereon, assign this lease or any interest thereunder, or sublet the premises or any part thereof, or permit the use of the premises by any other party other than the Lessee. Consent to one assignment or sublease shall not destroy or waive this provision, and all later assignments and subleases shall likewise be

made only upon prior written consent of Lessor. Subtenants or assignees shall become liable directly to the Lessor for all obligations of the Lessee hereunder without relieving the Lessee of its liability.

7. The leased premises shall not be left vacant by Lessee and in the event that the Lessee ceases its activities in connection with the leased premises and fails to use said leased premises for its activities for a period of thirty (30) days, said conduct shall be considered a default by the Lessee under the provision of this lease and shall entitle the Lessor to recover possession of the leased premises.

8. If the tract or parcel described in this lease is totally destroyed by storm, fire, lightning, earthquake or other casualty, this lease with reference to said tract shall terminate as of the date of such destruction; and the rental for said tract shall be accounted for as between the Landlord and the Tenant as of that date. If any tract of the leased premises is damaged but not wholly destroyed by fire or casualty, rental shall abate in proportion as use of the tract has been destroyed or reduced, and the Landlord shall restore said tract to substantially the same condition as before damage as speedily as practicable and after restoration full rental on said tract shall recommence. In the event that any tract of the leased premises is totally destroyed by fire or destroyed by fire or other casualty to a degree that the insurance on the damaged property described in Exhibit A is not sufficient to restore the damaged tract to its former condition, the Lessor shall have no obligation to rebuild or repair the damaged tract; and in this event the Lessee shall have the option of terminating the lease with reference to said parcel of tract. For the purpose of this paragraph the lease shall be severable with reference to each of the three tracts or parcels of the leased premises, and the obligation of the parties shall be considered with reference to each tract or parcel so that damage to one tract or parcel shall not affect the right, obligations, and responsibilities of the parties with reference to the other tracts.

9. Time is of the essence of this agreement. This lease contains the entire agreement of

the parties; and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. No failure of the Lessor to exercise any power given the Lessor hereunder or to insist upon strict compliance by the Lessee of any obligation hereunder, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of the Lessor's right to demand exact compliance with this agreement.

10. If the Lessee defaults for ten (10) days after written notice thereof in the paying of rent hereunder, or if the Lessee defaults for thirty (30) days after written notice thereof in performing any of its other obligations under this lease, including the event of default described in paragraph hereinabove, or if the Lessee is adjudicated a bankrupt, or if a receiver is appointed for the Lessee's property, including the Lessee's interest in the premises, and if such receiver is not removed within sixty (60) days after written notices from the Lessor to the Lessee to obtain such removal, or if, whether voluntarily or involuntarily, the Lessee takes advantage of any of the debtor relief proceedings under the present or future law whereby the rent or any part thereof is or is proposed to be, reduced or payment thereof deferred, or if the Lessee makes an assignment for the benefit of creditors, or if the premises or the Lessee's effects or interest therein should be levied upon or attached under any process against the Lessee not satisfied or dissolved within thirty (30) days after written notice from the Lessor to the Lessee to obtain satisfaction thereof, then, in any of said events, the Lessor, at its option, may at once or may at any time within six (6) months thereafter (but only during the continuance of such default or condition) terminate this lease by written notice to the Lessee whereupon this lease shall end. Notwithstanding anything described herein to the contrary, Lessor or Lessee may terminate this lease for convenience at any time prior to the expiration of the lease term by giving written notice to the other party at least thirty (30) days prior to such termination.

11. No termination of this lease prior to the normal ending thereof by lapse of time or

otherwise shall affect the Lessor's right to collect rent for the period prior to termination thereof.

12. If any rent owing under this lease is collected by or through an attorney at law, the Lessee agrees to pay the additional sum of fifteen (15) percent thereof as attorney's fees.

13. This lease shall create the relationship of Landlord and Tenant between the Lessor and Lessee, and no estate shall pass out of the Lessor. The Lessee has only a usufruct, not subject to levy a sale and not assignable by the Lessee except by the Lessor's consent.

14. All rights, powers, and privileges conferred hereunder upon the parties hereto shall be cumulative and not restricted to those given by law. If the Lessee remains in possession after the expiration of the term hereof with the Lessor's acquiescence and without any written agreement of the parties, the Lessee shall be a tenant at will and there shall be no renewal of this lease by operation of law.

15. Notwithstanding any other provision of this lease, in the event the Lessee or its successors or assignees shall become insolvent, bankrupt, or make an assignment for the benefit of creditors, or if it or their interests hereunder shall be levied upon or sold under execution or other legal process, or in the event the real estate agency to be operated on the premises is closed, the Lessor may terminate this lease.

16. Provided that all payments due under the terms of this lease are current and Lessee is not in default of any other term or conditions of this lease. Lessee shall have the option to extend the term of the lease for an additional five (5) year term by giving Lessor written notice of its intent to exercise this option at least sixty (60) days prior to the expiration of the initial term of this lease.

IN WITNESS WHEREOF, the parties hereto have executed these presents in duplicate the day and year first above written.

LESSOR:

THE CITY OF NEWNAN, GEORGIA

Sworn to and subscribed before me
this _____ day of _____,
2020

By: _____ (Seal)
Mayor

Notary
My Commission Expires: _____

Attest: _____ (Seal)
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

LESSEE:
COWETA COUNTY GENEALOGICAL
SOCIETY, INC.

Sworn to and subscribed before me
this _____ day of _____,
2020

By: _____
President & CEO

Notary
My Commission Expires: _____

Attest" _____
Secretary



City of Newnan, Georgia - Mayor and Council

Date: October 27, 2020

Agenda Item: Consideration of an Ordinance to Amend the Code of Ordinances, Chapter 5, Section 5-25, Demolition, Removal or Relocation of Structures

Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may consider an amendment to the Code of Ordinances, Chapter 5, Section 5-25, Demolition, Removal or Relocation of Structures to include buildings and structures constructed 50 years or more prior to the filing of an application for demolition permit.

Background:

Newnan City Council, at the 2020 City Council Retreat discussed and agreed to amend the existing demolition ordinance to utilize a 50 year standard, which is recognized by many organizations (Georgia State Historic Preservation Office, etc.) as a time period in which a structure may be deemed eligible for recognition as historically significant.

Currently, an application for a demolition permit is submitted to the City and if the structure was constructed prior to 1940, Newnan City Council is asked to determine if the structure should be demolished based on certain criteria.

The amendment attached herein would maintain the same procedural review. However, the static date of construction would be replaced with a rolling date of fifty (50) years prior to the date of filing an application.

Funding:

N/A

Recommendation:

City staff is supportive of the amendment as presented.

Attachment:

An ordinance to amend the code of ordinances by deleting section 5-25, demolition, removal or relocation of structures, of article ii, powers and duties of chief building official; unsafe buildings, of chapter 5, buildings and building regulations, and adopting a new section 5-25, demolition, removal or relocation of structures, of article ii, powers and duties of chief building official; unsafe buildings, of chapter 5, buildings and building regulations; and for other purposes

Previous Discussion with Council:

Newnan City Council considered and discussed the ordinance amendment at the 2020 City Council Retreat.

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
BY DELETING SECTION 5-25, DEMOLITION, REMOVAL OR RELOCATION
OF STRUCTURES, OF ARTICLE II, POWERS AND DUTIES OF CHIEF
BUILDING OFFICIAL; UNSAFE BUILDINGS, OF CHAPTER 5, BUILDINGS
AND BUILDING REGULATIONS, AND ADOPTING A NEW SECTION 5-25,
DEMOLITION, REMOVAL OR RELOCATION OF STRUCTURES, OF ARTICLE
II, POWERS AND DUTIES OF CHIEF BUILDING OFFICIAL; UNSAFE
BUILDINGS, OF CHAPTER 5, BUILDINGS AND BUILDING REGULATIONS;
AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan, has previously adopted regulations governing, among other things, the demolition, removal or relocation of buildings or structures, and particularly buildings or structures constructed prior to 1940 within the City of Newnan; and

WHEREAS, the City Council has reviewed the regulations and has determined that other buildings and structures constructed after 1940 and constructed 50 years or more at the time of the filing of the application for a demolition permit may be historical significant to warrant a review by the City Council and a change to the regulations is deemed to be appropriate in the administration of the City's regulations with regard to demolition, removal or relocation of certain buildings or structures constructed after 1940; and

WHEREAS, the City Council has determined that it is in the best interest of the health, safety and welfare of the citizens, residents and property owners of the City of Newnan to adopt changes in the regulations with regard to demolition, removal or relocation of buildings or structures constructed after 1940 and constructed prior to 50 years or more at the time of the filing of the application for a demolition permit.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council for the City of Newnan and it is hereby ordained by the authority of same that Section 5-25, Demolition, removal or relocation of structures be deleted in its entirety and a new Section 5-25, Demolition, removal or relocation of structures be adopted to read as follows:

SECTION I. Sec-25. Demolition, removal or relocation of structures.

(a) Permits to demolish, remove or relocate structures for which construction was completed prior to 50 years or more prior to the time of the filing of the application for a demolition permit shall be obtained through the following procedures:

1. Applications for such permits shall be filed with the building department. The application shall be accompanied with a permit fee as set out in the City's schedule of fees.
2. Before any such permits shall be issued, the city council shall hold a public hearing thereon, official notice of which shall be

advertised in the legal organ of the county at least two times, the earliest of which shall not be published more than 15 days prior to the hearing. For those structures located outside of boundaries of any area, which has been designated as a historic district by the city, the public hearing shall be held at least 30 days after the property has been posted as provided in subparagraph (3) below. For those structures located inside of the boundaries of any area which has been designated as a historic district by the city, the public hearing shall be held at least 60 days after said property has been posted as provided in subparagraph (3) below.

3. Upon filing an application, a sign shall be posted in a conspicuous place on the property. Such posted sign shall be not less than six square feet in area, and shall contain information as to the name of the applicant, the owner of the property, a statement indicating that a demolition permit has been applied for, and the date, time, and place of the public hearing regarding such application.
4. The applicant shall give personal notice of such application to all persons owning property within 250 feet of the property, which is the subject of the application. Such notice may be accomplished by personal service to the property owners, or by mailing such notice via certified or registered mail, but in no event shall it be effectuated later than fifteen (15) days prior to the public hearing.
5. In deciding whether to grant or deny the demolition, removal or relocation permit, the mayor and council shall consider the following factors:
 - a. The historic, scenic or architectural significance of the structure;
 - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or to the public good;
 - c. Whether reasonable measures can be utilized to preserve the structure, taking into account the value of the structure and the cost to repair the structure;
 - d. The property rights of the applicant; and
 - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.

6. The decision of the City Council shall be final.

(b) Demolition, removal or relocation of any structure shall not proceed until first obtaining a demolition permit from the building department. It shall be the duty of the applicant to furnish evidence that any structure for which an application for a demolition, removal or relocation permit is filed was constructed 50 years or more prior to the time of filing of the application for a demolition permit.

SECTION II. All formal ordinances or parts thereof conflicting or inconsistent with the provisions of this chapter are hereby repealed.

SECTION III. This ordinance shall be in full force and effect upon its official adoption by the mayor and council of the City as of the date of adoption.

ADOPTED in open session, regularly assembled this ____ day of _____, 2020.

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Mayor Pro-Tem

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE CITY OF NEWNAN, GEORGIA TO
AMEND THE LICENSE FEE FOR RETAIL CONSUMPTION DEALER (DISTILLED
SPIRITS, MALT BEVERAGE AND WINE); AND FOR OTHER PURPOSES**

WHEREAS, it has been determined by the City Council of the City of Newnan that due to the fiscal impacts that the COVID-19 emergency orders have created for certain restaurants holding a license for on premise consumption of alcoholic beverages due to the limitations that have been placed upon such restaurants that impacts both the food and alcoholic beverage sales for such establishments, a reduction in the fee for an alcoholic beverage license for a retail consumption dealer (distilled spirits, malt beverage and wine) is in order to help offset such fiscal impacts.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED by the City Council of the City of Newnan, Georgia, and by the authority thereof:

Section I: Sec. 3-31, License required to sell alcohol beverages Sec. 3-31, Paragraph (a)(1) Retail Consumption dealer (distilled spirits, malt beverage and wine) of Article II, Licensing, of Chapter 3, Alcoholic Beverages is hereby deleted in its entirety and a new Sec. 3-31 (a)(1) of Article II of Chapter 3 is hereby adopted to read as follows:

Sec. 3-31. License required to sell alcoholic beverages.

(a) Licenses for the sale of alcoholic beverages shall be issued by the City Clerk at an annual license fee as established herein:

(1) Retail consumption dealer
(distilled spirits, malt beverage and wine) \$2,500.00

Section II: The annual license fee provided for in Section I hereinabove shall become effective January 1, 2021.

Section III: All ordinances or parts of ordinances in conflict or inconsistent with this ordinance are hereby repealed.

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

Section V: The effective date of this Ordinance shall be as upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2020, in regular session.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro-Term

Reviewed:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Ray DuBose, Councilmember

Rhodes Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia – Mayor and City Council

Date: October 27, 2020

Agenda Item: Rezoning Request – RZ2020-03
10.120+/- acres located on Newnan Crossing Boulevard
East (Tax Parcels 086 5021 005, 086 5021 011, and 086
5021 012)

Prepared and Presented by: Tracy S Dunnavant, Planning Director

Purpose:

Melissa Griffis on behalf of Turnstone Group, LLC and KM Homes has applied for the rezoning of 10.120± acres located on Newnan Crossing Boulevard East (Tax Parcels 086 5021 005, 086 5021 011 and 086 5021 012). The request is to rezone the subject property from CCS (Community Shopping Center District) and RMH (Residential Multi-Family Dwelling – Higher Density District) with conditions to RMH conditioned upon the construction of 98 townhomes.

Background:

In accordance with the Zoning Procedures Law, staff has completed a rezoning assessment that provides background information, an overview of the request, and an evaluation of the application in terms of the standards for rezoning. The Assessment is as follows:

REZONING ASSESSMENT

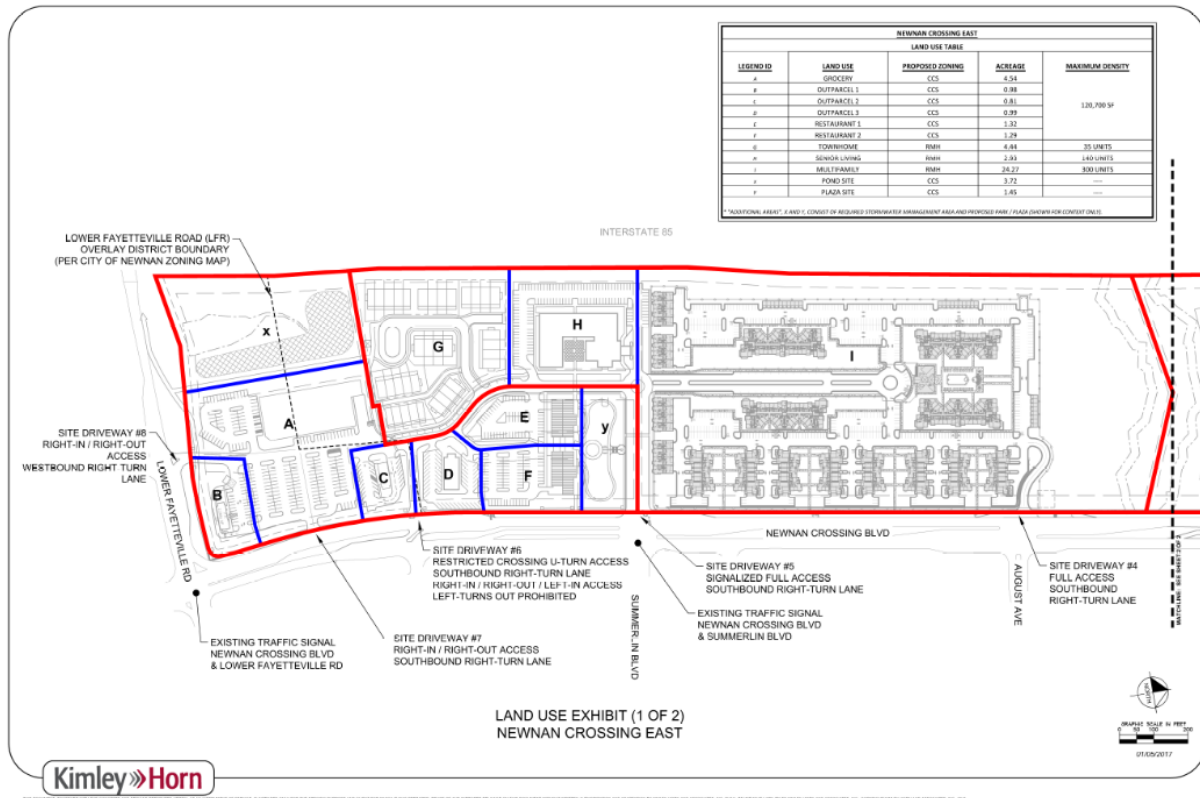
Applicant Information:

Turnstone Group, LLC
1170 Peachtree Street, NE
Suite 1150
Atlanta, GA 30309

KM Homes
5780 Windward Parkway
Suite 200
Alpharetta, GA 30005

Site Information:

The subject property consisting of 10.120± acres is located on Newnan Crossing Boulevard East and is part of an overall development plan that was approved by the City Council in March of 2017. The plan showed three different uses for the subject tracts which included a grocery store, 35 townhome units and 140 senior residences. At this time, the properties where the townhouses are being proposed remains vacant. An exhibit showing the land uses that are currently approved as part of the 2017 master plan has been provided.



The tracts are also part of a Development of Regional Impact (DRI) that was approved in 2008. This means that all transportation improvements including pedestrian access and inter-parcel connectivity must be consistent with the findings and conditions specified in the DRI's Notice of Decision.

Overview Of Request

Turnstone Group, LLC and KM Homes has applied for the rezoning of 10.120 ± acres located on Newnan Crossing Boulevard East (Tax Parcels 086 5021 005, 086 5021 011, and 086 5021 012). The request is to rezone the subject property from CCS (Community Shopping Center District) and RMH (Residential Multi-Family Dwelling – Higher Density District) with conditions to RMH conditioned for the development of 98 townhomes. As indicated above, these tracts were a part of an overall master plan that showed a grocery store on the CCS tract and 35 townhomes and 140 senior residences on the RMH zoned property. Under the current zoning ordinance, RMH allows 6 dwelling units per acre; however, under the 2017 rezoning, the property owner was able to transfer the density rights from the 10-acre park tract that was dedicated to the City to the other residential zoned tracts. As a result, the tracts are currently allowed a total of 475 units (300 apartments, 35 townhouses and 140 senior residences). The 300 apartment units have already been built and the request is to build the 35 townhouse units and an additional 63 townhouse units in lieu of the 140 senior residences. This would be a decrease of 77 residential units for the development.

The applicant has indicated that the Eaves plans, which have been included as part of their application, will have a heated square footage of 1,919 square feet. The targeted final sales price will be around \$260k. They have also proffered the following in terms of amenities:

“outdoor playground area, basketball court, covered picnic area and passive recreation with walking paths throughout the community”.



It should be noted that the development will have to meet all of the City’s standards for townhouses. Those requirements are listed below:

(c) *Townhouses.*

- (1) *A row of townhouses shall not contain more than 8 dwelling units.*
- (2) *Townhouses shall not be designed to give the appearance of row houses. Facades of each unit shall be offset a minimum of 18 inches to create the appearance of separate buildings and shall be articulated within the building façade-meaning variation in the look and structure often achieved through the inclusion of architectural features (porches, porticos, balconies, bay windows and roof lines) and can also be accomplished with using various building material types materials). No two facades shall be alike in a single row of townhouse buildings.*
- (3) *Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Planning and Zoning Director; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Planning and Zoning Director; wood, traditional three coat*

stucco, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. The use of architectural details such as hip returns, operable window shutters, transoms, wrought iron railings, gas lights, brick molding, and multiple exterior finish materials are strongly encouraged. Structures utilizing a single exterior finish material shall not be permitted without written authorization from the Planning and Zoning Director. End elevations must be consistent with front facades.

- (4) Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or have a minimum 6:12 roof pitch. Architecturally dimensioned roof covering shall be required. Vents and similar objects shall not be visible from the front of the structure.
- (5) For pitched roofs, the use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
- (6) HVAC units shall not be visible from the right-of-way.
- (7) All townhouses shall incorporate front covered porches or front covered stoops in their designs. Porches shall be a minimum of 6 feet in depth. Stoeps shall be a minimum of 3 feet in depth.
- (8) Each townhouse shall front on a dedicated public street. Townhouses may only front on a private street in accordance with the City of Newnan Subdivision Regulations.
- (9) Townhouse developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.
- (10) Driveway standards for townhouses shall conform to the following:
 - a. All driveways shall be separated a minimum of 8 feet from adjacent driveways. The 8-foot area between the driveways shall be sodded. One exception can be made per every eight units to allow a minimum of 4 feet of sodded area between driveways.

Townhouses are encouraged to utilize rear garages. Front entry garages must employ carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. For developments consisting of 20 acres or greater, no more than 50% of the units shall have front entry garages.

Standards

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

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

The proposed townhouses would be primarily surrounded by properties with CCS zoning designations and one RMH tract with existing apartments. The two residential tracts abut the interstate on the west, commercial zoned properties and the village green to the east, the existing apartments to the north, and a retention pond to the south. The commercial tract abuts the retention pond on the west, several commercial businesses (convenience store, car wash, and Waffle House) to the east, one of the subject tracts to the north, and Lower Fayetteville Road to the south.



★ - Denotes Rezoning Locations

The applicant has indicated that they have been unable to “successfully market and/or develop” the property for the last eight years. In their application, they state “the Covid-19 pandemic has changed the way many projects will be developed in the future, especially for senior residences” and “numerous senior residences have been approved in the City which decreases the need for them at this location”. This is why they are requesting the change to all townhouses. For two of the tracts, there would be no change in land use since they are already zoned for residential developments. The third tract will go from commercial to residential, but there will be an internal drive separating the residential units from the commercial tracts.

There is already a mixture of commercial and residential uses on the neighboring properties that were approved by Council as part of the overall development plan in 2017. In addition, the future land use map shows this area as future commercial, mixed use which would be consistent with the use they are proposing. The townhouses would present another housing option and give the commercial businesses in the area a built-in customer base.

Staff Assessment – The proposed use is suitable. ✓

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

As specified above, two of the tracts are already zoned for residential uses and can be developed as such without a rezoning. The third tract is commercial and is seeking to be

developed with a less intense use. By only building 98 units instead of an additional 175, the average daily trips will be reduced by roughly 970 trips per the Institute of Traffic Engineers Trip Generation numbers shown in the Engineering Department's report. This will result in less additional traffic for both Lower Fayetteville Road and Newnan Crossing Boulevard East. In addition, there will be less impervious surface and therefore, less stormwater runoff will be generated.

Staff Assessment – The adverse effect will actually be less due to the decrease in both traffic and stormwater runoff. ✓

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

The parcels are part of an overall master plan which includes numerous tracts running from Lower Fayetteville Road to Diplomat Parkway. One of the tracts is already zoned for townhouses and several of the commercial lots that border the proposed project are currently under development. This would indicate that the existing townhouse and commercial tracts could be used as currently zoned.

The senior residence tract could be more difficult to develop/sell since it is conditioned upon that use. The applicant has indicated that they have had trouble marketing/selling this site for over eight years, but they did request this use for the tract in 2017. That being said, the construction of Watercrest, the 74 senior units approved in Stonebridge, Dominion's 202 senior affordable units on Newnan Crossing Bypass and the 135 senior units at the Claiborne at Newnan Lakes, may have an impact on demand for senior housing. So, while the tract could be used for senior residences, the demand will dictate how quickly it develops or sells.

Staff Assessment – The subject tracts could be used as currently zoned; however, the senior residence tract may continue to be difficult to market given the number of senior units recently/currently being developed within the city limits. ✗

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 applicant was not required to submit a Community Impact Assessment (CIA) as only 98 units are being proposed (under the 150-unit threshold for a CIA). Copies of the departmental reports have been provided with the accompanying documentation for this report. A summary of the departmental reports are as follows:

Police: Police Chief Buster Meadows has indicated that the Police Department would be able to provide services to this development. Other townhouse developments close to this size have generated the following calls for service in the last two (2) years: Columbia Woods: 272; Chastain Park: 169.

Fire: Chief Stephen Brown has reviewed the request for rezoning for the development of the 98 townhouse units and has determined that the Fire Department has adequate resources to respond to any calls at this location. Statistics from two comparable complexes in terms of calls for service over the last two (2) years: Columbia Woods: 39; Chastain Park: 8.

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in a memorandum that has been provided as an attachment to the assessment.

Engineering:

The site has already been improved with an internal access road and the stormwater management facility (detention and water quality) according to the approved construction plans from 2017 from the first rezoning but then as the applicant stated it has sat vacant since that time. The main change that will result in this rezoning will be a reduction in the traffic trips generated from this site.

ADA compliant five (5) foot sidewalks or trails shall be provided internally and interconnect fully with the development and to the public sidewalk and/or LINC where appropriate.

Trip Generation:

This existing zoning is 2.75 acres CCS, 4.40 acres as RMH for up to 35 townhomes and 2.97 acres RMH as 140 senior residences.

The new requested zoning will change all three tracts to RMH and also reduce the overall density from 175 residential units down to only 98 residential units.

Trip Generation Manual, 9th edition was referenced for traffic generation summary shown below:

TRAFFIC GENERATION (Before Re-Zoning)

In order to calculate the trips for the CCS we use the proposed Gross Leasable Area (GLA) and in this case a 20,000 square foot LIDL was originally proposed and will be used for the trips in the current zoning analysis.

CCS - 20,000 Square Foot Gross Lease Area

- Weekday : $42.70/1000 \text{ GLA} = 854 \text{ vpd}$
- Weekday peak AM hour: $0.96/1000 \text{ GLA} = 19 \text{ vph}$
- Weekday peak PM hour: $3.71/1000 \text{ GLA} = 74 \text{ vph}$
- Saturday: $49.96/1000 \text{ GLA} = 999 \text{ vpd}$
- Sunday $25.24/1000 \text{ GLA} = 505 \text{ vpd}$

Townhomes: 35 units

- Weekday : $5.81/\text{unit} = 203 \text{ vpd}$
- Weekday peak AM hour: $0.44/\text{unit} = 15 \text{ vph}$
- Weekday peak PM hour: $0.52 /\text{unit} = 18 \text{ vph}$
- Saturday: $5.67/\text{unit} = 198 \text{ vpd}$
- Sunday: $4.84/ \text{unit} = 169 \text{ vpd}$

Senior Attached Housing: 140 units

- Weekday : $3.44/\text{unit} = 482 \text{ vpd}$
- Weekday peak AM hour: $0.20/\text{unit} = 28 \text{ vph}$
- Weekday peak PM hour: $0.25 /\text{unit} = 35 \text{ vph}$

- Saturday: 2.61/unit = 365 vpd
- Sunday: 2.84/ unit = 398 vpd

TRAFFIC GENERATION (After Re-Zoning)

Townhomes: 98 units

- Weekday : 5.81/unit = 569 vpd
- Weekday peak AM hour: 0.44/unit = 43 vph
- Weekday peak PM hour: 0.52 /unit = 51 vph
- Saturday: 5.67/unit = 556 vpd
- Sunday 4.84/ unit = 474 vpd

TRAFFIC GENERATION (Comparison Chart)

DAY	Existing Zoning Trips Estimate	Proposed Zoning Trips Estimate	Difference
WEEKDAY (vpd)	1539	569	-970
WEEKDAY AM PEAK (vph)	62	43	-19
WEEKDAY PM PEAK (vph)	127	51	-76
SATURDAY (vpd)	1562	556	-1006
SUNDAY (vpd)	1072	474	-598

All areas of traffic generation are less with this proposed zoning change.

The original zoning allowed for a commercial component with more impervious surface. The new proposed zoning of RMH for all tracts will be less impervious surface and generate less runoff, less traffic and less possible pollution.

Coweta County Schools: Ronnie Cheek, Director of Facilities for the Coweta County School System, indicated, “We have reviewed the application for rezoning for the above-referenced development and offer the following comments based on the information provided: This request for rezoning under RMH zoning (98 units) may present challenges when planning for school enrollment and meeting student needs. Although the previous zoning allows for more total units, it must be considered that a large number of those units were designated for senior living. The proposed rezoning appears to increase the number of units not designated as “senior living” from 35 to 98. Due to the high-density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?
- Will there be a targeted market, e.g., senior citizens?

Staff Assessment – As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development. The project will have impact, but the impact is not excessive or burdensome and in some cases the impact will actually decrease. ✓

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

The Future Land Use Map shows this property as future commercial, mixed use. The City of Newnan defines this category as “places that are predominantly commercial but allow residential uses. They would mainly refer to areas in which commercial businesses are on the bottom floor of a multi-story building, with residential uses in the upper floors. Developments where commercial and residential uses are adjacent in separate or attached buildings would also be acceptable in this area.”

Since this property is part of an overall master plan that includes a mixture of both residential and commercial uses, staff feels the use would be compatible with the purpose and intent of the Comprehensive Plan.

Staff Assessment – The Future Land Use Map shows the subject property as commercial, mixed use ✓

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

The RMH (Residential Multiple-Family Dwelling – Higher Density District) zoning designation 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. 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.

Townhouses are the stated use of the land and are permitted in the RMH zoning district. In terms of location, the request would meet the intended parameters as the concept shows an intense concentration of dwelling units with large open spaces that include common areas and recreational facilities. In addition, two of the tracts are already zoned RMH as well as the apartment tract.

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

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

The City completed a full update of its Comprehensive Plan in 2016, which included the Future Land Use Map. In 2017, the City changed the zoning on this land to RMH and CCS as part of a master plan for the area. This plan included multiple uses which would be consistent with a future land use of commercial, mixed use zoning. Adding more townhouses would have no bearing on that future land use designation.

Staff Assessment – The Comprehensive Plan shows the area as Future Commercial, Mixed Use which would not be impacted by additional townhouses ✓

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 property as currently zoned would allow 175 additional residential units as well as 2.7 acres of commercial development. By rezoning the property, the number of residential units will decrease to 98 total units and the commercial acreage would be eliminated. This will result in less traffic, less impervious surface, and a larger built-in customer base for the existing/future commercial businesses.

The development would have a greater impact on the school system as it would be turning 63 senior units into regular homes. The average household in the Coweta County based on census data for 2018 had 1.45 children under the age of 18. This would mean an estimated 91 additional children for the Coweta County school system. The school system has asked that the developer work with them to ensure they are prepared for the additional students.

The City has identified this area as a commercial, mixed use corridor. The townhouse development as a component of the overall plan that was approved in 2017, would be consistent with this designation.

Staff Assessment – The proposed project would reflect a reasonable balance, but the developer will need to work with the school system in planning for additional students. ✓

Summary of Staff Findings:

After assessing the project based on the standards to be considered for rezoning requests, staff found that the development meets **7 of the 8 standards**.

RECOMMENDATION:

The Planning Commission at their September 8, 2020 meeting held a public hearing regarding the request and voted 6-1 to recommend approval with the following conditions:

- 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 shall consist of a maximum of 98 townhouse units.
- The community will have amenities to include but not be limited to outdoor playground area, basketball court, covered picnic area and passive recreation with walking paths throughout the community.
- Additional buffering and fencing will be provided to help screen the basketball court from Lower Fayetteville Road.
- The townhouse elevations will be revised to meet all standards for townhouses as specified in Article 3 of the Zoning Ordinance.

Options:

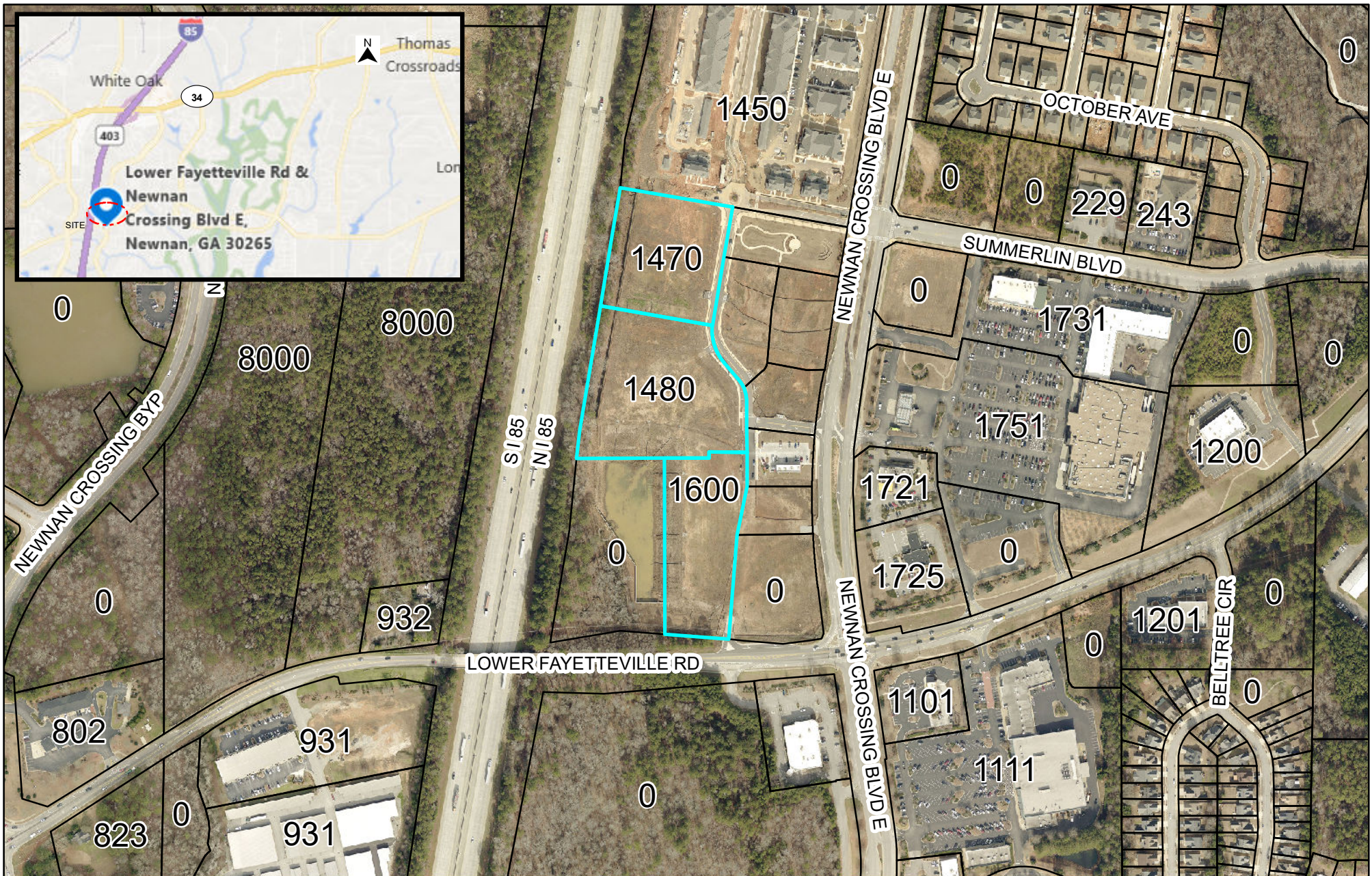
- A. Approve the rezoning request as submitted
- B. Approve the rezoning request with conditions
- C. Deny the rezoning request

Attachments:

Location Map
Application for Rezoning
Elevations
Service Provider Comments

Funding: N/A

Previous Discussions with Council: August 25, 2020



CITY OF NEWNAN | Project Location



CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.cityofnewnan.com



1 inch = 400 feet
Date: 8/11/2020

LEGEND

ReZone to RMH (Townhomes)

PARCELS

CITY LIMITS

ADDRESS

LOWER FAYETTEVILLE RD
NEWNAN CROSSING BLVD E

41









HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

July 31, 2020

HAND DELIVERY

Ms. Tracy Dunnavant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Application of Turnstone Group, LLC and KM Homes to Amend the
Zoning Ordinance
Approximately 10.120± Acres located at Village Square at Newnan
Crossing, Newnan, Georgia

Dear Ms. Dunnavant:

Turnstone Group, LLC and KM Homes, the Applicants in the above-described property ("the Property") in the City of Newnan, Georgia, hereby make this application to amend the zoning ordinance, to allow rezoning of the approximately 10.120 +/- acres to be rezoned from CCS and RMH Conditional to RMH - Townhomes.

Village Square Newnan Crossing is a mixed-use development located at the corner of Lower Fayetteville Road and Newnan Crossing Boulevard East. There was a prior transfer of density rights of 95 total residential units when the park was donated to the City. Therefore, there was an allowed total of 475 residential units, with 300 multi-family apartments, 35 townhouse units and 140 senior residences.

The Turnstone Group, LLC has had the property marketed at its current zoning for eight (8) years and has not been successful in gaining any interest as currently zoned. The COVID-19 Pandemic has changed the way many projects will be developed in the future, especially for senior residences, and the Applicants believe this is the case here and are looking for the opportunity to bring a community of Townhomes to this area and decrease the total number of units previously approved. Also, numerous senior residences have recently been approved in the City which would decrease the need for them at this location.

Ms. Tracy Dunnavant, Planning Director
July 31, 2020
Page 2

The prior zoning approval for the residential component was 300 multi-family apartments, 35 townhouse units and 140 senior residences. The Applicants desire to amend said condition by having 98 townhouse units instead of 175 townhouse and senior residences previously approved. This would be a 77 unit decrease in the rezoning request.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a RMH-Townhomes zoning as it is a prime location for residential uses with the multi-use area. The rezoning will allow for development of this current property that has been cleared with nothing on it for many years. The RMH-Townhomes zoning will be beneficial to the business owners and residents not only at the Property, but also the surrounding area.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

For the reasons stated above, Turnstone Group, LLC and KM Homes believe that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance.

The Applicants have, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. The Applicants and myself as counsel for the Applicants 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 Recommendation in the near future.

Yours Truly,



Melissa D. Griffis

For Turnstone Group, LLC and KM Homes

MDG/kr
Enclosure(s)

TAB 1

Application to Amend the Zoning Map



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 Turnstone Group, LLC

Mailing Address 1170 Peachtree Street NE, Suite 1150, Atlanta, GA 30309

Telephone (404) 477-6180 Email: agoldstein@turnstonegroup.com

Property Owner (Use back if multiple names) REO Funding Solutions III, LLC

Mailing Address PO Box 56607, Atlanta, GA 30343

Telephone _____

Address/Location of Property Village Square at Newnan Crossing parcels including a portion of Parcel A, and Parcels G and H in their entirety

Tax Parcel No.: 086 5021 005, 086 5021 011 and 086 5021 012 Land Lot 21 & 44

District/Section 5th Size of Property (Square Feet or Acres) 10.120+/- acres

Present Zoning Classification: CCS & RMH - Conditional Proposed Zoning Classification: RMH - Townhouses

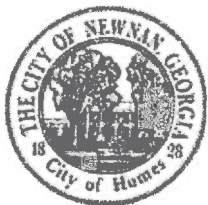
Present Land Use: undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Subject Property has been marketed for years as currently zoned with no potential development. The COVID-19 Pandemic has changed the way many projects will be developed in the future, especially the senior units.

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 The prior zoning condition allowed for CCS and RMH- with conditions for 35 Townhouses, 140 senior units and 300 multi-family apartments. The Applicants have been unable to successfully market and/or develop as a senior component and desire to decrease the total number of units from 175 to 98, a 77 unit reduction.

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? _____



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 KM Homes

Mailing Address 5780 Winward Pkwy., Suite 200, Alpharetta, GA 30005

Telephone (678) 321-2000 Email: dstrall@kmhomes.com

Property Owner (Use back if multiple names) _____

Mailing Address _____

Telephone _____

Address/Location of Property _____

Tax Parcel No.: _____ Land Lot _____

District/Section _____ Size of Property (Square Feet or Acres) _____

Present Zoning Classification: _____ Proposed Zoning Classification: _____

Present Land Use: _____

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 _____

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? _____

Please attach all the following items to the completed application:

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 (1) 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

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
☐	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

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

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

Sworn to and subscribed before me this

23rd day of July, 2020

Signature of Applicant [Signature]

[Signature]
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE July 9, 2020

RECEIVED BY Tracy S Dunnavant

DATE OF FILING 07/31/2020

FILING FEE RECEIVED \$753.00

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

13. 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.

14. 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
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☐	Industrial Application	\$500.00/Plus \$15.00 Per Acre
☐	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

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.

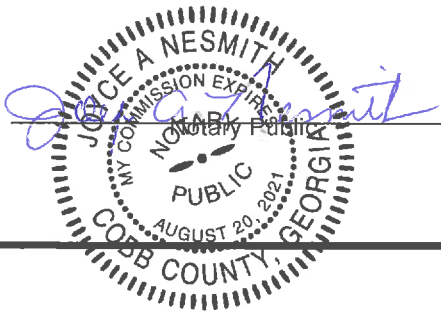
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

22nd day of July, 20

Signature of Applicant

(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) _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Property Owners within 250' (Parcel A)

1035 Newnan Property Owner LLC
6th Floor
186 Franklin Street
New York, NY 10013

Newnan Commercial Properties LLC
1700 Newnan Crossing Blvd E
Newnan GA 30265

Newnan Crossing Development Co
8th Floor
133 Luckie St
Atlanta GA 30303

Newnan Crossing Master Association
Suite 1150
1170 Peachtree St NE
Atlanta GA 30309

Newnan Crossing Venture LLC
Suite 100
6400 Powers Ferry Rd
Atlanta GA 30339

REO Funding Solutions III LLC
PO Box 56607
Atlanta GA 30343

Waffle House Inc
5986 Financial Dr
Norcross GA 30071

Halpern Enterprises Inc
5200 Roswell Rd
Atlanta Ga 30342

Property Owners within 250' (Parcel G)

Newnan Commercial Properties LLC
1700 Newnan Crossing Blvd E
Newnan GA 30265

Newnan Crossing Master Association
Suite 1150
1170 Peachtree St NE
Atlanta GA 30309

Newnan Crossing Venture LLC
Suite 100
6400 Powers Ferry Rd
Atlanta GA 30339

REO Funding Solutions III LLC
PO Box 56607
Atlanta GA 30343

Waffle House Inc
5986 Financial Dr
Norcross GA 30071

Property Owners within 250' (Parcel H)

Newnan Crossing Venture LLC
Suite 100
6400 Powers Ferry Rd
Atlanta GA 30339

NGI-BCDC POH Newnan LLC
c/o Marvin F Poer
Ste 410
3520 Piedmont Rd NE
Atlanta GA 30305

REO Funding Solutions III LLC
PO Box 56607
Atlanta GA 30343

TAB 3

Legal Description of the Property

LEGAL DESCRIPTION

NEWNAN CROSSING EAST, PARCELS "A", "G" and "H"

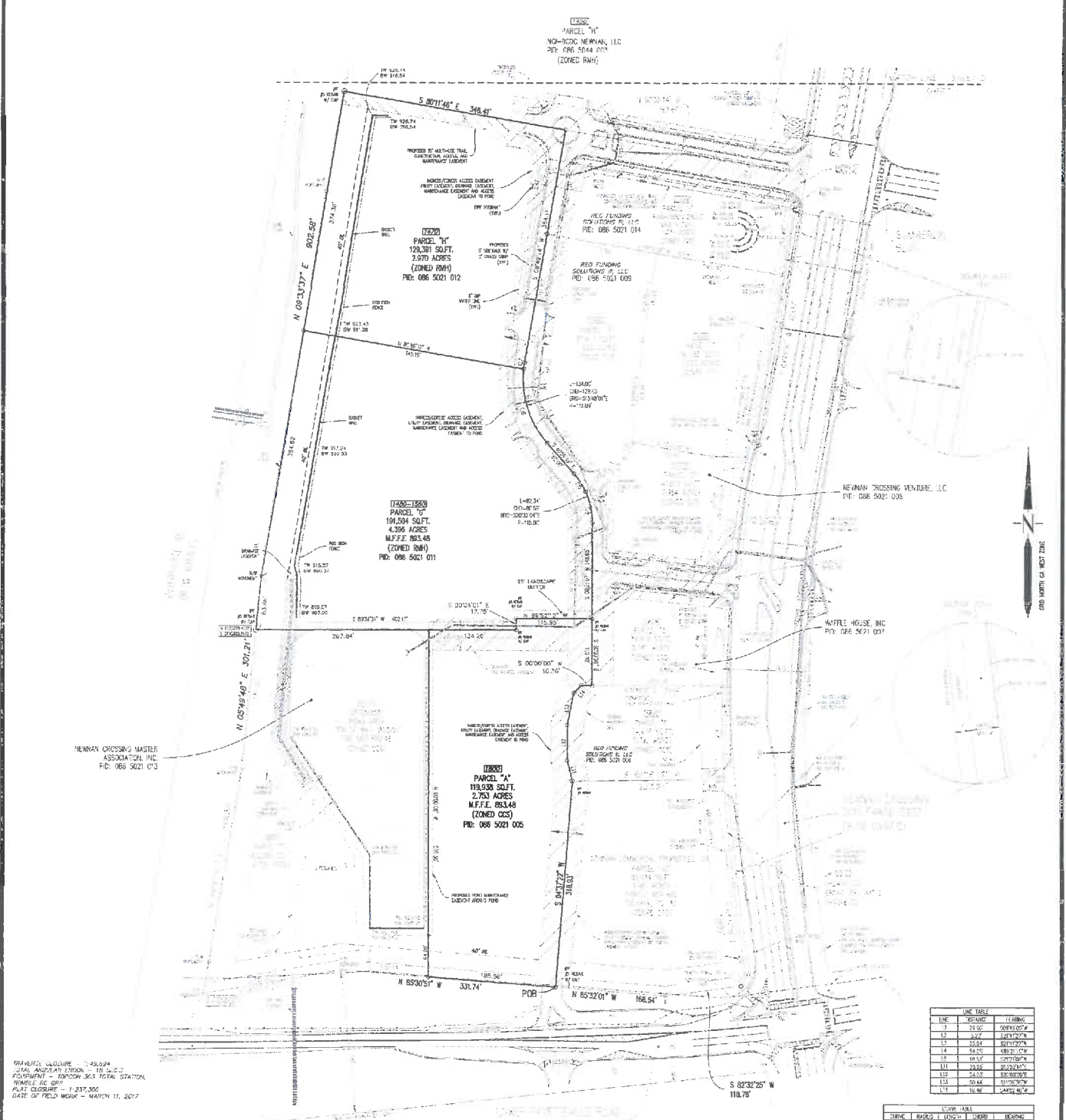
All that tract or parcel of land lying and being located in Land Lot 21, in the 5th District, in the City of Newnan, Coweta County, Georgia, being Parcels "A", "G" and "H", Newnan Crossing East, as recorded in Plat Book 99, Pages 26-28, Coweta County Records and being more particularly described as follows:

*To find the **TRUE POINT OF BEGINNING** commence at the intersection of the southwesterly mitered corner of Newnan Crossing East Boulevard (right-of-way varies) and the northerly right-of-way of Lower Fayetteville Road (right-of-way varies) and running thence S82°32'25"W along the said northerly right-of-way of Lower Fayetteville Road for a distance of 118.78 feet to a point; thence continuing along the northerly right-of-way of Lower Fayetteville Road N85°32'01"W for a distance of 168.54 feet to an iron pin (#5 rebar w/cap) located at the southeast corner of Parcel "A" and the **TRUE POINT OF BEGINNING**; thence running N85°30'51"W along the said northerly right-of-way of Lower Fayetteville Road for a distance of 195.56 feet to an iron pin (#4 rebar w/cap) located at the southwest corner of Parcel "A"; thence leaving said right-of-way and running N00°00'08"W for a distance of 535.38 feet to an iron pin (#4 rebar w/cap) located at the northwest corner of Parcel "A"; thence running S89°51'31"W for a distance of 267.84 feet to an iron pin (#4 rebar w/cap) located on the southeasterly right-of-way of Interstate 85 (right-of-way varies) which is also the southwest corner of Parcel "G"; thence running N05°49'48"E along the southeasterly right-of-way of Interstate 85 for a distance of 83.88 feet to a concrete right-of-way monument; thence running N09°33'37"E along the southeasterly right-of-way of Interstate 85 for a distance of 384.62 feet to an iron pin (#4 rebar w/cap) located at the common rear corner of Parcel "G" and Parcel "H"; thence*

running $N09^{\circ}33'37''E$ along the southeasterly right-of-way of Interstate 85 for a distance of 374.38 feet to an iron pin (#5 rebar w/cap) located at the northwest corner of Parcel "H"; thence leaving said right-of-way and running $S80^{\circ}11'46''E$ for a distance of 346.41 feet to an iron pin (#4 rebar w/cap) located at the northeast corner of Parcel "H"; thence running $S09^{\circ}49'14''W$ for a distance of 364.11 feet to a point; thence running in a southerly direction along a curve to the left for an arc distance of 10.39 feet (said arc having a radius of 151.09 feet and being subtended by a chord of $S07^{\circ}38'13''W - 10.39$ feet) to a point located at the common front corner of Parcel "H" and Parcel "G"; thence running in a southeasterly direction along a curve to the left for an arc length of 123.61 feet (said arc having a radius of 151.09 feet and being subtended by a chord of $S17^{\circ}46'15''E - 120.19$ feet) to a point; thence running $S40^{\circ}59'49''E$ for a distance of 62.00 feet to a point; thence running in a southeasterly direction along a curve to the right for an arc distance of 32.89 feet (said arc having a radius of 115.00 feet and being subtended by a chord of $S32^{\circ}51'13''E - 32.78$ feet) to a point; thence running in a southeasterly direction along a curve to the right for an arc length of 49.45 feet (said arc having a radius of 115.00 feet and being subtended by a chord of $S12^{\circ}20'28''E - 49.07$ feet) to a point; thence running $S00^{\circ}01'07''W$ for a distance of 148.65 feet to a point located at the common corner of Parcel "G" and Parcel "A"; thence running $S00^{\circ}03'26''E$ for a distance of 102.92 feet to a point, thence running $S90^{\circ}00'00''W$ for a distance of 16.36 feet to a point; thence running $S44^{\circ}02'40''W$ for a distance of 16.48 feet to a point; thence running $S11^{\circ}09'36''W$ for a distance of 50.44 feet to a point; thence running $S00^{\circ}00'00''W$ for a distance of 54.03 feet to a point; thence running $S13^{\circ}52'14''E$ for a distance of 33.28 feet to an iron pin (#4 rebar); thence running $S04^{\circ}37'22''W$ for a distance of 318.93 feet to an iron pin which is the **TRUE POINT OF BEGINNING**. Said tract contains a total of 10.120 acres ($\pm 440,833$ sq. ft.).

TAB 4

Certified Plat



PROPERTY LOCATION:
LOCATED AT THE CORNER OF
NORTH CROSSING EAST (Hwy 28) AND
LAWRENCE ROAD NEWMAN,
GA 30066

BOUNDARY SETBACKS:
FRONT (Hwy 28) - AS SHOWN
SIDE - 10'
REAR - 40'

ADJACENT OCC.
FRONT (Hwy 28) - AS SHOWN
SIDE - 10'
REAR - 40'

ADJACENT DEED:
DB 2704, PG 220
DB 2780, PG 371
DB 3880, PG 728
DB 4246, PG 819-824

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF
CENTERLINE SURVEYING AND LAND PLANNING, INC. AND SHALL NOT
BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE
USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING AND LAND
PLANNING, INC. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED
TO ANY UNPAID HAND PLAN.

SYMBOL LEGEND

WATER LINE	WIRE FENCE
TIME HYDRANT	WIRE C/S
WATER VALVE	CONCRETE W/OT
10" PIPE	ANCHOR ONE OF
SANITARY SEWER MANHOLE	PROFESSIONAL
SANITARY SEWER LINE	CLASH BAR
NEW PM FOUND	UNDERGROUND GAS LINE
REMOVED WELL	UNDERGROUND CABLE LINE
REMANENT	UNDERGROUND GAS LINE
CATCH BASIN	TELEPHONE POLE
STONE PIPE	GAS VALVE
POWER POLE AT CUT WIRE	WIRE C/S
10" PIPE	UNDERGROUND POWER LINE
PROFESSIONAL	

SHEET No.

1 OF 1

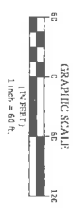
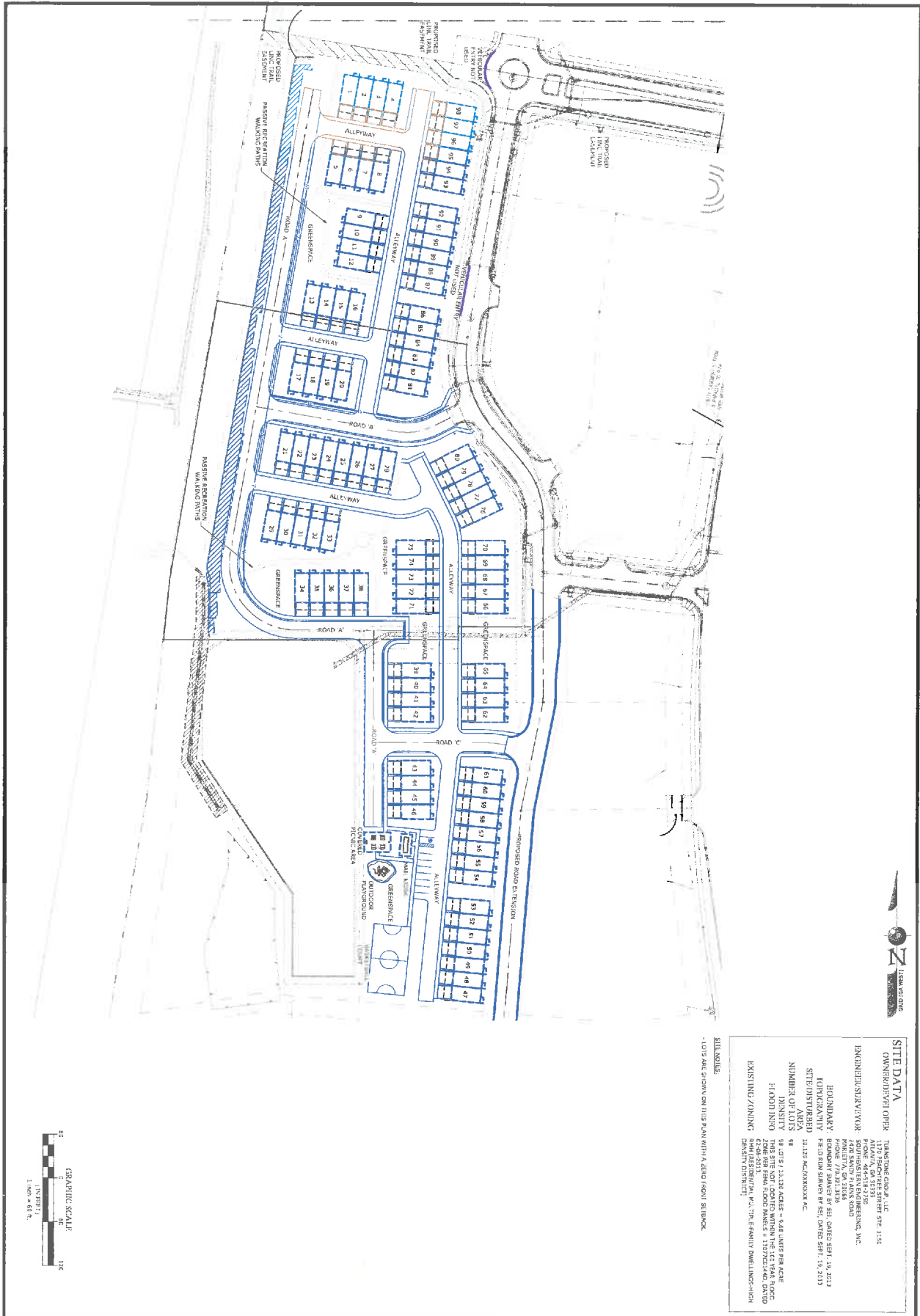
DRAWN BY: CAL
CHECKED BY: CCF
DATE: 7-28-20
SCALE: 1" = 100'
PROJECT No.: 720021

REZONING PLAT FOR
PARCELS "A", "G" AND "H"
NEWMAN CROSSING EAST
LAND LOT 21, 5TH DISTRICT
IN THE CITY OF NEWMAN
COWETA COUNTY, GEORGIA

centerline
Surveying and Land Planning, Inc.
1301 GREGORY BLVD., SUITE 1010, KENNESAW, GA 30144
PHONE: (770) 424-0838 FAX: (770) 424-2792

Tab 5

Conceptual Plan



SITE DATA
 OWNER/DEVELOPER: TURNSTONE GROUP, LLC
 ENGINEER/DESIGNER: SOUTHEASTERN ENGINEERING, INC.
 PROJECT: 1600 NEWMAN CROSSING
 ADDRESS: 1600 NEWMAN CROSSING, ATLANTA, GA 30309
 PHONE: 404-518-2750
 FAX: 404-518-2751
 EMAIL: INFO@SEI-INC.COM
 DATE: 7/30/2018
 PROJECT NO: 1600 NEWMAN CROSSING
 SHEET NO: 1600 NEWMAN CROSSING
 TOTAL SHEETS: 1600 NEWMAN CROSSING
 THIS SHEET IS A PART OF THE PROJECT AND SHOULD NOT BE USED SEPARATELY FROM THE OTHER SHEETS OF THE PROJECT.

ALL NOTES:
 - LOTS ARE SHOWN ON THIS PLAN WITH A AREA FROM BOUNDARY.

TAB 6

Proferred Conditions



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 community will have amenities to include, but not be limited to the following: outdoor playground area, basketball court, covered picnic area and passive recreation with walking paths throughout the community.

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

Please see attached plans, profiles, pictures and other demonstrative materials 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

Adam Goldstein - Asset mgr

Type or Print Name and Title

Signature of Applicant's Representative

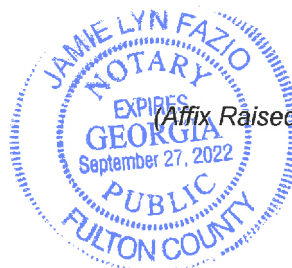
Melissa D. Griffis, Attorney

Type or Print Name and Title

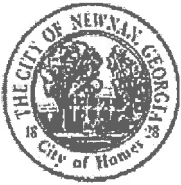
Jamie Lyn Fazio 07/23/2020

Signature of Notary Public

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment A
Proffered Conditions

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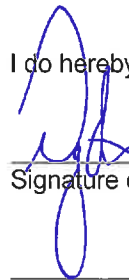
Please list any written proffered conditions below:

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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

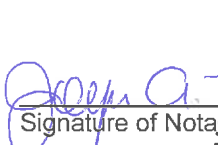
DOUG STRALK - VICE PRESIDENT

Type or Print Name and Title

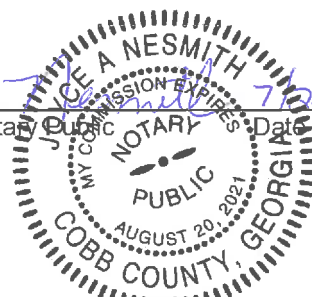
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title



Signature of Notary Public



7/26/2020

Date

(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment A
Proffered Conditions

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Signature of Applicant

Melissa D. Griffis

Signature of Applicant's Representative

Type or Print Name and Title

Melissa D. Griffis, Attorney

Type or Print Name and Title

Signature of Notary Public

Date

Susan McMichael 7-27-2020



(Affix Raised Seal Here)

TAB 7

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on July 31, 2020 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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)

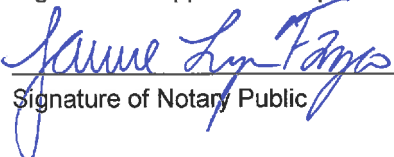
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

Adam Goldstein - Asst Mayor
Type or Print Name and Title

Signature of Applicant's Representative

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

 07/23/2020
Signature of Notary Public Date



(Affix Raised Seal Here)

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

Signature of Applicant

DOUG STRAIL - VICE PRESIDENT
Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public

Date

(Affix Raised Seal Here)

Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization may be a 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

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

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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

Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public

Date

(Affix Raised Seal Here)

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.

TAB 8

Property Owner's Authorization



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

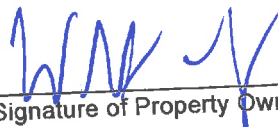
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner REO FUNDING SOLUTIONS III, LLC

Telephone Number _____

Address of Subject Property VILLAGE SQUARE AT NEWNAN CROSSING

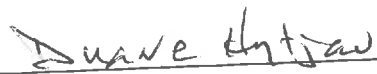
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.



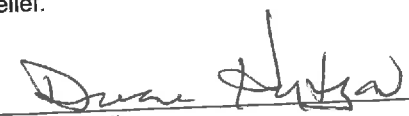
Signature of Property Owner

WILLIAM STEPHEN VENABLE JR
VICE PRESIDENT

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.

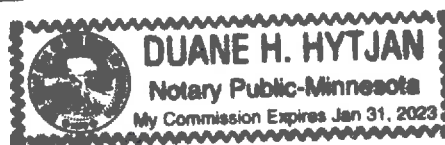


Notary Public

(Affix Raised Seal Here)

July 22, 2020

Date



TAB 9

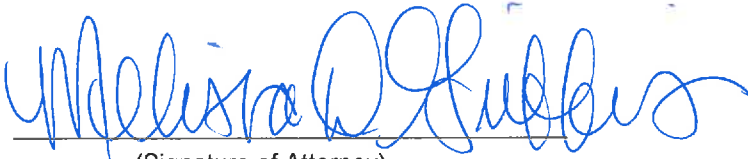
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 7-31-2020

TAB 10

Photo Renderings



EAVES

DRAWING INDEX

0	COVER SHEET
1.0	ARCHITECTURAL - ELEVATION SPECIFIC
2.0	FRONT ELEVATION
2.1	REAR ELEVATIONS, ROOF PLAN
2.2	LEFT & RIGHT ELEVATIONS
3.0	3-SIDE BRICK SIDE ELEVATION
4.0	MONO-SLAB FOUNDATION PLAN
5.0	FIRST FLOOR PLAN
6.0	SECOND FLOOR PLAN
6.0	THIRD FLOOR PLAN
ARCHITECTURAL - NON-ELEVATION SPECIFIC	
4.1.0	FIRST FLOOR OPTIONS, KITCHEN LAYOUT
4.2.0	SCREEN PORCH
4.3.0	FRONT ENTRY SALES CENTER
F01	FIREWALL AND UNIT SEPARATION DETAILS
F02	FIREWALL AND UNIT SEPARATION DETAILS
ELECTRICAL - ELEVATION SPECIFIC	
E1.0	FIRST FLOOR ELECTRICAL
E2.0	SECOND FLOOR ELECTRICAL
E3.0	THIRD FLOOR ELECTRICAL

REVISION LOG

2019.01	ADOPTED THE DEE ELEVATIONS
DATE 4/20/19	
BY KMF	

ELEVATIONS

ACTIVE: A,B,C,D,E,F,G,H
 FOYER SIDE BRICK: A,B,C
 GARAGE SIDE BRICK: A,B,C
 SALES CENTERS: A,B,C

EAVES Square Footage Calculations

	A	B	C	D	E	F	G	H
First Floor	394	394	394	394	394	394	394	394
Second Floor	737	737	737	737	737	737	737	737
Third Floor	788	788	788	788	788	788	788	788
Total Base Heated (Sf.)	1919	1919	1919	1919	1919	1919	1919	1919
Garage (Base)	394	394	394	394	394	394	394	394
Total Base Unheated Sub	394	394	394	394	394	394	394	394
Total Base Unheated Basement								
Entry Stoop	29	29	29	29	29	29	29	29
Patio Deck	160	160	160	160	160	160	160	160



ATLANTA



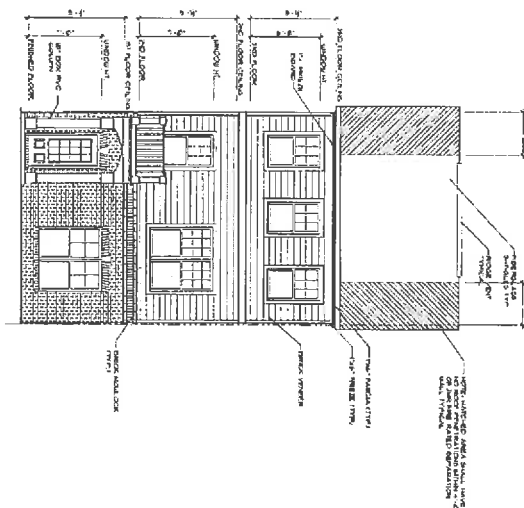
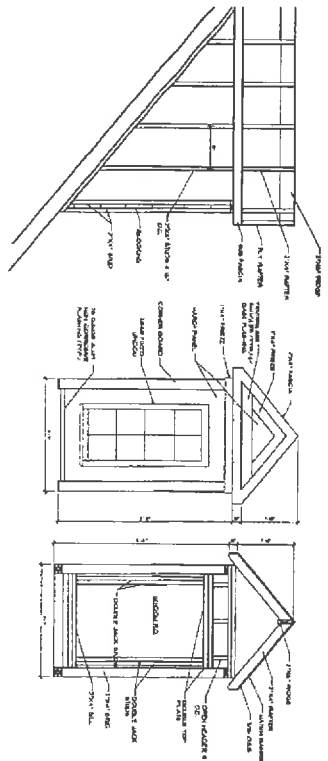
4125 Old Milton Parkway
 Alpharetta, Georgia 30005
 678-321-2000
 www.kmhomes.com

EAVES

REVISION #
 2019.01
 COPYRIGHTED MATERIAL
 DO NOT REPRODUCE

COVER SHEET

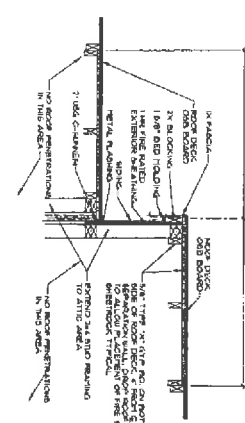
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FRONT ELEVATION D
SCALE: 1/8"=1'-0"

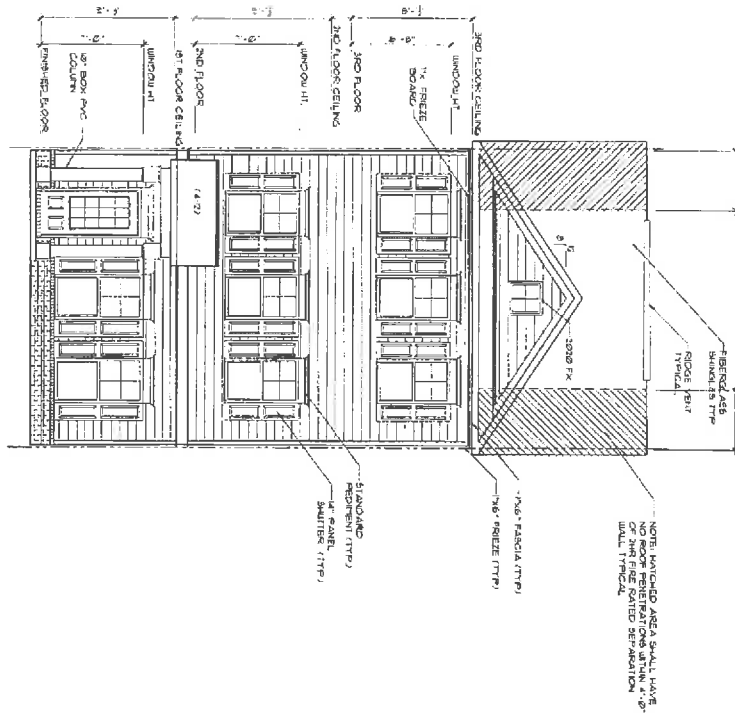
BLVD/DAVID L. JONES
ARCHITECTS
1111 N. 10TH STREET, SUITE 100
ATLANTA, GA 30309-4400
PHONE: 404.525.1111
WWW.BLDVDAVIDLJONES.COM

1 GABLE RAKE SECTION
SCALE: 1/8"=1'-0"



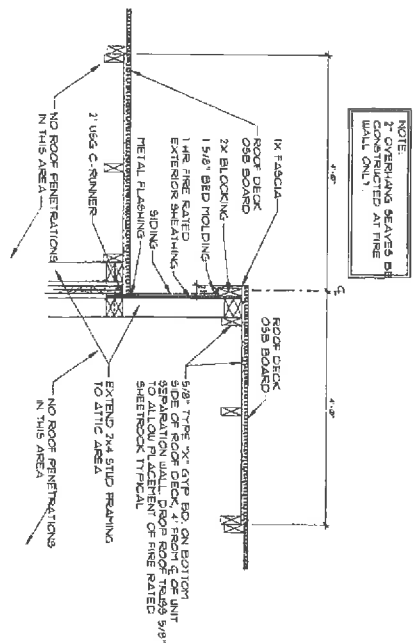
NOTE:
FLOORING SHALL BE
CONSTRUCTED AT THIS
LEVEL ONLY

1.0D	FRONT ELEVATION	REVISION # 2019.01	EAVES ELEVATION: D SCALE: 1/8"=1'-0"	4125 Old Milton Parkway Alpharetta, Georgia 30005 678-321-2000 www.kmhomes.com	 KMHOMES
		UNPROCESSED MATERIAL DO NOT REPRODUCE			



FRONT ELEVATION E
(SCALE 1/8"=1'-0")

ELEVATION NOTES:
1. ALL ROOFING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:



1 GABLE RAKE SECTION
(SCALE 1/4"=1'-0")

1.0 E

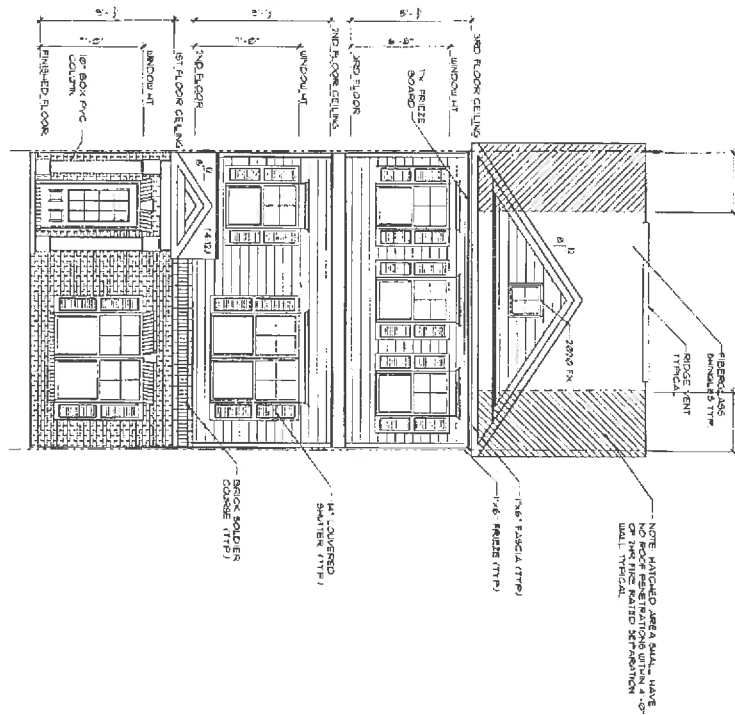
FRONT ELEVATION

REVISION #
2019.01
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EAVES
ELEVATION: E
SCALE: 1/8"=1'-0"

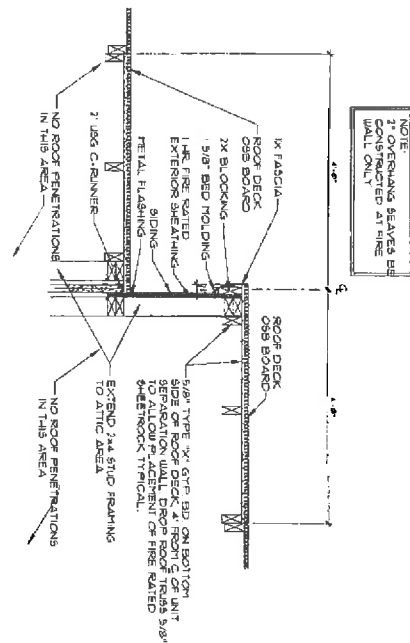
4125 Old Milton Parkway
Alpharetta, Georgia 30005
678-321-2000
www.kmhomes.com





FRONT ELEVATION E
(SCALE 1/8"=1'-0")

ELEVATION NOTES:
ALL DIMENSIONS SHOWN
SHALL BE CONSIDERED TYPICAL



GABLE RAKE SECTION
(SCALE 1/8"=1'-0")

1. OF

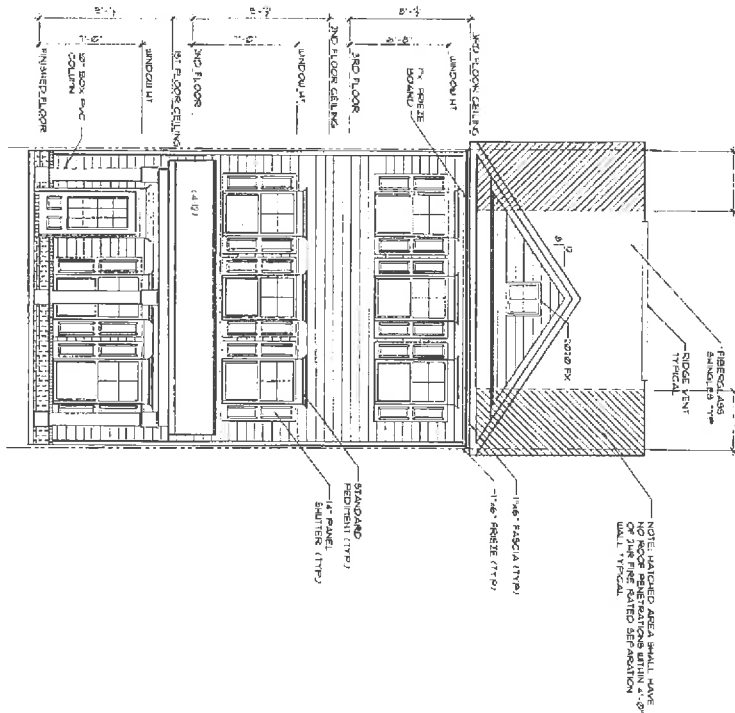
FRONT ELEVATION

REVISION #
2019.01
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EAVES
ELEVATION: F
SCALE: 1/8"=1'-0"

4125 Old Milton Parkway
Alpharetta, Georgia 30005
678-321-2000
www.kmhomes.com

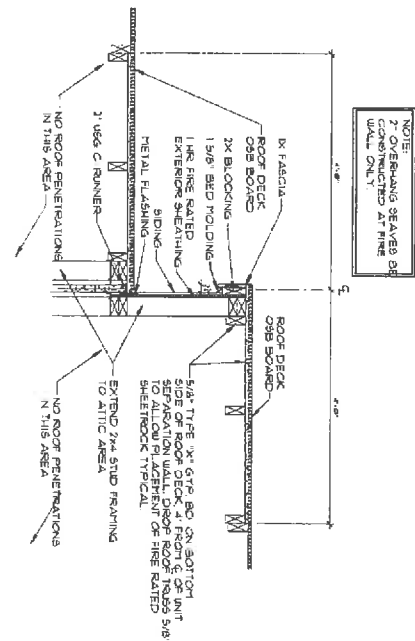




FRONT ELEVATION G
(SCALE: 1/8"=1'-0")

ELEVATION NOTES:
1. ROOF FLASHING SHALL BE CAULKED INSIDE.
2. SMALL SET COUNTERS INSIDE.

1 GABLE RAKE SECTION
(SCALE: 1/8"=1'-0")



1.0G

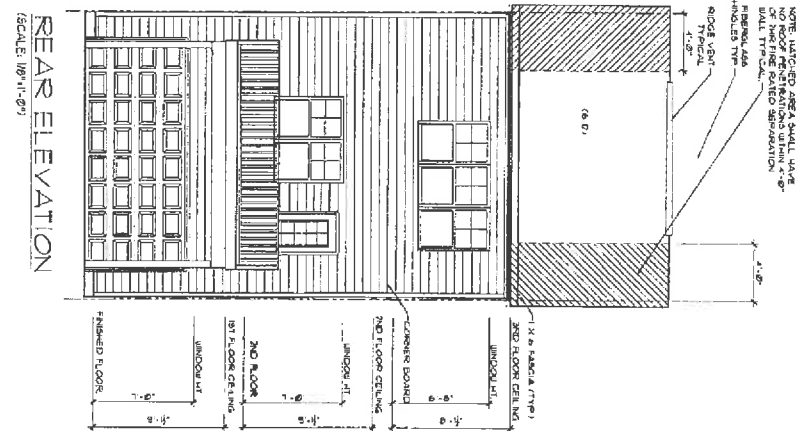
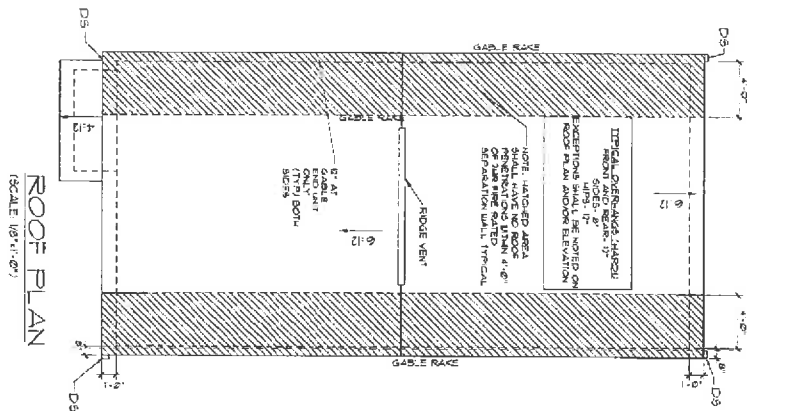
FRONT ELEVATION

REVISION #
2019.01
COPYRIGHTED MATERIAL
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EAVES
ELEVATION: G
SCALE: 1/8"=1'-0"

4125 Old Milton Parkway
Alpharetta, Georgia 30005
678-321-2000
www.kmhomes.com





2.0D

REAR ELEVATION
AND ROOF PLAN

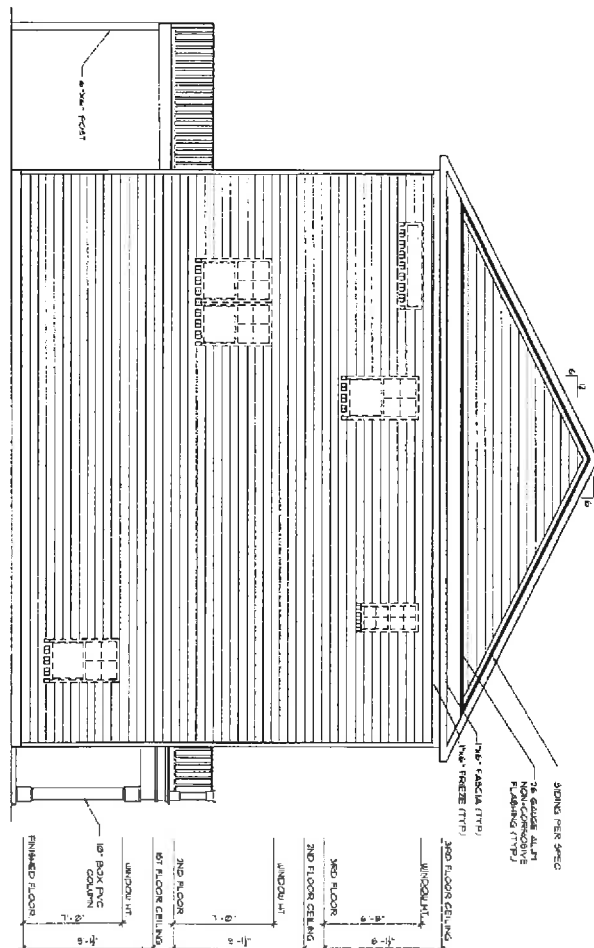
REVISION #
2019.01
COPYRIGHTED MATERIAL.
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EAVES
ELEVATION: D
SCALE: 1/8"=1'-0"

4125 Old Milton Parkway
Alpharetta, Georgia 30005
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www.kmhomes.com



LEFT ELEVATION
SCALE 1/8"=1'-0"



2.2D

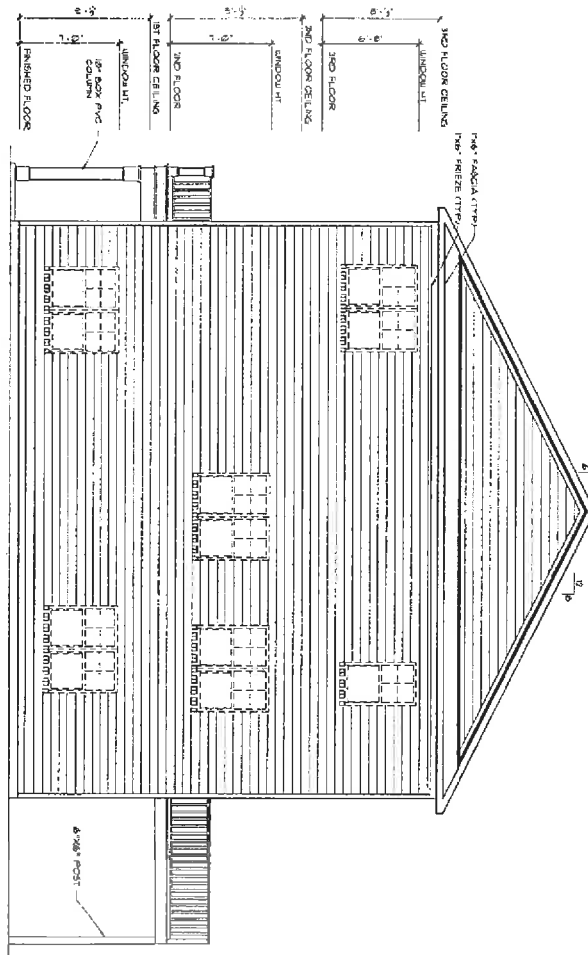
SIDE BRICK ELEVATIONS

REVISION #
2019.01
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EAVES
ELEVATION: D
SCALE: 1/8"=1'-0"

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RIGHT ELEVATION
(SCALE 1/8"=1'-0")

2.2D

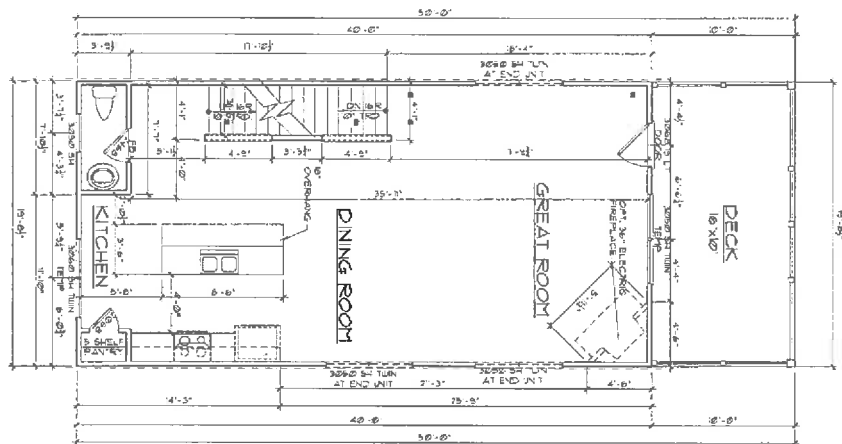
SIDE BRICK ELEVATIONS

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EAVES
ELEVATION: D
SCALE: 1/8"=1'-0"

4125 Old Milton Parkway
Alpharetta, Georgia 30005
678-321-2000
www.kmhomes.com





GENERAL NOTES

1. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND CHECKED AGAINST THE ARCHITECT'S NOTES AND NOTES SHEET.
2. SEE ROOF PLAN AND/OR EXTERIOR ELEVATIONS FOR OVERHANG.
3. ALL INTERIOR FLOOR COLUMNS ARE 4" DIA. UNLESS NOTED OTHERWISE.
4. ALL ANGLE WALLS ARE 4" UNLESS NOTED OTHERWISE.
5. THE GARAGE IS TO BE SEPARATED FROM THE LIVING AND ATTIC SPACE BY A MINIMUM OF A 3/4" GYP. BOARD APPLIED TO THE GARAGE SIDE.
6. ALL DOORS ARE 4" FROM HANGER CORNER OR CENTER, UNLESS NOTED OTHERWISE.
7. FLOORS ARE DESIGNED TO MEET THE 2015 IBC RESIDENTIAL CODE/2003 IRC WITH MODIFICATIONS AND AMENDMENTS AS REQUIRED TO MEET LOCAL ORDINANCES.

STRUCTURAL NOTES

1. ALL FRAMING LUMBER TO BE #2 UNLESS NOTED OTHERWISE.
2. ALL GIRDERS AND BEAMS ARE ENGINEERED WOOD MEMBERS (EWM) BY OTHERS UNLESS NOTED OTHERWISE.
3. ALL FOUNDATION LOTS ARE TO BE SUPPORTED WITH 12" X 16" PCD UNLESS NOTED OTHERWISE.
4. SQUARES (S) IS NOTED FROM LOTS WHICH REQUIRE SOLID SLAB CONCRETE TO GROUND OR FOUNDATION.

5.00

SECOND FLOOR PLAN

REVISION #
2019.01

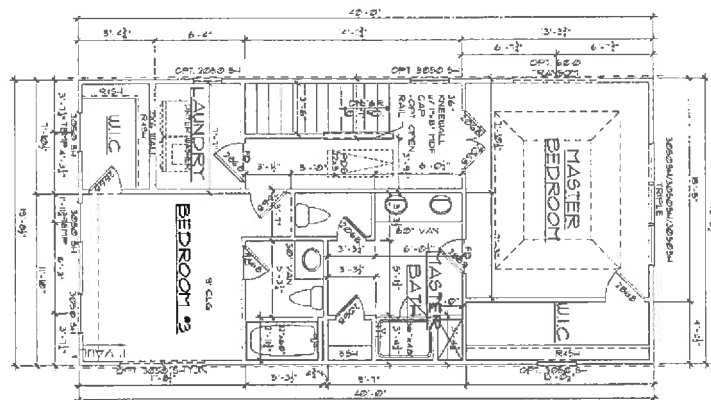
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EAVES

ELEVATION: D
SCALE: 1/8"=1'-0"

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678-321-2000
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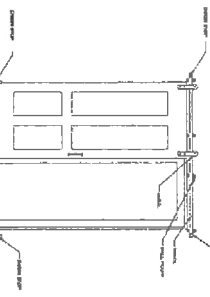




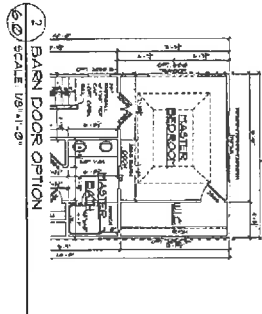
- GENERAL NOTES**
1. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND GIVEN IN WRITTEN OR PRINTED FORM. DIMENSIONS SHALL BE GIVEN IN WRITTEN OR PRINTED FORM.
 2. SEE ROOF PLAN FOR EXTERIOR ELEVATIONS FOR OVERHANG.
 3. ALL INTERIOR ROW COLUMNS ARE 8" x 8" UNLESS NOTED OTHERWISE.
 4. ALL ANGLE WALLS ARE 45°. UNLESS NOTED OTHERWISE.
 5. THE GARAGE IS TO BE SEPARATED FROM THE LIVING AND EATING SPACE BY A MINIMUM OF A 3/4" GYPHUM BOARD APPLIED TO THE GARAGE SIDE.
 6. ALL DOORS ARE 4" FRONT HINGED CORNER OR CENTERED, UNLESS NOTED OTHERWISE.
 7. FLOOR ARE CHECKED TO MEET THE 2015 IBC MINIMUM CODES FOR ALL BUILDING CODES.

STRUCTURAL NOTES

1. ALL FRAMING LUMBER TO BE 2" x 6" UNLESS NOTED OTHERWISE.
2. ALL JOISTS AND BEAMS ARE ENGINEERED WOOD PRODUCT (EWP) BY OTHERS, UNLESS NOTED OTHERWISE.
3. ALL JOIST LAYOUTS ARE TO BE APPROVED WITH 12" x 12" POSTS AND BEAMS NOTED OTHERWISE.
4. FOUNDATION SHALL BE APPROVED BY ENGINEER OR FOUNDATION.



1. BARN DOOR DETAIL
SCALE: 1/2" = 1'-0"



2. BARN DOOR OPTION
SCALE: 1/2" = 1'-0"

6.0D

THIRD FLOOR PLAN

REVISION #
2019.01
COPYRIGHTED MATERIAL
DO NOT REPRODUCE

EAVES
ELEVATION: D
SCALE: 1/8" = 1'-0"

4125 Old Milton Parkway
Alpharetta, Georgia 30005
678-321-2000
www.kmhomes.com











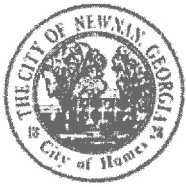
TAB 11

Filing Fee

(\$753.00) to the City of Newnan

TAB 12

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.

City of Newnan, Georgia
Turnstone Group, LLC and
KM Homes
Land Lot 21, 5th LD
Parcels "A", "G", and "H"
10.120± acres, located on Newnan
Crossing Boulevard East
Tax Parcels 086 5021 005,
086 5021 011 and 086 5021 012

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 21 OF THE 5th LAND DISTRICT
LOCATED ON NEWNAN CROSSING BOULEVARD EAST,
TAX MAP NO. 086 5021 005, TAX MAP NO. 086 5021 011 AND
TAX MAP NO. 086 5021 012
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property shown on Exhibit "A" from the City of Newnan Zoning Classification CCS (Community Shopping Center District) and RMH (Residential Multiple Family Dwelling-Higher Density District) to RMH (Residential Multiple Family Dwelling-Higher Density District) for the construction of 98 townhomes with conditions; 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 27th day of October, 2020; 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 be rezoned from CCS (Community Shopping Center District) and RMH (Residential Multiple Family Dwelling-Higher Density District) with conditions to RMH (Residential Multiple Family Dwelling-Higher Density Dwelling for the construction of 98 townhomes 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 and the elevation pictures attached hereto as Exhibit B”.
2. The project shall consist of a maximum of 98 townhouse units.
3. The community will have amenities to include but not be limited to outdoor playground area, basketball court, overed picnic area and passive recreation with walking paths throughout the community.
4. Additional buffering and fencing will be provided to help screen the basketball court from Lower Fayetteville Road.
5. The townhouse elevations will be revised to meet all standards for townhouses as specified in Article 3 of the Zoning Ordinance.

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

Section III. 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 _____, 2020 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

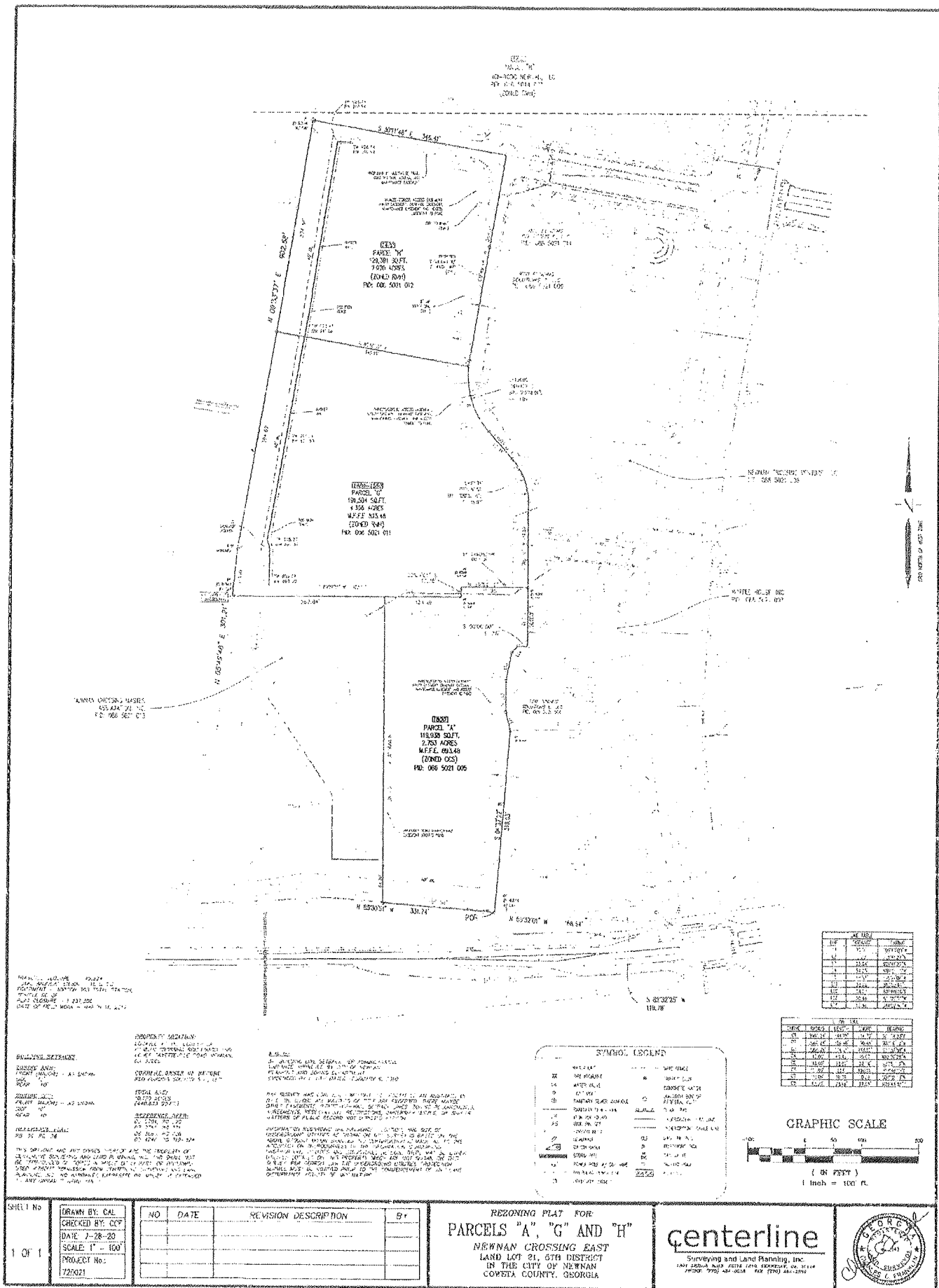
LEGAL DESCRIPTION

NEWNAN CROSSING EAST, PARCELS "A", "G" and "H"

All that tract or parcel of land lying and being located in Land Lot 21, in the 5th District, in the City of Newnan, Coweta County, Georgia, being Parcels "A", "G" and "H", Newnan Crossing East, as recorded in Plat Book 99, Pages 26-28, Coweta County Records and being more particularly described as follows:

*To find the **TRUE POINT OF BEGINNING** commence at the intersection of the southwesterly mitered corner of Newnan Crossing East Boulevard (right-of-way varies) and the northerly right-of-way of Lower Fayetteville Road (right-of-way varies) and running thence S82°32'25"W along the said northerly right-of-way of Lower Fayetteville Road for a distance of 118.78 feet to a point; thence continuing along the northerly right-of-way of Lower Fayetteville Road N85°32'01"W for a distance of 168.54 feet to an iron pin (#5 rebar w/cap) located at the southeast corner of Parcel "A" and the **TRUE POINT OF BEGINNING**; thence running N85°30'51"W along the said northerly right-of-way of Lower Fayetteville Road for a distance of 195.56 feet to an iron pin (#4 rebar w/cap) located at the southwest corner of Parcel "A"; thence leaving said right-of-way and running N00°00'08"W for a distance of 535.38 feet to an iron pin (#4 rebar w/cap) located at the northwest corner of Parcel "A"; thence running S89°51'31"W for a distance of 267.84 feet to an iron pin (#4 rebar w/cap) located on the southeasterly right-of-way of Interstate 85 (right-of-way varies) which is also the southwest corner of Parcel "G"; thence running N05°49'48"E along the southeasterly right-of-way of Interstate 85 for a distance of 83.88 feet to a concrete right-of-way monument; thence running N09°33'37"E along the southeasterly right-of-way of Interstate 85 for a distance of 384.62 feet to an iron pin (#4 rebar w/cap) located at the common rear corner of Parcel "G" and Parcel "H"; thence*

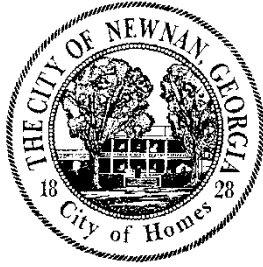
running $N09^{\circ}33'37''E$ along the southeasterly right-of-way of Interstate 85 for a distance of 374.38 feet to an iron pin (#5 rebar w/cap) located at the northwest corner of Parcel "H"; thence leaving said right-of-way and running $S80^{\circ}11'46''E$ for a distance of 346.41 feet to an iron pin (#4 rebar w/cap) located at the northeast corner of Parcel "H"; thence running $S09^{\circ}49'14''W$ for a distance of 364.11 feet to a point; thence running in a southerly direction along a curve to the left for an arc distance of 10.39 feet (said arc having a radius of 151.09 feet and being subtended by a chord of $S07^{\circ}38'13''W - 10.39$ feet) to a point located at the common front corner of Parcel "H" and Parcel "G"; thence running in a southeasterly direction along a curve to the left for an arc length of 123.61 feet (said arc having a radius of 151.09 feet and being subtended by a chord of $S17^{\circ}46'15''E - 120.19$ feet) to a point; thence running $S40^{\circ}59'49''E$ for a distance of 62.00 feet to a point; thence running in a southeasterly direction along a curve to the right for an arc distance of 32.89 feet (said arc having a radius of 115.00 feet and being subtended by a chord of $S32^{\circ}51'13''E - 32.78$ feet) to a point; thence running in a southeasterly direction along a curve to the right for an arc length of 49.45 feet (said arc having a radius of 115.00 feet and being subtended by a chord of $S12^{\circ}20'28''E - 49.07$ feet) to a point; thence running $S00^{\circ}01'07''W$ for a distance of 148.65 feet to a point located at the common corner of Parcel "G" and Parcel "A"; thence running $S00^{\circ}03'26''E$ for a distance of 102.92 feet to a point, thence running $S90^{\circ}00'00''W$ for a distance of 16.36 feet to a point; thence running $S44^{\circ}02'40''W$ for a distance of 16.48 feet to a point; thence running $S11^{\circ}09'36''W$ for a distance of 50.44 feet to a point; thence running $S00^{\circ}00'00''W$ for a distance of 54.03 feet to a point; thence running $S13^{\circ}52'14''E$ for a distance of 33.28 feet to an iron pin (#4 rebar); thence running $S04^{\circ}37'22''W$ for a distance of 318.93 feet to an iron pin which is the **TRUE POINT OF BEGINNING**. Said tract contains a total of 10.120 acres ($\pm 440,833$ sq. ft.).











City of Newnan, Georgia – Mayor and City Council

Date: October 27, 2020

Agenda Item: Rezoning Request – RZ2020-04
2.70± acres located on Diplomat Parkway (a portion of Tax Parcel # 098 5052 001)

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose: Melissa Griffiths on behalf of the The Turnstone Group, LLC has applied for the rezoning of 2.70 ± acres located on Diplomat Parkway. The request is to rezone the property from CGN (General Commercial District) to CHV (Heavy Commercial District) with conditions for the purpose of constructing indoor climate-controlled storage units.

Background: In accordance with the Zoning Procedures Law, City Staff has completed a rezoning assessment that provides background information, an overview of the request, and an evaluation of the application in terms of the standards for rezoning. The Assessment is as follows:

REZONING ASSESSMENT

APPLICANT INFORMATION:

Turnstone Group, LLC
1170 Peachtree Street NE
Suite 1150
Atlanta, GA 30309

SITE INFORMATION:

The site consists of a 2.70± acre tract located on Diplomat Parkway. It is a portion of the tax parcel ID number is 098 5052 001. The tract is located behind the Woodsprings Suites hotel construction site and just west of the Highlands at Newnan Crossing subdivision.

The site is currently vacant and zoned CGN (General Commercial District). The proposed site plan has been included as part of the application to show the location of the building on the site. The tract is within the QDC (Quality Development Overlay District), which has additional requirements in terms of landscaping and building materials. It is also within the I-85 Building Height Overlay District.



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 2.70± acres located on Diplomat Parkway. The property is currently zoned CGN (General Commercial District) and the applicant is requesting CHV (Heavy Commercial District) with conditions limiting it to the construction of an indoor climate-controlled storage unit facility. The Zoning Ordinance allows self-storage facilities in CHV zoning designations with the following conditions:

- 1) The facilities will be limited to dead storage use only. No other commercial or industrial use shall be permitted.
- 2) All storage on the property shall be located within an enclosed building with the exception of boats, automobiles, campers and other vehicular items may be stored outside, provided that such storage shall be enclosed by a 6-foot fence, shall be located no closer than 50 feet from adjacent residential uses shall be located outside of the required parking areas. ****The applicant has proffered that there will be no outside storage or long-term parking on the site.****
- 3) Plumbing shall not be extended to individual storage spaces and plumbing fixtures such as sinks, toilets and the like shall not be installed. ****The office will be able to have a restroom.****
- 4) Minimum building site shall be 2 acres.

The site will be conditioned for indoor climate-controlled storage units only. The proposed building will contain 850 units with 96,000 gross square feet of floor area of which, 70,000 will be rentable. There will be no outdoor storage or long-term parking permitted on the site. In addition, the applicant has provided elevations representative of the facility that are shown below.



The facility will have a 1,200 square foot office with anticipated office hours running from 8:00 a.m. to 6:00 p.m. Tenants will have access to the units from 6:00 a.m. to 10:00 p.m. daily.

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed use would be primarily surrounded by commercial and residential land uses with CCS, CGN, RMH and RU-7 zoning designations. In terms of development of adjacent properties, a hotel is being constructed on the northern portion of the tract, Lowe's and the Villas at Newnan Crossing Apartments lie to the east, the Highlands at Newnan Crossing Subdivision sits to the south, and there is vacant undeveloped land to the west that is zoned for commercial development. The applicant is

seeking a CHV (heavy commercial) zoning which allows more intense uses than the surrounding designations; however, the applicant has agreed to limit the use to indoor climate-controlled storage units. It should be mentioned that the tract will have to be subdivided as the Zoning Ordinance does not allow additional commercial or industrial uses on the site.

While there are several commercial properties fronting on Diplomat Parkway, the parcel does abut two residential uses (an apartment complex and a single-family neighborhood) along the side and rear property lines. Typically, heavy commercial uses are more intense and therefore, the Zoning Ordinance suggests primarily using the CHV designation as a buffer between industrial development and either commercial or multi-family uses. In this case, the use is being limited to only indoor climate-controlled storage units that will be located within a structure that resembles an office building. In addition, there will be no outdoor storage or long-term parking. So, while the units fall under the self-storage use category, they are not the typical mini warehouses that are currently located within the city limits. In fact, the City has received a letter from the agent representing the Highlands at Newnan Crossing HOA expressing their support for the rezoning and indicating that they feel it would be in their best interest as it would limit traffic and there would not be windows overlooking their homes. The property currently falls within the I-85 Building Height Overlay, which would allow additional building height up to a maximum of 85 feet. The applicant has indicated that they are willing to limit the height of the building to 40 feet.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

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

The greatest impact resulting from the rezoning would be the potential truck traffic and noise generated by the renters of the storage units as they move items in and out of storage. Per the applicant, tenants will have access to their units from 6:00 a.m. to 10:00 p.m. They will be utilizing keypad or key fob access for before/after-hours access which will only work during those times. Since the development abuts a residential district and a hotel, this could present noise issues for residents and hotel guests. However, it should be noted that the department has received numerous calls in the past from the residents of the Highlands regarding noise from the interstate traffic. With the construction of this building, they may see some relief as the structure and required plantings [35 foot densely planted buffer] could actually assist in buffering the noise.

In terms of traffic, the storage facility is predicted to generate around 240 trips per day. This is much less than the majority of uses that can currently be built on the site. For example, a 100-unit hotel will generate an estimated 800 plus trips on a typical weekday. A restaurant with 10,000 square feet of gross floor area will generate almost 900 trips.

Staff Assessment – MINIMAL ADVERSE AFFECT WITH CONDITIONS BEING ADOPTED ✓

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

The property could be used as currently zoned. The tract fronts on Diplomat Parkway which has several commercial zoning designations in that particular area and a CGN zone would be compatible with existing development.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

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

In an effort to determine the impact of the proposed use on City service provision, comments were sought from providers associated with the services listed above. A summary of their responses are as follows:

Police: Police Chief Meadows has indicated that his department will be able to service the development. Here are the call numbers for several other self-storage facilities over the last two years:

- 340 Millard Farmer Industrial Blvd: 27 calls

- 827 Greison Trail: 12 calls
- 305 Jefferson St: 11 calls
- 931 Lower Fayetteville Rd: 13 calls

As you can see, the majority averaged roughly one call every two months.

Fire: Chief Stephen Brown indicated that the department currently has enough manpower and equipment to serve the proposed development. Fire calls to the same addresses listed in the Chief's report were a combined 9 calls for all of the facilities over the last two years.

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in a letter that has been provided as an attachment to the assessment.

Coweta County School System: Since the project is commercial, the development will have no impact on the Coweta County School System.

Engineering:

The site is part of a larger development which has detention and water quality provided in a downstream master detention pond.

Anticipated trips generated from this project were evaluated using ITE Trip Generation Manual, 9th edition.

Trip Generation Existing Zoning (CGN)

The general commercial zoning would allow uses such as hotels and restaurant so for comparison with a 100-unit hotel you would see estimated 800 plus trips on a typical weekday. A restaurant with 10,000 square feet of gross floor area will generate almost 900 trips.

Trip Generation Proposed Zoning (CHV)

This proposed project will be for climate controlled indoor only self-storage units and as result will generate much less traffic than can be expected with a general commercial development as discussed above.

Self Service Storage Units: 96,000 GFA

- a. Weekday : $2.5/1000 \text{ GFA} = 240 \text{ vpd}$
- b. Weekday peak AM hour: $0.14/1000 \text{ GFA} = 13 \text{ vph}$
- c. Weekday peak PM hour: $0.26 /1000 \text{ GFA} = 25 \text{ vph}$
- d. Sunday: $2.33/1000 \text{ GFA} = 224 \text{ vpd}$
- e. Saturday $1.78/1000 \text{ GFA} = 171 \text{ vpd}$

Staff Assessment – PROJECT IMPACT IS NOT EXCESSIVE OR BURDENSOME ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Future Land Use Map shows this property as future commercial, mixed use. The City of Newnan defines this category as “places that are predominantly commercial but allow residential uses. They would mainly refer to areas in which commercial businesses are on the bottom floor of a multi-story building, with residential uses in the upper floors. Developments where commercial and residential uses are adjacent in separate or attached buildings would also be acceptable in this area.”

Since this property would be used for a single commercial use and does not have an overall development plan which includes residential as a component of the development, staff feels the use would not be compatible with the purpose and intent of the Comprehensive Plan. It would be more compatible with the future land use map's stand-alone commercial category.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE COMMERCIAL, MIXED USE ❌

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The CHV (Heavy Commercial District) is designed for intensive commercial uses such as heavy automobile repair, contractor's storage, and truck rental and sales and those selected manufacturing uses that are compatible with such commercial development. The permitted manufacturing uses are either free of objectionable influences in their operations and appearance or can eliminate or control influences in their operations and appearance or can eliminate or control objectionable characteristics by landscaping, screening, and other abatement devices. Allowable uses are required to utilize public water and sewer infrastructure. In terms of location, because most of the uses often require direct access to major streets and rail facilities, this district should be located near major transportation routes. CHV zones should be used as a buffer or transition between industrial development and commercial or multifamily residential developments.

The issue of how to classify indoor climate-controlled indoor storage units was discussed during the recent conversations with the Planning Commission regarding amendments to the Zoning Ordinance. At that time, the Commission felt that these uses needed to be looked at on a case by case basis and remain CHV.

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2016 which included the future land use map. The subject property was given a commercial, mixed use designation by the City Council. A rezoning for self-storage units alone would not be consistent with that designation in that they have provided no plan that shows a mixture of uses for the site.

Staff Assessment –THE COMPREHENSIVE PLAN ANTICIPATES THIS AREA BEING COMMERCIAL, MIXED USE ❌

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 area where the site is located is primarily zoned for commercial uses. As previously stated, there are two residential developments existing in the area. While self-storage units are a heavy commercial use, the applicant has proffered that there will be no outdoor storage and no long-term parking. In addition, all of the units will be indoors and will be housed in a single building. The greatest concern would be noise and truck traffic; however, if the hours are limited, it should help minimize these issues and the building itself could help buffer some of the interstate noise.

While CHV zonings are typically not located next to single-family zoning designations, in this case the Highlands at Newnan Crossing HOA is in support of the request. They indicated the proposed use would generate less traffic and would ensure that they do not have windows overlooking their homes. With the I-85 Building Height Overlay in play, a building on that site could have a height up to 85 feet. The applicant has indicated that they would limit the height to 40 feet.

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

SUMMARY OF STAFF FINDINGS:

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

OPTIONS:

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

RECOMMENDATION:

The Planning Commission at their September 8, 2020 meeting held a public hearing regarding the request and voted unanimously to recommend approval with the following conditions:

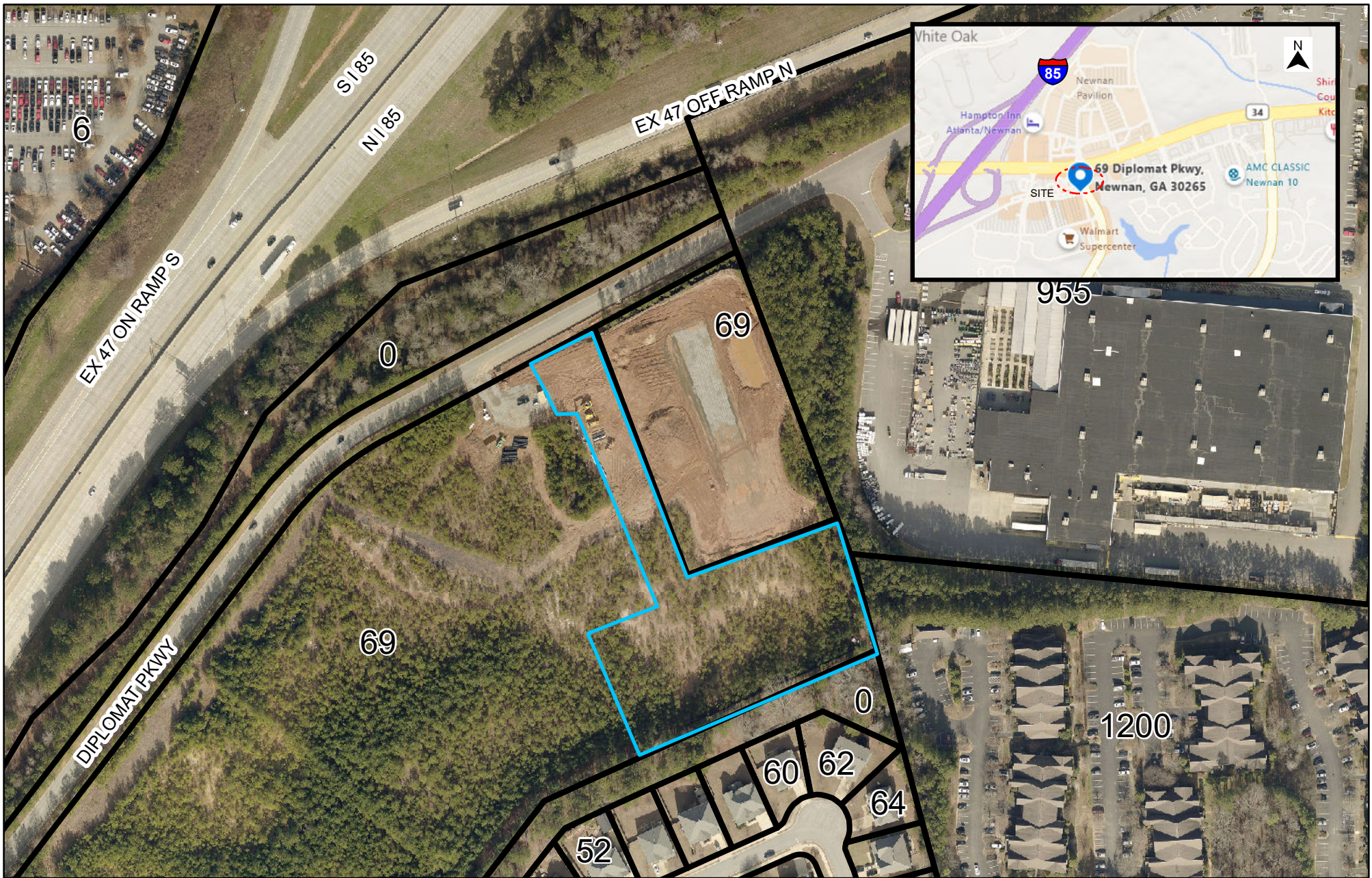
- The use shall be limited to indoor climate-controlled storage units only and will be consistent with all plans, profiles, elevations, pictures and other demonstrative materials submitted as part of the application.
- No outdoor storage or long-term parking allowed.
- The building height shall be limited to 40 feet.
- The subdivision of the tract will not create a flag lot.

ATTACHMENTS:

Application for Rezoning
Location Map
Service Provider Comments

FUNDING: N/A

PREVIOUS DISCUSSIONS WTH COUNCIL: August 25, 2020



CITY OF NEWNAN | Project Location



CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.cityofnewnan.com



1 inch = 200 feet
Date: 8/11/2020

LEGEND

ReZone from CGN to CHV (Indoor Self Storage)

PARCELS

CITY LIMITS

ADDRESS

69 DIPLOMAT PKWY
Newnan, GA 30263



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

July 31, 2020

HAND DELIVERY

Ms. Tracy Dunnavant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Application of Turnstone Group, LLC to Amend the Zoning Ordinance
CGN to CHV Conditional
Approximately 2.70± Acres located at Village Square at Newnan Crossing,
Newnan, Georgia

Dear Ms. Dunnavant:

Turnstone Group, LLC, Applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 2.70+/- acres to be rezoned from CGN to CHV Conditional.

The Applicant is excited to provide an indoor climate controlled storage unit facility located in the City of Newnan, Georgia. The Applicant is willing to condition said rezoning for indoor climate controlled storage units with no outdoor storage allowed. The building will have a sprinkler system within and will be a maximum of forty (40) feet in height as allowed per the Zoning Ordinance.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a CGN conditional zoning as it is a prime location for a indoor climate controlled storage component. The rezoning will allow for development of this current property that has been undeveloped for many years. The CGN conditional zoning will be beneficial to the residents not only at the Property, but also the residents and business owners in the surrounding area.

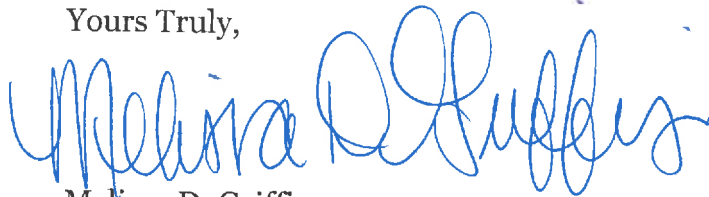
Ms. Tracy Dunnavant, Planning Director
July 31, 2020
Page 2

For the reasons stated above, Turnstone Group, LLC believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance.

Turnstone Group, LLC has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Turnstone Group, LLC, as Applicant and myself as counsel for Turnstone Group, LLC, 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 Recommendation in the near future.

Yours Truly,



Melissa D. Griffis
For Turnstone Group, LLC

MDG/kr
Enclosure(s)

TAB 1

Application to Amend the Zoning Map



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 Turnstone Group, LLC

Mailing Address 1170 Peachtree Street NE, Suite 1150, Atlanta, GA 30309

Telephone (404) 477-6180 Email: agoldstein@turnstonegroup.com

Property Owner (Use back if multiple names) REO Funding Solutions III, LLC

Mailing Address PO Box 56607, Atlanta, Ga 30343

Telephone _____

Address/Location of Property Village Square at Newnan Crossing – portion of Parcel N

Tax Parcel No.: 098 5052 001 Land Lot 52 & 53

District/Section 5th Size of Property (Square Feet or Acres) 2.70+/-Acres

Present Zoning Classification: CGN Proposed Zoning Classification: CHV – conditional indoor storage units

Present Land Use: undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The Subject Property is undeveloped land and has been vacant for years. There is a need in the City of Newnan for indoor climate controlled storage units with no outdoor storage allowed.

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

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Subject Property will be conditioned for CHV indoor climate controlled storage units with no outdoor storage allowed. The renderings attached display that the building looks like a building allowed in CGN. The conditional use expands the district as CHV is the only zoning district that allows the proposed use.

Please attach all the following items to the completed application:

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 (1) 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

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:

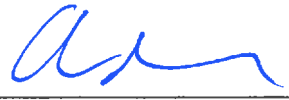
☐	Single-Family Application.....	\$500.00/Plus \$15.00 Per Acre
☐	Multi-Family Application	\$500.00/Plus \$25.00 Per Acre
☐	Office/Institutional Application.....	\$500.00/Plus \$15.00 Per Acre
☐	Commercial Application	\$500.00/Plus \$25.00 Per Acre
x	Industrial Application.....	\$500.00/Plus \$15.00 Per Acre
☐	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

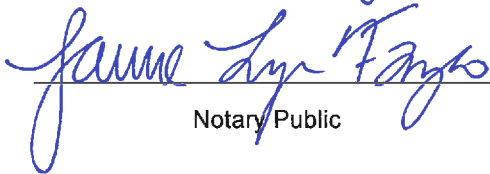
PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

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

Sworn to and subscribed before me this

23rd day of July, 20

Signature of Applicant 


Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE July 9, 2020

RECEIVED BY TRACY S Dunnavant

DATE OF FILING July 30, 2020

FILING FEE RECEIVED \$540.50

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Property Owners within 250' (Parcel N)

Allison Matthew
48 Canyon View Dr
Newnan GA 30265

Cambronero Jose A
56 Canyon View Dr
Newnan GA 30265

Dardy Nina H & Vernon
Bernard
56 Canyon Dr
Newnan GA 30265

Evans Candice Nicole
32 Canyon View Dr
Newnan GA 30265

Hartwell Dolores A
28 Canyon View Dr
Newnan GA 30265

Highlands @ Newnan
Crossing HOA
PO Box 28100
Sandy Springs GA 30358

Jackson Phyllis & Dexter
45 Canyon View Dr
Newnan GA 30265

Lim Seungbum
46 Canyon View Dr
Newnan Ga 30265

Patel Samir
30 Canyon View Dr
Newnan Ga 30265

Rutkowski Nicole Marie
26 Canyon View Dr
Newnan GA 30265

Barr Joey W
29 Canyon View Dr
Newnan Ga 30265

City of Newnan
25 Lagrange St
Newnan GA 30263

Delaney Darrell & Erin
30 Bryce Creek Dr
Newnan GA 30265

Farley Walter Jr
40 Canyon View Dr
Newnan GA 30265

Hawkins Robert R Estate
39 Canyon View Dr
Newnan GA 30265

HPA II Borrower 2019-1
LLC
Ste 2000
120 S Riverside Plax
Chicago IL 30265

Kim Byoung Joon David &
Miyounng
60 Canyon View Dr
Newnan GA 30265

Op Den Bosch Patrick
64 Canyon View Dr
Newnan GA 30265

Patel Sonal
34 Canyon View Dr
Newnan GA 30265

RVT Newnan Crossing
LLC
3300 Enterprise Pkwy
Beachwood OH 44122

Beasley Ben S
54 Canyon View Dr
Newnan GA 30265

Dabney Gregory & Debra
50 Canyon View Dr
Newnan GA 30265

Divvy Homes Warehouse
II LLC
Ste 100
530 Howard St
San Francisco CA 94105

Gray Ashley R &
Roosevelt
44 Canyon View Dr
Newnan GA 30265

Heredia Victor
16910 NW 82 Ct
Miami Lakes FL 33016

HPA JV Borrower 2019-1
ML LLC
Ste 3650
180 N Stetson Ave
Chicago IL 60601

Lee Marquia & Marcus
33 Canyon View Dr
Newnan GA 30265

Patel Bhavik &
Ankitababen
42 Canyon View Dr
Newnan GA 30265

REO Funding Solutions
LLC
PO Box 56607
Atlanta GA 30343

Scarborough Trent H
52 Canyon View Dr
Newnan GA 30265

Teagle Arthur & Shavonn
62 Canyon View Dr
Newnan GA 30265

Tucker Herman
59 Canyon View Dr
Newnan GA 30265

THDP Partners LLC
Ste 1150
1170 Peachtree St NE
Atlanta GA 30309

VR Newnan Holdings Partnership
Suite 201
1725 16 Ave
Richmond Hill Ontario L4B 4C6 CAN

Tillery Antoinette & Lamark
36 Canyon View Drive
Newnan GA 30265

Zermeno Carolos & Liliana
111 Carlisle Dr
Madisonville KY 42431

TAB 3

Legal Description of the Property

DESCRIPTION OF PROPOSED LOT

All that tract or parcel of land lying and being in Land Lot 20 of the 15TH District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the westerly 120' right-of-way of Newnan Crossing Boulevard East and the easterly varying right-of-way of Diplomatic Parkway;
THENCE running along said right-of-way of Diplomatic Parkway for a distance of 1105.53 feet to a 3/8" re-rod found. THENCE continuing along said right-of-way of Diplomatic Parkway South 49 degrees 00 minutes 02 seconds West a distance of 10.00 feet to a point; THENCE North 40 degrees 59 minutes 58 seconds West a distance of 235.29 feet to a point; THENCE along a curve to the right with a radius of 420.00 feet and an arc length of 575.21 feet, said curve having a chord bearing of North 01 degrees 45 minutes 54 seconds West and a chord distance of 531.30 feet to a point; THENCE North 37 degrees 28 minutes 09 seconds East a distance of 690.44 feet to a point; THENCE along a curve to the right with a radius of 470.00 feet and an arc length of 199.93 feet, said curve having a chord bearing of North 49 degrees 39 minutes 21 seconds East and a chord distance of 198.43 feet to a point; THENCE North 61 degrees 50 minutes 33 seconds East a distance of 257.49 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** and continuing along said right-of-way of Diplomatic Parkway North 61 degrees 50 minutes 33 seconds East a distance of 101.12 feet to a point; THENCE leaving said right-of-way of Diplomatic Parkway South 20 degrees 38 minutes 22 seconds East a distance of 402.90 feet to a point; THENCE North 69 degrees 21 minutes 00 seconds East a distance of 243.59 feet to a point; THENCE South 20 degrees 38 minutes 59 seconds East a distance of 74.08 feet to a point; THENCE South 14 degrees 36 minutes 00 seconds East a distance of 135.24 feet to a point; THENCE South 65 degrees 32 minutes 23 seconds West a distance of 395.25 feet to a point; THENCE North 20 degrees 39 minutes 00 seconds West a distance of 239.55 feet to a point; THENCE North 69 degrees 21 minutes 00 seconds East a distance of 100.04 feet to a point; THENCE North 20 degrees 38 minutes 22 seconds West a distance of 330.03 feet to a point; THENCE North 88 degrees 09 minutes 27 seconds West a distance of 38.14 feet to a point; THENCE North 20 degrees 38 minutes 59 seconds West a distance of 40.35 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

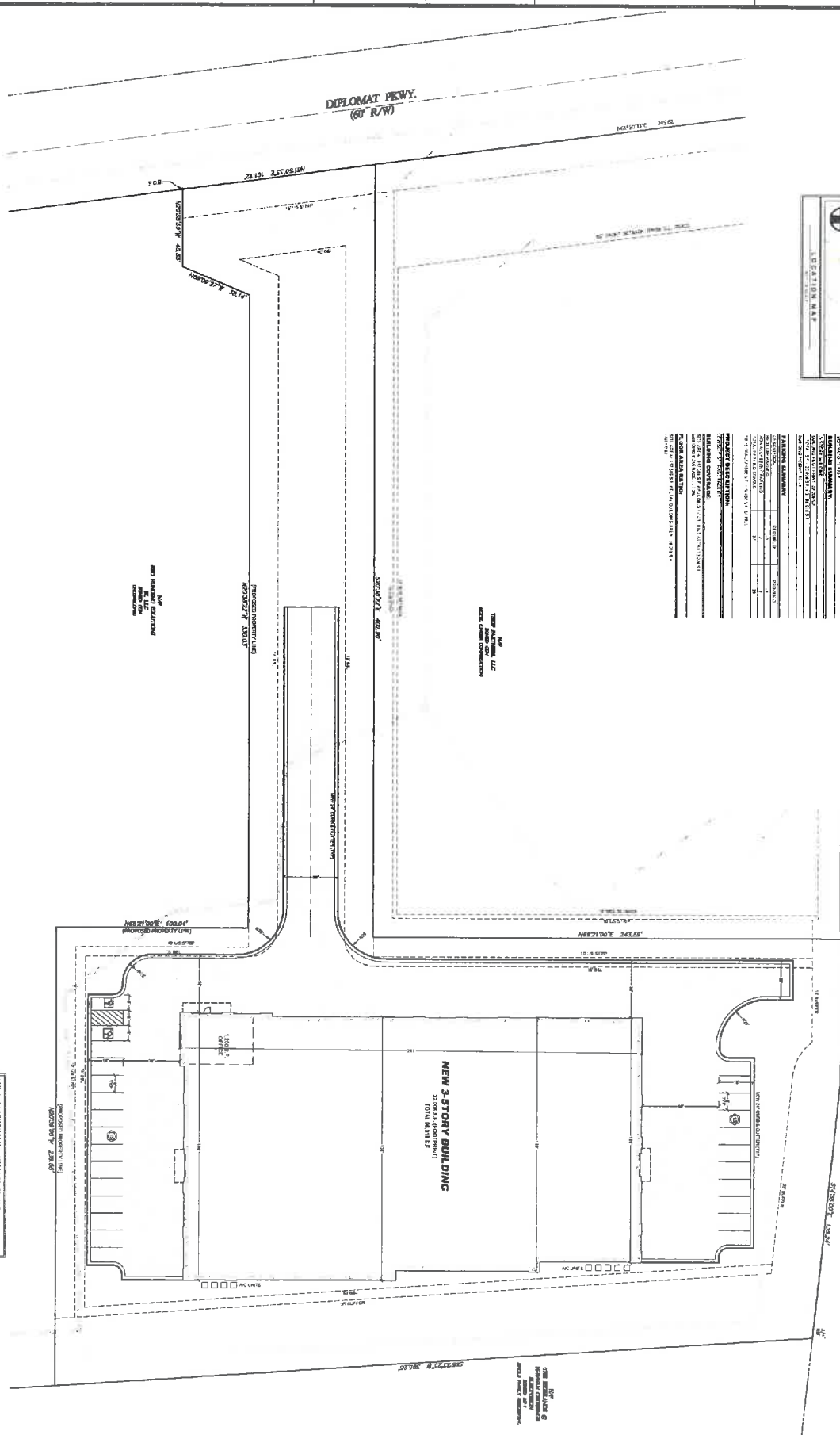
Said tract contains 117,588 square feet or 2.70 acres.

TAB 4

Certified Plat

Tab 5

Conceptual Plan

[illegible][illegible][illegible]

ZONING PLAY

NEWNAN SELF STORAGE

- LAND LOT 29 - 5TH DISTRICT - CITY OF NEWNAN - COWETA COUNTY - GEORGIA

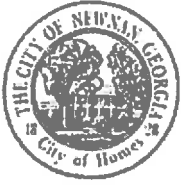


4317 Park Drive, Suite 800
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-4753
www.ljrevispruff.com

5	
4	
3	
2	
1	
0	
REVISIONS	

TAB 6

Proferred Conditions



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 Subject Property shall be CHV conditional for indoor climate controlled storage units only. No outdoor storage or long-term parking allowed.

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

Please see attached plans, profiles, pictures and other demonstrative materials 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



Type or Print Name and Title

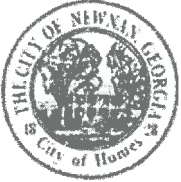
Signature of Applicant's Representative

Melissa D. Griffis, Attorney

Type or Print Name and Title

Jaime Lyn Fazio 07/23/2020
Signature of Notary Public 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:

The Subject Property shall be CHV conditional for indoor climate controlled storage units only. No outdoor storage or long-term parking allowed.

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

Please see attached plans, profiles, pictures and other demonstrative materials 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

Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public

Date

(Affix Raised Seal Here)



TAB 7

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on July 31, 2020 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

Village Square at Newnan Crossing – portion of Parcel N

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' having a property or other interest in said property subject of this application are as follows:

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)

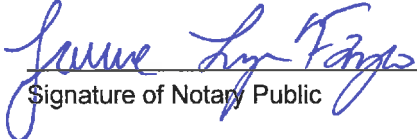
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

Adam Goldstein - Asst Mayor
Type or Print Name and Title

Signature of Applicant's Representative

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


Signature of Notary Public

07/23/20
Date



(Affix Raised Seal Here)

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

Application filed on July 31, 2020 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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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

Type or Print Name and Title

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

Signature of Applicant's Representative

7-27-2020

Signature of Notary Public

Date



(Affix Raised Seal Here)

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.

TAB 8

Property Owner's Authorization



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 REO FUNDING SOLUTIONS III, LLC

Telephone Number _____

Address of Subject Property Village Square at Newnan Crossing

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

WILLIAM STEPHEN VENABLE JR
VICE PRESIDENT

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.

Notary Public

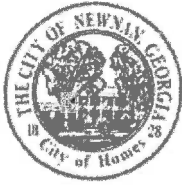
(Affix Raised Seal Here)

July 22, 2020
Date



TAB 9

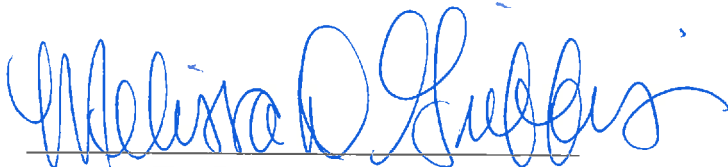
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 7-31-2020

TAB 10

Community Impact Study (Not Applicable)

TAB 10

Photo Renderings









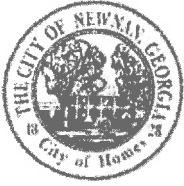
TAB 11

Filing Fee

(\$540.50) to the City of Newnan

TAB 12

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

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

August 10, 2020

HAND DELIVERY

Ms. Tracy Dunnavant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Application of Turnstone Group, LLC for Rezoning for Indoor Storage
Village Square at Newnan Crossing, Newnan, Georgia

Dear Ms. Dunnavant:

Please find attached correspondence from the homeowners association in support of the rezoning request for the indoor storage units previously filed with the City. The attached letter is from the Community Association Management which is the agent for Highlands at Newnan Crossing HOA, Inc.

The Association states that they believe it is in their best interests for the rezoning to be approved. Please add said correspondence to our rezoning application packet that is shared with the Planning Commission and Mayor and Council members.

Yours Truly,

Melissa D. Griffis

MDG/kr
Enclosure(s)



Agent for Highlands at Newnan Crossing HOA, Inc.
101 Devant Street, Suite 904
P.O. Box 143089
Fayetteville, GA 30214
(770) 692-0154
(770)-692-0156 Fax
www.camga.com

Newnan City Hall
25 Lagrange Street
Newnan, GA 30263

Newnan City Council or to whom it may concern,

The homeowners of the Highlands at Newnan Crossing request that the Newnan City Council approve the Turnstone Group request for rezoning of the approximately 3-acre property that is adjacent to our development. The homeowners believe a rezoning from commercial to industrial to allow for an indoor storage facility would be in our areas best interest. An indoor storage facility would limit traffic in the area and as we understand the proposed building would not have windows that would overlook our homes. For these reasons our homeowner's association hopes you will approve this rezoning request.

If you have any questions, please contact Chloe Reid at creid@camga.com.

Thank you,

Highland at Newnan Crossing HOA, Inc.



City of Newnan, Georgia
Turnstone Group, LLC
Land Lots 52 & 53, 5th LD
2.70± acres, located on Diplomat
Parkway (a portion of tax
Parcel #098 5052 001)

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOTS 52 AND 53 OF THE 5th LAND DISTRICT
LOCATED ON DIPLOMAT PARKWAY (A PORTION OF
TAX PARCEL NO. 098 5052 001)
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property shown on Exhibit "A" from the City of Newnan Zoning Classification from CGN (General Commercial District) to CHV (Heavy Commercial District) for the purpose of constructing indoor climate-controlled storage units with conditions; 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 27th day of October, 2020; 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 be rezoned from CGN (General Commercial District) to CHV (Heavy Commercial District) for the purpose of constructing indoor climate-controlled storage units subject to the following conditions:

1. The use shall be limited to indoor climate-controlled storage units only and will be consistent with all plans, profiles, elevations,

pictures and other demonstrative materials submitted as part of the application and the elevation pictures attached hereto as Exhibit "B".

2. No outdoor storage or long-term parking allowed.
3. The building height shall be limited to 40 feet.
4. The subdivision of the tract will not create a flag lot.

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

Section III. 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 _____, 2020 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

DESCRIPTION OF PROPOSED LOT

All that tract or parcel of land lying and being in Land Lot 20 of the 15TH District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the westerly 120' right-of-way of Newnan Crossing Boulevard East and the easterly varying right-of-way of Diplomatic Parkway;
THENCE running along said right-of-way of Diplomatic Parkway for a distance of 1105.53 feet to a 3/8" re-rod found. **THENCE** continuing along said right-of-way of Diplomatic Parkway South 49 degrees 00 minutes 02 seconds West a distance of 10.00 feet to a point; **THENCE** North 40 degrees 59 minutes 58 seconds West a distance of 235.29 feet to a point; **THENCE** along a curve to the right with a radius of 420.00 feet and an arc length of 575.21 feet, said curve having a chord bearing of North 01 degrees 45 minutes 54 seconds West and a chord distance of 531.30 feet to a point; **THENCE** North 37 degrees 28 minutes 09 seconds East a distance of 690.44 feet to a point; **THENCE** along a curve to the right with a radius of 470.00 feet and an arc length of 199.93 feet, said curve having a chord bearing of North 49 degrees 39 minutes 21 seconds East and a chord distance of 198.43 feet to a point; **THENCE** North 61 degrees 50 minutes 33 seconds East a distance of 257.49 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** and continuing along said right-of-way of Diplomatic Parkway North 61 degrees 50 minutes 33 seconds East a distance of 101.12 feet to a point; **THENCE** leaving said right-of-way of Diplomatic Parkway South 20 degrees 38 minutes 22 seconds East a distance of 402.90 feet to a point; **THENCE** North 69 degrees 21 minutes 00 seconds East a distance of 243.59 feet to a point; **THENCE** South 20 degrees 38 minutes 59 seconds East a distance of 74.08 feet to a point; **THENCE** South 14 degrees 36 minutes 00 seconds East a distance of 135.24 feet to a point; **THENCE** South 65 degrees 32 minutes 23 seconds West a distance of 395.25 feet to a point; **THENCE** North 20 degrees 39 minutes 00 seconds West a distance of 239.55 feet to a point; **THENCE** North 69 degrees 21 minutes 00 seconds East a distance of 100.04 feet to a point; **THENCE** North 20 degrees 38 minutes 22 seconds West a distance of 330.03 feet to a point; **THENCE** North 88 degrees 09 minutes 27 seconds West a distance of 38.14 feet to a point; **THENCE** North 20 degrees 38 minutes 59 seconds West a distance of 40.35 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 117,588 square feet or 2.70 acres.







EXHIBIT "B"
Page 3 of 3





City of Newnan, Georgia - Mayor and Council

Date: October 27, 2020

Agenda Item: Domineck Street Drainage Report- Continued

Prepared by: Michael Klahr, Public Works Director/ City Engineer

Purpose: To report the state of conditions in consideration of a drainage complaint at 29 Domineck Street.

Background: The property owner of 29 Domineck Street has approached the City Council concerning a drainage issue with an open channel ditch on her property.

In February of 2014, this same property owner requested relief from a drainage issue associated with an open ditch on her property, running from an outlet-end of a storm pipe at Tuxedo Avenue to the inlet-end of a storm pipe at Domineck Street.

From that request, the City contracted for a drainage study of the drainage basin serving the ditch. The study included several options for relief, including piping the ditch, replacing the existing pipes with larger pipes and improving the ditch, or rerouting the stormwater runoff away from the ditch. In order to stay within the public Right-of-Way and avoid making improvements on private property, the City Council directed staff to develop a design and set of construction plans to reroute the stormwater. This was done, and the Engineer's construction cost estimate was \$358,196.25. The project was advertised for bids in 2015, and the low bid was \$214,722.00.

Subsequently, crews in the Street Department made improvements to the inlet-end of the pipe at Domineck Street, including replacing the existing downstream pipe with a larger pipe. Following those improvements, no issues had been raised with the City until 2019.

The property owner has submitted video recordings of the ditch performing during significant rain events. Inspectors for the City have also made it a point to monitor the performance of the ditch, from time to time. At no time was the ditch observed as running full or having been overtopped, nor has the downstream pipe been observed flowing full.

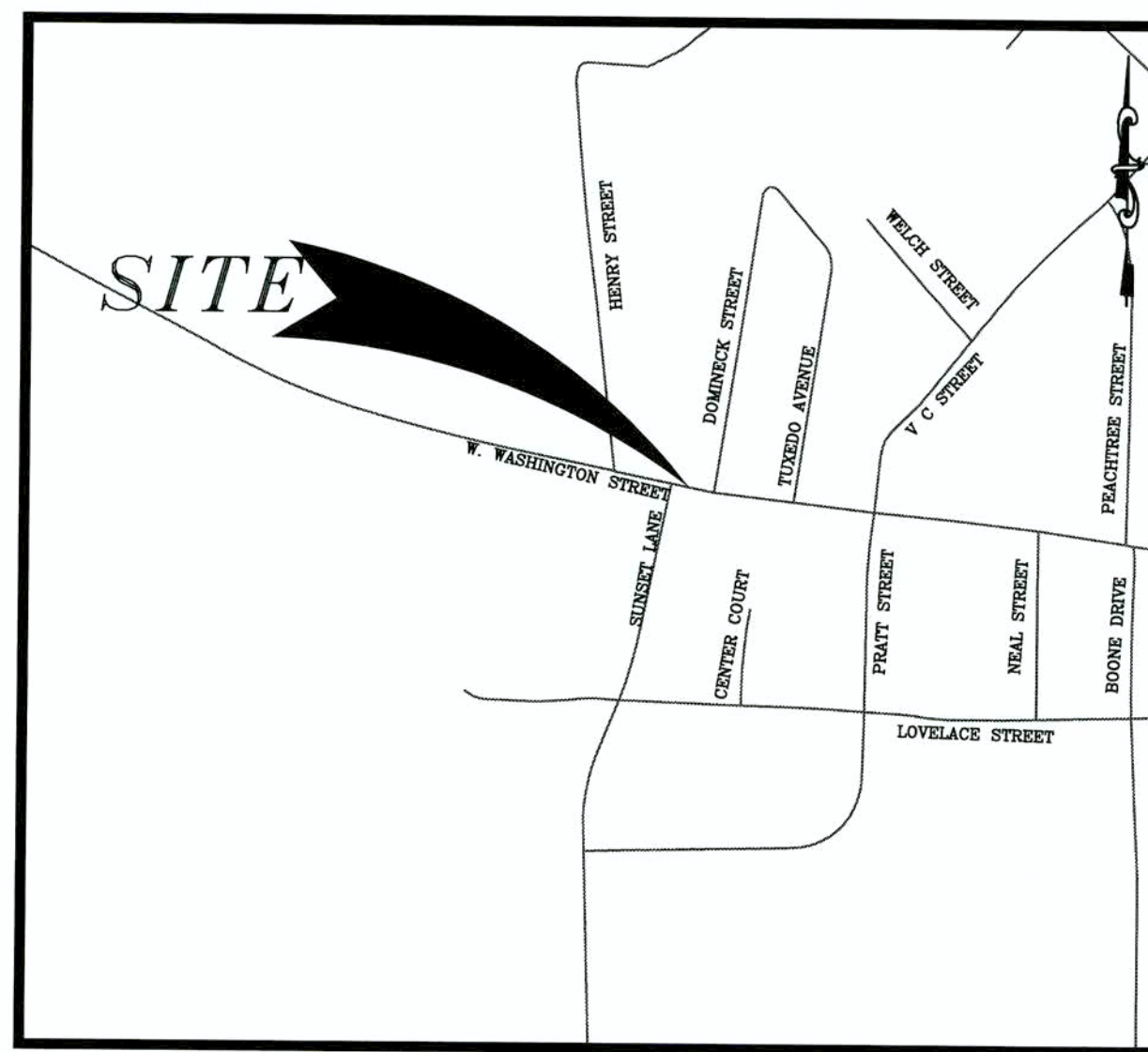
It is our position that the two lots adjacent to the ditch are not adequately graded to drain. They are in effect, bowls that will fill up with stormwater until they can empty to the ditch, or over the curb to the street. In addition, the wetted perimeter of the ditch has been reduced by the property owner and the sides of the ditch raised, constricting flow and drainage into the ditch.

The structures are elevated.

At the September 8, 2020 meeting, the Council directed staffs to review the proposed construction plans for routing stormwater away from Tuxedo Avenue and Domineck Street, down West Washington Street, as prepared by Columbia Engineering. We find the design to remain a viable option.

Attachments: Washington Street Drainage Improvement Plans
Washington Street Drainage Improvement Engineer's Cost Estimate

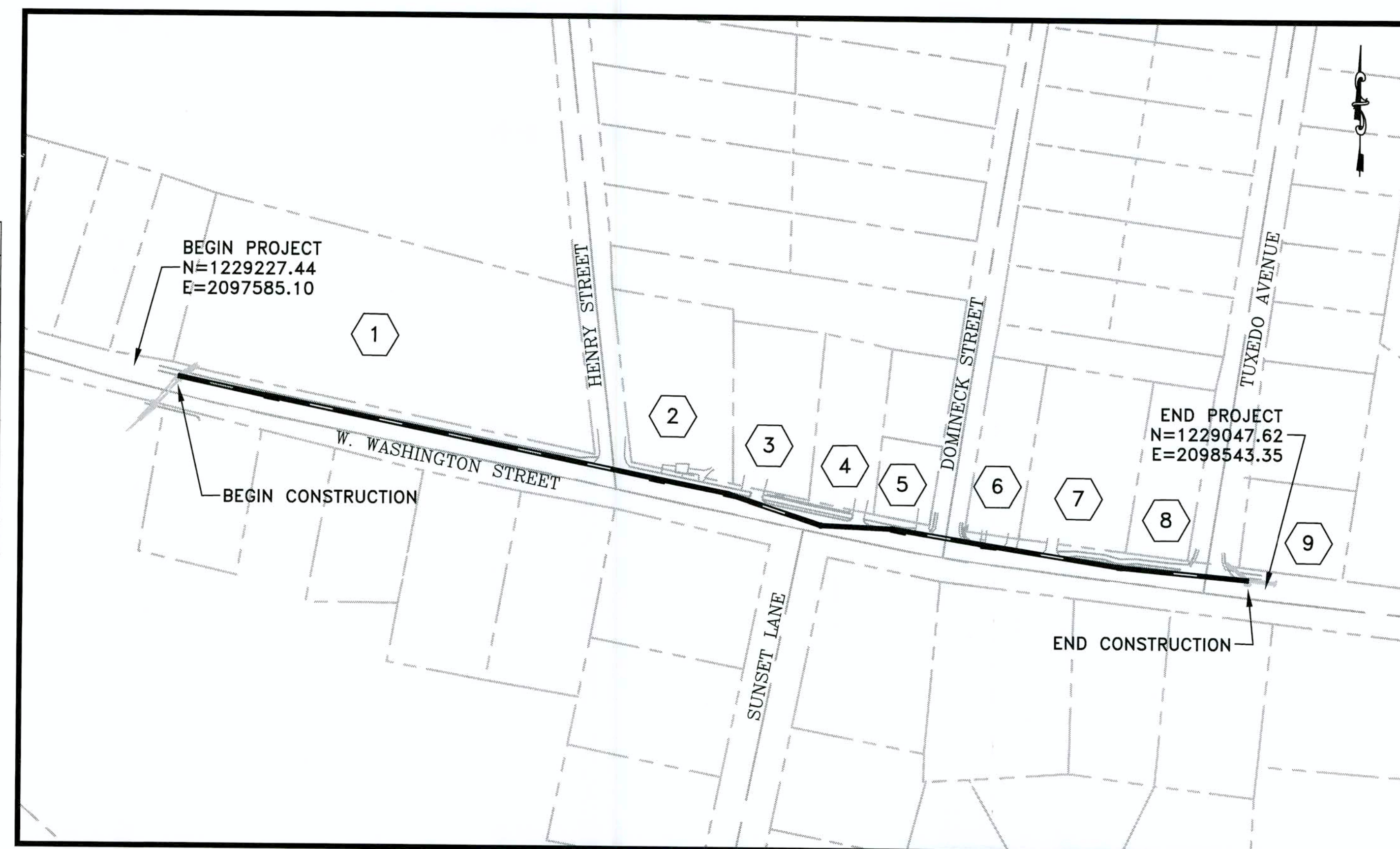
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	1	20



LOCATION MAP
SCALE: 1"=500'

PROPERTY OWNER LISTING

PARCEL	PROPERTY OWNER
1	BON L MANUFACTURING COMPANY (PIN: N42 0002 007)
2	CHURCH OF GOD IN CHRIST OF NEWMAN INC (PIN: N24 0001 001)
3	JOHN O AND EUGENIA STEGALL ESTATE (PIN: N24 0001 002)
4	BRYAN D AND NANCY S REYNOLDS (PIN: N24 0001 003)
5	INNOVATIVE VENTURES INC (PIN: N24 0001 004A)
6	MINNIE MONTGOMERY (PIN: N24 0007 036)
7	ALVIN BURROUGHS (PIN: N24 0007 037)
8	MICHAEL E BARNETT (PIN: N24 0007 039)
9	AJA INVESTMENT PROPERTIES LLC (PIN: N24 0007 004)



SCALE: 1"=80'

POSTED SPEED LIMIT = 25 MPH

INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
1	1-01	COVER SHEET AND INDEX
2	4-01	GENERAL NOTES
3-6	11-01 - 11-04	EXISTING CONDITIONS
7-10	13-01 - 13-04	CONSTRUCTION PLAN SHEETS
11	16-01	EXISTING PIPELINE PROFILE
12-15	23-01 - 23-04	CROSS SECTIONS
16	51-01	EROSION & SEDIMENT CONTROL NARRATIVE AND DETAILS
17-20	54-01 - 54-04	EROSION & SEDIMENT CONTROL PLANS



Know what's below.
Call before you dig.

THIS PROJECT IS PREPARED USING THE HORIZONTAL COORDINATE SYSTEM OF 1985 (NAD 1983) EAST ZONE, AND NORTH AMERICAN VERTICAL DATUM (NAVD 1988).

THE 24 HR EMERGENCY CONTACT NUMBER FOR CITY OF NEWMAN
PUBLIC WORKS IS (404) 535-1113

LENGTH OF PROJECT	TOTAL	
	FEET	MILES
24" REINFORCED CONCRETE PIPE	922	0.175
CURB AND GUTTER	1092	0.207

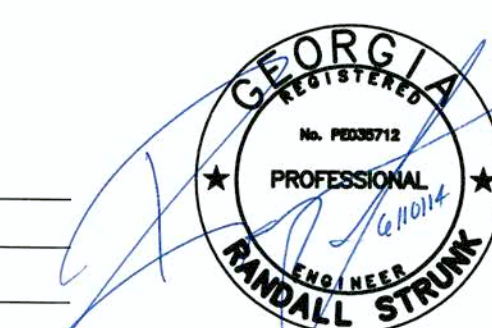
OWNER:
City of Newnan Public Works
25 LaGrange Street
Newnan, GA 30263
(770) 253-8433



Columbia Engineering

**2862 Buford Highway,
Suite 200
Duluth, Georgia 30096
(770) 925-0357**

PLANS PREPARED UNDER
THE SUPERVISION OF
RANDALL W. STRUNK
APPROVED: _____
DATE: 10 JUNE 2014
CES JOB NO. 4333.00

[illegible]

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF TRANSPORTATION SYSTEMS, 2001 EDITION, AND SUPPLEMENTS THERETO, AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION.
2. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON HIGHWAY PLANS AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON HIGHWAY PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OTHER RESPONSIBILITY UNDER THIS REQUIREMENT EXCEPT AS NOTED BELOW. EXISTING UTILITY FACILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. ANY UTILITY THAT EXISTS ON THE HIGHWAY PROJECT IN ITS ORIGINAL, RELOCATED, OR NEWLY INSTALLED POSITION, THE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE FROM STREET MAINS TO ABUTTING PROPERTY, WHEN SUCH FACILITIES ARE NOT SHOWN ON THE HIGHWAY PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING, PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS. ALL UTILITY FACILITIES WHICH ARE IN CONFLICT WITH CONSTRUCTION AND ARE NOT COVERED AS SPECIFIC ITEMS IN THE DETAILED ESTIMATE ARE TO BE REMOVED OR RELOCATED, AND TO BE CLEAR OF THE CONSTRUCTION ADVANCE OF WORK.
3. UTILITY WORK COORDINATION WILL BE REQUIRED AS PART OF THIS CONTRACT. THE CONTRACTOR WILL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER, 811, FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. THE CONTRACTOR'S ATTENTION IS CALLED TO SUBSECTION 105.06 OF THE GDOT STANDARD SPECIFICATIONS "COOPERATION WITH UTILITIES."
4. THE FOLLOWING UTILITIES HAVE FACILITIES IN THE PROJECT AREA:

ATLANTA GAS & LIGHT CO.
THOMAS BRANDON
404-387-3164

GEORGIA POWER COMPANY
UTILIQUEST
TOM MCCRAE
980-722-0495

CITY OF NEWNAN UTILITIES
JEFF PECCE
770-683-6198

HC CABLE OPCO, LLC
DAVID DRAKE
770-713-3288

AT&T SOUTHEAST
TELECOMMUNICATIONS
KEN RECTOR
404-216-7772

5. THE TOTAL EARTHWORK QUANTITY SHOWN ON THE PLANS FOR CLEARING AND GRUBBING IS FOR INFORMATION ONLY. THE CITY OF NEWNAN PUBLIC WORKS DEPARTMENT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE CONTRACTOR SHALL INCLUDE GRADING WORK AS PART OF THE BID PRICE FOR GRADING COMPLETE AND IT SHALL BE HIS OR HER RESPONSIBILITY TO DETERMINE THE ACTUAL EARTHWORK QUANTITY TO BE GRADED. NO CLAIMS WILL BE CONSIDERED FOR EXTRA COMPENSATION IF THE CONTRACTOR RELIES ON THE QUANTITY SHOWN ON THE PLANS. CLEARING AND GRUBBING ON THIS PROJECT IS LIMITED TO THE ACTUAL CONSTRUCTION LIMITS UNLESS DIRECTED BY THE ENGINEER. COST FOR CLEARING AND GRUBBING SHALL BE INCLUDED IN THE LUMP SUM BID PRICE.
6. THE CONTRACTOR SHALL STRICTLY ADHERE TO DUST CONTROL REGULATIONS. ALL AREAS SUBJECT TO DUST FORMATION MUST BE PERIODICALLY WATERED SUFFICIENT TO RETARD DUST. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.
7. THE TOTAL AREA SHOWN ON THE PLANS FOR GRASSING IS FOR INFORMATION ONLY. THE CITY OF NEWNAN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THE CONTRACTOR SHALL INCLUDE IN THE LUMP SUM BID PRICE, AND IT SHALL BE HIS RESPONSIBILITY TO DETERMINE THE ACTUAL AREA TO BE GRASSED. NO CLAIMS WILL BE CONSIDERED FOR COMPENSATION IF THE CONTRACTOR RELIES ON THE AREA SHOWN ON THE PLANS.
8. TYPE OF GRASS OR SOD USED ON THIS PROJECT WILL BE REQUIRED TO MATCH ANY TYPE OF GRASS OR SOD WHICH MAY BE PLANTED AND GROWING ON THE ADJACENT LAWN. I.E. BERMUDA SOD FOR BERMUDA SOD, ZOYSIA FOR ZOYSIA ETC. NO SEPARATE PAYMENT SHALL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.
9. INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES. REFER TO SUB-SECTION 107.07 OF THE GDOT STANDARD SPECIFICATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH SUITABLE BORROW MATERIAL FOR THE PROJECT AND TO REUSE AND/OR SUITABLE WASTE MATERIAL.
11. HORIZONTAL CONTROL IS BASED UPON GEORGIA STATE PLAT MAP SYSTEM.
12. SHOULD A DRIVEWAY BE DAMAGED DUE TO CONSTRUCTION, THE DRIVEWAY SHALL BE REPLACED, IN KIND, I.E. ASPHALT FOR ASPHALT AND CONCRETE FOR CONCRETE; EXCEPT EARTH AND GRAVEL DRIVEWAYS SHALL BE REPLACED WITH ASPHALT TO THE CONSTRUCTION LIMITS. THE DRIVEWAY LOCATIONS INDICATED ON THE PLANS ARE FROM THE BEST AVAILABLE DATA. THE CONTRACTOR SHALL CONSTRUCT NEW DRIVEWAYS TO MATCH ACTUAL FIELD LOCATION OF EXISTING DRIVEWAYS WHERE THEY ARE NOT IN CONFLICT WITH RULES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE ENGINEER PRIOR TO MAKING ANY REVISIONS SUCH AS TO LOCATION, WIDTH AND/OR NUMBER OF DRIVES TO BE CONSTRUCTED. WHERE REQUIRED, THE DRIVES SHALL BE PAVED AS FOLLOWS:

ASPHALTIC DRIVES		
RESIDENTIAL	-	1-1/2" RECY. ASPHALTIC CONCRETE, 9.5mm SUPERPAVE, GP 2 ONLY,
		INCL. BITUM. MAT'L & H. LIME 6" GRADED AGGREGATE BASE
COMMERCIAL	-	1-1/2" RECY. ASPHALTIC CONCRETE, 9.5mm SUPERPAVE, GP 2 ONLY,
		INCL. BITUM. MAT'L & H. LIME 2" RECY. ASPHALTIC CONC. 19mm SUPERPAVE, GP 1 OR 2.
		INCL. BITUM. MAT'L & H. LIME 8" GRADED AGGREGATE BASE

CONCRETE DRIVES				5' GRADED AGGREGATE BASE
RESIDENTIAL	-	6"	CONCRETE VALLEY GUTTER	
		6"	CONCRETE DRIVEWAY	
COMMERCIAL	-	8"	CONCRETE VALLEY GUTTER	
		8"	CONCRETE DRIVEWAY	

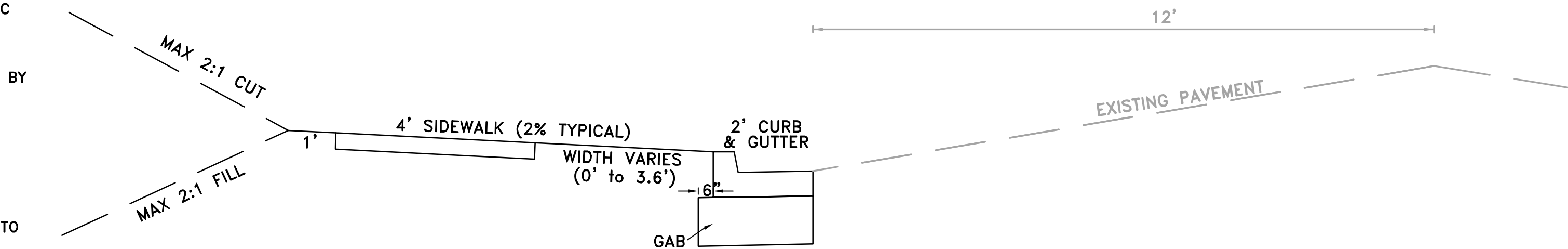
13. ALL DRIVEWAYS SHALL BE PAVED TO THE LIMITS OF CONSTRUCTION.
13. WHERE WET SUBGRADE IS ENCOUNTERED AND WHERE IDENTIFIED BY THE ENGINEER, UNDERDRAIN PIPE WITH DRAINAGE AGGREGATE SHALL BE PLACED AS DIRECTED BY THE ENGINEER TO AID IN Dewatering THE SUBGRADE. THE CONTRACTOR SHALL OBSERVE ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS REGARDING PIPE INSTALLATION IN TRENCHES. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COST INCURRED TO COMPLY WITH THIS REQUIREMENT.
15. ALL EXISTING PIPE SHALL BE REMOVED UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY THE ENGINEER. ALL COST FOR REMOVAL SHALL BE INCLUDED IN THE LUMP SUM BID PRICE FOR GRADING COMPLETION.
16. IN AREAS WHERE TYPE 2 CURB IS USED, DRAINAGE STRUCTURES 1033D AND 1034D WILL BE REQUIRED. IN AREAS WHERE TYPE 7 CURB IS USED, DRAINAGE STRUCTURES 1033C AND 1034C WILL BE REQUIRED.
17. AT LOCATIONS WHERE NEW PAVEMENT IS TO BE PLACED ADJACENT TO EXISTING PAVEMENT WITHOUT AN OVERLAY OR WHERE CURBING IS TO BE PLACED ACROSS A PAVED AREA, A JOINT SHALL BE SAWED ON A LINE ESTABLISHED BY THE ENGINEER TO ENSURE PAVEMENT REMOVAL TO A NEAT LINE. THE COST FOR SAWED JOINTS, WHEN REQUIRED, SHALL BE INCLUDED IN THE LUMP SUM BID PRICE.
18. WHERE EXISTING PAVEMENT MARKINGS AND LINES ARE IN CONFLICT WITH THE TRAFFIC PATTERN BEING USED ON CONSTRUCTION, THE CONTRACTOR SHALL REMOVE OR OVERLAY LINES TO PREVENT MISAPPROPRIATE INTERPRETATION SUCH THAT THE LINES DO NOT CONFUSE THE TRAVELING PUBLIC. ALL REMAINING LINES OR MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", OR AS DIRECTED BY THE ENGINEER. TRAFFIC SHALL NOT BE ALLOWED ON ANY PAVEMENT NOT PROPERLY STRIPED.

- THE CONTRACTOR'S ATTENTION IS DIRECTED TO ARTICLES 104.05 AND 107.07 OF THE STANDARD SPECIFICATIONS AND THE SPECIAL PROVISIONS FOR TRAFFIC CONTROL AND SEQUENCE OF OPERATIONS IN REGARDS TO MAINTENANCE OF TRAFFIC DURING CONSTRUCTION.
20. THE BID PRICE SHALL INCLUDE, BUT IS NOT LIMITED TO CONSTRUCTION, MAINTENANCE, AND REMOVAL OF TEMPORARY SIGNING AND PAVEMENT MARKINGS, BARRICADES, CHANNELIZING DEVICES ETC. REQUIRED FOR MAINTENANCE OF TRAFFIC DURING CONSTRUCTION. ALL TEMPORARY SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION AND ALL AS DIRECTED BY THE ENGINEER.
21. ALL SLOPES SHALL BE GRESSED AS DIRECTED BY THE ENGINEER. IMMEDIATELY AFTER THE SLOPES ARE ESTABLISHED IN ORDER TO REDUCE EROSION. IF THE SEASON DOES NOT PERMIT GRASSING, TEMPORARY MULCH SHALL BE USED AS DIRECTED BY THE ENGINEER.
22. THE CONTRACTOR SHALL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED, REMOVED OR REGRADED AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN THE PLAN. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
23. QUANTITIES SHOWN ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES TO BE INCLUDED IN THE BID PRICE.
24. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITIES AND SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION OR AS DIRECTED BY THE ENGINEER.
25. ALL SILT FENCES MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT FENCE INSTALLATION IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN SILT FENCES AND REPAIR OR REPLACE ANY SILT FENCE THAT IS NOT SATISFACTORY. EROSION CONTROL GATES SHALL BE PLACED IMMEDIATELY AFTER DRAINAGE STRUCTURES ARE IN PLACE. ALL EROSION CONTROL DEVICES SHALL BE PLACED ACCORDING TO THE PLANS AND AS DIRECTED BY THE ENGINEER. SEE THE GEORGIA STANDARD SPECIFICATIONS AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", CURRENT EDITION REGARDING EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP WETLAND AREAS FREE FROM SILTATION. THE CONTRACTOR SHALL OBTAIN AND ABIDE BY ALL CORPS OF ENGINEERS RULES AND REGULATIONS CONCERNING CONSTRUCTION ADJACENT TO WATERWAYS AND MAINTAIN WATER QUALITY.
26. THIS PROJECT HAS A TOTAL AREA OF 0.53 ACRES AND THE EXPECTED DISTURBED AREA IS 0.18 ACRES. THE TOTAL AREA IS THE TOTAL AREA OF THE RIGHT-OF-WAY AND EASEMENTS, AND THE DISTURBED AREA IS THE AREA ASSOCIATED WITH CLEARING. DRAINING, EXCAVATING, FILLING OF POND, OR OTHER SIMILAR ACTIVITIES WHICH MAY RESULT IN SOIL EROSION, AS DEFINED UNDER "CONSTRUCTION ACTIVITIES" IN THE STATE OF GEORGIA NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. GAR100002.
27. AGGREGATE SURFACE COURSE FOR TEMPORARY DRIVEWAYS, INCLUDING MATERIAL, HAUL AND PLACEMENT SHALL BE USED AT THE ENGINEER'S DIRECTION TO FACILITATE THE MOVEMENT OF LOCAL TRAFFIC THROUGH THE CONSTRUCTION AREA DURING INCLEMENT WEATHER. WHEN USED FOR THIS PURPOSE, SECTION 318 OF THE GEORGIA D.O.T. STANDARD SPECIFICATIONS IS MODIFIED TO PERMIT TRUCK DUMPING ON UNPREPARED WET, MUDDY SUBGRADE. SECTION 318 IS FURTHER MODIFIED TO PERMIT THE USE OF CRUSHER STONE AS DESCRIBED IN SECTION 318.02. THE CONTRACTOR WILL HAVE THE USE OF THE FOLLOWING MATERIALS:
- A. GRADED AGGREGATE, ARTICLE 815.2.01
B. COURSE AGGREGATE, SIZE 467, ARTICLE 800.2.01
C. STABILIZED AGGREGATE, TYPE I OR II, SECTION 803.2 OR 803.2.02
D. CRUSHED STONE, ARTICLE 806.2.01
28. CONSTRUCTION LAYOUT WILL BE REQUIRED BY THE CONTRACTOR. ALL COST FOR THIS ITEM WILL BE INCLUDED IN THE BID PRICE.
29. CITY OF NEWNAN PUBLIC WORKS DEPARTMENT, SHALL BE NOTIFIED A MINIMUM OF 72 HOURS IN ADVANCE OF ALL CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE THIS ACTION WITH THE PROJECT ENGINEER.
30. THE GEORGIA D.O.T. STANDARDS AND CONSTRUCTION DETAILS REQUIRED FOR THIS PROJECT ARE LISTED ON THIS SHEET WITH THE LATEST KNOWN REVISION DATE, BUT ARE NOT INCLUDED AS PART OF THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ON THE PROJECT SITE THE GEORGIA D.O.T. STANDARD DRAWINGS AND THE CONSTRUCTION DETAIL DRAWINGS LISTED ON THIS SHEET. FULL SIZED SHEETS MAY BE PURCHASED BY THE CONTRACTOR AT HIS EXPENSE FROM THE GEORGIA D.O.T.
31. THE 24 HR EMERGENCY CONTACT NUMBER FOR THE CITY OF NEWNAN IS 404-535-1113

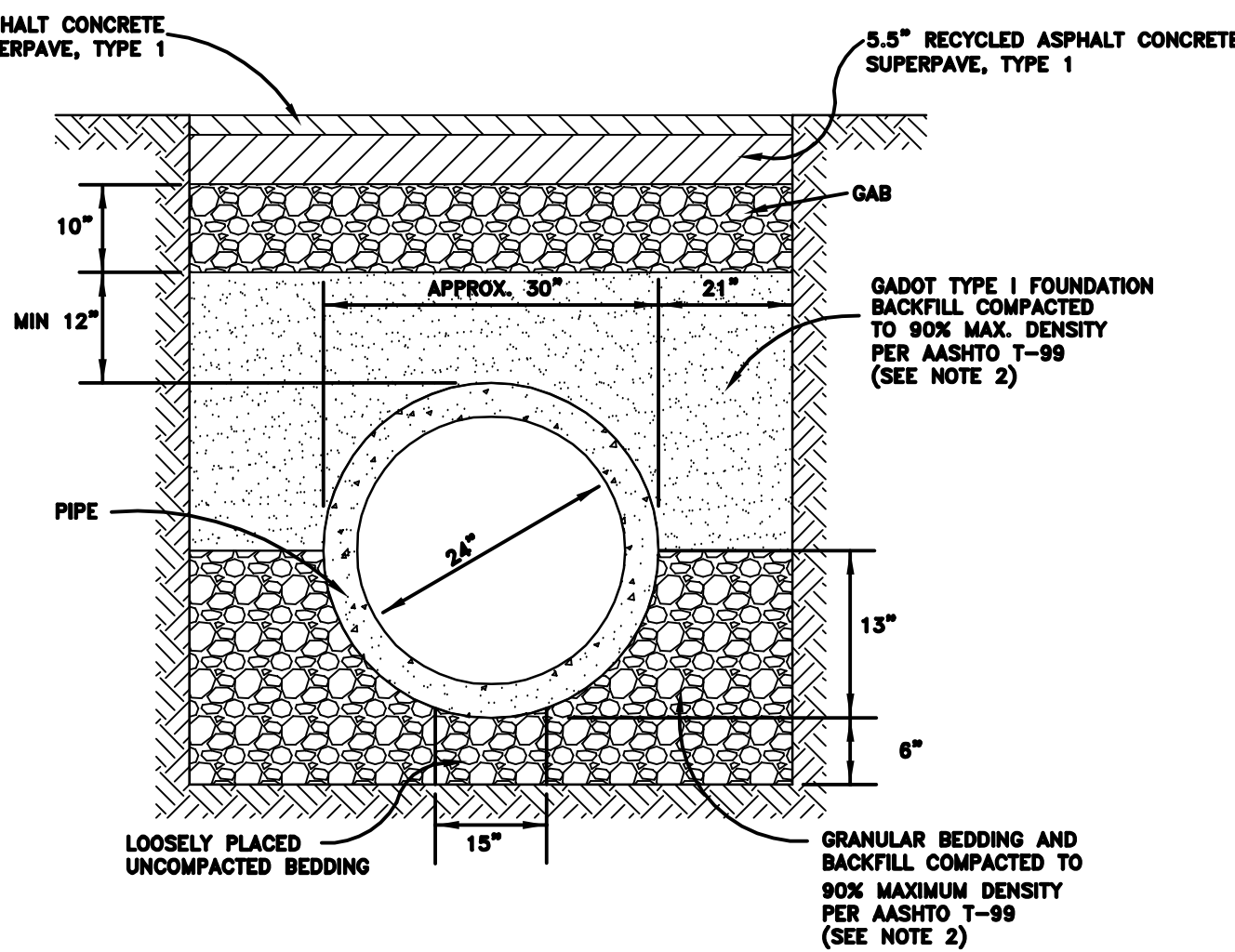
GENERAL TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES AND METHODS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. TRAFFIC CONTROL PLANS:
 - A. THE OWNER AND ENGINEER RESERVE THE RIGHT TO MODIFY THE TRAFFIC CONTROL PLANS AS NECESSARY IN THE INTEREST OF PUBLIC SAFETY OR TRAFFIC EFFICIENCY.
 - B. PRIOR TO BEGINNING WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL TRAFFIC CONTROL DEVICES AND MEASURES COMPLY WITH THE APPROVED TRAFFIC CONTROL PLANS.
3. THE CONTRACTOR SHALL CHECK ALL TRAFFIC CONTROL DEVICES AND WORK ZONES BEFORE, DURING, AND AFTER EACH WORK DAY TO ENSURE PROPER OPERATION. ON WEEKENDS, HOLIDAYS, OR ANY NON-WORKING DAYS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE TRAFFIC MAINTENANCE AND CONTROL DEVICES DAILY FOR PROPER OPERATION.
4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE CITY OF NEWMAN. RESIDENT, MAIL AND PARCEL DELIVERY SERVICE, TRASH PICKUP, AND EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES REGARDLESS OF THE LANE AND/OR STREET CLOSURES IN EFFECT.
5. DURING NON-WORKING HOURS OR DAYS, ALL EXCAVATED AREAS ARE TO BE BACKFILLED OR SECURED AND PROTECTED USING APPROVED SAFETY DEVICES AND MATERIALS.
6. WHEN THE USE OF TYPE III BARRICADES IS REQUIRED (DAY OR NIGHT), ALL BARRICADES SHALL BE EQUIPPED WITH TYPE B HIGH INTENSITY FLASHING WARNING LIGHTS.
7. ALL CONTRACTOR EMPLOYEES EXPOSED TO VEHICULAR TRAFFIC SHALL BE PROVIDED WITH AND REQUIRED TO WEAR WARNING VESTS MARKED WITH OR MADE OF REFLECTORIZED OR HIGH VISIBILITY MATERIALS.
8. FOR CONSTRUCTION OPERATIONS LASTING LONGER THAN 14 CALENDAR DAYS, THE CONTRACTOR SHALL INSTALL "ROAD WORK AHEAD" SIGNS (W21-4, 48" X 48") AND "END ROAD WORK" (G20-2A, 48" X 24") WARNING SIGNS ON 6"x6" WOODEN GROUND MOUNTED POSTS. THESE SIGNS MUST BE INSTALLED PRIOR TO BEGINNING WORK AND SHALL BE REMOVED AFTER COMPLETION OF ALL CONSTRUCTION AND RESTORATION ACTIVITIES.
9. ANY TRAFFIC CONTROL DEVICES INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, SIGNS, AND TRAFFIC CONTROL SIGNAL EQUIPMENT AND LOOPS THAT IS DAMAGED OR DESTROYED BY THE CONTRACTOR MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE UNLESS THEIR REMOVAL OR DESTRUCTION IS CALLED FOR BY THE CONTRACT DOCUMENTS.
10. WHERE EXISTING PAVEMENT MARKINGS AND LINES ARE IN CONFLICT WITH THE TRAFFIC PATTERN BEING USED ON CONSTRUCTION, THE CONTRACTOR SHALL REMOVE OR OVERLAY LINES TO THE SATISFACTION OF THE ENGINEER SUCH THAT THE LINES DO NOT CONFUSE THE TRAVELING PUBLIC. ALL REMAINING LINES OR MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE DIRECTOR OF THE ENGINEER. THE CONTRACTOR SHALL NOT ALLOW EMERGENCY SERVICES SHALL BE PROPERLY STRIPED. ALL TEMPORARY SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", CURRENT EDITION AND/OR AS DIRECTED BY THE ENGINEER. ADDITIONAL DETOUR SIGNAGE MAY BE REQUIRED IN ORDER TO CONFORM TO THE MUTCD.
11. PEDESTRIAN AND LOCAL VEHICULAR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. SAFETY DEVICES AND FLAG-MEN SHALL BE PROVIDED BY THE CONTRACTOR AT HIS EXPENSE. WRITTEN PERMISSION TO CLOSE THE CONSTRUCTION AREA TO TRAFFIC MUST BE OBTAINED FROM THE CITY OF NEWMAN PRIOR TO THE CLOSURE. ALL EMERGENCY SERVICES SHALL BE NOTIFIED IN WRITING A MINIMUM OF 72 HOURS PRIOR TO ROAD CLOSINGS.
12. DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY TRAFFIC CONTROL MEASURES TO ENSURE SAFETY AT ALL TIMES FOR EMPLOYEES, RESIDENTS, AND MOTORISTS, IN ACCORDANCE WITH THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES', ANSI D6.1, LATEST REVISION

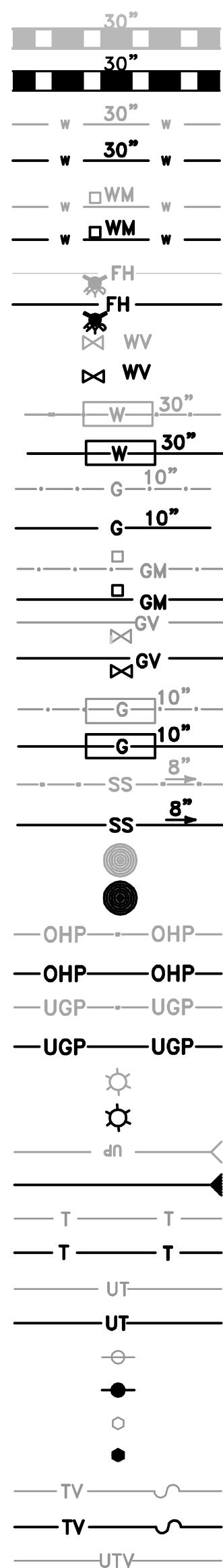
TYPICAL SECTION



PIPE TRENCH DETAIL

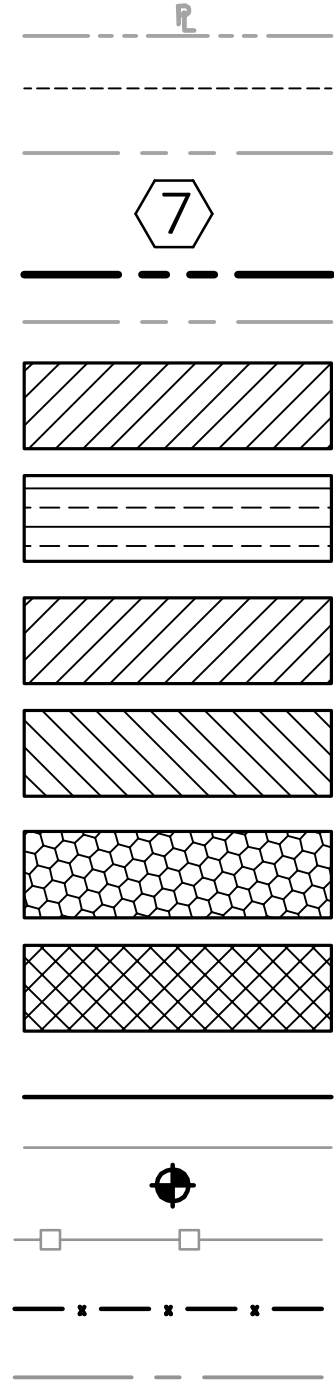


UTILITY LEGEND



EXISTING STORM LINE
PROPOSED STORM LINE
EXISTING WATER LINE
PROPOSED WATER LINE
EXISTING WATER METER
PROPOSED WATER METER
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING WATER VALVE
PROPOSED WATER VALVE
EXISTING WATER LINE CASING
PROPOSED WATER LINE CASING
EXISTING GAS LINE
PROPOSED GAS LINE
EXISTING GAS METER
PROPOSED GAS METER
EXISTING GAS VALVE
PROPOSED GAS VALVE
EXISTING GAS LINE CASING
PROPOSED GAS LINE CASING
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED SANITARY SEWER MANHOLE
EXISTING ELECTRIC POWER OVERHEAD
PROPOSED ELECTRIC POWER OVERHEAD
EXISTING ELECTRIC POWER UNDERGROUND
PROPOSED ELECTRIC POWER UNDERGROUND
EXISTING ELECTRIC POWER POLE
PROPOSED ELECTRIC POWER POLE
EXISTING GUY ANCHOR
PROPOSED GUY ANCHOR
EXISTING TELEPHONE OVERHEAD
PROPOSED TELEPHONE OVERHEAD
EXISTING TELEPHONE UNDERGROUND
PROPOSED TELEPHONE UNDERGROUND
EXISTING TELEPHONE POLE
PROPOSED TELEPHONE POLE
EXISTING TELEPHONE MANHOLE
PROPOSED TELEPHONE MANHOLE
EXISTING TELEVISION OVERHEAD
PROPOSED TELEVISION OVERHEAD
EXISTING TELEVISION UNDERGROUND

PLAN LEGEND



PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING PROPERTY LINE
PARCEL NUMBER
REQUIRED R/W LINE
EXISTING R/W LINE
FULL DEPTH ROADWAY CUT

ROADWAY MILL AREA

PERMANENT EASEMENT FOR THE
CONSTRUCTION AND MAINTENANCE
OF SLOPES

TEMPORARY EASEMENT FOR THE
CONSTRUCTION OF SLOPES

PERMANENT DRAINAGE EASEMENT

TEMPORARY EASEMENT FOR THE
CONSTRUCTION OF DRIVEWAYS

PROPOSED EDGE/PAVEMENT
EXISTING EDGE/PAVEMENT
CONTROL POINT
EXISTING FENCE

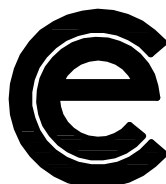
PROPOSED FENCE

EXISTING CENTERLINE

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	2	20

STANDARD DRAWING NO.	REVISION DATE	DESCRIPTION
1030	9/01	CONCRETE PIPE CULVERTS
1033D	8/82	SINGLE WING CATCH BASINS
1034D	8/82	DOUBLE WING CATCH BASINS
9100	3/06	TRAFFIC CONTROL. GENERAL NOTES, STANDARD LEGEND, AND MISCELLANEOUS DETAILS
9102	3/06	STD TRAFFIC CONTROL DETAIL FOR LANE CLOSURE ON TWO-LANE HIGHWAY
1019A	8/99	STANDARD DROP INLET
A3	6/09	SIDEWALK
9032B	3/03	CONCRETE CURB AND GUTTER
4961	9/06	DETAIL OF PRECAST TEMPORARY BARRIER

DATE	REVISIONS	DATE	REVISIONS



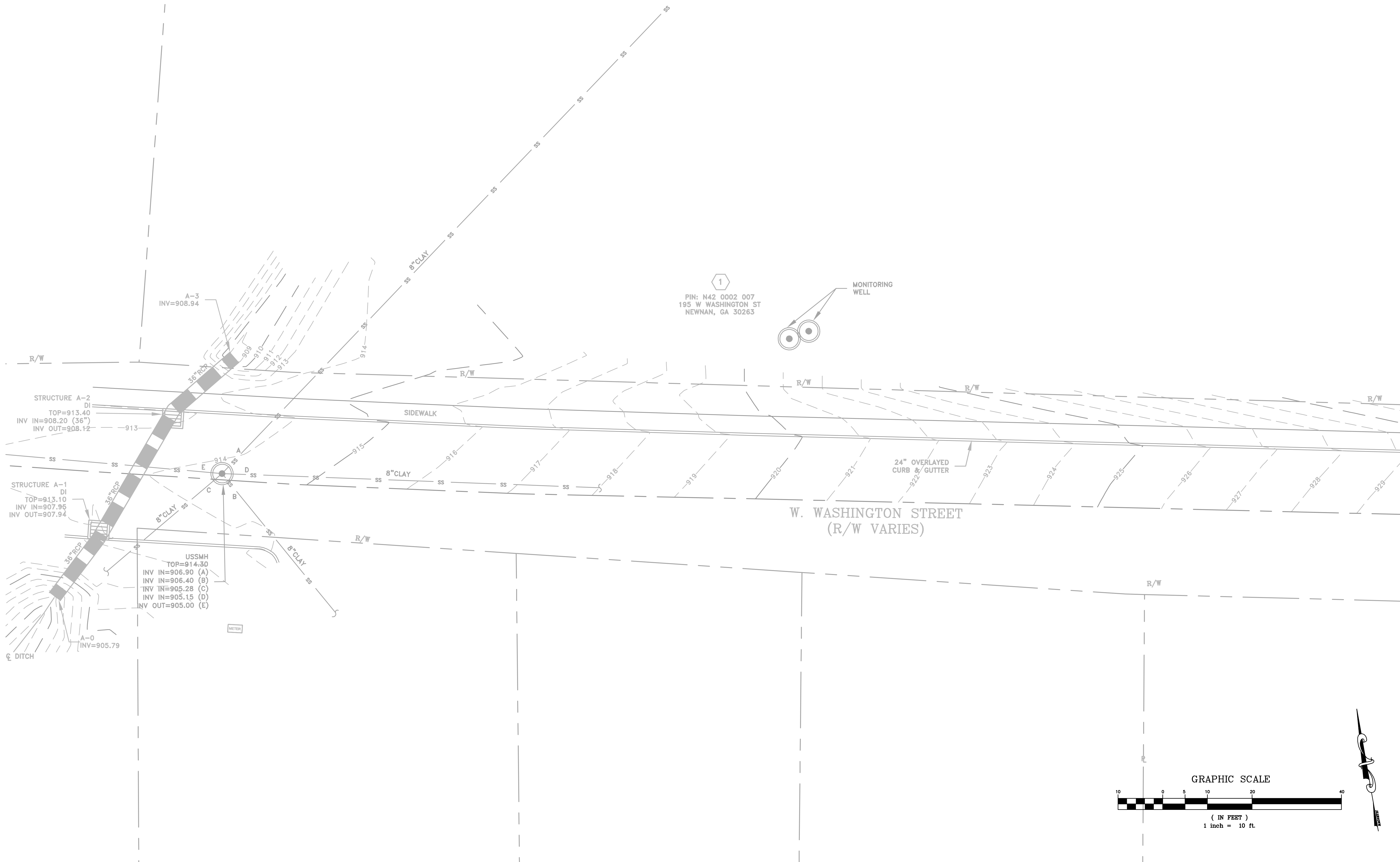
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWNAN, GA 30263

WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
GENERAL NOTES

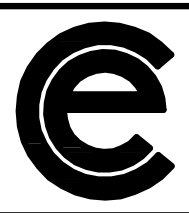
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DRAWN BY CDC	DATE 06/10/2014	4-01
CHECKED BY RWS	SCALE AS NOTED	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	3	20



MATCHLINE A SHEET 11-02

DATE	REVISIONS	DATE	REVISIONS



COLUMBIA ENGINEERING
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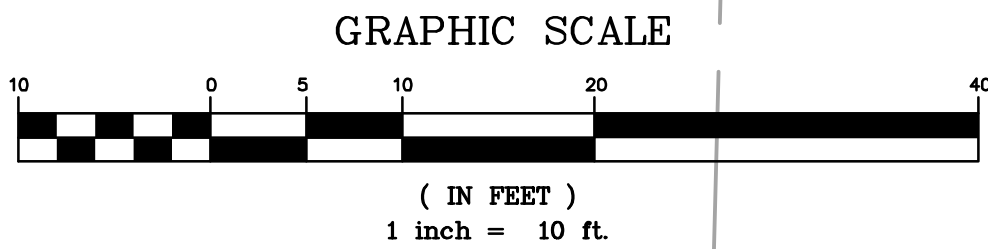
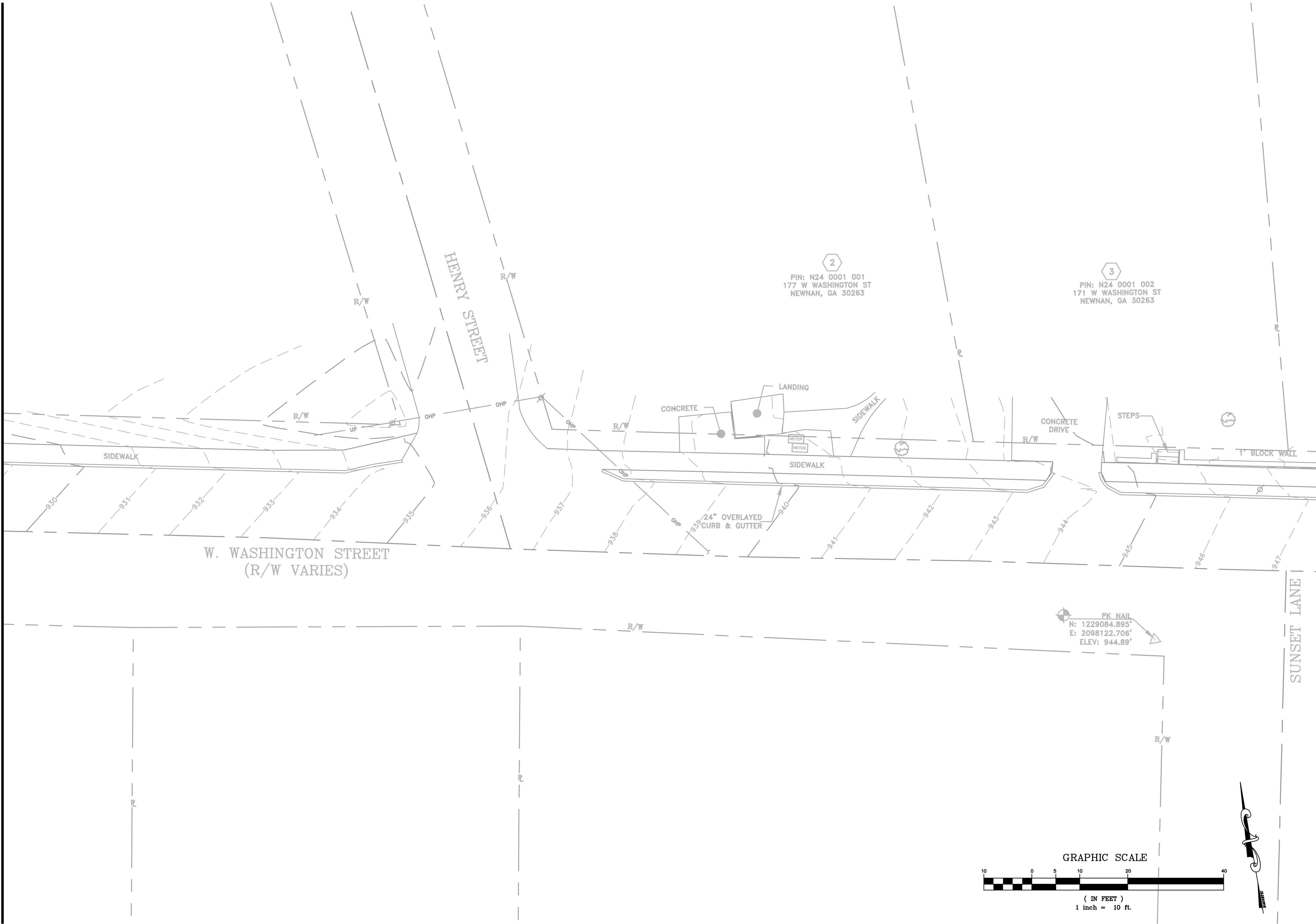
CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWNAN, GA 30263

WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
EXISTING CONDITIONS

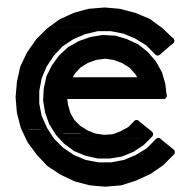
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DRAWN BY CDC	DATE 06/10/2014	11-01
CHECKED BY RWS	SCALE AS NOTED	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	4	20

MATCHLINE A SHEET 11-01



DATE	REVISIONS	DATE	REVISIONS



COLUMBIA ENGINEERING
2882 BUFORD HIGHWAY
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(770) 925-0357

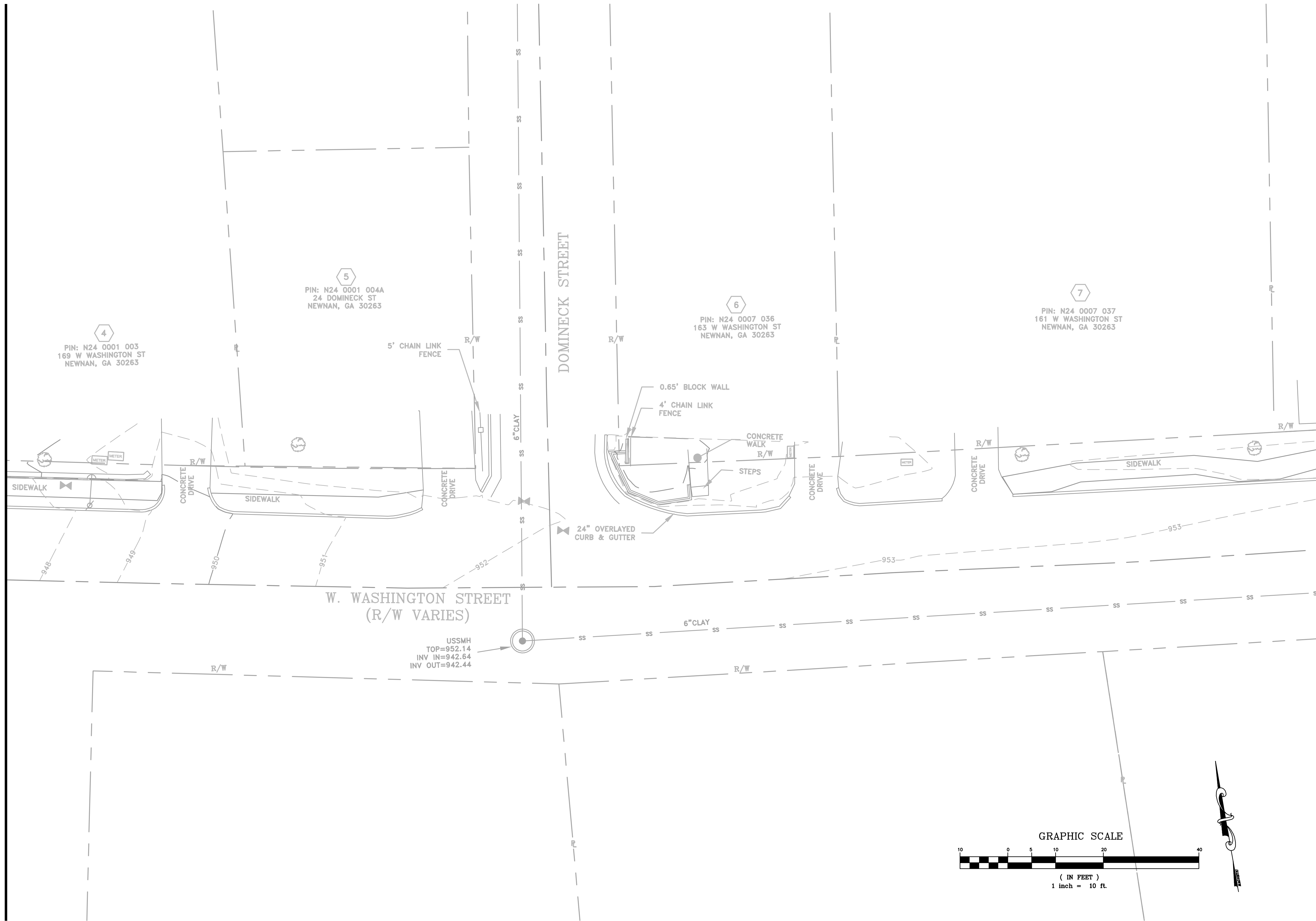
CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWNAN, GA 30263

WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
EXISTING CONDITIONS

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DRAWN BY CDC	DATE 06/10/2014	11-02
CHECKED BY RWS	SCALE AS NOTED	

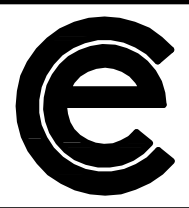
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	5	20

MATCHLINE B SHEET 11-02



MATCHLINE C SHEET 11-04

DATE	REVISIONS	DATE	REVISIONS



COLUMBIA ENGINEERING
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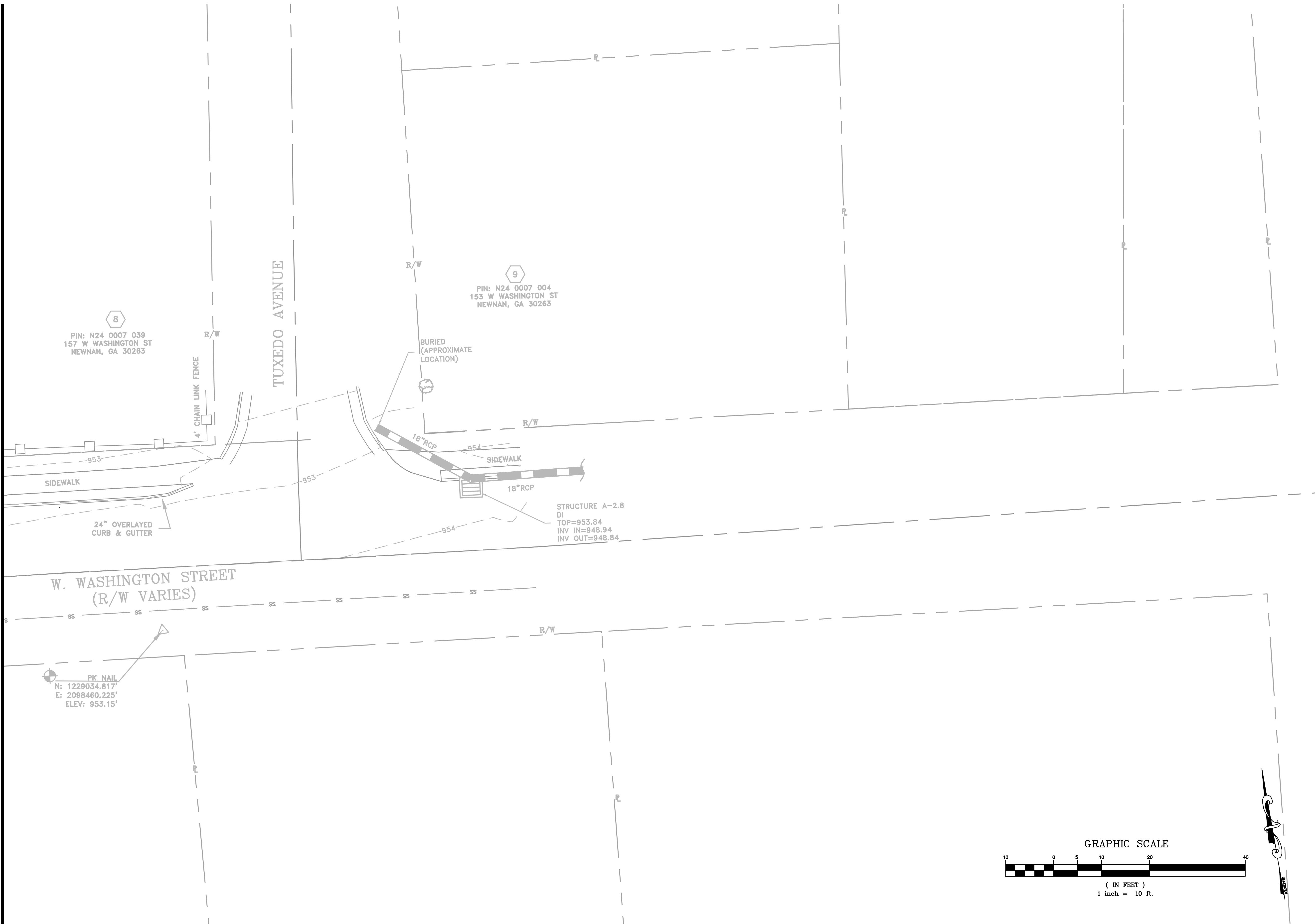
CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWNAN, GA 30263

WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
EXISTING CONDITIONS

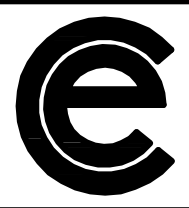
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DRAWN BY CDC	DATE 06/10/2014	11-03
CHECKED BY RWS	SCALE AS NOTED	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	6	20

MATCHLINE C SHEET 11-03



DATE	REVISIONS	DATE	REVISIONS



COLUMBIA ENGINEERING

2882 BUFORD HIGHWAY

SUITE 200

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CITY OF NEWNAN

PUBLIC WORKS

25 LAGRANGE STREET

NEWNAN, GA 30263

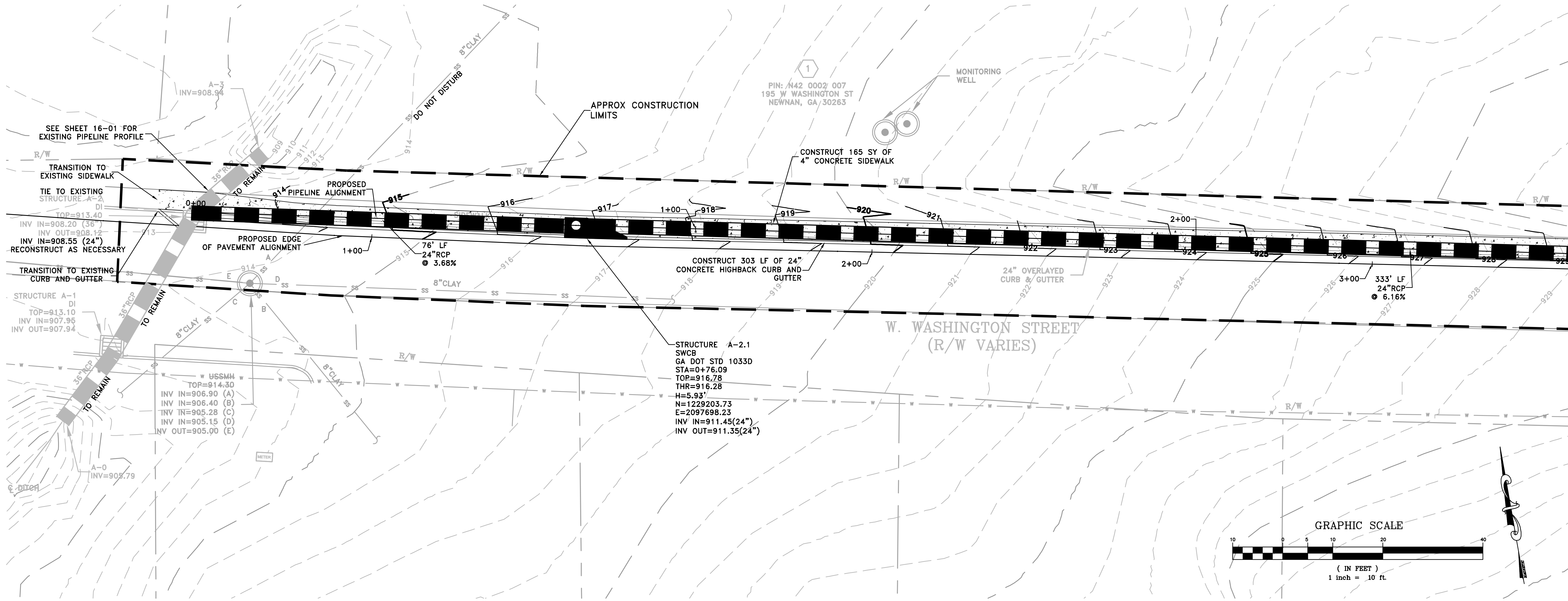
WEST WASHINGTON STREET

DRAINAGE IMPROVEMENT PROJECT

EXISTING CONDITIONS

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DRAWN BY CDC	DATE 06/10/2014	11-04
CHECKED BY RWS	SCALE AS NOTED	

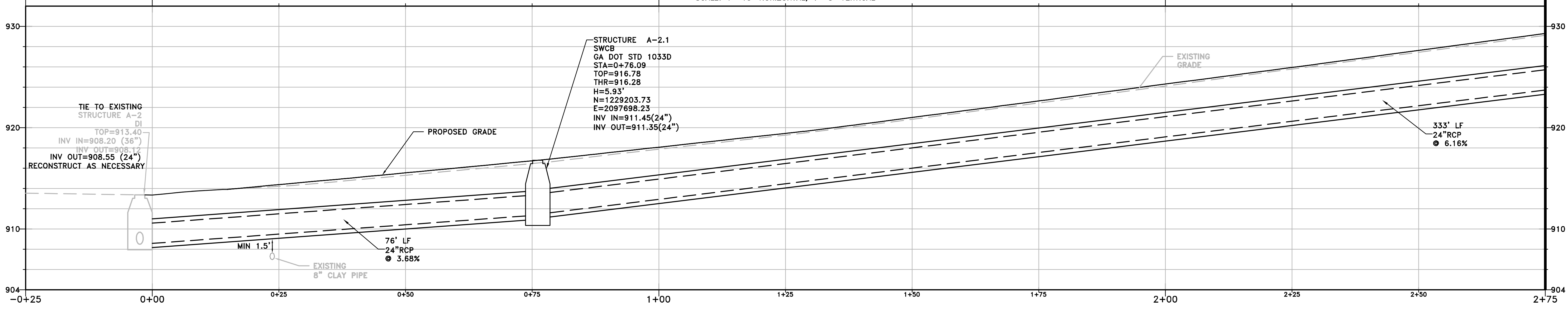
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	7	20



MATCHLINE A SHEET 13-02

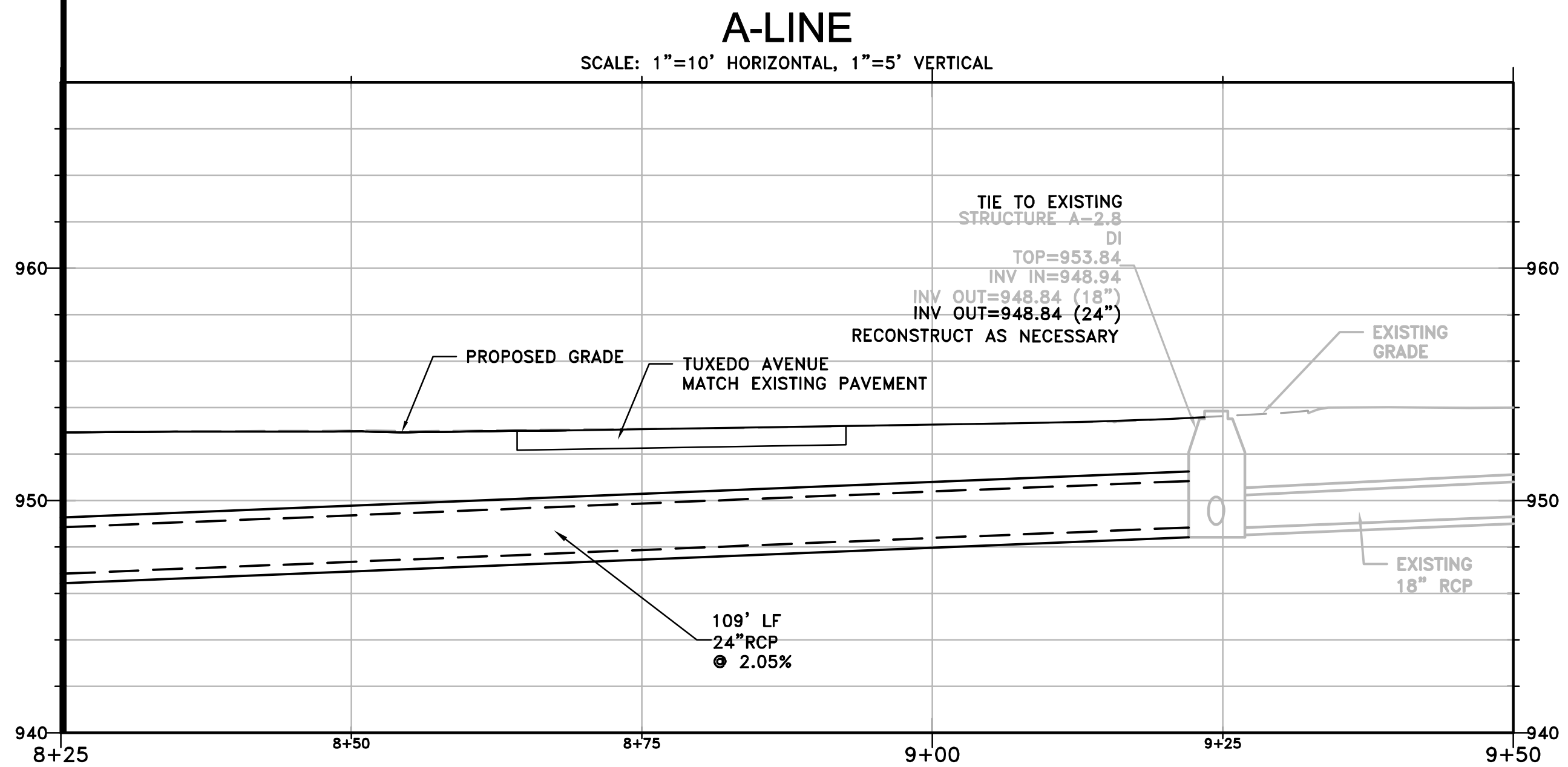
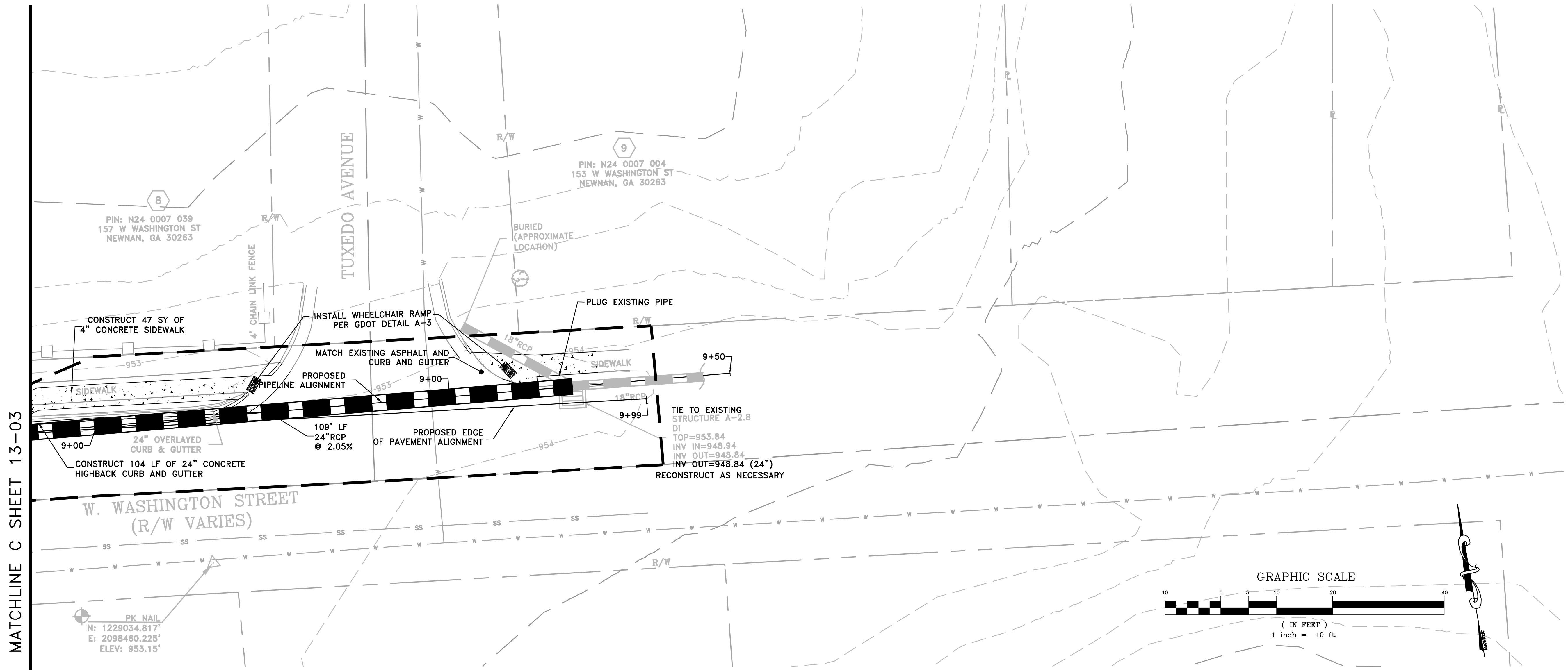
A-LINE

SCALE: 1"=10' HORIZONTAL, 1"=5' VERTICAL

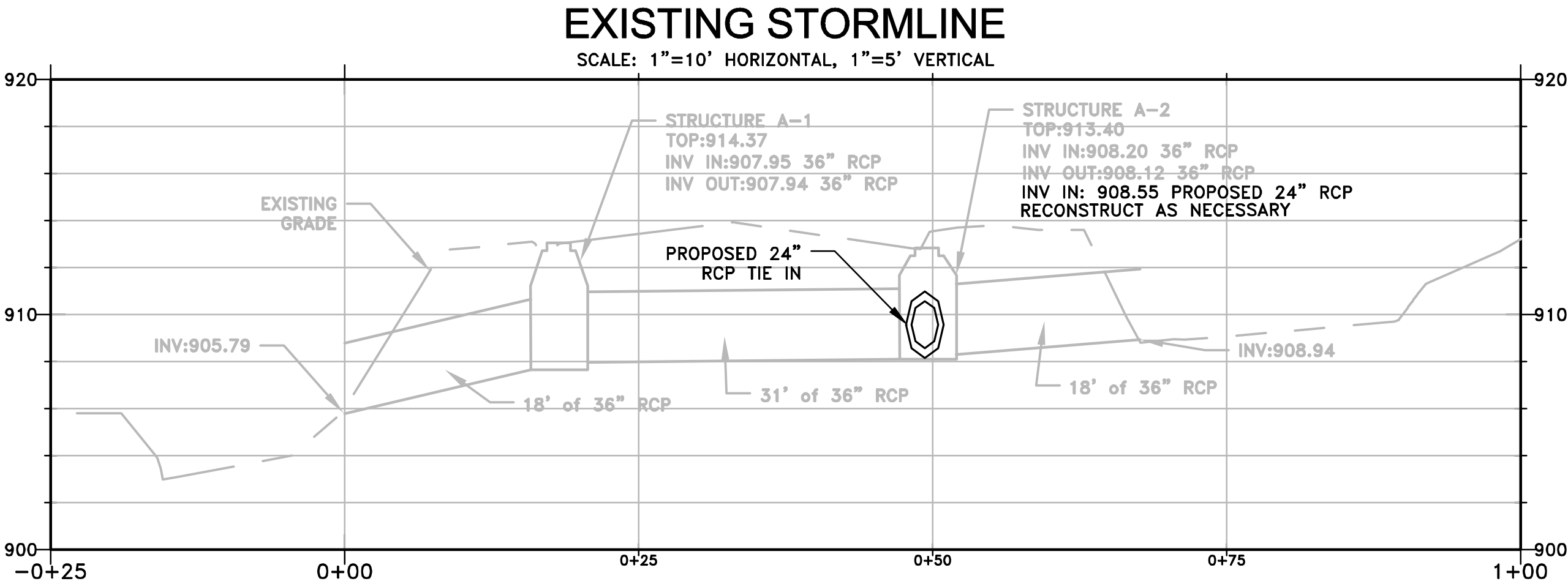


DATE	REVISIONS	DATE	REVISIONS	COLUMBIA ENGINEERING	CITY OF NEWNAN PUBLIC WORKS	WEST WASHINGTON STREET DRAINAGE IMPROVEMENT PROJECT CONSTRUCTION PLAN SHEET	DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER
				2882 BUFORD HIGHWAY SUITE 200 DULUTH, GA 30096 (770) 925-0357	25 LAGRANGE STREET NEWNAN, GA 30263		DRAWN BY CDC	DATE 06/10/2014	13-01
							CHECKED BY RWS	SCALE AS NOTED	

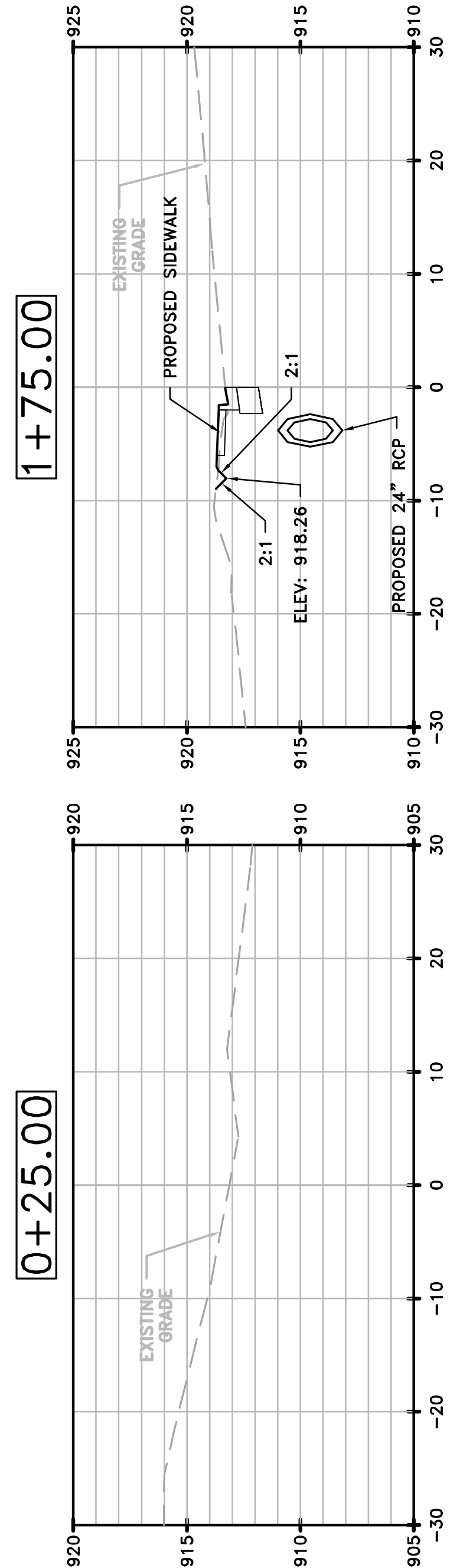
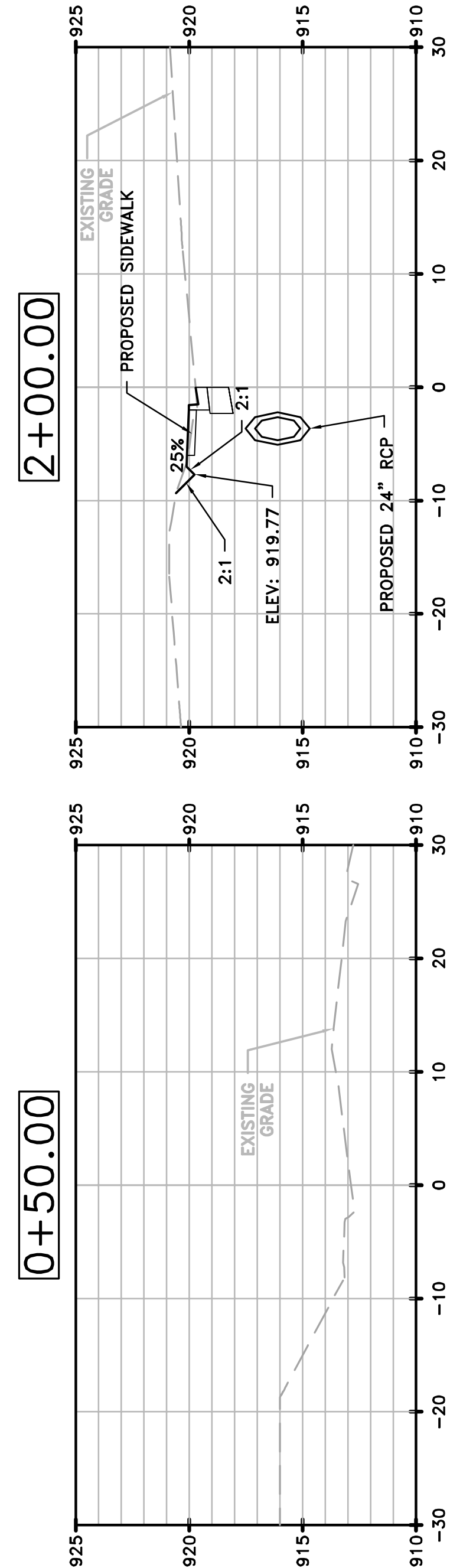
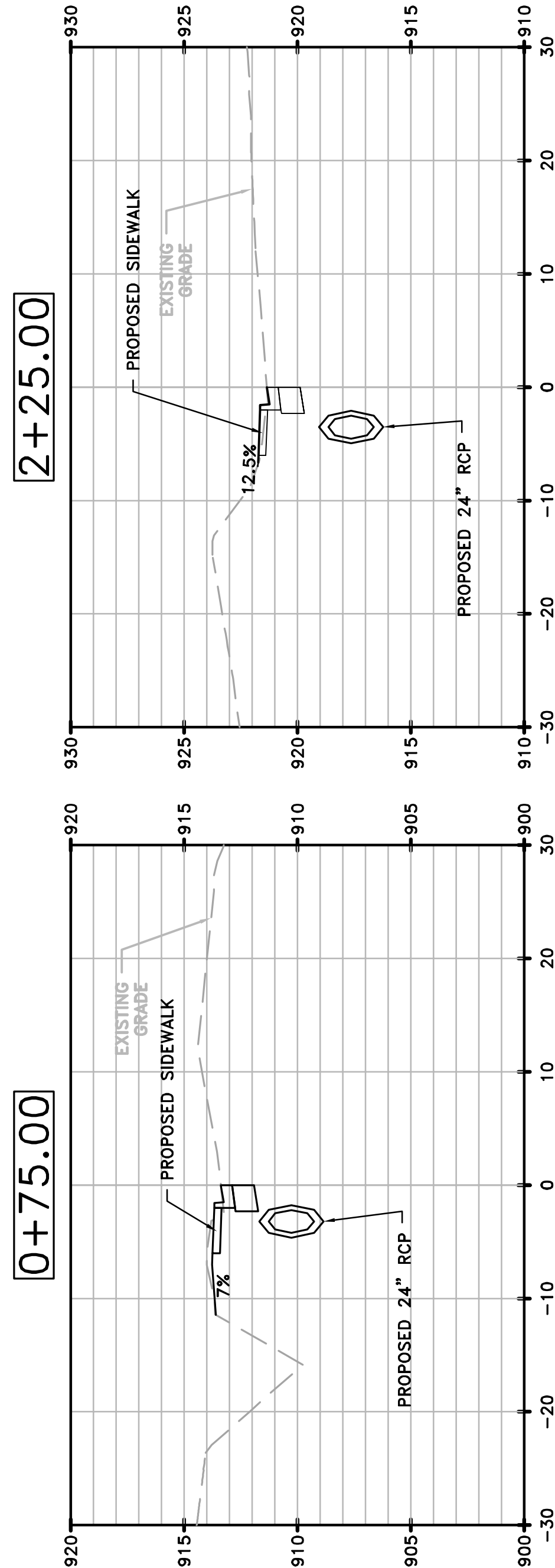
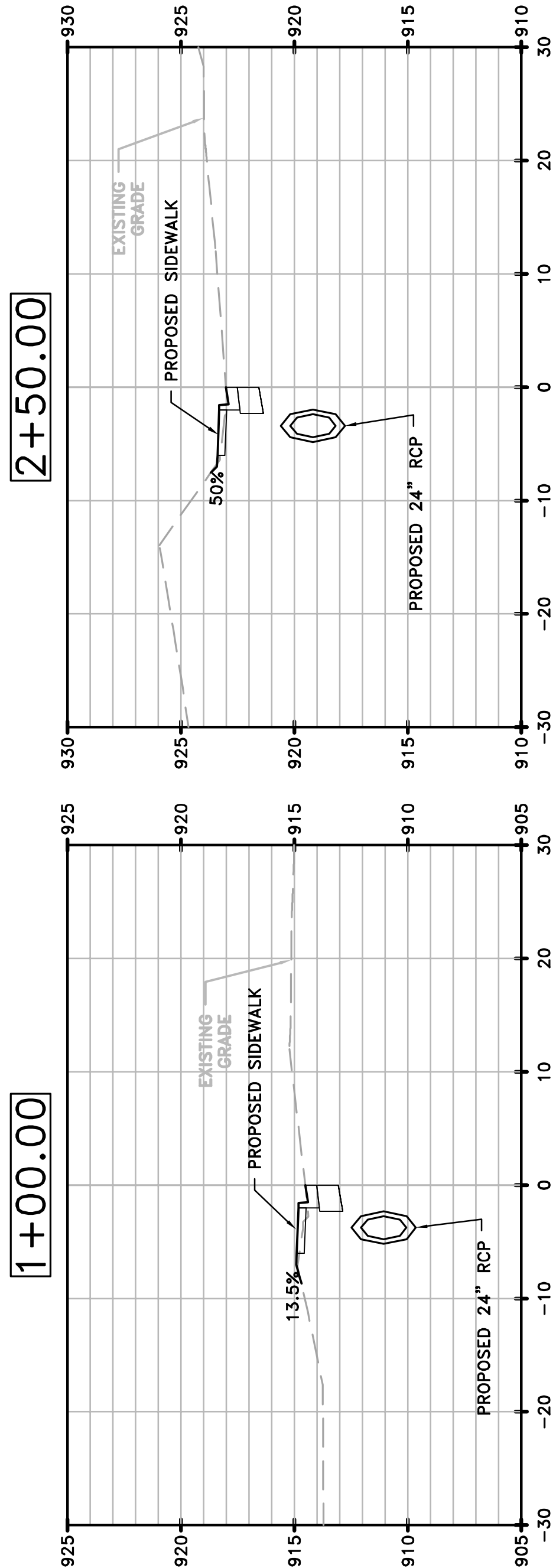
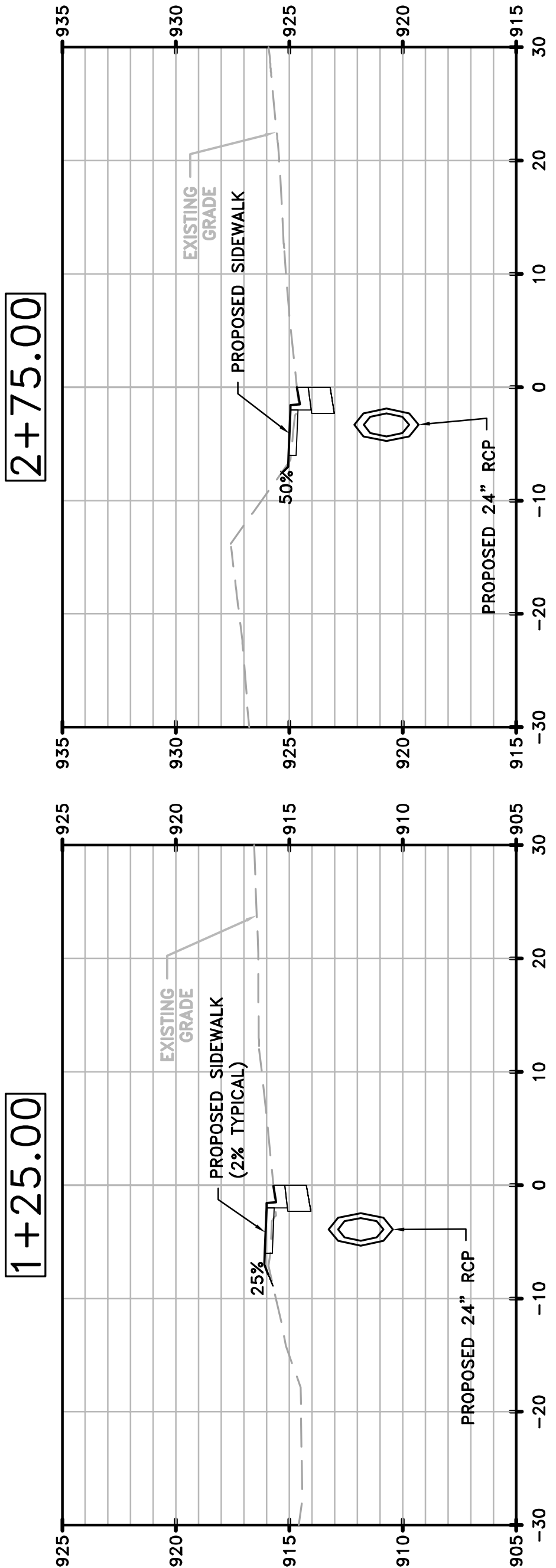
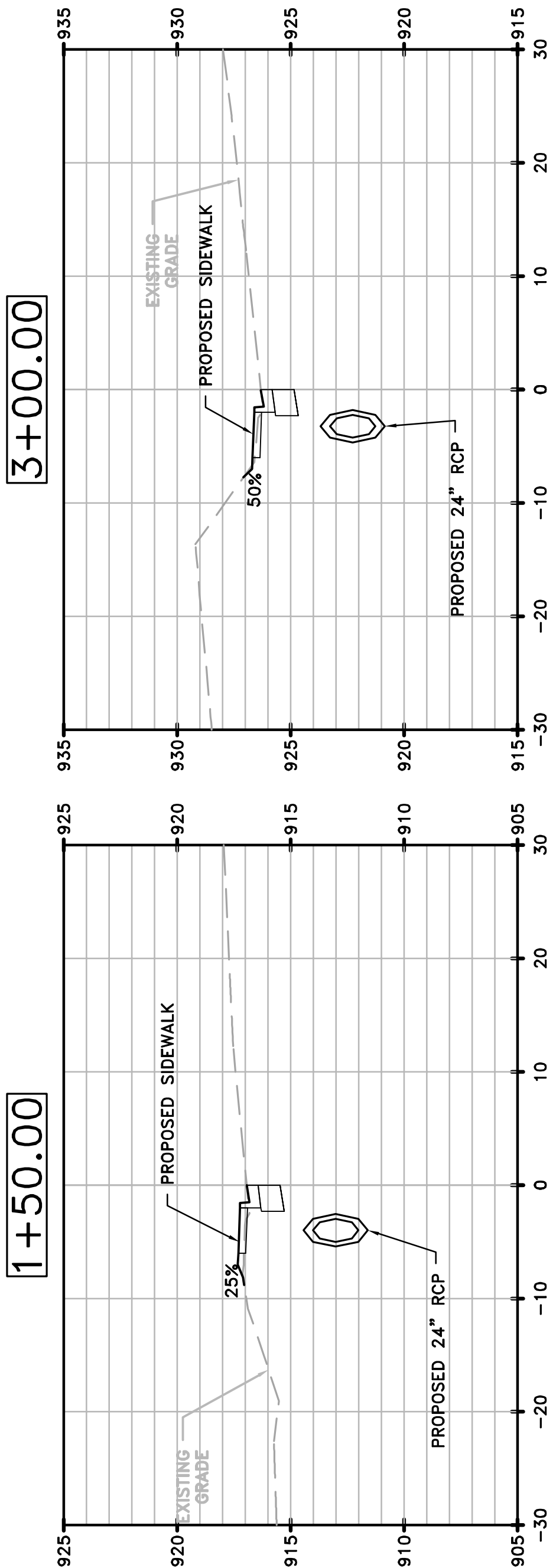
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	10	20



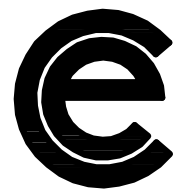
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	11	20



STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	12	20



DATE	REVISIONS	DATE	REVISIONS



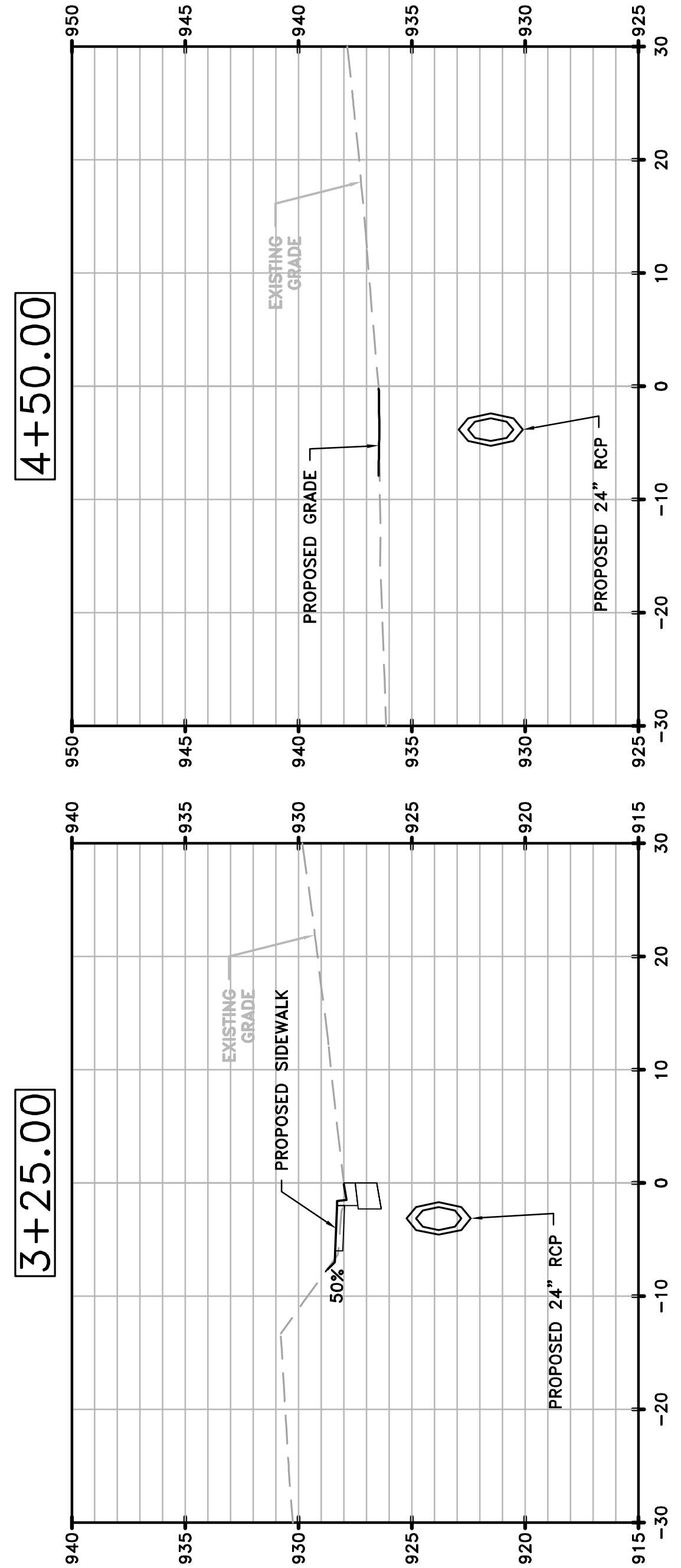
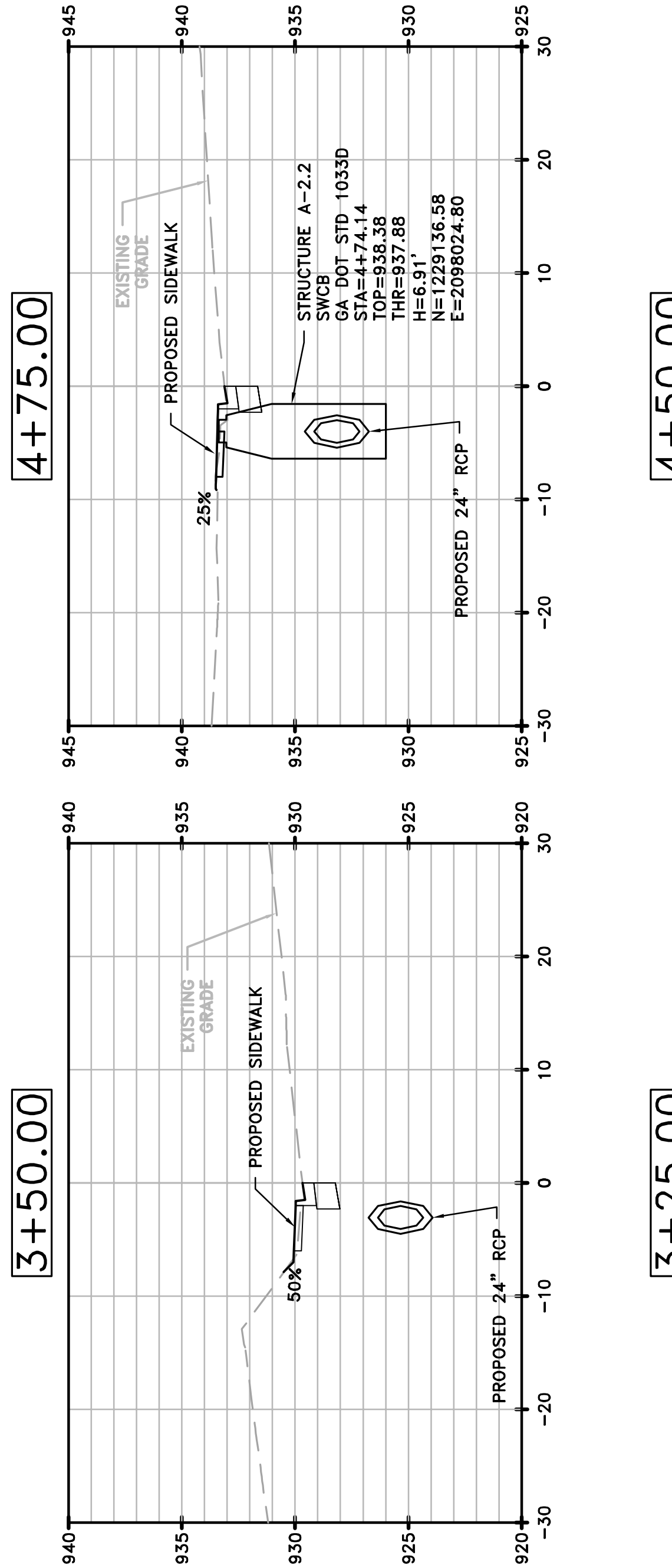
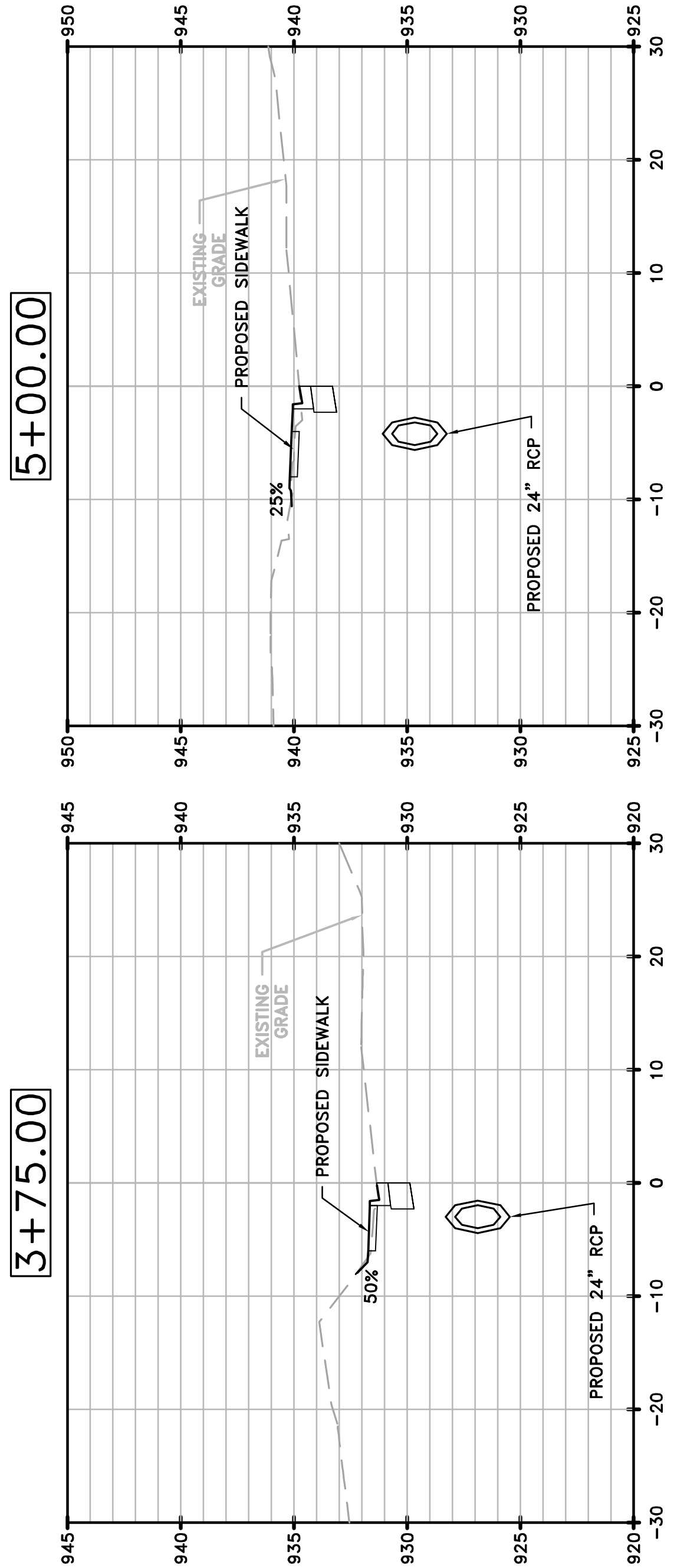
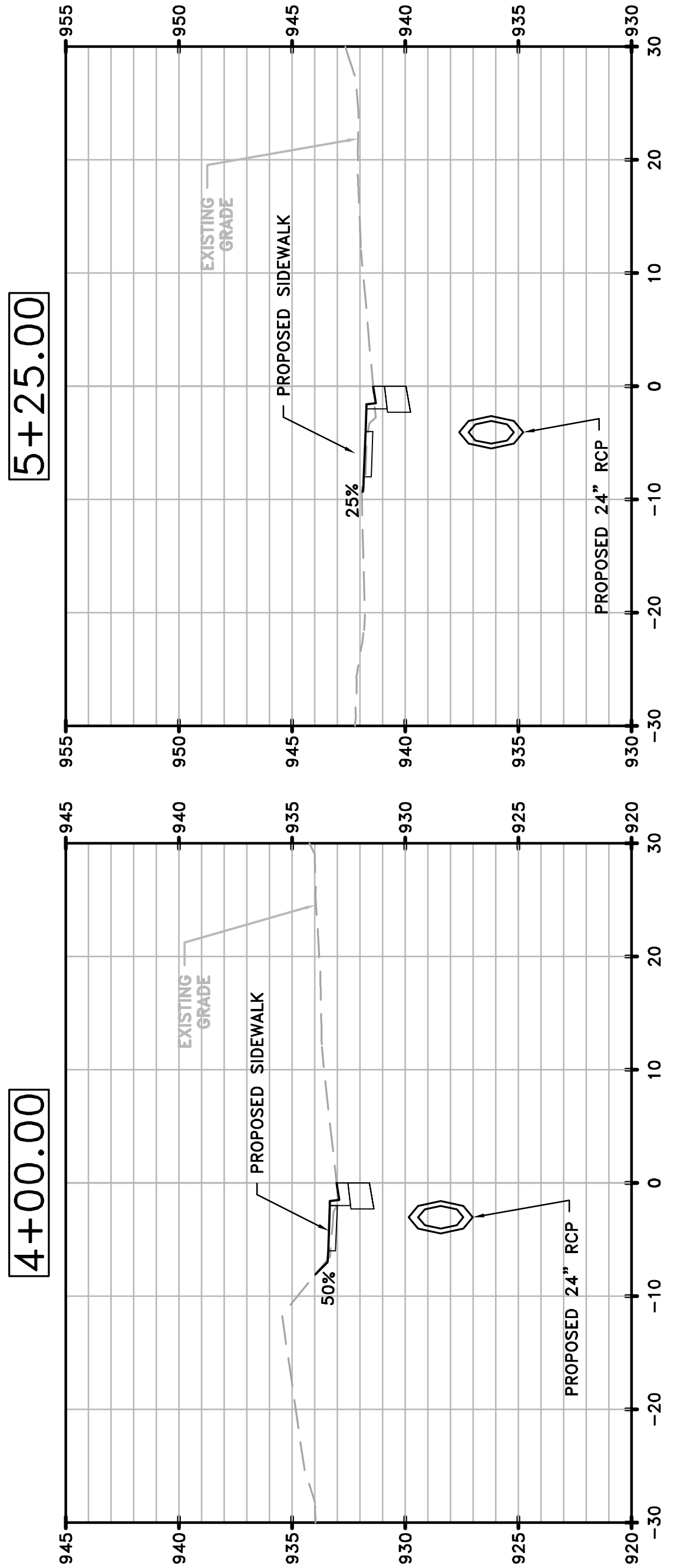
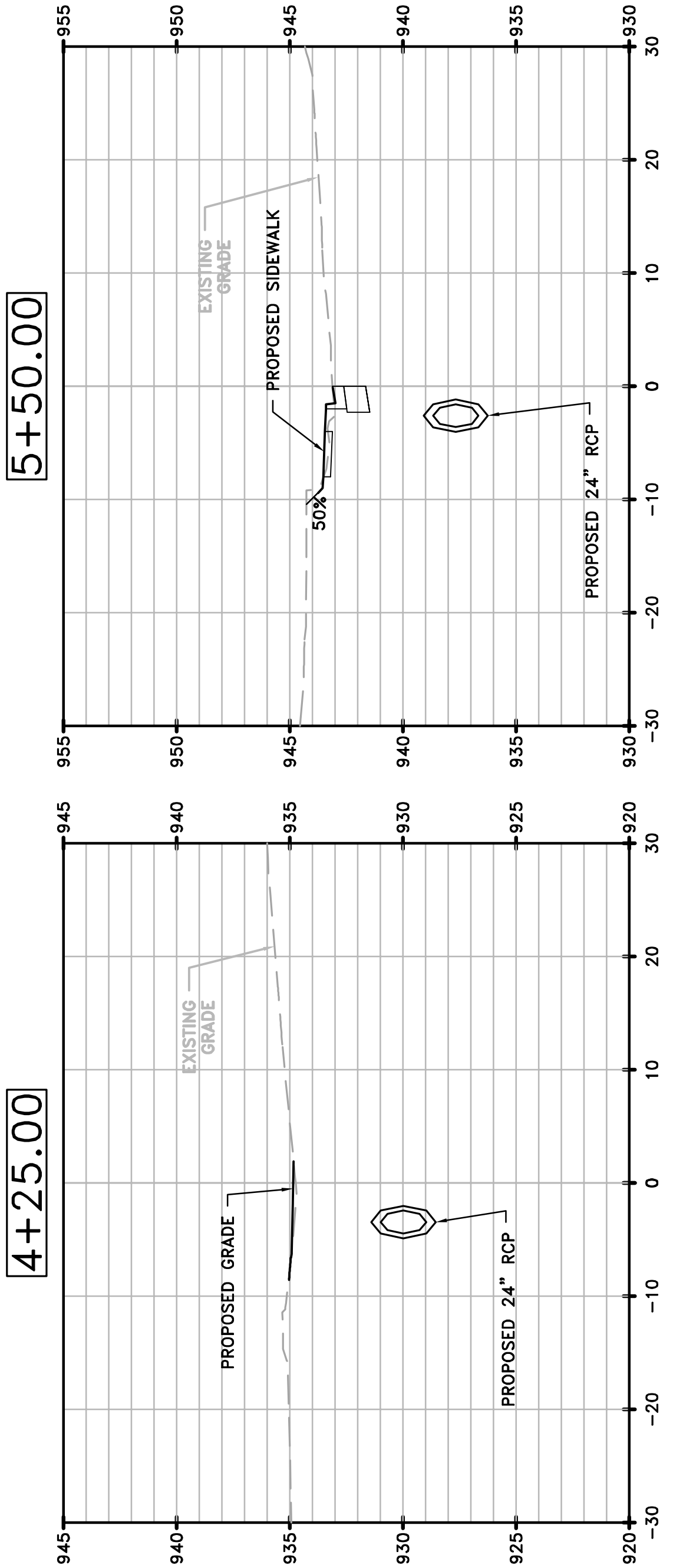
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWNAN, GA 30263

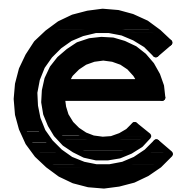
WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
CROSS SECTIONS

SCALE: VERTICAL: 1"=5', HORIZONTAL: 1"= 20'			
DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER	
DRAWN BY CDC	DATE 06/10/2014	23-01	
CHECKED BY RWS	SCALE AS NOTED		

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	13	20



DATE	REVISIONS	DATE	REVISIONS



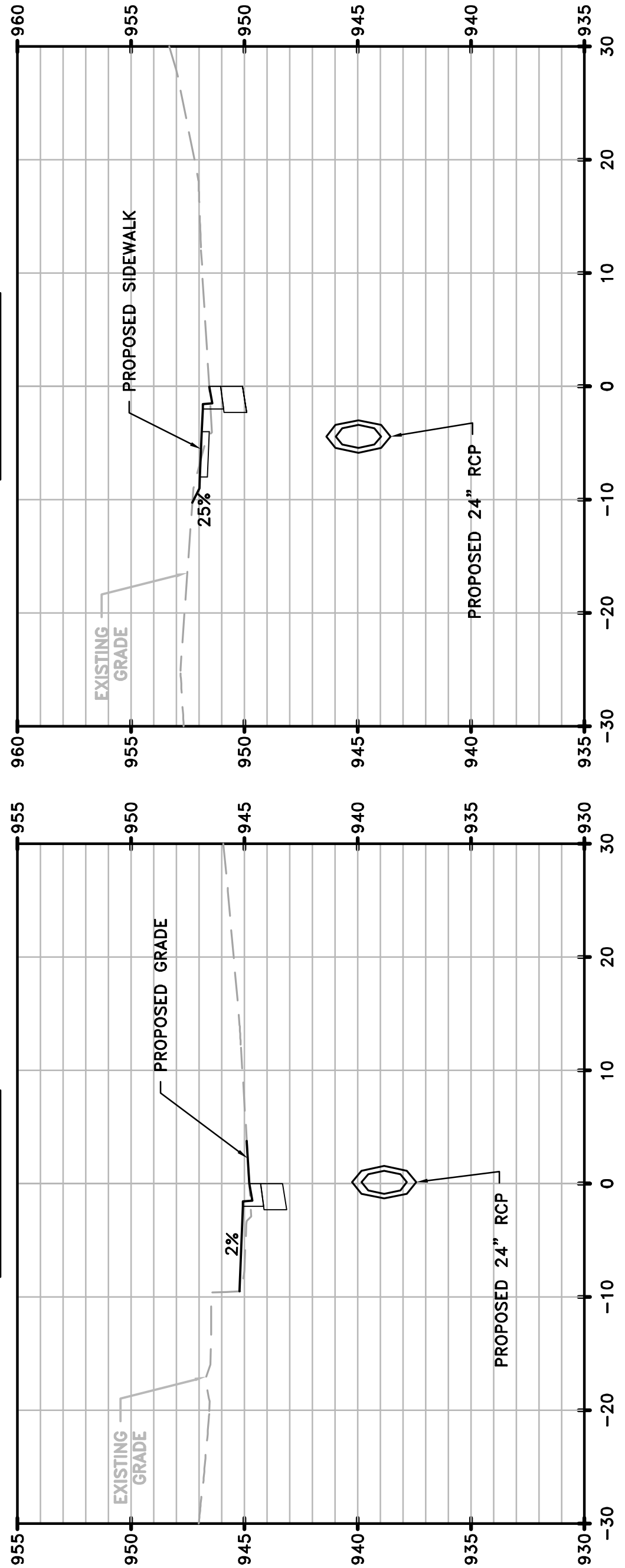
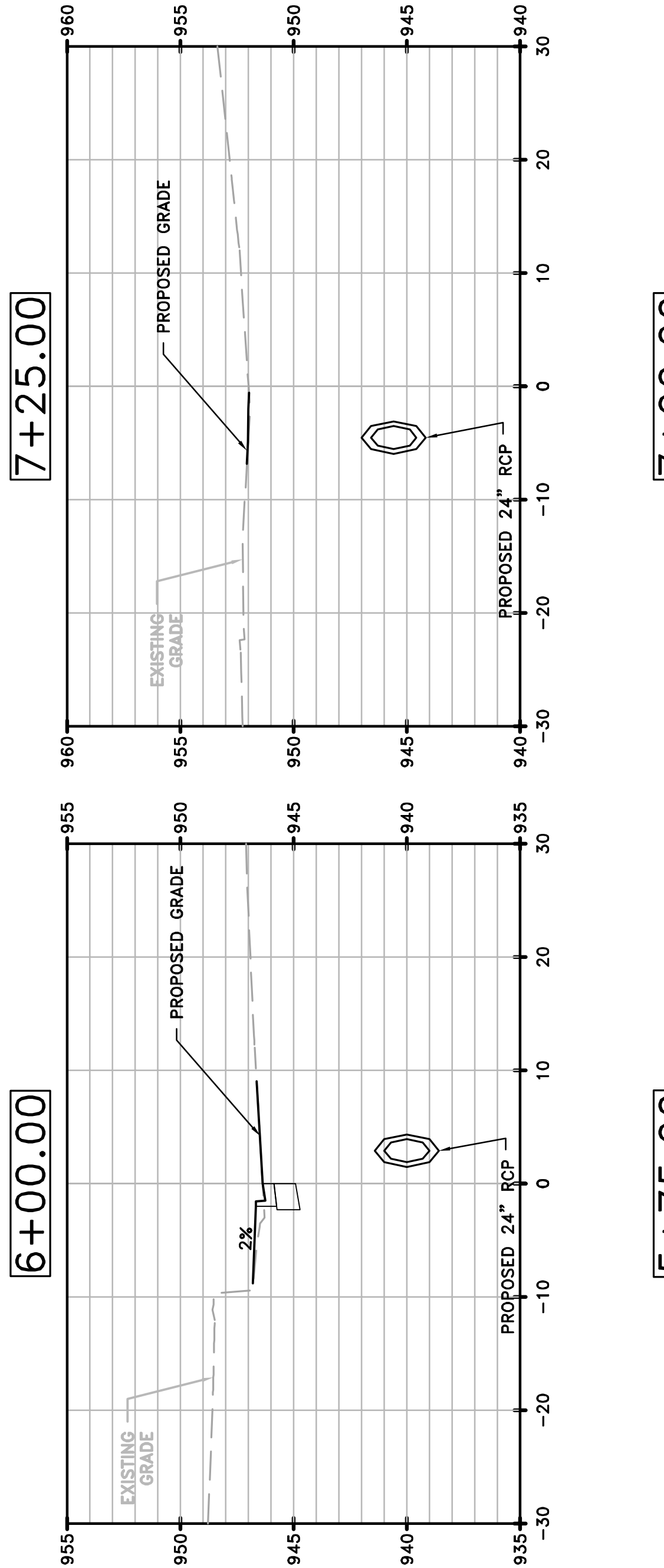
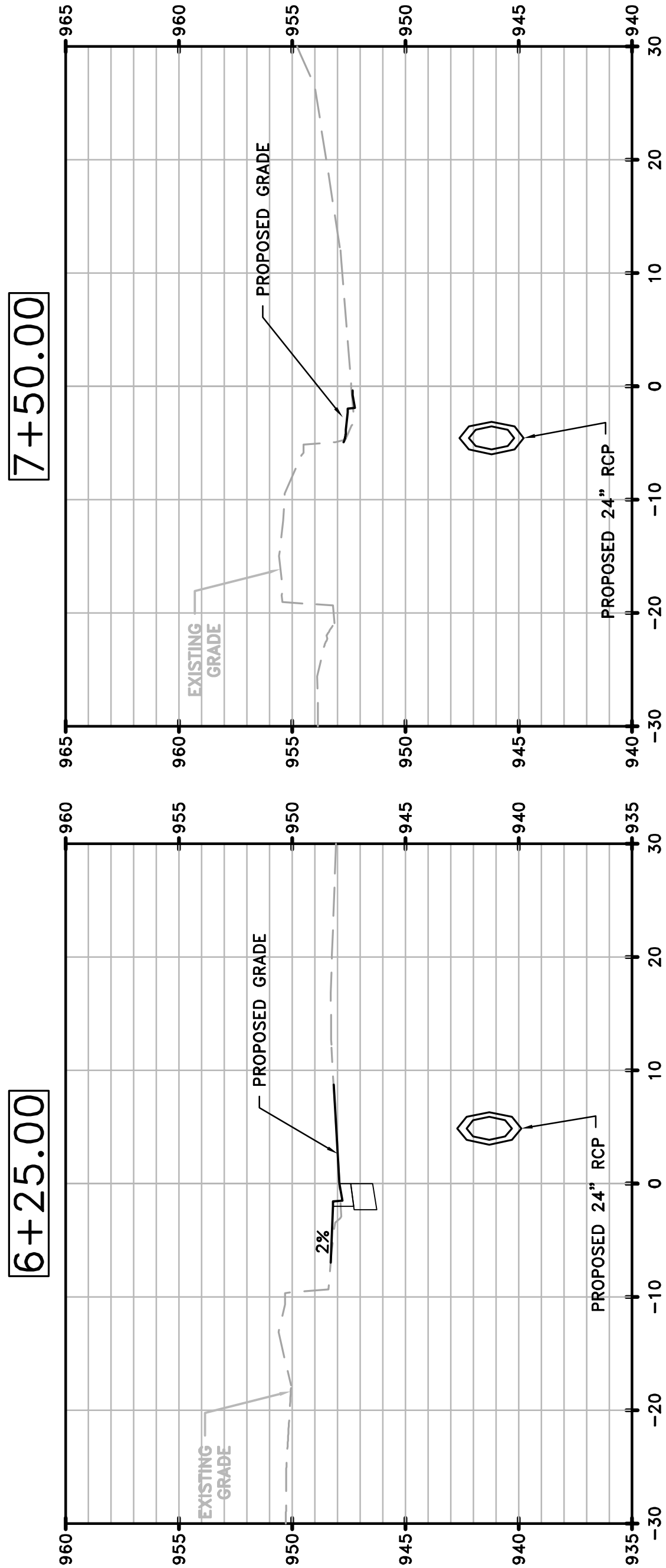
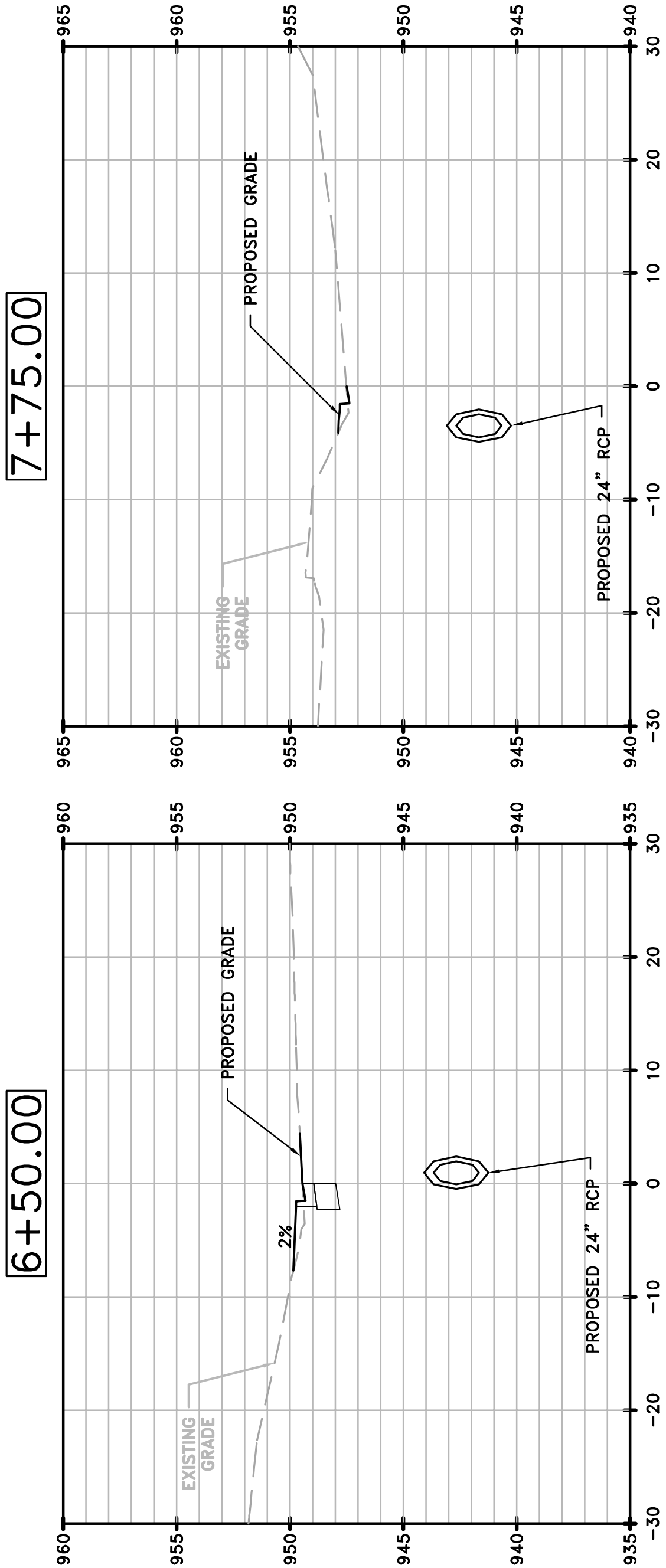
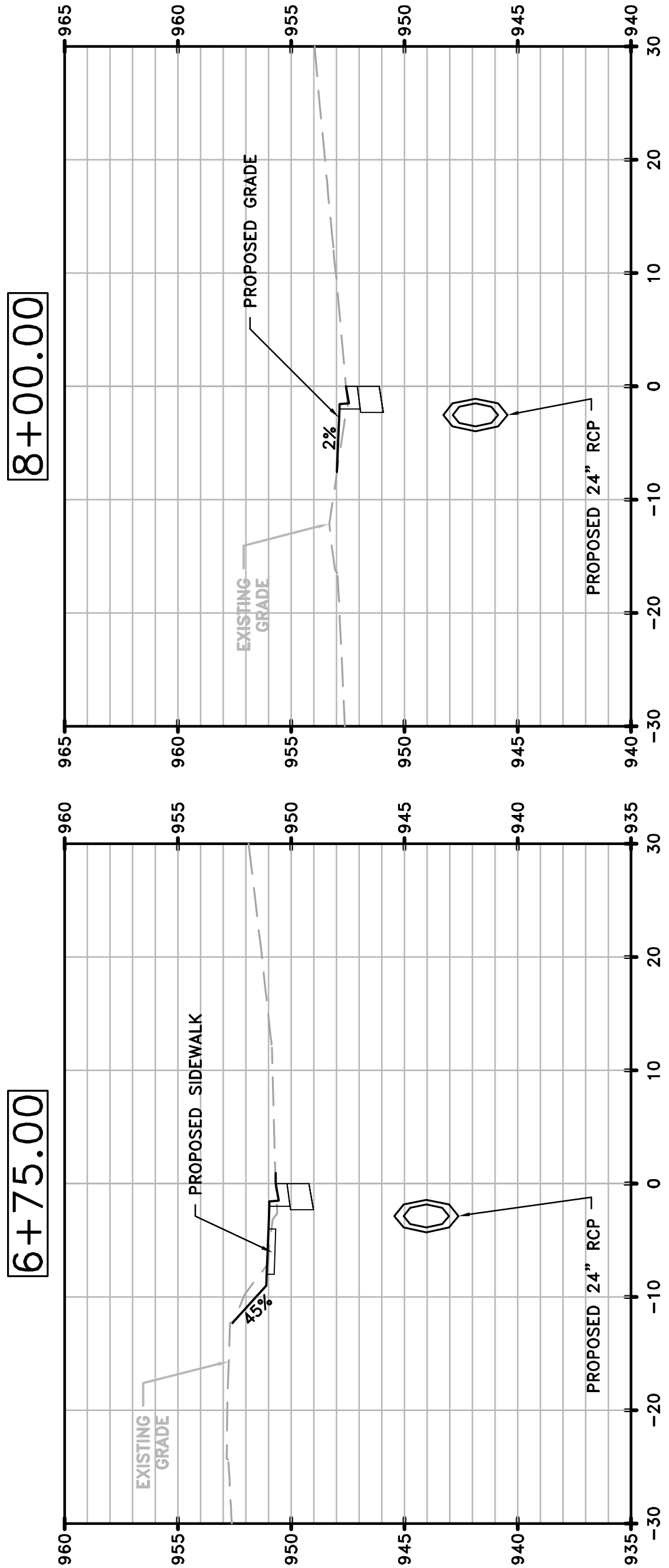
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWMAN, GA 30263

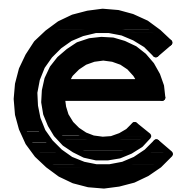
WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
CROSS SECTIONS

SCALE: VERTICAL: 1"=5', HORIZONTAL: 1"= 20'		
DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER
DRAWN BY CDC	DATE 06/10/2014	23-02
CHECKED BY RWS	SCALE AS NOTED	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	14	20



DATE	REVISIONS	DATE	REVISIONS



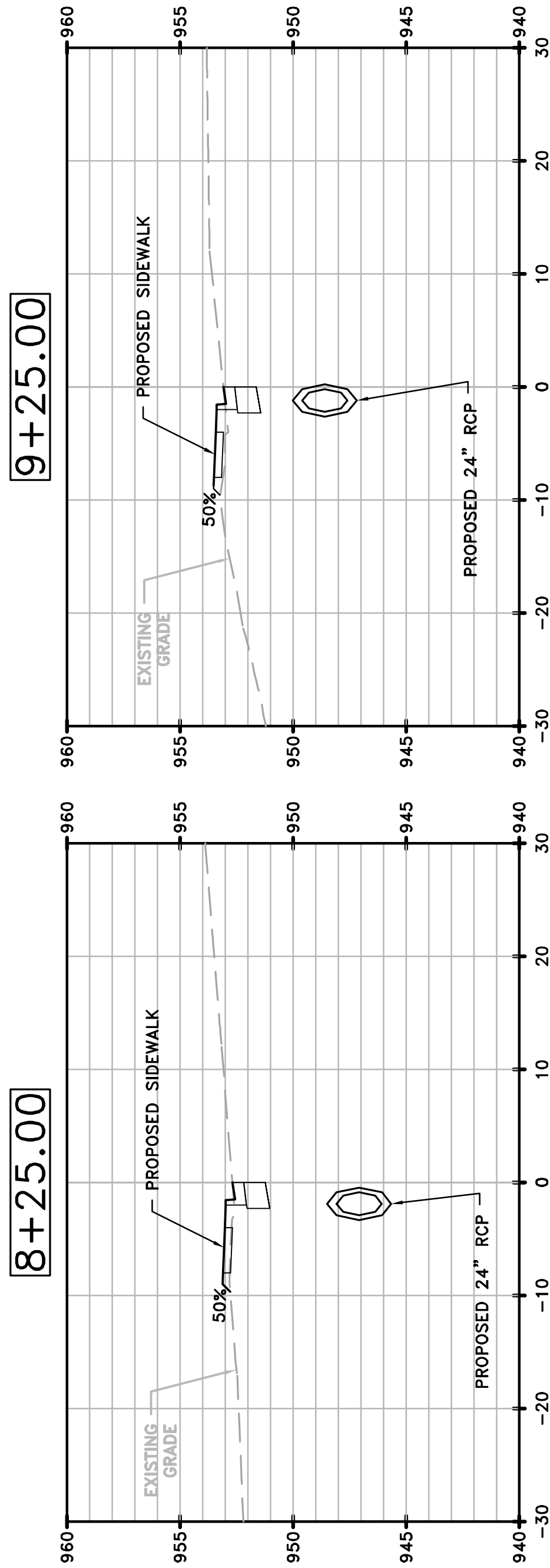
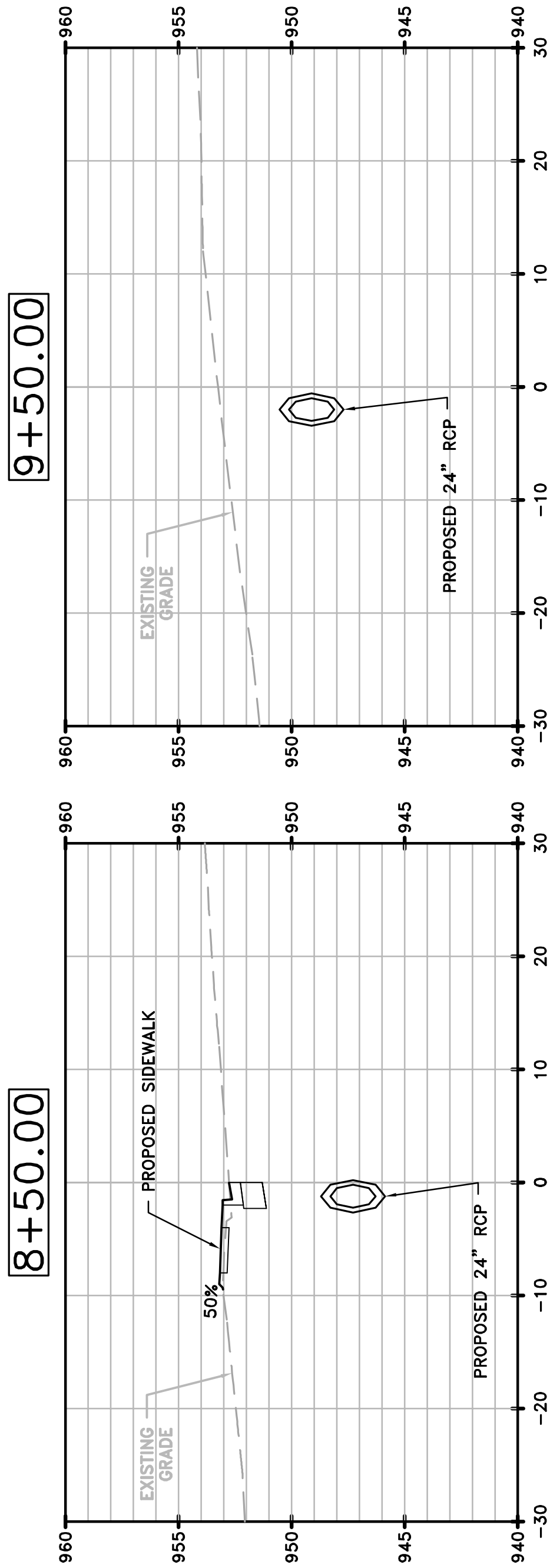
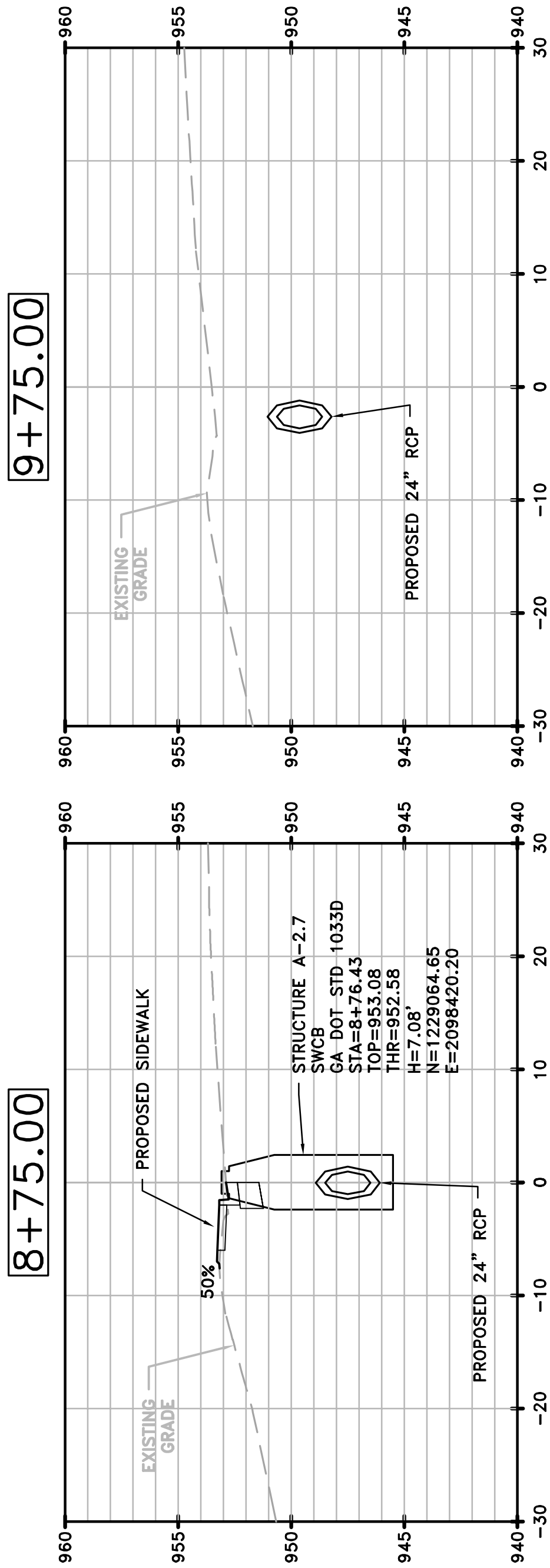
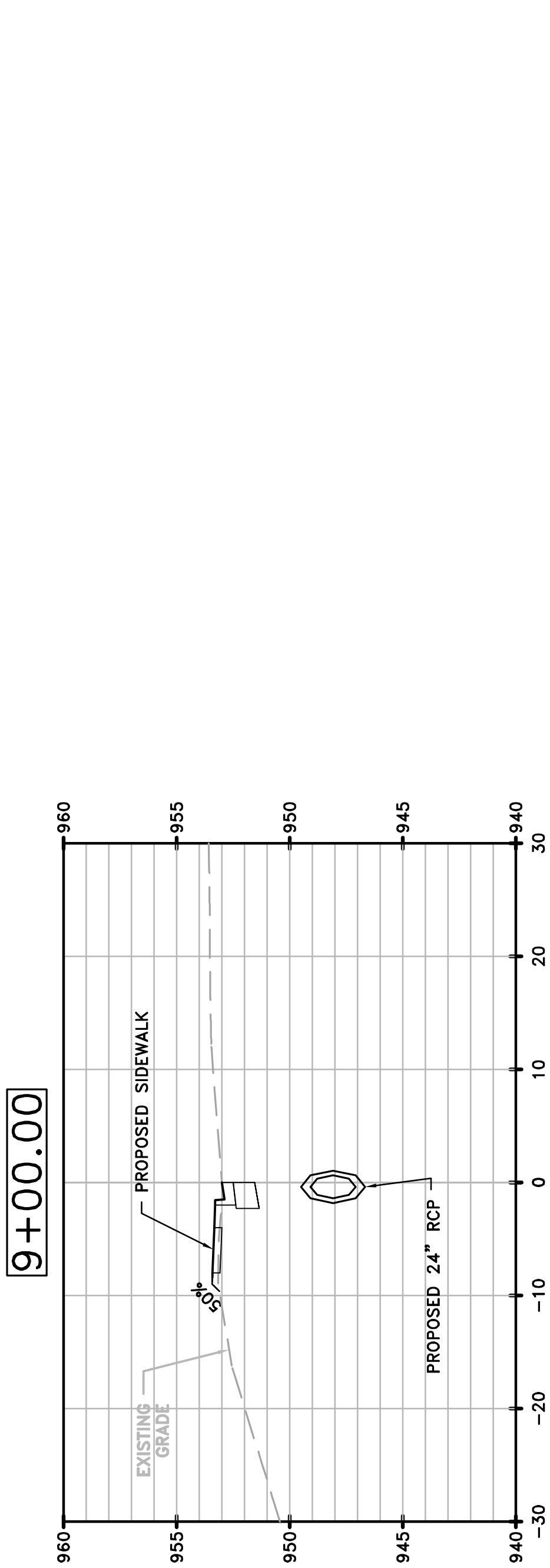
COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GA 30096
(770) 925-0357

CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWMAN, GA 30263

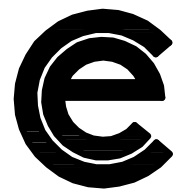
WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
CROSS SECTIONS

SCALE: VERTICAL: 1"=5', HORIZONTAL: 1"= 20'		
DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER
DRAWN BY CDC	DATE 06/10/2014	23-03
CHECKED BY RWS	SCALE AS NOTED	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	15	20



DATE	REVISIONS	DATE	REVISIONS

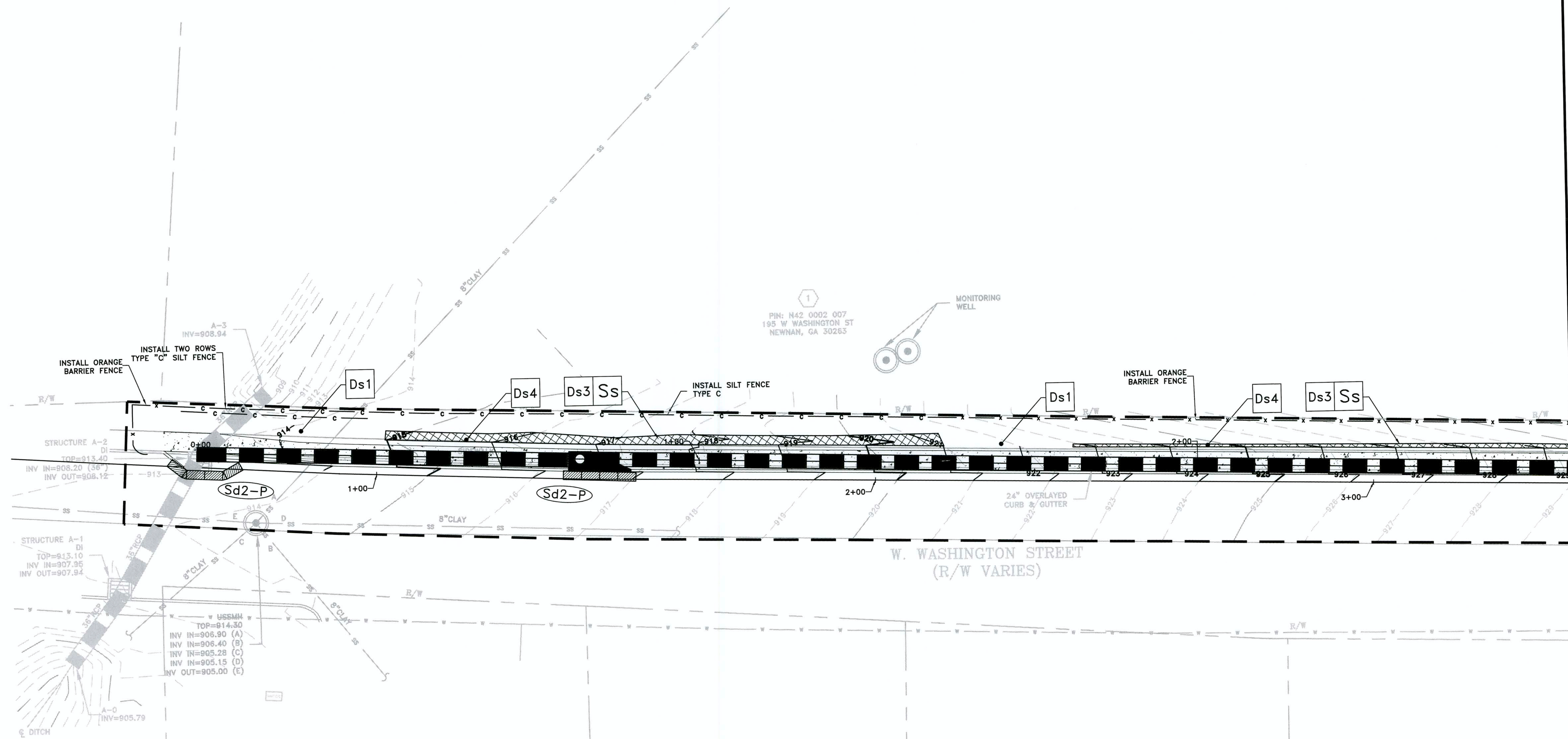


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(770) 925-0357

CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWNAN, GA 30263

WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
CROSS SECTIONS

SCALE: VERTICAL: 1"=5', HORIZONTAL: 1"= 20'			
DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER	
DRAWN BY CDC	DATE 06/10/2014	23-04	
CHECKED BY RWS	SCALE AS NOTED		



EROSION CONTROL LEGEND	
Ds1	DISTURBED AREA STABILIZATION (MULCH)
Ds3	DISTURBED AREA STABILIZATION (PERM.)
Ds4	DISTURBED AREA STABILIZATION (SODDING)
Ss	EROSION CONTROL MATS
Sd1	SILT FENCE, TYPE C
Sd2-F	INLET SEDIMENT TRAP
Sd2-P	ORANGE BARRIER FENCE
Sd2-P	INLET SEDIMENT TRAP

RANDALL W. STRUNK, P.E.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSWCC CERTIFICATION NO. 66599

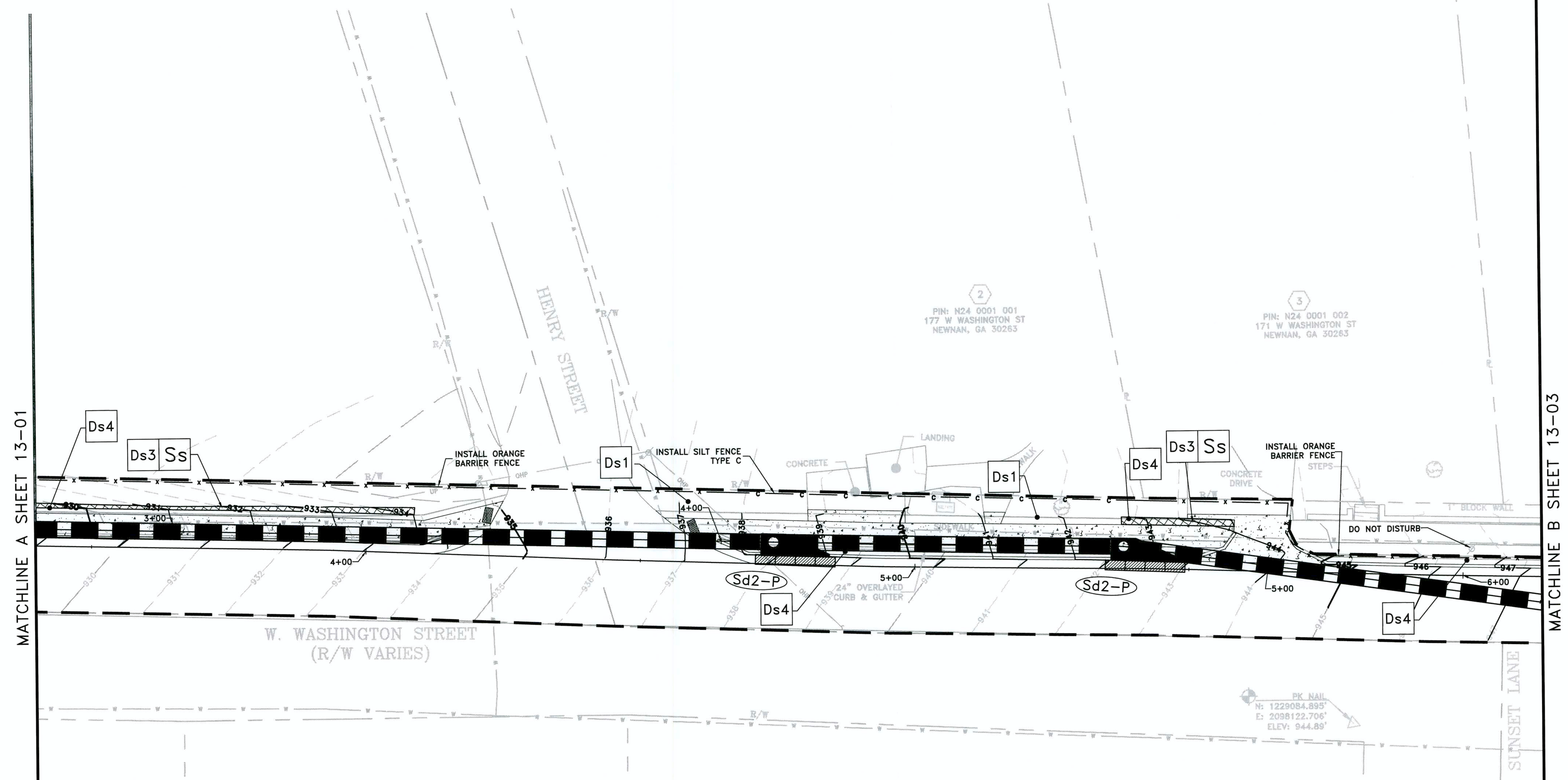
GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

MATCHLINE A SHEET 54-02

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	18	20



EROSION CONTROL LEGEND	
	Ds1 DISTURBED AREA STABILIZATION (MULCH)
	Ds3 DISTURBED AREA STABILIZATION (PERM.)
	Ds4 DISTURBED AREA STABILIZATION (SODDING)
	Ss EROSION CONTROL MATS
	Sd1 SILT FENCE, TYPE C
	Sd2-T INLET SEDIMENT TRAP
	Sd2-P INLET SEDIMENT TRAP

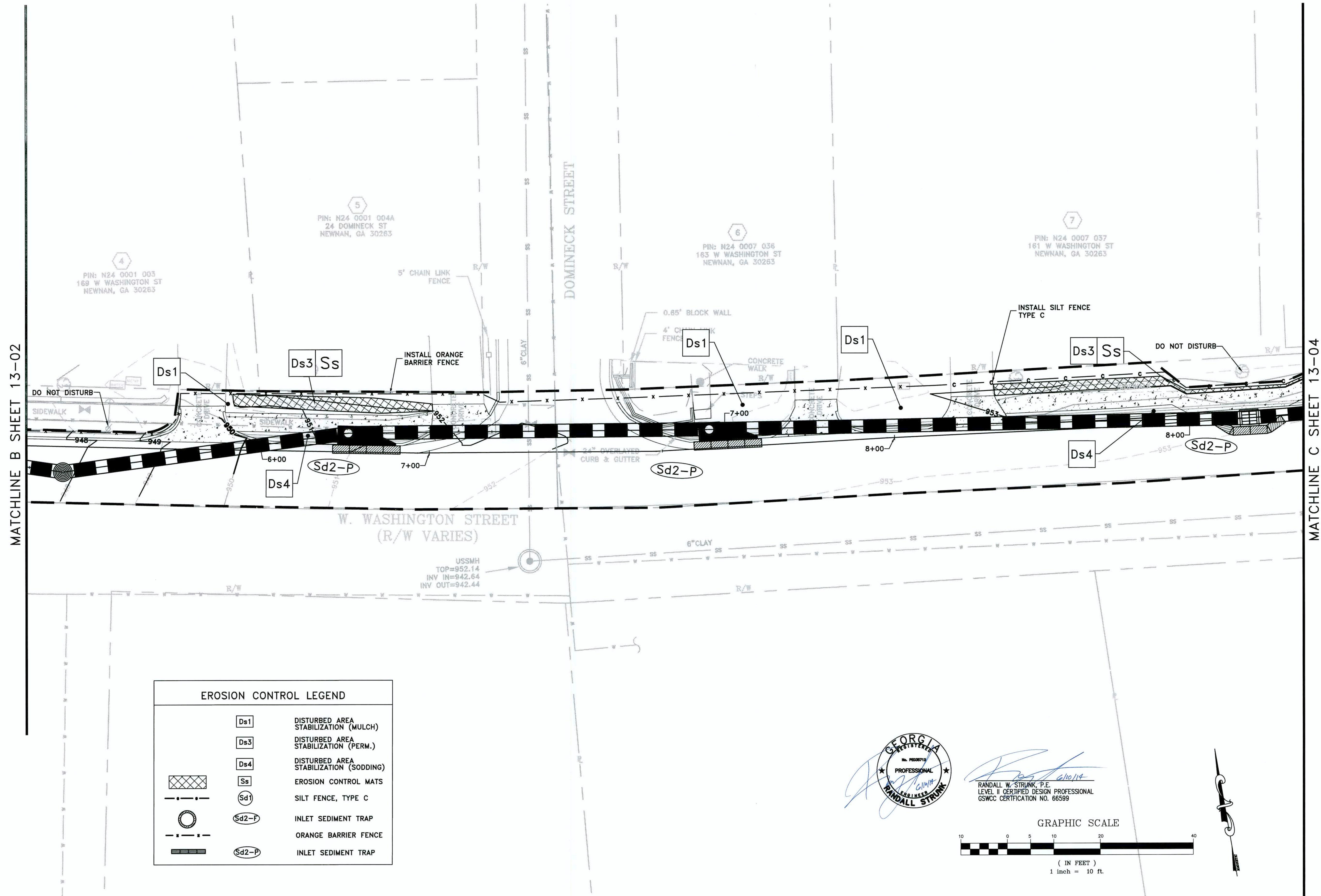
RANDALL W. STRUNK, P.E.
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 GSWCC CERTIFICATION NO. 66599

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

DATE	REVISIONS	DATE	REVISIONS	 COLUMBIA ENGINEERING 2862 BUFORD HIGHWAY SUITE 200 DULUTH, GA 30096 (770) 925-0357	CITY OF NEWNAN PUBLIC WORKS 25 LAGRANGE STREET NEWNAN, GA 30263	WEST WASHINGTON STREET DRAINAGE IMPROVEMENT PROJECT EROSION & SEDIMENT CONTROL PLAN	DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER
							DRAWN BY CDC	DATE 06/10/2014	54-02
							CHECKED BY RWS	SCALE AS NOTED	

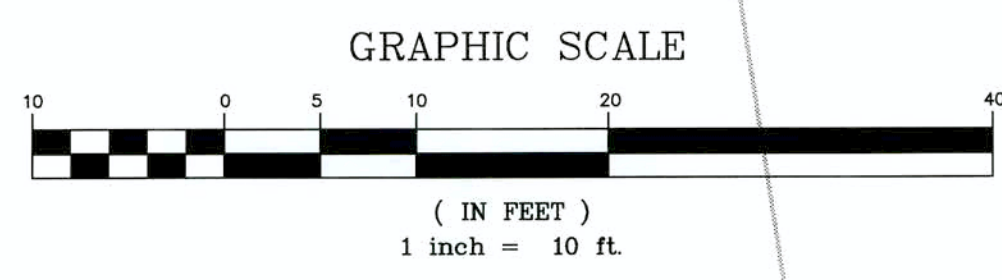
STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	19	20



EROSION CONTROL LEGEND	
	Ds1 DISTURBED AREA STABILIZATION (MULCH)
	Ds3 DISTURBED AREA STABILIZATION (PERM.)
	Ds4 DISTURBED AREA STABILIZATION (SODDING)
	Ss EROSION CONTROL MATS
	Sd1 SILT FENCE, TYPE C
	Sd2-F INLET SEDIMENT TRAP
	ORANGE BARRIER FENCE
	Sd2-P INLET SEDIMENT TRAP



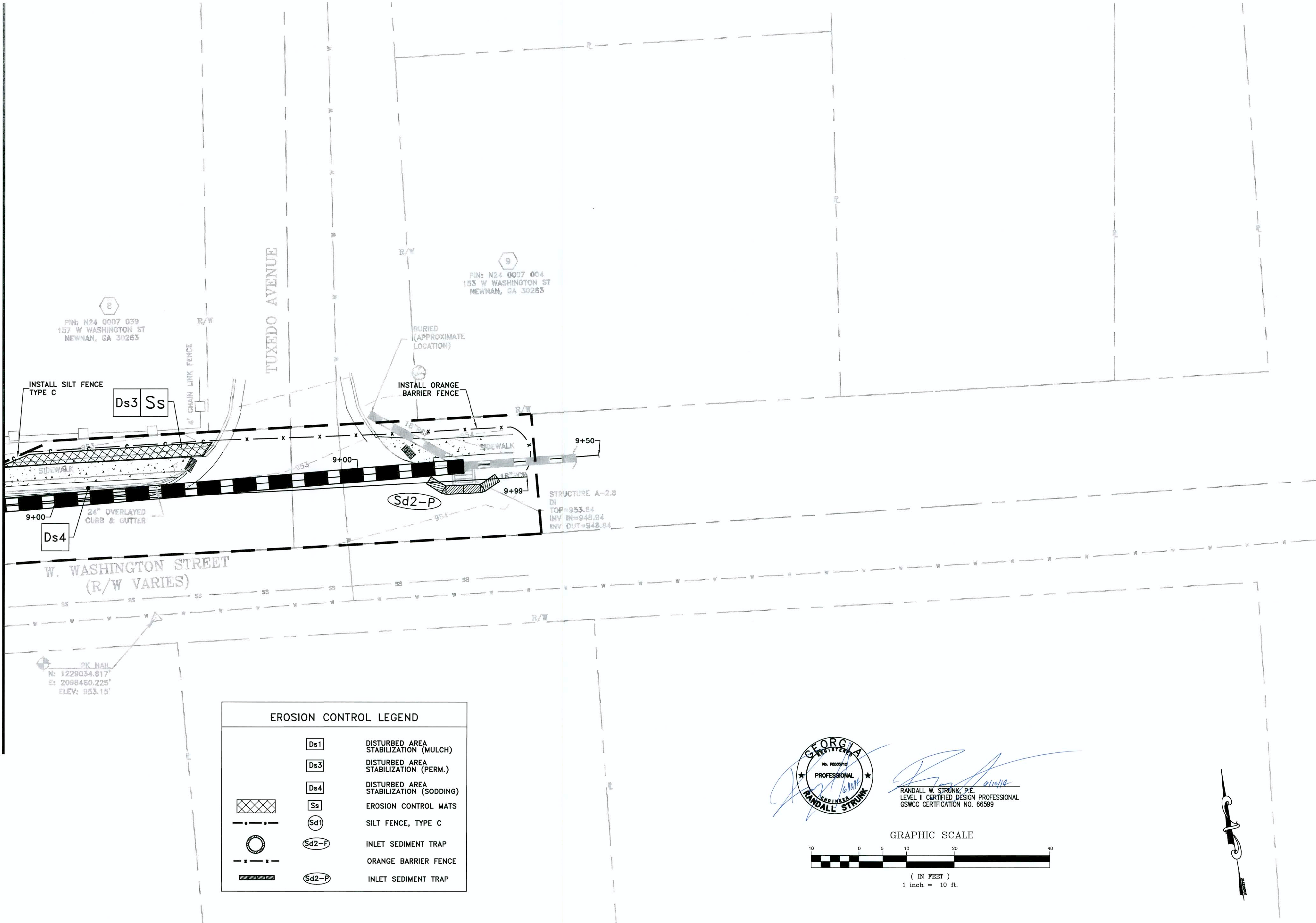
RANDALL W. STRUNK, P.E.
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 GSWCC CERTIFICATION NO. 66599



DATE	REVISIONS	DATE	REVISIONS	COLUMBIA ENGINEERING 2862 BUFORD HIGHWAY SUITE 200 DULUTH, GA 30096 (770) 925-0357	CITY OF NEWNAN PUBLIC WORKS 25 LAGRANGE STREET NEWNAN, GA 30263	WEST WASHINGTON STREET DRAINAGE IMPROVEMENT PROJECT EORSION & SEDIMENT CONTROL PLAN		DESIGNED BY	CES JOB NO.	DRAWING
								CDC	4333.00	NUMBER
								DRAWN BY	DATE	54-03
								CDC	06/10/2014	
								CHECKED BY	SCALE	
								RWS	AS NOTED	

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	4333.00	20	20

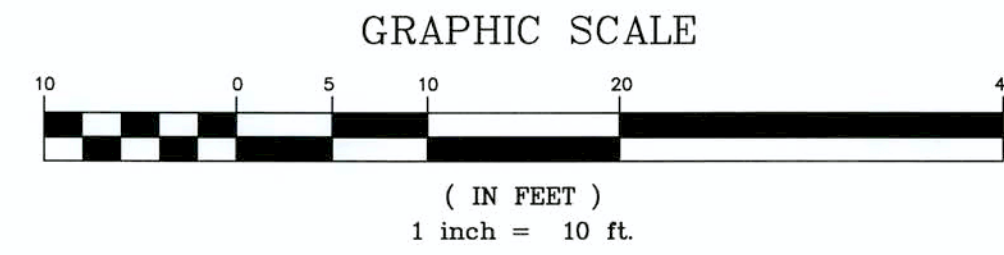
MATCHLINE C SHEET 13-03



EROSION CONTROL LEGEND	
	Ds1 DISTURBED AREA STABILIZATION (MULCH)
	Ds3 DISTURBED AREA STABILIZATION (PERM.)
	Ds4 DISTURBED AREA STABILIZATION (SODDING)
	Ss EROSION CONTROL MATS
	Sd1 SILT FENCE, TYPE C
	Sd2-F INLET SEDIMENT TRAP
	Sd2-P INLET SEDIMENT TRAP



RANDALL W. STRUNK, P.E.
LEVEL II CERTIFIED DESIGN PROFESSIONAL
GSWCC CERTIFICATION NO. 66599



DATE	REVISIONS	DATE	REVISIONS

COLUMBIA ENGINEERING
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(770) 925-0357

CITY OF NEWNAN
PUBLIC WORKS
25 LAGRANGE STREET
NEWMAN, GA 30263

WEST WASHINGTON STREET
DRAINAGE IMPROVEMENT PROJECT
EROSION & SEDIMENT CONTROL PLAN

DESIGNED BY CDC	CES JOB NO. 4333.00	DRAWING NUMBER
DRAWN BY CDC	DATE 06/10/2014	54-04
CHECKED BY RWS	SCALE AS NOTED	

West Washington Drainage Improvement Construction Estimate

DESCRIPTION	QTY.	UNIT	UNIT PRICE	TOTAL COST
MOBILIZATION	1	LS	\$10,000.00	\$10,000.00
TRAFFIC CONTROL	1	LS	\$12,000.00	\$12,000.00
GRADING COMPLETE	1	LS	\$50,000.00	\$50,000.00
GR AGGR BASE CRS INCL MTL	175	TN	\$50.00	\$8,750.00
RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE I, GP 1 OR 2 INCL BITUM	10	TN	\$160.00	\$1,600.00
RECYCLED ASPH CONC 19 MM SUPERPAVE, TYPE I, GP 1 OR 2 INCL BITUM	25	TN	\$140.00	\$3,500.00
CONSTRUCT CURB AND GUTTER	675	LF	\$50.00	\$33,750.00
RECONSTRUCT SIDEWALK	290	SY	\$50.00	\$14,500.00
DRIVEWAY/CONCRETE RECONSTRUCTION	60	SY	\$75.00	\$4,500.00
24" RCP(H0-10)	930	LF	\$125.00	\$116,250.00
FOUNDATION BACKFILL MATERIAL	65	TN	\$50.00	\$3,250.00
COMPLETE PRECAST MANHOLE, TYPE 1 (GADOT 1011A)	2	EACH	\$2,500.00	\$5,000.00
COMPLETE BRICK CATCH BASIN, GROUP 1 (GADOT 1033/1034)	4	EACH	\$5,000.00	\$20,000.00
COMPLETE BRICK DROP INLET, GROUP 1 (GADOT 1019A)	1	EACH	\$5,000.00	\$5,000.00
INVERT INSTALLATION	7	EACH	\$400.00	\$2,800.00
TIE IN PIPE	2	EACH	\$200.00	\$400.00
EROSION CONTROL MATS, SLOPES	170	SY	\$3.00	\$510.00
DEBRIS REMOVAL	5	EACH	\$500.00	\$2,500.00
WATER METER, REMOVE AND RESET	2	EACH	\$10.00	\$20.00
MAILBOX, REMOVE AND REPLACE	5	EACH	\$500.00	\$2,500.00
BLOCK WALL, REMOVE AND REPLACE	1	LS	\$1,000.00	\$1,000.00
WATER SERVICE LINE, 2 IN	50	LF	\$50.00	\$2,500.00
WATER SERVICE LINE 2 IN VALVE	1	EACH	\$360.00	\$360.00
ORANGE BARRIER FENCE	640	LF	\$2.00	\$1,280.00
TEMPORARY SILT FENCE TYPE C	350	LF	\$5.00	\$1,750.00
MULCH COMPLETE	420	SY	\$0.25	\$105.00
SEEDING COMPLETE	420	SY	\$3.00	\$1,260.00
TEMPORARY SEEDING COMPLETE	420	SY	\$0.25	\$105.00
SODDING COMPLETE	400	SY	\$8.00	\$3,200.00
CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	9	EACH	\$300.00	\$2,700.00
SLOPE STABILIZATION	77	SY	\$5.00	\$385.00
TOTAL OF BID LINE ITEMS				\$311,475.00
CONTINGENCY (15%)				\$46,721.25
TOTAL ESTIMATED COST				\$358,196.25

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).