



Newnan City Council Meeting

July 21, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

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

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Work Session on June 15, 2026
- B. Minutes from Regular Meeting on June 16, 2026

REPORTS OF BOARDS AND COMMISSIONS

- C. 1 Appointment - Christmas Commission, 3-year term
- D. 1 Appointment - Cultural Arts Commission, 3-year term
- E. 1 Appointment - Tree & Parks Commission, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- F. Consideration of Work Program Related to Sidewalk Improvement Project 2026
- G. Consideration of a Formal Event Permit Process
- H. Rezoning Request for RZ2026-01-by Brian Witcher; 0.16 +/- acres located at 125 Temple Avenue (Tax Parcel N21-0002-012) requesting zoning of CHV (Heavy Commercial District) for a used automotive dealership - For Information Only
- I. Consideration to Execute an Intergovernmental Agreement with the Newnan Urban Redevelopment Agency on the HUD EDI Program
- J. Discussion of Millage Rate for 2026 Budget

UNFINISHED BUSINESS

- K. Communications Audit - Recommendations

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- L. Request from Joe Wright for street closures on April 10, 2027 for Throttle Junkies Spring Rally

MOTION TO ENTER INTO EXECUTIVE SESSION

M. Motion to Enter into Executive Session

ADJOURNMENT

◆ CITY OF NEWNAN ◆

Welcome to City Hall

COWETA COUNTY · GEORGIA

Glad you're here!

Most items on tonight's agenda will follow the same five steps. If you get lost, just follow this chart. It tells you exactly what's happening throughout the meeting.

HOW THE COUNCIL CONDUCTS BUSINESS

1

Staff presents agenda item

A city staff member explains what's being asked and what it costs.



2

Council discusses the item

Members of the council ask questions and discuss the item until all members have said what they have to say.



3

Council member makes a motion

Someone proposes a specific action: "I move that we..."



4

Another council member seconds it

A second member agrees it's worth a vote.



5

The Council votes

Majority decides. The Mayor announces the result.

That's the whole process. **Robert's Rules of Order** is what governs our meetings (particularly Section 49, the section written for boards our size). Agenda items may be adopted by unanimous consent. There, the Mayor asks if there's any objection to adopting the item, and if there is none, then it is considered adopted.

Robert's Rules of Order Newly Revised, 12th ed.: small boards, §49 (esp. §49:21); unanimous consent, §4:58–4:63; handling a motion, §4.

The special called work session of the City Council of the City of Newnan, Georgia was held on Monday, June 15, 2026 at 6:00PM in the Newnan Fire Training Facility with Mayor James Shepherd presiding.

Present

Mayor James Shepherd: Council members present: Scott Berta, Jennifer Morrison, Cynthia Jenkins, Jim Thomasson, Dustin Koritko, Paul Guillaume. Also present: Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey; and City Attorney, Brad Sears.

Call to Order

Mayor Shepherd called the meeting to order.

Hasco Craver welcomed the attendees and stated that the purpose of the work session was to review the recommendations of the Comprehensive Plan Steering Committee. He gave an overview of the items to be discussed and added that ideas or suggestions that were outside of the listed recommendations would be placed in a "parking lot" area for discussion at a later time.

Chris Cole, Senior Planner, provided an overview of the comprehensive planning process and discussed the elements that needed to be included.

Tracy Dunnavant, Planning and Zoning Director, discussed the Community Involvement Plan activities. She stated 1,350 people had taken the Comprehensive Plan survey, which was provided in both English and Spanish. Ms. Dunnavant mentioned that staff had conducted "pop-up" interviews at six different locations around the city and held two interactive workshops at the Carnegie Library and the Newnan Centre. Other efforts included numerous social media blasts, a mass email campaign and a dedicated webpage.

Ms. Dunnavant reviewed the survey results and provided the top responses for each question. She also discussed feedback received from the "pop-up" interviews and the interactive workshops.

Staff reviewed the Steering Committee's recommended language for the proposed vision statement and each of the required Comprehensive Plan elements. Primary comments for each element were as follows:

- 1) Proposed Vision Statement: Council elected to keep the wording as proposed.
- 2) Land Use Needs and Opportunities: Discussion regarding the phrase "hometown community atmosphere" and adding a statement regarding the need to identify more public land that could be used for additional greenspace. Creating a consistent identity that lets you know you are in Newnan.
- 3) Transportation Needs and Opportunities: Adding wording to provide improvements to more mobility corridors than just Lower Fayetteville Road.
- 4) Economic Development Needs and Opportunities: Creating a new statement regarding the promotion of family support services.

- 5) Capital Improvements: Combining the need to address downtown parking with identifying a location for a possible parking deck. Adding language to address identifying future public service needs.
- 6) Housing Needs and Opportunities: Adding "and other housing agencies" to the statement regarding NURA.
- 7) Land Use Goals and Policies: Stating the need to consider surrounding areas when approving mixed-use developments. Creating "gathering nodes" connected by alternative modes of transportation. Combining existing plans into a single plan to address growth. Considering zoning ordinance changes to create form-based code and "by right" approval for certain building types. Creating dedicated character areas for the Future Land Use Map. Calculating revenue per acre assessment for annexations.
- 8) Transportation Goals and Policies: Encouraging connectivity to deal with congestion.
- 9) Economic Development: Considering the adoption of an overlay to address future development along Newnan Crossing Bypass. Researching the feasibility of TADs, BIDs, CIDs and other similar economic development tools.
- 10) Capital Improvements: Reviewing sources and uses and identifying potential funding opportunities.

"Parking lot" items for further discussion included the following:

- 1) Gathering nodes and destinations
- 2) Connectivity
- 3) Annexation Strategy
- 4) MXD Financial Analysis and Modeling
- 5) Other users on the LINC (Golf Carts, etc.)
- 6) Childcare zoning allowance
- 7) Tree replacement/conservation
- 8) Consolidating plans/studies
- 9) Form-Based Code
- 10) "By Right" approval for certain business types
- 11) Dedicated character areas

Ms. Dunnavant informed the Council that a second session would be needed to review the language added to each element, discuss the "parking lot" items, and review the proposed Future Land Use Map.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Mayor Pro Tem Berta to adjourn the meeting at 8:17pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

James Shepherd, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, June 16, 2026 at 6:30p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

PRESENT

Mayor James Shepherd: Council members present: Scott Berta, Jim Thomasson, Jennifer Morrison, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: Assistant City Manager, Hasco Craver; Assistant City Manager, Meg Kelsey, City Clerk, Megan Shea and City Attorney, Brad Sears. Absent: City Manager, Cleatus Phillips.

CALL TO ORDER

Mayor Shepherd called the meeting to order. Pastor Ken Adams with Crossroads Church in Newnan delivered the invocation.

READING OF MINUTES

A. Minutes from the Regular Meeting on May 26, 2026

Motion by Councilwoman Jenkins, seconded by Councilwoman Morrison to dispense with the reading of the minutes of the Regular Meeting on May 26, 2026, and adopt them as presented.

MOTION CARRIED. (7-0)

REPORTS OF BOARDS AND COMMISSIONS

B. 1 Appointment – Christmas Commission, 3-year term

Continue to next agenda.

C. 2 Appointments – Convention Center Authority, 3-year terms

Motion by Councilman Thomasson, seconded by Councilman Koritko to reappoint Teresa Lovett for another term.

MOTION CARRIED. (7-0)

Motion by Mayor Pro Tem Berta, seconded by Councilman Koritko to reappoint Parks Avery for another term.

MOTION CARRIED. (7-0)

D. 1 Appointment – Cultural Arts Commission, 3-year term

Councilman Koritko said that Nora Ann Wood is stepping down from the commission. He asked that a thank you letter be sent to her and that this opening be placed on the next agenda.

E. 1 Appointment – Development Authority, 4-year term

Councilwoman Jenkins asked that a thank you letter be sent to Tamarkus Cook for his service.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to appoint Pierre Whatley to the Development Authority.

MOTION CARRIED. (7-0)

F. 2 Appointments – Keep Newnan Beautiful, 3-year terms

Motion by Councilman Thomasson, seconded by Councilman Koritko to re-appoint Allison Ziegler for another term.

MOTION CARRIED. (7-0)

Mayor Pro Tem Berta asked that a thank you letter be sent to Phyllis Graham for her service.

Motion by Mayor Pro Tem Berta, seconded by Councilwoman Morrison to appoint Constance Jordan to Keep Newnan Beautiful.

MOTION CARRIED. (7-0)

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

Continue to next agenda.

REPORTS ON OPERATIONS BY CITY MANAGER

None.

REPORTS AND COMMUNICATIONS FROM MAYOR

Mayor Shepherd reminded everyone to go vote. He also thanked staff and Council for the Work Session that was held at the Fire Training Facility regarding the Comprehensive Plan update.

NEW BUSINESS

H. Consideration of First Amendment of an Intergovernmental Agreement between the City of Newnan and Explore Newnan-Coweta, Inc. regarding health insurance and benefits

Ms. Kelsey said that the current agreement with Explore Newnan-Coweta, Inc. is set to expire in September. They have asked us to continue that agreement where the City offers health insurance and other benefits to the employees of Explore Newnan-Coweta, Inc. (ENCI). The extension would be one year with automatic renewals for the next 5 years.

Mayor Shepherd asked to clarify that there are no net costs to the city for this, and Ms. Kelsey stated no, they pay the full cobra rate.

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to accept the amendment to the intergovernmental agreement as presented.

MOTION CARRIED. (7-0)

I. Consideration of Request from Coweta County Board of Commissioners to designate two parking spaces on south Court Square for Coweta County Probate Court personnel

Mr. Craver said that historically they put out a cone in one space and are now asking for two spaces.

Councilman Guillaume asked how long have they been doing this? Mr. Craver said this is the first formal ask for this, they have been doing it for a few years, and it does not interrupt day-to-day business. Mayor Pro Tem Berta commented that it is good practice to support the judges.

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to approve the request as presented.

MOTION CARRIED. (7-0)

J. Consideration of adjustment to fees for Greenville Street Park rentals, following facility improvements

Brent Snodgrass, Leisure Services Director, explained that since \$1.28 million was invested in enhancements at Greenville Street Park, the value of the park has improved. The fees suggested are in line with venues of similar sizes and still comparable with other city facilities.

Councilman Koritko asked times frames on rentals and the security deposit amount. Mr. Snodgrass said all facilities can be rented from 9am-9pm and the security deposit is also in line with other facilities, except for the Wadsworth Auditorium. Councilwoman Jenkins asked when the work at the park would be done? Mr. Craver said it should be done before summer is over.

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

MOTION CARRIED. (7-0)

K. Presentation from Nichols Cauley of the Audited 2025 Financial Statements

Ms. Kelsey introduced Greg Chapman with Nichols Cauley.

Mr. Greg Chapman, partner with Nichols Cauley, presented the 2025 Audit results. He said they delivered an unmodified "clean" opinion, and all financial statements were presented fairly in accordance with GAAP. There was a single audit required due to ARPA funds.

For 2024, the city went above and beyond the minimum requirements for an Annual Comprehensive Financial Report which allows for more transparency. The city received a certificate for achievement in financial reporting from this report and this was the first year they received recognition for that.

The firm provided a letter to Council with required communications and there were no disagreements with management or difficulties encountered during the audit and no uncorrected misstatements.

Mr. Chapman gave an overview of financial highlights for 2025, including general fund revenues and expenditures, general fund balance and key accomplishments.

No action needed.

L. Presentation of East Street Analysis of Street Network prepared by Infrastructure Management Services (IMS)

Michael Klahr, City Engineer, said this was to give an overview of the pavement analysis that was conducted. He explained how the data is collected, using 3-D scanning, going block by block. This will allow paving to be budgeted for 5 years out. He gave an overview of the East Street program and all the data that was collected for each street.

Mr. Klahr then showed an interactive map that shows the streets on a map and then will zoom in to the different cracks and problems in the roads. Mayor Shepherd asked if there were any surprises that Mr. Klahr saw in the data? Mr. Klahr said when McIntosh Parkway was built there was different technology used and even after 10 years that road still shows excellent condition.

No action needed.

M. Consideration of List of Streets Proposed for Maintenance under the Local Road Assistance Administration Grant (LRA)

Mr. Klahr explained this is a grant for \$608,547.40 and there's no match. Streets were selected based on the data just shown in Item L. Streets include SummerGrove Parkway from bridge approach to Lower Fayetteville Rd., Stillwood Dr. from Newnan Crossing Blvd E to Southwind Cir. and Windy Trail from Stillwood Dr. to Southwind Ln. This is year 1 in the 5-year plan that was laid out from the data.

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to approve the list of streets as presented.

MOTION CARRIED. (7-0)

N. Consideration of Requests from Newnan Utilities pertaining to three properties

Mr. Jeff Phillips, Newnan Utilities General Manager, said there are three properties to consider. The first is Millard Farmer Industrial Blvd (the Bypass) where there is a sewer lift station that has been there for

decades. The Crain Family reached out and offered to donate the 2.2 acres that surround the lift station. Newnan Utilities accepted the donation of the land and ask Council to ratify that.

The second property is a water shed area on the west side of the county, 363 acres, with two reservoirs fed by Brown Creek and Sandy Creek. There was an opportunity to purchase a 14.78 acre neighboring property. This will provide better access to the water shed area. Newnan Utilities purchased it and would deed it into the city.

The third property is on the west side of the county, off Franklin Highway, where there is a compost site. In the northwest corner of that property there is a switching substation and Georgia Transmission has requested an easement for a transmission line, to run parallel to an existing transmission line. The line would be 150 ft wide and run from the Dresden Substation (northwest corner of the compost site) to Talbot County, Georgia. The appraisal is for \$229,000 and GA Transmission has agreed to pay that for the easement.

Mayor Shepherd asked if the easement would affect any development in that area? Mr. Phillips said it would not, the compost operation can continue.

City Attorney said that since the last property was paid for with Water & Light funds, not taxpayer money, so the motion needs to specify that the proceeds will go to Water & Light.

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to approve the three requests with the proceeds for the easement going to Water & Light.

MOTION CARRIED. (7-0)

O. Consideration of an Amendment to an Intergovernmental Agreement between the Downtown Development Authority and the City of Newnan pertaining to 57 East Broad Project

Mr. Craver explained that the Downtown Development Authority (DDA) discussed 4 documents at their last meeting. These included Intergovernmental Agreement with the City of Newnan, Earnest Money Escrow Agreement with Red Hills, Development Agreement with CDI and Lease Amendment. The DDA approved all the proposed amendments. For Council's consideration is the Intergovernmental Agreement between the city and DDA.

Mayor Shepherd asked if Mr. Craver could walk through the \$2.4 million and the change in the amendment. Mr. Craver said originally City Council created an economic development deal for the 57 East Project that involved using the DDA. The original agreements have been split and now the DDA would work directly with CDI as the master developer and directly with Red Hills as the hotel developer.

Council asked questions regarding financial risk and liabilities and discussed scenarios involving the hotel backing out of the project. Councilman Thomasson expressed concerns about changing the original agreement, as he felt that was simpler. Councilwoman Jenkins suggested a separate work session to discuss this with all parties.

Mr. Tom Crymes with CDI addressed Council. He said that CDI's goal is to be assured of payment. One sentence changed in the agreement allows for CDI to move forward while the bond is being finalized and issued. It's where the money comes from not the value of the money.

Councilman Thomasson suggested selling Red Hills the 0.67 acres contingent on them honoring the deal with CDI on the 2.4. Councilman Guillaume commented that Red Hills has created doubt and asked for clarification as to what Red Hills was trying to accomplish. Mr. Crymes said they have acted on all their commitments and have been trying to move things forward, such as purchasing the County property to ensure the hotel had parking.

Mr. Sears said this was a 3-party agreement and the agreement did not allow the DDA to go to another hotel developer, that is one of the proposed changes. He further stated that Red Hills has an agreement with Marriott for the hotel, guaranteeing that the infrastructure is in place. These changes allow Mr. Crymes to move forward with the infrastructure so that Red Hills will close on the bonds.

Mayor Pro Tem Berta said this is a smart solution, to allow the project to move forward. It changes timing but not the deal overall. Councilman Thomasson expressed concerns if things do not go right. Mr. Sears said that Red Hills did agree to a \$300,000 letter of credit, where if they back out of the deal and don't issue the bond, and it is not for a legal reason that credit is returned to the city.

Mr. Casey Smith, Chairman of the Downtown Development Authority addressed Council. He said this was a project that the city brought to the DDA and they have spent a lot of time discussing this project and voted at their last meeting so that this project can go forward. There is risk with anything, but the DDA believes this project is a game changer for the city.

Mayor Shepherd wanted to confirm that no payment obligations were being added to the city? Mr. Sears stated there are no payment obligations, there is a potential to recover less money.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to hold a work session to discuss these amendments. Opposed: Guillaume, Koritko, Berta, Morrison.

MOTION FAILED. (3-4)

Motion by Councilman Guillaume, seconded by Councilwoman Morrison to approve the amendments as presented. Opposed: Jenkins, Thomasson.

MOTION CARRIED. (5-2)

UNFINISHED BUSINESS

P. Presentation from WLA Studio for Draft Arboretum Master Plan

Ms. Liz Solomon with WLA Studio, presented a consolidated master plan after meeting with a stakeholder group and having public input sessions. She explained the origin of the project and proposed location, south of the city's public works facility and Ruth Hill Elementary. An arboretum is not

just a park, but rather a collection of trees with a scientific purpose, with an organization to oversee and manage the collection.

Ms. Solomon showed examples of common elements such as types of trees, surfaces and amenities. They looked at how the LINC could move through the site and improve water quality of the dammed-up stream that exists. She showed 3 different approaches to the concept design and what was liked and not liked about each.

For public input they sent out a survey and attended a Market Day. Another event was planned for Willie Pritchett Day but that was cancelled. Overall, the support was positive. Keywords that came up were public green spaces, parks, access to nature and family friendly spaces. There was also interest in edible and medicinal plants and educational components.

Ms. Solomon showed a rendering of the consolidated master plan. Key takeaways included having 3 gateways, all major components would be ADA accessible and different trail services. There was discussion about getting input from the neighbors adjacent to the proposed location. Ms. Solomon said they would be open to coming back again to talk with those neighbors. Councilwoman Jenkins gave suggestions of other ways to reach out to those neighbors.

Mayor Shepherd asked about levels of E. Coli that had been found in one water test but not another. Ms. Solomon explained that there were elevated levels of E. Coli found in the first water test and they went out and re-tested and the levels were much lower. Water testing and monitoring should continue but the first result was thought to be an anomaly. Then there was discussion about uses for the arboretum and concerns that the community wants more places they can gather and have events and an arboretum would not be ideal for those types of uses. Councilwoman Jenkins asked if part of the space could be for gatherings?

Ms. Kelsey commented that this is still just conceptual and these are not set plans. Staff wants to apply for the state stewardship grant and continue to work on set plans for the site. There was discussion about the staffing needs and yearly costs.

No action needed.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

Q. Request to Reschedule Porchfest to August 22, 2026

Ms. Melody Kiser, organizer for Porchfest, explained that the event was postponed on May 30th due to severe weather and safety concerns. They are requesting to have the event on August 22nd. Mr. Craver stated that this would also include the other plans that had been approved for First Baptist Church and the downtown businesses related to this event. Council acknowledged that the approval would include all previous plans.

Motion by Councilman Thomasson, seconded by Councilwoman Jenkins to approve the requested date change as presented.

MOTION CARRIED. (7-0)

R. Request from Joe Wright with Throttle Junkies for street closures on April 3, 2027 from 11am-7pm for Spring Rally

Mayor Shepherd stated that Mr. Wright reached out and asked to change the date to April 10th, so it does not interfere with Market Day.

Mr. Wright stated that the request is to shut down North and South Court Squares and the inside lanes of Jefferson St. and Jackson St. between Madison St. and South Court Sq. He said they are expecting 3,500-4,000 people. They raised \$20,000 at their event in March and have given back \$20,000 to date this year, to service dogs for veterans.

Chief Blankenship said he had spoken to Mr. Wright, and they had a meeting scheduled but then Mr. Wright was not able to attend. He expressed safety concerns and said he wanted to sit down and discuss this further with Mr. Wright. Mayor Shepherd suggested tabling this item until they can meet, so that public safety can give an opinion to Council.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to table this item until the next meeting on July 21st.

MOTION CARRIED. (7-0)

S. Request from Jimmie Duffie to close Perry St. between E. Broad St. and Spring St. on July 4th from 8am-4pm for craft vendors

Mr. Craver wanted Council to be aware that there are several other events with street closures already approved on July 4th, including the parade, Market Day, Craft & Brews market and fireworks. He said he spoke with Chief Blankenship, and all police officers are likely touching one of those events.

Mayor Pro Tem Berta asked if this event could be moved into the parking lot on Perry St.? Mr. Craver said yes that would be less of a challenge. Council expressed concerns about the strain on resources with all the other events already planned.

Motion by Mayor Shepherd, seconded by Councilwoman Jenkins to deny the request.

MOTION CARRIED. (7-0)

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Berta, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 9:21PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem Berta, seconded by Councilman Koritko to adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the Council was within the exceptions provided by O.C.G.A. Section 50-14-4(b).

MOTION CARRIED. (7-0)

PIFER CLAIM

Motion by Councilman Thomasson, seconded by Councilman Koritko to deny the claim as presented.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Mayor Shepherd, seconded by Councilwoman Jenkins to adjourn the meeting at 9:25pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

James Shepherd, Mayor



To: Mayor and Council
Date: July 21, 2026
Agenda Item: Consideration of Work Program Related to Sidewalk Improvement Project 2026
Prepared By: Hasco Craver, Assistant City Manager

Purpose:

Newnan City Council may provide direction related to the construction of sidewalk facilities along certain roadways, as contemplated in the City of Newnan Bicycle and Pedestrian Facilities Plan and funded in the 2026 Annual Budget.

Background:

The Newnan City Council, in the fall of 2025, adopted an update to the Newnan Bicycle and Pedestrian Facilities Plan, which included a review of existing conditions, data gathering, community engagement and policy and capital improvement recommendations.

Among the plan's recommendations are numerous facility improvements to existing bicycle and pedestrian facilities. The Newnan City Council prioritized the maintenance of existing sidewalks and the construction of certain sidewalk segments ("gaps").

Listed as the Top 5 Recommended Maintenance Projects are:

- Lee Street (785 SF)
- Martin Luther King Jr. Drive (3,138 SF)
- Jefferson Street (3,170 SF)
- Wesley Street (4,962 SF)
- Salbide Avenue (242 SF)

Listed as the Top 5 Recommended "Gap" Projects are:

- Greison Trail
- East Washington Street
- Lee Street
- Madison Street
- Savannah Street

Funding for the maintenance of existing and the construction of new sidewalk "gap" segments is included in the 2026 Annual Budget as a capital item funded by SPLOST 2025 (\$1M).

Beginning in early 2026, City staff engaged Integrated Science and Engineering (ISE) under the current on-call engineering contract to develop a list of quantities for maintenance projects as well as design and construction documents for "gap" segments. Please see the attached documents, which provide additional information related to future design and construction activities.

City staff recommend proceeding with ALL sidewalk sections listed as maintenance segments.

Understanding that the construction of certain segments may be more challenging, costly and timely than others, City staff is seeking confirmation/direction from the Newnan City Council as it's related to

construction of sidewalk "gap" segments.

City staff are recommending the segments herein in order of buildability and impact:

1. Greison Trail
2. Lee Street
3. Savannah Street
4. Madison Street
5. East Washington Street

Buildability is defined as the ease of construction. Very specifically, certain segments require the acquisition of rights-of-way along numerous parcels, while other segments do not. In addition, certain segments require the construction of retaining walls. The improvement of connectivity between residents and visitors is also a consideration. Lastly, there exist planned future private projects that may be affected by the construction of segments.

Connectivity, as a positive impact on pedestrian movement, is also being considered as a factor in project prioritization.

Please note that upon confirmation/direction, City staff will work with ISE to develop final construction plans that may be used for bidding purposes.

Funding:

SPLOST 2025

Recommendation:

Newnan City Council may prioritize certain sidewalk sections for inclusion in future bid documents for construction in 2026.

Attachments:

1. NEW CONSTRUCTION NEWNAN SIDEWALKS 11x17

Previous Discussion with Council:

Newnan City Council adopted an updated Bicycle and Pedestrian Plan in 2025 and included funding for certain projects in the 2026 Annual Budget.

Apr 26, 2026 - 10:27am - P:\Newnan GA\1011.2602 - Newnan Sidewalks\Engineering\Drawings\Sheet\New Sidewalk\G-000 COVER SHEET NEW CONSTRUCTION.dwg

GENERAL NOTES:

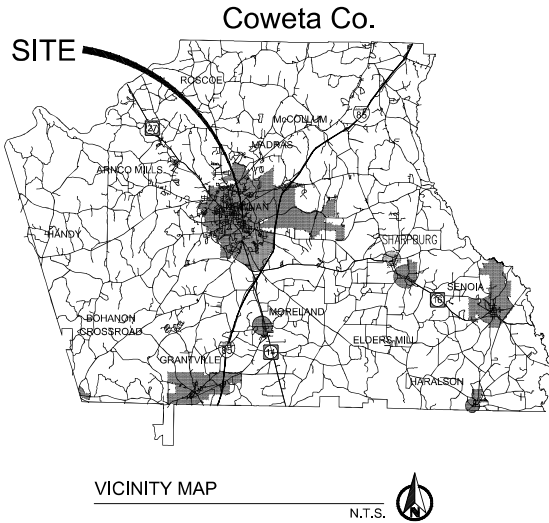
- ENGINEER/SURVEYOR:

INTEGRATED SCIENCE & ENGINEERING, INC.
36 SOUTH COURT SQUARE, STE. 100, 200, 201
NEWNAN, GA 30263
CONTACT: DAVID G. HOVEY, P.E.
EMAIL: DHOVEY@INTSE.COM
PHONE: 678-552-2106
- PROPERTY OWNER:

CITY OF NEWNAN
ADDRESS: 25 LaGRANGE STREET
NEWNAN, GA 30263
CONTACT: HASCO W. CARVER IV
PHONE: (770)253-2682
CELL: (706)206-7175
- GEORGIA ENGINEERING CERTIFICATE OF AUTHORIZATION IS: PEF000625 EXPIRES: 6/30/2026
- 24 HOUR CONTACT: GLENN KENOBIE (404) 569-2592
- STATE WATERS ARE NOT PRESENT ON THIS PROJECT SITE
- NO WETLANDS WERE IDENTIFIED WITHIN THE PROJECT BOUNDARIES.
- PROJECT SITE IS NOT LOCATED WITHIN A GROUND WATER RECHARGE AREA.
- THERE ARE NO FLOOD PLANS ASSOCIATED WITHIN THE SCOPE OF WORK AREAS.

CONSTRUCTION PLANS
FOR
NEWNAN SIDEWALKS
NEW CONSTRUCTION

LAND LOTS: 8-10, 23-26, 54-56 DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA
ADDRESS: NEWNAN GA, COWETA COUNTY
CURRENT ZONING: VARIES



INDEX OF DRAWINGS

CIVIL

- G-000 COVER SHEET
- G-001 GENERAL & CONSTRUCTION NOTES / LEGEND
- V-100 EXISTING CONDITIONS, DEMOLITION PLANS (LEE STREET)
- V-101 EXISTING CONDITIONS, DEMOLITION PLANS (GREISON TRAIL)
- V-102 EXISTING CONDITIONS, DEMOLITION PLANS (WASHINGTON STREET)
- V-103 EXISTING CONDITIONS, DEMOLITION PLANS (MADISON STREET)
- V-104 EXISTING CONDITIONS, DEMOLITION PLANS (SAVANNAH STREET)
- V-105 EXISTING CONDITIONS, DEMOLITION PLANS (SAVANNAH STREET)
- C-110 SITE, GRADING PLANS (LEE STREET)
- C-111 SITE, GRADING PLANS (GREISON TRAIL)
- C-112 SITE, GRADING PLANS (WASHINGTON STREET)
- C-113 SITE, GRADING PLANS (MADISON STREET)
- C-114 SITE, GRADING PLANS (SAVANNAH STREET)
- C-115 SITE, GRADING PLANS (SAVANNAH STREET)
- C-500 CONSTRUCTION DETAILS
- C-501 CONSTRUCTION DETAILS
- C-740 EROSION CONTROL & SEDIMENTATION DETAILS
- C-741 EROSION CONTROL & SEDIMENTATION DETAILS

TOTAL NUMBER OF CIVIL SHEETS = 19



Rev.	Date	By	Check By	Drawn By	Project #	Scale
1					1011.2602	AS SHOWN
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CONSTRUCTION PLANS
FOR
NEWNAN SIDEWALKS
CITY OF NEWNAN
LAND LOTS 8-10, 23-26, 54-56 OF THE 3RD DISTRICT, COWETA COUNTY, GA

COVER SHEET



SHEET NO.
G-000

	2	3	4	5
GENERAL NOTES:				
1.	CITY: CITY NEWMAN 25 LAGRANGE STREET, NEWMAN, GA 30263 CONTACT: HASCO W CARVER IV PHONE: (770) 253-2682 CELL: (706) 206-7175			
2.	ENGINEER: INTEGRATED SCIENCE & ENGINEERING 36 SOUTH COURT SQUARE, STE. 100, 200, 201 NEWMAN, GA 30263 CONTACT: DAVID G HOVEY, P.E., (678) 552-2196			
3.	EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS' RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.			
4.	ALL WORK SHALL CONFORM TO THE CITY OF NEWMAN STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.			
5.	NO STATE WATERS ARE PRESENT WITHIN SCOPE OF WORK AREAS			
6.	NO WETLANDS WERE IDENTIFIED WITHIN THE SCOPE OF WORK AREAS			
7.	PROJECT SITE IS NOT LOCATED WITHIN A GROUND WATER RECHARGE AREA.			
8.	ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL. MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.			
9.	LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GADOT STANDARD SPECIFICATIONS AND DRAWINGS. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.			
10.	THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES AND SHALL AT ALL TIMES TAKE ALL NECESSARY SAFETY PRECAUTIONS FOR THE SAFETY OF ITS EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CONSTRUCTION CODES.			
11.	CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. WILL NOT BE ALLOWED.			
12.	CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER CLEANOUTS, WATER METERS AND ANY OTHER APPURTENANCES TO FINAL GRADE AS REQUIRED.			
13.	CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES.			
14.	THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING OPERATIONS THAT MEET OR EXCEED ANY LOCAL, STATE OR FEDERAL PERMIT REQUIREMENTS. ANY PERMIT VIOLATION OR VIOLATIONS OF STATE LAWS AND REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.			
15.	CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTION OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION, THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.			
16.	THE UTILITY PROTECTION AGENCY IS TO BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.			
17.	CONTRACTOR IS TO COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.			
SIGNING AND MARKING NOTES:				
1.	ALL PAVEMENT MARKINGS, STRIPES, ARROWS, WORDS, ETC., SHALL BE HOT APPLIED THERMOPLASTIC UNLESS INDICATED OTHERWISE.			
2.	ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, THE GEORGIA STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.			
3.	CONTRACTOR SHALL ERADICATE ALL STRIPING IN CONFLICT WITH THE TRAFFIC FLOW PLAN. UTILIZE BLASTING, SUCH AS SAND BLASTING OR WATER BLASTING, GRINDING, OR OTHER AVAILABLE TECHNIQUE TO COMPLETE REMOVE PAVEMENT MARKINGS WITHOUT MATERIALLY DAMAGING THE PAVEMENT SURFACE OR TEXTURE. REPAIR (AT THE CONTRACTOR'S EXPENSE) DAMAGE TO THE PAVEMENT OR OTHER SURFACE FROM REMOVING THE MARKINGS.			
DEMOLITION NOTES				
1.	CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.			
2.	CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.			
3.	CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.			
4.	ALL AREAS NOTED ON SHEETS C100 THRU C104 SHALL BE DEMOLISHED AND REMOVED TO EXISTING GRADE AFTER THE INSTALLATION OF EROSION CONTROL MEASURES AND PRIOR TO BEGINNING SITE WORK. CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER SHEETS IN THIS PACKAGE. ITEMS REQUIRING DEMOLITION BASED ON NEW CONSTRUCTION AND NOT DETAILED ON THIS SHEET SHALL ALSO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH DEMOLITION REQUIREMENTS.			
5.	SAWCUT EDGES OF ASPHALT DEMOLITION, PATCH AND REPAIR AS NECESSARY.			
GRADING/CONSTRUCTION NOTES:				
1.	ALL CONTOURS ON PAVEMENT, OR ELSEWHERE, ARE TOP OF FINISHED PAVEMENT OR SURFACE.			
2.	SLOPES AND DISTURBED AREAS NOT COVERED BY PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDDED AND COVERED WITH MATTING AS DESIGNATED ON EROSION CONTROL FERTILIZED AND WATERED TO PROVIDE A HEARTY, MOVABLE STAND OF GRASS. SAND, ROCKS AND DEBRIS MUST BE REMOVED. ISLANDS TO BE BACKFILLED TO TOP OF CURB WITH TOPSOIL AND GRADED TO DRAIN.			
3.	EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS, IMPORTING AND EXPORTING OF SOIL MAY BE REQUIRED TO RAISE/LOWER SITE TO FINAL GRADES.			
4.	MAXIMUM SLOPES ON CUT OR FILL SECTIONS SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL RECOMMENDATION FOR ADDITIONAL INFORMATION.			
5.	SEE SHEETS C-110 - C-114 FOR SITE EROSION CONTROL MEASURES.			
6.	RCP (REINFORCED CONCRETE PIPE) SHALL BE USED FOR ALL STORM PIPING UNLESS OTHERWISE NOTED.			

OWNER:
CITY NEWMAN
25 LAGRANGE STREET,
NEWMAN, GA 30263
CONTACT: HASCO W CARVER IV
PHONE: (770) 253-2682
CELL: (706) 206-7175

2. ENGINEER:
INTEGRATED SCIENCE & ENGINEERING
36 SOUTH COURT SQUARE, STE. 100, 200, 201
NEWMAN, GA 30263
CONTACT: DAVID G HOVEY, P.E.
(678) 552-2106

3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS' RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.

4. ALL WORK SHALL CONFORM TO THE CITY OF NEWMAN STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.

5. NO STATE WATERS ARE PRESENT WITHIN SCOPE OF WORK AREAS

6. NO WETLANDS WERE IDENTIFIED WITHIN THE SCOPE OF WORK AREAS

7. PROJECT SITE IS NOT LOCATED WITHIN A GROUND WATER RECHARGE AREA.

8. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNERS' APPROVAL. MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRESSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.

9. LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GADOT STANDARD SPECIFICATIONS AND DETAILS. TRAFFIC BARRICADING AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.

10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES AND SHALL AT ALL TIMES TAKE ALL REASONABLE SAFETY PRECAUTIONS FOR THE SAFETY OF ITS EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CONSTRUCTION CODES.

11. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK CROCKS, TRENCHES, ETC. WILL NOT BE ALLOWED.

12. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH UTILITY COMPANIES AND ADJUSTMENT OF EXISTING SANITARY SEWER CLEANOUTS, WATER METERS AND ANY OTHER APPURTENANCES TO FINAL GRADE AS REQUIRED.

13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES.

14. THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING OPERATIONS THAT MEET OR EXCEED ANY LOCAL, STATE OR FEDERAL PERMIT REQUIREMENTS, ANY PERMIT VIOLATION OR VIOLATIONS OF STATE LAWS AND REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

15. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION, THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

16. THE UTILITY PROTECTION AGENCY IS TO BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.

17. CONTRACTOR IS TO COMPLY WITH ALL LOCAL, BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.

1. ALL PAVEMENT MARKINGS, STRIPES, ARROWS, WORDS, ETC., SHALL BE HOT APPLIED THERMOPLASTIC UNLESS INDICATED OTHERWISE.
2. ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, THE GEOMETRIC DESIGN SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.
3. CONTRACTOR SHALL ERADICATE ALL STRIPING IN CONFLICT WITH THE TRAFFIC FLOW PLAN, UTILIZE BLASTING, SUCH AS SAND BLASTING OR WATER BLASTING, GRINDING, OR OTHER APPROVED METHODS TO COMPLETELY REMOVE PAVEMENT MARKINGS WITHOUT MATERIALLY DAMAGING THE PAVEMENT SURFACE OR TEXTURE. REPAIR AT THE CONTRACTOR'S EXPENSE DAMAGE TO THE PAVEMENT OR OTHER SURFACE FROM REMOVING THE MARKINGS.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OR REMOVALS ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, EROSION, UTILITY, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
4. ALL AREAS NOTED ON SHEETS C100 THRU C104 SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AFTER THE INSTALLATION OF EROSION CONTROL MEASURES AND PRIOR TO BEGINNING SITE WORK. CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER UTILITY AND EROSION CONTROL ITEMS AND BE RESPONSIBLE FOR DEMOLITION AND NOT DETAILED ON THIS SHEET SHALL ALSO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH DEMOLITION REQUIREMENTS.
5. SAWCUT EDGES OF ASPHALT DEMOLITION, PATCH AND REPAIR AS NECESSARY.

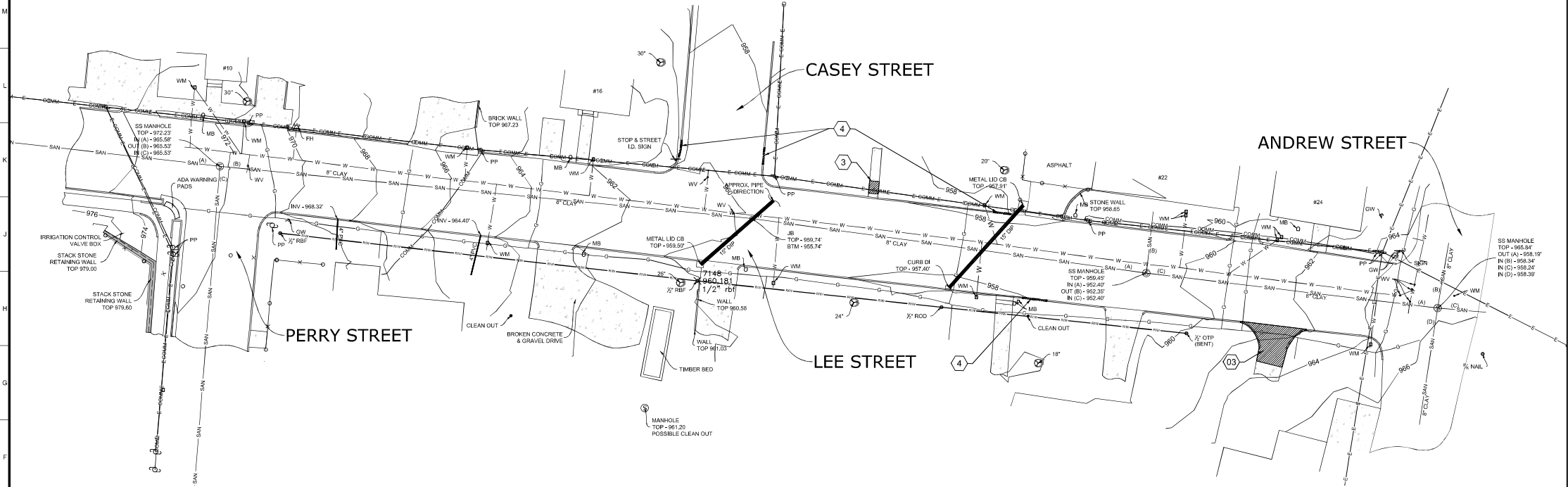
1. ALL CONTOURS ON PAVEMENT, OR ELSEWHERE, ARE TOP OF FINISHED PAVEMENT OR SURFACE.
2. SLOPES AND DISTURBED AREAS NOT COVERED BY PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE. THE AREAS SHALL BE SEEDED AND COVERED WITH MATING AS DESIGNATED ON GRASS. SMALL ROCKS AND DEBRIS MUST BE REMOVED, LEADY, MOVABLE STAND OF CURB WITH TOPSOIL AND GRADED TO DRAIN.
3. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS. IMPORTING AND EXPORTING OF SOIL MAY BE REQUIRED TO RAISE/LOWER SITE TO FINAL GRADES.
4. MAXIMUM SLOPES ON CUT OR FILL SECTIONS SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL RECOMMENDATION FOR ADDITIONAL INFORMATION.
5. SEE SHEETS C-110 - C-114 FOR SITE EROSION CONTROL MEASURES.
6. RCP (REINFORCED CONCRETE PIPE) SHALL BE USED FOR ALL STORM PIPING UNLESS OTHERWISE NOTED.

1. WATER SERVICE PROVIDED BY THE COWETA COUNTY WATER AUTHORITY. CONTACT 770-254-3170 FOR PRE-INSTALLATION CONFERENCE AND TO SCHEDULE ANY INSPECTIONS. (24 HR NOTICE REQUIRED).
2. THE COWETA COUNTY WATER AUTHORITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN ALL WATER CONSTRUCTION.
3. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER OR LOCAL UTILITY TO THE BUILDING.
4. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL TELEPHONE PEDESTALS FROM THE LOCAL UTILITY COMPANY AND PROVIDING SERVICE FROM THE LOCAL UTILITY TO THE BUILDING.
5. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
6. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BRACING AND OTHER MEANS OF PROTECTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF WATER SERVICE WITH THE COWETA COUNTY WATER AUTHORITY IF REQUIRED.
8. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.
9. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, SHALL BE CONNECTED AND INSTALLED BY THE CONTRACTOR. THIS INCLUDES ANY PERMITTING OR CONNECTION FEES THAT MAY BE REQUIRED, ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, ANY ACCIDENTAL BREAKS OR INTERRUPTIONS IN SERVICE TO EXISTING UTILITIES, WHETHER DETAILED ON THESE DRAWINGS OR NOT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND ALL UTILITIES, INCLUDING NOTIFYING ENGINEER OF ANY CONFLICTS BETWEEN NEW AND EXISTING UTILITIES PRIOR TO INSTALLATION.

SHEET NO.
G-001

Apr 17, 2026 - 11:52am - P:\Newnan\GA\1011.2602 - Newnan Sidewalk\Engineering\Drawings\Sheet\New Sidewalk\V-100 EXISTING DEMO PLAN (LEE).dwg

EXISTING CONDITIONS & DEMOLITION PLAN - LEE STREET
SCALE: 1" = 20'



GENERAL SHEET NOTES

1. REFER TO 01001 FOR PROJECT GENERAL NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAILBOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING CONCRETE GUTTER
3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
4. SAWCUT AND REMOVE EXISTING CURB/GUTTER
5. REMOVE SIGN
6. RELOCATE FIRE HYDRANT
7. RELOCATE GUY WIRE
8. RELOCATE POWER POLE
9. ADJUST WATER METER LID TO BE FLUSH w/SIDEWALK
10. DIVERT SIDEWALK AROUND EXISTING POWER POLE
11. INSTALL D.O.T. TYPE D HANDICAP RAMP w/4'X2' TRUNCATED DOME 'WET SET'
12. 4'X2' TRUNCATED DOME 'FASTENED' INTO EXISTING ASPHALT AND CONCRETE
13. 24" STOP BAR
14. 8' ADA COMPLIANT CROSS WALK
15. PEDESTRIAN CROSSING SIGN (MUTCD W11.2) 40' FROM CROSS WALK
16. ADD PEDESTRIAN CROSSING SIGN W/16-17' w/ PLAQUE AT CROSSWALK
17. ADD PEDESTRIAN CROSSING SIGN W/16-5P w/PLAQUE 40' BEFORE CROSSWALK
18. NEW 6' SIDEWALK TO BE INSTALLED AT BACK OF CURB
19. NEW 5' SIDEWALK

LEGEND

- | | | |
|------|---|----------------|
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| PH | - | FIRE HYDRANT |
| PP | - | POWER POLE |
| GW | - | GUY WIRE |
| MB | - | MAIL BOX |
| G | - | GAS |
| W | - | WATER |
| E | - | ELECTRIC |
| COMM | - | COMMUNICATION |
| SAN | - | SANITARY SEWER |
| R/W | - | RIGHT OF WAY |
| | - | EXISTING TREE |



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Project #	Design #	Review #	Check #	Scale	Notes
001.2602	---	---	---	1" = 20'	---

CONSTRUCTION PLANS
FOR

NEWNAN SIDEWALKS

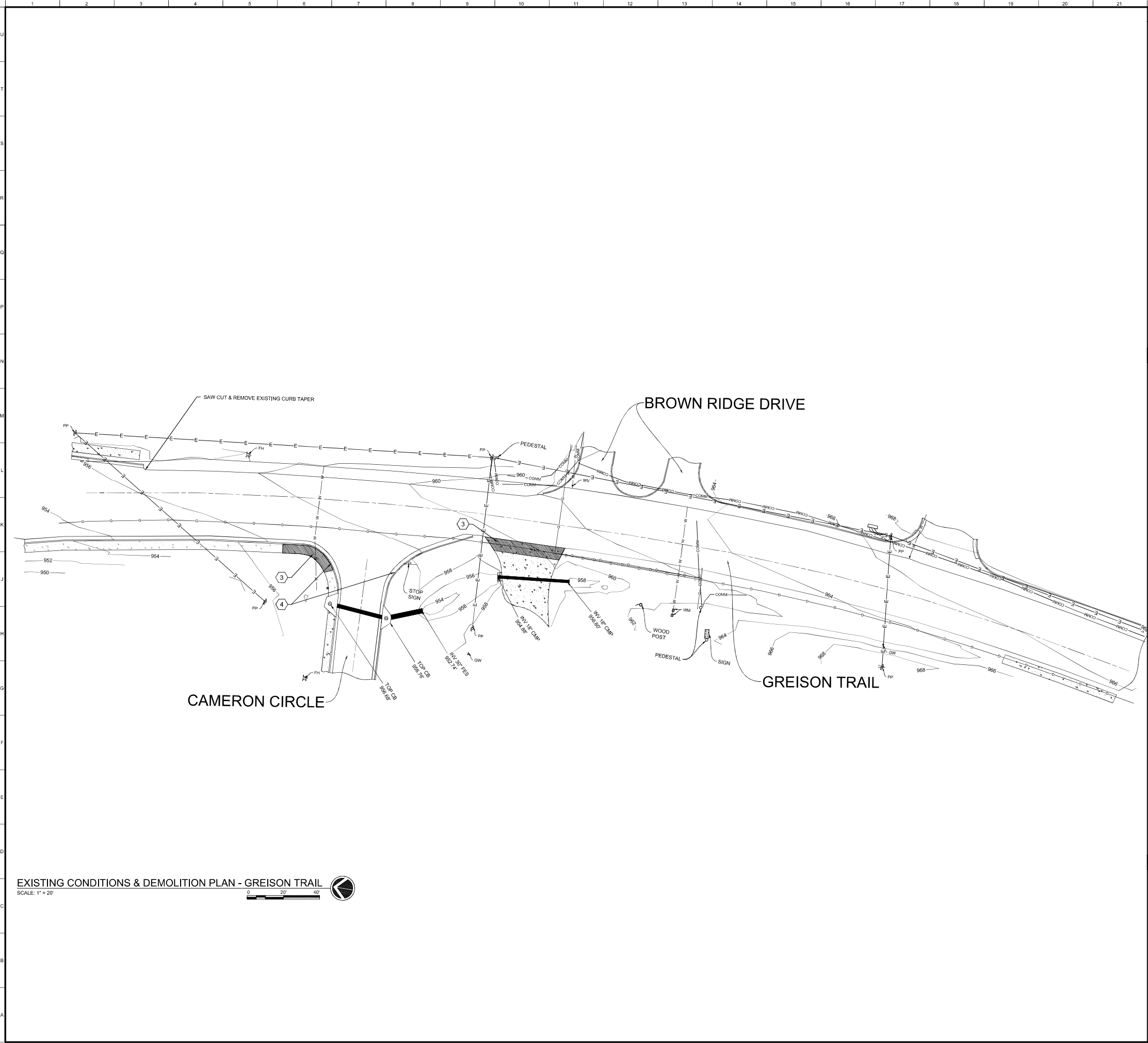
CITY OF NEWNAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

EXISTING CONDITIONS
AND DEMOLITION PLAN
(LEE NEW)

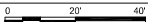


SHEET NO.
V-100

Apr 17, 2028 - 1:43pm - P:\Newnan GA\1011.2802 - Newnan Sidewalk\Engineering\Drawings\Sheets\New Sidewalk\V-101 EXISTING_DEMO PLAN (GREISON).dwg



EXISTING CONDITIONS & DEMOLITION PLAN - GREISON TRAIL
SCALE: 1" = 20'



GENERAL SHEET NOTES

1. REFER TO G1001 FOR PROJECT GENERAL NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAILBOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING CONCRETE GUTTER
3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
4. SAWCUT AND REMOVE EXISTING CURB/GUTTER
5. REMOVE SIGN
6. RELOCATE FIRE HYDRANT
7. RELOCATE GUY WIRE
8. RELOCATE POWER POLE
9. ADJUST WATER METER LID TO BE FLUSH w/SIDEWALK
10. DIVERT SIDEWALK AROUND EXISTING POWER POLE
11. INSTALL D.O.T. TYPE D HANDICAP RAMP w/4'x2' TRUNCATED DOME "WET SET"
12. 4'x2' TRUNCATED DOME "FASTENED" INTO EXISTING ASPHALT AND CONCRETE
13. 24" STOP BAR
14. 8' ADA COMPLIANT CROSS WALK
15. PEDESTRIAN CROSSING SIGN (MULTICD W11.2) 40' FROM CROSS WALK
16. ADD PEDESTRIAN CROSSING SIGN W16-7P w/ PLAQUE AT CROSSWALK
17. ADD PEDESTRIAN CROSSING SIGN W16-9P w/PLAQUE 40' BEFORE CROSSWALK
18. NEW 6' SIDEWALK TO BE INSTALLED AT BACK OF CURB
19. NEW 5' SIDEWALK

LEGEND

- | | | |
|------|---|----------------|
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| FH | - | FIRE HYDRANT |
| PP | - | POWER POLE |
| GW | - | GUY WIRE |
| MB | - | MAIL BOX |
| G | - | GAS |
| W | - | WATER |
| E | - | ELECTRIC |
| COMM | - | COMMUNICATION |
| SAN | - | SANITARY SEWER |
| R/W | - | RIGHT OF WAY |
| | - | EXISTING TREE |



Rev.	Date	By	Check By	Drawn By	Project #	Design By	Review By
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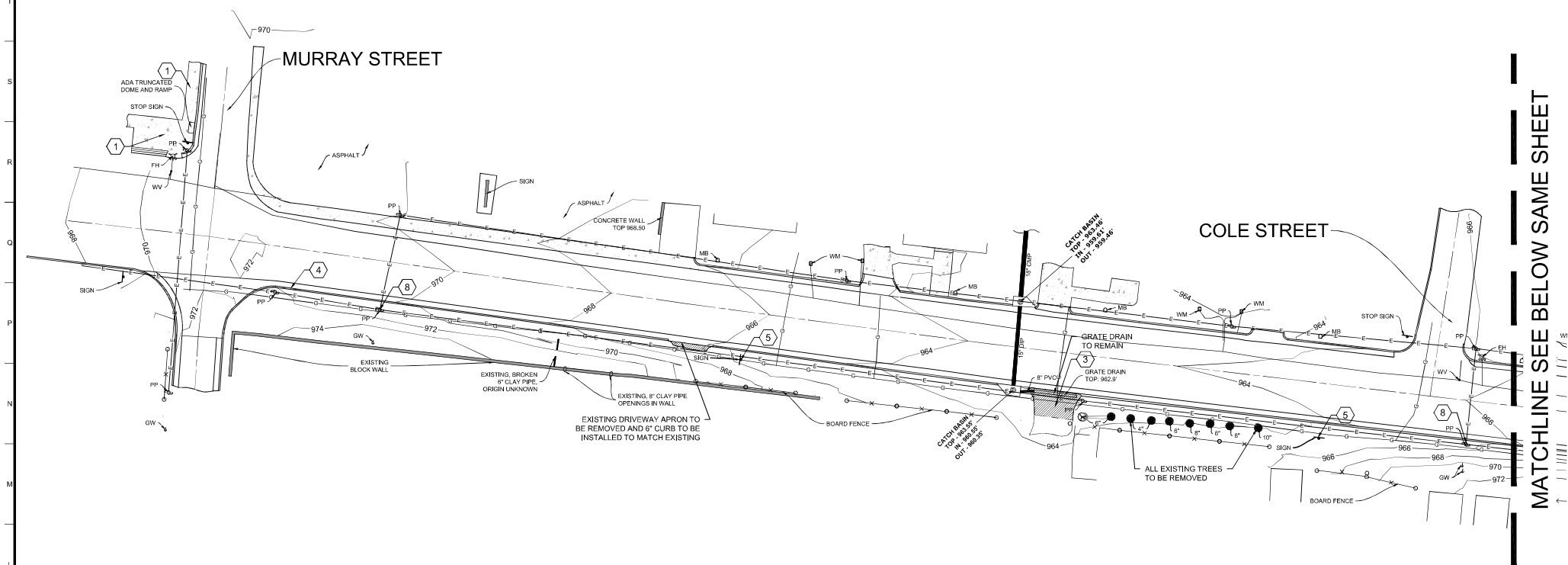
CONSTRUCTION PLANS
FOR
NEWNAN SIDEWALKS
CITY OF NEWNAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

EXISTING CONDITIONS
AND DEMOLITION PLAN
(GREISON NEW)

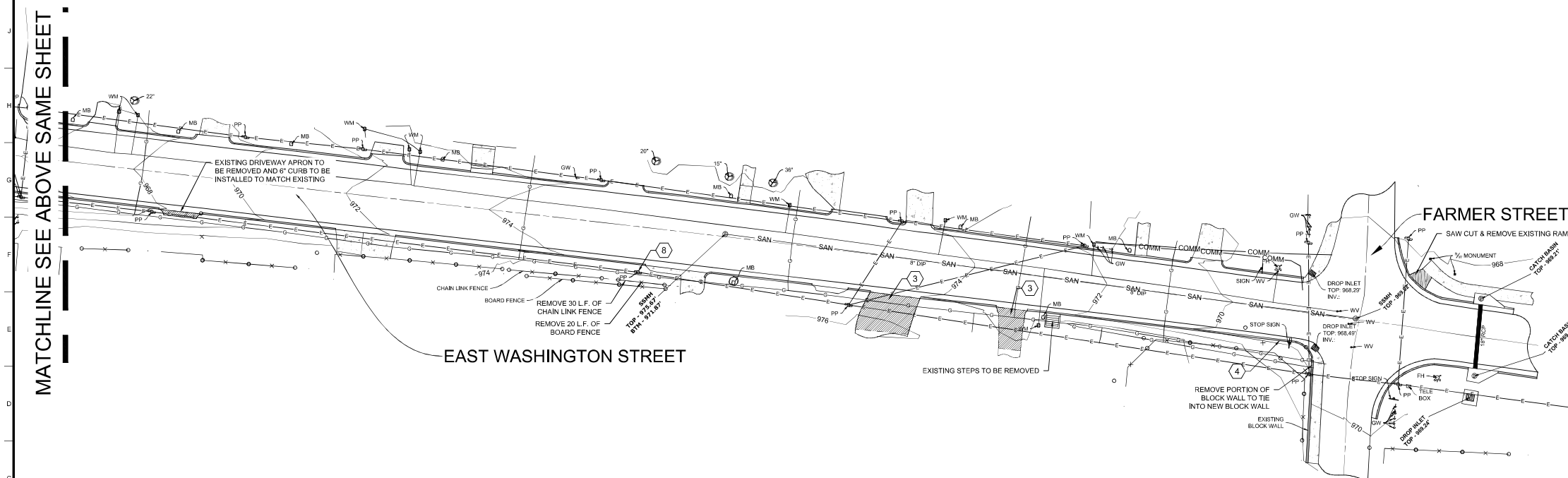


SHEET NO.
V-101

Apr 17, 2026 - 1:46pm - P:\Newnan\GA\10112802 - Newnan\Sidewalk\Engineering\Drawings\Sheets\New Sidewalk V-102 EXISTING DEMO PLAN (WASHINGTON).dwg



EXISTING CONDITIONS & DEMOLITION PLAN - WASHINGTON STREET
SCALE: 1" = 20'



EXISTING CONDITIONS & DEMOLITION PLAN - WASHINGTON STREET
SCALE: 1" = 20'

GENERAL SHEET NOTES

1. REFER TO G001 FOR PROJECT GENERAL NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAILBOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING CONCRETE GUTTER
3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
4. SAWCUT AND REMOVE EXISTING CURB/GUTTER
5. REMOVE SIGN
6. RELOCATE FIRE HYDRANT
7. RELOCATE GUY WIRE
8. RELOCATE POWER POLE
9. ADJUST WATER METER LID TO BE FLUSH w/SIDEWALK
10. DIVERT SIDEWALK AROUND EXISTING POWER POLE
11. INSTALL D.O.T. TYPE D HANDICAP RAMP w/4'X2' TRUNCATED DOME "WET SET"
12. 4'X2' TRUNCATED DOME "FASTENED" INTO EXISTING ASPHALT AND CONCRETE
13. 24" STOP BAR
14. 8' ADA COMPLIANT CROSS WALK
15. PEDESTRIAN CROSSING SIGN (MUTCD W11.2) 40' FROM CROSS WALK
16. ADD PEDESTRIAN CROSSING SIGN W16-7P w/ PLAQUE AT CROSSWALK
17. ADD PEDESTRIAN CROSSING SIGN W16-8P w/PLAQUE 40' BEFORE CROSSWALK
18. NEW 6' SIDEWALK TO BE INSTALLED AT BACK OF CURB
19. NEW 5' SIDEWALK

LEGEND

- | | | |
|------|---|----------------|
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| FH | - | FIRE HYDRANT |
| PP | - | POWER POLE |
| GW | - | GUY WIRE |
| MB | - | MAIL BOX |
| G | - | GAS |
| W | - | WATER |
| E | - | ELECTRIC |
| COMM | - | COMMUNICATION |
| SAN | - | SANITARY SEWER |
| R/W | - | RIGHT OF WAY |
| ⊙ | - | EXISTING TREE |



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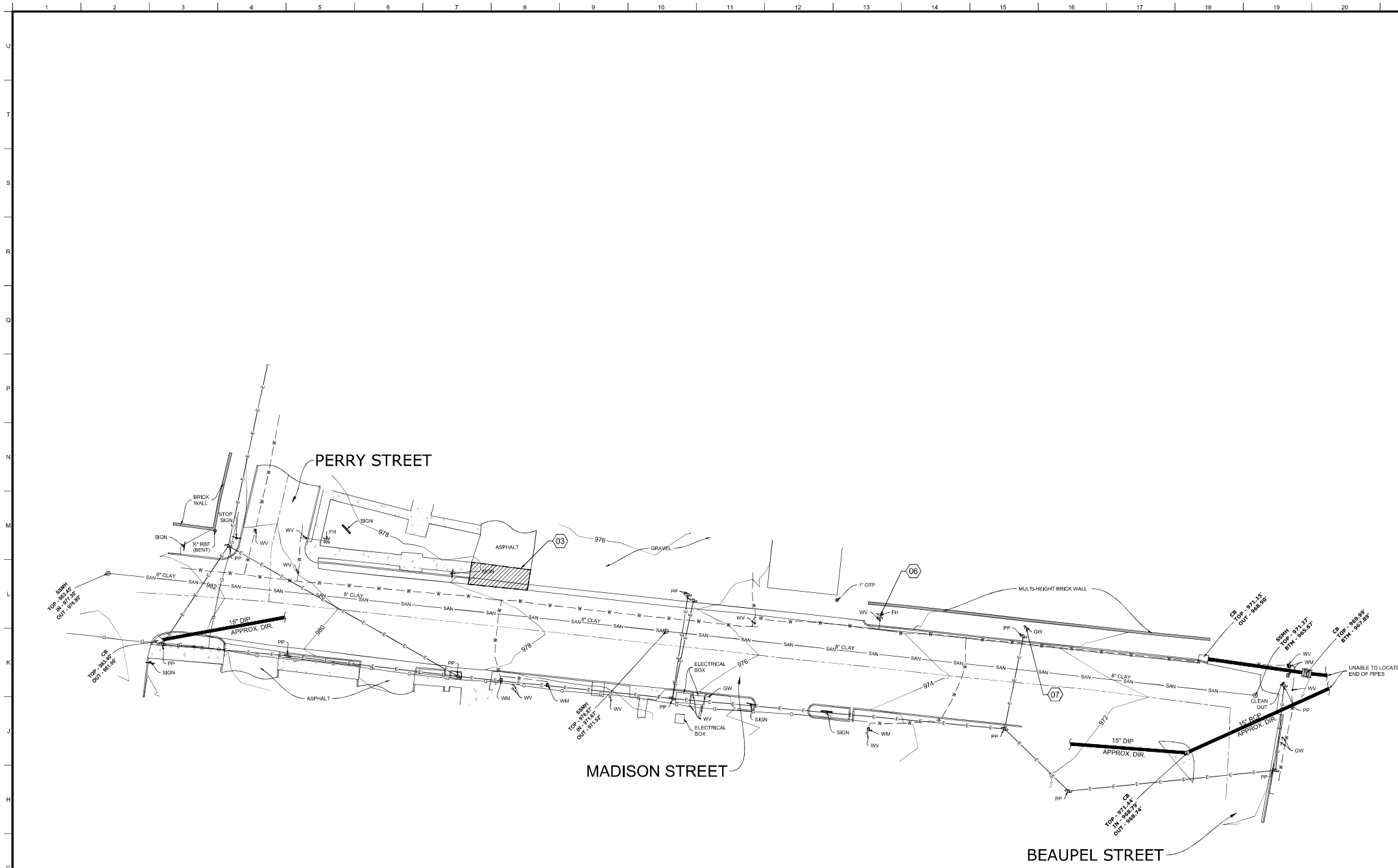
CONSTRUCTION PLANS FOR
NEWNAN SIDEWALKS
CITY OF NEWNAN
LAND LOTS 8-10, 23-25, 55-56 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

EXISTING CONDITIONS AND
DEMOLITION PLAN
(WASHINGTON NEW)



SHEET NO.
V-102

Apr 17, 2026 - 2:01pm - P:\Newnan GA\10112802 - Newnan Sidewalk\Engineering\Drawings\Sheets\New Sidewalk\V-103 EXISTING_DEMO PLAN (MADISON).dwg



EXISTING CONDITIONS & DEMOLITION PLAN - MADISON STREET
SCALE: 1" = 20'

GENERAL SHEET NOTES

1. REFER TO G001 FOR PROJECT GENERAL NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAIL BOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING CONCRETE GUTTER
3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
4. SAWCUT AND REMOVE EXISTING CURB/GUTTER
5. REMOVE SIGN
6. RELOCATE FIRE HYDRANT
7. RELOCATE GUY WIRE
8. RELOCATE POWER POLE
9. ADJUST WATER METER LID TO BE FLUSH w/SIDEWALK
10. DIVERT SIDEWALK AROUND EXISTING POWER POLE
11. INSTALL D.O.T. TYPE D HANDICAP RAMP w/4'X2' TRUNCATED DOME "WET SET"
12. 4'X2' TRUNCATED DOME "FASTENED" INTO EXISTING ASPHALT AND CONCRETE
13. 24" STOP BAR
14. 8' ADA COMPLIANT CROSS WALK
15. PEDESTRIAN CROSSING SIGN (MUTCD W11.2) 40' FROM CROSS WALK
16. ADD PEDESTRIAN CROSSING SIGN W16-7P w/ PLAQUE AT CROSS WALK
17. ADD PEDESTRIAN CROSSING SIGN W16-6P w/PLAQUE 40' BEFORE CROSSWALK
18. NEW 6' SIDEWALK TO BE INSTALLED AT BACK OF CURB
19. NEW 5' SIDEWALK

LEGEND

- | | | |
|------|---|----------------|
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| FH | - | FIRE HYDRANT |
| PP | - | POWER POLE |
| GW | - | GUY WIRE |
| MB | - | MAIL BOX |
| G | - | GAS |
| W | - | WATER |
| E | - | ELECTRIC |
| COMM | - | COMMUNICATION |
| SAN | - | SANITARY SEWER |
| R/W | - | RIGHT OF WAY |
| ET | - | EXISTING TREE |



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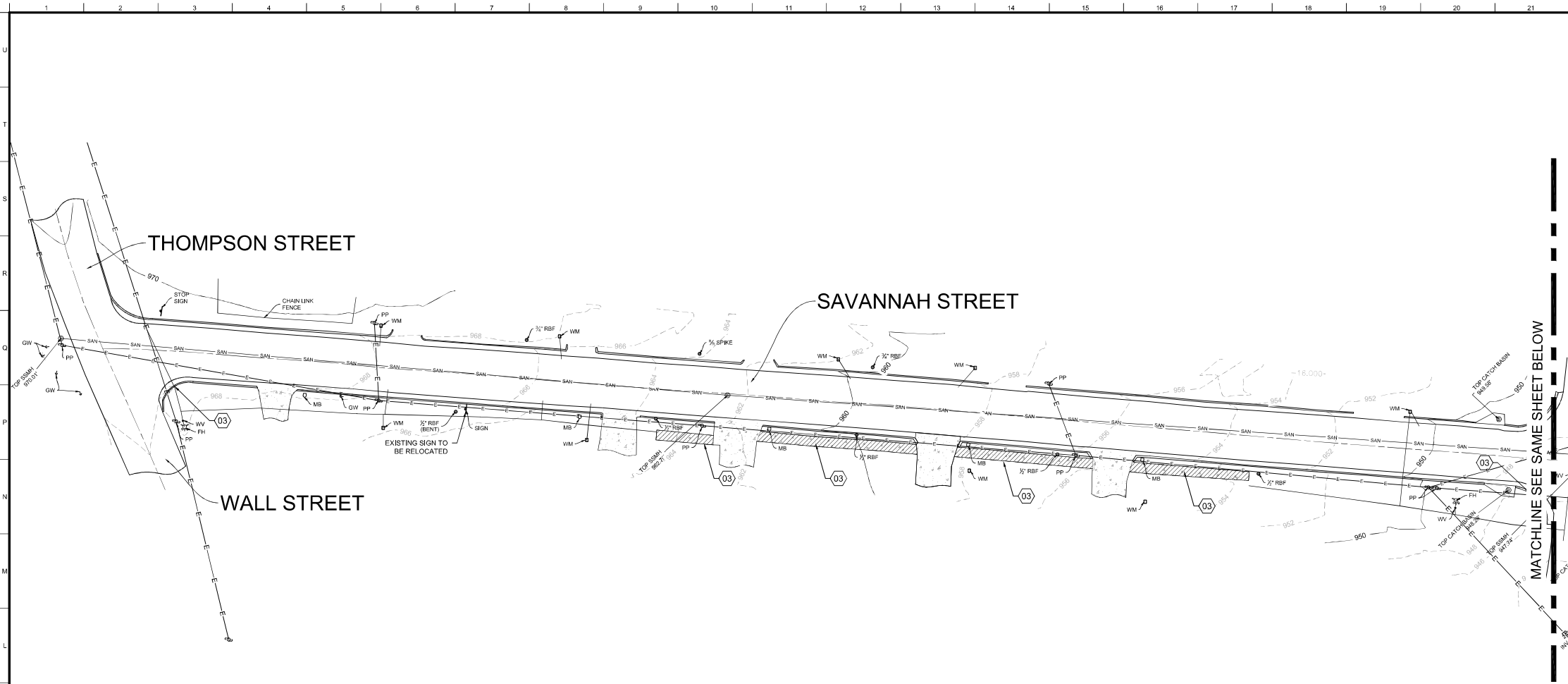
CONSTRUCTION PLANS
FOR
NEWNAN SIDEWALKS
CITY OF NEWNAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

EXISTING CONDITIONS AND
DEMOLITION PLAN
(MADISON NEW)

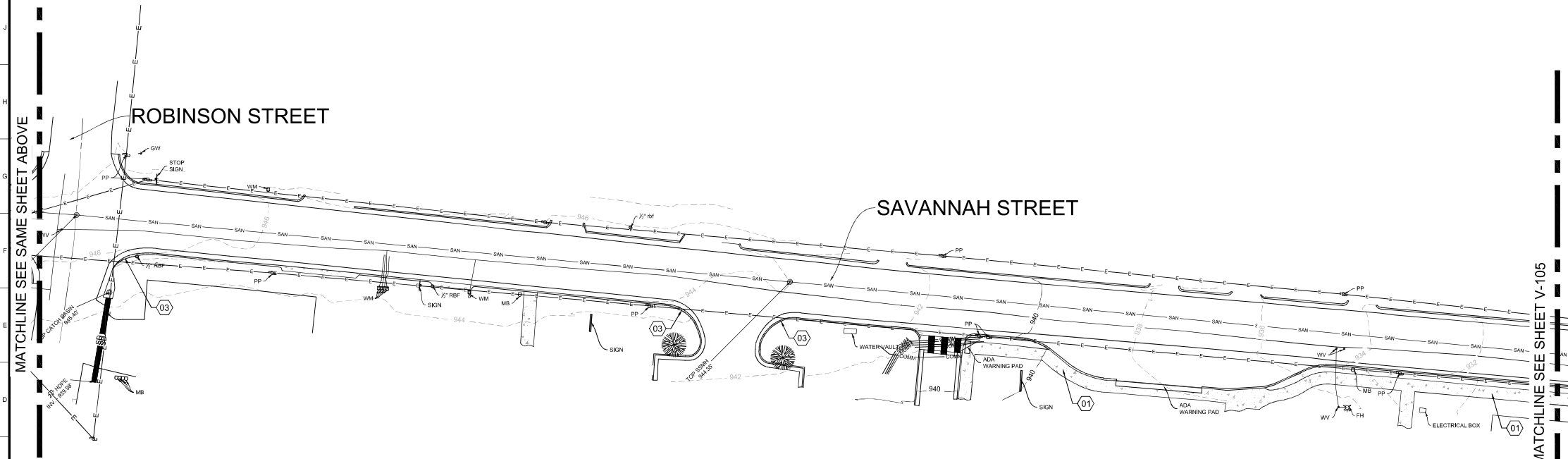


SHEET NO.
V-103

Apr 17, 2026 - 2:05pm - P:\Newnan\GA\10112602 - Newnan\Sidewalk\Engineering\Drawings\Sheets\New Sidewalk V-104 EXISTING_DEMO PLAN (SAVANNAH).dgn



EXISTING CONDITIONS & DEMOLITION PLAN - SAVANNAH STREET
SCALE: 1" = 20'



EXISTING CONDITIONS & DEMOLITION PLAN - SAVANNAH STREET
SCALE: 1" = 20'

GENERAL SHEET NOTES

1. REFER TO G001 FOR PROJECT GENERAL NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAILBOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING CONCRETE GUTTER
3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
4. SAWCUT AND REMOVE EXISTING CURB/GUTTER
5. REMOVE SIGN
6. RELOCATE FIRE HYDRANT
7. RELOCATE GUY WIRE
8. RELOCATE POWER POLE
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19. NEW 5' SIDEWALK

LEGEND

- | | | |
|------|---|----------------|
| WM | - | WATER METER |
| WV | - | WATER VALVE |
| FH | - | FIRE HYDRANT |
| PP | - | POWER POLE |
| GW | - | GUY WIRE |
| MB | - | MAIL BOX |
| G | - | GAS |
| W | - | WATER |
| E | - | ELECTRIC |
| COMM | - | COMMUNICATION |
| SAN | - | SANITARY SEWER |
| R/W | - | RIGHT OF WAY |
| ⊙ | - | EXISTING TREE |



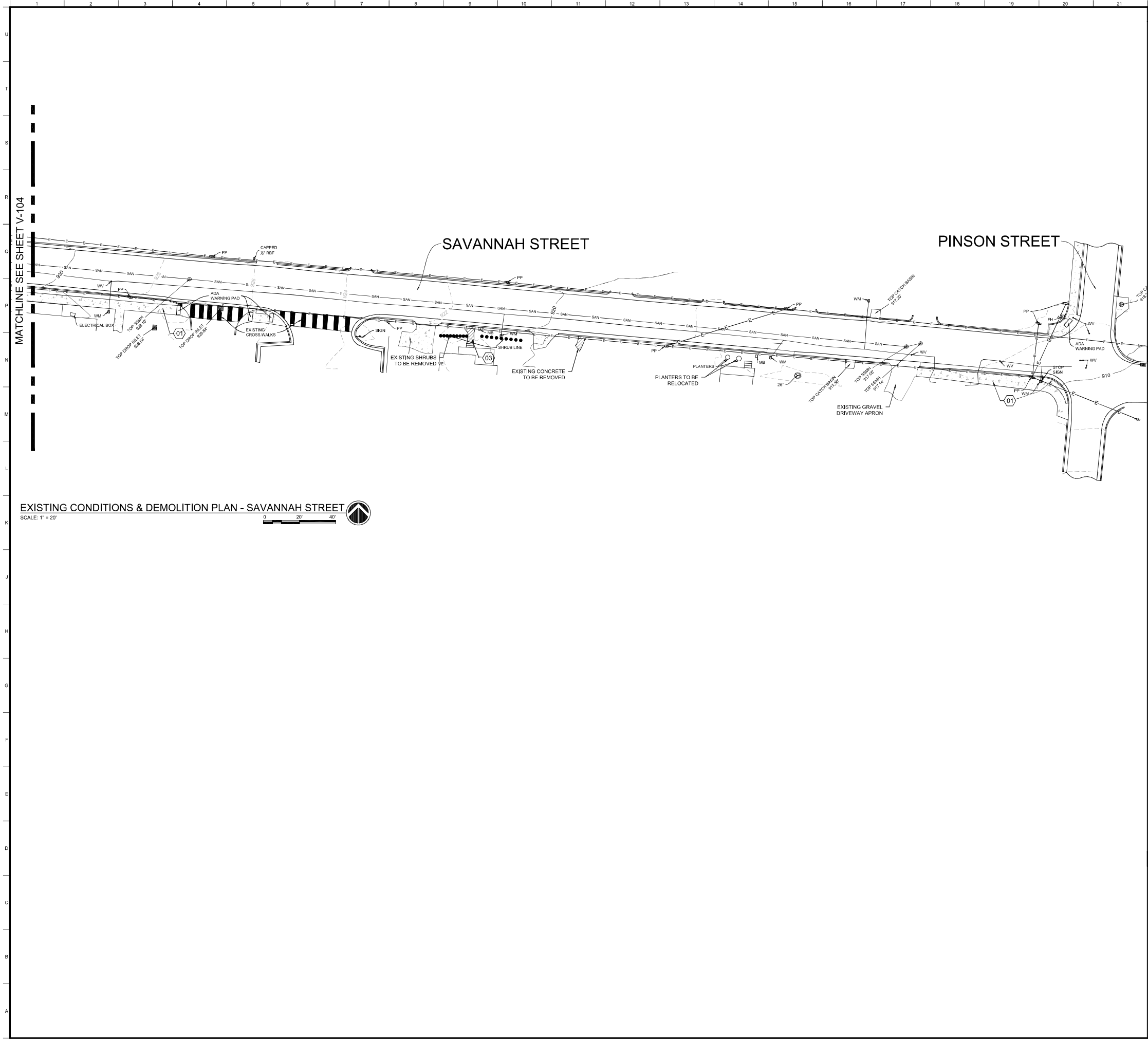
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CONSTRUCTION PLANS
FOR
NEWMAN SIDEWALKS
CITY OF NEWMAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

EXISTING CONDITIONS AND
DEMOLITION PLAN
(SAVANNAH NEW)



SHEET NO.
V-104



GENERAL SHEET NOTES

1. REFER TO G1001 FOR PROJECT GENERAL NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAILBOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

- KEY NOTES
1. EXISTING SIDEWALK
 2. EXISTING CONCRETE GUTTER
 3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
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 18. NEW 6" SIDEWALK TO BE INSTALLED AT BACK OF CURB
 19. NEW 5' SIDEWALK

Drawn By	Check By	Design By	Review By
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Project #	Design By	Design By	Design By
10112802	---	---	---

0'20'10'20'

SCALE: 1" = 20'

- LEGEND
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| WV | - | WATER VALVE |
| FH | - | FIRE HYDRANT |
| PP | - | POWER POLE |
| GW | - | GUY WIRE |
| MB | - | MAIL BOX |
| G | - | GAS |
| W | - | WATER |
| E | - | ELECTRIC |
| COMM | - | COMMUNICATION |
| SAN | - | SANITARY SEWER |
| R/W | - | RIGHT OF WAY |
| | - | EXISTING TREE |

INTEGRATED Science & Engineering
3850 Peachtree Dunwoody Rd., Suite 500, Atlanta, Georgia 30338
(404) 241-2222 FAX (404) 241-1000
C.O.A.#. PFD000025E Exp. 6/30/2026

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CONSTRUCTION PLANS FOR

NEWNAN SIDEWALKS

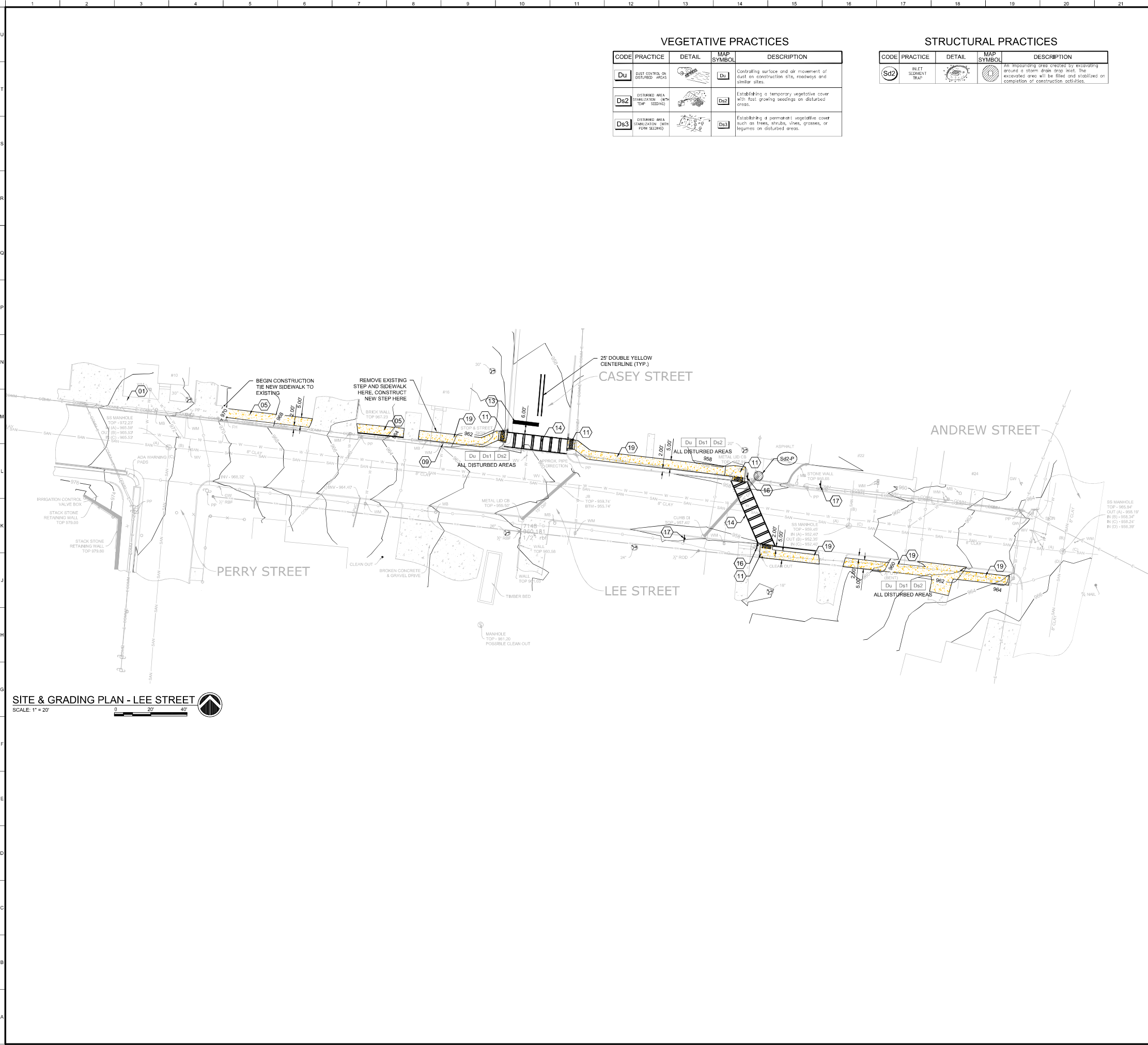
CITY OF NEWNAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

EXISTING CONDITIONS AND DEMOLITION PLAN (SAVANNAH NEW)

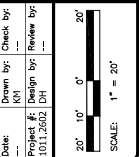
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SHEET NO.

V-105



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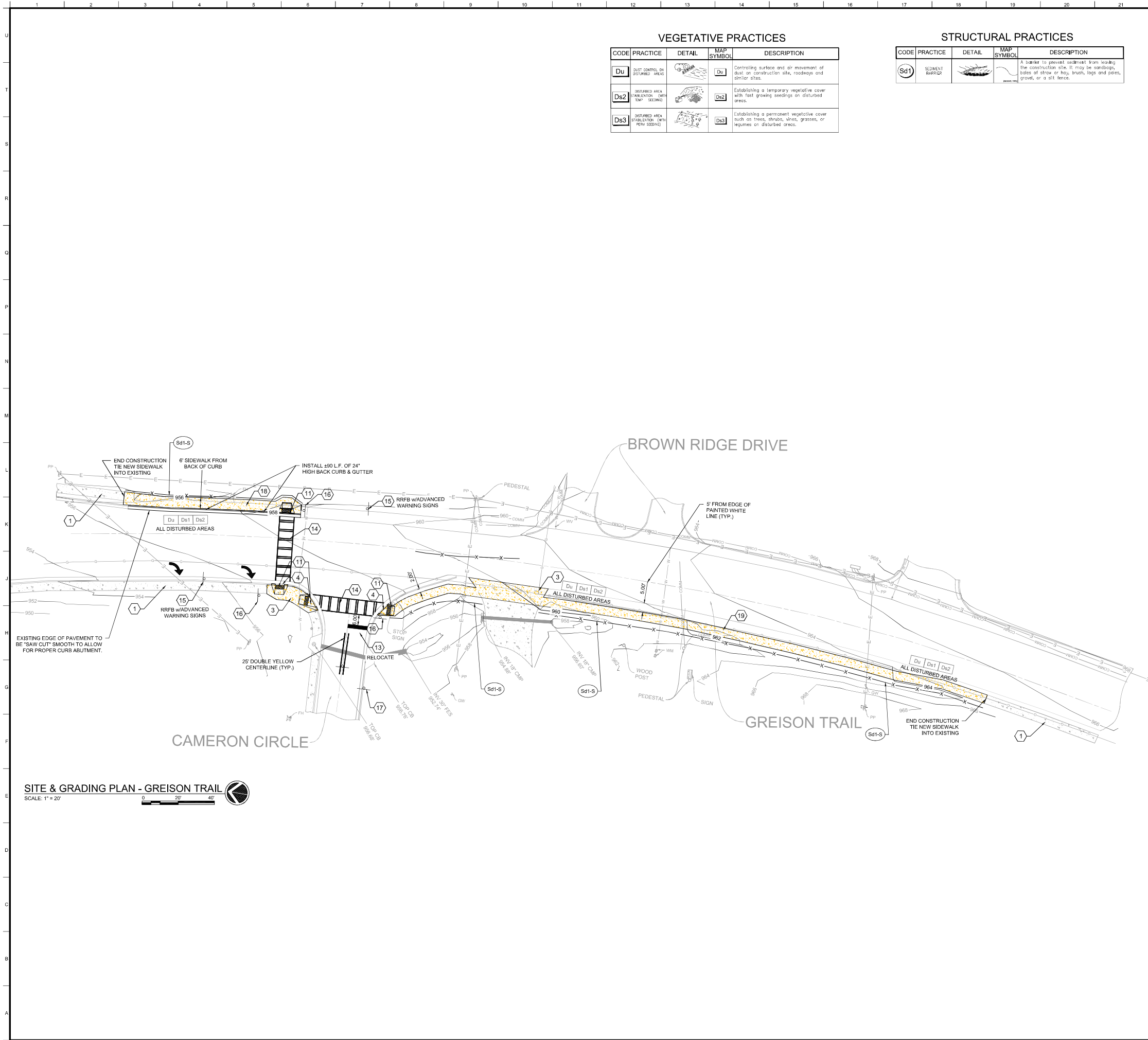
CONSTRUCTION PLANS
FOR
NEWMAN SIDEWALKS
CITY OF NEWMAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

SITE, GRADING AND
EROSION CONTROL PLAN
(LEE NEW)



SHEET NO.
C-110

Apr 20, 2026 - 8:48am - P:\Newnan GA\1011.2802 - Newnan Sidewalk\Engineering\Drawings\Sheets\New Sidewalk\C-111 SITE GRADING PLAN (GRESO)Jing



VEGETATIVE PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Du	DUST CONTROL ON DISTURBED AREAS			Controlling surface and air movement of dust on construction site, roadways and similar sites.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP. SEEDING)			Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM. SEEDING)			Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.

STRUCTURAL PRACTICES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEGMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be made up of bales of straw or hay, brush, logs and poles, gravel, or a silt fence.

GENERAL SHEET NOTES

- REFER TO G1001 FOR PROJECT GENERAL NOTES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ANY MAILBOX CONFLICTS AS PART OF NEW SIDEWALK CONSTRUCTION IF REQUIRED.

KEY NOTES

- EXISTING SIDEWALK
- EXISTING CONCRETE GUTTER
- SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
- SAWCUT AND REMOVE EXISTING CURB/GUTTER
- REMOVE SIGN
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- RELOCATE GUY WIRE
- RELOCATE POWER POLE
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- ADD PEDESTRIAN CROSSING SIGN W16-9P w/PLAQUE 40' BEFORE CROSSWALK
- NEW 6' SIDEWALK TO BE INSTALLED AT BACK OF CURB
- NEW 5' SIDEWALK

LEGEND

- WM - WATER METER
- WV - WATER VALVE
- FH - FIRE HYDRANT
- PP - POWER POLE
- GW - GUY WIRE
- MB - MAIL BOX
- G - GAS
- W - WATER
- E - ELECTRIC
- COMM - COMMUNICATION
- SAN - SANITARY SEWER
- R/W - RIGHT OF WAY
- EXISTING TREE



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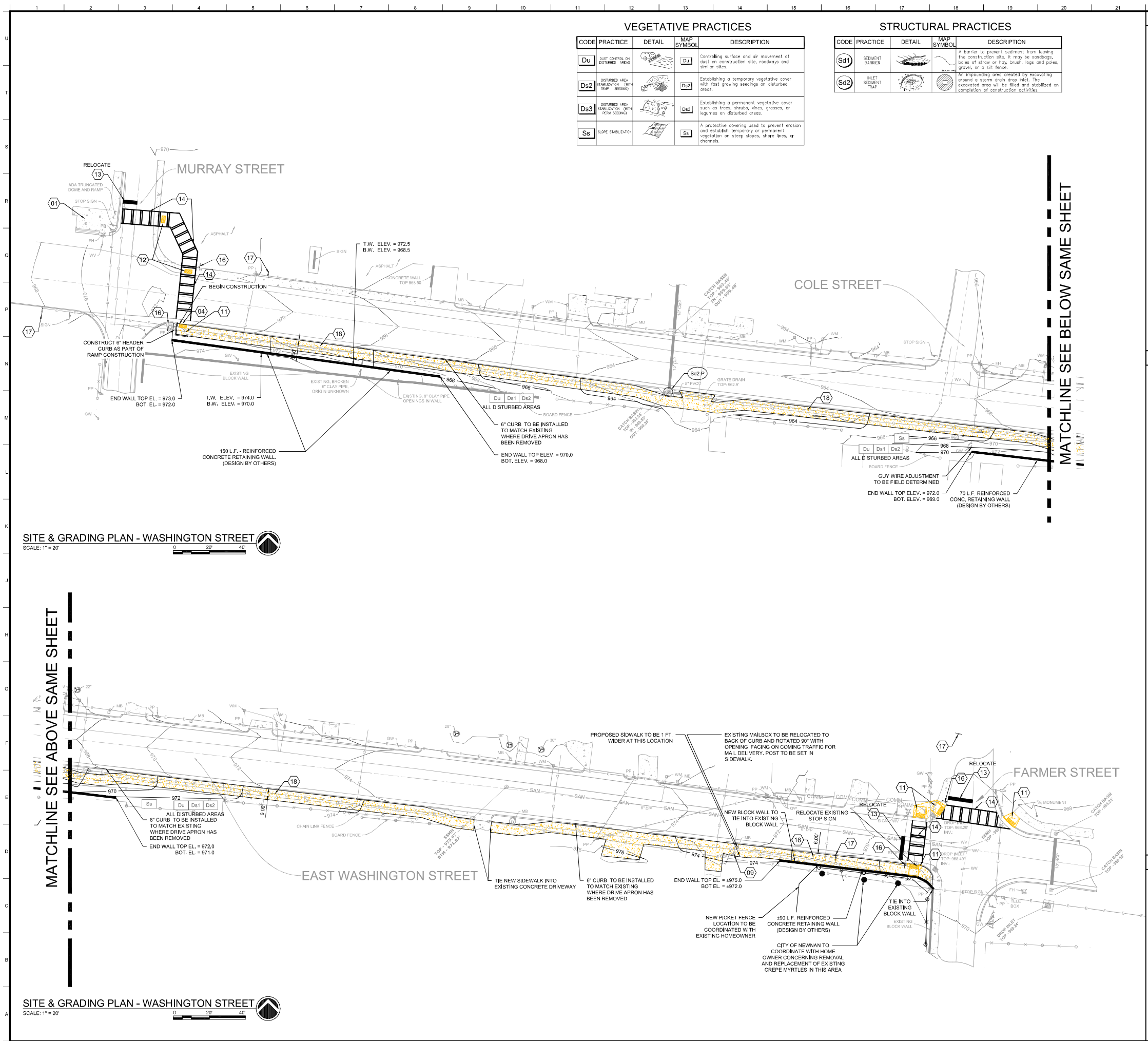
CONSTRUCTION PLANS FOR
NEWMAN SIDEWALKS
CITY OF NEWMAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

SITE, GRADING AND EROSION
CONTROL PLAN (GRESO NEW)



SHEET NO.
C-111

Apr 27, 2028 - 4:44pm - P:\Newnan\GA\10112802 - Newnan\Site\Grading\Drawings\Sheets\New Sidewalk\C-112 SITE GRADING PLAN (WASHINGTON).dwg



3850 Peachtree Road, Suite 500, Atlanta, Georgia 30326
970.791.0522, 216 W. 14th Street, 10th Floor
COA #: PFD00082E Exp. 6/30/2026

Drawn By	Check By	Design By	Review By	Date	Rev.
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CONSTRUCTION PLANS FOR

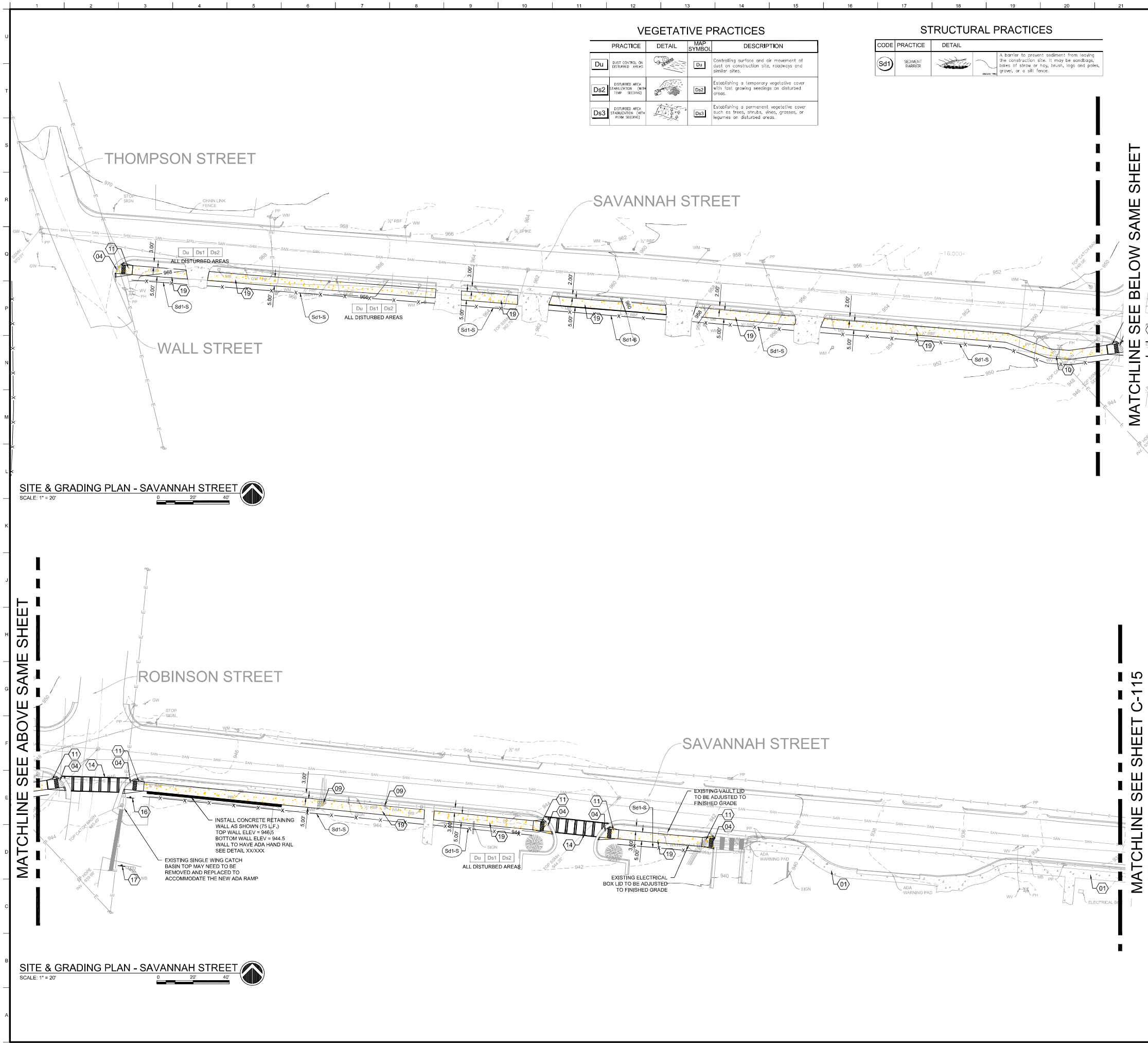
NEWMAN SIDEWALKS

CITY OF NEWMAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

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SHEET NO.
C-112

Apr 27, 2028 - 4:18pm - P:\Newnan\GA\10112802 - Newnan Sidewalk\Engineering\Drawings\Sheets\New Sidewalk\C-114 SITE GRADING PLAN (SAVANNAH).dwg



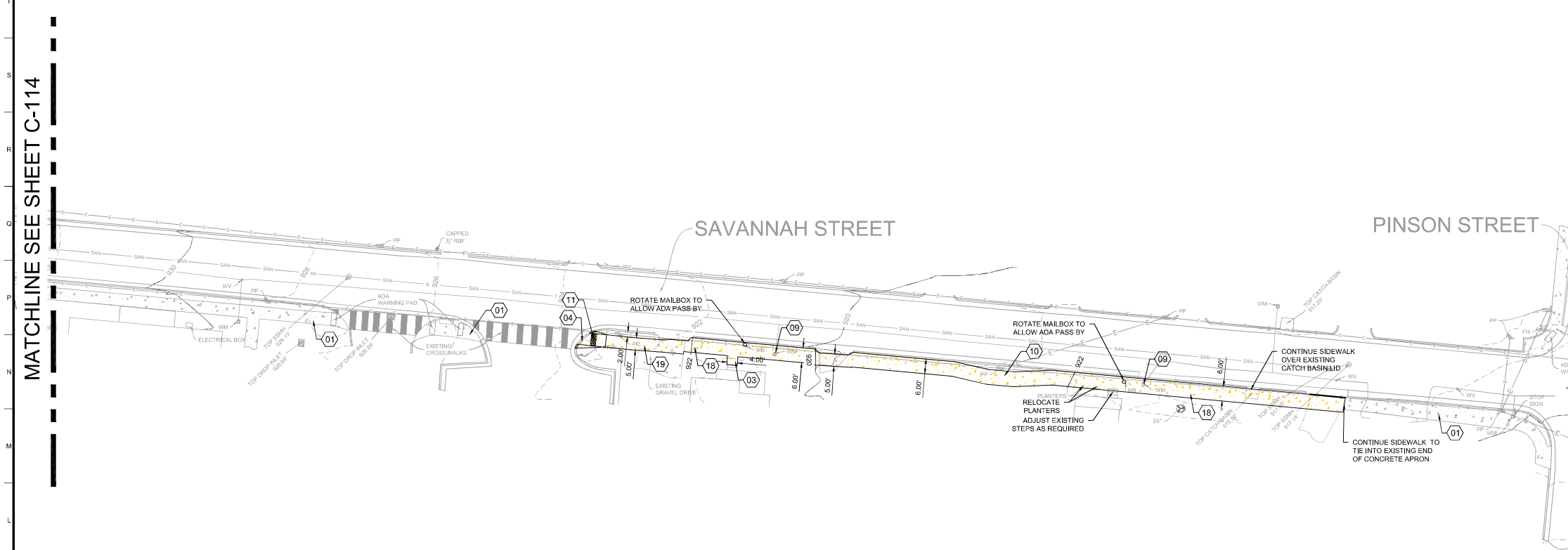
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CONSTRUCTION PLANS FOR
NEWMAN SIDEWALKS
CITY OF NEWMAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

SITE, GRADING AND EROSION CONTROL PLAN (SAVANNAH NEW)



SHEET NO.
C-114



SITE & GRADING PLAN - SAVANNAH STREET
SCALE: 1" = 20'

GENERAL SHEET NOTES

1. REFER TO S1001 FOR PROJECT GENERAL NOTES.
2. ALL EXISTING MAIL BOXES SHALL BE MOVED TO THE BACK OF CURB AND ROTATED 90°. MAIL BOX OPENING SHALL FACE ON COMING TRAFFIC TO ALLOW FOR EASE OF MAIL DELIVERY. MAIL BOX POT SHALL BE PLACED IN THE SIDEWALK CONCRETE

KEY NOTES

1. EXISTING SIDEWALK
2. EXISTING CONCRETE GUTTER
3. SAWCUT EXISTING ASPHALT/CONCRETE TO BE REPLACED WITH 6" THICK CONCRETE
4. SAWCUT AND REMOVE EXISTING CURB/GUTTER
5. REMOVE SIGN
6. RELOCATE FIRE HYDRANT
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8. RELOCATE POWER POLE
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19. NEW 5' SIDEWALK

LEGEND

- WM - WATER METER
WV - WATER VALVE
FH - FIRE HYDRANT
PP - POWER POLE
GW - GUY WIRE
MB - MAIL BOX



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CONSTRUCTION PLANS
FOR
NEWMAN SIDEWALKS
CITY OF NEWMAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

SITE, GRADING AND EROSION
CONTROL PLAN (SAVANNAH
NEW)



SHEET NO.
C-115



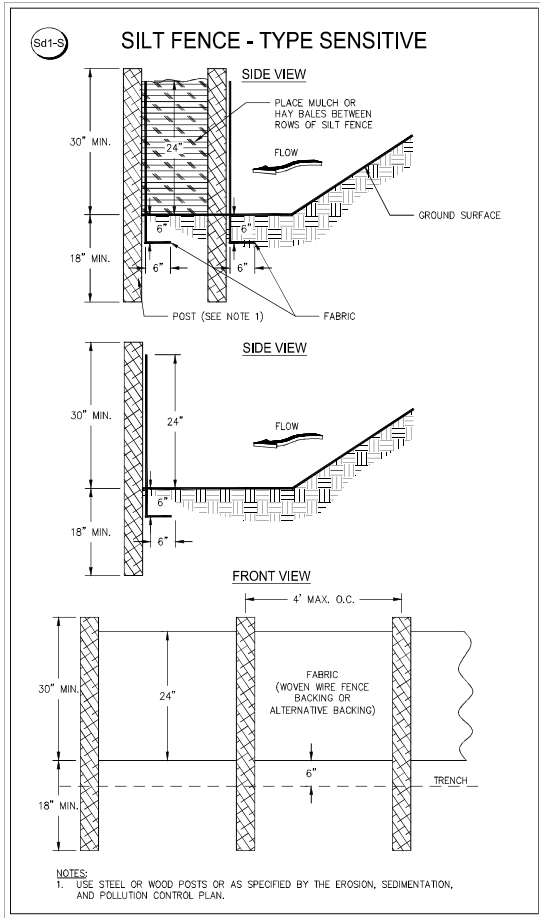
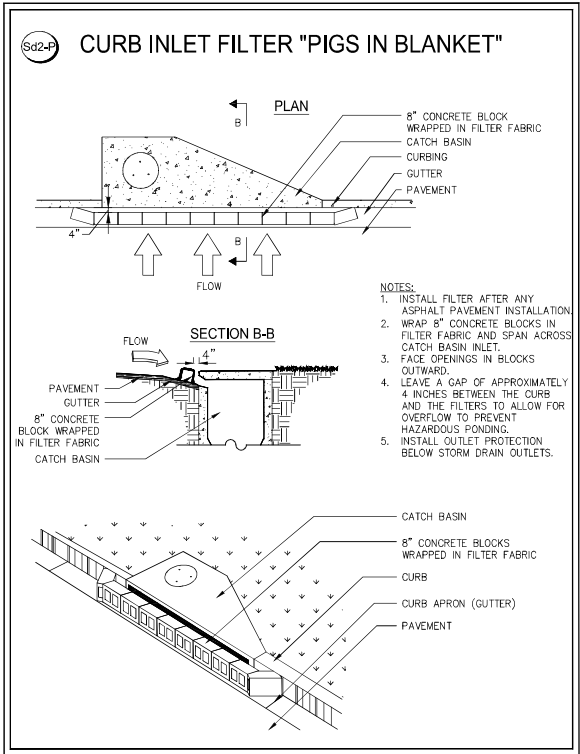
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C-501

DETAIL
SCALE: N.T.S.



	<u>D5 MULCHING SPECIFICATIONS:</u> MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE USED AS A SINGLE EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH AND RATE. MULCH SHALL BE APPLIED TO ALL EXPOSED AREAS OF GREATER THAN SIX MONTHS MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA IS UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATION TECHNIQUES SHALL BE EMPLOYED. <u>SITE PREPARATION</u> 1. GRAD TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH. 2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACE BARRIERS. 3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES. <u>APPLYING MULCH</u> WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER TON TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF ORGANIC MULCHES. 1. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC TO AVOID PROBLEMS OF "TRACKING IN" OF DAMAGE TO SHOES, CLOTHING, ETC. 2. APPLY POLYETHYLENE FILM ON EXPOSED AREAS. <u>ANCHORING MULCH</u> 1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 INCHES HIGH. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL. IF THE DISK IS SET AT AN ANGLE, IT WILL CUT THE MULCH BUT NOT PRESS IT INTO THE SOIL. THE MULCH OF IT IN AN ERRECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (OR POLYURETHANE). THE ASPHALT EMULSION SHALL BE SPRAYED ON THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE EMULSIFIED ASPHALT AND 100 GALLONS OR WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. THE NETTING SHALL BE STRETCHED TIGHT AND SECURED TO THE SOIL WITH ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS. 2. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY. <u>D6 TEMPORARY SEEDING SPECIFICATIONS:</u> <u>A. GRADING AND SHAPING</u> 1. EXCESSIVE WATER RUNOFF MUST BE CONTROLLED BY PLANNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DIKES, DIVERSIONS, SEDIMENT BASINS, AND OTHERS. <u>B. SEEDBED PREPARATION</u> 1. WHEN A MULCH OR SEEDING IS USED, SEEDBED PREPARATION IS NOT REQUIRED. 2. WHEN USING CONVENTIONAL OR HAND-SEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS NOT SEALED BY RAINFALL. 3. WHEN THE SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH UNDISTURBED CUT SLOPES, THE SOIL SHALL BE TRENCHED, OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE. <u>C. LIME AND FERTILIZER</u> 1. AGRICULTURAL LIME IS NOT REQUIRED. 2. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. 3. ON SOILS OF VERY LOW FERTILITY, USE 500 TO 700 POUNDS 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (BASED ON 100% NITROGEN). IF THE SITE WILL PERMIT, APPLY BEFORE LAND PREPARATION AND DISK, RIP, OR CHISEL TO INCORPORATE. <u>D. SEEDING</u> 1. SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. 2. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CUT/PACKER-SEEDER, OR HYDRAULIC SEEDER (OR COMBINATION THEREOF). 3. DRILL OR CUT/PACKER-SEEDERS SHOULD NORMALLY PLACE SEED ONE-ONE-HALF TO ONE INCH DEEP. <u>E. MULCHING</u> 1. TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT TERM PROTECTION. SEE D6-1, DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). <u>F. IRRIGATION</u> 1. IF WATER IS APPLIED, IT MUST BE AT A RATE NOT CAUSING RUNOFF AND EROSION. THOROUGHLY WET THE SOIL. WHEN THE SEED HAS GERMINATED, SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED. * REVISED 7/01 PER 5TH EDITION OF <u>MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA</u>. <u>D7 PERMANENT SEEDING SPECIFICATIONS:</u> <u>A. GRADING AND SHAPING</u> 1. GRADING AND SHAPING IS NOT NORMALLY REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT (COMBINATION) IS USED. GRADES SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENTS. <u>B. SEEDBED PREPARATION</u> 1. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS: A. BROADCAST PLANTING 1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEViate COMPACTION; INCORPORATE LIME AND FERTILIZER, SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED SPRIGS, OR PLANTS; AND ALLOW FOR THE STRAW OR HAY MULCH IF A DISK IS TO BE USED. <u>C. LIME AND FERTILIZER - RATES AND ANALYSIS</u> 1. WHERE PERMANENT VEGETATION IS TO BE ESTABLISHED, AGRICULTURAL LIME SHALL BE APPLIED AS INDICATED OR AT THE RATE OF 1 TO 2 TONS PER ACRE, AGRICULTURAL LIME SHALL BE WITHIN THE SPECIFICATIONS OF THE DEPARTMENT OF AGRICULTURE. 2. LIME SPREAD BY CONVENTIONAL EQUIPMENT WILL BE "GROUND LIMESTONE". GROUND LIMESTONE IS CALCITIC LIMESTONE GROUND SO THAT 90 PERCENT OF THE MATERIAL WILL PASS THROUGH A 10-MESH SIEVE AND NOT LESS THAN 20-MESH SIEVE. 3. AGRICULTURAL LIME SPREAD BY HYDRAULIC SEEDING EQUIPMENT WILL BE "FINELY GROUND LIMESTONE". FINELY GROUND LIMESTONE IS CALCITIC OR DOLOMITIC LIMESTONE GROUND SO THAT 98 PERCENT OF THE MATERIAL WILL PASS THROUGH A 20-MESH SIEVE AND NOT LESS THAN 70 PERCENT WILL PASS THROUGH A 100-MESH SIEVE. <u>D. LIME AND FERTILIZER - APPLICATION</u> 1. WHEN HYDRAULIC SEEDING EQUIPMENT IS USED: A. THE INITIAL FERTILIZER WILL BE MIXED WITH SEED, INOCULANT (IF NEEDED) AND WOOD CELLULOSE OR WOOD MULCH AND APPLIED IN A SLURRY. THE SLURRY WILL BE AGITATED DURING APPLICATION TO KEEP THE INGREDIENTS THOROUGHLY MIXED. THE MIXTURE WILL BE SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER BEING PLACED IN THE HYDROSEEDER. B. FINELY GROUND LIMESTONE WILL BE MIXED WITH WATER AND APPLIED IMMEDIATELY AFTER MULCHING IS COMPLETED WITH THE TOP DRESSING. 2. WHEN CONVENTIONAL PLANTING IS TO BE DONE, LIME AND FERTILIZER WILL BE APPLIED UNIFORMLY IN ONE OF THE FOLLOWING METHODS: A. APPLY BEFORE LAND PREPARATION SO THAT IT WILL BE MIXED WITH THE SOIL DURING SEEDBED PREPARATION. B. MIX WITH THE SOIL USED TO FILL THE HOLES, DISTRIBUTE IN FURROWS, OR BROADCAST AFTER STEEP SURFACES AND SCARIFIED, FITTED OR TRENCHED. D. A FERTILIZER PELLET WILL BE PLACED AT ROOT DEPTH. * REVISED 7/01 PER 5TH EDITION OF <u>MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA</u>.
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Page 34 of 77



Rev.	Date	By	App.
1			
2			
3			
4			
6			
7			
8			
9			

Drawn by: []
Checked by: []
Project # []
Design by: []
Date: 10/11/2025
Scale: 1" = 20'

CONSTRUCTION PLANS
FOR
NEWNAN SIDEWALKS
CITY OF NEWNAN
LAND LOTS 8-10, 23-25, 52-54 OF THE 3RD DISTRICT, CONNETA COUNTY, GA

CONSTRUCTION DETAILS



SHEET NO.
C-741



PRESENTED BY: ABIGAIL STRICKLAND

07/21/2026

DOWNTOWN EVENTS

CHALLENGES

- INCREASING REQUESTS FOR CLOSURES
- CONFLICTS WITH ESTABLISHED DOWNTOWN EVENTS
- PARKING IMPACTS ON MERCHANTS/CUSTOMERS
- OPERATIONAL STRAIN ON RESOURCES
- LACK OF CONSISTENT REVIEW/AWARENESS



GOALS

- **CREATE A PREDICTABLE PROCESS**
- **PROTECT DOWNTOWN ACCESSIBILITY**
- **SUPPORT ECONOMIC VITALITY**
- **IMPROVE COMMUNICATION**
- **ENSURE FAIRNESS & TRANSPARENCY**
- **BETTER COORDINATE USE OF PUBLIC SPACE**





PROPOSED PROCESS

1. INITIAL APPLICATION SUBMISSION
2. STAFF REVIEW (PUBLIC SAFETY, CITY MANAGER, & MAIN STREET/DDA)
3. FEE ASSESSMENT & CONDITIONS
4. CITY COUNCIL APPROVAL (IF APPLICABLE)
5. MERCHANT NOTIFICATION



EVENT CLASSIFICATION *system*



TIER 1 - SMALL ACTIVATION

- sidewalk sales
- small pop-ups
- no closures
- staff approval
- Range from \$0-minimal fee



TIER 2 - MODERATE EVENT

- limited parking closure/local street closure
- small attendance
- staff approval
- \$\$



TIER 3 - MAJOR EVENT

- street closures (local & state)
- alcohol request
- large attendance
- City Council approval
- \$\$\$



FEE STRUCTURE

PARKING SPACE CLOSURE FEE

- per space/per day fee
- higher rate during peak hours/season

STREET CLOSURE FEE

- flat application fee
- additional fee(s) could include:
 - extended duration
 - number of closures
 - Public Safety staffing

DAMAGE/CLEAN UP DEPOSIT

- damage to property
- excessive trash

WAIVER OPTION

Council or staff could waive fees for: city sponsored events, non-profits, signature downtown events, community-benefit events.

EVENT CONFLICT

policy

"PREFERENCE MAY BE GIVEN TO ESTABLISHED COMMUNITY EVENTS AND OFFICIALLY SANCTIONED DOWNTOWN EVENTS WHEN EVALUATING REQUESTS THAT CREATE SCHEDULING CONFLICTS, DUPLICATE PROGRAMMING, OR NEGATIVELY IMPACT EXISTING EVENTS."

OK

ESTABLISHING "BLACK OUT DATES", IMPLEMENTING "BUFFER TIMES", AND/OR RESTRICTING SIMULTANEOUS EVENTS

ANNUAL CALENDAR

PRIORITY GIVEN TO CITY SPONSORED EVENTS (MAIN STREET, LEISURE SERVICES, ETC), THEN TO SIGNATURE PRIVATELY HOSTED EVENTS. ONCE ANNUAL CALENDAR ESTABLISHED, LATER APPLICANTS CAN REVIEW AVAILABILITY AND SUBMIT APPLICATION.



LIMITATIONS & DENIALS

limitations

- CAP NUMBER OF PRIVATE CLOSURES
- LIMIT CLOSURES DURING “PRIME” WEEKENDS
- RESTRICT CLOSURES DURING HIGH-TRAFFIC RETAIL PERIODS

denials

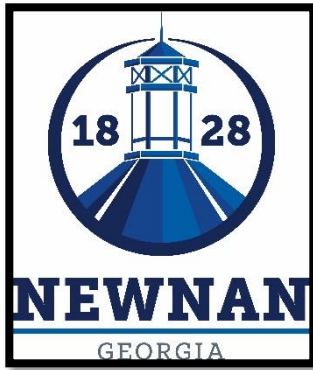
- CONFLICT WITH EXISTING APPROVED EVENT
- MISS DEADLINES
- LACK REQUIRED DOCUMENTATION
- CREATES UNREASONABLE OPERATIONAL IMPACTS



RESOURCES

- [CITY OF GAINESVILLE SPECIAL EVENT PERMIT](#)
- [CITY OF LAWRENCEVILLE SPECIAL EVENT PERMIT](#)
- [CITY OF VENICE, FL SPECIAL EVENT GUIDE & POLICIES](#)





City of Newnan, Georgia - Mayor and Council

Date: July 21, 2026

Agenda Item: Rezoning Request for RZ2026-01 by Brian Witcher; 0.16± acres located at 125 Temple Avenue (Tax Parcel # N21-0002-012) Requested zoning of CHV (Heavy Commercial District) for used automotive dealership – **For Information Only**

Prepared By: Dean Smith, Senior Planner

Purpose: To inform the City Council that RZ2026-01 will be going before the Planning Commission for consideration and a recommendation on the requested change in zoning.

Land Owner	Tax ID Numbers	Acreage	Location
DUI School of Coweta, Inc.	N21-0002-012	0.16± acres	125 Temple Avenue

Background: The petitioner is requesting a change in zoning from CUN (Urban Commercial District) to CHV (Heavy Commercial District) for the property located at 125 Temple Avenue to allow the existing structure and parking lot to be used for a used automotive dealership.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN

Project Location

1" = 480 feet

Date: 7/10/2026 10:31 AM



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

Project Location
Zoned CUN - Proposed CHV



Parcel # N21 0002 012

ADDRESS
125 Temple Ave
Newnan, Ga 30263

Witcher Auto Sales

Brian Witcher
907 Witcher Road
Newnan, GA 30263
June 23, 2026

To:

Planning & Zoning Department
Newnan, GA

Subject: Intent to Request Zoning Change – 125 Temple Ave Newnan, GA
30263

Dear Zoning Committee,

I am requesting consideration for a zoning change for the property at 125 Temple Ave, Parcel # N21 0002 012 from CUN to CHV with a special exception for a used car dealership. This change will allow Witcher Auto Sales to open a used car lot. I currently have an executed 2 year lease with DUI School of Coweta, Inc, which owns the property as well as the property next door. There will be no changes needed to the building or lot for this business. As stated in the application, Temple Ave has multiple car lots, auto repair or detailing business currently in the area. This business is not out of the scope of businesses already in the area.

I am committed to working with the city and community to ensure the project aligns with local goals and regulations. Thank you for your time and consideration.

Sincerely,
Brian Witcher





NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Brian Witcher

Mailing Address 907 Witcher Road Newnan, GA 30263

Telephone [REDACTED] Email: [REDACTED]

Property Owner (Use back if multiple names) DUI School of Coweta, Inc

Mailing Address 38 Main Street Newnan, GA 30263

Telephone [REDACTED]

Address/Location of Property 125 Temple Ave Newnan, GA 30263

Tax Parcel No.: N21 0002 012 Land Lot

District/Section 002 City of Newnan Size of Property (Square Feet or Acres) .16

Present Zoning Classification: CUN Proposed Zoning Classification: CHV

Present Land Use: Vacant Office Building / Lot

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

Explain how conditions have changed that renders the future land use map designation invalid and no longer applicable

It meets the future land use map as a business office.

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

Other CHV properties are in the area with car dealerships as shown in the attached photos.

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? I am moving back to GA to help my mother since my dad's

passing. I have been in the car industry for over 40 years. My dad had Witcher Auto Sales on Franklin road when I was in high school.

Upon trying to get my zoning certificate, I was informed this property is not zoned for a used car lot. With several car lots

on Temple Ave, I didn't think it would be an issue. (continued on next page)

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

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

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

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

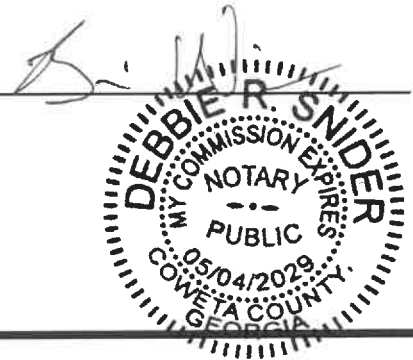
PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

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

Sworn to and subscribed before me this

26th day of June, 2026

Signature of Applicant



Debbie R. Snider
Notary Public

(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : 06/15/26

RECEIVED BY: Tony Dinnant DATE OF FILING: 06/26/26 FILING FEE RECEIVED: \$525.⁰⁰

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

DOC#:2025-007142
FILED IN OFFICE
5/20/2025 2:28:00 PM
BK:5721 PG:1084-1085
NIKI SEWELL
CLERK, SUPERIOR COURT
COWETA COUNTY, GA

Return to:
WALTER W. ARNALL, LLC ✓
75 JACKSON STREET, BLDG 500
NEWNAN, GA 30263
250488/INC.

Niki Sewell

LIMITED WARRANTY DEED

TRANSFER TAX
PAID: \$175.00

STATE OF GEORGIA
COUNTY OF COWETA ✓

PT-61 038-2025-002360 ✓

THIS INDENTURE, Made this 15th day of May, 2025, between MCGUFFEY VENTURES LLC, A Georgia Limited Liability Company, as party or parties of the first part, and DUISCHOOL OF COWETA INC. A Georgia Corporation, as party or parties of the second part, ✓

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten \$(10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part; his heirs and assigns, the following property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF NEWNAN, COWETA COUNTY, GEORGIA, MORE FULLY DESCRIBED AS FOLLOWS: ✓

LOT NO. 1 FRONTS SOUTH ON TEMPLE AVENUE FORTY (40) FEET AND EXTENDS BACK NORTH ALONG HAL STREET FIFTY-THREE (53) FEET, THENCE WEST FORTY-THREE (43) FEET, THENCE SOUTH FORTY-FIVE (45) FEET TO TEMPLE AVENUE.

LOT NO. 2 FRONTS SOUTH ON TEMPLE AVENUE THIRTY-ONE (31) FEET AND EXTENDS NORTH ON THE EAST LINE SIXTY-SEVEN (67) FEET, THENCE WEST TWENTY-EIGHT (28) FEET, THENCE SOUTH NINETY-SEVEN AND FIVE-TENTHS (97.5) FEET TO TEMPLE AVENUE.

LOT NO. 3 FRONTS EAST ON HAL STREET FORTY-TWO (42) FEET AND THENCE IN A WESTERLY DIRECTION ON THE NORTH LINE SEVENTY-FOUR (74) FEET, THENCE SOUTH THIRTY-SEVEN AND ONE HALF (37 1/2) FEET, THENCE EAST TWENTY-EIGHT (28) FEET, THENCE SOUTH TWENTY-TWO (22) FEET; THENCE EAST FORTY-THREE (43) FEET TO HAL STREET; AND BEING BOUND ON THE NORTH BY LANDS OF ROXIE BOHANNON ESTATE, AND ALL OF SAID LANDS JOINING EACH OTHER AND LYING NORTH OF TEMPLE AVENUE AND WEST OF HAL STREET WHERE SAID STREETS INTERSECT.

THESE LOTS BEING DESCRIBED IN DEED FROM MRS. MYRTLE H. SHACKELFORD TO MRS. FRANCE ARNOLD JONES, WHICH SAID DEED IS RECORDED IN DEED BOOK 38, PAGE 504, OFFICE OF THE CLERK SUPERIOR COURT OF COWETA COUNTY, GEORGIA AND A DEED FROM MRS. FRANCES ARNOLD JONES TO STANFORD ARNOLD BEING RECORDED IN DEED BOOK 213, PAGE 217, COWETA COUNTY RECORDS. SEE ALSO DEED BOOK 213, PAGE 216. SEE ALSO DEED BOOK 213, PAGE 282.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part warrants the title to same against the lawful claims of all

2/25
2021

persons claiming by, through or under grantor, but not otherwise,

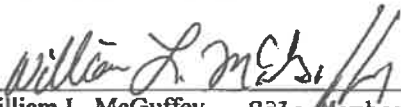
Whenever there is a reference to said party of first part and said party of the second part, the singular includes plural and the masculine include the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written.

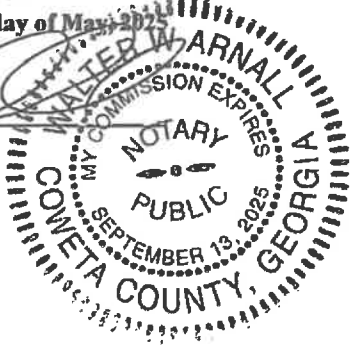
Signed, sealed and delivered in presence of:


WITNESS

**MCGUFFEY VENTURES LLC, A Georgia
Limited Liability Company**

✓
By: 
William L. McGuffey, Sole Member

Sworn to and subscribed
before me this 15th day of May, 2025


Notary Public




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 site will be granted a special exception to allow for a used car dealership.

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

No modifications or changes will be changed to the buiding or property.

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

B. W.
Signature of Applicant

Brian Witcher
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Debbie R. Snider 6-26-2026
Signature of Notary Public Date



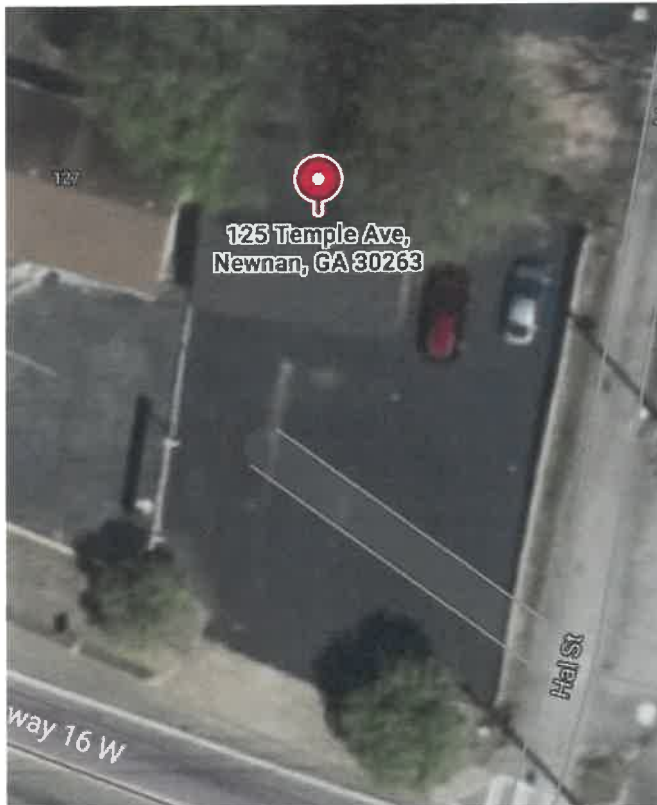
Preliminary Tree Management Plan

Property location : 125 Temple Ave Newnan, GA 30263

There will be no modifications or changes to the existing property. There will be no impact to the current trees and landscaping.

Property is .16 acres

Building is 884 sq ft.





NEWNAN
CITY OF HOMES

City of Newnan
Attachment F

Preliminary Tree Management Plan Requirements...

- Label document as Preliminary Tree Management Plan.
- Provide a reasonable and legible representation of the Preliminary Tree Management Plan for review and comment.
- Graphic representation of the existing tree canopy.
- Written description and labeling information about the existing tree canopy.
- Total number of acres of the project.
- Total number of disturbed acres of the project.
- Total number of acres within any undevelopable areas, including utility easements, floodplain, wetlands, stream buffers, zoning buffers, lakes, ponds, etc...
- Graphic display and label any required or proffered zoning buffers. Provide acreage.
- Number of actual tree save acreage, not including any of the categories listed above.
- Provide detailed and graphic representation of all tree save areas and how tree save areas will be safeguarded and protected.
- Provide graphic representation of open space areas available for required tree plantings.



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 2026 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:
125 Temple Ave Newnan, GA 30263

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 organizations¹ having a property or other interest in said property subject of this application are as follows:

DUI School of Coweta, Inc, Witcher Auto Sales, Brian Witcher

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

 owner.

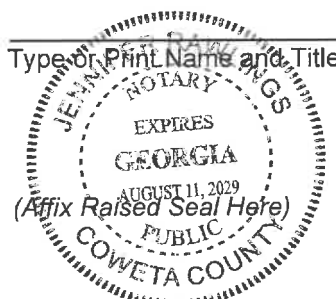
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 6/22/26

Signature of Notary Public Date



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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner DUI School of Coweta, Inc

Telephone Number 404-916-5112

Address of Subject Property 125 Temple Ave Newnan, GA 30263

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

Signature of Property Owner

Personally appeared before me

Aline Susan Cornejo

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)

6-22-26

Date

Max Lots of ATL, LLC & Remarkable Rides Auto Sales Class CUN
107 Temple Ave



As you can see there are multiple Auto Sales or Auto Repair business on Temple Ave. The proposed business is not out of the scope of what is already there. The property will be used for a small used car lot. The office building is 884 sqt feet, on .16 acres. Current zoning is CUN. We are asking for an special exception in addition to the rezoning. The Office building has no kitchen, just a bathroom with toilet and sink. There will be no modifications to the existing structure or lot. There is currently water and sewer facilities existing on the property.

Thank you,

Brian Witcher



Thank you,

Brian Witcher



After doing research on the other dealerships on Temple Ave, below are the findings:

Stallion Motors
220 Temple Ave

Class CGN



Amigo Auto Sales & Grace & Mercy Auto Brokers
190 Temple Ave

Class CHV



Hervar Auto Repair
167 Temple Ave

Class CGN



DIPRO Automotives LLC
148 Temple Ave

Class CHV



Fastlane Detailing
128 Temple Ave

Class CUN



M&S Auto Sales / Rapid Auto Sales
108 Temple Ave / 110 Temple Ave

Class CUN



After doing research on the other dealerships on Temple Ave, below are the findings:

Stallion Motors 220 Temple Ave	Class CGN
-----------------------------------	-----------

Amigo Auto Sales & Grace & Mercy Auto Brokers 190 Temple Ave	Class CHV
---	-----------

DIPRO Automotives LLC 148 Temple Ave	Class CHV
---	-----------

Rapid Auto Sales 110 Temple Ave	Class CUN
------------------------------------	-----------

M&S Auto Sales 108 Temple Ave	Class CUN
----------------------------------	-----------

Max Lots of ATL, LLC & Remarkable Rides Auto Sales 107 Temple Ave	Class CUN
--	-----------

The property will be used for a small car lot. The office building is 884 sqt feet, on .16 acres. Current zoning is CUN, and we are asking for an exception or classification to CGN, CHV or ILT. Office building has no kitchen, just a bathroom with toilet and sink. There will be no modifications to the existing structure or lot. There is currently water and sewer facilities existing on the property.

Thank you,

Brian Witcher



To: Mayor and Council

Date: July 21, 2026

Agenda Item: Consideration to Execute an Intergovernmental Agreement with the Newnan Urban Redevelopment Agency on the HUD EDI Program

Prepared By: Andrew Moody, Special Projects Manager

Purpose:

To consider execution of an intergovernmental agreement with the Newnan Urban Redevelopment Agency on the HUD EDI Grant

Background:

On May 23rd, 2023, the City Council considered authorizing the NURA to be assigned the projects related to new construction under the HUD EDI Grant program for the Chalk Level Area Housing Rehabilitation Program. This intergovernmental agreement establishes formal roles for program administration as new construction activities prepare to begin.

Funding:

N/A

Recommendation:

Council may consider the execution of the agreement

Attachments:

1. INTERGOVERNMENTAL AGREEMENT HUD EDI GRANT
2. INTERGOVERNMENTAL AGREEMENT HUD EDI GRANT - EXHIBIT A

Previous Discussion with Council:

On May 23rd, 2023, the City Council heard and authorized a request to assign the program to the NURA.

**STATE OF GEORGIA
COUNTY OF COWETA**

**AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF NEWNAN,
GEORGIA AND THE CITY OF NEWNAN URBAN REDEVELOPMENT AGENCY,
RELATING TO THE CONSTRUCTION AND SALE OF HOMES**

WHEREAS, the City of Newnan, Georgia (hereinafter ("City")) has determined that the vacant lots described on Exhibit "A" (hereinafter "Property") which the City currently holds title to be developed with new housing as set out in the Grant agreement between the City of Newnan, Georgia, and the United States Department of Housing and Urban Development Office of Community Planning and Development – Congressional Grants Division ("HUD") for Federal Funding for the benefit of the public, the Assistance Listing 14.251 Economic Development Initiative, Community Project Funding and Miscellaneous Grants for new construction of affordable housing dated May 23, 2024 ("Grant Agreement") attached hereto as Exhibit 1 with additional exhibits (hereinafter "Project"); and

WHEREAS, the City has previously determined on May 23rd, 2023 at the regular meeting of the Newnan City Council that this Project should be assigned to and undertaken by the NURA upon receipt of a signed Grant Agreement from the HUD; and

WHEREAS, in consideration of NURA agreeing to undertake the Project, the City will convey the Property to the NURA by Limited Warranty Deed; and

WHEREAS, the City will provide the funds set out in the Grant Agreement for the NURA to accomplish the necessary work to complete the Project; and

WHEREAS, the NURA will be permitted to sell the Property after completion of the Project and retain the net proceeds for future projects of a similar nature; and

WHEREAS, NURA has agreed to undertake the Project on behalf of the City pursuant to the terms and conditions of the Agreement; and

WHEREAS, the City and NURA find it in the best interest of the health, safety and welfare to enter into an agreement to construct this Project; and

WHEREAS, in consideration of the mutual benefits and consideration accruing to each of the parties hereto and for the use of and benefit of the citizens of the City of Newnan, which benefits are hereby expressly acknowledged, the City and NURA, as authorized by Art. IX, Sec. III, Para. I, of the Constitution of the State of Georgia, enter into this intergovernmental agreement for the following purposes ("IGA"); and

NOW, THEREFORE, the Parties hereto mutually agree as follows:

Section 1. Representations of the Parties. Each party hereto makes the following representations and warranties, which are specifically relied upon by all of the other parties as a basis for entering this Agreement:

- (a) The City is a municipal corporation as defined by statutory law and judicial interpretation that has validly adopted this Agreement at a public meeting pursuant to the Open Meetings Act, O.C.G.A. §50-14-1, *et seq*; and
- (b) The NURA is a statutory agency as defined in O.C.G.A. §36-61-1 *et seq* and judicial interpretation created by the City Council of the City of Newnan by Ordinance No. 2010-6 dated April 3, 2010 that has validly adopted this Agreement at a public meeting pursuant to the Open Meetings Act, O.C.G.A. §50-14-1, *et seq*.

Section 2. Obligations of the Parties.

- (a) The City shall:
 - deed the Property to the Newnan Urban Redevelopment Agency (NURA) and provide the funds set out in the Agreement to undertake and complete the Project.
 - deed other City owned lots to NURA, at City's discretion
 - Waive city assessed impact fees
 - Waive all fees pertaining to the variance, final plat, and building permits
 - Verify, process, and make payment for completed and invoiced items of work;
- (b) The NURA shall:
 - Engage an architect/engineer to evaluate and prepare plans and specifications for new construction activities or other construction activities as needed.
 - Advertise and accept open ended requests for qualifications for all field pertinent to the construction of single-family housing;
 - With concurrence from the City, award and enter into a contract with the bidder who offers the best combination of price and performance capabilities in the best interest of the City and NURA for the Project;
 - Qualify firms to participate in qualified service pods for the project

- Issue invitations to bid to firms previously qualified in an open meeting
- Review ITB submissions for construction and take recommendation to City Council
- Oversee and manage the Project;
- Enter into an agreement with the Housing Authority of the City of Newnan “HAN” to operate a lease to purchase program and place tenants at or below 120% Area Median Income (see Murray Street IGA w/ HAN)
- Will seek any variances needed make any house to be placed on the lots conforming.
- Upon completion of the work and sale of the Property, NURA will keep any proceeds from the sales and remaining proceeds to use as seed money to fund future construction of other single-family affordable homes on other City owned lots.
- The Project will be managed by the Planning Director and the Building Official of the City of Newnan, or their designee’s.

Section 3. Term of Agreement. The term of this IGA shall commence upon execution and shall continue for the term of the Subaward Agreement for the Project until the Project is complete or two (2) years from the date of execution if no work has commenced, whichever event occurs first.

Section 4. Termination. This Agreement may be terminated at any time, with or without cause, by either party upon thirty (30) days written notice. If notice to terminate is given, the NURA shall complete the Project, complete any additional houses that are being constructed on other City owned lots which may be conveyed by the City to NURA.

Section 5. Modification. The City and NURA may modify this Agreement only in writing by having a modification signed by all parties and adopted pursuant to the Open meetings Act, O.C.G.A. §50-14-1 *et seq.*

Section 6. Entire Agreement. this intergovernmental contract is a full and complete statement of the Agreement of the parties as to the subject matter hereof and has been authorized by proper action of the respective parties.

Section 7. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which together shall constitute the same instrument.

Section 8. Governing Law. This Agreement and all transactions contemplated hereby, shall be governed by, construed and enforced according to the laws of the State of Georgia.

Section 9. Severability. Should any provision of this Agreement or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Agreement, or the application of such provision, to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereof, and each provision of this Agreement shall be valid and enforceable to the full extent permitted by law.

Section. 10. Notices. All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served and shall be effective on being deposited in the United States mail, postage prepaid and registered, or certified with return receipt requested to the addresses appearing on the executed page hereof, or when delivered by hand to the addresses shown below or when transmitted to any email address appearing below; provided, however, in those cases where a email address is stated on the execution page for any particular party, notice to such party must be given by email message to such number to be an effective notice hereunder.

- (a) City of Newnan Urban Redevelopment Agency-Planning Director
Tracy Dunnavant, 25 LaGrange Street, Newnan, Georgia 30263
tdunnavant@newnanga.gov
- (b) City of Newnan, Special Project Manager, Andrew Moody,
25 LaGrange Street,
Newnan, Georgia 30263
amoody@newnanga.gov

All notices shall be sent to the successors in office to any of the foregoing.

SO AGREED, this _____ day of _____, 20____.

CITY OF NEWNAN. GEORGIA
Acting by and through the Mayor
and Council

By: _____
Mayor

Attest: _____
Clerk (SEAL)

CITY OF NEWNAN URBAN
REDEVELOPMENT AGENCY

By: _____
Chairman

Attest: _____
Secretary

EXHIBIT A

The lots listed below are City owned parcels that shall be deeded to the NURA to provide for the project as stated in the Agreement

- 20 Landers Street, Newnan, Georgia 30263
- 22 Lander Street, Newnan, Georgia 30263
- 87 Martin Luther King Jr. Drive, Newnan, Georgia 30263
- 36 Pinson Street, Newnan, Georgia 30263 (working on clearing title)
- 13 Calhoun Street, Newnan, Georgia 30263 (working on clearing title)
- 29 Dewey Street, Newnan, Georgia 30263 (working on clearing title)
- 36 Dewey Street, Newnan, Georgia 30263 (working on clearing title)
- 75 Fairmount Drive, Newnan, Georgia 30263 (working on clearing title)
- 13 Landers Street, Newnan, Georgia 30263 (working on clearing title)
- 15 Landers Street, Newnan, Georgia 30263 (working on clearing title)
- 17 Landers Street, Newnan, Georgia 30263 (working on clearing title)



NEWNAN
GEORGIA • CITY OF HOMES

To: Mayor and Council
Date: July 21, 2026
Agenda Item: Discussion of Millage Rate for 2026 Budget
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

Discussion of Millage Rate for 2026 Budget

Background:

The new digest value is **\$2,593,516,105** which is a 1.78% growth rate from 2025. Growth changes equaled \$33,944,379 and reassessments totaled \$11,432,257. This is the lowest reassessment total we have seen in a while but is a direct result of the City's Floating Homestead Exemption that passed last year.

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW				
DESCRIPTION	2025 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2026 DIGEST
REAL	2,473,565,128	14,382,704	31,123,239	2,519,071,071
PERSONAL	155,101,226		1,115,740	156,216,966
MOTOR VEHICLES	4,763,110		(389,500)	4,373,610
MOBILE HOMES			0	
TIMBER - 100%			44,624	44,624
HEAVY DUTY EQUIP			42,734	42,734
GROSS DIGEST	2,633,429,464	14,382,704	31,936,837	2,679,749,005
EXEMPTIONS	85,289,995	2,950,447	(2,007,542)	86,232,900
NET DIGEST	2,548,139,469	11,432,257	33,944,379	2,593,516,105
	(PYD)	(RVA)	(NAG)	(CYD)

The 'normal rollback millage rate' is **3.068**. However, you will see three new lines added for FLOST. FLOST collections through June 30 are credited as required by law. This recreates an additional rollback credit of 1.891mils. Factoring that in, the **final Rollback Millage Rate is 1.177**. This means you cannot adopt a millage rate higher than 1.177 without advertising a tax increase.

PTRLOST/FLOST Net proceeds are only 5 months of revenue (February - June 2026 Distributions)

CALCULATION OF FINAL ROLLBACK MILLAGE RATE			
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2025 Net Taxable Digest	PYD	2,548,139,469	
Net Value Added-Reassessment of Existing Real Property	RVA	11,432,257	
Other Net Changes to Taxable Digest	NAG	33,944,379	
2026 Net Taxable Digest	CYD	2,593,516,105	PYD+RVA+NAG
2025 Millage Rate	PYM	3.082	PYM
Millage Equivalent of Reassessed Value Added	ME	0.014	(RVA/CYD) * PYM
Rollback Millage Rate for 2026	RR - ROLLBACK RATE	3.068	PYM - ME
PTRLOST/FLOST Net Proceeds	NP of PTRLOST	4,905,519	NP of PTRLOST/CYD
Millage Rate Equivalent of PTRLOST/FLOST Net Proceeds	MRE of PTRLOST	1.891	
Rollback Millage for 2026 minus Millage Equivalent of PTRLOST/FLOST	RRPTR	1.177	

2026 Budget was projected to collect \$12 million of floating local option sales tax and contemplated a zero millage rate.

Funding:

N/A

Recommendation:

Attachments:

1. 2026 Newnan PT-32.1-Updated

Previous Discussion with Council:

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2026

COUNTY: Coweta

TAXING JURISDICTION:

Newnan

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2025 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2026 DIGEST
REAL	2,473,565,128	14,382,704	31,123,239	2,519,071,071
PERSONAL	155,101,226		1,115,740	156,216,966
MOTOR VEHICLES	4,763,110		(389,500)	4,373,610
MOBILE HOMES			0	
TIMBER -100%			44,624	44,624
HEAVY DUTY EQUIP			42,734	42,734
GROSS DIGEST	2,633,429,464	14,382,704	31,936,837	2,679,749,005
EXEMPTIONS	85,289,995	2,950,447	(2,007,542)	86,232,900
NET DIGEST	2,548,139,469	11,432,257	33,944,379	2,593,516,105
	(PYD)	(RVA)	(NAG)	(CYD)

2025 MILLAGE RATE: 3.082

2026 MILLAGE RATE:

CALCULATION OF FINAL ROLLBACK MILLAGE RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2025 Net Taxable Digest	PYD	2,548,139,469	
Net Value Added-Reassessment of Existing Real Property	RVA	11,432,257	
Other Net Changes to Taxable Digest	NAG	33,944,379	
2026 Net Taxable Digest	CYD	2,593,516,105	PYD+RVA+NAG
2025 Millage Rate	PYM	3.082	PYM
Millage Equivalent of Reassessed Value Added	ME	0.014	(RVA/CYD) * PYM
Rollback Millage Rate for 2026	RR - ROLLBACK RATE	3.068	PYM - ME
PTRLOST/FLOST Net Proceeds	NP of PTRLOST	4,905,519	
Millage Rate Equivalent of PTRLOST/FLOST Net Proceeds	MRE of PTRLOST	1.891	NP of PTRLOST/CYD
Rollback Millage for 2026 minus Millage Equivalent of PTRLOST/FLOST	RRPTR	1.177	RR - MRE of PTRLOST

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2026 Proposed Millage Rate for this Taxing Jurisdiction exceeds the Final Rollback Millage Rate (at right)
this section will automatically calculate the amount of increase in property taxes that is part of the
notice required in O.C.G.A. § 48-5-32.1(c)(2)

Final Rollback Millage Rate	1.177
2026 Millage Rate	0.000
Percentage Tax Increase	N/A

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by
the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

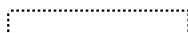
I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

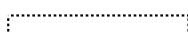
Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction
for tax year 2026 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2026 is _____.

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION



If the final millage rate set by the authority of the taxing jurisdiction for tax year 2026 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.



If the final millage rate set by the authority of the taxing jurisdiction for tax year 2026 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date



To: Mayor and Council
Date: July 21, 2026
Agenda Item: Communications Audit - Recommendations
Prepared By: Aimee Hadden, Communications Manager

Purpose:

To implement the recommendations of the Communications Audit

Background:

The Office of Communications hired consultant Nikki Perry to conduct a Communications Assessment. Ms. Perry presented her findings at the May 12 City Council meeting. Council then requested staff follow up with recommendations.

Funding:

n/a

Recommendation:

- Hiring of a POST certified Public Information Officer for the Police Department.
- Revive City Council meeting highlights (to resume in September).
- Internal social media policy.
- Ongoing collaboration between departments.
- Printed materials (including recent Annual Report).

Attachments:

None

Previous Discussion with Council:



- RPM and Madison St Between Jackson and Jefferson will be Sound Comp. The rest of Madison St is used for Motorcycle parking. **Close Madison St portions 11am to 7pm**
- N Court Square will be Bike Show. **Close from 11am to 7pm**
- S Court Square Stage for bands. **Close from 9:30am to 8:30pm**
- Sidewalks around the courthouse will be used for vendors.
- Parking spaces on Jefferson and Jackson closed by the courthouse for safety (**Red Lines**) **Close at midnight 4-9-27**
- City parking lot and Train depot closed for Motorcycle and Trailer parking. **Close 11am to 7pm**
- **(Green Squares represent open road crossings)**

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).