# City of Newnan
# **Planning Commission**

## Agenda for August 11, 2026 Planning Commission Meeting
## 7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
   a. July 14, 2026, Planning Commission Minutes
3. Public Hearings
   a. Public Hearing-RZ2026-01-by Brian Witcher-0.16 +- acres located at 125 Temple Avenue; requested zoning for CHV (Heavy Commercial District)
4. Other Business
   a. Certificate of Appropriateness Request - 15 Reynolds Street by Keith Gettinger, Renew Newnan, LLC
   b. Certificate of Appropriateness Request - 87 Martin Luther King Jr. Drive by Newnan Urban Redevelopment Agency
   c. Certificate of Appropriateness Requests - 20 Landers Street and 22 Landers Street by Newnan Urban Redevelopment Agency
5. Adjourn

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

# CITY OF NEWNAN
## Planning Commission
## Meeting Minutes
July 14, 2026
7:00 p.m.

Commissioners Present: Alton West, Jordan Marchman, Janet Marie Gunnels, Clay McEntire, Joe Crain Jr.

Commissioners Absent: John Pulicare and Anne Yancey

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

## CALL TO ORDER

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

## READING OF MINUTES

Chairman West asked if everyone reviewed the May 12, 2026, meeting minutes. Commissioner McEntire made a motion to approve the minutes, seconded by Commissioner Crain.

**MOTION CARRIED (5-0)**

## OTHER BUSINESS

### Certificate of Appropriateness – 48 East Washington Street

Senior Planner, Dean Smith, presented the staff report. Mr. Smith began by stating this application is in regard to exterior renovations of a building within the Downtown Overlay District (DDO). Improvements to exterior walls covering more than 25% of the total wall area must obtain a Certificate of Appropriateness from the Planning Commission. Mr. Smith then laid out the particulars of the request, including location, proposed changes, elevations, and the eight

standards of consideration. A letter of support from Main Street Manager, Abigail Strickland, was also included. Mr. Smith concluded that staff recommends approval.

The applicant Kip Oldham came forward to answer questions. Commissioner McEntire asked if there were plans to add a second floor or if the elevations showed a façade. Mr. Oldham stated that they are not adding a second floor. This design choice raises the front and hides the roof. Commissioner McEntire further questioned if this would be painted metal. Mr. Oldham confirmed.

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

**MOTION CARRIED (5-0)**

## ADDITIONAL COMMENTS

Planning & Zoning Director, Tracy Dunnavant, let the commissioners know that there will be an August meeting.

## ADJOURN

With no further business, the meeting adjourned at 7:10 p.m. on a motion from Commissioner McEntire, seconded by Commissioner Marchman.

**MOTION CARRIED (5-0)**

_____
Chairman West

City of Newnan, Georgia – Planning Commission

Date: August 11, 2026

Agenda Item: Rezoning Request – RZ2026-01
0.16 ± acres located at 125 Temple Avenue (Tax Parcel: N21-0002-012)

Prepared and Presented by: Dean Smith, Senior Planner

## REZONING ASSESSMENT

The full rezoning application and accompanying materials are available upon request

**Applicant:** Brian Witcher
907 Witcher Road
Newnan, GA 30263

**Property Location:** 125 Temple Avenue (Tax Parcel #N21-0002-012)

**Future Land Use Label:** Business/Office (Future Land Use Map-2021)
Redevelopment/Mixed-Use (2026 Draft Future Land Use Map, not yet adopted

**Current Zoning:** Urban Commercial District (CUN) and within Building Exterior Quality Design Overlay District (BEQ)

**Proposed Zoning:** Heavy Commercial District (CHV)

### SITE INFORMATION:

The site consists of 0.16 ± acres located at 125 Temple Avenue, Tax Parcel N21-0002-012. The site is currently zoned CUN (Urban Commercial District) and there is an existing office vacant office building (formerly Williams Insurance Agency).

## OVERVIEW OF REQUEST:

The applicant is requesting to rezone 0.16 ± acres from Urban Commercial District (CUN) to Heavy Commercial District (CHV) to use the existing building and property for a used vehicle sales business.

Used vehicle sales are only allowed in CHV zoning by Special Exception approvals. The applicant is also asking that as a part of this rezoning petition, a special exception be granted allowing a used vehicle sales business to operate at this location.

## STANDARDS:

In formulating a decision, the Zoning Ordinance requires the Planning Commission and the City Council to consider the following standards. Staff has assessed each standard and identified those with a green check mark ✔ as standards being met by the proposed rezoning and those with a red "X" ✕ as standards not being met.

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

   The project site is bordered by residential uses to the north and other commercial (zoned CUN) uses to the east, south and west.

   .

   There is a mixture of uses in this area, including a church, auto repair, auto detailing, contractor office, City Fire Station, retail, etc. Used vehicle sales facilities exist all along Temple Avenue, some are conforming to the current zoning, others are grandfathered or legal, non-conforming. The use is suitable in view of commercial uses already existing on Temple Avenue.

Staff Assessment – PROPOSED USE IS SUITABLE √

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

   Used vehicle sales facilities typically draw more traffic than an insurance office or other office uses. In that vein, there may be an increase in traffic. Access to the site will continue to be from a Georgia state highway and no residential roads will connect to the site.

   Staff Assessment – STAFF DOES NOT BELIEVE THAT THERE WILL BE ANY MORE ADVERSE AFFECT THAN WHAT COULD BE BUILT ON THIS SITE AS ZONED √

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

   No, staff does not believe that there are substantial reasons why the property could not be developed as it is currently zoned.

   Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✕

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

   Staff feels impact on service provision will be minor. The applicant will be using the existing building and parking area. There will be no impact on schools and very little increase in water/sewer and police/fire calls. Temple Avenue is a major road and is designed to handle any additional traffic created by the proposed change in use.

   Staff Assessment – MINIMAL IMPACT ON SERVICE PROVISION √

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

   The current Future Land Use Map labels this property as business/office, defined as a category for non-industrial employment generators, retail sales, office, service and entertainment facilities. Such uses are primarily located along major highways, thoroughfares or interstate corridors.

   Staff Assessment – THE PROPOSED USE IS COMPATIBLE WITH THE PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN √

6. <u>Is the proposed use consistent with the purpose and intent of the proposed zoning district?</u>

   The applicant is seeking a Heavy Commercial District (CHV) designation which allows used vehicle sales with a special exception approval, which can be issued as a part of this rezoning petition. Since this use is possible in the CHV district, the use would be consistent.

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

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

   The Future Land Use map also shows the property as business/office. The Comprehensive Plan is currently undergoing an update. The proposed future land use map shows this area for redevelopment/mixed-use opportunities. This proposal seeks to reuse the existing building and lot.

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

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

   CHV has a number of other uses, such as auto repair, that may have more of harsher impact on adjoining residential uses. Staff feels that by limiting this CHV designation to used vehicle sales and other uses already allowed in the CUN zoning district, a balance can be maintained between the adjoining residential uses, existing commercial uses and allowing the petitioner to use the property as requested. If there was a desire in the future to change, then that applicant would have to request another rezoning allowing for public input.

   Staff Assessment – THE PROPOSED PROJECT REFLECTS A REASONABLE BALANCE IF THE REZONING IS APPROVED WITH CONDITIONS √

<u>SUMMARY OF STAFF FINDINGS</u>:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the proposal meets <u>7 of the 8 standards.</u>

STAFF SUGGESTED CONDITIONS TO CONSIDER:

That the proposed CHV designation for this property be limited in uses to used vehicle sales and other approved uses as allowed in the zoning ordinance for CUN zoned properties.

ATTACHMENTS: Application for Rezoning and related materials

# CITY OF NEWNAN

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

Project Location

1 =480 feet

Date: 7/10/2026 10:31 AM

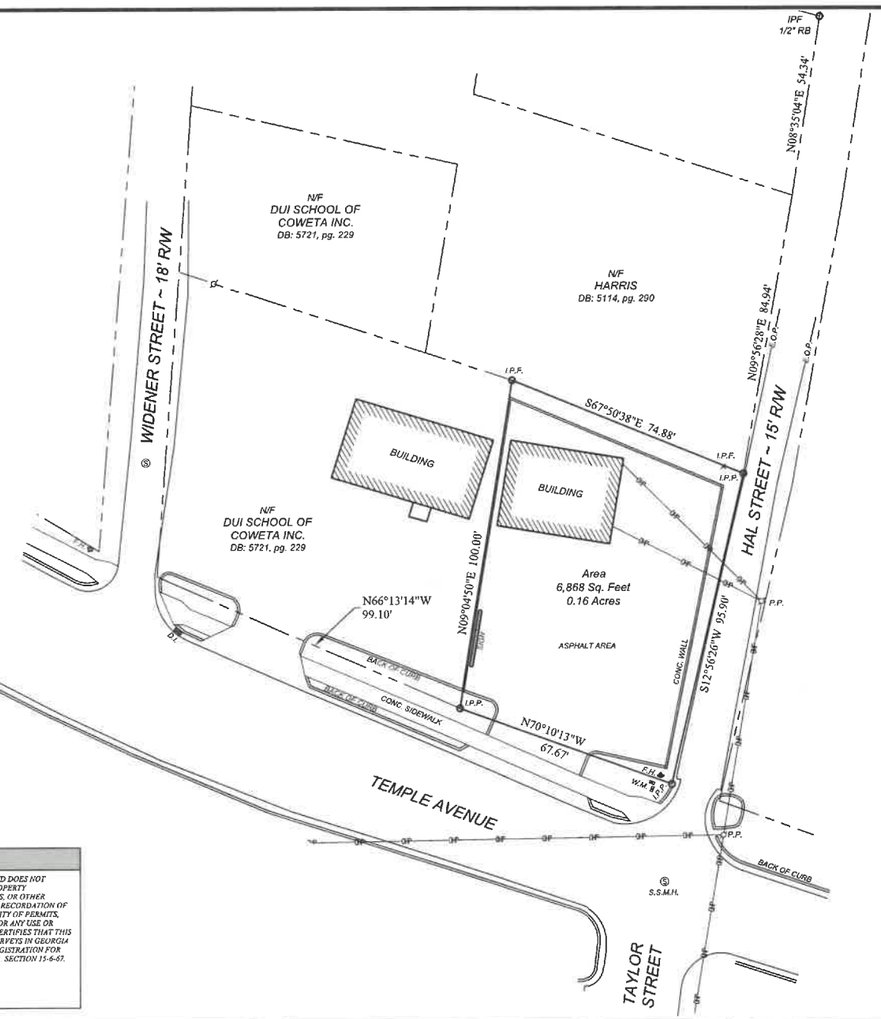
Project Location
Zoned CUN - Proposed CHV

City Limits

Parcel # N21 0002 012

ADDRESS
125 Temple Ave
Newnan, Ga 30263

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.




## GENERAL NOTES

1. TAX PARCEL N21 0002 012, #125 TEMPLE AVE.

2. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 101, PAGE 2241 OF COWETA COUNTY RECORDS.

3. DATE OF FIELDWORK: JULY 10, 2026.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

5. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13077C0143D WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2013.

## LEGEND

| | | |
|---|---|---|
| E.O.P. | = | EDGE OF PAVEMENT |
| R/W | = | RIGHT OF WAY |
| I.P.F. | = | IRON PIN FOUND |
| I.P.P. | = | IRON PIN PLACED |
| C.T. | = | CRIMPED TOP PIPE |
| R.B. | = | REINFORCING BAR |
| O.T. | = | OPEN TOP |
| N/F | = | NOW OR FORMERLY |
| B/L | = | BUILDING LINE |
| P.P. | = | POWER POLE |
| L.L.L. | = | LAND LOT LINE |
| D.B. | = | DEED BOOK |
| P.B. | = | PLAT BOOK |
| C.M.F. | = | CONCRETE MONUMENT FOUND |
| P.O.B. | = | POINT OF BEGINNING |
| A.K.A. | = | ALSO KNOWN AS |
| U.E. | = | UTILITY EASEMENT |
| D.E. | = | DRAINAGE EASEMENT |
| L.P. | = | LIGHT POLE |
| F.H. | = | FIRE HYDRANT |
| W.M. | = | WATER METER |
| M.F.F.E. | = | MINIMUM FINISHED FLOOR ELEVATION |
| L.A.G. | = | LOWEST ADJACENT GRADE |
| H.A.G. | = | HIGHEST ADJACENT GRADE |
| D.I. | = | DROP INLET |
| J.B. | = | JUNCTION BOX |
| | = | FIRE HYDRANT |
| | = | WATER METER |
| | = | SEWER LATERAL |
| | = | SANITARY SEWER MANHOLE |
| | = | STOP SIGN, SPEED LIMIT SIGN |
| | = | LIGHT POLE |
| 50 | = | ADDRESS |
| | = | WATER VALVE |
| E | = | ELECTRIC TRANSFORMER |

N
W E
S

GRID NORTH
GEORGIA WEST ZONE

## EQUIPMENT USED AND FIELD CLOSURE

100% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE CARLSON BRx7 GPS BASE AND ROVER GPS SYSTEM IN STANDARD RTK MODE.

SITE DATUM AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. (ATLANTA). SUBSEQUENT MEASUREMENTS WERE OBTAINED USING A STANDARD BASE AND ROVER RTK MODE. THE RELATIVE POSITIONAL ACCURACY IS 0.03' HORIZONTAL AND 0.07' VERTICAL AT THE 95% CONFIDENCE LEVEL.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN: 180,678 FEET.

20 0 20 40 60
GRAPHIC SCALE – 1" = 20 FEET

## SURVEYOR'S CERTIFICATION

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

July 13, 2026

RANDY MCLAIN GA R.L.S. 2703 — DATE

| | | | |
|---|---|---|---|
| DATE: JULY 2, 2026 | ISSUE | | |
| SCALE: 1" = 20' | No. | DESCRIPTION | DATE |
| ACREAGE: | | | |
| CITY: NEWNAN | | | |
| DRAWN: SS | | | |
| CHECKED: RM | | | |
| PROJECT #: 26-172 | | | |

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

RETRACEMENT SURVEY FOR:

BRIAN WITCHER

TAX PARCEL: N21 0002 012 (#125 TEMPLE AVENUE)
LAND LOT 39 - 5TH. DISTRICT
COWETA COUNTY, GEORGIA

GEORGIA REGISTERED No. 2703 LAND SURVEYOR RANDY McLAIN


McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain3390@munmail.org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**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 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

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

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

NEWNAN
GEORGIA

## 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
   - ✓ Adjourning 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)*

DEBBIE R. SNIDER
NOTARY PUBLIC
MY COMMISSION EXPIRES 05/04/2029
COWETA COUNTY, GEORGIA

**FOR OFFICIAL USE ONLY**

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

RECEIVED BY: Tracy Dinmavent 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
250408/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 **DUI SCHOOL 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 BBA

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

WALTER W. ARNALL
MY COMMISSION EXPIRES
NOTARY PUBLIC
SEPTEMBER 13, 2025
COWETA COUNTY, GEORGIA

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.

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

(Affix Raised Seal Here)

DEBBIE R. SNIDER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
05/04/2029
COWETA COUNTY
GEORGIA

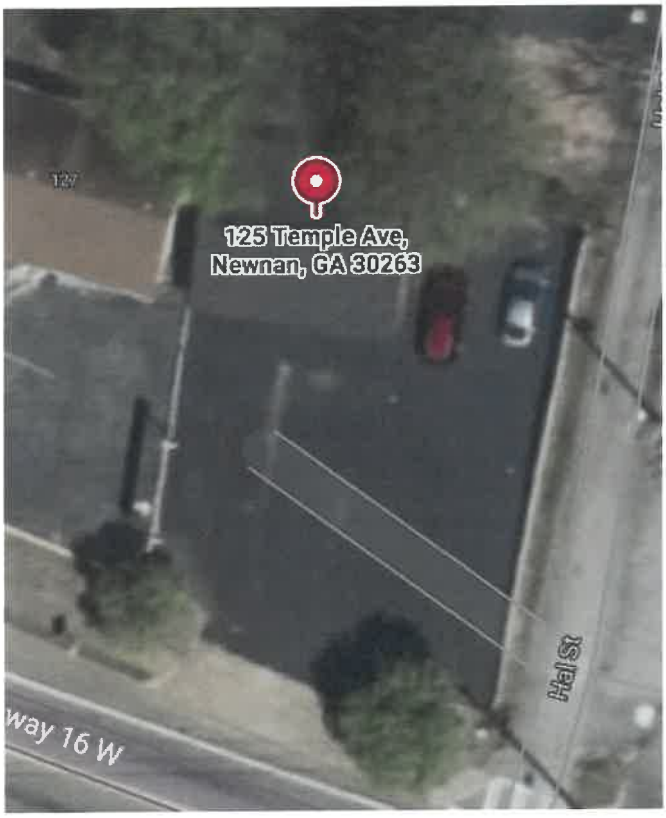
## Preliminary Tree Management Plan

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.



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 organizations[1] 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

Alex S. Cornejo / owner.
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

6 2 2 26
Signature of Notary Public Date

JENNIFER DAWKINS NOTARY EXPIRES GEORGIA AUGUST 11, 2029 PUBLIC COWETA COUNTY
(Affix Raised Seal Here)

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

City of Newnan, Georgia
Attachment C

# Property Owner's Authorization

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

Name of Property Owner 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

Alice 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

JENNIFER RAWLINGS NOTARY PUBLIC EXPIRES GEORGIA AUGUST 11, 2029 COWETA COUNTY

(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 Class CGN
220 Temple Ave

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

Hervar Auto Repair

167 Temple Ave

Class CGN

DIPRO Automotives LLC

148 Temple Ave

Class CHV

Fastlane Detailing

Class CUN

128 Temple Ave

M&S Auto Sales / Rapid Auto Sales

Class CUN

108 Temple Ave / 110 Temple Ave

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

| | |
|---|---|
| Stallion Motors<br>220 Temple Ave | Class CGN |
| Amigo Auto Sales & Grace & Mercy Auto Brokers<br>190 Temple Ave | Class CHV |
| DIPRO Automotives LLC<br>148 Temple Ave | Class CHV |
| Rapid Auto Sales<br>110 Temple Ave | Class CUN |
| M&S Auto Sales<br>108 Temple Ave | Class CUN |
| Max Lots of ATL, LLC & Remarkable Rides Auto Sales<br>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

## City of Newnan, Georgia – Planning Commission

Date: August 11, 2026

Agenda Item: Certificate of Appropriateness – 15 Reynolds Street

Prepared by: Dean Smith, Senior Planner

---

**Purpose:** To consider a certificate of appropriateness application pursuant to the requirements of Article 5, Section 5.7, in the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new duplex residence at 15 Reynolds Street. The property is now a vacant lot.

**Background:** Renew Newnan, LLC, Keith Gettinger, Manager, has submitted an application for approval for a new residential duplex project on the vacant lot located at 15 Reynolds Street.

All new residential construction with the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 15 Reynolds Street:

1. **Define Area of Influence**. The first step in considering the appropriateness of a design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

a) **Building Orientation and Setback** – The building will be set back further from the road than other residences along the street.

b) **Directional Emphasis** – The applicant's intent is to design a house that will share similar directional emphasis as the neighboring homes that front Reynolds Street

c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with neighboring buildings along Reynolds Street.

d) **Proportion** – The proposed building will be slightly taller than several structures within of the area of influence.

e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.

f) **Massing -** The proposed massing of the building is generally compatible with the overall mass of the adjoining structures, with the exception of the garage feature.

g) **Scale and Height** – The majority of homes within the area of influence are 1 to 1 ½ story. The two-story height is slightly out of scale for the area of influence, but there are other two story homes in the Chalk Level district.

h) **Architectural and Site Elements** – The renderings and drawings submitted in this application illustrate that the proposed building will meet the predominant architectural and site elements within the area of influence.

**Options:**

*A.* Approve the certificate of appropriateness for new construction at 15 Reynolds Street.
*B.* Approve the certificate of appropriateness with conditions.
*C.* Deny the certificate of appropriateness request.

**Recommendation**: Staff reviewed the certificate of appropriateness request and found it to be consistent with the majority standards governing renovations to structures in the Historic Residential Overlay Design District. Prior to obtaining a building permit, the applicant plans on filing for an administrative variance to reduce the side building setbacks, which is not unusual in the RU-I zoning district where all dimensional requirements (setbacks, house size, etc.) are based upon the average of existing homes in the area. Staff recommends B, approval of the certificate of appropriateness with the condition of obtaining side setback reductions.

**Attachments:** Certificate of Appropriateness Application and attachments

# CITY OF NEWNAN, GEORGIA

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

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 15 Reynolds St Newnan GA 30263

Name of Applicant Renew Newnan LLC - Keith Gettinger, Manager

Mailing Address PO Box 2961, Peachtree City GA 30269

Telephone 678-561-6050

Property Owner (Use back if multiple names) Renew Newnan LLC

Mailing Address PO Box 2961, Peachtree City GA 30269

Telephone 678-561-6050

Map # N _____ Block # _____ Parcel # N31 0009 011 Land Lot _____

District/Section _____ Present Zoning Classification RU-I

Present Land Use Vacant Lot

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

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

**NATURE OF PROPOSED WORK:**

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

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

New construction of a duplex property consistent with the requirements and asthetic requirements of the Chalk District requirements.

Included with the application, the following information is required:

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

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

Keith A. Yetter

Signature of Applicant

Keith A. Yetter

Signature of Property Owner(s)

**FOR OFFICIAL USE ONLY**

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

_____

_____

| **Block Average** | | | | | | |
|---|---|---|---|---|---|---|
| | | Adjacent Setbacks & Height | | | | |
| | | West Side (ft) | Front (ft) | East Side (ft) | Rear (ft) | Height Above Street |
| 1 Reynolds | | 21 | 19.17 | 12.3 | 13.79 | |
| Vacant | | | | | | |
| Vacant | | | | | | |
| 12 Reynolds | | 17.6 | 48.19 | 13.0 | 188.9 | |
| 15 Reynolds | | | | | | |
| 22 Long St | | 23.4 | 21.9 | 20.3 | 12.54 | |
| 18 Long St | | 39.1 | 20.86 | 23.4 | 19.82 | |
| Vacant | | | | | | |
| 12 Long St | | 4.9 | 25.82 | 0 | 144.77 | |
| Vacant | | | | | | |
| 8 Long St | | 11.2 | 14.62 | 17.1 | 96.79 | |
| 6 Long St | | 6.2 | 22.92 | 14.7 | 45.23 | |
| 4 Long St | | 12.7 | 10.42 | 6.3 | 11.65 | |
| | | | | | | |
| **Average** | | **17.0** | **23.0** | **13.4** | **66.7** | |
| | | | | | | |
| | | | 59.26 | width | 15% Variance | Proposed Setbacks |
| | | | 17.0 | | 14.5 | 15.1 |
| | | | 13.4 | | 11.4 | 12.0 |

**15 Reynolds Street Proposal**
**Renew Newnan LLC**

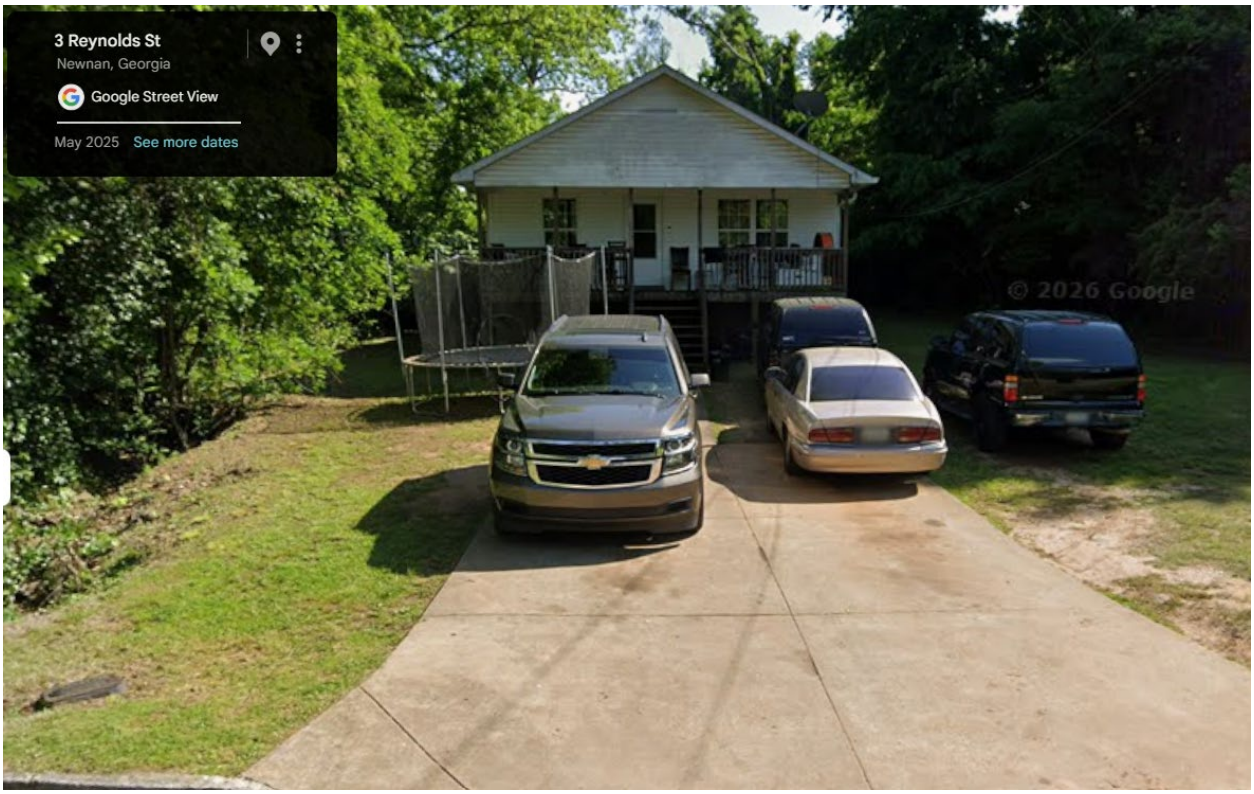
## Current View

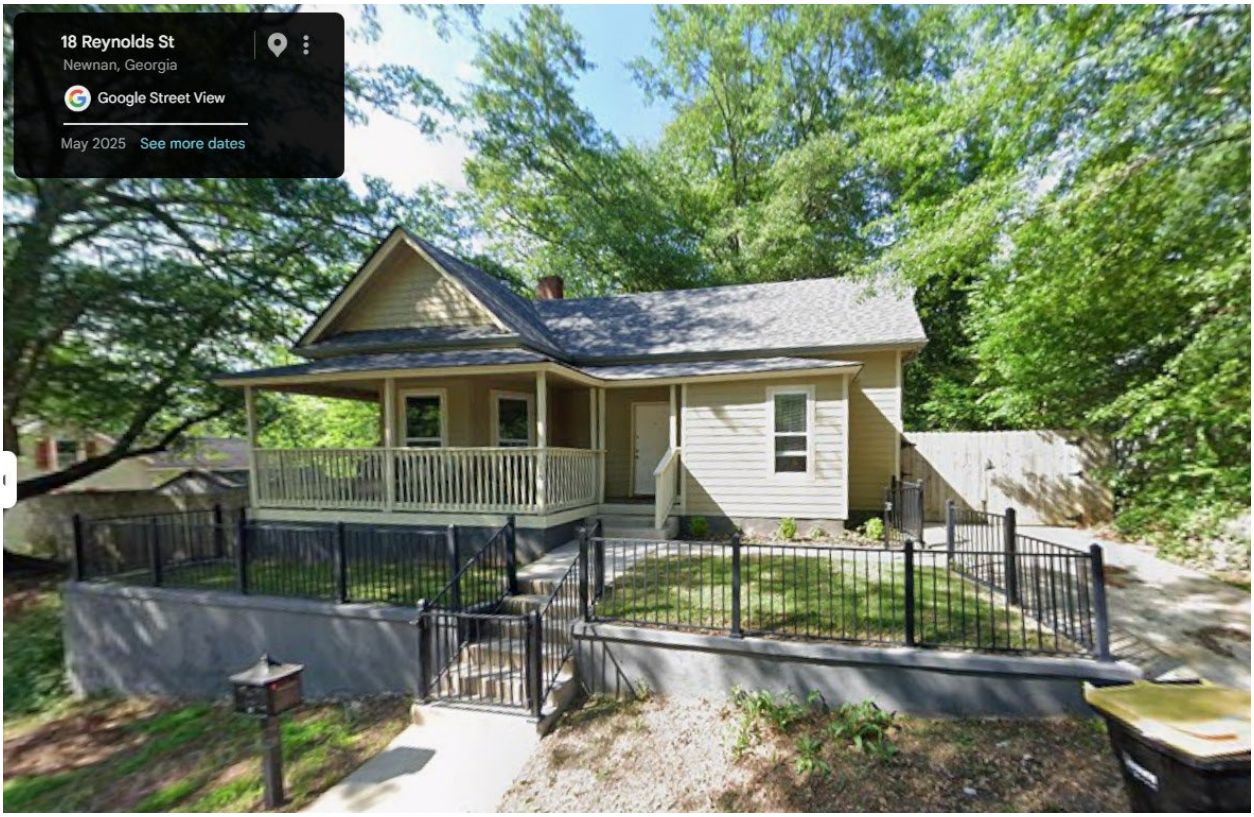
## Proposed

## Exterior Finish Materials:

- Siding - Hardy Plank Siding painted White
- Roofing – Certainteed 30 Year Landmark Architectural – Granite Grey
- Trim Paint – Clary Sage SW6178
- Black Shutters

## Neighboring Properties


3 Reynolds St
Newnan, Georgia
Google Street View
May 2025 See more dates
© 2026 Google


18 Reynolds St
Newnan, Georgia
Google Street View
May 2025 See more dates

## Conceptual Site Plan

## LEFT ELEVATION

## REAR ELEVATION

## FRONT ELEVATION

| SQUARE FOOTAGES: | |
|---|---|
| FIRST FLOOR: | 674 |
| SECOND FLOOR: | 674 |
| TOTAL HEATED: | 1348 |

RELEASE DATE: 7/31/2026

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Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA 30263
678-361-2356 bmriede@yahoo.com

PROJECT:
86 SAVANNAH STREET
NEWNAN, GA 30263

DRAWING:
ELEVATIONS

DRAWN BY: RIEDE

DRWG. DATE.: 12/14/23

SCALE: 1/4" = 1'-0"

PLAN NUMBER: BRD230137

DRWG. NO. A-1

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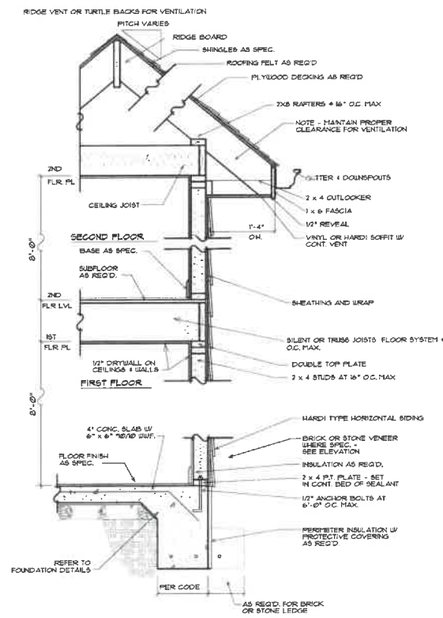


TYPICAL WALL DETAIL

**FLOOR JOISTS WITH L/360 DEFLECTION LIMITS**

DESIGN CRITERIA
Definition - For 40 PSF live load
Limited to spans in inches divided by 360
Strength - Live load of 40 psf plus dead load of 10 psf determines the required bending strength.

| Joist Size (in) | Spacing (in) | Modulus of Elasticity, E, in 1,000,000 psi | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 0.8 | 0.9 | 1.0 | 1.1 | 1.2 | 1.3 | 1.4 | 1.5 | 1.6 | |
| 2x6 | 12.0 | [illegible] | 5.10 | 5.2 | 5.6 | [illegible] | 5.8 | 5.8 | 5.5 | 5.6 | 5.9 |
| | 16.0 | 7.2 | [illegible] | 6.4 | 6.7 | 6.10 | 6.1 | 6.4 | [illegible] | [illegible] | 6.9 |
| | 19.2 | 7.3 | 7.7 | 7.10 | 8.1 | 8.4 | 8.7 | 8.9 | [illegible] | 9.2 | |
| | 24.0 | 6.9 | 7.6 | 7.3 | 7.6 | [illegible] | 7.9 | 7.11 | 8.2 | 8.4 | 8.6 |
| 2x8 | 12.0 | 11.2 | 11.8 | 12.1 | 12.6 | 13.10 | 13.2 | 13.6 | 13.10 | 14.2 | |
| | 16.0 | 10.2 | 10.7 | 11.0 | 11.4 | 11.8 | 12.0 | 12.3 | 12.7 | 12.10 | |
| | 19.2 | 9.7 | 10.0 | 10.4 | 10.6 | 11.0 | 11.3 | 11.7 | 11.10 | 12.1 | |
| | 24.0 | 8.11 | 9.3 | 9.7 | 9.11 | 10.2 | 10.6 | 10.9 | 11.0 | 11.3 | |
| 2x10 | 12.0 | 14.4 | 14.11 | 15.5 | 15.11 | 16.5 | 16.10 | 17.3 | 17.8 | 18.0 | |
| | 16.0 | 13.0 | 13.6 | 14.0 | 14.6 | 14.11 | [illegible] | 15.8 | 16.0 | 16.5 | |
| | 19.2 | 12.3 | 12.8 | 13.2 | 13.7 | 14.0 | 14.3 | 14.9 | 15.4 | 15.5 | |
| | 24.0 | 11.4 | 11.10 | 12.3 | 12.8 | 13.0 | 13.4 | 13.8 | 14.0 | 14.4 | |
| 2x12 | 12.0 | 17.5 | 18.1 | 18.9 | 19.4 | 19.11 | 20.6 | 21.0 | 21.6 | 21.11 | |
| | 16.0 | [illegible] | 16.5 | 17.0 | 17.7 | 18.1 | 18.7 | 19.3 | 19.6 | 19.11 | |
| | 19.2 | 14.11 | 15.4 | 16.0 | 16.7 | 17.0 | 17.6 | 17.11 | 18.4 | 18.9 | |
| | 24.0 | 13.10 | 14.4 | 14.11 | 15.4 | 15.10 | 16.3 | 16.8 | 17.0 | 17.3 | |
| $P_b$ | 12.0 | 755 | 777 | 825 | 888 | 946 | 993 | 1042 | 1092 | 1140 | |
| $P_b$ | 16.0 | 770 | 855 | 917 | 977 | 1036 | 1096 | 1148 | 1202 | 1255 | |
| $P_b$ | 19.2 | 840 | 909 | 975 | 1038 | 1101 | 1163 | 1220 | 1277 | 1333 | |
| $P_b$ | 24.0 | 953 | 979 | 1050 | 1119 | 1186 | 1254 | 1314 | 1376 | 1436 | |

Note: The required bending design value, $P_b$, in pounds per square inch is shown at the bottom of each table and is applicable to all lumber sizes shown. Spans are shown in feet - inches and are limited to 20' and less.
Check structural supply for availability of lumber in lengths greater than 20'

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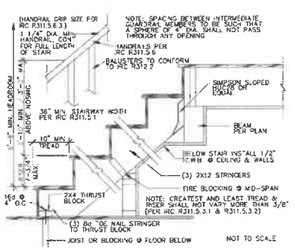
FOR CONSTRUCTION




INTERIOR STAIR

**RIGHT ELEVATION**

RELEASE DATE: 7/31/2023

These drawings, for this design, have been developed and issued without structural engineering by Brian Riede Design, Inc. Upon beginning construction, the referenced use of this design's working drawings waives all responsibility by the designer, and the owner and his builder(s) assume all liability for the structural integrity of the redomiciled dwelling under construction independent and/or construction details. Therefore, supplemental to these documents, is the owner, and his builder(s) responsibility for following material and equipment manufacturer's instructions, structural analysis (unless otherwise stipulated), and using recognized standards for each building trade, as well as employees of, and sub-contractors of, the owner.

Brian Riede Design, Inc.
1241 Smokey Road Newnan, GA. 30263
678-381-2356 bmriede@yahoo.com

PROJECT:
94 SAVANNAH STREET
NEWNAN, GA. 30263
DRAWING:
ELEVATIONS
DETAILS

DRAWN BY: RIEDE
DRWG. DATE: 12/14/23
SCALE: 1/4" = 1'-0"
PLAN NUMBER: BRD230137
DRWG. NO. A-2

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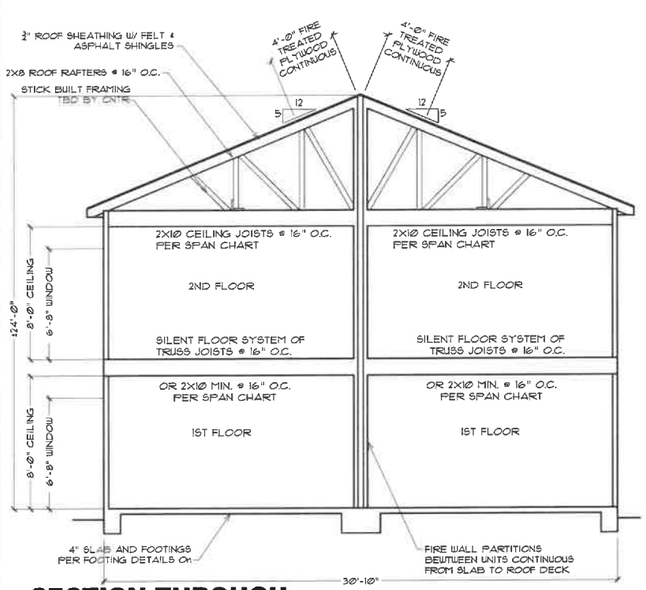
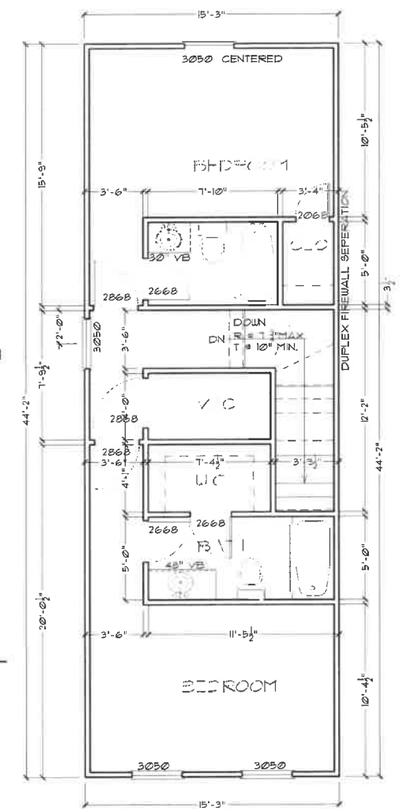
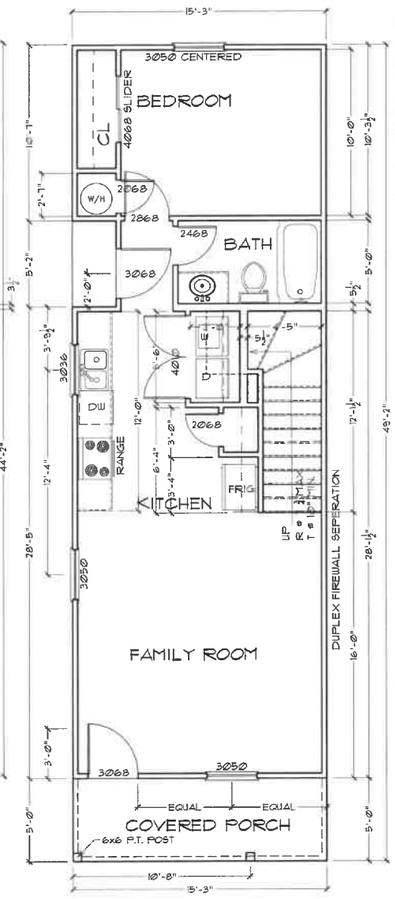



## SECTION THROUGH




## 2ND FLOOR PLAN




## 1ST FLOOR PLAN

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**FOR CONSTRUCTION**

RELEASE DATE: **7/31/2026**

These drawings, for this design, have been developed and issued without structural engineering by Brian Riede Design, Inc. Upon beginning construction, the referenced use of this design's working drawings waives all responsibility for structural integrity of the finished design. The builder is responsible for the resolution of inadvertent discrepancies, construction interpretations and/or construction results. Therefore, it is essential to these documents, is the owner; and the builder(s) responsibility for following material and equipment manufacturer's installation instructions. Failure to follow these instructions will void any warranty. Also, the builder is responsible for complying with all applicable standards for each building craft trade, as well as compliance in full with all governing code requirements.

**Brian Riede Design, Inc.**
1241 Smokey Road Newnan, GA. 30263
678-361-2356 brnriede@yahoo.com

PROJECT:
96 SAVANNAH STREET
NEWNAN, GA. 30263

DRAWING:
FLOOR PLANS AND SECTION

DRAWN BY: RIEDE

DRWG. DATE.: 12/14/23

SCALE: 1/4" = 1'-0"

PLAN NUMBER: BRD230137

DRWG. NO. A-3

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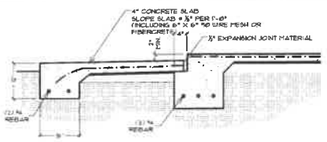
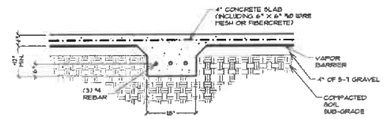
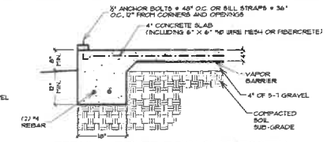


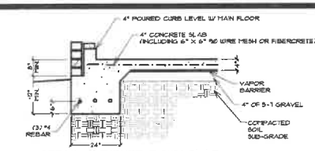

DETAIL @ PATIO/PORCH SLAB



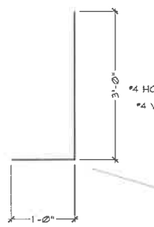

DETAIL @ LOAD BEARING GRADE BEAM



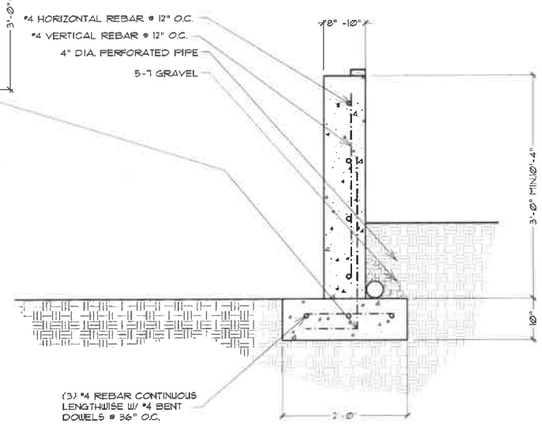

DETAIL @ TURNED DOWN SLAB FOOTER



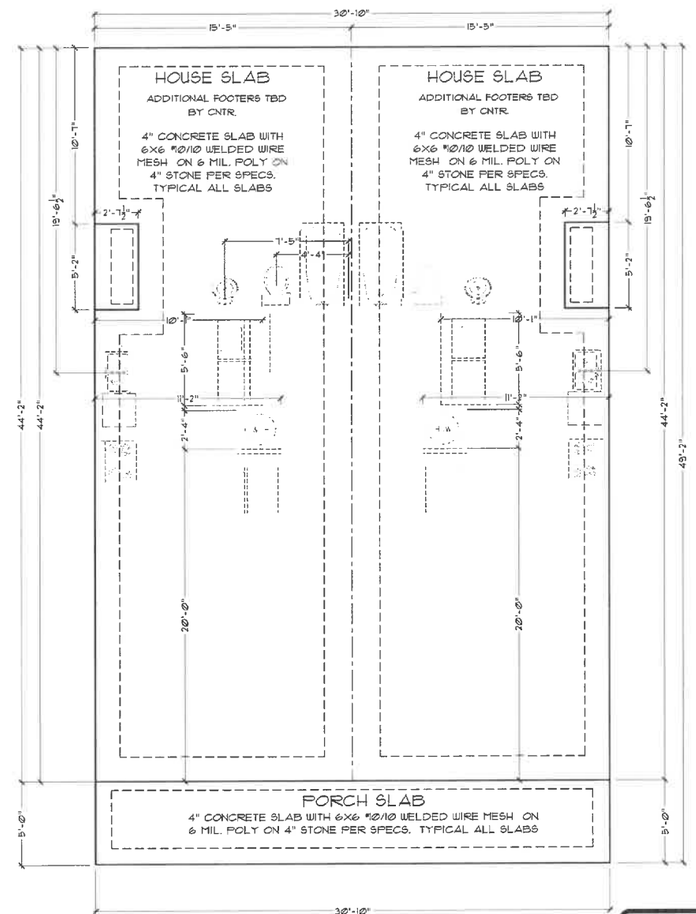

DETAIL @ TURNED DOWN SLAB FOOTER W/ BRICK LEDGE




DETAIL OF FOOTER BENT DOWELS




DETAIL @ CRAWL SPACE WALL

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**FOR CONSTRUCTION**

RELEASE DATE: 7/31/2026

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**Brian Riede Design, Inc.**
1241 Smokey Road Newnan, GA. 30263
678-361-2356 bmriede@yahoo.com

PROJECT: 96 SAVANNAH STREET NEWNAN, GA. 30263
DRAWING: FOOTING PLAN AND DETAILS

| | |
|---|---|
| DRAWN BY: | RIEDE |
| DRWG. DATE.: | 12/14/23 |
| SCALE: | 1/4" = 1'-0" |
| PLAN NUMBER: | BRD230137 |
| DRWG. NO. | S-1 |

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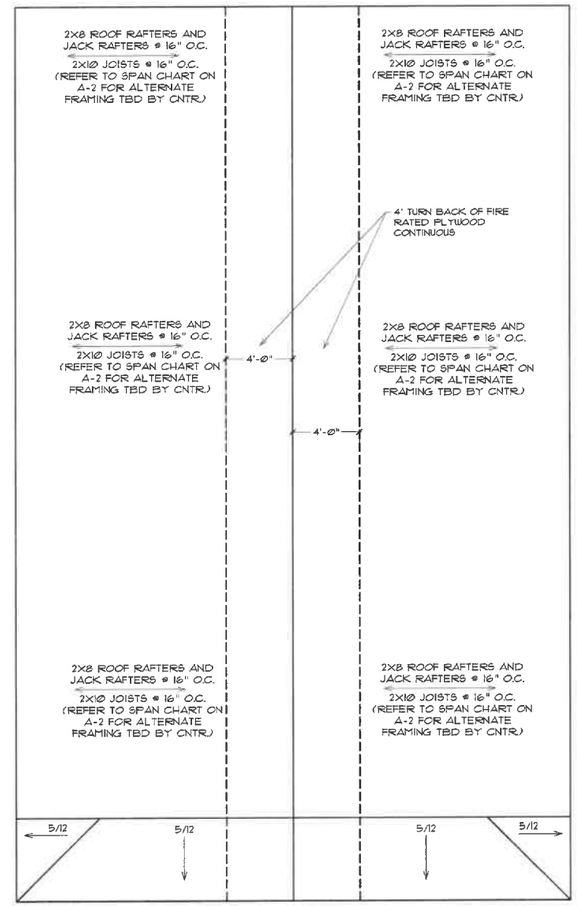
2023 BRIAN RIEDE DESIGN, INC
**FOR CONSTRUCTION**




# ROOF PLAN

RELEASE DATE:
**7/31/2026**

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1241 Smokey Road Newnan, GA. 30263
678-361-2356 brinriede@yahoo.com

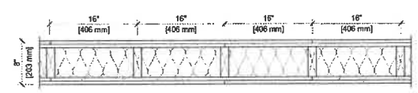
PROJECT:
9a SAVANNAH STREET
HELEN, GA. 30545

DRAWING:
COMBINED ROOF PLAN

DRAWN BY: RIEDE
DRWG. DATE: 12/14/23
SCALE: 1/4" = 1'-0"
PLAN NUMBER: BRD230137
DRWG. NO. A-4

**DESIGN NO.** **UL U301**

| | |
|---|---|
| FIRE RATING: | 2 HOURS |
| STC RATING: | 40 |
| SOUND TEST: | USG-19126 |
| SYSTEM THICKNESS: | 8" [203 MM] |
| LOCATION: | INTERIOR |
| FRAMING TYPE: | WOOD STUD (LOAD-BEARING) |



**ASSEMBLY REQUIREMENTS:**

| | |
|---|---|
| GYPSUM PANELS: | TWO LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) |
| WOOD STUDS: | 2" X 6" [38 X 140 MM] WOOD STUDS, 16" [406 MM] O.C. |
| INSULATION: | 5-1/2" [140 MM] FIBERGLASS INSULATION |
| GYPSUM PANELS: | TWO LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) |

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "REF", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

USG CGC
USG Corporate
550 West Adams Street
Chicago, IL 60661 USA
Voice 1.800.USG.4YOU
T 800.USG.4YOU

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UL U301

ISSUE RECORD:

| Revision | Date |
|---|---|
| | 10/25/2021 11:58:21 PM |

SHEET INFORMATION:
W-P-2-04

**UL-301 2 HR. PARTITION FIREWALL**
**OPTION W/ 2X6 LOAD BEARING WALL**

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RELEASE DATE:
7/31/2026

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1241 Smokey Road Newnan, GA. 30263
678-361-2356 bmriede@yahoo.com

PROJECT
96 SAVANNAH STREET
NEWNAN, GA. 30263
DRAWING:
SEPERATION WALL DETAILS

DRAWN BY: RIEDE
DRWG. DATE: 12/14/23
SCALE: 1/4" = 1'-0"
PLAN NUMBER: BRD230137
DRWG. NO. A-5

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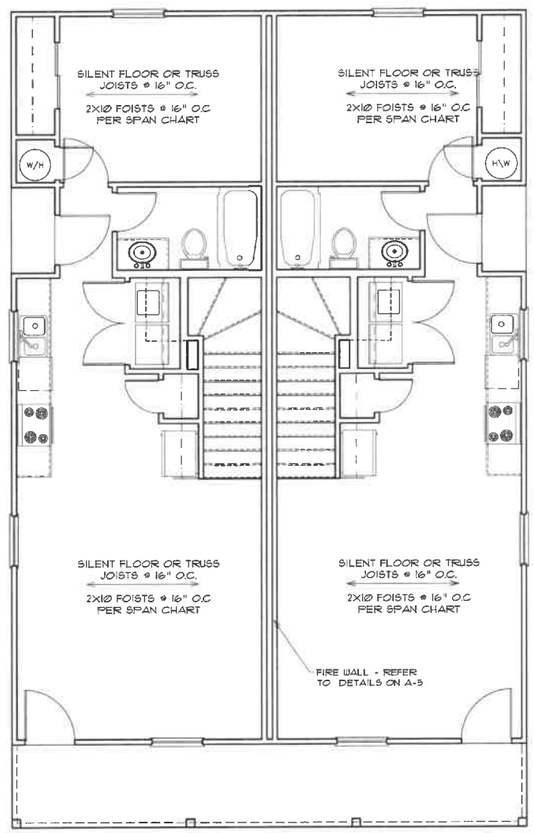
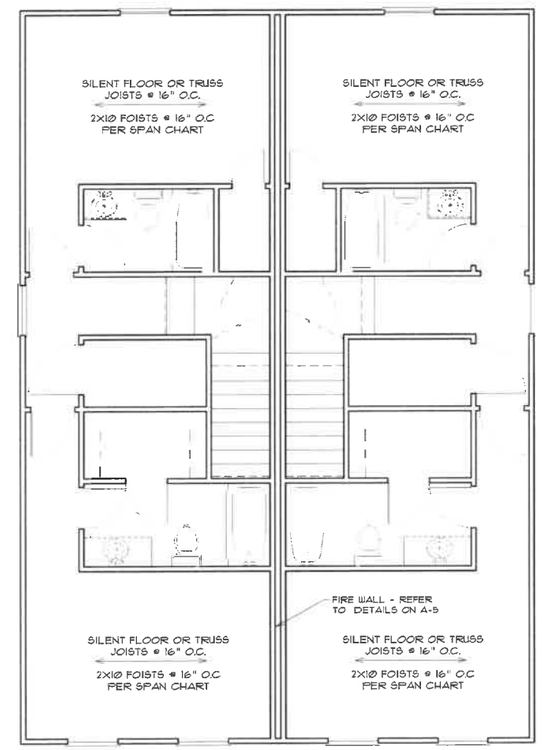
**FOR CONSTRUCTION**




**1ST FLOOR PLAN**




**2ND FLOOR PLAN**

RELEASE DATE:
7/31/2026

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1241 Smokey Road Newnan, GA. 30263
678-361-2356 bmriede@yahoo.com

PROJECT
96 SAVANNAH STREET
NEWNAN, GA. 30263

DRAWING:
COMBINED FLOOR PLAN

DRAWN BY: RIEDE

DRWG. DATE.: 12/14/23

SCALE: 1/4" = 1'-0"

PLAN NUMBER: BRD230137

DRWG. NO. A-6

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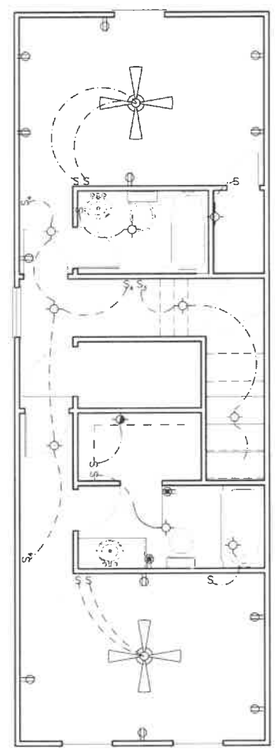
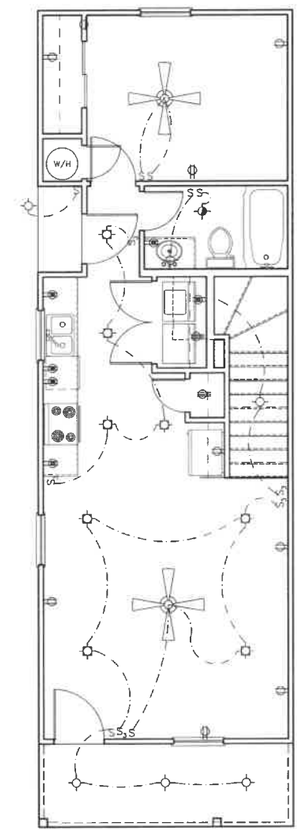
- RECESSED LIGHT FIXTURE
- LIGHT FIXTURE
- EXHAUST FAN FIXTURE
- CEILING FAN W/ LIGHT KIT
- 110 V DUPLEX OUTLET
- 220 V OUTLET
- 110 V DUPLEX OUTLET - GROUND FAULT INTERRUPT
- GWP 110 V DUPLEX OUTLET WATERPROOF
- 110 V FLOOR OUTLET
- TELEPHONE JACK
- DUAL LAMP FLOOD W/ MOTION DETECTOR
- TV CABLE TV



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**FOR CONSTRUCTION**

RELEASE DATE: 7/31/2023

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**Brian Riede Design, Inc.**
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678-361-2356 bmriede@yahoo.com

PROJECT
96 SAVANNAH STREET
NEWNAN, GA. 30263

DRAWING
ELECTRICAL / LIGHTING PLANS

DRAWN BY: RIEDE

DRWG. DATE.: 12/14/23

SCALE: 1/4" = 1'-0"

PLAN NUMBER: BRD230137

DRWG. NO. E-1

## City of Newnan, Georgia – Planning Commission

Date: August 11, 2026

Agenda Item: Certificate of Appropriateness – 87 Martin Luther King Jr. Drive

Prepared by: Chris Cole, Senior Planner

**Purpose:** To consider a certificate of appropriateness application pursuant to the requirements of Section 5-7 of the Zoning Ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 87 Martin Luther King Jr. Drive. The property is currently vacant.

**Background:** The Newnan Urban Redevelopment Agency (NURA) has applied for approval of a new single-family house on the vacant lot located at 87 Martin Luther King Jr. Drive (zoned RU-I). The proposed undertaking is part of the Chalk Level Area Housing Rehabilitation Program, an initiative intended to expand housing opportunities and support neighborhood revitalization within the Chalk Level community.

The building plans that have been submitted indicate that the new house will have a total heated area of 1,265 square feet. The Minimum Principal Living Space required in RU-I zoning is the "average of units existing on block." The proposed house is consistent with the other houses on the same block (with the "block" being designated by tax records – adjacent to or are very close to the subject property). These block parcels include 1,008 square feet for 89 Martin Luther King Jr. Drive, 936 square feet for 85 Martin Luther King Jr. Drive, and 1,450 square feet for 91 Martin Luther King Jr. Drive. Those three block comparisons contain an average heated square footage of 1,131 square feet. The applicant's proposed heated square footage of 1,265 square feet is in keeping with these houses.

The proposed house will be one-story with an on-grade foundation. It will feature three bedrooms and two bathrooms. The house's siding will consist of Hardie Plank Lap Siding with a smooth finish. A brick masonry veneer will be featured at the base of the front elevation, also wrapping around the front porch (as seen on the Driveway Side Elevation drawing). Note – Please see the attached architectural details for a full description of materials (including exterior color choices).

According to Andrew Moody, Special Projects Manager for the City and a representative of NURA, "the proposed home is being designed to be compatible with the surrounding residential neighborhood in terms of scale, massing, setbacks, and architectural character." Note - The applicant also will appear before the Board of Zoning Appeals on September 1, 2026, regarding a side building setback reduction for the proposed house. This setback reduction is needed due to the current lack of buildable space.

All new residential construction with the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 87 Martin Luther King Jr. Drive:

1. **Define Area of Influence**. The first step in considering the appropriateness of a design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

(a) **Building Orientation and Setback** – Regarding the building orientation, the proposed house respects the prevailing orientation in the area of influence. In terms of the building setbacks, the proposed concept will require a variance from the Board of Zoning Appeals on September 1, 2026, for a side building setback reduction. Regarding the variance request to be heard on September 1, 2026, it should be noted that there are other nearby properties that have closer side setbacks than what is being requested by the applicant.

(b) **Directional Emphasis** – The applicant's intent is to build a house that will have a horizontal emphasis, matching the predominant horizontal emphasis of the adjacent and nearby houses.

(c) **Shape** – The principal elements and shapes proposed for the house will be compatible with the structures within the area of influence. For example, a majority of the houses in the area of influence feature triangular roof designs on the front facades.

(d) **Proportion -** Overall, the proportions of the new house are consistent with dominant patterns of proportion within the area of influence.

(e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence. For example, the proposed house will largely be "in line" with the front edge of each of the neighboring houses (continuing the pattern).

(f) **Massing -** The proposed massing of the building is compatible with the overall mass of the structures within the area of influence.

(g) **Scale and Height** – With the proposed one-story house, the applicant selected a plan that is in keeping with the area of influence. The proposal conforms to the dominant pattern of scale and height of existing structures within this area of influence.

(h) **Architectural and Site Elements** – The renderings and drawings submitted in this application illustrate that the proposed building will meet the predominant architectural and site elements within the area of influence.

**Options:**

*A.* Approve the certificate of appropriateness for new construction at 87 Martin Luther King Jr. Drive
*B.* Approve the certificate of appropriateness with conditions
*C.* Deny the certificate of appropriateness request

**Recommendation**: Staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing all new residential construction in the Historic Residential Overlay Design District.

**Attachments:** Certificate of Appropriateness Application and attachments

**Previous Discussions with Commission:** None

# CITY OF NEWNAN | Project Location

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

1 =1,320 feet

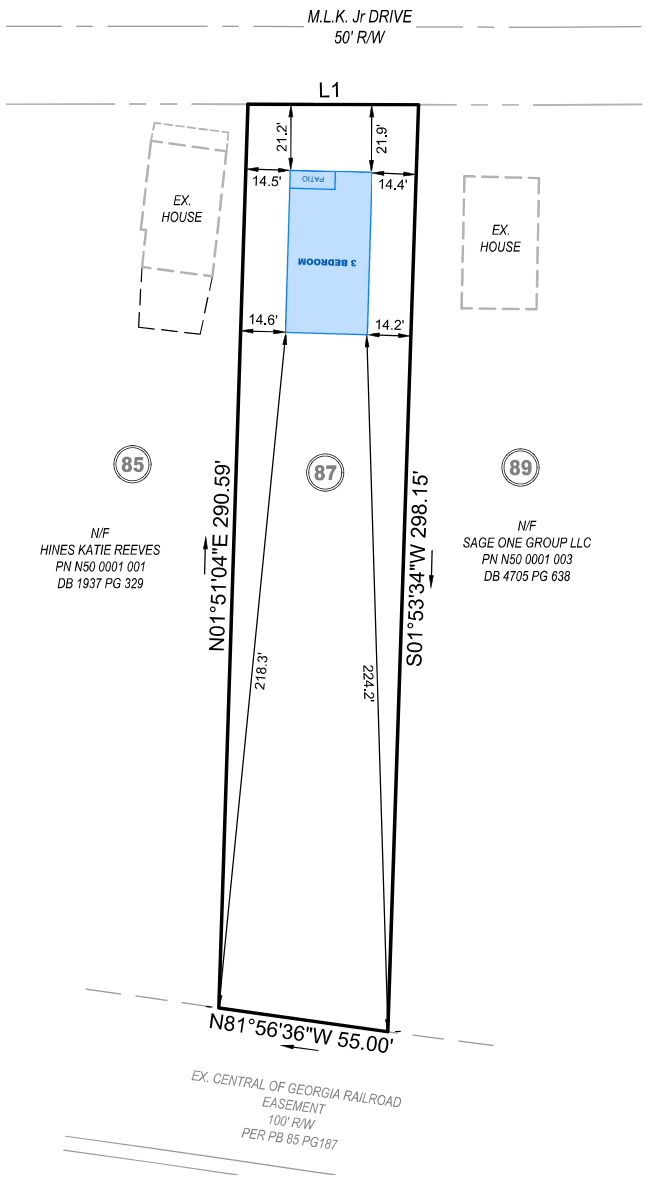
Date: 8/3/2026 9:01 AM

Project Location

City Limits

Parcel # N50 0001 002

ADDRESS
87 Martin Luther King Jr Dr
Newnan, Ga 30263




## NOTES

1. Boundary information taken from field located data prepared by Spicer Group.
2. Topographic information provided by Spicer Group.
3. This site is not located within a zone as defined by F.I.R.M. Community Panel Numbers 13077 C0231D for Coweta County, Georgia. (February 6, 2013 map).
4. Owner:
   City Of Newnan
   (770) 253-2683
5. 24-hour Contact:
   Andrew Moody
   (678) 673-5414
   amoody@newnanga.gov

## LEGEND

| | | |
|---|---|---|
| AC | = | Acres |
| BC | = | Back Of Curb |
| BFE | = | Basement Floor Elevation |
| BL | = | Building (Setback) Line |
| DE | = | Drainage Easement |
| ELEV | = | Elevation |
| EP | = | Edge of Pavement |
| FPE | = | Finished Pad Elevation |
| GFE | = | Garage Floor Elevation |
| GV | = | Gate Valve |
| HDPE | = | High Density Polyethylene |
| IPF | = | Iron Pin Found |
| LF | = | Linear Feet |
| RW | = | Right-Of-Way |
| SF | = | Square Feet |
| SW | = | Sidewalk |
| WA | = | Water |

**OWNER:**
CITY OF NEWNAN
25 LaGRANGE STREET
NEWNAN, GA 30263

**24 HOUR CONTACT:**
ANDREW MOODY
PHONE: (678) 673-5414

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 54.92' | S89°50'10"E |

Grid North (GA West Zone)

**GRAPHIC SCALE - 1 inch = 40 feet**

20 0 40 80

STATE OF GEORGIA
NATHAN G. SHEPHERD
REGISTERED LAND SURVEYOR
No. 3466
REGISTERED LAND SURVEYOR

**PROJECT:** CITY OF NEWNAN

LOCATED IN:
LAND LOT 8, 2nd DISTRICT
COWETA COUNTY, GEORGIA
PARCEL N50 0001 002

**SHEET TITLE:** HOUSE LOCATION PLAN 87 M.L.K. Jr. DRIVE

**DWG DATE:** 2026-08-03

| NO. | DESCRIPTION | DATE |
|---|---|---|

Spicer Group
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ATLANTA OFFICE
514 West Maple Street
Suite 404
Cumming, GA 30040
Tel. 989-284-8178
www.SpicerGroup.com

**SHEET:** 1 OF 1

FILE: NEWNAN OVERALL PARCELS COMP HLP SETUP

# 87 Martin Luther King Jr. Drive – COA

## View of Subject Property (Vacant)

# 87 Martin Luther King Jr. Drive - COA

**89 Martin Luther King Jr. Drive - directly to the east of subject property**

**90 Martin Luther King Jr. Drive – directly across from subject property**

# 87 Martin Luther King Jr. Drive - COA

**85 Martin Luther King Jr. Drive - directly to the west of subject property**

**81 Martin Luther King Jr. Drive – two lots to the west of subject property**

# 87 Martin Luther King Jr. Drive - COA

**98 Martin Luther King Jr. Drive – across from subject property (nearby)**

**96 Martin Luther King Jr. Drive – across from subject property (nearby)**

# 87 Martin Luther King Jr. Drive - COA

**91 Martin Luther King Jr. Drive – two lots to the east of subject property**

**94 Martin Luther King Jr. Drive – across from subject property (nearby)**

# 87 Martin Luther King Jr. Drive - COA

**100 Martin Luther King Jr. Drive – across from subject property (nearby)**

**102 Martin Luther King Jr. Drive – across from subject property (nearby)**

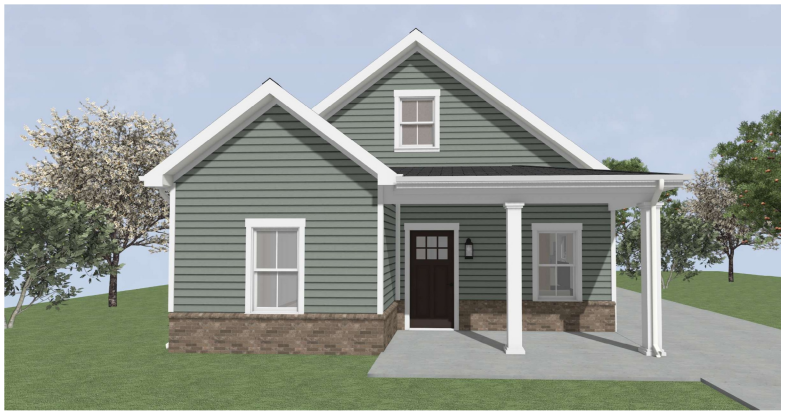
# 3BR/2BA - NARROW MODEL

20 LANDERS STREET

87 Martin Luther King Jr. Drive

CHALK LEVEL AREA
HOUSING REHABILITATION PROGRAM

PREPARED FOR:
NEWNAN URBAN REDEVELOPMENT AGENCY
(NURA)



## PROJECT SCOPE

NEW 1,265 SF SINGLE FAMILY RESIDENCE. ONE STORY, SLAB ON GRADE FOUNDATION, 3BR/ 2BA.

APPLICABLE CODE:
2024 INTERNATIONAL RESIDENTIAL CODE, WITH GA AMENDMENTS (2026)

## GENERAL NOTES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS, AND SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE HEAVY DUTY WIRE SHELVING & HANGING RODS IN CLOSETS U.N.O.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

| | |
|---|---|
| ATTIC | R-38 |
| WALLS | R-13 |

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

LOCATE INTERIOR RECEPTACLES WHERE REQUIRED BY IRC 2024 SECTION E3901. PROVIDE ADDITIONAL SPECIFIC RECEPTACLE LOCATIONS AS NOTED ON PLANS.

FINISH AND FIXTURE SPECIFICATIONS ARE LISTED AS BASIS OF DESIGN. SUBMIT PROPOSED SUBSTITUTIONS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO BID SUBMISSION.

## CONTACTS


OWNER:
NEWNAN URBAN REDEVELOPMENT AGENCY
25 LAGRANGE ST
NEWNAN, GA 30263
EMAIL: AMOODY@NEWNANGA.GOV
PHONE: 678-673-5414
CONTACT: ANDREW MOODY

ARCHITECT:
LOCUS DESIGN + CONSULTING, INC.
17 KNIGHT DR
NEWNAN, GA 30263
EMAIL: LCUNANAN@LOCUSDC.COM
PHONE: 404-680-4083
CONTACT: LORRAINE CUNANAN, AIA


## DRAWING LIST


| | |
|---|---|
| A-1 | PROJECT DATA |
| A-2 | FOUNDATION PLAN |
| A-3 | FLOOR PLAN |
| A-4 | ROOF FRAMING PLAN |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | EXTERIOR ELEVATIONS |
| A-7 | SECTION DETAILS |
| A-8 | INTERIOR ELEVS/DETAILS |
| A-9 | DOOR/WDW DETAILS |
| A-10 | FIXTURE SCHEDULES |


## AREA SUMMARY

MAIN LEVEL (CONDITIONED)= 1265 SF


LOCUS design + consulting
17 KNIGHT DRIVE
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LCUNANAN@LOCUSDC.COM


3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


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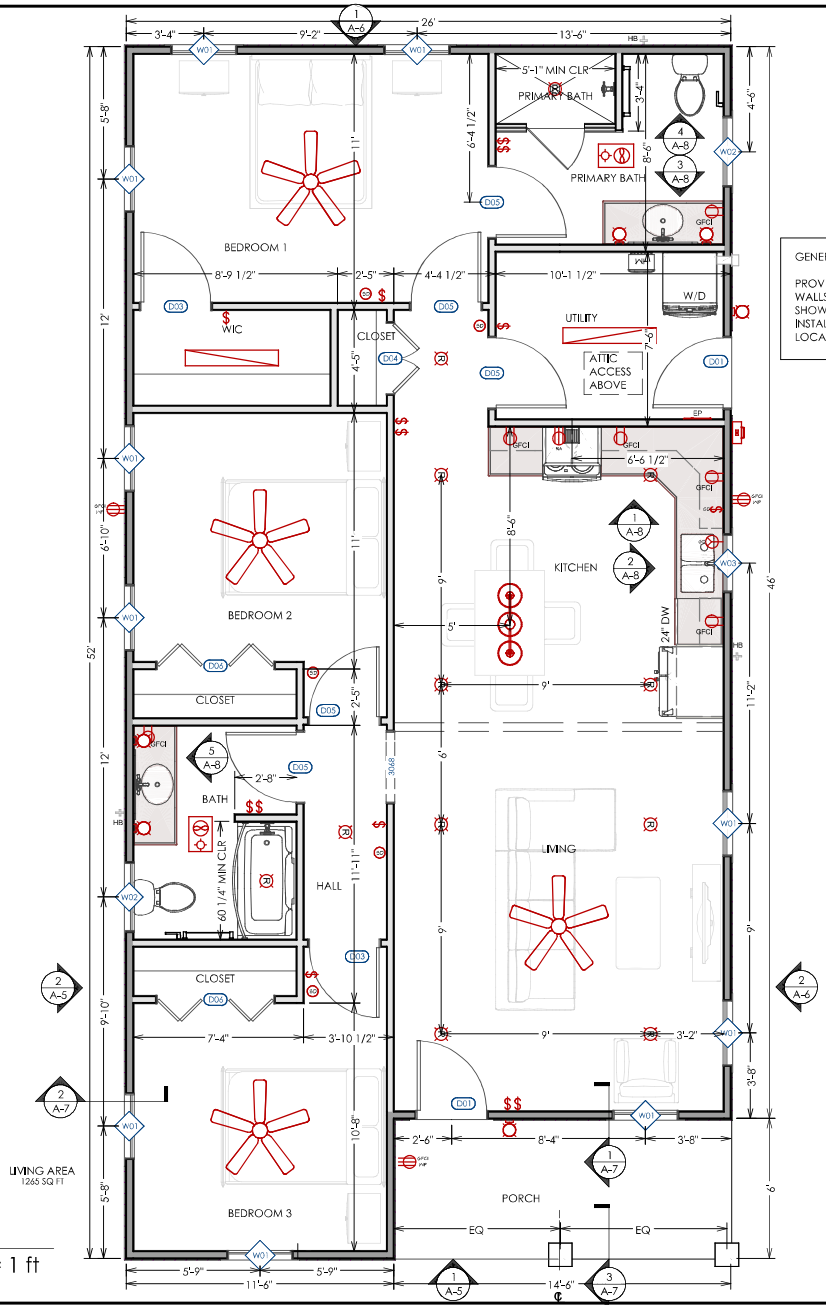
ISSUE/DATE:
CONSTRUCTION DOCUMENTS
07.16.26

PROJECT NO.
2026-04

SHEET NO.
A-1
PROJECT DATA

ISSUED FOR CONSTRUCTION




LIVING AREA
1265 SQ FT

1 FLOOR PLAN
SCALE: 3/16 in = 1 ft

NOTE: CENTER FIXTURE IN ROOM U.N.O.

GENERAL NOTE:

PROVIDE 2X WD BLOCKING AT ALL BATHROOM WALLS ADJACENT TO TOILETS AND BATHTUBS/ SHOWERS TO ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS. COORDINATE LOCATIONS WITH OWNER PRIOR TO COVER-UP.

| ELECTRICAL LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | CEILING FAN W/ LIGHT KIT |
| | EXHAUST FAN W/ LIGHT KIT (CEILING MTD) |
| | RECESSED 4" LED LIGHT |
| | WALL SCONCE |
| | PENDANT/CHANDELIER |
| | 4' LED UTILITY LIGHT |
| | VANITY SCONCE |
| TV | TV/CABLE |
| SD | SMOKE DETECTOR |
| EP | ELECTRICAL PANEL |
| | TANKLESS WATER HEATER |
| CAT5/TV | CAT5/TV |
| $ | SWITCH |
| WP GFCI | DUPLEX RECEPTACLES (STANDARD / WEATHERPROOF / GFCI) |

| EXTERIOR FINISH & FIXTURE SPECIFICATIONS | |
|---|---|
| EXTERIOR DOORS: | JELD-WEN SMOOTH-PRO FIBERGLASS, "CRAFTSMAN 6-LITE 2-PANEL" STYLE |
| WINDOWS: | JELD-WEN PREMIUM VINYL DOUBLE-HUNG, COLOR WHITE/WHITE |
| SIDING: | HARDIE PLANK LAP SIDING, SMOOTH FINISH |
| PORCH CEILING: | AZEK VINYL BEADBOARD, WHITE FINISH |
| MASONRY VENEER: | CHEROKEE BRICK MODULAR "BERKELEY" |
| ROOFING: | CERTAINTEED LANDMARK ARCHITECTURAL ASPHALT SHINGLES, "WEATHERED WOOD" FINISH |
| WALL SCONCES: | PROGRESS LIGHTING "WILLIAMSTON" WALL LANTERN, BRONZE FINISH |

PAINT COLORS (BENJAMIN MOORE REGAL SELECT- SOFT GLOSS):

| SIDING | TRIM | FRONT DOOR |
|---|---|---|
| Raintree Green-CC-560 | White Dove-OC-17 | Iron Mountain-2134-30 |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3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


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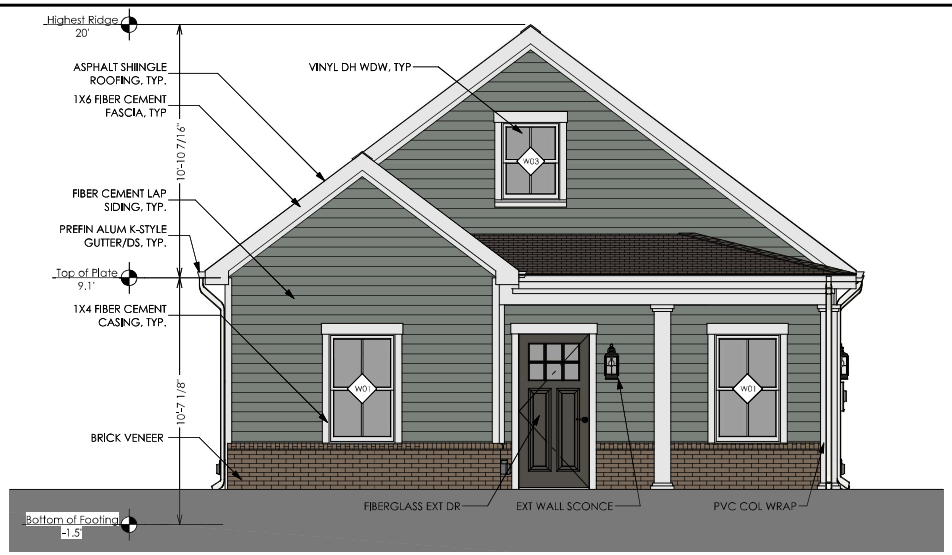
PROJECT NO.
2026-04

SHEET NO.
A-3
FLOOR PLAN

ISSUED FOR CONSTRUCTION




1 FRONT ELEVATION
SCALE: 3/16 in = 1 ft

2 SIDE ELEVATION
SCALE: 3/16 in = 1 ft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3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


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PROJECT NO.
2026-04

SHEET NO.
A-5
EXTERIOR ELEVATIONS

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1 REAR ELEVATION
SCALE: 3/16 in = 1 ft

2 DRIVEWAY SIDE ELEVATION
SCALE: 3/16 in = 1 ft

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3BR/2BA - NARROW MODEL
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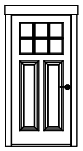
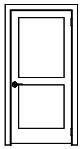
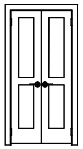
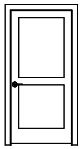
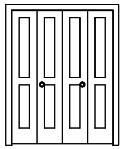
PROJECT NO.
2026-04

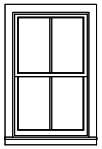
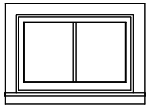
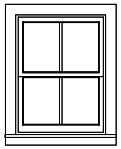
SHEET NO.
A-6
EXTERIOR ELEVATIONS

ISSUED FOR CONSTRUCTION

DOOR SCHEDULE <ALL DOORS BY JELD-WEN OR APPROVED EQUAL>

| NUMBER | 3D EXTERIOR ELEVATION | QTY | SIZE | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|
| D01 |  | 2 | 3068 L EX | EXTERIOR DOOR, 2-PANEL 6-LITE "CRAFTSMAN" STYLE | |
| D03 |  | 2 | 3068 L IN | SOLID CORE HINGED DOOR, FLAT 2-PANEL STYLE | |
| D04 |  | 1 | 3068 L/R IN | DOUBLE CLOSET DOOR, FLAT 2-PANEL STYLE | |
| D05 |  | 5 | 3068 R IN | SOLID CORE HINGED DOOR, FLAT 2-PANEL STYLE | |
| D06 |  | 2 | 5068 L/R | BIFOLD CLOSET DOOR, FLAT 2-PANEL STYLE | |

WINDOW SCHEDULE <ALL WINDOWS BY JELD-WEN OR APPROVED EQUAL>

| NUMBER | 3D EXTERIOR ELEVATION | QTY | SIZE | DESCRIPTION | EGRESS | COMMENTS |
|---|---|---|---|---|---|---|
| W01 |  | 10 | 21048DH | DOUBLE HUNG | YES | |
| W02 |  | 2 | 3020AW | SINGLE AWNING | | |
| W03 |  | 2 | 2634DH | DOUBLE HUNG | | |

① ② ③ ④

**BASIC WINDOW FLASHING INSTALLATION***

1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.

2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.

3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.

4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS


LOCUS design + consulting
17 KNIGHT DRIVE
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LCLINANA@LOCUSDC.COM


3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


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07.16.26

PROJECT NO.
2026-04

SHEET NO.
A-9
DOOR/WDW DETAILS

ISSUED FOR CONSTRUCTION

## APPROVED EXTERIOR FINISH COMBINATIONS FOR NURA CHALK LEVEL HOMES

| OPTION | SIDING COLOR | EXTERIOR DOOR COLOR | TRIM COLOR | MASONRY BASE | [redacted] |
|---|---|---|---|---|---|
| A | Van Courtland Blue-HC-145 | Turret-CC-604 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted]<br>87 Martin Luther King Jr. Drive |
| B | Revere Pewter-HC-172 | Georgian Brick-HC-50 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] |
| C | Coventry Gray-HC-169 | Beacon Hill Damask-HC-2 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] |
| D | Beneath the Clouds-2131-50 | Louisburg Green-HC-113 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted] |
| E | Raintree Green-CC-560 | Iron Mountain-2134-30 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted]<br>20 LANDERS STREET |
| F | Rockport Gray-HC-105 | Newburg Green-HC-158 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted] |
| G | Silver Streak-2119-40 | Chestertown Buff-HC-9 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] |
| H | Stonington Gray-HC-170 | Hale Navy-HC-154 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted]<br>22 LANDERS STREET |

CONTRACTOR NOTES:

- ALL OPTIONS ARE APPROVED FOR USE ON ALL MODELS; HOWEVER, DO NOT USE THE SAME OPTION ON HOMES IN VISUAL RANGE OF ONE ANOTHER.
- EXTERIOR PAINT TO BE BENJAMIN MOORE REGAL SELECT, SOFT GLOSS OR APPROVED EQUAL.
- BRICK MASONRY TO BE CHEROKEE BRICK OR APPROVED EQUAL.

LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404.480.4083
LCUNANA@LOCUSDSC.COM

NURA CHALK LEVEL AREA HOUSING REHABILITATION PROGRAM

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ISSUE/DATE:
CONSTRUCTION DOCUMENTS
7/23/26

PROJECT NO.
2026-04

SHEET NO.
G-1
EXTERIOR COLOR OPTIONS

ISSUED FOR CONSTRUCTION

# CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 87 Martin Luther King Jr. Drive Newnan, GA 30263

Name of Applicant Newnan Urban Redevelopment Agency

Mailing Address 25 LaGrange Street Newnan, GA 30263

Telephone (678) 673-5414

Property Owner (Use back if multiple names) City of Newnan

Mailing Address 25 LaGrange Street, Newnan, GA 30263

Telephone (770) 254-2358

Map # N 50 Block # Parcel # N50 0001 002 Land Lot

District/Section Newnan D2 Present Zoning Classification RU-I

Present Land Use Vacant

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

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

**NATURE OF PROPOSED WORK:**

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

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

New single family housing unit as part of HUD affordable housing program
home will be 3br/2ba

Included with the application, the following information is required:

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

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

Signature of Applicant

Signature of Property Owner(s)

**FOR OFFICIAL USE ONLY**

RECEIVED BY Chris Cole

DATE OF FILING 7-15-2026

~~HRC~~ PC MEETING DATE 8-11-2026

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE)

## City of Newnan, Georgia – Planning Commission

Date: August 11, 2026

Agenda Item: Certificates of Appropriateness – 20 Landers Street and 22 Landers Street

Prepared by: Chris Cole, Senior Planner

**Purpose:** To consider a certificates of appropriateness application pursuant to the requirements of Section 5-7 of the Zoning Ordinance, entitled Historic Residential Design Overlay District (HRDO), for new residences at 20 Landers Street and 22 Landers Street. The properties are currently vacant.

**Background:** The Newnan Urban Redevelopment Agency (NURA) has applied for approval of new single-family homes on the vacant lots located at 20 Landers Street and 22 Landers Street (zoned RU-7). The proposed undertaking is part of the Chalk Level Area Housing Rehabilitation Program, an initiative intended to expand housing opportunities and support neighborhood revitalization within the Chalk Level community. According to Andrew Moody, Special Projects Manager for the City and a representative of NURA, "the proposed homes are being designed to be compatible with the surrounding residential neighborhood in terms of scale, massing, setbacks, and architectural character."

The subject properties comprise the two historic and platted tracts that were previously combined for tax purposes as 20 Landers Street. On June 24, 2026, the City assigned an address for each of the lots. A previous home on the combined lots was demolished between October 2011 and October 2012.

The building plans that have been submitted indicate that each new house will have a total heated area of 1,265 square feet. The minimum heated square footage required in RU-7 zoning is 1,600 square feet. The applicant received an Administrative Variance from the City on June 10, 2026, regarding house size reduction for each lot. At that time, City staff noted that the proposed homes are consistent with other homes that abut or are very close to the original parcel, including 961 square feet for 72 Fairmount Drive, 1,092 square feet for 16 Landers Street, and 1,344 square feet for 19 Landers Street. In addition, at the Board of Zoning Appeals meeting on August 4, 2026, the applicant received a street-side setback variance from 25 feet to 10 feet to allow construction of the proposed house at 22 Landers Street.

The proposed houses will be one-story with an on-grade foundation. They will feature three bedrooms and two bathrooms. Both houses will utilize Hardie Plank Lap Siding with a smooth finish. A brick masonry veneer will be featured at the base of each of the front elevations, also wrapping around the front porches (as seen on the Driveway Side Elevation drawings). Note – Please see the attached architectural details for a full description of materials (including exterior color choices). In addition, the house plan for 20 Landers Street is identical to the house plan for 87 Martin Luther King Jr. Drive (that is also up for review by the Planning Commission at the August 11, 2026, meeting).

All new residential construction with the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 20 Landers Street and 22 Landers Street:

1. **Define Area of Influence**. The first step in considering the appropriateness of a design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design

characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

(a) **Building Orientation and Setback** – Regarding the building orientation, the proposed houses respects a common front-to-back orientation in the area of influence. In terms of the building setbacks, the proposed house at 20 Landers Street can meet the requirements of the Zoning Ordinance. The proposed house at 22 Landers Street was granted a street-side setback to allow for the placement of the home. Both proposals are in keeping with the setbacks found in the area of influence.

(b) **Directional Emphasis** – The applicant's intent is to build houses that will have a horizontal emphasis, matching the predominant horizontal emphasis of the adjacent and nearby houses.

(c) **Shape** – The principal elements and shapes proposed for the houses will be compatible with the structures within the area of influence. For example, a majority of the houses in the area of influence feature triangular roof designs on the front facades.

(d) **Proportion** – Overall, the proportions of the new houses are consistent with dominant patterns of proportion within the area of influence.

(e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence. For example, the applicant has planned for the houses to be consistent with the existing individual building elements, setbacks, and heights found in the area of influence.

(f) **Massing -** The proposed massing of the buildings is compatible with the overall mass of the structures within the area of influence.

(g) **Scale and Height** – With the proposed one-story houses, the applicant selected plans that are in keeping with the area of influence. The proposals conform to the dominant pattern of scale and height of existing structures within the area of influence.

(h) **Architectural and Site Elements** – The submitted renderings and drawings illustrate that the proposed buildings will meet the predominant architectural and site elements within the area of influence.

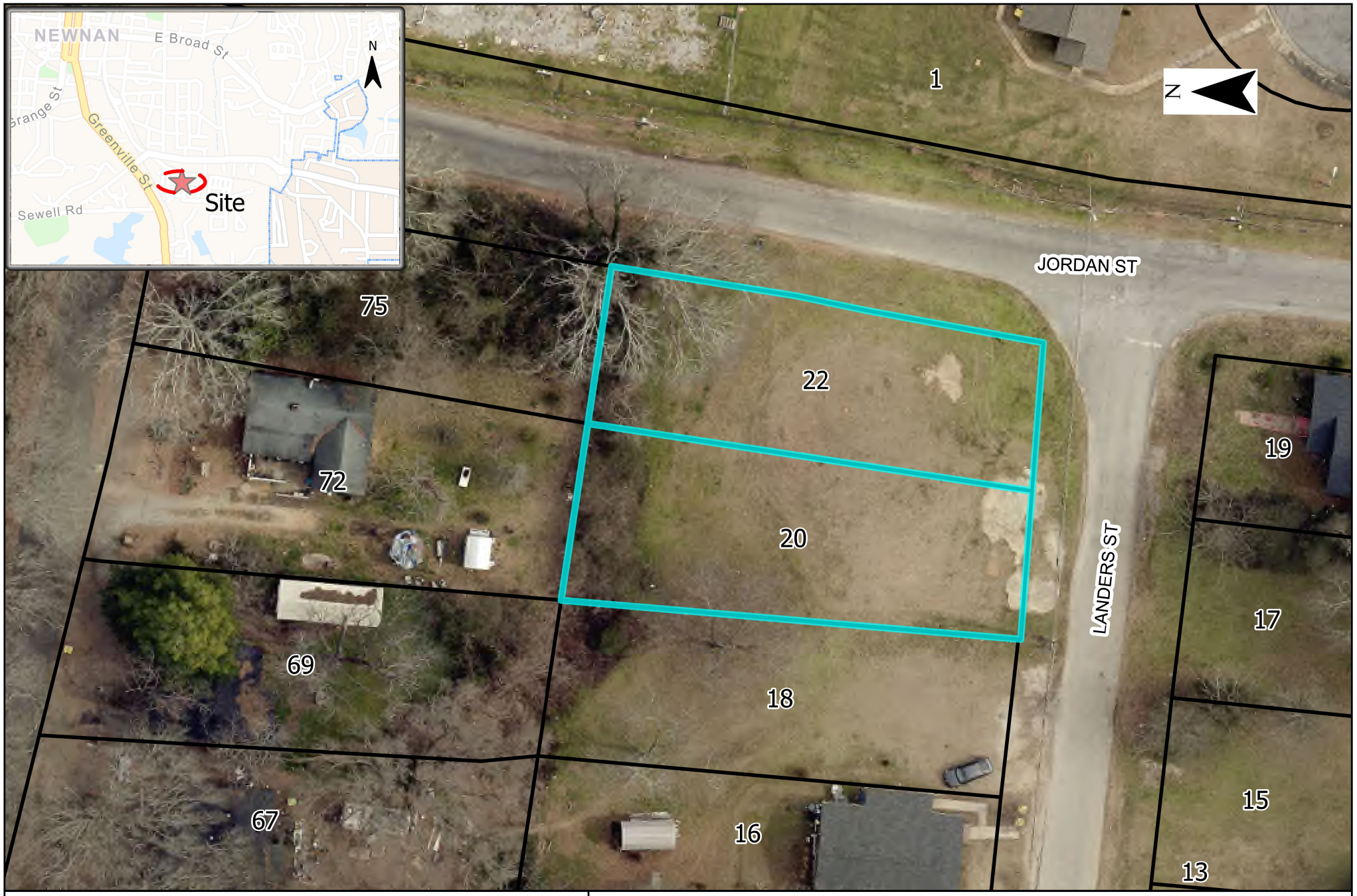
**Options:**

*A.* Approve the certificates of appropriateness for new construction at 20 Landers Street and 22 Landers Street
*B.* Approve the certificates of appropriateness with conditions
*C.* Deny the certificates of appropriateness request

**Recommendation**: Staff reviewed the certificate of appropriateness requests and found them to be consistent with the standards governing all new residential construction in the Historic Residential Overlay Design District.

**Attachments:** Certificate of Appropriateness Applications and attachments

**Previous Discussions with Commission:** None




# CITY OF NEWNAN | Project Location

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

1 =480 feet

Date: 8/5/2026 12:11 PM

Project Location

City Limits

Parcel # N50 0003 009

ADDRESS
20/22 Landers Street
Newnan, Ga 30263

# 20 Landers Street and 22 Landers Street COA
# View of subject properties

20 Landers Street and 22 Landers Street COA
View of house directly across Landers Street from subject properties

# 20 Landers Street and 22 Landers Street COA

**10 Landers Street – Three lots to the west of 20 Landers Street**

**16 Landers Street – Two lots to the west of 20 Landers Street**

# 20 Landers Street and 22 Landers Street COA

**72 Fairmount Drive – Adjacent to subject properties**

**8 Landers Street – Four lots to the west of 20 Landers Street**

# 20 Landers Street and 22 Landers Street COA

**7 Landers Street – Across from subject properties (nearby)**

**16 Haynie Street – Across from subject properties (nearby)**

# 20 Landers Street and 22 Landers Street COA

**14 Haynie Street – Five lots to the west of 20 Landers Street**

**8 Haynie Street – Nearby property to the west of the subject properties**

# 20 Landers Street and 22 Landers Street COA

**6 Haynie Street – Nearby property to the west of subject properties**

**4 Haynie Street – Nearby property to the west of subject properties**

# 20 Landers Street and 22 Landers Street COA

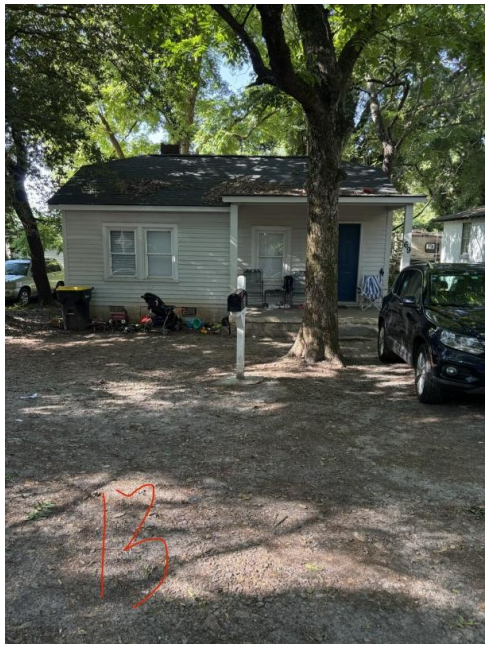
**63 Fairmount Drive – Nearby property to the west of subject properties**

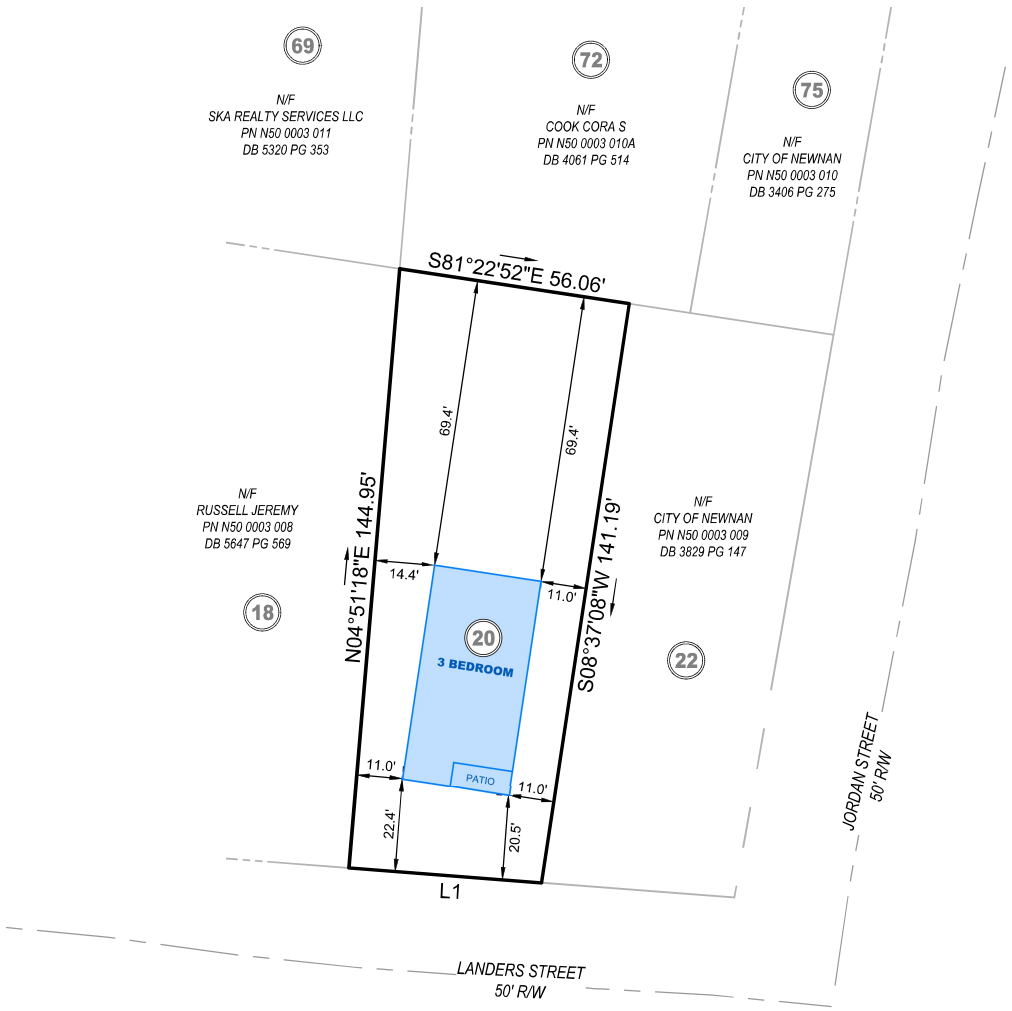
**65 Fairmount Drive – Nearby property to the west of subject properties**

# 20 Landers Street and 22 Landers Street COA

**67 Fairmount Drive – Nearby property to the west of subject properties**

**69 Fairmount Drive – Adjacent to 20 Landers Street**






## NOTES

1. Boundary information taken from field located data prepared by Spicer Group.
2. Topographic information provided by Spicer Group.
3. This site is not located within a zone as defined by F.I.R.M. Community Panel Numbers 13077 C0231D for Coweta County, Georgia. (February 6, 2013 map).
4. Owner:
   City Of Newnan
   (770) 253-2683
5. 24-hour Contact:
   Andrew Moody
   (678) 673-5414
   amoody@newnanga.gov

## LEGEND

| | | |
|---|---|---|
| AC | = | Acres |
| BC | = | Back Of Curb |
| BFE | = | Basement Floor Elevation |
| BL | = | Building (Setback) Line |
| DE | = | Drainage Easement |
| ELEV | = | Elevation |
| EP | = | Edge of Pavement |
| FPE | = | Finished Pad Elevation |
| GFE | = | Garage Floor Elevation |
| GV | = | Gate Valve |
| HDPE | = | High Density Polyethylene |
| IPF | = | Iron Pin Found |
| LF | = | Linear Feet |
| RW | = | Right-Of-Way |
| SF | = | Square Feet |
| SW | = | Sidewalk |
| WA | = | Water |

**OWNER:**
CITY OF NEWNAN
25 LaGRANGE STREET
NEWNAN, GA 30263

**24 HOUR CONTACT:**
ANDREW MOODY
PHONE: (678) 673-5414

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1 | 46.67' | N85°36'55"W |

Grid North (GA West Zone)

STATE OF GEORGIA
NATHAN G. SHEPHERD
REGISTERED LAND SURVEYOR
No. 3466
REGISTERED LAND SURVEYOR

**GRAPHIC SCALE - 1 inch = 30 feet**
15 0 30 60

**PROJECT:** CITY OF NEWNAN

LOCATED IN:
LAND LOT 8, 2nd DISTRICT
COWETA COUNTY, GEORGIA
PARCEL N50 0003 009

**SHEET TITLE:** HOUSE LOCATION PLAN 20 LANDERS STREET

**DWG DATE:2026-08-03**

| NO. | DESCRIPTION | DATE |
|---|---|---|


Spicer Group
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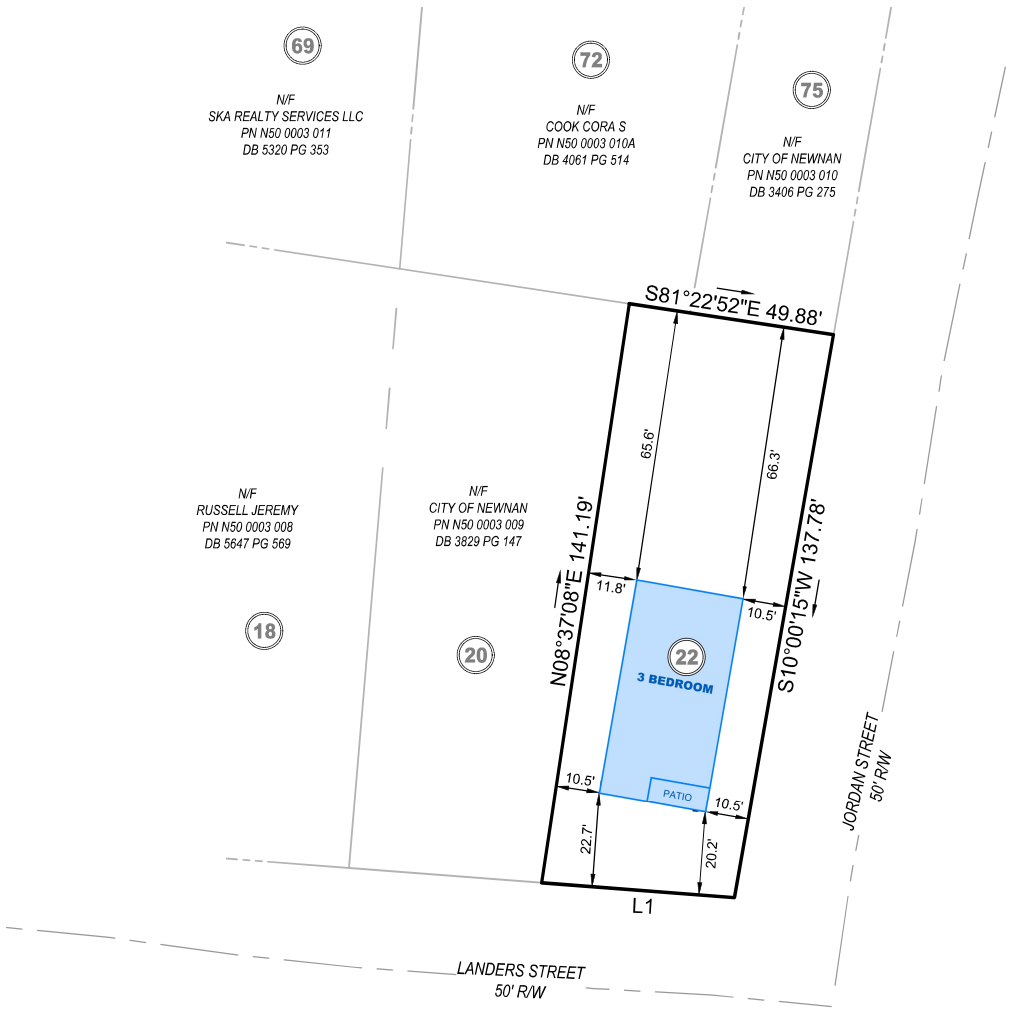
ATLANTA OFFICE
514 West Maple Street
Suite 404
Cumming, GA 30040
Tel. 989-284-8178
www.SpicerGroup.com


**SHEET:** 1 OF 1

FILE: NEWNAN OVERALL PARCELS COMP HLP SETUP

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**OWNER:**
CITY OF NEWNAN
25 LaGRANGE STREET
NEWNAN, GA 30263

**24 HOUR CONTACT:**
ANDREW MOODY
PHONE: (678) 673-5414

LINE TABLE

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| L1 | 46.67' | N85°36'55"W |

Grid North (GA West Zone)

STATE OF GEORGIA
NATHAN G. SHEPHERD
REGISTERED LAND SURVEYOR
No. 3466
REGISTERED LAND SURVEYOR

**GRAPHIC SCALE - 1 inch = 30 feet**
15 0 30 60

**PROJECT:** CITY OF NEWNAN

LOCATED IN:
LAND LOT 8, 2nd DISTRICT
COWETA COUNTY, GEORGIA
PARCEL N50 0003 009

**SHEET TITLE:** HOUSE LOCATION PLAN 22 LANDERS STREET

**DWG DATE:2026-08-03**

| NO. | DESCRIPTION | DATE |
|---|---|---|


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ATLANTA OFFICE
514 West Maple Street
Suite 404
Cumming, GA 30040
Tel. 989-284-8178
www.SpicerGroup.com


**SHEET:** 1 OF 1

FILE: NEWNAN OVERALL PARCELS COMP HLP SETUP

# 3BR/2BA - NARROW MODEL *REVERSED*

## 22 LANDERS STREET

CHALK LEVEL AREA
HOUSING REHABILITATION PROGRAM

PREPARED FOR:
NEWNAN URBAN REDEVELOPMENT AGENCY
(NURA)

### PROJECT SCOPE

NEW 1,265 SF SINGLE FAMILY RESIDENCE. ONE STORY, SLAB ON GRADE FOUNDATION, 3BR/ 2BA.

APPLICABLE CODE:
2024 INTERNATIONAL RESIDENTIAL CODE, WITH GA AMENDMENTS (2026)

### GENERAL NOTES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS, AND SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE HEAVY DUTY WIRE SHELVING & HANGING RODS IN CLOSETS U.N.O.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

| | |
|---|---|
| ATTIC | R-38 |
| WALLS | R-13 |

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

LOCATE INTERIOR RECEPTACLES WHERE REQUIRED BY IRC 2024 SECTION E3901. PROVIDE ADDITIONAL SPECIFIC RECEPTACLE LOCATIONS AS NOTED ON PLANS.

FINISH AND FIXTURE SPECIFICATIONS ARE LISTED AS BASIS OF DESIGN. SUBMIT PROPOSED SUBSTITUTIONS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO BID SUBMISSION.

### CONTACTS


OWNER:
NEWNAN URBAN REDEVELOPMENT AGENCY
25 LAGRANGE ST
NEWNAN, GA 30263
EMAIL: AMOODY@NEWNANGA.GOV
PHONE: 678-673-5414
CONTACT: ANDREW MOODY

ARCHITECT:
LOCUS DESIGN + CONSULTING, INC.
17 KNIGHT DR
NEWNAN, GA 30263
EMAIL: LCUNANAN@LOCUSDC.COM
PHONE: 404-680-4083
CONTACT: LORRAINE CUNANAN, AIA


### DRAWING LIST


| | |
|---|---|
| A-1 | PROJECT DATA |
| A-2 | FOUNDATION PLAN |
| A-3 | FLOOR PLAN |
| A-4 | ROOF FRAMING PLAN |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | EXTERIOR ELEVATIONS |
| A-7 | SECTION DETAILS |
| A-8 | INTERIOR ELEVS/DETAILS |
| A-9 | DOOR/WDW DETAILS |
| A-10 | FIXTURE SCHEDULES |


### AREA SUMMARY

MAIN LEVEL (CONDITIONED)= 1265 SF


LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404-680-4083
LCUNANAN@LOCUSDC.COM


3BR/2BA - NARROW *REVERSED*
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


THE DRAWING IS PROPERTY OF LOCUS DESIGN + CONSULTING INC. AND MAY NOT BE REPRODUCED OR USED WITHOUT THE ARCHITECT'S PERMISSION. COPYRIGHT 2026.

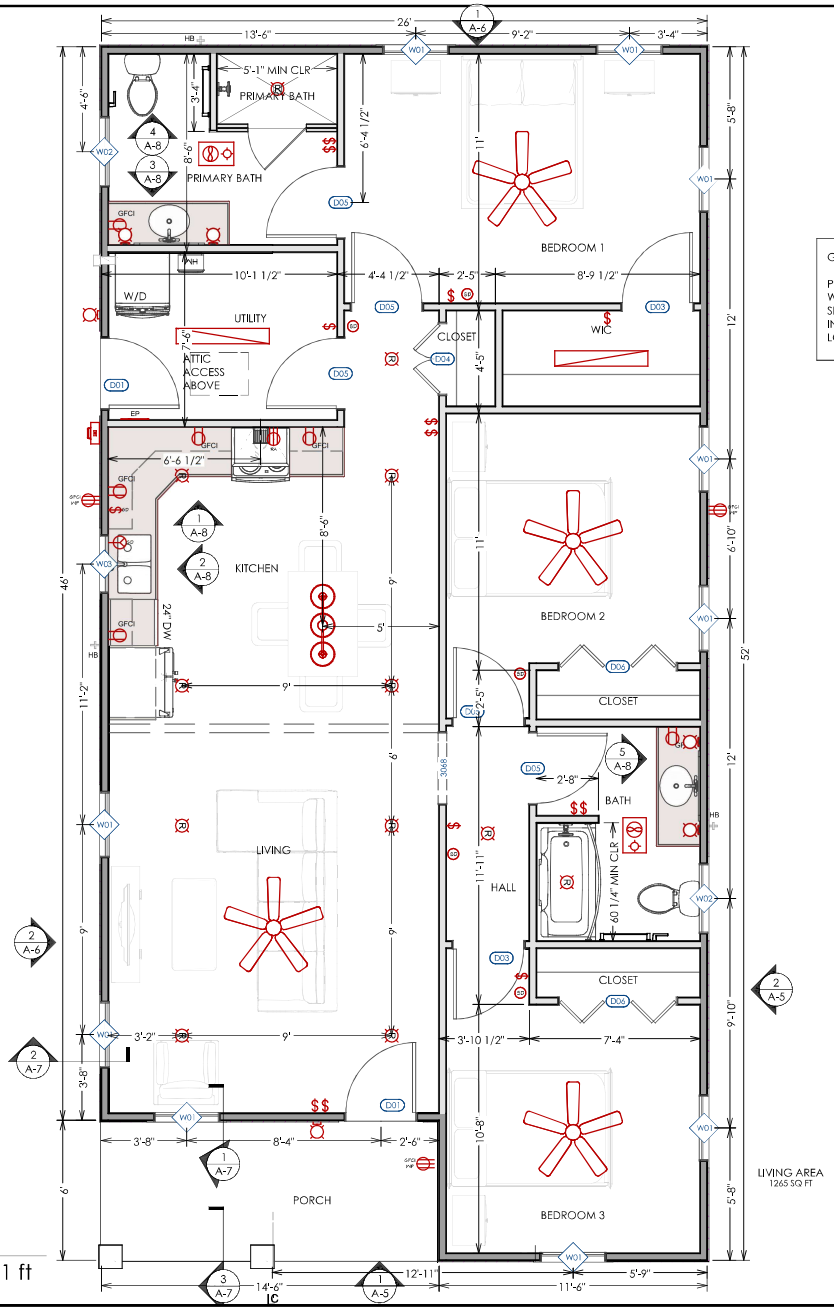

ISSUE/DATE:
CONSTRUCTION DOCUMENTS
07.23.26

PROJECT NO.
2026-04

SHEET NO.
A-1
PROJECT DATA

ISSUED FOR CONSTRUCTION

22 Landers Street




1 FLOOR PLAN
SCALE: 3/16 in = 1 ft

NOTE: CENTER FIXTURE IN ROOM U.N.O.

GENERAL NOTE:

PROVIDE 2X WD BLOCKING AT ALL BATHROOM WALLS ADJACENT TO TOILETS AND BATHTUBS/ SHOWERS TO ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS. COORDINATE LOCATIONS WITH OWNER PRIOR TO COVER-UP.

| ELECTRICAL LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | CEILING FAN W/ LIGHT KIT |
| | EXHAUST FAN W/ LIGHT KIT (CEILING MTD) |
| | RECESSED 4" LED LIGHT |
| | WALL SCONCE |
| | PENDANT/CHANDELIER |
| | 4' LED UTILITY LIGHT |
| | VANITY SCONCE |
| | TV/CABLE |
| | SMOKE DETECTOR |
| | ELECTRICAL PANEL |
| | TANKLESS WATER HEATER |
| | CAT5/TV |
| $ | SWITCH |
| | DUPLEX RECEPTACLES (STANDARD / WEATHERPROOF / GFCI) |

| EXTERIOR FINISH & FIXTURE SPECIFICATIONS | |
|---|---|
| EXTERIOR DOORS: | JELD-WEN SMOOTH-PRO FIBERGLASS, "TOP VIEW CAMBER 4-PANEL" STYLE |
| WINDOWS: | JELD-WEN PREMIUM VINYL DOUBLE-HUNG, COLOR WHITE/WHITE |
| SIDING: | HARDIE PLANK LAP SIDING, SMOOTH FINISH |
| PORCH CEILING: | AZEK VINYL BEADBOARD, WHITE FINISH |
| MASONRY VENEER: | CHEROKEE BRICK MODULAR "MELROSE" |
| ROOFING: | CERTAINTEED LANDMARK ARCHITECTURAL ASPHALT SHINGLES, "WEATHERED WOOD" FINISH |
| WALL SCONCES: | PROGRESS LIGHTING "MARQUETTE" WALL LANTERN, BLACK FINISH |

PAINT COLORS (BENJAMIN MOORE REGAL SELECT- SOFT GLOSS):

| SIDING | TRIM | FRONT DOOR |
|---|---|---|
| Stonington Gray-HC-170 | White Dove-OC-17 | Hale Navy-HC-154 |


LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404-800-4053
LCUNANA@LOCUSDSC.COM


# 3BR/2BA - NARROW *REVERSED* NURA CHALK LEVEL AREA HOUSING REHABILITATION PROGRAM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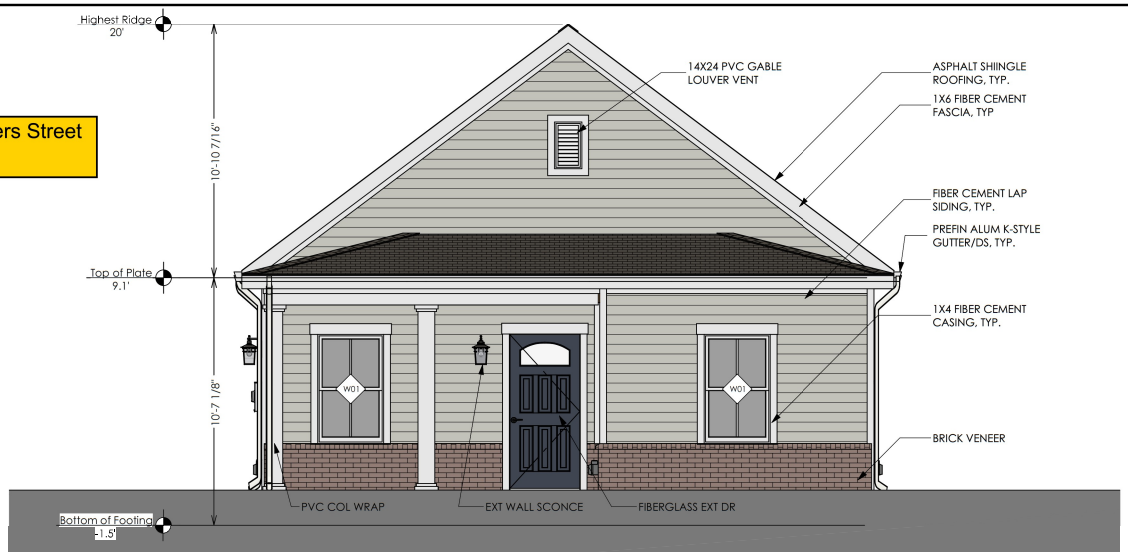
ISSUE/DATE:
CONSTRUCTION DOCUMENTS
07.23.26

PROJECT NO.
2026-04

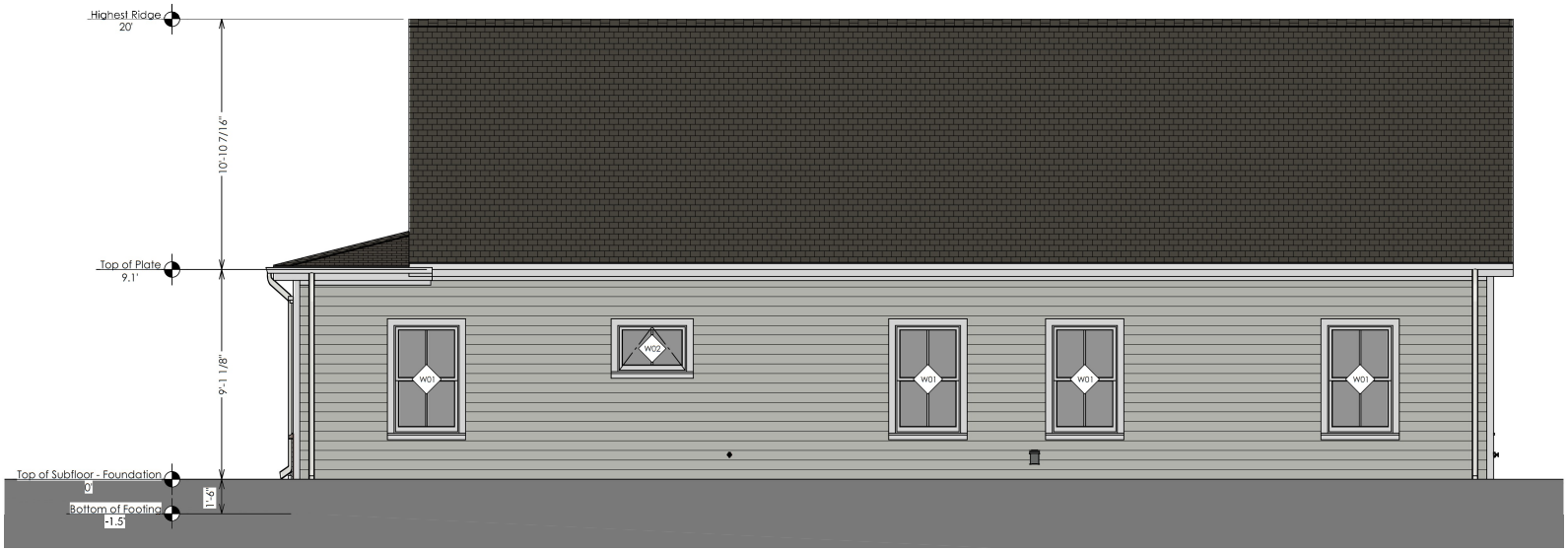
SHEET NO.
A-3
FLOOR PLAN

ISSUED FOR CONSTRUCTION

22 Landers Street




1 FRONT ELEVATION
SCALE: 3/16 in = 1 ft




2 SIDE ELEVATION
SCALE: 3/16 in = 1 ft


LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404.680.4083
LCUNANA@LOCUSDSC.COM


3BR/2BA - NARROW *REVERSED*
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM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ISSUE/DATE:
CONSTRUCTION DOCUMENTS
07.23.26

PROJECT NO.
2026-04

SHEET NO.
A-5
EXTERIOR ELEVATIONS

ISSUED FOR CONSTRUCTION

22 Landers Street

1 REAR ELEVATION
SCALE: 3/16 in = 1 ft

2 DRIVEWAY SIDE ELEVATION
SCALE: 3/16 in = 1 ft


LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404.680.4083
LEONA@NAVIELOCUSDSC.COM


3BR/2BA - NARROW *REVERSED*
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


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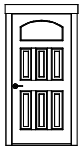
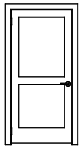
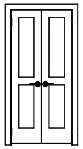
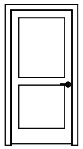
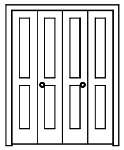
ISSUE/DATE:
CONSTRUCTION DOCUMENTS
07.23.26

PROJECT NO.
2026-04

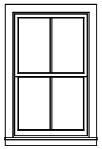
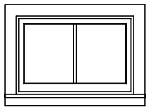
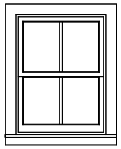
SHEET NO.
A-6
EXTERIOR ELEVATIONS

ISSUED FOR CONSTRUCTION

DOOR SCHEDULE <ALL DOORS BY JELD-WEN OR APPROVED EQUAL>

| NUMBER | 3D EXTERIOR ELEVATION | QTY | SIZE | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|
| D01 |  | 2 | 3068 R EX | EXTERIOR DOOR, "TOP VIEW CAMBER 4-PANEL" STYLE | |
| D03 |  | 2 | 3068 R IN | SOLID CORE HINGED DOOR, FLAT 2-PANEL STYLE | |
| D04 |  | 1 | 3068 L/R IN | DOUBLE CLOSET DOOR, FLAT 2-PANEL STYLE | |
| D05 |  | 5 | 3068 L IN | SOLID CORE HINGED DOOR, FLAT 2-PANEL STYLE | |
| D06 |  | 2 | 5068 L/R | BIFOLD CLOSET DOOR, FLAT 2-PANEL STYLE | |

WINDOW SCHEDULE <ALL WINDOWS BY JELD-WEN OR APPROVED EQUAL>

| NUMBER | 3D EXTERIOR ELEVATION | QTY | SIZE | DESCRIPTION | EGRESS | COMMENTS |
|---|---|---|---|---|---|---|
| W01 |  | 10 | 21048DH | DOUBLE HUNG | YES | |
| W02 |  | 2 | 3020AW | SINGLE AWNING | | |
| W03 |  | 1 | 2634DH | DOUBLE HUNG | | |

22 Landers Street

1 2 3 4

**BASIC WINDOW FLASHING INSTALLATION***

1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.

2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.

3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.

4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404.480.4083
LCUNANA@LOCUSDC.COM

3BR/2BA - NARROW *REVERSED*
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM

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2026-04

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A-9
DOOR/WDW DETAILS

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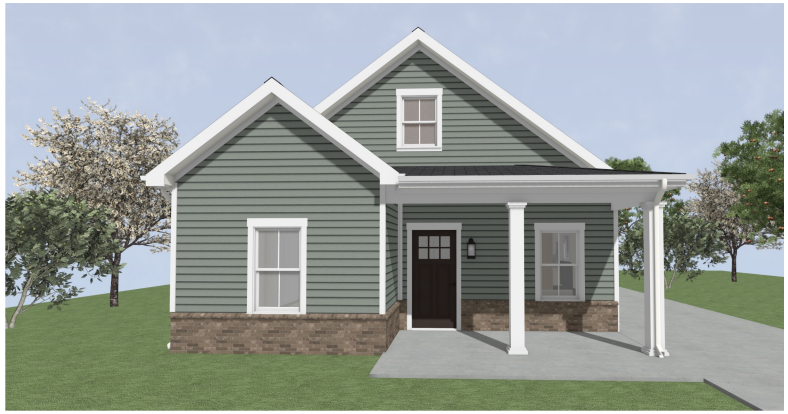
# 3BR/2BA - NARROW MODEL

20 LANDERS STREET

87 Martin Luther King Jr. Drive

CHALK LEVEL AREA
HOUSING REHABILITATION PROGRAM

PREPARED FOR:
NEWNAN URBAN REDEVELOPMENT AGENCY
(NURA)



## PROJECT SCOPE

NEW 1,265 SF SINGLE FAMILY RESIDENCE. ONE STORY, SLAB ON GRADE FOUNDATION, 3BR/ 2BA.

APPLICABLE CODE:
2024 INTERNATIONAL RESIDENTIAL CODE, WITH GA AMENDMENTS (2026)

## GENERAL NOTES

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH ALL STATE AND LOCAL CODE REQUIREMENTS, AND SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE HEAVY DUTY WIRE SHELVING & HANGING RODS IN CLOSETS U.N.O.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

| | |
|---|---|
| ATTIC | R-38 |
| WALLS | R-13 |

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

LOCATE INTERIOR RECEPTACLES WHERE REQUIRED BY IRC 2024 SECTION E3901. PROVIDE ADDITIONAL SPECIFIC RECEPTACLE LOCATIONS AS NOTED ON PLANS.

FINISH AND FIXTURE SPECIFICATIONS ARE LISTED AS BASIS OF DESIGN. SUBMIT PROPOSED SUBSTITUTIONS TO OWNER & ARCHITECT FOR APPROVAL PRIOR TO BID SUBMISSION.

## CONTACTS


OWNER:
NEWNAN URBAN REDEVELOPMENT AGENCY
25 LAGRANGE ST
NEWNAN, GA 30263
EMAIL: AMOODY@NEWNANGA.GOV
PHONE: 678-673-5414
CONTACT: ANDREW MOODY

ARCHITECT:
LOCUS DESIGN + CONSULTING, INC.
17 KNIGHT DR
NEWNAN, GA 30263
EMAIL: LCUNANAN@LOCUSDC.COM
PHONE: 404-680-4083
CONTACT: LORRAINE CUNANAN, AIA


## DRAWING LIST


| | |
|---|---|
| A-1 | PROJECT DATA |
| A-2 | FOUNDATION PLAN |
| A-3 | FLOOR PLAN |
| A-4 | ROOF FRAMING PLAN |
| A-5 | EXTERIOR ELEVATIONS |
| A-6 | EXTERIOR ELEVATIONS |
| A-7 | SECTION DETAILS |
| A-8 | INTERIOR ELEVS/DETAILS |
| A-9 | DOOR/WDW DETAILS |
| A-10 | FIXTURE SCHEDULES |


## AREA SUMMARY

MAIN LEVEL (CONDITIONED)= 1265 SF


LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404-680-4083
LCUNANAN@LOCUSDC.COM


3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM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2026-04

SHEET NO.
A-1
PROJECT DATA

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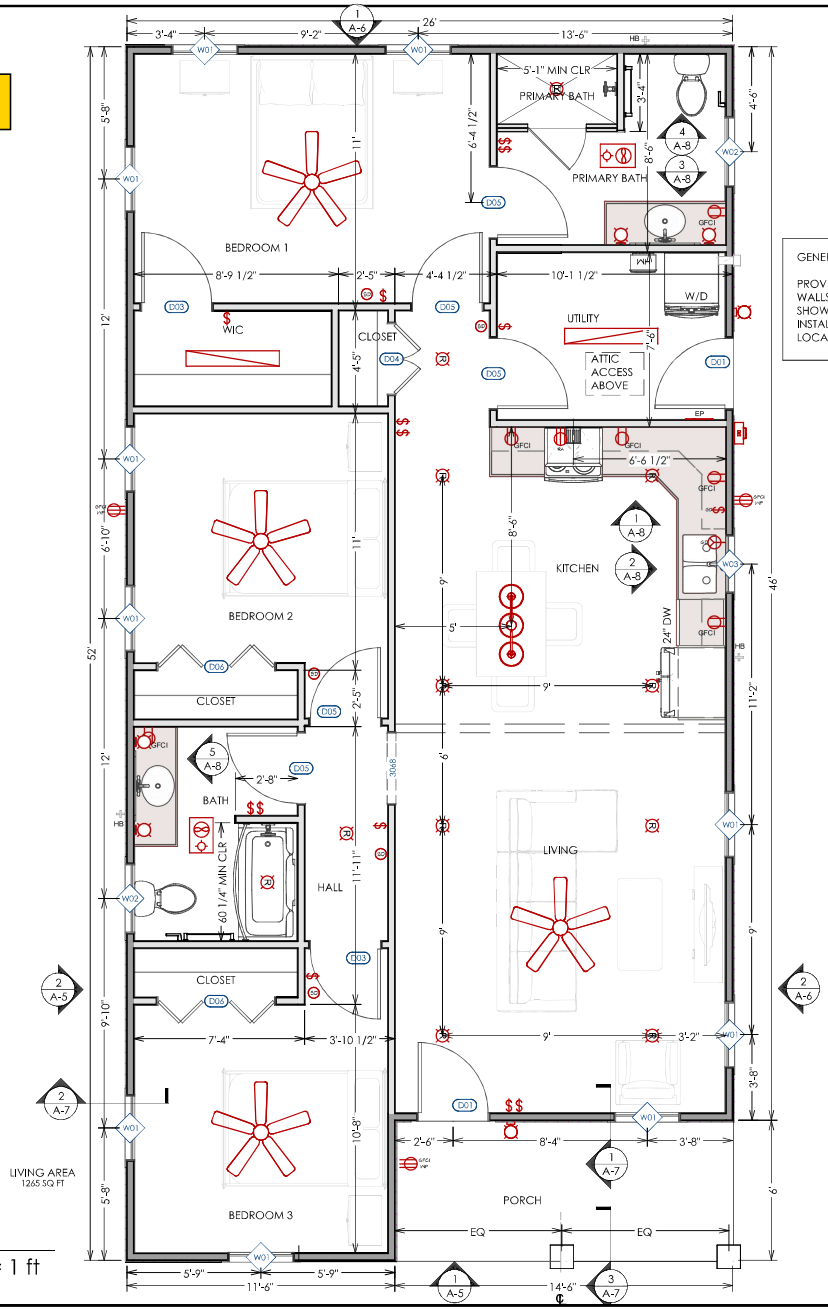
20 Landers Street




1 FLOOR PLAN
SCALE: 3/16 in = 1 ft

NOTE: CENTER FIXTURE IN ROOM U.N.O.

GENERAL NOTE:

PROVIDE 2X WD BLOCKING AT ALL BATHROOM WALLS ADJACENT TO TOILETS AND BATHTUBS/ SHOWERS TO ACCOMMODATE FUTURE INSTALLATION OF GRAB BARS. COORDINATE LOCATIONS WITH OWNER PRIOR TO COVER-UP.

| ELECTRICAL LEGEND | |
|---|---|
| SYMBOL | DESCRIPTION |
| | CEILING FAN W/ LIGHT KIT |
| | EXHAUST FAN W/ LIGHT KIT (CEILING MTD) |
| | RECESSED 4" LED LIGHT |
| | WALL SCONCE |
| | PENDANT/CHANDELIER |
| | 4' LED UTILITY LIGHT |
| | VANITY SCONCE |
| TV | TV/CABLE |
| SD | SMOKE DETECTOR |
| EP | ELECTRICAL PANEL |
| | TANKLESS WATER HEATER |
| CAT5/TV | CAT5/TV |
| $ | SWITCH |
| WP GFCI | DUPLEX RECEPTACLES (STANDARD / WEATHERPROOF / GFCI) |

| EXTERIOR FINISH & FIXTURE SPECIFICATIONS | |
|---|---|
| EXTERIOR DOORS: | JELD-WEN SMOOTH-PRO FIBERGLASS, "CRAFTSMAN 6-LITE 2-PANEL" STYLE |
| WINDOWS: | JELD-WEN PREMIUM VINYL DOUBLE-HUNG, COLOR WHITE/WHITE |
| SIDING: | HARDIE PLANK LAP SIDING, SMOOTH FINISH |
| PORCH CEILING: | AZEK VINYL BEADBOARD, WHITE FINISH |
| MASONRY VENEER: | CHEROKEE BRICK MODULAR "BERKELEY" |
| ROOFING: | CERTAINTEED LANDMARK ARCHITECTURAL ASPHALT SHINGLES, "WEATHERED WOOD" FINISH |
| WALL SCONCES: | PROGRESS LIGHTING "WILLIAMSTON" WALL LANTERN, BRONZE FINISH |

PAINT COLORS (BENJAMIN MOORE REGAL SELECT- SOFT GLOSS):

| SIDING | TRIM | FRONT DOOR |
|---|---|---|
| Raintree Green-CC-560 | White Dove-OC-17 | Iron Mountain-2134-30 |


LOCUS design + consulting
17 KNIGHT DRIVE
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PHONE: 404-800-4083
LCUNANAN@LOCUSDC.COM


3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM


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2026-04

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A-3
FLOOR PLAN

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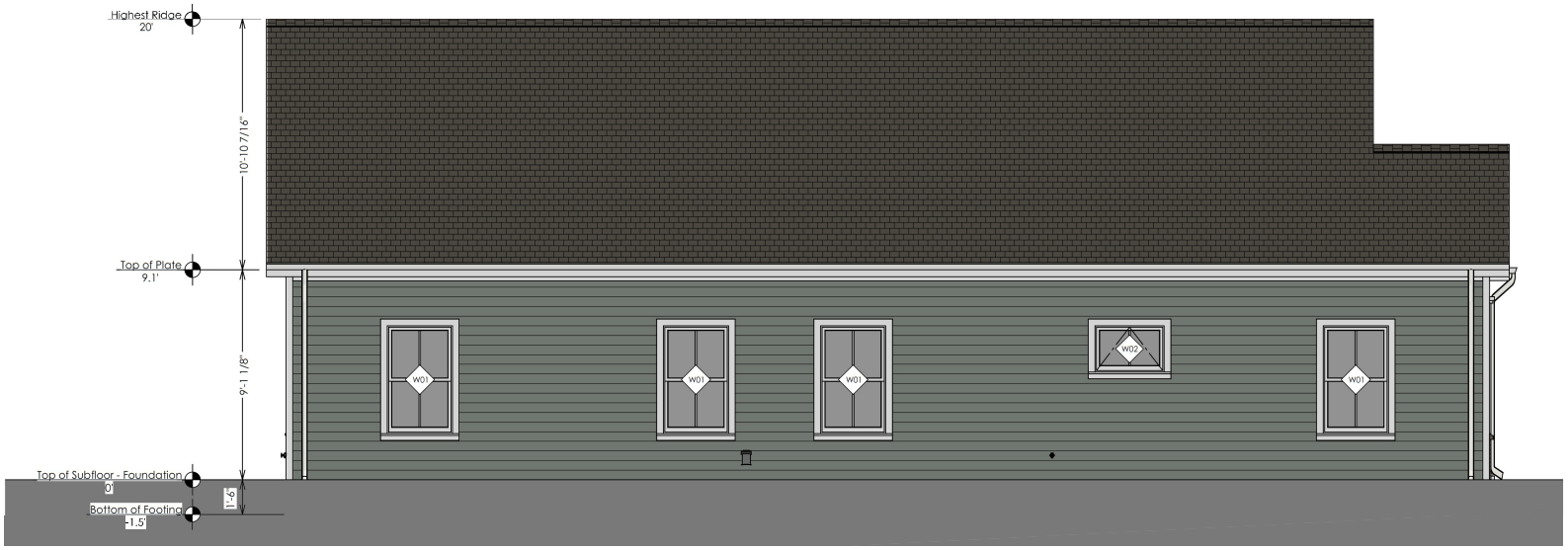
1 FRONT ELEVATION
SCALE: 3/16 in = 1 ft




2 SIDE ELEVATION
SCALE: 3/16 in = 1 ft

20 Landers Street

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17 KNIGHT DRIVE
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LEONANA@LOCUSDC.COM

3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM

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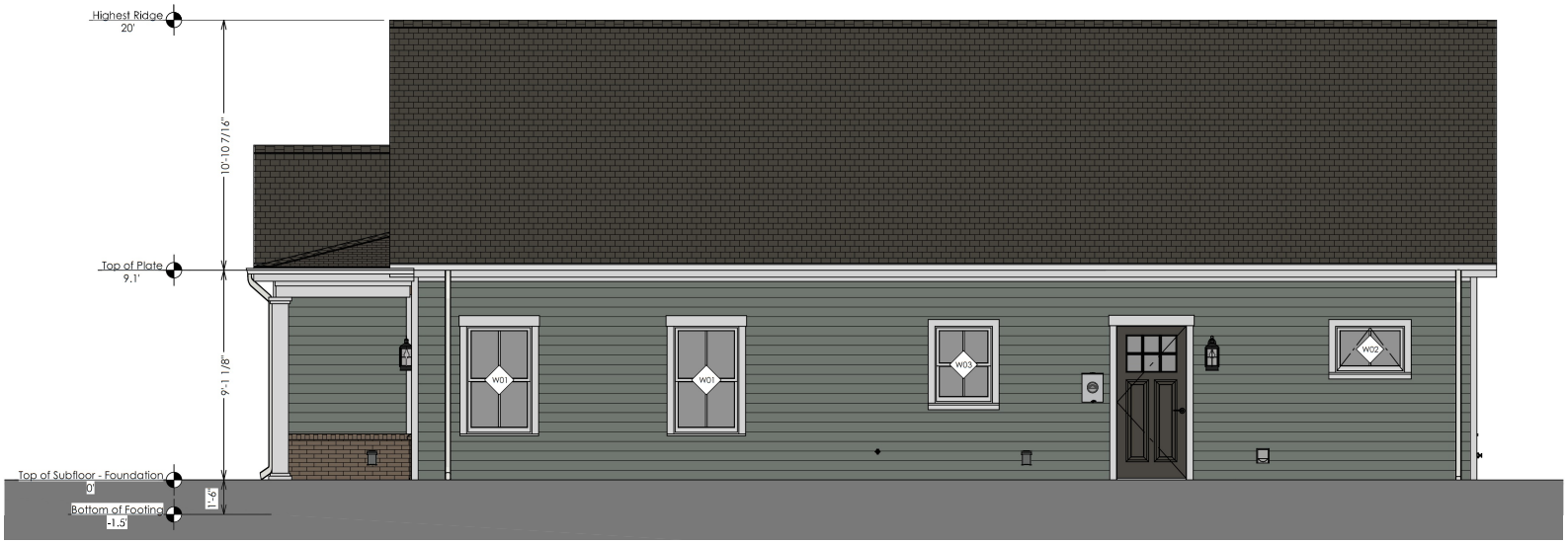
A-5
EXTERIOR ELEVATIONS

ISSUED FOR CONSTRUCTION

1 REAR ELEVATION
SCALE: 3/16 in = 1 ft

20 Landers Street




2 DRIVEWAY SIDE ELEVATION
SCALE: 3/16 in = 1 ft

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3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM

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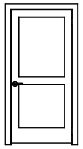
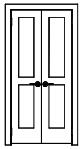
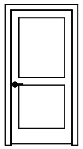
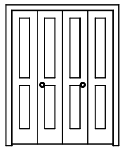
2026-04

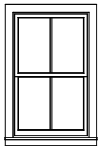
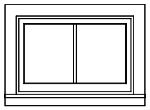
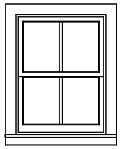
SHEET NO.
A-6
EXTERIOR ELEVATIONS

ISSUED FOR CONSTRUCTION

DOOR SCHEDULE <ALL DOORS BY JELD-WEN OR APPROVED EQUAL>

| NUMBER | 3D EXTERIOR ELEVATION | QTY | SIZE | DESCRIPTION | COMMENTS |
|---|---|---|---|---|---|
| D01 | | 2 | 3068 L EX | EXTERIOR DOOR, 2-PANEL 6-LITE "CRAFTSMAN" STYLE | |
| D03 |  | 2 | 3068 L IN | SOLID CORE HINGED DOOR, FLAT 2-PANEL STYLE | |
| D04 |  | 1 | 3068 L/R IN | DOUBLE CLOSET DOOR, FLAT 2-PANEL STYLE | |
| D05 |  | 5 | 3068 R IN | SOLID CORE HINGED DOOR, FLAT 2-PANEL STYLE | |
| D06 |  | 2 | 5068 L/R | BIFOLD CLOSET DOOR, FLAT 2-PANEL STYLE | |

WINDOW SCHEDULE <ALL WINDOWS BY JELD-WEN OR APPROVED EQUAL>

| NUMBER | 3D EXTERIOR ELEVATION | QTY | SIZE | DESCRIPTION | EGRESS | COMMENTS |
|---|---|---|---|---|---|---|
| W01 |  | 10 | 21048DH | DOUBLE HUNG | YES | |
| W02 |  | 2 | 3020AW | SINGLE AWNING | | |
| W03 |  | 2 | 2634DH | DOUBLE HUNG | | |

20 Landers Street

① ② ③ ④

**BASIC WINDOW FLASHING INSTALLATION***

1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.

2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.

3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.

4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404.480.4083
LCUNNANI@LOCUSDC.COM

3BR/2BA - NARROW MODEL
NURA CHALK LEVEL AREA HOUSING
REHABILITATION PROGRAM

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DOOR/WDW DETAILS

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## APPROVED EXTERIOR FINISH COMBINATIONS FOR NURA CHALK LEVEL HOMES

| OPTION | SIDING COLOR | EXTERIOR DOOR COLOR | TRIM COLOR | MASONRY BASE | [redacted] |
|---|---|---|---|---|---|
| A | Van Courtland Blue-HC-145 | Turret-CC-604 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted] 87 Martin Luther King Jr. Drive |
| B | Revere Pewter-HC-172 | Georgian Brick-HC-50 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] |
| C | Coventry Gray-HC-169 | Beacon Hill Damask-HC-2 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] |
| D | Beneath the Clouds-2131-50 | Louisburg Green-HC-113 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted] |
| E | Raintree Green-CC-560 | Iron Mountain-2134-30 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] 20 LANDERS STREET |
| F | Rockport Gray-HC-105 | Newburg Green-HC-158 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted] |
| G | Silver Streak-2119-40 | Chestertown Buff-HC-9 | White Dove-OC-17 | Berkley / Buff Mortar | [redacted] |
| H | Stonington Gray-HC-170 | Hale Navy-HC-154 | White Dove-OC-17 | Melrose / Ivory Mortar | [redacted] 22 LANDERS STREET |

CONTRACTOR NOTES:

- ALL OPTIONS ARE APPROVED FOR USE ON ALL MODELS; HOWEVER, DO NOT USE THE SAME OPTION ON HOMES IN VISUAL RANGE OF ONE ANOTHER.
- EXTERIOR PAINT TO BE BENJAMIN MOORE REGAL SELECT, SOFT GLOSS OR APPROVED EQUAL.
- BRICK MASONRY TO BE CHEROKEE BRICK OR APPROVED EQUAL.

LOCUS design + consulting
17 KNIGHT DRIVE
NEWNAN, GEORGIA 30263
PHONE: 404.480.4083
LCUNANA@LOCUSDC.COM

NURA CHALK LEVEL AREA HOUSING REHABILITATION PROGRAM

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7/23/26

PROJECT NO.
2026-04

SHEET NO.
G-1
EXTERIOR COLOR OPTIONS

ISSUED FOR CONSTRUCTION

# CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 20 + 22 Landers Street Newnan, GA 30263

Name of Applicant Newnan Urban Redevelopment Agency

Mailing Address 25 LaGrange Street Newnan, GA 30263

Telephone (678) 673-5414

Property Owner (Use back if multiple names) City of Newnan

Mailing Address 25 LaGrange Street

Telephone (770) 254-2358

Map # N 50 Block # Parcel # N50 0003 009 Land Lot 15 + 16

District/Section Newnan 02 Present Zoning Classification RU-7

Present Land Use Vacant

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

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

**NATURE OF PROPOSED WORK:**

- [x] New Construction
- [ ] Repairs or Alterations
- [ ] Demolition
- [ ] Relocation of Building
- [ ] Sign Erection or Placement
- [ ] Other

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

Construction of two new single family housing units for HUD affordable housing program. Property is two parcels and has recently been assigned addresses of 20 + 22 Landers. Homes will be 3br/2ba

Included with the application, the following information is required:

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

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

Kevin A. Mosley

Signature of Applicant

Christin Mosley

Signature of Property Owner(s)

**FOR OFFICIAL USE ONLY**

RECEIVED BY Chris Cole

DATE OF FILING 7-15-2026

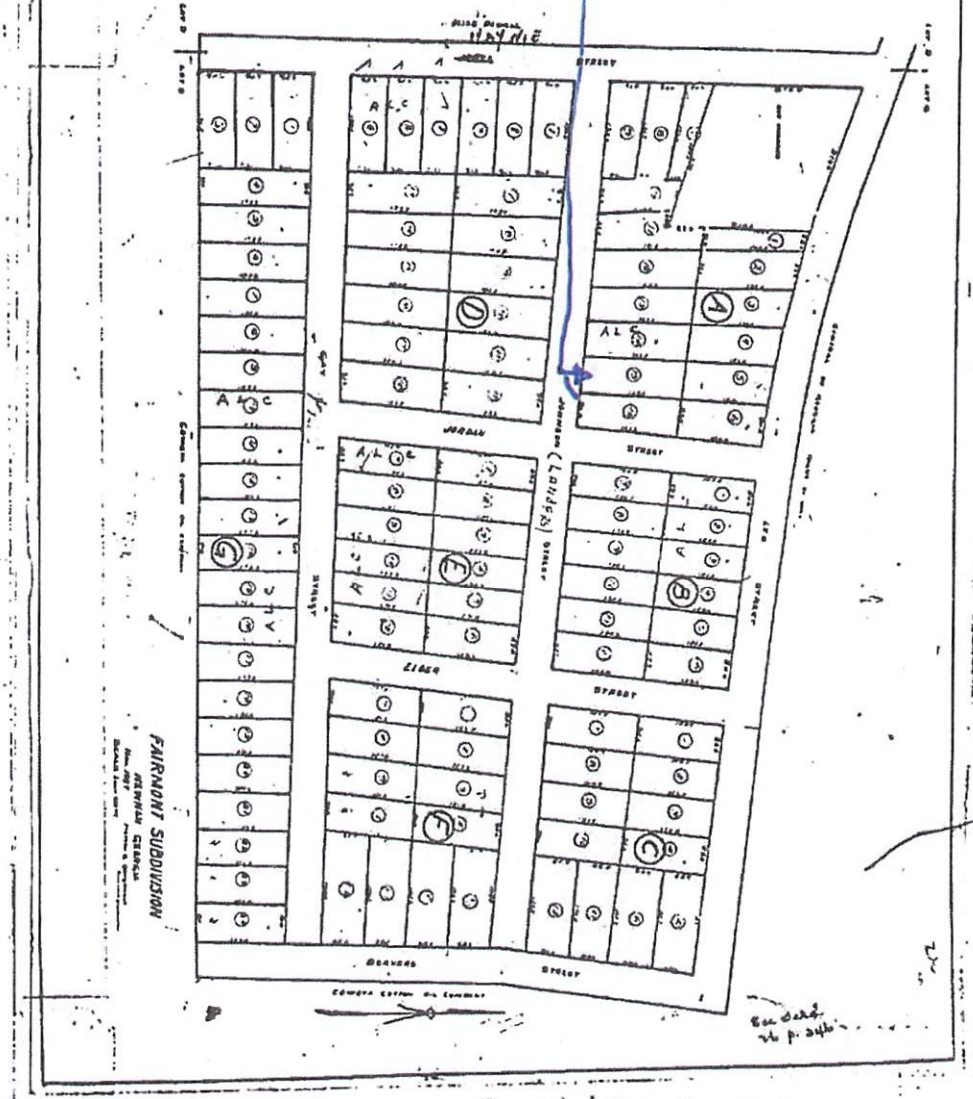
~~HRC~~ PC MEETING DATE 8-11-2026

DATE OF NOTICE PUBLICATION N/A

ACTION TAKEN (DATE)

Deed Book 27/15

Lots 15-16 Block A




Recorded Nov. 30-1927
R. Sumner Clerk

June 24, 2026 - CITY OF NEWNAN INITIATING ADDRESS ASSIGNMENT AND/OR CHANGE

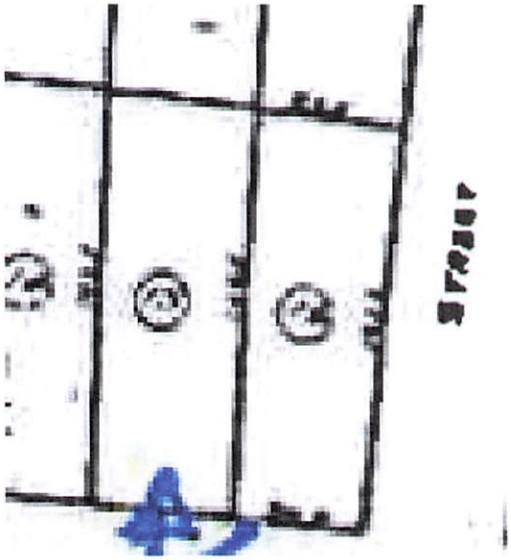
**Project Name:** Newnan Urban Redevelopment Authority – Housing Program

**Tax Parcel No.** N50-0003-009

**Address change/assignment:**

The purpose of this address assignment is to assign two addresses for two new forthcoming residential dwellings.

The subject property is currently addressed as 20 Landers Street. The original plat shows this tax parcel as two separate properties DB 27, PG. 15 (see below). It appears the parcels were combined for tax purposes.



The addresses for the lots will be:

20 and 22 Landers Street.

Address Change Initiated by: Dean Smith, Senior Planner, City of Newnan

Phone: 678-673-5496 Email: dsmith@newnanga.gov