



NEWNAN
GEORGIA • CITY OF HOMES

City of Newnan Board of Zoning Appeals

Agenda for September 1, 2026 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. August 4, 2026, BZA Minutes
3. Public Hearings
 - a. 2026-10 - Variance Request by Gary Adams - 14 Sherwood Drive - Setback variance for a house addition
 - b. 2026-09 - Variance Request by Jeff Carter with Carter Engineering - 231 Bullsboro Drive - Multiple variances for a proposed gas station/convenience store project
 - c. 2026-11 - Special Exception Request by AFLH, LLC - 6 & 10 Anthony Drive - A request for a Residential Short-Term Care Facility for Developmentally Disabled
 - d. 2026-13 - Variance Request - Newnan Urban Redevelopment Agency - 87 Martin Luther King Jr. Drive - setback reductions for a new residence.
4. Other Business
5. Adjourn

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

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
August 4, 2026
10:00 a.m.

Board Members in Attendance: Ken Parker, Frank Flournoy, Skin Edge, Nathan Metts, Kris Lovell

Board Members Absent: Willie Walton, Sally Hensley

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

CALL TO ORDER

Chairman Edge called the meeting to order at 10:01 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

MOTION CARRIED (5-0)

READING OF THE MINUTES

Chairman Edge asked the Board if they reviewed the July 7, 2026, meeting minutes. Mr. Lovell motioned to approve the minutes. Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

Variance Request – 2026-08 – 22 Landers Street

Chairman Edge opened the public hearing for 22 Landers Street. Senior planner, Dean Smith, began by detailing this request. This request is for a reduction of the side building setback, from 25 feet to 10 feet, for the purpose of building a new home. This property is on a corner lot facing Jordan Street and will need a streetside reduction in order to move forward. Mr. Smith further described this lot as being nonconforming as it existed prior to the current zoning ordinance requirements. The Newnan Urban Redevelopment Agency is the applicant in this case, the City of Newnan is the property owner, and this application, if approved, enables the city to build workforce housing on this property. Mr. Smith then presented the standards of consideration, staff finding that this request meets 6 of the 7 standards. He also discussed similar cases that were recommended by the Board of Zoning Appeals. Staff recommend approval in this case.

Mr. Flournoy inquired if this would be a rental or for sale home. Mr. Smith and Ms. Dunnavant explained how this program works through The Housing Authority of Newnan as a lease-to-purchase program. Mr. Smith then presented slides of the property and proposed structure, although today's approval is only regarding the side setback variance.

Mr. Parker questioned if this property was two lots or one when acquired by the city. Mr. Sears stated that it was two lots. Chairman Edge asked if the tract is indicated as one parcel on the tax map. Mr. Smith confirmed that it is and further added that it is not an uncommon occurrence to combine tracts for tax purposes.

Zachary Potter of the Newnan Urban Redevelopment Agency Board was sworn in by Brad Sears. He stated that staff covered the request adequately and he would be happy to answer any further questions.

Mr. Smith inquired how many homes the agency is projecting to build this year.

Andrew Moody was then sworn in by Brad Sears. Mr. Moody discussed the HUD Grant program that could fund up to 16 new construction homes. There is also a separate rehabilitation program that the city operates as part of the grant's scope. He stated this home is one of three projected new builds for this year.

Mr. Flournoy asked how much the city paid for the lot. Mr. Sears stated that the two adjoining lots were \$100,000 together.

Chairman Edge asked if anyone would like to come forward in favor of or against this request. With no one coming forward, Chairman Edge closed the public hearing and asked if the board had further questions.

With no questions from the board, Mr. Flournoy made a motion to approve; Mr. Parker seconded the motion.

MOTION CARRIED (5-0)

New Business

Mr. Smith let the board know that there will be a September meeting.

ADJOURN

Mr. Lovell made a motion to adjourn the meeting at 10:13 a.m. and Mr. Flournoy seconded the motion.

MOTION CARRIED (5-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: September 1, 2026

Application Number: 2026-10

Agenda Item: Variance Request: 14 Sherwood Drive

Prepared and Presented by: Chris Cole, Senior Planner

Purpose: To hear a request for an addition to the existing house in which the addition is located 5 feet from the side property line, instead of the required 12 feet.

Applicant/Property Owners: Gary Adams – Applicant (Builder) / Ben & Deanna Popple – Property Owners

Zoning: Suburban Residential Single-Family Dwelling District – Medium Density (RS-15)

Present Use: Single-Family Residence

Proposed Use: Continued Single-Family Residence

Pertinent Regulations: Section 4-29(a), Table 4-A of the Zoning Ordinance

Applicant's Position:

The applicant, representing the property owners of 14 Sherwood Drive as their builder, has applied for this variance. In 2025, a building permit was issued for a detached accessory carport/storage shed structure. That accessory structure was completed and met the requirements of the Planning & Zoning Department and the Building Department. In early July 2026, it was brought to staff's attention that a covered walkway/roof covering was added subsequently that connects the detached accessory structure to the house. The accessory structure project was an expansion of the carport area and the new covered walkway provides relief from inclement weather for the homeowners while walking from the carport to the house's side door. This latest work was performed without a building permit.

When this covered walkway (hereinafter breezeway) was added, the detached accessory structure was reclassified to a house addition. When the original detached accessory structure concept was first submitted for approval, staff found that it met the requirements of being at least 5 feet from the side and rear property lines and 5 feet from the house. In fact, the constructed accessory building was shown to be actually 5 feet from the side property line (as seen on the Site Plan). However, now that the former accessory structure is considered a house addition, it has a required minimum side setback of 12 feet (measured from its nearest point). As of today, the subject property is in noncompliance with the City of Newnan's Zoning Regulations, and hence the need for this Variance application.

Regarding the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property, the applicant indicated, "We are requesting a reduction on the side setback from 12 feet to 5 feet. This request will allow the current as-built to comply with city regulation."

Regarding the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance, the applicant indicated, “The convergence of two structures’ roof lines here makes stormwater management a particular challenge. The pooling in this area and the overflow from the gutter and roof systems created pooling at ground level on this specific main entrance and exit of the home. In addition, the wedge-shaped lot restricts the available use of the land in compliance with requirements of the ordinance. Thus resulting in walking through inclement weather every time someone enters or exists the home.”

Regarding the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property, the applicant indicated, “Stormwater collection and potential damage to the home, an increased potential for fall hazard due to unsafe walking conditions, and there would be no continuous cover for an individual to enter or exit the home.”

Regarding the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property, the applicant indicated, “A reduction of the current 12-foot setback requirement to 5 feet as proposed.”

Basis for Granting Variances:

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

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

Applicant’s Response – Current structures’ roof lines convergence, stormwater collection based on topography, and wedge shape of lot limiting possible setback solutions

Staff’s Response - Staff believes this proposal works within the confines of the natural restrictions of the lot’s size (totaling 0.66 acre +/-), shape, and topography. Regarding the subject property’s features, and as seen on the attached location map, the house is situated towards the rear of the wedge-shaped lot. The front yard slopes towards Sherwood Drive. Due to the proximity of the “western” side property line to the existing house and the shape of the rear property line (consisting of concave segments), any potential addition or new accessory building construction to the side or rear of the house could be affected. It should also be noted that when the house was built in 1967, the original structures were allowed to be placed in close proximity to the property lines.

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

Applicant's Response – Confinement of structures cannot be changed without demolition, shape of lot cannot be changed without acquisition of more land, and topography cannot be changed without most likely demolishing an existing structure

Staff's Response - Staff agrees with the applicant's assessment.

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

Applicant's Response – The applicant indicated to staff during a Variance presubmittal conversation that the decision to add the breezeway was the decision of the property owners.

Staff's Response - Staff agrees with the applicant's assessment and accordingly this standard was not met.

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

Applicant's Response – Fall safety, owner liability, water erosion, water intrusion, and convenience

Staff's Response - As seen in the attached pictures, the homeowners' rear and side yard areas (particularly the "western" side yard) are small and any kind addition to the "western" side of the house would most likely require variance approval regarding the side yard setback. Staff believes the strict application of the terms of the Ordinance would *unreasonably* restrict utilization of the property because the application of the Ordinance to the particular piece of property would create a non-financial, *unnecessary* hardship.

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

Applicant's Response – This would not cause a detriment to the public good.

Staff's Response - The house addition is only for the enjoyment of the homeowners (including any visitors) and should not cause any detriment to the public good. In addition, as seen in the attached pictures, the house addition has limited visibility from Sherwood Drive or Cardinal Drive (with the breezeway having no visibility from these rights-of-way). Staff also believes that that house addition does represent the minimum variance that will make possible the reasonable use of the land, building, or structures.

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

Applicant's Response – We cannot foresee any other solution or another way to construct.

Staff's Response - The homeowners' wish to add a breezeway will allow their family to better function while going back and forth to the carport area during times of inclement weather. The side setback requirement, however, prevents this addition to the house. Accordingly, neither the homeowners nor any future owner of the property would be able to make reasonable use of this area.

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

Applicant's Response – We believe yes.

Staff's Response - Staff agrees with the applicant's assessment.

Planning Department's Review and Findings:

Regarding the variance request to reduce the minimum rear setback from the required 12 feet to 5 feet to allow for the house addition, staff believes the request is appropriate and will present no negative impacts. The existing conditions pertaining to the size, shape, or topography (described in page two) are important factors. There is also a fence and a landscaped tree area between the subject property and the neighbors along the rear property line to the south at 5 Evergreen Drive.

It should be noted that the actual footprint of the accessory building is not being expanded. In fact, the existing accessory building was initially in compliance with the Zoning Ordinance because an accessory building just has to be located 5 feet from side and rear property lines. However, the applicant is having to deal with the fact that once the breezeway was added, the accessory building necessarily became part of the primary structure. Accordingly, the former accessory building now has to meet the 12-foot side setback required for primary structures. Staff believes this proposal works within the restrictions of the lot's size, shape, and topography.

The desire of the applicant to connect a former accessory structure to the house with a breezeway is not unreasonable and should present no impact upon the neighbors. Furthermore, alleviation of the side setback will pose no danger to future enforcement of the Ordinance, as the intention of the Ordinance is not to irrationally prohibit house additions in residential side yards.

Staff also received an email from the adjacent neighbors, Fred and Carol Hamlin, who live at 4 Cardinal Drive. The Hamlin's house is within a few feet of the subject property (see attached picture) and would be impacted the greatest from any project done in the subject property's "western" side yard. In their email, Fred and Carol Hamlin stated, "Carol and I are supportive of the variance request for 14 Sherwood Drive. The constructed cover connecting the carport and house is well designed and constructed. The carport itself falls within the setback ordinance, and the Popple's are adding plants to help shield and separate our respective properties."

Proposed Staff Condition:

Staff proposes the following condition:

- If approved, the property owner must apply for and obtain any necessary City of Newnan building permit(s) required for the constructed connection breezeway.

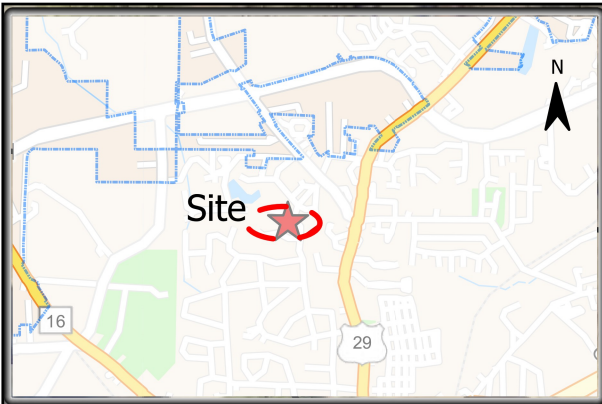
Options:

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

Staff's assessment of this request coincides with Option A, to approve the request. After evaluating the request in regard to the City's variance hardships standards, staff believes that this request meets the following standards: 1, 2, 4, 5, 6, & 7

Attachments:

Application



CITY OF NEWNAN



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

Project Location

1 = 480 feet

Date: 7/28/2026 8:42 AM

Project Location



City Limits

Parcel # N39 0001 008

ADDRESS
14 Sherwood Dr
Newnan, Ga 30263



Arrow points
to the
applicant's 5-
foot requested
side setback

14 Sherwood Drive - Variance

View of subject property



**View of adjacent neighbor to the west at
4 Cardinal Drive**

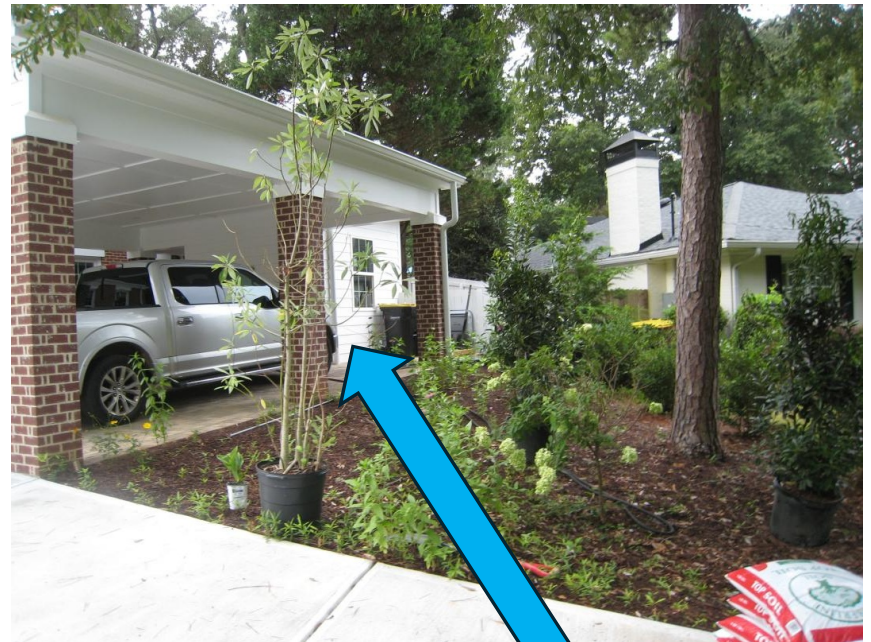


14 Sherwood Drive - Variance

**View of breezeway (shown with arrow)
connecting house to the right and accessory
building to the left**



**View of carport and accessory building (shown
with arrow) and adjacent neighbor at 4 Cardinal
Drive to the right**



14 Sherwood Drive - Variance

View of breezeway (shown with arrow) at its connection point with the house



View of subject property's rear yard



14 Sherwood Drive - Variance

View of breezeway area (shown with arrow) as seen from the front carport area



View of portion of subject property's western yard fence and adjacent neighbor at 4 Cardinal Drive



14 Sherwood Drive - Variance

View of subject property's accessory building (shown with arrow) from Cardinal Drive - showing the "internal" breezeway is not visible from Cardinal Drive



Alternate view towards subject property from Cardinal Drive





CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant Gary Adams

Mailing Address 4471 Tommy Lee Cook Rd., Newnan, GA 30263

Telephone [REDACTED] Email: [REDACTED]

Property Owner (Use back if multiple names) Ben and Deanna Popple

Mailing Address 14 Sherwood Dr., Newnan, GA 30263

Telephone [REDACTED]

Address/ Location of Property 14 Sherwood Dr., Newnan, GA 30263

Tax Parcel No: N39 0001 008

Present Zoning Classification: RS-15

Present Land Use Residential dwelling

Intended Use Residential dwelling

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

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

I (We) hereby request the following variance from the provisions of section(s) Table 4-A+ 4-29(a) @ of the Zoning Ordinance/ Subdivision Regulations: _____.

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

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
We are requesting a reduction on the side set back from 12' to 5'. This request will allow the current as-built to comply with city regulation.

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
RS-15
3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
The convergence of two structures' roof-lines here make storm water management a particular challenge. The pooling in this area and the overflow from the gutter and roof systems created pooling at ground level on this specific main entrance and exit of the home. In addition, the wedge shaped lot restricts the available use of the land in compliance with requirements of the ordinance. Thus resulting in walking through inclement weather every time someone enters or exits the home.
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
Storm-water collection and potential damage to the home, an increased potential for fall hazard due to unsafe walking conditions, and there would be no continuous cover for an individual to enter or exit the home.
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of the property?
A reduction of the current 12' set back requirement to 5' as proposed

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

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; Current structures' roof-lines convergence, storm water collection based on topography, and wedge shape of lot limiting possible set back solutions
2. Such conditions are peculiar to the particular piece of such property involved; Confinement of structures cannot be changed without demolition, shape of lot cannot be changed without acquisition of more land, and topography cannot be changed without most likely demolishing an existing structure
3. Such conditions were not imposed by action or will of the owner of the property; yes, by adjoining the two structures
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship. Fall safety, owner liability, water erosion, water intrusion, and convenience
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; This would not cause a detriment to the public good
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; We cannot foresee any other solution or another way to construct
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. We believe yes

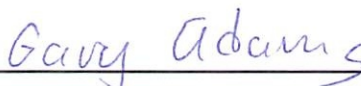
Included with the application, the following information is required and must also be furnished in digital, pdf format:

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

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



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



Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 7-16-2026

BZA MEETING DATE 9-1-2026

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner BEN POPPLE

Telephone Number [REDACTED]

Address of Subject Property 14 SHERWOOD DR.
NEWMAN, 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]
Signature of Property Owner

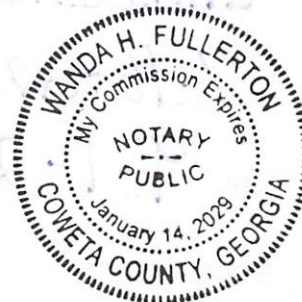
Personally appeared before me

Ben Popple

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

Wanda H. Fullerton
Notary Public

7/15/26
Date



(Affix Raised Seal Here)

Participant ID: 8890601641 BK: 5673 PG: 23
Filed and F
05-09-2024 C
DOC# D2024

Niki Sen

NIKI
CLERK OF SUPERIOR
COWETA

QUIT-CLAIM DEED

Real Estate Trans

Paid :

After Recording, Return To

Carson B. Sears
Sanders, Haugen & Sears, P.C.
11 Perry Street
Newnan, Georgia 30264
File No: 23547-A / Popple

**STATE OF GEORGIA
COUNTY OF COWETA**

THIS INDENTURE, made the 9th day of May, 2024, between Ben Popple, as party or parties of the first part, hereinafter called Grantor, and Ben Popple and Deanna L. Popple, as Joint Tenants with Right of Survivorship and not as Tenants in Common, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

See Exhibit "A" attached hereto and made a part hereof for a complete and accurate description of the property herein conveyed

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

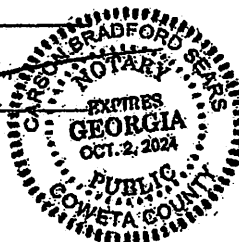
TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in presence of

Robert G. Khan
Witness

Notary Public

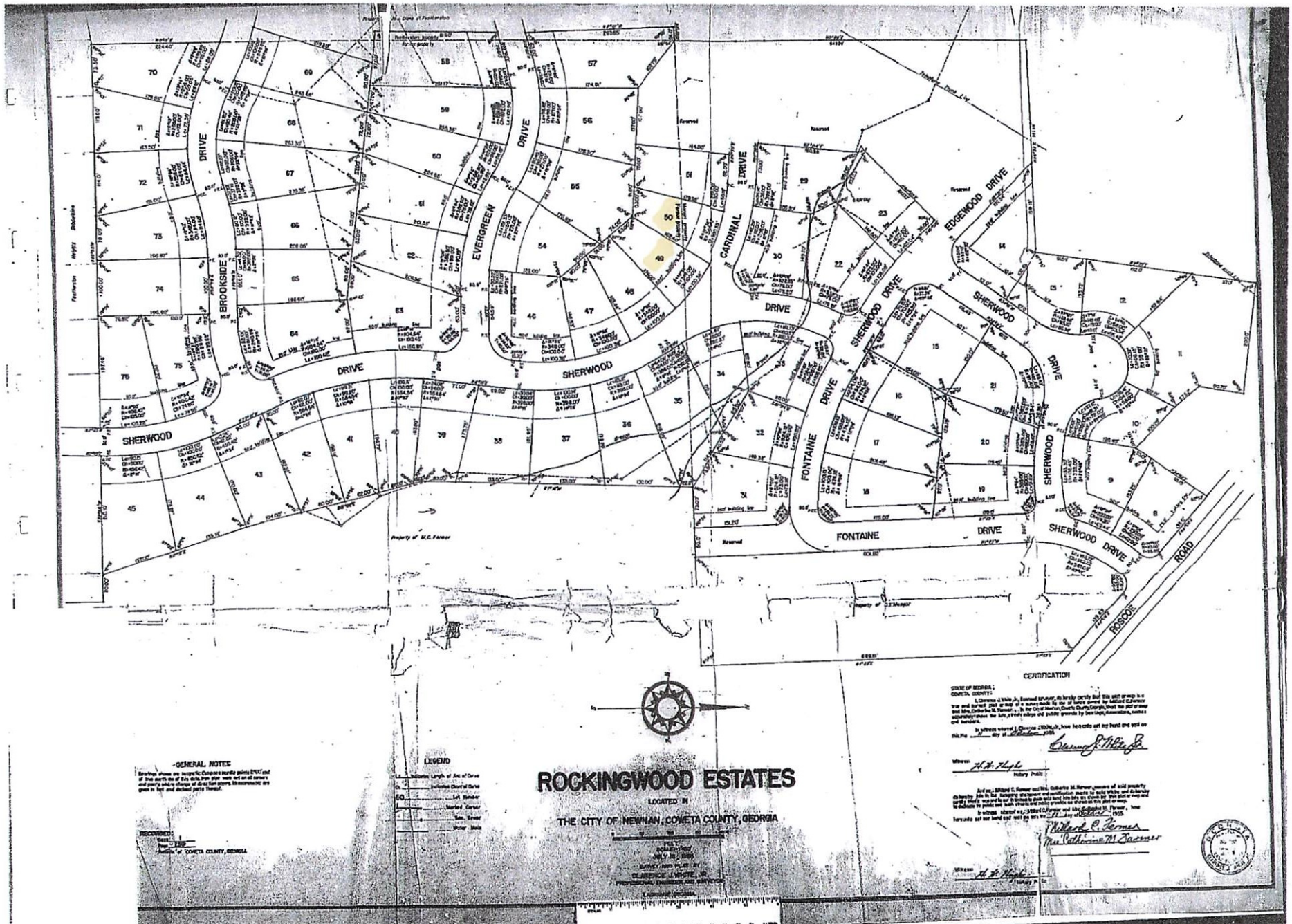


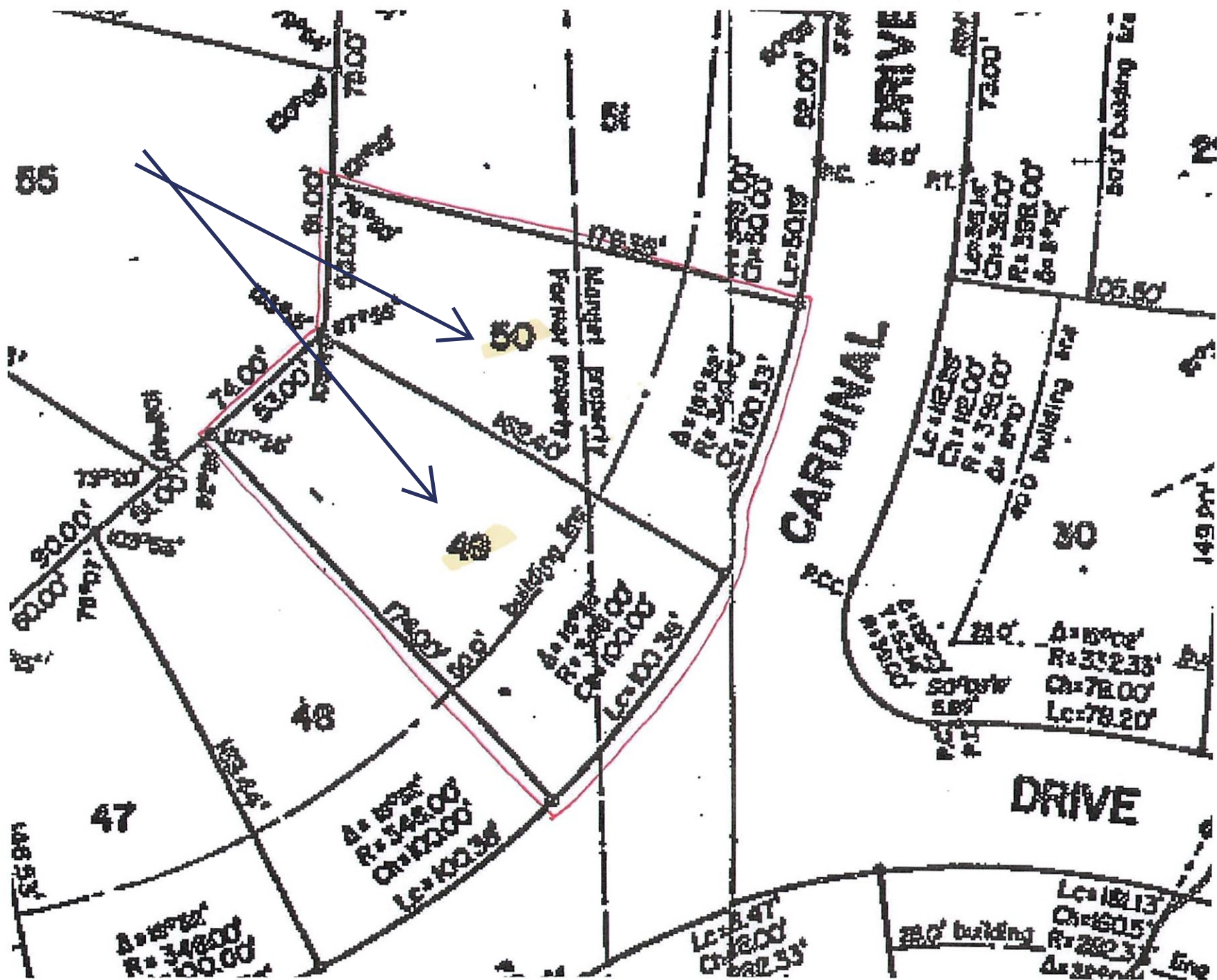
Ben Popple
Ben Popple

EXHIBIT "A"

All that tract or parcel of land lying, and being situated in the City of Newnan, Coweta County, Georgia, lying on the North side of Evergreen Drive in said City and being Lots 49 and 50 of the Rockingwood Estate Subdivision, as shown by plat of survey of said subdivision made by Clarence J. White, Jr., Engineer and Surveyor, of record in Plat Book 1, Page 259 in the Office of the Clerk of the Superior Court of Coweta County, Georgia, to which plat reference is hereby made for a more accurate description of the property herein conveyed.

This deed is made and the property herein described is conveyed subject to restrictions of record in Deed Book 72, at Page 292 in said Clerk's Office.







City of Newnan, Georgia – Board of Zoning Appeals

Date: September 1, 2026

Application Number: 2026-09

Agenda Item: Variance Request-231 Bullsboro Drive

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: To hear multiple variance requests associated with a proposed convenience store/gas station project.

Applicant: Jeff Carter
Carter Engineering
1010 Commerce Drive
Bogart, GA 30622

Property Owner: Bullsboro Ventures, LLC
130 Brennan Drive
Tyrone, GA 30290

Zoning: General Commercial District (CGN)
Quality Development Corridor Overlay District (QDC)

Present Use: Vacant

Proposed Use: Gas station/convenience store

Pertinent Regulations: Articles 3, 4 and 5 of the Zoning Ordinance. Articles 5 and 10 of the Tree Preservation and Landscape Ordinance

Applicant's Position:

Variance request for reduced QDC frontage landscape strip width, adjusted planting composition and reduced CGN/RMH buffer widths along the east and south property lines. The proposed construction is limited by the combined effect of the QDC overlay frontage landscape strip, the required CGN/RMH buffers and the physical constraints of the property. The site is irregularly shaped, has limited practical buildable area, is bordered on the east and south by RMH-zoned land and is further constrained by existing buffers, a creek corridor and the 100-year floodplain.

The QDC overlay requires a 15-foot planted landscape strip along the state highway frontage, but the proposed plan can provide only approximately 5 feet without pushing the development further into the rear constrained area. Because a 5-foot strip cannot reasonably support typical shade trees or larger landscape material, the applicant requests that frontage planting be limited to plant materials suitable for that width, such as low shrubs, groundcover, ornamental grass and small or narrow-growing trees where approved by staff. (GDOT has been contacted and a request will be made to allow an extra 10 feet of planting area on the ROW to achieve the appearance of the required landscape strip).

The City's buffer requirements also required a 25-foot Type B buffer where the CGN property borders RMH land. Providing the full buffer along one of the eastern lot lines would consume much of the only practical development area. The adjoining RMH land is already wooded and/or otherwise buffered, appears to have little to no practical buildable area, and is therefore unlikely to be developed. As a result, the full buffer would

primarily screen the proposed development from existing wooded and constrained land, rather than from an active residential use.

The applicant requests limited relief to allow a reduced frontage landscape strip, adjusted frontage planting and a single reduced RMH-adjacent buffer as shown on the variance exhibit plan. The request does not seek to create unpermitted use or avoid applicable floodplain requirements. Any necessary floodplain encroachments will be minimized and addressed through the City's required floodplain review and engineering process.

Variance issue	Code section	Relief requested
Front/state highway landscape strip	Article 5, Sec. 5-4(e)(1)(c) — QDC requires a minimum 15-foot-wide planted strip adjacent to the street ROW.	Reduce frontage landscape strip from 15 feet to 5 feet . <i>(GDOT has been contacted and a request will be made to allow an extra 10 feet of planting area on the ROW to achieve the appearance of the required landscape strip.)</i>
Adjusted planting composition in the 5-foot frontage strip	Article 5, Sec. 5-4(e)(1)(c) and Tree Conservation and Landscape Ordinance, Sec. 10-86 — planting must be shown on the landscape/tree protection plan and plant material must be appropriate for future growth.	Allow plant material suitable for a 5-foot strip , rather than typical shade trees/larger landscape material. <i>(GDOT has been contacted and a request will be made to allow an extra 10 feet of planting area on the ROW to achieve the appearance of the required landscape strip using street trees.)</i>
Reduced RMH-adjacent buffers on east and south sides	Tree Conservation and Landscape Ordinance, Sec. 10-86(2)(f), Landscape Buffer Planting Requirements — buffer matrix shows CGN adjacent to RMH = Type B , and Type B Area is 25 feet densely planted .	Reduce the required 25-foot Type B buffer along the east RMH-adjacent property line near the enclosed dumpster, as shown on the variance exhibit. See area # 2, on exhibit
Side yard width tied to required buffer	Article 4, Sec. 4-32, Table 4-B note — for uses requiring a buffer, the side yard must be wide enough to absorb the buffer.	Relief from the side-yard/buffer-width requirement where the required 25-foot buffer cannot fit so that we can build the proposed 10 EV charging stations. See area # 2, on exhibit.
Gas-station residential screening	Article 3, Sec. 3-22(b)(1) — gas station/fuel use abutting residential zoning must provide a solid wall or substantial attractive fence at least 5 feet high , plus a 3-foot planting strip with shrubs and evergreens, unless effectively screened by natural terrain.	Requesting that the existing wooded RMH land in the existing environmentally protected area will satisfy the screening intent without the mandatory use of a wall or fence.

Basis for Granting Variances:

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

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **Staff agrees that the property is irregularly shaped and constrained by the creek and floodplain.**
2. Such conditions are peculiar to the particular piece of such property involved;

3. Such conditions were not imposed by the action or will of the owner of the property; **The physical constraints were not created by the owner of the property.**
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship;
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; **Applicant has attempted to minimize the requested relief and work on achieving the desired landscape look along Bullsboro Drive by working with GDOT.**
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. **Circumstances are site-specific and granting relief does not set a precedent for similarly situated commercial properties.**



City Landscape Architect Mike Furbush has reviewed the proposed variance request and is generally supportive with the condition that the developer reach out to Georgia Department of Transportation (GDOT) and seek their approval to allow the developer to supplement plantings in the GDOT Right-of-Way along Bullsboro Drive to accomplish an effective 15-foot landscape planted area along the Bullsboro Drive frontage. Mr. Furbush was supportive of reducing the 25-foot buffers between zoning lines as well.

The conditions mentioned in this petition are site specific and case specific. Another CGN use could be developed on this property without the necessity for variances. While not meeting all the tests for a variance, these requests meet the majority, particularly 1, 3, 5 and 7.

Recommendation:

Options:

- A. Grant the variance request.
- B. Grant the variance request with conditions.
- C. Deny the variance request

Staff believes Option B is appropriate to grant the variance to reduce the Bullsboro Drive landscape strip from 15 feet to 5 feet with the condition that at least 10 feet of planting area be obtained with GDOT's permission along the Bullsboro Drive frontage to effectively accomplish a 15-foot landscape strip. With an effective 15-foot landscape strip, the developer can plant the strip with required plantings and the variance request to reduce the planting requirements would not be necessary. The variance requests to reduce the 25 foot buffer between CGN and RMH zoning should be approved along with the variance request to not have to build a solid wall or fence between the commercial and residentially zoned properties as the existing stream/wooded area should allow for sufficient screening and buffer.

Attachments:

Application



CITY OF NEWNAN, GEORGIA

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

NEWNAN
GEORGIA

APPLICATION FOR VARIANCE

Name of Applicant Jeff Carter

Mailing Address 1010 Commerce Drive, Bogart, GA 30622

Telephone [REDACTED] [REDACTED]

Property Owner (Use back if multiple names) Reza Kaba Bullsboro Ventures LLC

Mailing Address 470 Pendleton Trail, Tyrone, Ga 30290

Telephone [REDACTED]

Address/Location of Property 231 Bullsboro Drive Newnan Ga 30263

Tax Parcel No: 086 5054 027

Present Zoning Classification: CGN - QDC Overlay

Present Land Use Vacant

Intended Use Convenience store and fueling center and EV charging

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

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

I (We) hereby request the following variance from the provisions of section(s) See below of the Zoning Ordinance/Subdivision Regulations: Article 5, Sec. 5-4(e)(1)(c); Tree Conservation and Landscape Ordinance Sec. 10-86(2)(f); Article 4, Sec. 4-32 Table 4-B buffer-related side-yard requirement; Article 3, Sec. 3-22(b)(1).

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

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

See attached document Item 1

-
-
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
- CGN with QDC Overlay
-
3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
- See attached document item 3
-
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
- See attached document item 1
-
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of the property?
- See attached document item 3
-

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

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

➤ **To meet these standards, the applicant should provide specific examples, data, or expert opinions that demonstrate how their property and situation align with at least 4 of these criteria.**

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

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

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

Jeff Carter

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



Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 6/17/26

BZA MEETING DATE 9/1/26

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner Reza Kaba Bullsboro Ventures LLC

Telephone Number (770) 378-6139

Address of Subject Property 231 Bullsboro Drive
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

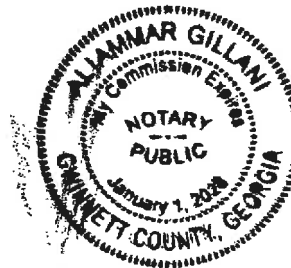
Personally appeared before me

Reza Kaba

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


Notary Public

06-15-26
Date



(Affix Raised Seal Here)

1.

Variance issue	Code section	Relief requested
Front/state highway landscape strip	Article 5, Sec. 5-4(e)(1)(c) — QDC requires a minimum 15-foot-wide planted strip adjacent to the street ROW.	Reduce frontage landscape strip from 15 feet to 5 feet . (<i>GDOT has been contacted and a request will be made to allow an extra 10 feet of planting area on the ROW to achieve the appearance of the required landscape strip.</i>)
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Reduced RMH-adjacent buffers on east and south sides	Tree Conservation and Landscape Ordinance, Sec. 10-86(2)(f), Landscape Buffer Planting Requirements — buffer matrix shows CGN adjacent to RMH = Type B , and Type B Area is 25 feet densely planted .	Reduce the required 25-foot Type B buffer along the east RMH-adjacent property line near the enclosed dumpster, as shown on the variance exhibit. See area # 2, on exhibit
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3.

Variance request for reduced QDC frontage landscape strip width, adjusted frontage planting composition, and reduced CGN/RMH buffer widths along the east and south property lines.

The proposed construction is limited by the combined effect of the QDC Overlay frontage landscape strip, the required CGN/RMH buffers, and the physical constraints of the property. The site is irregularly shaped, has limited practical buildable area, is bordered on the east and south by RMH-zoned land, and is further constrained by existing buffers, a creek corridor, and the 100-year floodplain.

The QDC Overlay requires a 15-foot planted strip along the state highway frontage, but the proposed plan can provide only approximately 5 feet without pushing the development further into the rear constrained areas. Because a 5-foot strip cannot reasonably support typical shade trees or larger landscape material, the applicant requests that frontage planting be limited to plant material suitable for that width, such as low shrubs, groundcover, ornamental grasses, and small or narrow-growing trees where approved by the planning staff. *(GDOT has been contacted and a request will be made to allow and extra 10 feet of planting area on the ROW to achieve the appearance of the required landscape strip.)*

The City's buffer requirements also require a 25-foot Type B buffer where the CGN property borders RMH land. Providing the full buffer along one of the Eastern lot lines would consume much of the only practical development area. The adjoining RMH land is already wooded and / or otherwise buffered, appears to have little or no practical buildable area, and is therefore unlikely to be developed. As a result, the full buffer would primarily screen the proposed development from existing wooded and constrained land, rather than from an active residential use. See the exhibit for specifically requested buffer reductions.

The applicant requests limited relief to allow a reduced frontage landscape strip, adjusted frontage planting, and a single reduced RMH-adjacent buffer width as shown on the variance exhibit plan. The request does not seek to create unpermitted use or avoid applicable floodplain requirements. Any necessary floodplain encroachment will be minimized and addressed through the City's required floodplain review and engineering process.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 54, 5th DISTRICT, COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND ON THE NORTHERN END OF A MITERED INTERSECTION ALONG THE SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 34 (RIGHT-OF-WAY VARIESE) AND THE EASTERLY RIGHT-OF-WAY OF ASHLEY PARK BOULEVARD (80' RIGHT-OF-WAY), SAID POINT HAVING A GEORGIA STATE PLANE COORDINATE VALUE OF (N: 1,233,848.54', E: 2,112,206.42', NAD 83, GEORGIA WEST ZONE) AND BEING THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AS THUS ESTABLISHED AND ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 34 NORTH 60 DEGREES 36 MINUTES 49 SECONDS EAST A DISTANCE OF 485.05 FEET TO A #4 REBAR SET; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY OF GEORGIA HIGHWAY 34 SOUTH 29 DEGREES 19 MINUTES 36 SECONDS EAST A DISTANCE OF 82.65 FEET TO A #4 REBAR SET; THENCE SOUTH 60 DEGREES 36 MINUTES 21 SECONDS WEST A DISTANCE OF 169.72 FEET TO A #4 REBAR SET; THENCE SOUTH 29 DEGREES 23 MINUTES 19 SECONDS EAST A DISTANCE OF 68.38 FEET TO A #4 REBAR SET; THENCE SOUTH 30 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 157.88 FEET TO A #4 REBAR SET; THENCE SOUTH 60 DEGREES 39 MINUTES 15 SECONDS WEST A DISTANCE OF 204.02 FEET TO THE SAID EASTERLY RIGHT-OF-WAY OF ASHLEY PARK BOULEVARD (80' RIGHT-OF-WAY); THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY OF ASHLEY PARK BOULEVARD NORTH 29 DEGREES 19 MINUTES 02 SECONDS WEST A DISTANCE OF 205.43 FEET TO A #4 REBAR FOUND ON THE SOUTHERN END OF THE SAID MITERED INTERSECTION; THENCE ALONG THE SAID MITERED INTERSECTION NORTH 15 DEGREES 19 MINUTES 23 SECONDS EAST A DISTANCE OF 35.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL BEING 1.99 ACRES (86,758.21 SQUARE FEET).

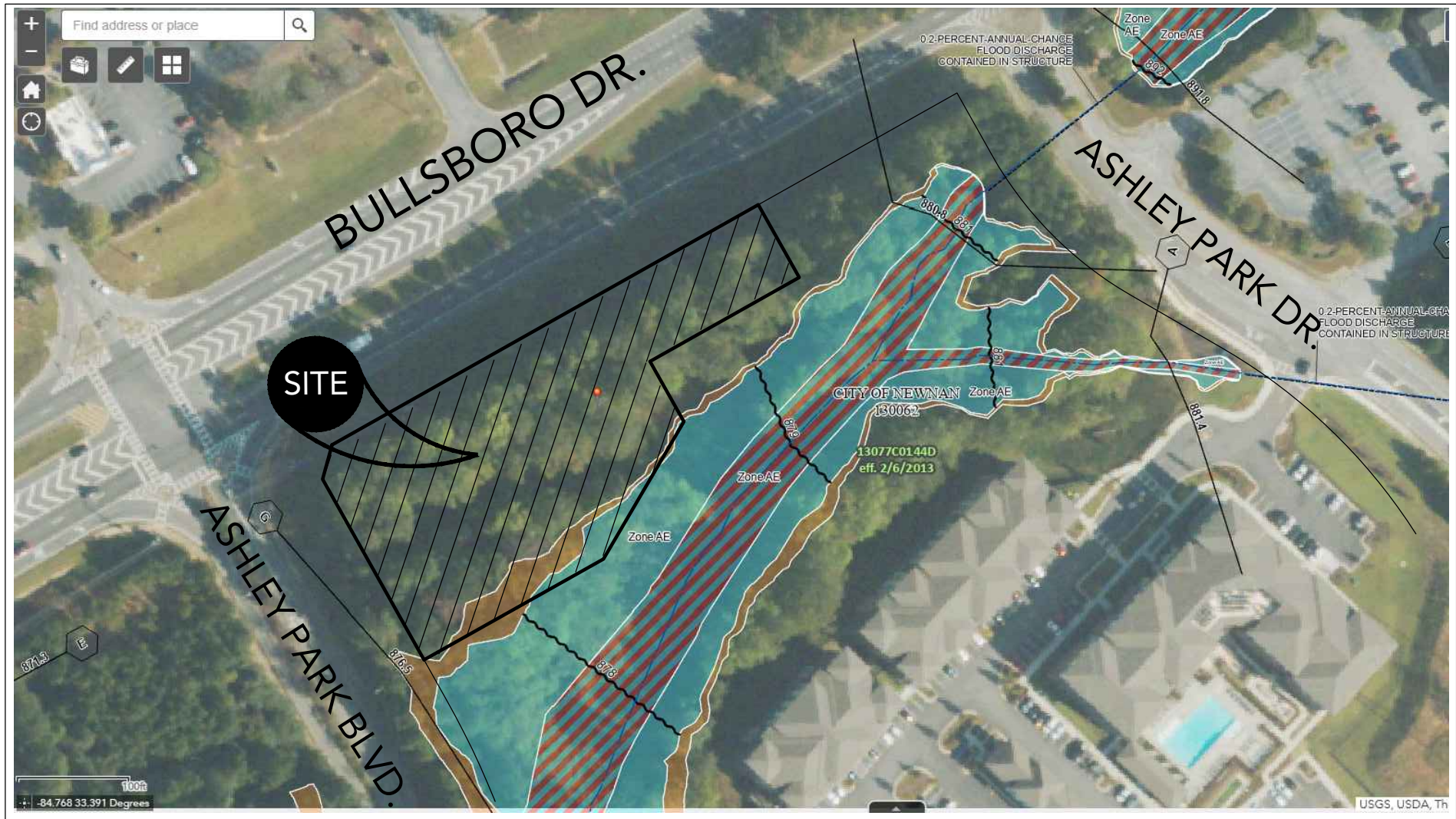
SITE VARIANCE PLANS

FOR

231 BULLSBORO DRIVE

C-STORE

BULLSBORO VENTURES LLC



FEMA MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER BULLSBORO VENTURES LLC 470 PENDLETON TRAIL TYRONE, GA 30290 CONTACT: 770.378.6139 24-HOUR CONTACT: REZA KABA REZA@DOLLYPROPERTIES.COM	CIVIL ENGINEER CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: 770.725.1200 JEFF CARTER, P.E. JEFF@CARTERENGINEERING.COM
ARCHITECT *ARCHITECTS FIRM *ARCHITECTS ADDRESS *CITY, STATE ZIP CONTACT: *XXX.XXX.XXXX *ARCHITECT PM	SURVEYOR CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DR. BOGART, GA 30622 CONTACT: 770.725.1200 MICHAEL FOELY, GA RLS #3346

DESIGN BENCHMARK 50% DD OWNER REVIEW
DRAWING STATUS NOT FOR CONSTRUCTION

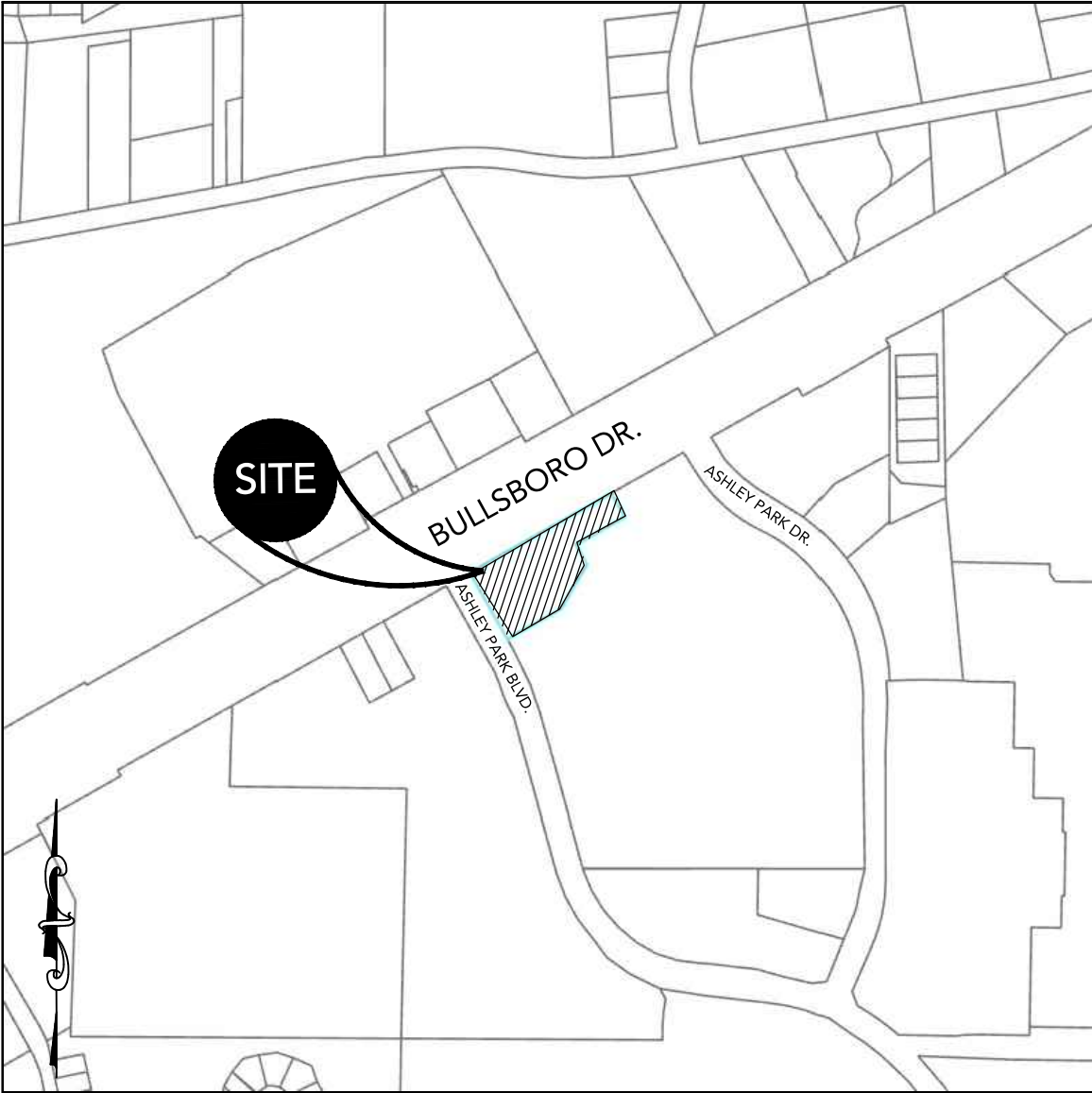


PROJECT LOCATION
231 BULLSBORO DRIVE
NEWNAN, GA 30263

CONSTRUCTION ENTRANCE
*3X.XXXXXX NORTH
*-8X.XXXXXX WEST

PARCEL ID NUMBER
086 5054 027

PROJECT TRACT 1.99 ACRES | DISTURBED AREA TBD ACRES



SITE LOCATION MAP
NOT TO SCALE

SITE DESIGN & ENGINEERING SHEET INDEX

Sheet Number	Sheet Title
C 1.0	COVER SHEET
C 2.0	EXISTING CONDITIONS PLAN
C 3.0	VARIANCE SITE PLAN
L1.0	LANDSCAPE PLAN

REVISION BLOCK	
REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	8-12-2026
ISSUE 2	----
ISSUE 3	----
ISSUE 4	----
ISSUE 5	----
ISSUE 6	----
ISSUE 7	----
ISSUE 8	----
ISSUE 9	----
ISSUE 10	----

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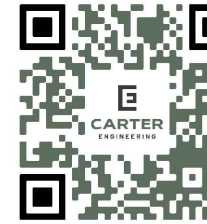
GENERAL PLAN SET NOTES

1. THE ENGINEER IS NOT RESPONSIBLE FOR COST CHANGES DURING CONCEPTUAL, PRELIMINARY, OR DESIGN PHASE.
2. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID" ON THE REVISION BLOCK.
3. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION" ON THE REVISION BLOCK.
4. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHOULD BE NOTIFIED FOR UPDATED PLANS AND/ OR FIELD CHANGES.
5. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORESEEN SITE CONDITIONS, CLIENT MODIFICATION REQUEST AND/ OR CONTRACTOR CHANGES.
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY, UNLESS CHANGES ARE DIRECTED BY THE ENGINEER.



CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com



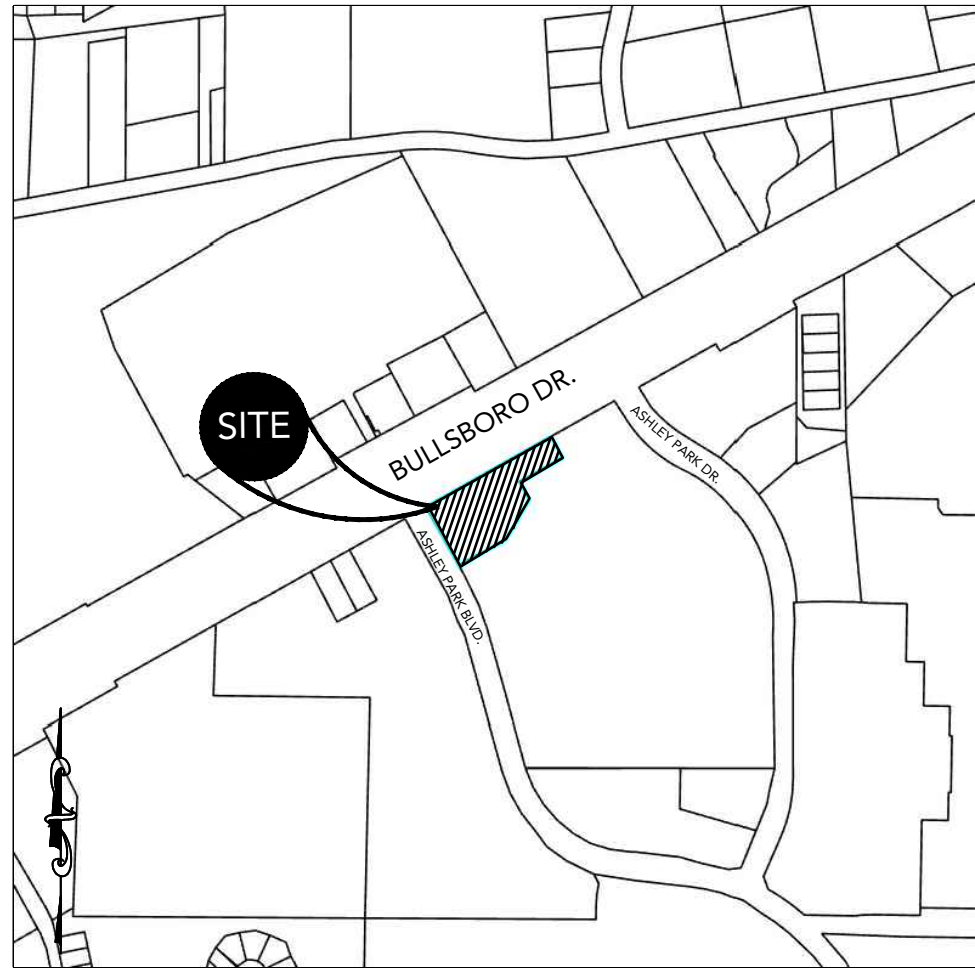
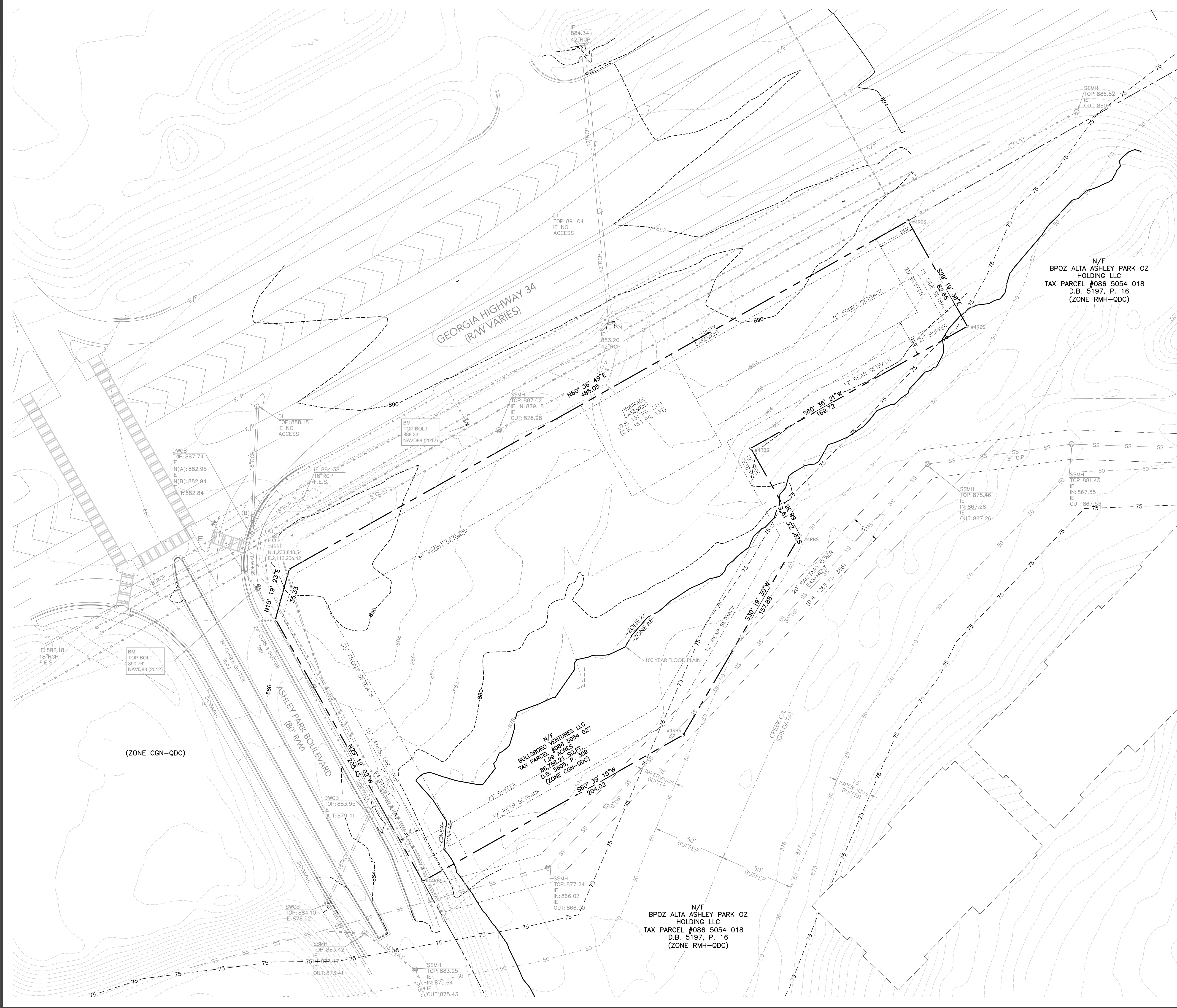
SITE DEVELOPMENT PLANS
FOR
231 BULLSBORO DRIVE
C-STORE
231 BULLSBORO DRIVE - NEWNAN, GA 30263

SHEET TITLE:
*COVER SHEET

SHEET NUMBER:
C 1.0

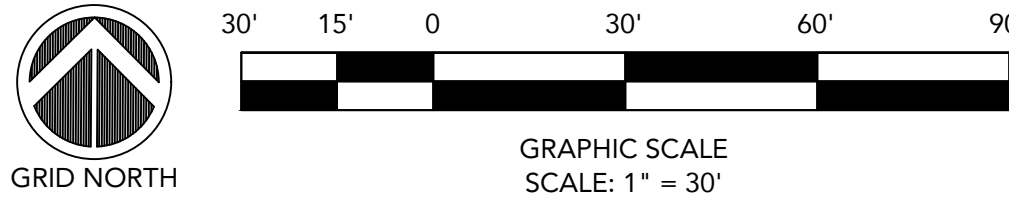
PROJECT NUMBER:
25001BVVK

DATE:
8-12-2026



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: BULLSBORO VENTURES LLC 470 PENDLETON TRAIL TYRONE, GA 30290 CONTACT: REZA KABA 770.378.6139 REZA@DOLLYPROPERTIES.COM
SITE INFORMATION	
JURISDICTION	CITY OF NEWNAN
PROPERTY LOCATION	231 BULLSBORO DRIVE NEWMAN, GA 30263
PARCEL NUMBER	086 5054 027
CURRENT ZONING	CGN (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING	CGN (GENERAL COMMERCIAL DISTRICT)
OVERLAY DISTRICT	ODC
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL GAS STATION AND RETAIL
BUFFERS REQUIRED	25'
REQUIRED BUILDING SETBACKS	FRONT: 35-FEET SIDE: 12-FEET REAR: 12-FEET
MAXIMUM LOT COVERAGE	ASSUME 75%
MINIMUM LANDSCAPE	25%
MAXIMUM BUILDING HEIGHT	40-FEET
SANITARY SEWER SERVICE	CITY OF NEWNAN
WATER SERVICE	CITY OF NEWNAN
FEMA FLOOD INSURANCE RATE MAP NO.	13077C0144D
FEMA FIRM DATE	02.06.13
FEMA SFHA ZONE	*FEMA SFHA ZONE
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	



REVISION BLOCK	REVISION DATE & DESCRIPTION
1	8-12-2026
2	
3	
4	
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8	

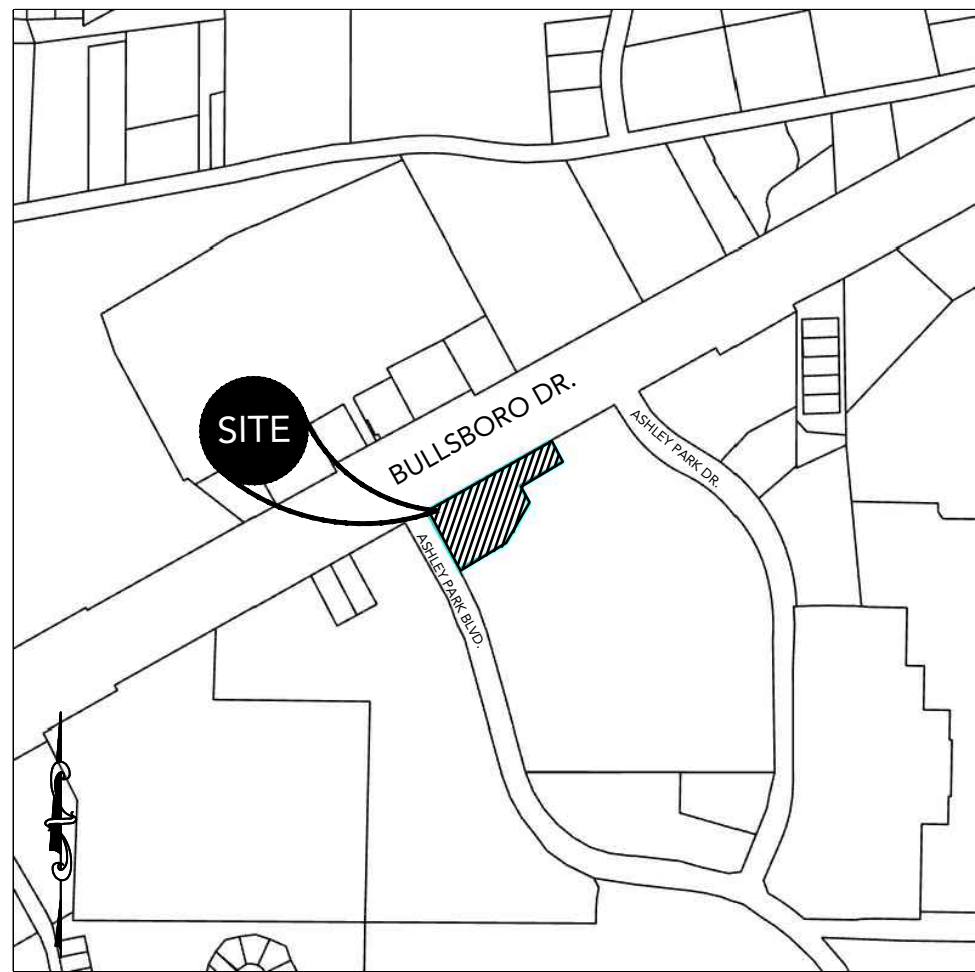
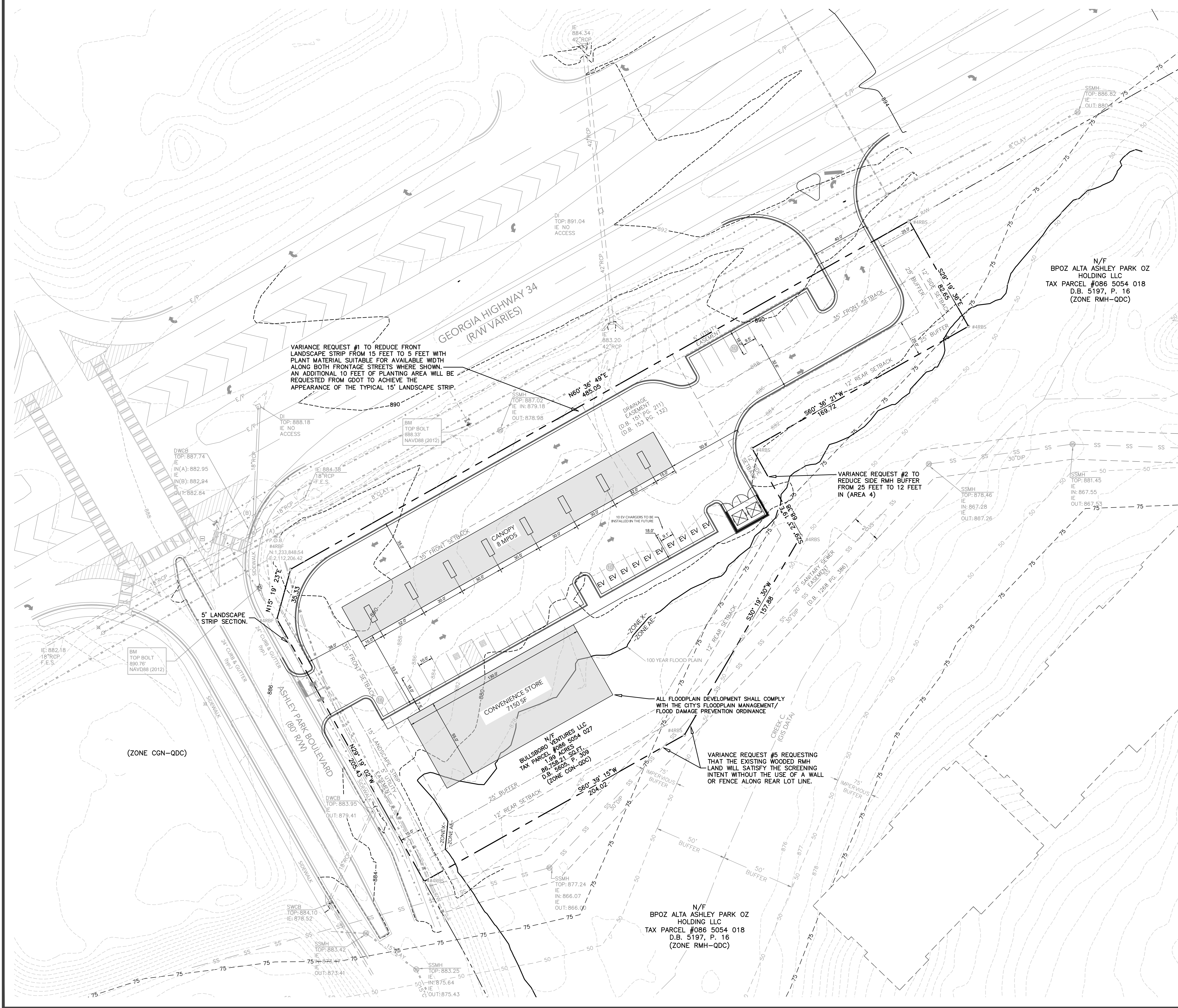


**CARTER
ENGINEERING**

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F: 770.725.1204
www.carterengineering.com

**SITE DEVELOPMENT PLANS
FOR
231 BULLSBORO DRIVE C-STORE
231 BULLSBORO DRIVE - NEWNAN, GA 30263**

SHEET TITLE: *EXISTING CONDITIONS & DEMOLITION PLAN
PROJECT NAME: BULLSBORO VENTURES LLC
SHEET NUMBER: C 2.0
PROJECT NUMBER: 25001BVRK
DATE: 8-12-2026



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION	
DRAWING SET PREPARED BY: CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: BULLSBORO VENTURES LLC 470 PENDLETON TRAIL TYRONE, GA 30290 CONTACT: REZA KABA 770.378.6139 REZA@DOLLYPROPERTIES.COM
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WATER SERVICE	CITY OF NEWNAN
FEMA FLOOD INSURANCE RATE MAP NO.	13077C0144D
FEMA FIRM DATE	02.06.13
FEMA SFHA ZONE	*FEMA SFHA ZONE
UNDERGROUND UTILITY DISCLAIMER: THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.	

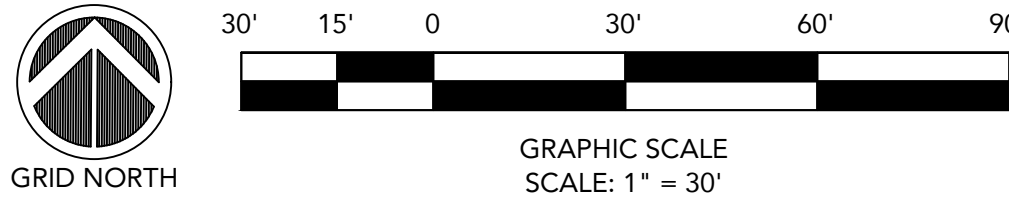


**CARTER
ENGINEERING**

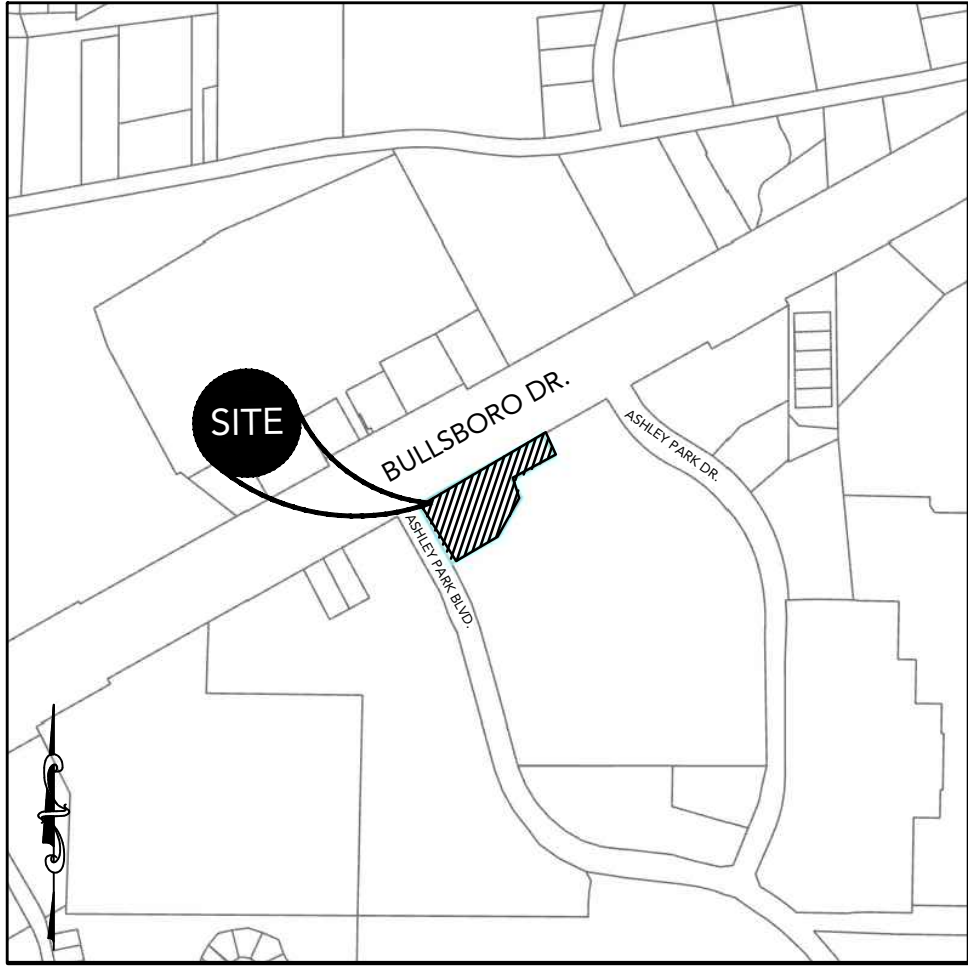
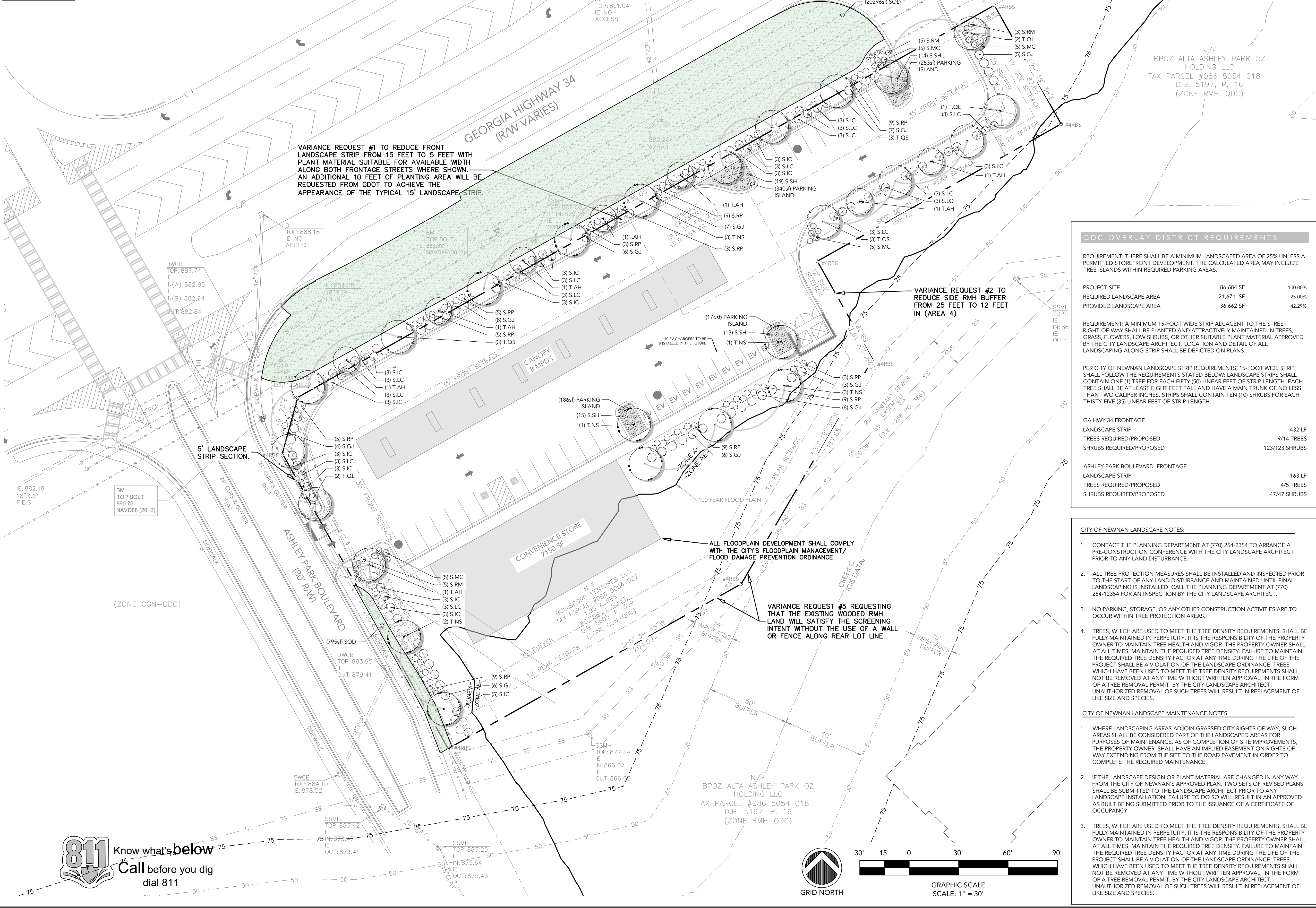
CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

**SITE DEVELOPMENT PLANS
FOR
231 BULLSBORO DRIVE C-STORE
231 BULLSBORO DRIVE - NEWMAN, GA 30263**

SHEET TITLE:	SITE PLAN
PROJECT NAME:	BULLSBORO VENTURES LLC
SHEET NUMBER:	C 3.0
PROJECT NUMBER:	25001BVRK
DATE:	8-12-2026



PLANT SCHEDULE												
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	CAL./GAL.	SPACING	TYPE	HT. /SPR. MINIMUM	REMARKS			PERCENTAGE	TDS/5
LARGE TREES												
10	T.NS	Nyssa sylvatica 'Wildfire'	'Wildfire' Black Gum	3.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown			30.30%	6.00
5	T.OL	Quercus lyrata	Overcup Oak	3.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown			15.15%	3.00
9	T.QS	Quercus shumardi	Shumard Oak	3.0" Cal.	As Shown	B & B	10' / 5'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown			27.27%	5.40
FLOWERING AND ORNAMENTAL TREES												
9	T.AH	Carpinus caroliniana	American Hornbeam	2.0" Cal.	As Shown	Container	8' / 4'	Straight Central Leader to Min. 6' Ht., Well Spaced Branches, Symmetrical Crown			27.27%	4.50
EVERGREEN SHRUBS												
41	S.IC	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped				
61	S.GJ	Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped				
44	S.LC	Loropetalum chinense 'Crimson Fire'	'Crimson Fire' Loropetalum	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped				
68	S.RP	Rhododendron x Perfecto Mundo	Perfecto Mundo Azalea	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped				
DECIDUOUS SHRUBS AND ORNAMENTAL GRASSES												
59	S.SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	As Shown	Container	8" / 8"	Full Pot - Well Shaped				
20	S.MC	Muhlenbergia capillaris	Muhly Grass	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped				
13	S.RM	Rosa 'Meigill'	Peach Drift Rose	3 Gal.	As Shown	Container	18" / 18"	Full Pot - Well Shaped				
TURFGRASS (in SQUARE FEET)												
21091	S.O	Cynodon dactylon 'Tifuf'	'Tifuf' Bermuda	SOO	---	---	---	---				
TOTAL TREES 33												
TOTAL SHRUBS 214												



LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION

DRAWING SET PREPARED BY: CARTER ENGINEERING 1010 COMMERCE DRIVE BOGART, GA 30622 CONTACT: JEFF CARTER, P.E. PHONE: 770.725.1200 JEFF@CARTERENGINEERING.COM	OWNER/DEVELOPER: BULLSBORO VENTURES LLC 470 PENDLETON TRAIL TYRONE, GA 30290 CONTACT: REZA KABA 770.378.6139 REZA@DOLLYPROPERTIES.COM
--	---

SITE INFORMATION

JURISDICTION	CITY OF NEWNAN
PROPERTY LOCATION	231 BULLSBORO DRIVE NEWMAN, GA 30263
TRACT ACREAGE	1.99 ACRES
DISTURBED ACREAGE	1bd ACRES
PARCEL NUMBER	086.5054.027
CURRENT ZONING	CGN (GENERAL COMMERCIAL DISTRICT)
PROPOSED ZONING	CGN (GENERAL COMMERCIAL DISTRICT)
OVERLAY DISTRICT	QDC
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL GAS STATION AND RETAIL
BUFFERS REQUIRED	25'

REQUIRED BUILDING SETBACKS	FRONT: 35- FEET SIDE: 12- FEET REAR: 12- FEET ASSUME 75%
MAXIMUM LOT COVERAGE	25%
MINIMUM LANDSCAPE	25.00%
MAXIMUM BUILDING HEIGHT	40- FEET
SANITARY SEWER SERVICE	CITY OF NEWNAN
WATER SERVICE	CITY OF NEWNAN
FEMA FIRM NO.	13077C0144D
FEMA FIRM DATE	02.06.13
FEMA SFHA ZONE	*FEMA SFHA ZONE

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CITY OF NEWNAN REQUIREMENTS

SITE DENSITY TREE REQUIREMENT: ALL COMMERCIAL PROJECTS WITHIN THE CITY OF NEWNAN SHALL MAINTAIN OR EXCEED A MINIMUM SITE DENSITY FACTOR OF TWELVE (12) UNITS PER ACRE.

PROJECT SITE APPLICABLE	1.34 ACRES
TREE DENSITY UNITS	16.08 / 18.90 TREE DENSITY UNITS
REQUIRED/PROPOSED	

DIVERSITY REQUIREMENT: NO MORE THAN FORTY (40) PERCENT OF ANY ONE TREE SPECIES SHALL BE PERMITTED ON A LANDSCAPE PLAN.

REFER TO PLANT SCHEDULE FOR TREE PERCENTAGES

INTERIOR PARKING LOT REQUIREMENT: ALL LANDSCAPE ISLANDS WITHIN PARKING LOTS SHALL BE ONE HUNDRED (100) PERCENT LANDSCAPED WITH DECIDUOUS TREES, EVERGREEN SHRUBS (NOT TO EXCEED THREE FEET HIGH AT MATURITY), GROUND COVER (WHICH DOES NOT REQUIRE MOWING) AND/OR FLOWERS IN MULCHED BEDS. PARKING AREAS OF TWENTY SPACES OR MORE MUST INSTALL INTERIOR LANDSCAPE ISLANDS SO THAT NO MORE THAN TWENTY ADJACENT PARKING SPACES EXIST WITHOUT A LANDSCAPED SEPARATION OF AT LEAST TEN FEET IN WIDTH. EACH ISLAND SHALL CONTAIN A MINIMUM OF ONE HUNDRED AND EIGHTY (180) SQUARE FEET.

ALL LANDSCAPE ISLANDS ARE LANDSCAPED AND SIZED AS REQUIRED (REFER TO LANDSCAPE PLAN)

PERIPHERAL PARKING LOT REQUIREMENT: A LANDSCAPING STRIP TEN (10) FEET IN WIDTH MEASURED FROM THE BACK OF THE CURB, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY. PERIPHERAL PLANTINGS SHALL INCLUDE ONE (1) SHRUB PER TWENTY (20) LINEAR FEET OF ABUTTING LAND AND ONE OF A COMBINATION OF THE FOLLOWING, WHICH NEED NOT NECESSARILY BE INSTALLED ON CENTER. ONE (1) UNDERSTORY/FLOWERING TREE PER THIRTY (30) LINEAR FEET; OR ONE (1) SHADE/CANOPY TREE PER EVERY SIXTY (60) LINEAR FEET.

LANDSCAPE STRIP (TOTAL LENGTH)	257 LF
CANOPY TREE REQUIRED/PROPOSED	5/8 TREES
SHRUBS REQUIRED/PROPOSED	14/54 SHRUBS

QDC OVERLAY DISTRICT REQUIREMENTS

REQUIREMENT: THERE SHALL BE A MINIMUM LANDSCAPED AREA OF 25% UNLESS A PERMITTED STOREFRONT DEVELOPMENT. THE CALCULATED AREA MAY INCLUDE TREE ISLANDS WITHIN REQUIRED PARKING AREAS.

PROJECT SITE	86,684 SF	100.00%
REQUIRED LANDSCAPE AREA	21,671 SF	25.00%
PROVIDED LANDSCAPE AREA	36,662 SF	42.29%

REQUIREMENT: A MINIMUM 15-FOOT WIDE STRIP ADJACENT TO THE STREET RIGHT-OF-WAY SHALL BE PLANTED AND ATTRACTIVELY MAINTAINED IN TREES, GRASS, FLOWERS, LOW SHRUBS, OR OTHER SUITABLE PLANT MATERIAL APPROVED BY THE CITY LANDSCAPE ARCHITECT. LOCATION AND DETAIL OF ALL LANDSCAPING ALONG STRIP SHALL BE DEPICTED ON PLANS.

PER CITY OF NEWNAN LANDSCAPE STRIP REQUIREMENTS, 15-FOOT WIDE STRIP SHALL FOLLOW THE REQUIREMENTS STATED BELOW: LANDSCAPE STRIPS SHALL CONTAIN ONE (1) TREE FOR EACH FIFTY (50) LINEAR FEET OF STRIP LENGTH. EACH TREE SHALL BE AT LEAST EIGHT FEET TALL AND HAVE A MAIN TRUNK OF NO LESS THAN TWO CALIPER INCHES. STRIPS SHALL CONTAIN TEN (10) SHRUBS FOR EACH THIRTY-FIVE (35) LINEAR FEET OF STRIP LENGTH.

GA HWY 34 FRONTAGE	432 LF
LANDSCAPE STRIP	02.06.13
TREES REQUIRED/PROPOSED	9/14 TREES
SHRUBS REQUIRED/PROPOSED	123/123 SHRUBS
ASHLEY PARK BOULEVARD FRONTAGE	
LANDSCAPE STRIP	163 LF
TREES REQUIRED/PROPOSED	4/5 TREES
SHRUBS REQUIRED/PROPOSED	47/47 SHRUBS

CITY OF NEWNAN LANDSCAPE NOTES:

- CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-12354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.

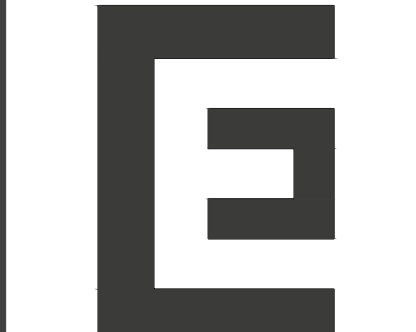
CITY OF NEWNAN LANDSCAPE MAINTENANCE NOTES:

- WHERE LANDSCAPING AREAS ADJOIN GRASSED CITY RIGHTS OF WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREAS FOR PURPOSES OF MAINTENANCE AS OF COMPLETION OF SITE IMPROVEMENTS. THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS OF WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEWNAN'S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- TREES, WHICH ARE USED TO MEET THE TREE DENSITY REQUIREMENTS, SHALL BE FULLY MAINTAINED IN PERPETUITY. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN TREE HEALTH AND VIGOR. THE PROPERTY OWNER SHALL, AT ALL TIMES, MAINTAIN THE REQUIRED TREE DENSITY. FAILURE TO MAINTAIN THE REQUIRED TREE DENSITY FACTOR AT ANY TIME DURING THE LIFE OF THE PROJECT SHALL BE A VIOLATION OF THE LANDSCAPE ORDINANCE. TREES WHICH HAVE BEEN USED TO MEET THE TREE DENSITY REQUIREMENTS SHALL NOT BE REMOVED AT ANY TIME WITHOUT WRITTEN APPROVAL, IN THE FORM OF A TREE REMOVAL PERMIT, BY THE CITY LANDSCAPE ARCHITECT. UNAUTHORIZED REMOVAL OF SUCH TREES WILL RESULT IN REPLACEMENT OF LIKE SIZE AND SPECIES.

REVISION BLOCK	ISSUE	REVISION DATE & DESCRIPTION
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...



GSWCC Level II Certification
No. 00000000083



CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
231 BULLSBORO DRIVE C-STORE
231 BULLSBORO DRIVE - NEWNAN, GA 30263

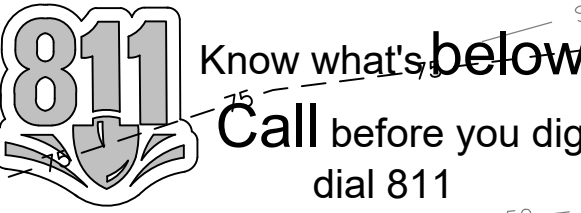
SHEET TITLE:
LANDSCAPE PLAN

PROJECT NAME:
BULLSBORO VENTURES LLC

SHEET NUMBER:
L1.0

PROJECT NUMBER:
25001BVRK

DATE:
8-12-2026





NEWNAN
GEORGIA

City of Newnan, Georgia – Board of Zoning Appeals

Date: September 1, 2026

Application Number: 2026-11

Agenda Item: Special Exception Requests – 6 and 10 Anthony Drive

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: The applicant is asking for a special exception to operate a Class I “Community Living Arrangement for adults with intellectual and developmental disabilities”, also defined in our ordinance as Residential and Short-Term Care Options for the Developmentally Disabled from both homes at 6 and 10 Anthony Drive

Applicant: AFLH, LLC (A Foundation for Living & Healing)
7793 The Lakes Drive
Fairburn, GA 30213

Property Owner: Go Maintenance Solutions, LLC – 6 Anthony Drive
6 Anthony Drive
Newnan, GA 30263

Stephen Bryant – 10 Anthony Drive
10 Anthony Drive
Newnan, GA 30263

Zoning: Suburban Residential Single Family-Medium Density (RS-15)

Present Use: Existing Single-family detached homes on each site

Proposed Uses: Class I Residential and short-term options for developmentally disabled

Pertinent Regulations: The permitted uses for the RS-15 zoning category are outlined in Article 2, Section 2-19, Table 2-B of the City of Newnan’s Zoning Ordinance. The requirements for this type of special care residential accommodation are outlined in Article 3, Section 3-81 of the City of Newnan’s Zoning Ordinance.

Applicant’s Position:

AFLH, LLC is seeking special exception approval to operate two Class I (3 to 6 residents) special care residential accommodations for adults with intellectual and developmental disabilities at the locations of 6 and 10 Anthony Drive. Each home would host between 3 to 6 residents. They propose to operate a state-licensed community living arrangement in each home with 24-hour support staff. Please see below for answers from the applicant regarding the Special Exception request:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

The use continues the residential character of the RS-15 district in every outward respect. Each home remains an existing single-family dwelling with no exterior alteration, no signage, no commercial activity and off-street

parking in the existing driveways. A Community Living Arrangement is a state-licensed, family-style residence in which a small number of residents live together with support staff-functionally a household. The parcels total approximately 3+ acres on a quiet residential street, providing generous separation from neighboring homes and both homes will be occupied and supervised 24 hours a day.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?

The use answers a documented shortage of licensed, community-based residential care in Newnan and Coweta County, allowing local residents who need supportive housing to remain in their own community rather than being placed in institutions or outside the county. Georgia and federal policy (including the ADA's community-integration mandate) favor exactly this small, dispersed, residential model. The homes will be continuously staffed, professionally maintained, and state inspected – a stabilizing, well-kept presence on the street rather than a special privilege to the owners.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

RS-15 permits single-family by right; Sec. 3-81 requires a special exception before a Class I Community Living Arrangement may operate, so that the City can review each proposal individually. That discretionary review is appropriate generally-it protects neighborhoods from poorly run or over-scale facilities. An exception is warranted here because this proposal satisfies each protective standard the ordinance is designed to enforce: existing dwellings with no expansion, resident capacity within the Class I limits, 24-hour on-site staffing, a live-in house manager occupying each home as a principal residence, required rear-yard recreation area and fencing and no signage.

4. What is the proposed period of time the special exception is requested for?

Permanent - for the duration of the licensed operation of the Community Living Arrangement at these addresses. The use will at all times remain subject to Georgia Department of Community Health licensure and the conditions of the special exception.

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

The applicant proffers: (a) no signage of any kind; (b) resident capacity limited to Class 1 levels under Section 3-81 (3 to six residents) and the state license; (c) 24-hour on-site staff, with a full-time house manager residing in each home as his/her principal residence; (d) a rear-yard recreation area of at least 100 square feet per participant enclosed by a six-foot tall fence, with required buffer plantings; (e) all parking will be off-street in existing driveways; (f) no exterior modifications that alter the single-family appearance of either home and (g) continuous maintenance of Georgia DCH licensure with copies of licenses provided to the City upon issuance and renewal.

Issues for Consideration for a Special Exception

In considering a special exception application, the following factors shall be given reasonable consideration by the Board of Zoning Appeals. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

Special Exception Criteria Answers from Applicant in Red:

Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

The facilities currently have adequate safety from fire hazards and effective measures of fire control on site through fire access and on-site hydrants.

The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

The property will abide by all relevant noise restrictions.

The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

To avoid light spillage, any external lighting must be domestic in size, shielded, and oriented away from nearby properties.

The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

The allowance of the proposed uses would be compatible with existing or proposed uses in the neighborhood and on adjacent parcels.

Height of proposed buildings, structures, walls, and fences on the site.

A fence will be installed that will be 6 feet in height located within the required parameters.

The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

The proposed uses will not change the existing site, and no development is proposed with this application. Existing landscaping, screening and buffering on the site and in the neighborhood adequately screen surrounding uses.

The timing and phasing of the proposed development and the duration of the proposed use.

Not Applicable

Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

No land disturbance is proposed with the application. As such, all topographic or physical, natural, scenic, archaeological or historic feature of significant importance, if any exists, will be preserved.

Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.

By allowing the property to continue to operate, the tax revenue generated from this development will further diversify the economy of Coweta County thus reducing the tax burden on individual residents.

The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.

In accordance with city regulations, off-street parking will be offered. During peak neighborhood hours, staff scheduling will be designed to minimize overlapping shifts and lessen the impact of traffic.

Whether the proposed special exception will be served adequately by essential public facilities and services.

The proposed uses will adequately be served by essential public facilities and services.

The effect of the proposed special exception on groundwater supply.

As no land disturbance is anticipated, there will be no effect on groundwater supply.

The effect of the proposed special exception on the structural capacity of the soils.

As no land disturbance is anticipated, there will be no effect on structural capacity of the soils.

Whether the proposed use will facilitate orderly and safe road development and transportation.

The proposed uses will not adversely impact orderly and safe road development and transportation.

The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

No land disturbance is proposed with the application. Therefore, there will be no damage to existing animal habitat, vegetation, water quality (including groundwater) or air quality.

Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

Not Applicable

Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.

The proposed use will directly contribute to the needs of agriculture, industry, and business and future growth by providing essential services in the area.

The location, character, and size of any outdoor storage.

Not Applicable

The proposed use of open space.

Not Applicable

The location of any major floodplain and steep slopes.

No activity is proposed by the applicant that will have a bearing on floodplain, and associated buffers. There are existing regulations in place that will adequately govern any future activity that may have an impact on floodplain, floodway, stream buffers, etc.

The location and type of any fuel and fuel storage.

Not Applicable

The location and use of any anticipated accessory uses and structures.

Not Applicable

The proposed days/hours of operation.

7 days a week of supportive care for residents.

The location and screening of parking and loading spaces and/or areas.

There is adequate parking on site.

The location and nature of any proposed security features and provisions.

Not applicable

A description of any features above the roof line of any structures.

There are no existing, nor will any features or additions, be added above the roof line.

The number of employees.

There will be at least one 24-hour on-site staff per home.

The location of any existing and/or proposed adequate on and off-site infrastructure.

Adequate on and off-site infrastructure is available for the proposed uses.

Any anticipated odors which may be generated by the uses on site.

The proposed special exception will not result in the generation of any noise, light, glare, odor or any emissions that would negatively impact surrounding uses.

Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

As no land disturbance is proposed with this application, no construction traffic is anticipated that would impact existing neighborhoods and school areas.

Planning Department's Review and Findings:

The Board of Zoning Appeals has heard several similar requests in the past. Some have been approved and others have not. There is not a variance request needed for this request. The application does not need a variance

As of the date of this report, the City has received no objections from any of the neighboring property owners. Regarding the special exception request, staff believes that the locations of the proposed Class I facilities are appropriate and would promote a needed service that would not negatively impact others.

Proposed Staff Conditions:

Staff proposes the following conditions for both sites:

- *That the applicant must obtained state licensure and be issued an Occupational Tax Certificate from the City before accepting any residents or operating within the city limits. Before obtaining the*

Occupational Tax Certificate, the applicant must furnish documentation from the State of Georgia that it meets the standards for personal care homes as covered under State law.

Options:

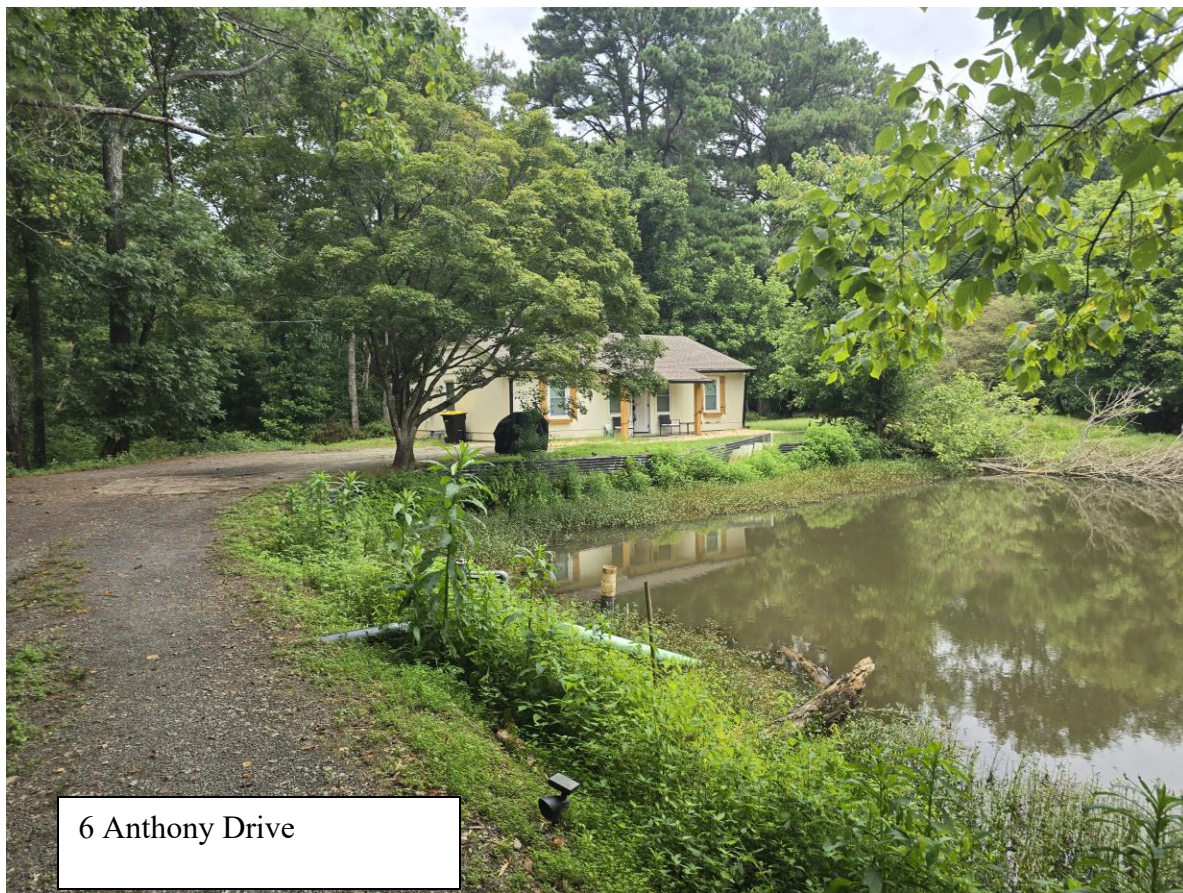
- A. Approve the special exception request.
- B. Approve the special exception request for a period of 12 months, subject to an annual review by the Board of Zoning Appeals.
- C. Deny the special exception.
- D. Other direction as determined by the Board of Zoning Appeals

Staff's assessment of the requests coincides with Option B, approving the special exception request for a period of 12 months and conducting an annual review in 2027, along with applicant's proffered conditions. This should provide ample time for the applicant to obtain state licensing and local occupation tax certificate approvals.

Attachments:

Application





6 Anthony Drive



View from Anthony
Drive

CITY OF NEWNAN, GEORGIA



Application Form

For

Special Exception

July, 2000
Revised June, 2003
Application revised July, 2007



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR SPECIAL EXCEPTION

Date Received 7/15/2024

Name of Applicant AFLH

Mailing Address 7793 The Lakes Drive

Telephone 614-670-6252 E-Mail: _____

Property Owner (Use back if multiple names) Stephen Bryant

Mailing Address 7793 The Lakes Drive

Telephone 614-732-1824

Address of Property Le Anthony Drive and 10 Anthony Drive Newnan GA 30263

Tax Parcel No.: N57D 095 N57D 001 Present Zoning Classification RS-15

Proposed Special Exception Use Class 1 CLA under Sec 3-81 of Newnan Zoning Ordinance

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

See attachment

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?

See attachment

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

See attachment

Application For Special Exception

City of Newnan, Georgia

4. What is the proposed period of time the special exception is requested for?

see attachment

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

see attachment

The following information must be attached to the completed application and must also be furnished in digital, pdf format:

- a) 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
 - ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
 - ✓ The zoning classification which exists at the time of the filing of this application
 - ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
 - ✓ Dwelling unit size (if applicable)
 - ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
 - ✓ The number of parking spaces to be provided
 - ✓ The height of buildings
 - ✓ Any proposed buffers and modification to existing buffers
 - ✓ Availability of water and sewer facilities including existing distance to property
- b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records, and this information is encouraged to be submitted in a MS Word mail merge data file format.
- c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which 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.
- d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, that includes the following information:
- Boundary survey showing property lines with lengths and bearings
 - Adjoining streets, existing and proposed, showing right-of-way
 - Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other improvements on the property

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- Lakes, ponds, streams, and other watercourses
- Floodplain, wetlands, and slopes equal to or great than 20 percent
- Cemeteries, burial grounds, and other historic or culturally significant features
- Required and/or proposed setbacks and buffers
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

- e) Completed Disclosure of Campaign Contributions and Gifts form.
 - f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form.
 - g) For multiple owners, an attached sheet with signatures duly notarized may be attached.
 - h) A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 2000,000 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
- Note:** This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.
- i) A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-254-2354.
 - j) Filing fee payable to the *City of Newnan* (\$350.00)

FOR OFFICIAL USE ONLY

RECEIVED BY Chris Cole

DATE OF FILING 7-16-2026

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

Criteria Questions

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?

The use continues the residential character of the RS-15 district in every outward respect. Each home remains an existing single-family dwelling with no exterior alteration, no signage, no commercial activity, and off-street parking in the existing driveways. A Community Living Arrangement is a state-licensed, family-style residence in which a small number of residents live together with support staff — functionally a household. The parcels total approximately 3+ acres on a quiet residential street, providing generous separation from neighboring homes, and both homes will be occupied and supervised 24 hours a day.

2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?

The use answers a documented shortage of licensed, community-based residential care in Newnan and Coweta County, allowing local residents who need supportive housing to remain in their own community rather than being placed in institutions or outside the county. Georgia and federal policy (including the ADA's community-integration mandate) favor exactly this small, dispersed, residential model. The homes will be continuously staffed, professionally maintained, and state-inspected — a stabilizing, well-kept presence on the street rather than a special privilege to the owners.

3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

RS-15 permits single-family dwellings by right; Sec. 3-81 requires a special exception before a Class I Community Living Arrangement may operate, so that the City can review each proposal individually. That discretionary review is appropriate generally — it protects neighborhoods from poorly run or over-scaled facilities. An exception is warranted here because this proposal satisfies each protective standard the ordinance is designed to enforce: existing dwellings with no expansion, resident capacity within the Class I limits, 24-hour on-site staffing, a live-in house manager occupying each home as a principal residence (per Planning staff's written guidance of July 6, 2026), required rear-yard recreation area and fencing, and no signage.

4. What is the proposed period of time the special exception is requested for?

Permanent — for the duration of the licensed operation of the Community Living Arrangement at these addresses. The use will at all times remain subject to Georgia Department of Community Health licensure and the conditions of the special exception.

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

The applicant proffers: (a) no signage of any kind; (b) resident capacity limited to Class I levels under Sec. 3-81 and the state license; (c) 24-hour on-site staff, with a full-time house manager residing in each home as his/her principal residence; (d) a rear-yard recreation area of at least 100 square feet per participant enclosed by a six-foot fence, with required buffer plantings, per Sec. 3-81; (e) all parking off-street in existing driveways; (f) no exterior modifications that alter the single-family appearance of either home; (g) continuous maintenance of Georgia DCH licensure, with copies of licenses provided to the City upon issuance and renewal.

LETTER OF INTENT

Special Exception — Class I Community Living Arrangement

6 & 10 Anthony Drive, Newnan, Georgia 30263 (Tax Parcels N57D 095 and N57D 001)

To the Board of Zoning Appeals, City of Newnan:

AFLH LLC (“A Foundation for Living & Healing”), with the written authorization of both property owners, respectfully requests a special exception under Sec. 3-81 to operate a Class I Community Living Arrangement (“CLA”) in the existing single-family residence at each of 6 Anthony Drive and 10 Anthony Drive. In support, and per item (a) of the application, we provide the following details:

- Proposed use: a Georgia Department of Community Health licensed Community Living Arrangement in each existing home — small, family-style residential care with 24-hour support staff. No commercial activity, no signage, no exterior changes.
- Parcel size: 10 Anthony Drive (Tract 2, Plat Book 100, Page 132) — 3.0 acres. 6 Anthony Drive (Tract 3, same plat) — _____ acres per the recorded plat. The parcels adjoin.
- Existing zoning: RS-15 (Single-Family Residential) — both parcels.
- Lots / dwelling units: no subdivision is planned. One existing dwelling unit per parcel; no additional dwellings proposed.
- Dwelling unit size: 10 Anthony Drive — two-story residence, three bedrooms. 6 Anthony Drive — residence, two bedrooms. Floor plans of both homes are enclosed (Exhibits 3–4).
- Density: not applicable — residential use of existing single-family dwellings.
- Parking: off-street parking in the existing driveways of both homes; no new paved area proposed.
- Building height: existing one- and two-story residences; no changes proposed.
- Buffers: existing vegetation will be retained. A rear-yard recreation area of at least 100 square feet per participant, enclosed by a six-foot fence with required buffer, will be provided at each home per Sec. 3-81.
- Water and sewer: both homes are existing residences already served by Newnan Utilities; no extensions are required.

Occupancy and operation. Consistent with the Planning Department’s written guidance of July 6, 2026 that “either the individual owner or operator must live on site” as a principal residence, AFLH LLC as operator will place a full-time house manager in residence at each home as that manager’s principal residence, supported by 24-hour staffing. The homes will not be operated as rental or investment properties; they will be operator-run, state-licensed residences. All supporting materials are enclosed per the Schedule of Enclosures. We respectfully request approval and are glad to provide anything further the Board requires.



Stephen Bryant — Authorized Representative, AFLH LLC

Date: 7/15/2025



City of Newnan, Georgia
Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on _____, _____ for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:

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

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

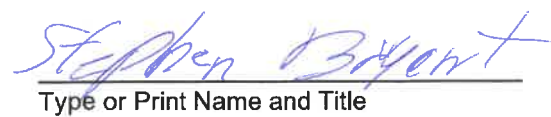
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Board of Zoning Appeals? ☐ 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)

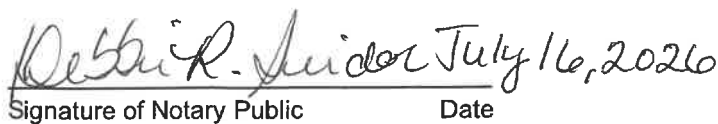
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

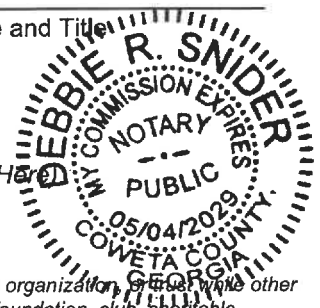

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title


Signature of Notary Public Date

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

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 special exception of the property.

Name of Property Owner

Stephen Bryant

Telephone Number

614-732-1824

Address of Subject Property

6 Anthony & 10 Anthony Drive
Newnan, GA 30263

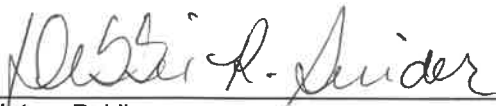
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

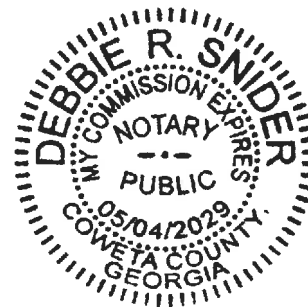

Signature of Property Owner

Personally appeared before me

Stephen Bryant

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


Notary Public



(Affix Raised Seal Here)

July 16, 2020

Date

BK:5560 PG:266-268

D2022009606

2979894615
7067927936
PARTICIPANT ID
Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

FILED IN OFFICE
CLERK OF COURT
05/02/2022 10:19 AM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

File No.: W-R-06660-22-PC

Niki Sewell

Parcel ID: N57D 001 (New Parcel N57D 095)

REAL ESTATE
TRANSFER TAX
PAID: \$250.00 ✓

LIMITED WARRANTY DEED

PT-61 038-2022-002724

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made this 28th day of April, 2022 by and between **Garry F. Costner and Susan Renee Costner**, as party or parties of the first part, hereinafter called Grantor, and **Go Maintenance Solutions, LLC**, an Ohio limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, forever IN FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

Deed (Limited Warranty)

W-R-06660-22-PC

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

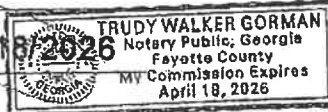
Garry F. Costner

(Seal)

Notary Public

My Commission Expires:

04/18/2026



Signed, sealed and delivered
in the presence of:

Unofficial Witness

Susan Renee Costner

(Seal)

Notary Public

My Commission Expires:

04/18/2026

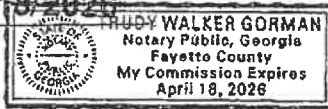


EXHIBIT "A"

File No.: W-R-06660-22-PC

All that tract or parcel of land situate, lying and being in Land Lot 55 of the 5th Land District of Coweta County, Georgia being Tract 3, Containing 5.00 acres, more or less, as shown on Plat of Survey for Southern Development, LLC made by William G. Harbuck recorded at Plat Book 100, Page 132, Coweta County, Georgia Records, reference to which plat hereby made for a more accurate description of the property herein conveyed.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 6 Anthony Drive, according to the present system of numbering property in the city of Newnan, Coweta County, Georgia.

Deed (Limited Warranty)

W-R-06660-22-PC

BK:5601 PG:2096-2098

D2022019112

FILED IN OFFICE
CLERK OF COURT
09/09/2022 11:22 AM
NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-R-17525-22-PC

Parcel ID: N57D-001

2979894615
7067927936
PARTICIPANT ID

Niki Sewell

PT-61 038-2022-006009

REAL ESTATE
TRANSFER TAX
PAID: \$549.00 ✓

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FAYETTE**

THIS INDENTURE, made this 30th day of August, 2022 by and between **Southern Development LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and **Stephen Bryant**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

See attached exhibit "A" and "B" **ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, forever IN FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

Deed (Limited Warranty)

W-R-17525-22-PC

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness [Signature]
Notary Public [Signature]
My Commission Expires: 4-18-2026

Southern Development LLC, a Georgia limited liability company

BY: [Signature]
Joseph Walmscott
its Manager/Member

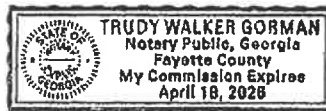


EXHIBIT "A"

File No.: W-R-17525-22-PC

All that tract or parcel of land lying and being in Land Lot 55 of the 5th District, Coweta County, Georgia, being Tract 2, containing 3.00 acres, more or less, as shown on Survey for Southern Development, LLC Subdivision, per plat thereof recorded in Plat Book 100, Page 132, Coweta County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 10 Anthony Drive, according to the present system of numbering property in the city of Newnan, Coweta County, Georgia.

27249051
PARTICULAR 10

BK:100 PG:132-132

P2021000193

FILED IN OFFICE
CLERK OF COURT
08/06/2021 04:32 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy A. Brown

THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A
CLOSURE PROPORTION OF ONE FOOT IN 8274 FEET AND AN
ANGULAR ERROR OF 9 SECONDS PER ANGLE POINT, AND
WAS NOT ADJUSTED. THIS MAP OR PLAN HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 219,169
FEET. THE TYPE OF ADJUSTMENT MADE TO CORRECT THE LINEAR AND
ANGULAR MISALIGNMENTS USED IN THE PREPARATION OF
THIS MAP OR PLAN IS AN ELECTRONIC TOTAL STATION.

FLOOD NOTE
A PORTION OF THIS PROPERTY WAS FOUND
TO BE LOCATED WITHIN FLOOD ZONE AS AND X OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NUMBER
19107AH AND WHICH IS AN EFFECTIVE DATE OF 08/08/2012.
THE 100 YEAR FLOOD ZONE WAS USED FOR THE FIRM MAP
LAYERED ABOVE AND THE 500 YEAR FLOOD ZONE WAS USED IN THE
FIELD ONLY IN THE AREA SHOWN. ZONE X HAS BEEN SHOWN
WITH HATCHING WHILE ALL OTHER AREAS ARE ZONE AS.

DISCLAIMER NOTE
THE OWNER OF RECORD, ON BEHALF OF HIMSELF (S/SELF) AND
ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE
CITY OF NEWNAM FROM ANY AND ALL LIABILITY AND
RESPONSIBILITY FOR FLOODING OR DROWNING FROM STORM
DRAINAGE OR FROM FLOODING FROM HIGH WATER OF NATURAL
CRACKS, RIVERS OR CREEKS OR FROM FLOODING FROM A
CIVILIAN DISASTER. THIS RELEASE IS HEREBY ESTABLISHED FOR THE SOLE
PURPOSE OF PROVIDING FOR THE SURVEYOR PROTECTION OF
THE FIRM PLAN OF SURFACE WATERWAYS. ALL
WATERCOURSES AS ESTABLISHED BY THE REGULATIONS OF
THE CITY OF NEWNAM. THE PUBLIC WORKS DEPARTMENT MAY
CORRECT EMERGENCY MAINTENANCE OPERATIONS WITHIN
THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST.
EMERGENCY MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE
CITY OF NEWNAM, BIRMINGHAM, ALABAMA AND THE LINE
NECESSARY TO REMEDY A CONDITION, WHICH IN THE
JUDGMENT OF THE PUBLIC WORKS DEPARTMENT, IS POTENTIALLY
HARMFUL TO LIFE, PROPERTY OR THE PUBLIC RECORDS OR
UTILITY SYSTEMS. SUCH EMERGENCY MAINTENANCE
CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE
CONSIDERED AS CONSTITUTING A CONTINGENT MAINTENANCE
OBLIGATION ON THE PART OF THE CITY OF NEWNAM NOR AN
ASSIGNMENT OF THE CITY'S RIGHTS TO MAKE MAINTENANCE
FOR EASEMENTS FROM THE OWNERS OF THE PROPERTIES OF
THE LAND THAT GENERATE THE CONDITIONS.

OWNERS CERTIFICATION
STATE OF GEORGIA, COUNTY OF COWETA

I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAN,
HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR
OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID;
ALL EASEMENTS, COVENANTS, RIGHTS AND AGREEMENTS SHOWN
HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND
SUPPORTED BY PUBLIC SAFETY OFFICIALS FOREVER; AND
I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND
REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS
DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE
PERIOD.

PROPERTY OWNER _____ DATE _____

RECORDING
DEED BOOK 59 PAGE 328
PLAT BOOK 16 PAGE 179
DEED BOOK 59 PAGES 314-321 (ROW)
PLAT BOOK 73 PAGE 343

ADDRESS:
10 ANTHONY DRIVE
NEWNAM, GEORGIA 30268

OWNER:
SOUTHERN DEVELOPMENT LLC
P O BOX 7389
NEWNAM, GA 30261

DEVELOPER:
SOUTHERN DEVELOPMENT LLC
P O BOX 7389
NEWNAM, GA 30261

BOUNDARY SURVEY FOR:
SOUTHERN DEVELOPMENT, LLC

LAND LOT 88
8TH DISTRICT
COWETA COUNTY, GEORGIA
CITY OF NEWNAM
TAX PARCEL NUMBER: 0020-001

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR FIRM NO. 889
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3888
800 JEFFERSON STREET
NEWNAM, GA 30268
770-350-6888
HARBUCK.LANDSURVEYORS@GMAIL.COM
SCALE: 1" = 100'
08.02.2021
FIELD WORK: 08.15.2021
REVISION: 08.20.2021 MINOR FINAL PLAT

OFFICE OF PLANNING DEPARTMENT CERTIFICATE:
STATE OF GEORGIA, COUNTY OF COWETA

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF
NEWNAM, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVE BEEN
FULFILLED. THIS FINAL PLAT WAS GIVEN FINAL APPROVAL ON
August 5, 2021.

Trace A. Dussan
DIRECTOR OF THE PLANNING DEPT.

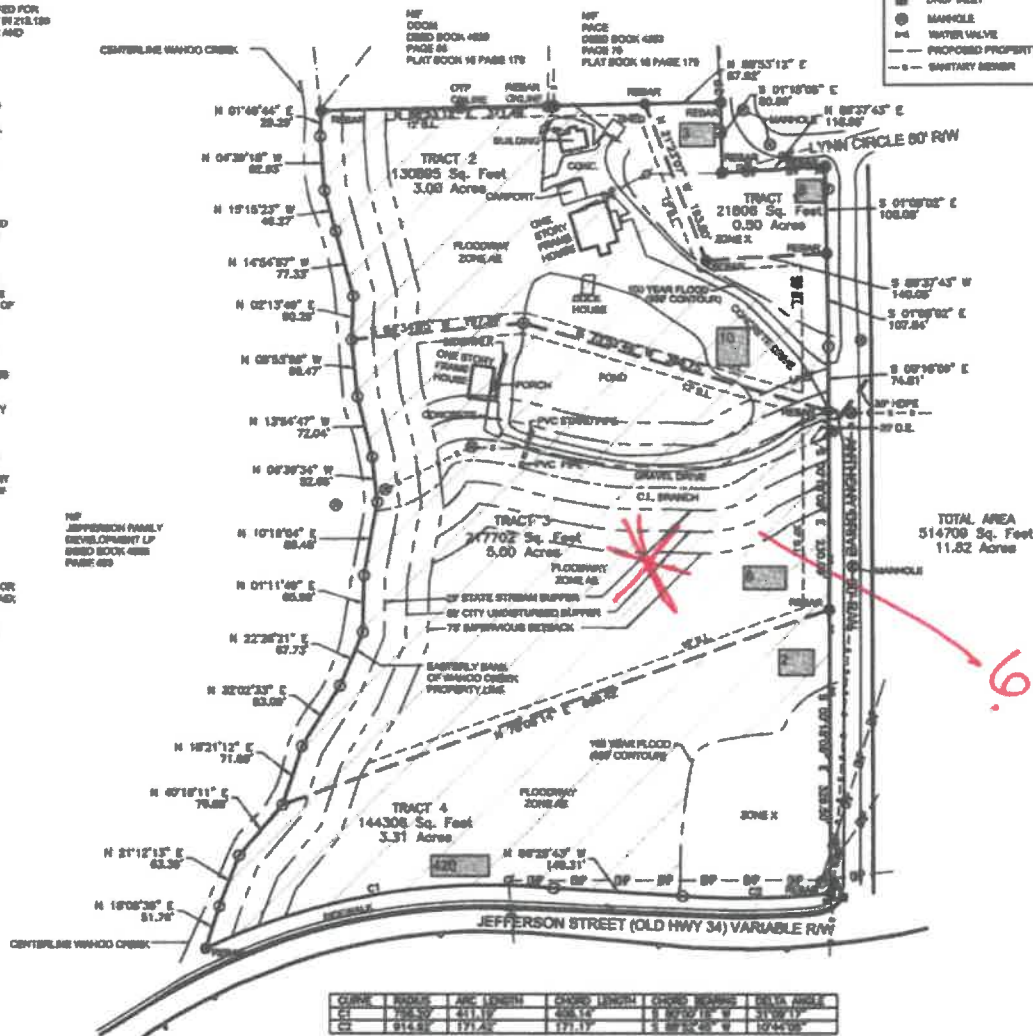
08/06/2021
DATE

TRACTS
202008 DISTRICT 16-15
FRONT: 3987' 0000'
REAR: 37'

MEASUREMENTS ARE BASED ON GRID
NORTH GEORGIA WEST ZONE

LEGEND

- BORN PIN FOUND
- BORN PIN SET
- PROPERTY CORNER
- POWER POLE
- FIRE HYDRANT
- TELEPHONE FEEDBACK
- WATER METER
- DROP INLET
- MANHOLE
- WATER VALVE
- PROPOSED PROPERTY LINE
- SANITARY SEWER



TRACT	AREA	PERIMETER	CHORD LENGTH	CHORD BEARING	CHORD ANGLE
CT 1	176.27	241.17	438.14	S 87°10'18\"	31°09'17\"
CT 2	814.87	171.42	171.17	S 87°10'18\"	10°14'09\"



GRAPHIC SCALE IN FEET

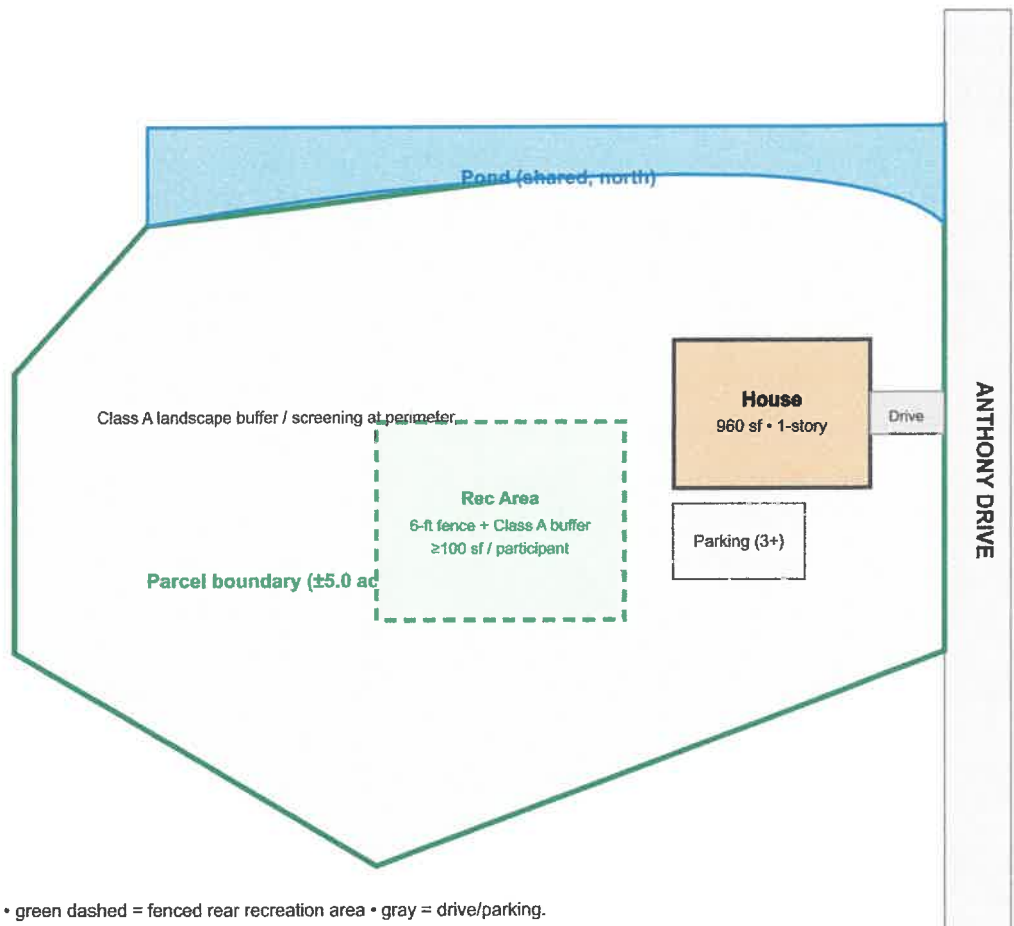


AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 16-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND
APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES,
SEALURES, STAMPS, OR SIGNATURES HEREON. SUCH APPROVALS OR APPROVATIONS SHOULD BE COMPLETED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTERESTS OF ANY PARCELS.
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 PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION
16-6-67.

William G. Harbuck
WILLIAM G. HARBUCK, GA, P.L.S., 3888

6 Anthony Drive — Site Plan (schematic)

Parcel N57D 095 • 5.0 acres • RS-15 • Class I CLA • boundaries per recorded Plat Bk 132, Pg 100



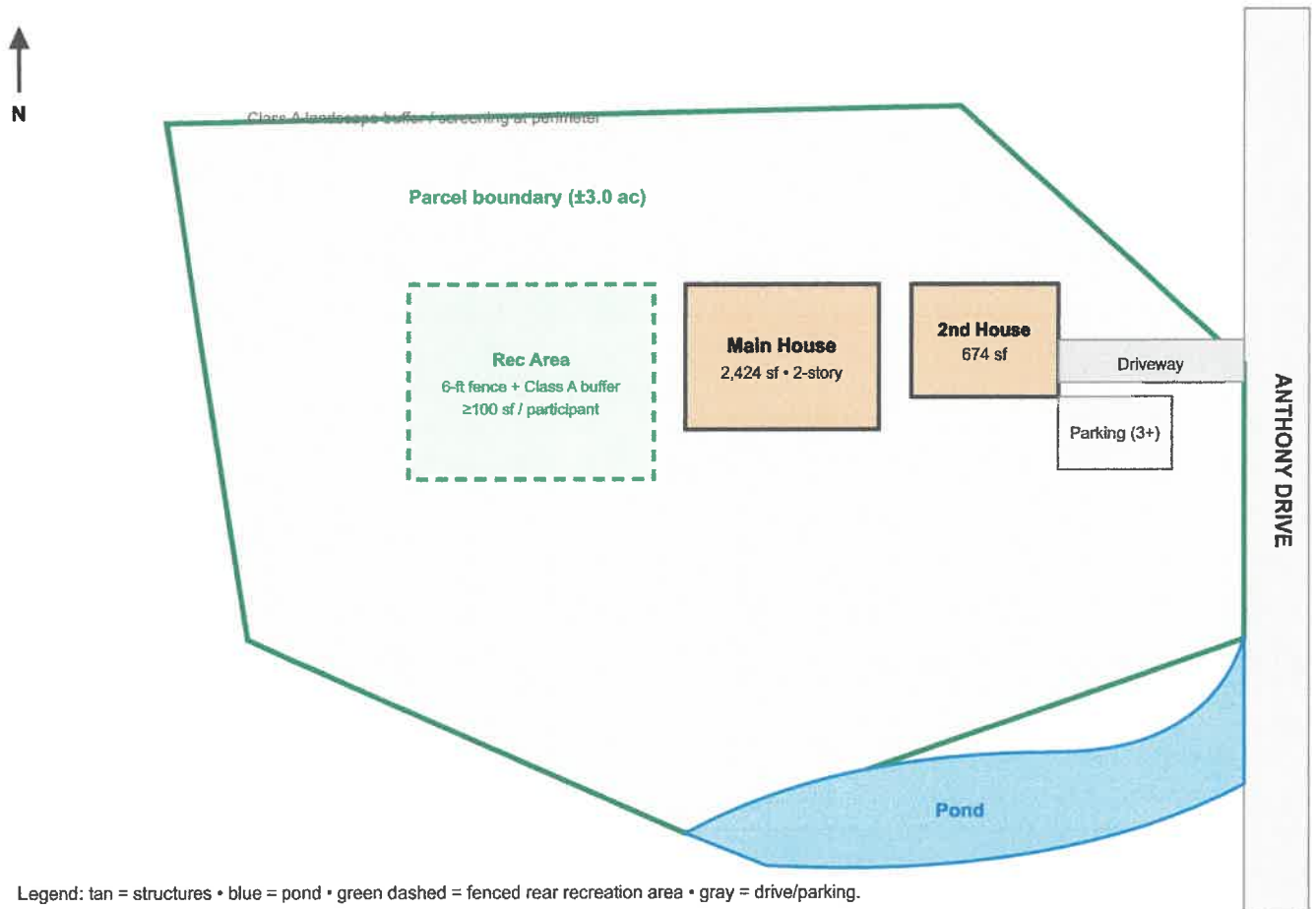
Legend: tan = structure • blue = pond • green dashed = fenced rear recreation area • gray = drive/parking.

Schematic, not to scale, not a survey. Structure/boundary positions approximate from county aerial + assessor data. Certified survey per Plat Bk 132, Pg 100 to be provided if required. City of

Note: rec area sited away from pond; pond edge to be secured per resident safety plan.

10 Anthony Drive — Site Plan (schematic)

Parcel N57D 001 • 3.0 acres • RS-15 • Class I CLA • boundaries per recorded Plat Bk 132, Pg 100



Legend: tan = structures • blue = pond • green dashed = fenced rear recreation area • gray = drive/parking.

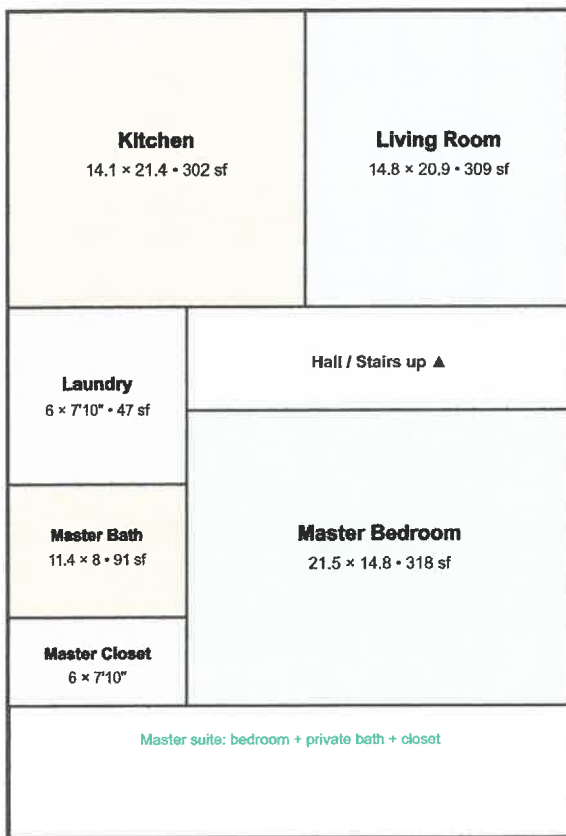
Schematic, not to scale, not a survey. Structure/boundary positions approximate from county aerial + assessor data. Certified survey per Plat Bk 132, Pg 100 to be provided if required. City of

Note: fenced rec area sited away from pond; pond frontage to be secured per resident safety plan.

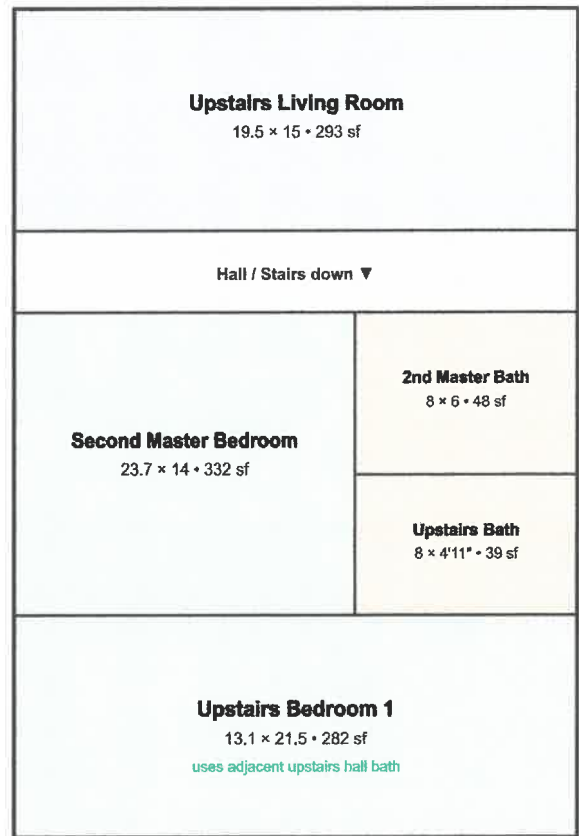
10 Anthony Drive — Floor Plan (measured)

~2,424 sf • 3 bedrooms / 3 baths • two stories • room dimensions measured on-site 7/2/2026 (K. Bryant)

FIRST FLOOR



SECOND FLOOR



Legend: green = bedrooms (all 280+ sf, exceed 80 sf/resident min) • tan = baths • blue = living • gray = circulation/utility. All bedrooms open to hall — no pass-through (meets Class I). Schematic, not to scale. Measured dimensions per on-site survey 7/2/2026. City of Newnan Special Exception, item (d).

6 Anthony Drive — Floor Plan (measured)

~960 sf • single level • 2 master suites (both en-suite) • open living/kitchen • measured per owner 7/2/2026



Legend: green = bedrooms • tan = baths • blue = living/kitchen • gray = closets. Both bedrooms open off the central living area — no pass-through (meets Class I). Schematic, not to scale. Dimensions per owner measurement 7/2/2026; confirm on site. City of Newnan Special Exception, item (d).



City of Newnan, Georgia – Board of Zoning Appeals

Date: September 1, 2026

Application Number: 2026-13

Agenda Item: 87 Martin Luther King Jr. Drive

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request to reduce the side building setback on 87 Martin Luther King Jr. Drive, also identified as Tax Parcel N50-0001-002, for the purpose of building a new home.

Applicant: Andrew Moody, on behalf of Newnan Urban Redevelopment Agency
City of Newnan
25 Lagrange Street
Newnan, GA 30263

Zoning: Urban Residential – Historical and Infill District (RU-I)

Present Use: Vacant

Proposed Use: Single family detached residential structure

Pertinent Regulations: Article 4, Section 4-29 of the Zoning Ordinance – Minimum Setbacks; Principal Buildings

Applicant's Position:

Staff Note: This property is a part of a program overseen by the Newnan Urban Redevelopment Agency and previously approved by Newnan City Council.

"...Using the RU-I dimensional average requirement, the current building west side setback is 18 feet....The east side is averaged at 17 feet... with a lot frontage of 55 feet, this would only leave 20 feet of buildable area...the proposed home is 26 feet wide...Requesting a reduction on the side setbacks to 10 feet..."

Basis for Granting Variances:

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

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; **The subject lot has a high berm or embankment from street level before the lot can be accessed. A reduction in the side setback will enable contractors to cut and build a driveway to the future house.**
2. Such conditions are peculiar to the particular piece of such property involved; **- This lot is very narrow and deep compared to the majority of lots in the area.**

3. Such conditions were not imposed by the action or will of the owner of the property; **The lot sizes are existing and were not created by the City of Newnan who owns the property.**
4. The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship; **The strict application of the ordinance would not allow for a workforce home to be built.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance, and furthermore, will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the City and is the minimum variance that will make possible the reasonable use of the land, building or structures; **- the proposed structure is only for the enjoyment of the future homeowner and their family. It should not engender a major increase in additional traffic.**
6. There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally; and **- In the absence of a variance, no home can be built on this lot to meet the size needed for a single family structure**
7. The circumstances affecting the property necessitating the variance are sufficiently unique or infrequent that it is not feasible to create a broad regulation to amend this Ordinance. **- with older properties, developed and platted prior to the adoption of the current zoning ordinance, there are always specific instances where adjustments are needed to improve a house or property. These requests aren't recurring enough to enact any broad-based legislation and are situation specific. Furthermore, the process of evaluating each request on a case-by-case basis, recognizes the need for certain projects to be sensitive to the area and any concerns from affected citizens.**

Planning Department's Review and Findings:

The BZA has ruled affirmatively in the following similar past cases:

8/4/26 – 22 Landers Street

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

On August 11, 2026, the City of Newnan's Planning Commission approved a Certificate of Appropriateness for the proposed house's design.

Options:

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

Staff's assessment of this request coincides with Option A, to approve the request. After evaluating the request in regard to the City's variance hardships standards, staff feels that this request meets standards: 1,2, 3, 4, 5, 6 & 7

Attachments:

Application



CITY OF NEWMAN

Project Location

1 = 1,320 feet

Date: 8/3/2026 9:01 AM



NEWMAN
GEORGIA

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

Project Location

City Limits

Parcel # N50 0001 002

ADDRESS
87 Martin Luther King Jr Dr
Newnan, Ga 30263



NEWMAN
GEORGIA

CITY OF NEWMAN, GEORGIA

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

APPLICATION FOR VARIANCE

Name of Applicant Newnan Urban Redevelopment Agency
Mailing Address 25 LaGrange Street Newnan, GA 30263
Telephone (678) 673-5414 E-Mail: amooddy@newnan.ga.gov
Property Owner (Use back if multiple names) City of Newnan
Mailing Address 25 LaGrange Street Newnan, GA 30263
Telephone (678) 673-5414
Address/Location of Property 87 Martin Luther King Jr. Drive Newnan, GA 30263
Tax Parcel No: N50 0001 002
Present Zoning Classification: RU-I
Present Land Use Vacant
Intended Use Single-Family Housing (HUD Program)

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

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

I (We) hereby request the following variance from the provisions of section(s) 4-29 of the Zoning Ordinance/Subdivision Regulations: Minimum Setbacks; Principal Buildings

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
Currently, West Side Setback is a 18' per the average collected from neighboring homes adjacent to the site. Additionally, the east side setback is averaged at 17', ~~and~~ with a frontage of 55' this will only leave 20' of buildable width. The proposed home is 26' wide.

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

RU-I

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
proposed home width is 26 ft
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
Lack of buildable space for home proposed to be included in HUD affordable housing program.
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?
8 ft reduction to the west side setback (18 ft to 10 ft)

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

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

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

✓ Check for applicable fees (\$250.00).

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

Kevin Andrew Moody Jr.

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

Kevin A. Moody Jr.

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 7/8/26

BZA MEETING DATE 9/1/26

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner City of Newnan, GA

Telephone Number (678) 673 - 5414

Address of Subject Property 87 Martin Luther King Jr. Drive 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

Debbie R. Snider

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


Notary Public



(Affix Raised Seal Here)

7-8-2026
Date

87 MLK Plat



87 MLK - 55' Width (Front and Rear)

- 293' Depth (West), 300' Depth (East)

FAIRMONT S/D
URBAN RENEWAL

FILED IN OFFICE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

BOOK 1526 PAGE 0246

2000 JUN -5 AM 11:40

COWETA COUNTY, GA
JOAN G. GRIFFIES, CLERK

Real Estate Transfer Tax ☒
Paid \$ exempt
Date 6-5-00

Joan G. Griffies

Clerk of Superior Court, Coweta Co., Ga.

WARRANTY DEED

GEORGIA, COWETA COUNTY

☒ C. Bradford Sears, Jr.
Sanders, Haugen & Sears, P.C.
P O Box 1177
Newnan, Georgia 30264

For and in consideration of the sum of

DEED OF GIFT

in hand paid, the receipt of which is hereby acknowledged,

Capt. W.C. Williams

of the county of Surry State of Virginia, do hereby give, grant, sell alien and convey unto

City of Newnan, Georgia, a Municipal Corporation

of the county of Coweta, State of Georgia, its heirs and assigns, the following property to-wit:

All of my undivided one-third interest in and to the following property:

A certain tract or parcel of land lying and being in the City of Newnan, Georgia, and described as follows: Commence at the Northwest corner of a resident lot of Jim Bolton where it corners with McIntosh Street of said City and running east 55 feet; thence South 300 feet to right-of-way of Central of Georgia Railway Company; thence West 55 feet; thence North 300 feet, being No. 87 McIntosh Street in said city and being lot bought by McKinley Jones from Wilbert Gay, recorded in deed Book 26 page 201, Clerk's office, Coweta Superior court, reference to which is had.

Capt. W.C. Williams, Carrie W. Wilkes and Roy Williams being the sole heirs at law of Addie Mae Williams Jones Dunbar a/k/a Addie Mae Dunbar a/k/a Addie Jones, deceased.

TO HAVE AND TO HOLD said property, so that neither first party, nor successors or assigns, nor any other person holding under first party, shall have any right, title, interest or equity in same.

IN WITNESS WHEREOF, the said first party has hereunto set its hand and seal and delivered these presents this 15th day of May, 2000

Signed, sealed and delivered

in the presence of us, this

15th day of May, 2000

Witness

Notary Public

my commission expires:

[NOTARIAL SEAL]

July 31, 2003

W.C. Williams (Seal)
Capt. W. C. Williams (SEAL)

FILED IN OFFICE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

BOOK 1526 PAGE 0247

2008 JUN -5 AM 11:40

COWETA COUNTY, GA
JOAN G. GRIFFIES, CLERK

Real Estate Transfer Tax
Paid \$ 6-500 ✓
Date 6-5-00
Joan G. Griffies
Clerk of Superior Court, Coweta Co., Ga.

WARRANTY DEED

GEORGIA, COWETA COUNTY

C. Bradford Sears, Jr.
Sanders, Hauger & Sears, P.C.
P.O. Box 1177
Newnan, Georgia 30264

For and in consideration of the sum of

DEED OF GIFT

in hand paid, the receipt of which is hereby acknowledged,

Carrie W. Wilkes

of the county of Wayne, State of Michigan, do hereby give, grant, sell alien and convey unto
City of Newnan, Georgia, a Municipal Corporation

of the county of Coweta, State of Georgia, its heirs and assigns, the following property to-wit:

All of my undivided one-third interest in and to the following property:

A certain tract or parcel of land lying and being in the City of Newnan, Georgia, and described as follows: Commence at the Northwest corner of a resident lot of Jim Bolton where it corners with McIntosh Street of said City and running east 55 feet; thence South 300 feet to right-of-way of Central of Georgia Railway Company; thence West 55 feet; thence North 300 feet, being No. 87 McIntosh Street in said city and being lot bought by McKinley Jones from Wilbert Gay, recorded in deed Book 26 page 201, Clerk's office, Coweta Superior court, reference to which is had.

Capt. W.C. Williams, Carrie W. Wilkes and Roy Williams being the sole heirs at law of Addie Mae Williams Jones Dunbar a/k/a Addie Mae Dunbar a/k/a Addie Jones, deceased.

TO HAVE AND TO HOLD said property, so that neither first party, nor successors or assigns, nor any other person holding under first party, shall have any right, title, interest or equity in same.

IN WITNESS WHEREOF, the said first party has hereunto set its hand and seal and delivered these presents this 25th day of May, 2000.

Carrie Wilkes (SEAL.)
Carrie W. Wilkes

Signed, sealed and delivered
in the presence of us, this

25 day of May, 2000

Patricia Wilkes
Witness

Corliss H. Beamer
Notary Public

my commission expires:
[NOTARIAL SEAL]

CORLISS H. BEAMER
Notary Public, Wayne County, Michigan
My Commission Expires January 24, 2003

FILED IN OFFICE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

BOOK 1526 PAGE 0248

2000 JUN -5 AM 11:40

COWETA COUNTY, GA
JOAN G. GRIFFIES, CLERK

Paid \$ _____
Date _____
Real Estate Transfer Tax
Joan G. Griffies
Clerk of Superior Court, Coweta Co., Ga.
C. Bradford Sears, Jr.
Sanders, Haugen & Sears, P.C.
P. O. Box 1177
Newnan, Georgia 30264

WARRANTY DEED

GEORGIA, COWETA COUNTY

For and in consideration of the sum of

DEED OF GIFT

in hand paid, the receipt of which is hereby acknowledged,

Roy Williams

of the county of Fulton, State of Georgia, do hereby give, grant, sell alien and convey unto

City of Newnan, Georgia, a Municipal Corporation

of the county of Coweta, State of Georgia, its heirs and assigns, the following property to-wit:

All of my undivided one-third interest in and to the following property:

A certain tract or parcel of land lying and being in the City of Newnan, Georgia, and described as follows: Commence at the Northwest corner of a resident lot of Jim Bolton where it corners with McIntosh Street of said City and running east 55 feet; thence South 300 feet to right-of-way of Central of Georgia Railway Company; thence West 55 feet; thence North 300 feet, being No. 87 McIntosh Street in said city and being lot bought by McKinley Jones from Wilbert Gay, recorded in deed Book 26 page 201, Clerk's office, Coweta Superior court, reference to which is had.

Capt. W.C. Williams, Carrie W. Wilkes and Roy Williams being the sole heirs at law of Addie Mae Williams Jones Dunbar a/k/a Addie Mae Dunbar a/k/a Addie Jones, deceased

TO HAVE AND TO HOLD said property, so that neither first party, nor successors or assigns, nor any other person holding under first party, shall have any right, title, interest or equity in same.

IN WITNESS WHEREOF, the said first party has hereunto set its hand and seal and delivered these presents this 5th day of May, 2000.

Roy Williams (SEAL)
Roy Williams

Signed, sealed and delivered
in the presence of us, this

5th day of May, 2000

Edith S. Davis
Witness

Wifong R. Guggins
Notary Public
my commission expires: 2/13/2004
[NOTARIAL SEAL]

FILED IN OFFICE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

BOOK 1526 PAGE 0249

2000 JUN -5 AM 11:40

COWETA COUNTY, GA
JOAN G. GRIFFIES, CLERK

After recording, please return to:

SANDERS, HAUGEN & SEARS
ATTORNEY-AT-LAW
11 PERRY STREET
P.O. BOX 1177
NEWNAN, GA 30264-1177

AFFIDAVIT AFFECTING TITLE TO REAL ESTATE
(THIS AFFIDAVIT IS DRAWN WITH SECTION 44-2-20 OF THE OFFICE CODE OF GA. ANN.)

- RE: (1) Warranty Deed recorded in Deed Book 28, Page 532, Coweta County Records from McKinley Jones to Addie Jones.
(2) Warranty Deed recorded in Deed Book 34, Page 182, Coweta County Records for a one-half interest from Addie Jones to McKinley Jones.

PROPERTY: A certain tract or parcel of land lying and being in the City of Newnan, Georgia, described as follows: Commence at the Northwest corner of a resident lot of Jim Bolton where it corners with McIntosh Street of said City and running East 55 feet; thence South 300 feet to right of way of Central of Georgia Railway Company; thence West 55 feet; thence North 300 feet, being No. 87 McIntosh Street in said City and being lot bought by McKinley Jones from Wilburt Gay, recorded in Deed Book 26 page 201, Clerk's office, Coweta Superior Court, reference to which is had.

STATE OF GEORGIA
COUNTY OF COWETA

Personally before me, a notary public in and for said state and county, came Capt W C. Williams, whose age is 75: who under oath deposes and says:

That he is the brother of Addie Mae Williams Jones Dunbar.

That he has been familiar with the above described property for a period of 1 1/2 years

That Addie Jones acquired the above described property from McKinley Jones, her husband, in April, 1931 by warranty deed recorded in Deed Book 28, Page 532, Coweta County Records

That Addie Jones conveyed a one half interest in said property back to McKinley Jones by warranty deed recorded in Deed Book 34, Page 182, Coweta County Records.

That Addie Jones was married to McKinley Jones.

That McKinley Jones died in a Veteran's Hospital in the State of Tennessee sometime during the 1930's.

That there were no children of this marriage.

That Addie Jones was the sole heir at law of McKinley Jones.

That Addie Jones then married a Mr. Dunbar.

Mr. Dunbar died intestate sometime in the 1950's in Jacksonville, Florida

That there were no children of this marriage.

That Addie Jones was the sole heir at law of Mr. Dunbar.

That Addie Mae Dunbar a/k/a Addie Mae Williams Jones Dunbar a/k/a Addie Jones died intestate in Jacksonville, Florida on April 28, 1978.

That there was no administration of the estate of Addie Mae Dunbar, but all debts of the estate have been paid. A copy of her death certificate is attached hereto as Exhibit "A"

Addie Mae Williams Jones Dunbar had three siblings whose names are: Capt W.C. Williams, affiant, Carrie Wilkes, and Roy Williams.

That all three siblings are in life and are sui juris.

That these three siblings are the sole heirs of Addie Mae Williams Jones Dunbar

That Addie Mae Williams Jones Dunbar is one and the same person as Addie Jones, named in the above referenced deeds.

To deponent's knowledge, no other person or persons during said period have occupied or claimed any part of said property adversely to said owner(s) and said predecessors in title.

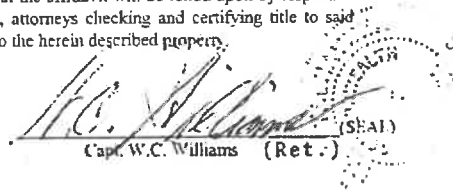
Deponent further says that said possession has been open, notorious, continuous, exclusive and uninterrupted throughout said period of time, and has been evidenced by the following specific acts or uses: residing in the property, renting out the property, maintaining the property and paying taxes on the property.

Deponent's attention has been directed to the fact that the affidavit will be relied upon by respective purchasers and lenders contemplating said property, attorneys checking and certifying title to said property and title insurance companies insuring title to the herein described property.

Further affiant saith not.

Sworn to and subscribed before
me this 15th day of May, 2000

Notary Public: Fairfax County, Va
My Commission Expires July 31, 2003

 (Seal)
Capt. W.C. Williams (Ret.)

STATE FILE NO _____
REGISTRAR'S NO _____

VITAL STATISTICS										DATE OF DEATH - MONTH, DAY, YEAR			
TYPE OR PRINT NAME PERMANENT BLACK INK DECLARED 254										SEX Female		DATE OF DEATH April 28, 1978	
DECLARED 254 DECLARED 254										DATE OF BIRTH Oct. 24, 1903		COUNTRY OF DEATH 7 Duval	
DECLARED 254 DECLARED 254										DATE OF BIRTH Oct. 24, 1903		COUNTRY OF DEATH 7 Duval	
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DECLARED 254 DECLARED 254										DATE OF BIRTH Oct. 24, 1903		COUNTRY OF DEATH 7 Duval	
DECLARED 254													

I hereby certify the above to be a true and correct photo copy of the record on file in this office. (Not valid unless the raised seal of the DEPARTMENT OF HEALTH AND WELFARE, PUBLIC HEALTH DIVISION, VITAL STATISTICS, JACKSONVILLE, FLORIDA, is affixed.)

Chief, Public Health Division

May 3, 1978

Elizabeth Bailey
Chief Deputy Registrar

Coweta County, GA

Summary

Parcel Number N50 0001 002
Location Address 87 MARTIN LUTHER KING JR DR
Legal Description LOT MARTIN LUTHER KING JR DR
 (Note: Not to be used on legal documents)
Tax District NEWNAN 02 (District 02)
Millage Rate 24.019
Acres 0.38
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

[CITY OF NEWNAN](#)
 P O BOX 1193
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	Res-MLK/Pinson	Lot	16,335	55	297	0.38	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/15/2000	1526 246		\$0	UNQUALIFIED VACANT	DUNBAR ADDIE JONES C	CITY OF NEWNAN
	00		\$0	UNKNOWN STATUS		DUNBAR ADDIE JONES C

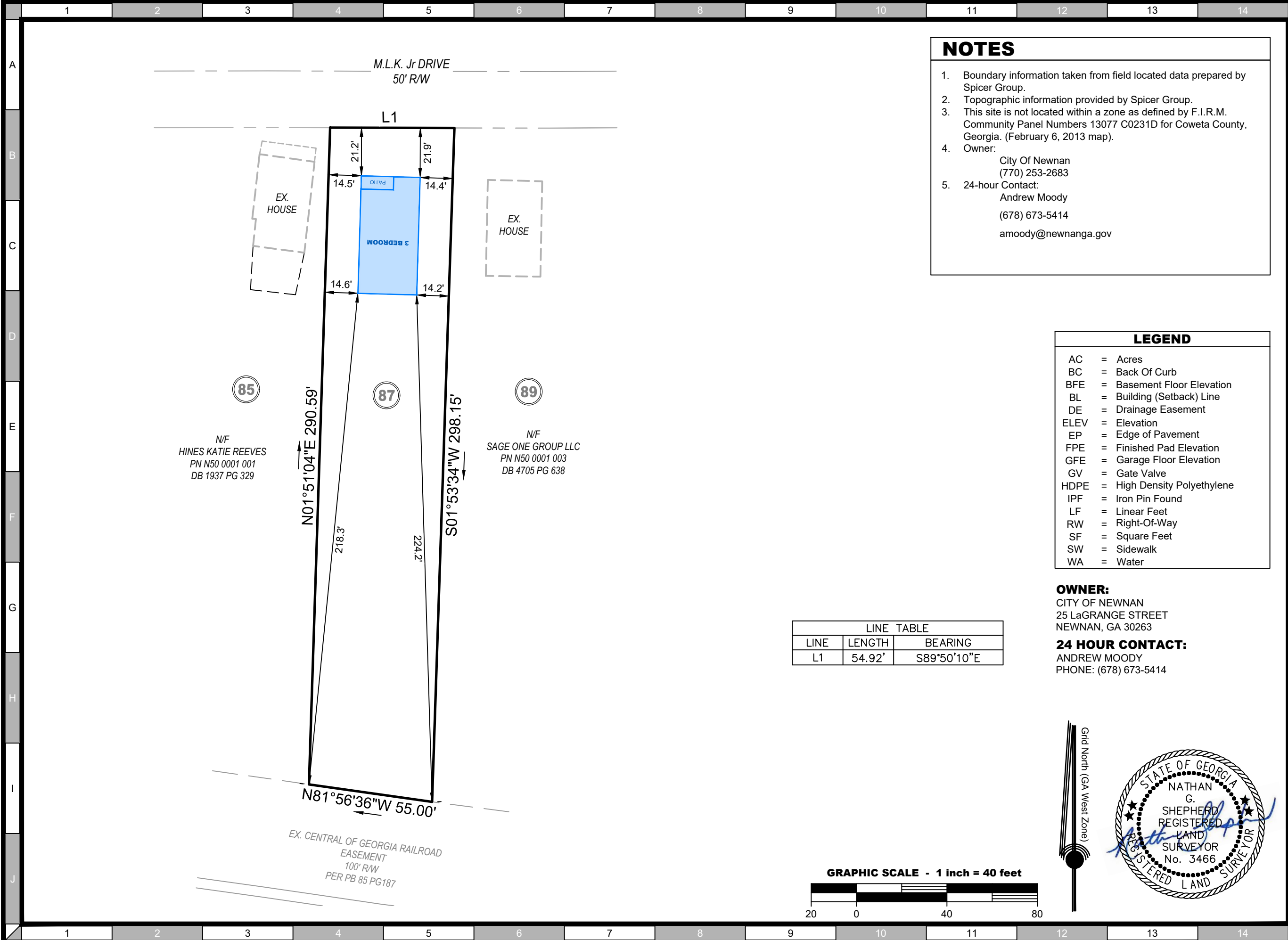
Valuation

	2025	2024	2023	2022	2021	2020
Previous Value	\$22,000	\$14,850	\$10,685	\$10,685	\$10,685	\$10,685
Land Value	\$22,000	\$22,000	\$14,850	\$10,685	\$10,685	\$10,685
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$22,000	\$22,000	\$14,850	\$10,685	\$10,685	\$10,685

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Assessment Notices 2018, Assessment Notices 2019, Assessment Notices, Septic Drawings, Photos, Sketches.



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 Last Data Upload: 6/8/2026 12:38:49 AM



NOTES

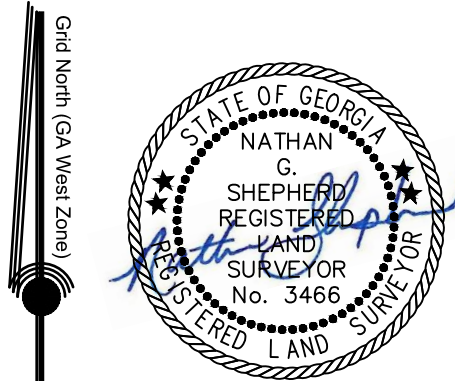
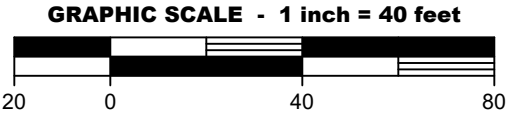
1. Boundary information taken from field located data prepared by Spicer Group.
2. Topographic information provided by Spicer Group.
3. This site is not located within a zone as defined by F.I.R.M. Community Panel Numbers 13077 C0231D for Coweta County, Georgia. (February 6, 2013 map).
4. Owner:
City 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 NEWMAN
25 LaGRANGE STREET
NEWMAN, GA 30263

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

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



PROJECT: **CITY OF NEWMAN**

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

DATE									
NO.	DESCRIPTION								



SHEET:
1 OF 1

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)



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.

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)

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



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

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2026-04

SHEET NO.

A-1

PROJECT DATA

ISSUED FOR
CONSTRUCTION

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

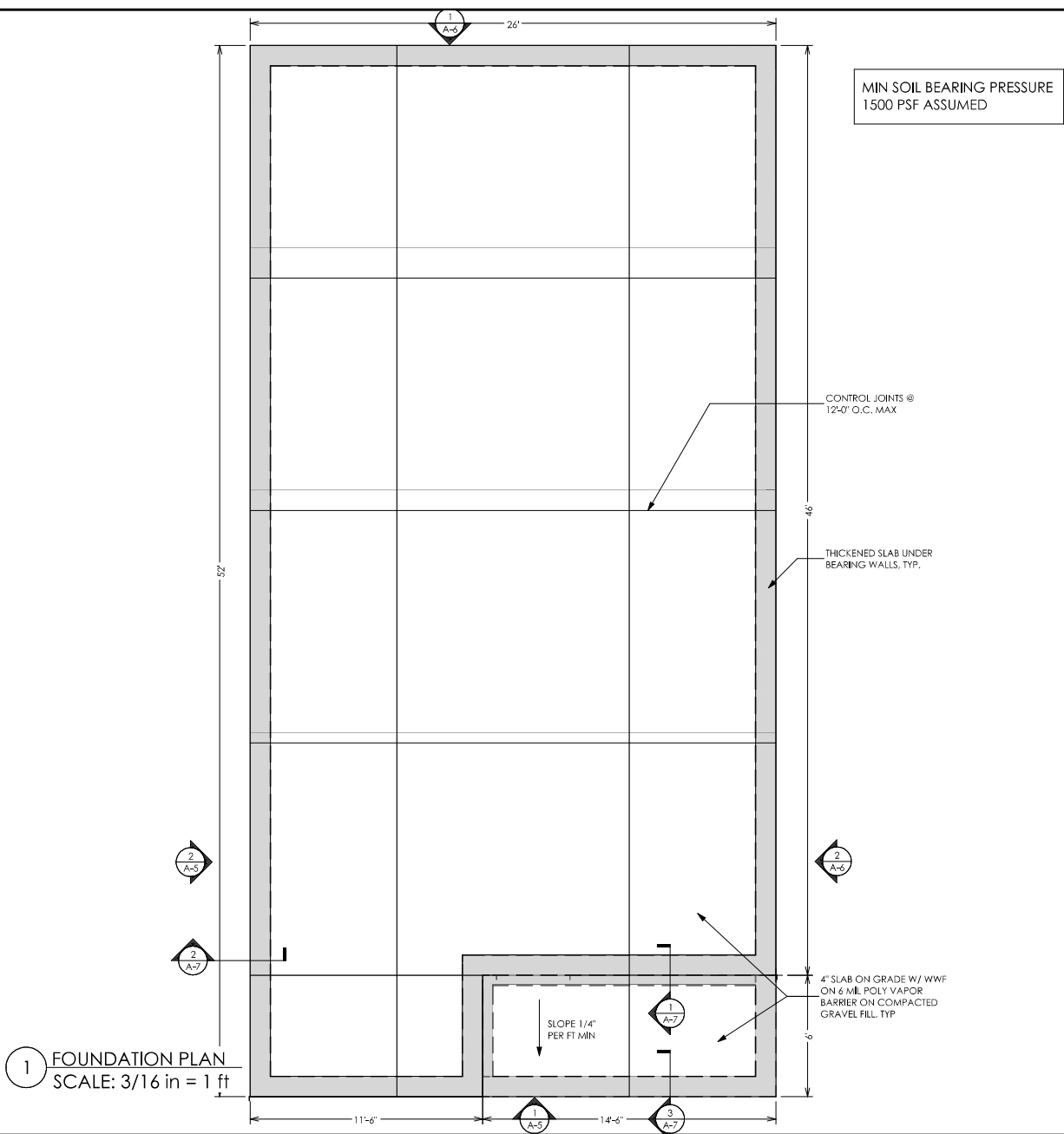
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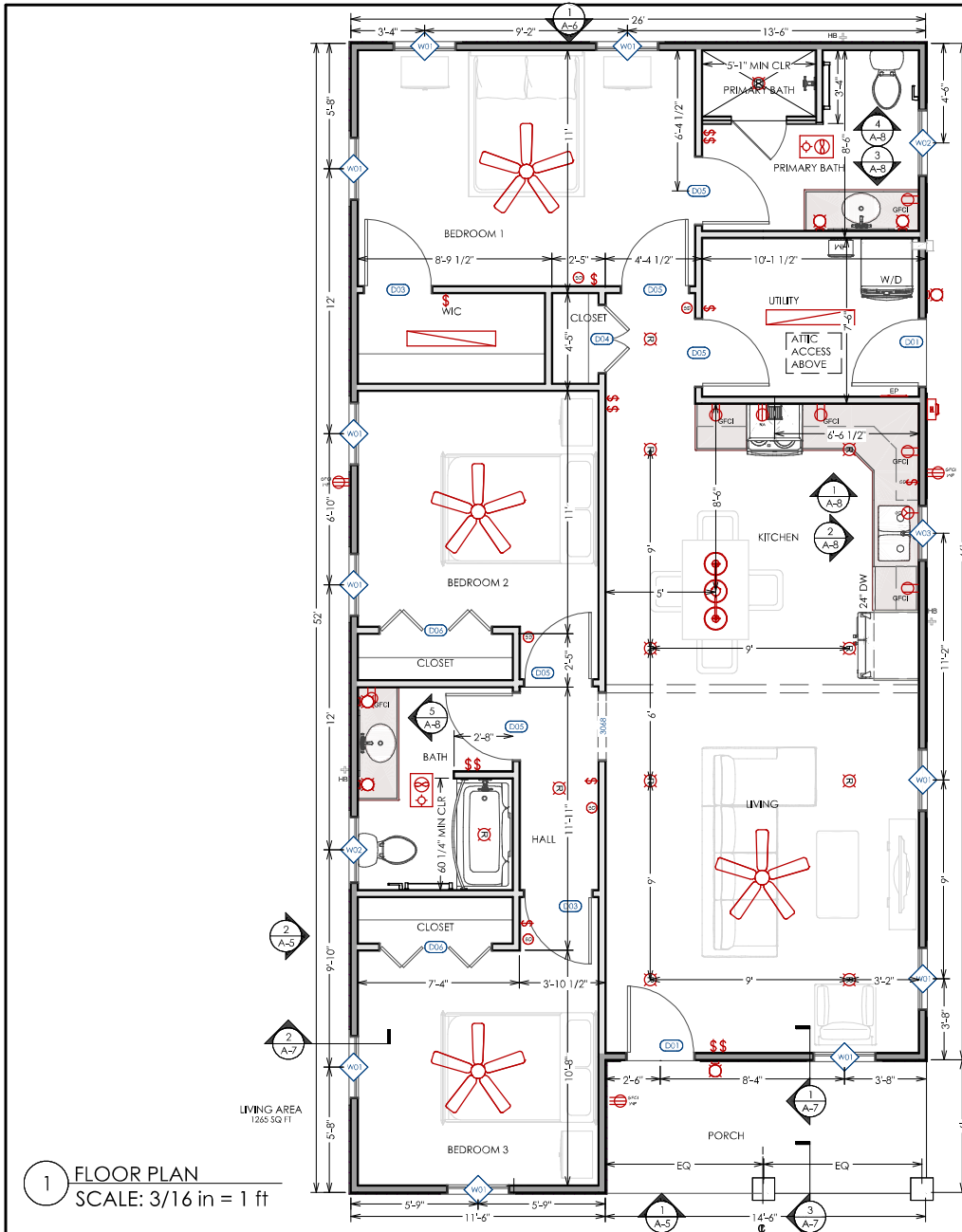
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2026-04

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A-2
FOUNDATION PLAN

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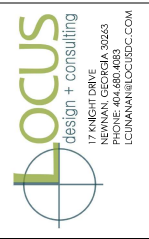


NOTE: CENTER FIXTURE IN ROOM U.N.O.

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, "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:	CERTAINTED 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
		
Rainforest Green-CC-560	White Dove-OC-17	Iron Mountain-2134-30



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

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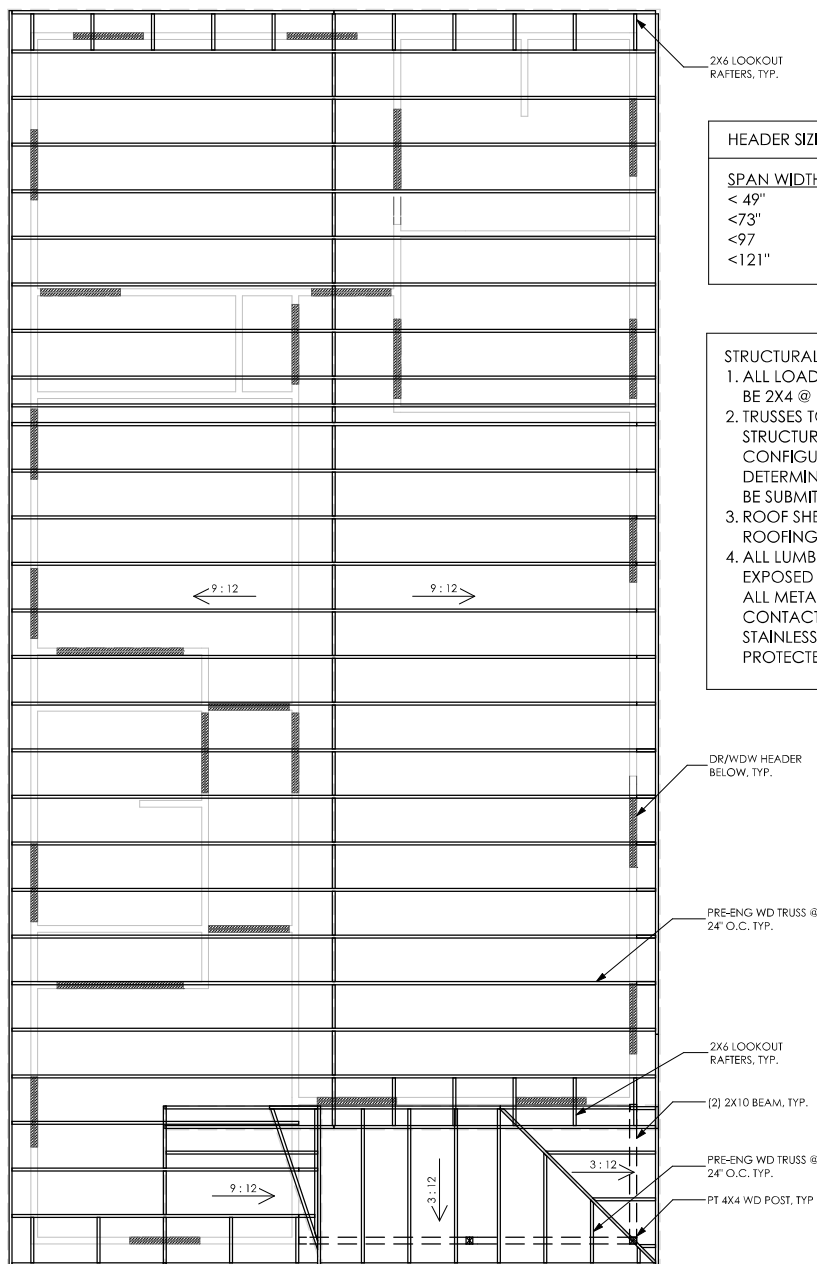
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SHEET NO.
A-3
 FLOOR PLAN

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1 ROOF FRAMING PLAN
SCALE: 3/16 in = 1 ft



HEADER SIZING

SPAN WIDTH:HEADER DEPTH:

< 49"	5-1/2"
<73"	7-1/4"
<97"	9-1/4"
<121"	11-1/4"

STRUCTURAL NOTES:

1. ALL LOAD BEARING WALLS AND INTERIOR PARTITIONS SHALL BE 2X4 @ 16" O.C. MAX U.N.O.
2. TRUSSES TO BE DESIGNED BY TRUSS MANUFACTURER'S STRUCTURAL ENGINEER REGISTERED IN THE PROJECT STATE. CONFIGURATION AND SIZE OF TRUSS MEMBERS TO BE DETERMINED BY TRUSS ENGINEER. TRUSS SHOP DRAWINGS TO BE SUBMITTED TO THE AHJ FOR APPROVAL IF REQUIRED.
3. ROOF SHEATHING SHALL BE MIN 5/8" OSB W/ 1 LAYER ROOFING UNDERLAYMENT.
4. ALL LUMBER IN CONTACT WITH GROUND OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED LUMBER. ALL METAL EXPOSED TO MOISTURE IN VENTED SPACE, OR IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL, HOT DIPPED GALVANIZED, OR OTHERWISE PROTECTED AGAINST CORROSION.



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

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A-4
ROOF FRAMING PLAN

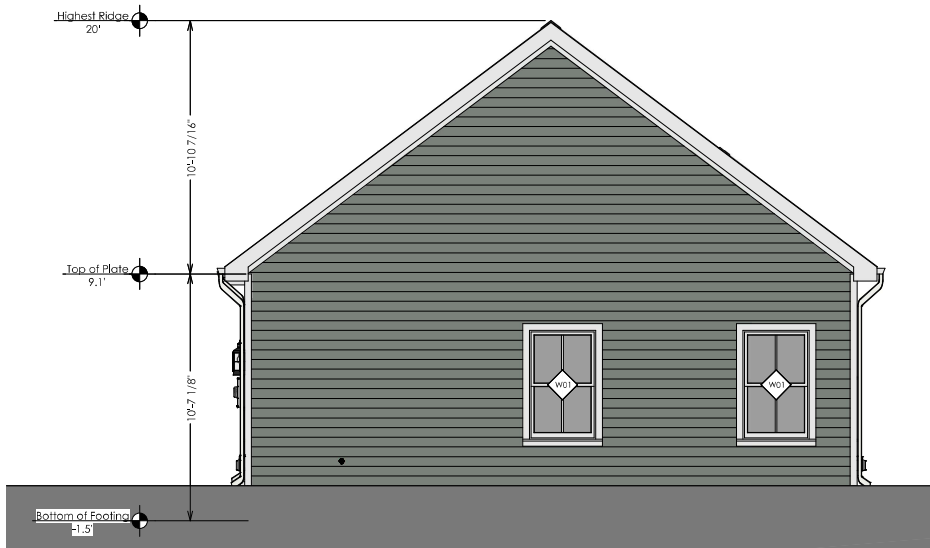
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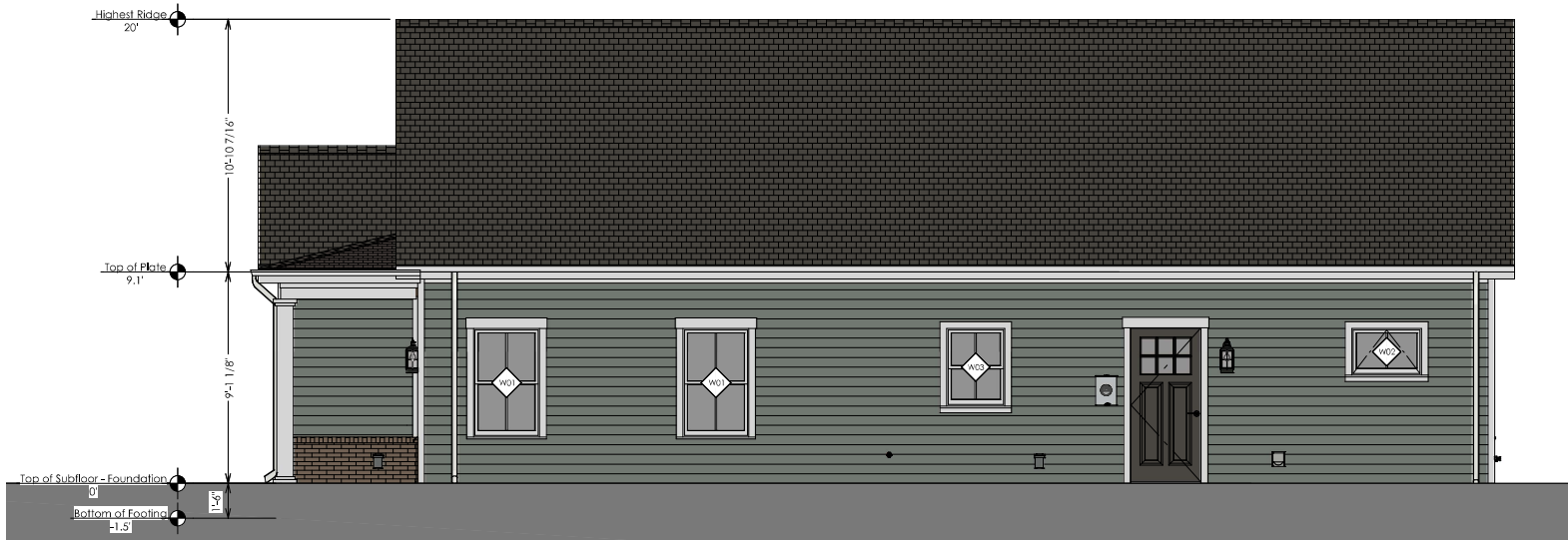
1 FRONT ELEVATION
SCALE: 3/16 in = 1 ft



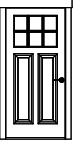
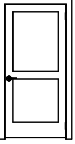
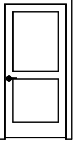
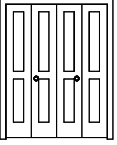
2 SIDE ELEVATION
SCALE: 3/16 in = 1 ft

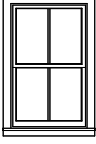
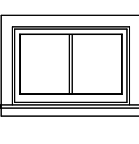
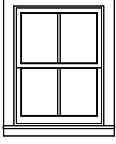


1 REAR ELEVATION
SCALE: 3/16 in = 1 ft



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

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		



BASIC WINDOW FLASHING INSTALLATION*

- 1) PREPARE ROUGH OPENING: CUT STND. "J-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



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

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SHEET NO.
A-9
DOOR/WDW DETAILS

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