



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Planning Commission

Agenda for July 14, 2026 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. May 12, 2026, PC Minutes
3. Public Hearings
4. Other Business
 - a. Certificate of Appropriateness Request - 48 East Washington Street - KA Oldham Design, Inc.
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.
Phone: 770-254-2354
E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Planning Commission
Meeting Minutes
May12, 2026
7:00 p.m.

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

Commissioners Absent: Janet Marie Gunnels

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

CALL TO ORDER

Chairman West called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman West asked if everyone reviewed the March 10, 2026, meeting minutes. Commissioner McEntire made a motion to approve the minutes, seconded by Commissioner Pulicare.

MOTION CARRIED (6-0)

PUBLIC HEARINGS

PD2026-01 Variance – 34 Camden Way

Chairman West opened a public hearing and asked Senior Planner, Dean Smith, to present the staff report. Mr. Smith began by clarifying a typographical error in the published report. The report states, under the Pertinent Regulations heading, “the size and criteria for detached garages

are set out in Article 6, Section 6-6(c) and Table 6-A of the City of Newnan's Zoning Ordinance." It should read "The regulations for building setbacks" instead of "criteria for detached garages." This is a request to reduce the rear building setback. He discussed the challenges of this being a corner lot, the original plat, and the proposed area for the screened porch over the existing patio. Mr. Smith displayed renderings and presented the staff report. He stated staff found the request to meet 5 of the 7 standards for consideration, and this information was outlined. No objections have been received, and staff recommend consideration for approval.

Chairman West asked the applicant to come forward. Robert Tigner was sworn in by Brad Sears. Mr. Tigner added that he has HOA approval for the project, and his neighbors have not objected. He concluded that he would like to improve his property.

Chairman West asked if anyone else would like to speak in opposition or support of the project. With no one coming forward, he closed the public hearing. He then asked for questions from the commissioners. Commissioner Pulicare asked if the porch would cover the whole patio area or just partial, as displayed. Jermon Sims came forward and was sworn in by Brad Sears. Mr. Sims confirmed that it would cover the entire existing patio. He further explained the dimensions and addressed tree removal.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to approve the variance as requested. Commissioner Pulicare seconded the motion.

MOTION CARRIED (6-0)

OTHER BUSINESS

Certificate of Appropriateness – 57 East Broad Street – Buildings A&B

Commissioner McEntire recused himself stating a financial interest in the project and therefore, a conflict of interest.

Senior Planner, Dean Smith, presented the staff report. Mr. Smith gave an overview of the report, including the standards for consideration, an area map, renderings, elevations, and a letter of approval from Abigail Strickland. Mr. Smith concluded that staff recommend approval for this project.

The applicant, Tom Crymes, came forward and discussed his time and progress on this project. He added that he was happy to answer any questions.

Commissioner Pulicare questioned the proposed use of the third floor above the second-floor residential units. Mr. Crymes explained that those would also be residential units with a balcony, similar to Newnan Views. Commissioner Yancey asked for clarification regarding the orientation of the buildings in relation to East Broad Street. Mr. Smith showed renderings and explained the location along with Mr. Crymes. Commissioner Marchman inquired if the elevations shown were

affected by the grade of the land. Mr. Crymes confirmed this then briefly discussed future areas of the projection map.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Crain made a motion to approve the COA as requested. Commissioner Pulicare seconded the motion.

MOTION CARRIED (5-0) Commissioner McEntire Recused

Amended Certificate of Appropriateness – 112 LaGrange Street

Senior Planner, Dean Smith, presented the staff report. Mr. Smith discussed the prior COA approval for this property and the condition of that approval. The applicant has requested relief from the condition regarding a portion of the foundation/basement wall be brick. Photos of homes in the surrounding area were presented, to establish precedent. Elevations and photos depicted the area (of the home) in question. Mr. Smith further stated staff finds the request to be consistent with the standards that govern the Historic Residential Design Overlay (HRDO) District.

The applicant, Jennifer Shelton, came forward. Ms. Shelton explained this project has gone over budget due to septic and other unexpected issues. Feeling the wall area in question was not large enough to warrant the added cost of brick, she requested relief. Additionally, she discussed color changes and design decisions that would reflect positively on such a prominent home.

Commissioner Crain confirmed the area in question. He further discussed the texture of the poured wall and questioned the plans for the exposed foundation below the front porch area. Ms. Shelton stated that it will be painted and blended to be appealing. Commissioner Crain questioned if the foundation will be painted on both sides. Ms. Shelton confirmed this and further added that landscaping would be planted as well.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve the amended COA as requested. Commissioner McEntire seconded the motion.

MOTION CARRIED (6-0)

ADDITIONAL COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 7:27 p.m. on a motion from Commissioner Yancey and seconded by Commissioner McEntire.

MOTION CARRIED (6-0)

Chairman West



City of Newnan, Georgia – Planning Commission

Date: July 14, 2026

Agenda Item: Certificate of Appropriateness – 48 E. Washington Street

Prepared by: Dean Smith, Senior Planner

Purpose: To consider a certificate of appropriateness application from KA Oldham Design, Inc. (KAOD) for exterior renovations to the building located at 48 E. Washington Street. This location is within the Downtown Design Overlay District (DDO), which specifies that any improvements to a nonresidential structure's exterior walls covering more than 25% of the total wall area must obtain a Certificate of Appropriateness from the City's Planning Commission.

Background:

Zoning District	CBD- Central Business District
Proposed Land Use	Commercial
Total Site Size	1.74 acres

A application has been filed with the City of Newnan to seek a COA for the exterior renovation of the building located at 48 E. Washington Street. Per the City's Zoning Ordinance, the Planning Commission must grant a Certificate of Appropriateness for the proposed project and new construction.



The properties surrounding the site include a mixture of commercial, residential and the bicentennial park project currently under construction. The property is bordered to the west by a railroad track.

Issues for Consideration for a Certificate of Appropriateness:

In reviewing the request in terms of the rehabilitation standards that were adopted for development in the *Downtown Design Overlay* district (DDO), staff addressed the following standards in terms of the work proposed at 48 E. Washington Street:

- a) **Building Orientation and Setback** – No proposed changes to the existing building’s orientation and with an addition, there will be slight addition to the front of the building but will be in compliance with the CUN zoning building setback requirements.
- b) **Directional Emphasis** – Slight increase in height on the front façade; however, no other changes to the structure’s existing directional emphasis.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with existing structures within the area of influence.
- d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion within the area of influence.
- e) **Rhythm** – The new construction should not disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The massing of the building for the new construction is compatible with the overall mass of the adjoining structures.
- g) **Scale and Height** – The proposed work does propose a slight increase in height on the front façade area of the structure; however, it is compatible with existing commercial structures within the area of influence.
- h) **Architectural and Site Elements** – The project will complement the surrounding architecture of Historic Downtown Newnan. Additionally, the proposed project includes off-street parking spaces, which will be oriented towards the rear of the building. This parking plan follows the predominant site patterns within the area of influence.

City of Newnan Main Street Manager Abigail Strickland has included a letter expressing a favorable opinion on the proposed renovations (see attached).

Options:

- A. Approve the certificate of appropriateness.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Recommendation: Staff recommends Option A to approve the Certificate of Appropriateness request.

Attachments: Certificate of Appropriateness Application

Previous Discussions with Commission: None



July 8, 2026

City of Newnan Planning Commission
25 LaGrange Street
Newnan, GA 30263

Dear Members of the Planning Commission,

The revised design represents a significant improvement over the previous concept by incorporating a full brick façade and architectural elements that are more compatible with the historic character of downtown district. The use of brick, along with the updated proportions and detailing, better reflects the traditional building materials and architectural rhythm that define our historic downtown.

While the building is not a historic structure itself, it is located within a streetscape where preserving a cohesive visual character is important to the continued success and identity of Downtown Newnan. These proposed changes will help the building integrate more naturally with the surrounding historic commercial buildings while still allowing for appropriate contemporary investment and redevelopment.

Thank you for your consideration.

Sincerely,

Abigail Strickland
Main Street Manager
City of Newnan
770-253-8283
www.mainstreetnewnan.com



CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 48 E. Washington St Newnan, Ga 30263

Name of Applicant KAOD

Mailing Address 57 Perry St Newnan, Ga 30263

Telephone [REDACTED]

Property Owner (Use back if multiple names) Mitchell Headley

Mailing Address 44 E Washington St Newnan, Ga 30263

Telephone [REDACTED]

Map # N 15 Block # 0001 Parcel # 002A Land Lot 48

District/Section Cottonmill

Present Zoning Classification CUN - Overlay (DDO, HRDO)

Present Land Use Commercial

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

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

NATURE OF PROPOSED WORK:

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

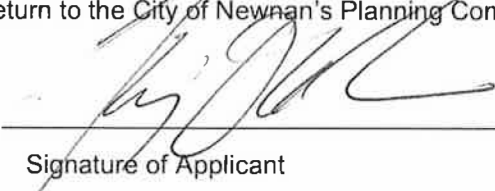
Please describe the proposed Work to be Done (Use Additional Sheets if Necessary):

We are proposing a renovation to the existing structure with a small addition on the south facade to update the look of the building and bring it more in line with the City of Newnan's historic warehouse/ commercial building aesthetic.

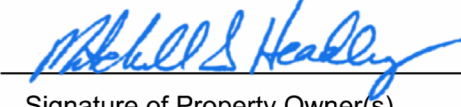
Included with the application, the following information is required:

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

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



Signature of Applicant



Signature of Property Owner(s)







PARCEL 1 - CALL TABLE		
Course	Bearing	Distance
L1	N 13°15'51" E	51.43'
L2	S 78°35'17" E	7.11'
L3	S 13°20'03" W	51.73'
L4	N 76°13'37" W	7.04'

COMPUTED POINT LOCATED ON —
C/L OF MAIN R/R TRACK AND
1068' NORTHEASTERLY OF MILE POST #33
PER PREVIOUS SURVEY PREPARED
BY THIS OFFICE DATED 01-03-14.
FOR CSX RAILROAD AND NEWMAN LOFTS
LIMITED PARTNERSHIP.

AREA OF PARCEL 1
0.008 ACRES
PORTION OF EXISTING
PN: N15 0001 002A
NO DEED FOUND
TO THIS PARCEL

CSX RAILROAD - R/W VARIES
(F.K.A. ATLANTA - WEST POINT R/R)
CENTERLINE OF MAIN TRACK
CENTERLINE

"IF YOU HAVE ANY QUESTIONS REGARDING THE SKETCH PROVIDED
OR FIND ANY INDICATION OF ADDITIONAL UTILITIES PLEASE CALL US
@ 404-312-6912." (PER UTILISURVEY PROJECT REPORT)

----- BLUE FIELD MARKINGS FOUND = WATER
----- YELLOW FIELD MARKINGS FOUND = GAS
----- ORANGE FIELD MARKINGS FOUND = COMMUNICATION
----- PURPLE FIELD MARKINGS FOUND = POWER FOR LIGHTS / SIGNS
----- PINK FIELD MARKINGS FOUND = NOT SPECIFIED
----- PINK AND BLUE FIELD MARKINGS FOUND = ABANDONED WATER

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Chi W. Johns

09-29-2020

CHRIS W. ROBERTSON GA RLS #3195

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.

4. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL IN CONTRASTING INK.

5. IN MY OPINION THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) # 13077C0143D AND 13077C0231D WITH EFFECTIVE DATE OF FEBRUARY 06, 2013.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BROTHERS LAND SURVEYING, LLC, MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

7. THIS SURVEY IS RELATED TO GEORGIA, WEST ZONE, STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM. HORIZONTAL CONTROL SET BY AVERAGING 180 NETWORK ROVER OBSERVATIONS CONNECTED TO THE EGPS GNSS REFERENCE NETWORK.

TOTAL AREA = 1.669 ACRES / 72,715 SQ. FEET
PLAT CLOSURE: 1' IN 88,367 FEET

PARCEL 1 AREA = 0.008 ACRES / 365 SQ. FEET
PLAT CLOSURE: 1' IN 14,074 FEET

PARCEL 2 AREA = 1.661 ACRES / 72,350 SQ. FEET
PLAT CLOSURE: 1' IN 157,553 FEET

CHAMPION PRO GPS ANTENNA / RECEIVER
GEOMAX ZOOM 90 ROBOTIC TOTAL STATION
FIELD CLOSURE: 1' IN 21,447 FEET
ANGULAR ERROR: 3" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE

1. PLAT BOOK: 17 PAGE: 301
2. DEED BOOK: 238 PAGE: 840-842
(DEED REFERENCE 2.) - DESCRIBES PARCEL 2

AC. = ACRES
SF. = SQUARE FEET
P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
PN = PARCEL NUMBER
ADJ. P/L = ADJOINING PROPERTY LINE
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
C/L = CENTER LINE
P/L = PROPERTY LINE
N.T.S. = NOT-TO-SCALE
FFE = FINISHED FLOOR ELEVATION
CBD = COULD NOT BE DETERMINED
HVAC = AIR VENTILATION SYSTEM
R/R = RAIL ROAD
PP = POWER POLE
--P-- = OVERHEAD POWER LINE
--SS-- = SANITARY SEWER LINE
E.O.P. = EDGE OF PAVEMENT
B.O.C. = BACK OF CURB
AMW = ABANDONED MONITORING WELL
TCP = TERRA-COTTA PIPE
HDPE = HIGH DENSITY POLY PIPING
SSMH = SANITARY SEWER MANHOLE
SSCO = SANITARY SEWER CLEAN-OUT
MH = MANHOLE
JB = JUNCTION BOX
CB = CATCH BASIN
DI = DRAINAGE INLET
WM = WATER METER
WV = WATER VALVE
ICV = IRRIGATION CONTROL VALVE
FHA = FIRE HYDRANT ASSEMBLY
GM = GAS METER
GV = GAS VALVE
PK NF = PK NAIL FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)

DRAWING DATE:
09-29-2020

LAST FIELD WORK DATE:
09-21-2020

DISK:
CAF-2020-SEPTEMBER

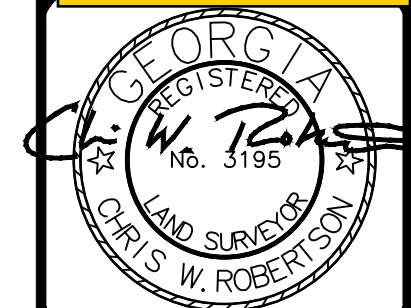
CRD FILE: 99003-H
DWG FILE: 99003-H

SCALE:
1" = 30'

DRAWN BY:
CAF

RETRACEMENT BOUNDARY AND
TOPOGRAPHIC SURVEY FOR:
**HEADLEY
CONSTRUCTION**
CITY OF NEWNAN
LOCATED IN LAND LOT 25 OF THE 5TH LAND DISTRICT
COWETA COUNTY, GEORGIA

LOCATED IN LAND LOT 25 OF THE 5TH LAND DISTRICT
COWETA COUNTY, GEORGIA

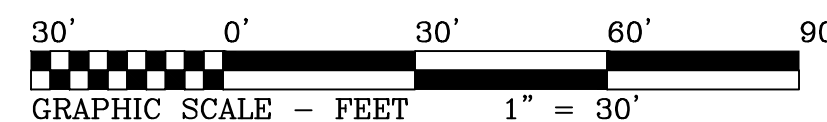


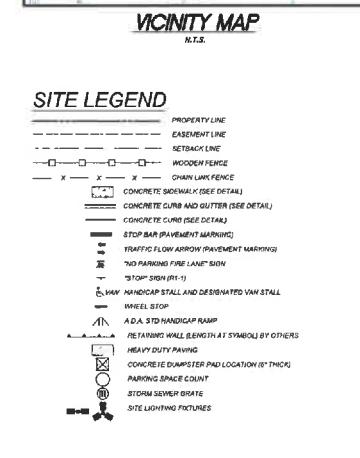
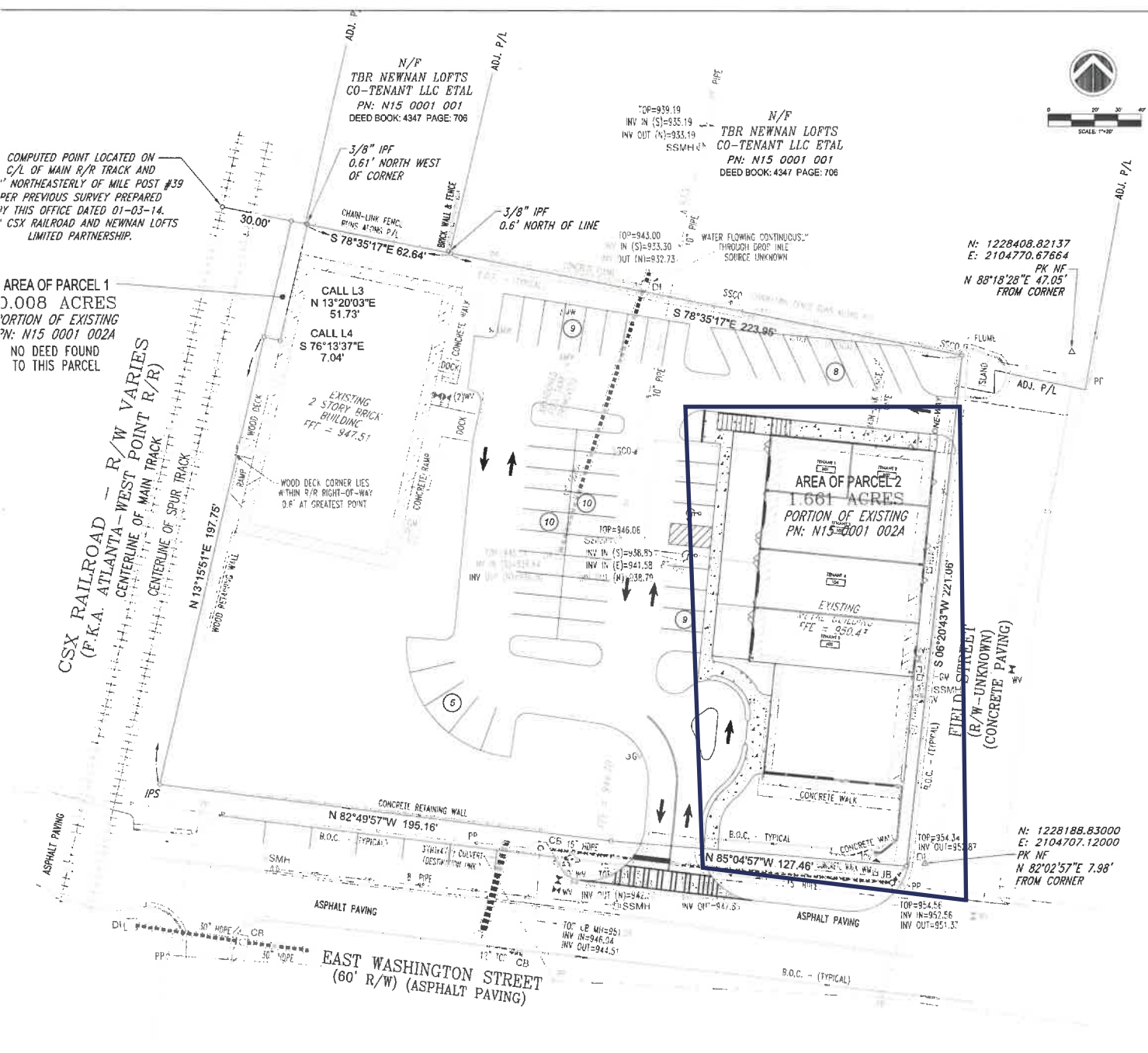
DATE:

REVISIONS DESCRIPTION:

 $\dot{N}$

SHEET:
1 OF 1





1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STAIRS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: CHRISTOPHER BROTHERS LAND SURVEYING, LLC
ATTN: CHRIS ROBERTSON
24 JACKSON STREET
NEWMAN, GA 30062
PHONE: 770-253-4393
EMAIL: CHRIS@CBLANDSURV.COM
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS EXISTING TO BUILDINGS AND TO OUTSIDE FACE OF BUILDING.
5. CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
6. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
7. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
8. ALL STRIPED OR CURBED RADII SHALL BE 8' UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, LIGHTS OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
10. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
11. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
12. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
13. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
14. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
15. ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
16. PROJECT DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
17. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18" AND 14" IT SHALL BE 30" WITHIN THE 6' 0" UNLESS NOTED OTHERWISE.
18. PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING SHALL BE ACCORDING TO CURRENT SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (PAV).
19. LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
20. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDANCE OF ALL UTILITIES AREAS AS ILLUSTRATED IN THE METHODS OBSERVATION PACKAGE.
21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DEPICTED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
22. THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND CHUTE PADS AS WELL AS ALL UTILITY CONDUITS.

ARCHITECTURE, ENGINEERING, PROJECT MANAGEMENT, LANDSCAPE ARCHITECTURE

MASS DESIGN

GEORGIA REGISTERED PROFESSIONAL ENGINEER
NO. 10000
R. WASHINGTON

MASS design
2417 CANTON ROAD
SUITE 100
ALPHARETTA, GEORGIA 30009
Copyright © 2025

EAST WASHINGTON REDEVELOPMENT
44 EAST WASHINGTON STREET, NEWMAN, GA 30063

PREPARED FOR:
HEADLEY CONSTRUCTION

CITY OF NEWMAN
LAND LOT 25, 5TH DISTRICT

REVISIONS

DATE

DESCRIPTION

SITE PLAN

PROJECT NUMBER

25-0092

DATE

JANUARY 20, 2026

C-04



South West Corner

East Elevation



South East Corner

North West Corner



48 E Washington St
KAOD



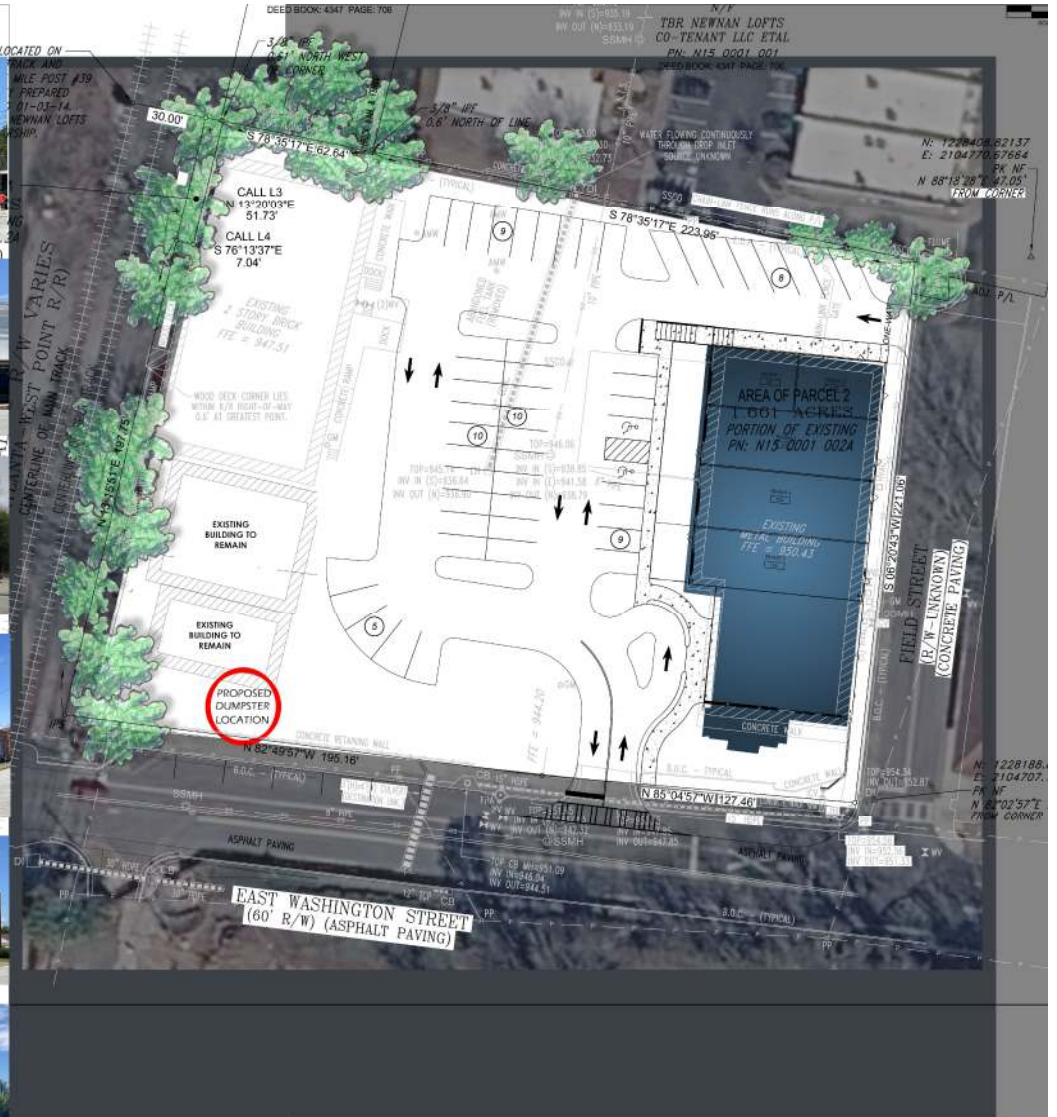
48 E. Washington St

June 2026

It is being purposed that the existing building at 48 E Washington St be renovated. An addition on the south face of the building would help to create more depth on the main facade and allow additional sq ft for future tenants. The intention of our design aesthetic is to better fit the context of the historic warehouses and commercial buildings of Newnan and to create a welcoming entrance at pedestrian level. A new deck on the west facade would allow covered entries to new tenant spaces. The site would be graded and repaved to accommodate parking and ADA access to the building.



City of Newnan Buildings



48 E Washington St
KAOD



48 E. Washington St - North Elevation

Primary Material:
Standard Brick
Metal Panel
Secondary Materials:
Precast Concrete Block
Storefront (aluminum and glass)
Metal awnings



Brick



Precast Concrete Block



Metal panel



Metal awning



Field St - East Elevation

48 E. Washington St
KAOD



48 E. Washington St - South Elevation

Primary Material:
 Standard Brick
 Metal Panel
Secondary Materials:
 Precast Concrete Block
 Storefront (aluminum and glass)
 Metal awnings



Brick



Precast Concrete Block



Metal panel

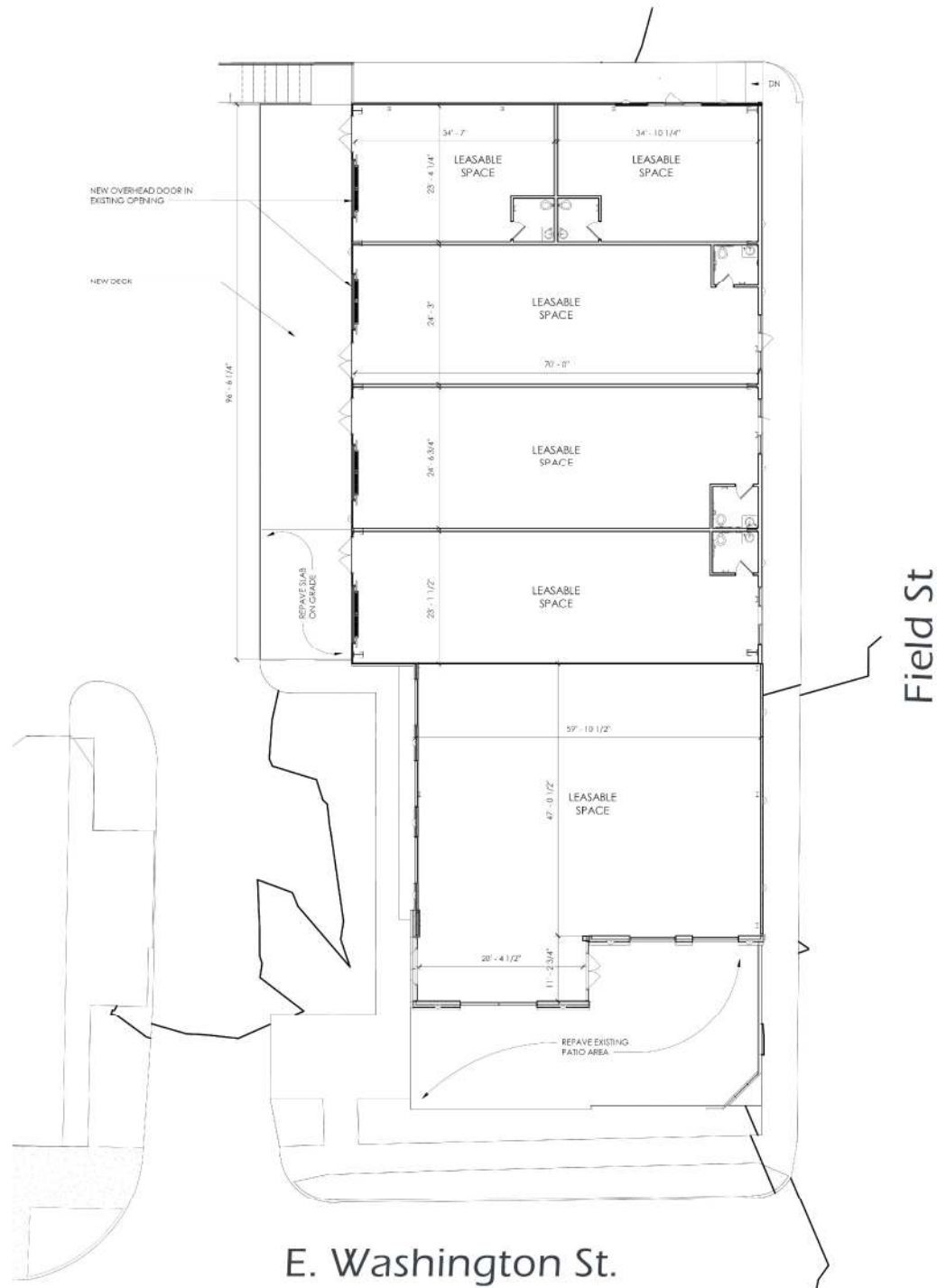


Metal awning



Field St - West Elevation

48 E. Washington St
KAOD



48 E Washington St.

KAC