



Newnan City Council Meeting

September 8, 2026

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

2:30 PM

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

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on August 25, 2026

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Christmas Commission, 3-year term
- C. 1 Appointment - Cultural Arts Commission, 3-year term
- D. 11 Appointments - Ethics Commission, 2-year terms
- E. 1 Appointment - Keep Newnan Beautiful, 3-year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- F. Proclamation for Constitution Week 2026

NEW BUSINESS

- G. Update from Bicentennial Committee
- H. Consideration of Contract Award for Traffic Signal Installation
- I. Consideration of a Contract Award for Banking Services
- J. Consideration of a text amendment request to allow Tattoo Parlors/businesses as principal uses in the Central Business District with Special Exception Approval - deny or forward to Planning Commission for review and recommendation
- K. Presentation of Newnan's ALPR Program (Flock)
- L. Christmas Parade Route Change and Request for Associated Road and Parking Closures

UNFINISHED BUSINESS

- M. Consideration of City of Newnan Arboretum Master Plan - 2026

- N. Consideration of an Ordinance to Adopt a New Division 2. Meetings of Article II, Chapter 2, Administration

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- O. Request from the Newnan-Coweta Chamber to provide alcohol at their Pickleball Tournament at the Newnan Pickleball Complex on October 1, 2026
 - Motion to Adopt Resolution

MOTION TO ENTER INTO EXECUTIVE SESSION

- P. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 25, 2026 at 6:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor James Shepherd presiding.

PRESENT

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

CALL TO ORDER

Mayor Shepherd called the meeting to order. Pastor Drew Archer with Christ Presbyterian Church delivered the invocation.

READING OF MINUTES

A. Minutes from the Regular Meeting on August 11, 2026 and B. Minutes from the Work Session on August 11, 2026

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to consolidate Items A and B.

MOTION CARRIED. (6-0)

Motion by Councilwoman Morrison, seconded by Councilwoman Jenkins to dispense with the reading of the minutes of the Regular Meeting on August 11, 2026 and the minutes of the Work Session on August 11, 2026 and adopt them as presented.

MOTION CARRIED. (6-0)

REPORTS OF BOARDS AND COMMISSIONS

C. Swearing In of Youth Council Students

Mayor Shepherd called out the names of the new sophomore students joining the Newnan Youth Council, Councilwoman Jenkins presented them with certificates, and they were sworn in by the City Attorney.

Weber Behm (Newnan), Lorraine Bright (Heritage), Anna Bryant (Newnan), Bess Cannady (Newnan), Elyse Corbett (Heritage), Anna Dickinson (East Coweta), Piper Ewing (Northgate), Kadie Hayes (Northgate), Kyler Kozma (Heritage), Charles Markham (Newnan), Ana Patel (Northgate), Michelle Singh (Northgate), Lucy Springfield (Heritage) and Emmerson Strickland (Northgate).

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

Continue to next agenda.

E. 1 Appointment – Keep Newnan Beautiful

Motion by Councilwoman Morrison, seconded by Councilman Koritko to appoint McWilliams Howell to Keep Newnan Beautiful.

MOTION CARRIED. (6-0)

REPORTS ON OPERATIONS BY CITY MANAGER

Mr. Phillips commented that Porchfest had been the previous weekend and drew a large crowd. He thanked police and fire and the cooperation with the Porchfest vendors. He also updated Council and said bids had been opened for the traffic signal at Stonebridge and contract award will be presented at the next council meeting.

REPORTS AND COMMUNICATIONS FROM MAYOR

Mayor Shepherd addressed concerns regarding Flock cameras. He stated the city does have a program but a limited number of cameras. They are used as license plate readers, and they do not have facial recognition technology. The program is monitored very closely. Mayor Shepherd has asked Chief Blankenship to present more about the program at the next meeting.

NEW BUSINESS

F. Recognition of America 250 Writing Contest Winners

Ms. Susan Crutchfield, Carnegie Library Director, stated that the city has done several things to recognize the 250th anniversary of the Declaration of Independence, including a writing contest. The winner in the children's category was Ms. Emily Ewing and she read her poem, "The Nation of All Nations". The winner in the adult category was Ms. Amy McCoy Dees and she read a brief excerpt from her short story, "The Power of the Press".

G. Public Hearing – Demo Application for 73 Murray St. (Application Withdrawn)

Mayor Shepherd stated the application had been withdrawn but it had been advertised. No action needed.

H. Consideration of Updated Local Emergency Operations Plan (LEOP) as recommended by Coweta County EMA

Mr. Nic Burgess, Director of Coweta County 911 Emergency Management and Mr. Jacob Eason, EMA Specialist presented to Council. Mr. Burgess explained that this plan gets updated every four years. The biggest change was a new template put out by the state.

Councilwoman Jenkins commented that during the tornado she saw how great the relationship is between the City of Newnan and Coweta County's staff. She asked how this plan is different and if there are any issues for the city with this. Mr. Phillips said there are no concerns and no financial mandates.

Councilman Thomasson asked Mr. Burgess to explain how people can share information with 911 if they have a disabled person in their home. Mr. Burgess said you can contact his office with that information and an alert will be placed for the address, that dispatchers will see when a call comes in.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to adopt the updated Local Emergency Operations Plan (LEOP).

MOTION CARRIED. (6-0)

UNFINISHED BUSINESS

I & J. Consideration of a Resolution for transmittal of the 2026 update to the Capital Improvements Element (CIE), including the Short-Term Work Program (STWP) and the Comprehensive Plan 2026-2046

Mayor Shepherd asked Council to consolidate Items I and J.

Motion by Councilwoman Morrison, seconded by Councilwoman Jenkins to consolidate Items I and J.

MOTION CARRIED. (6-0)

Mr. Chris Cole, Senior Planner, said this is to transmit the two documents to Three Rivers Regional Commission. After they review them, they will send them to the Department of Community Affairs. The goal is to bring these back to Council in October for adoption.

Motion by Councilwoman Jenkins, seconded by Councilman Thomasson to adopt the resolutions as presented.

MOTION CARRIED. (6-0)

K. Discussion of Draft City Council Agenda and Meeting Ordinance

Mr. Phillips gave an overview of the process that he and Mr. Sears used to create the draft. The process included reviewing the current charter and code of ordinances, as well as other communities' charters and code of ordinances, reached out to professional networks and review of relevant case law.

Mayor Shepherd asked if there was analysis of the word 'preside'. Mr. Sears said that is generally delegated by the legislature through the charter. Mr. Sears said that what was drafted is consistent with prior procedures that the city has used and the surrounding areas. The draft meets the requirements of the constitution and state law and the charter.

Councilwoman Jenkins suggested a work session to further discuss these procedures. Councilman Thomasson commented that the draft puts common practices into place. He also liked the reference to a specific version of Robert's Rules of Order, so it does not have to be updated constantly.

Councilman Guillaume asked Mr. Sears if anything in the draft directly conflicts with the current charter and Mr. Sears said no and no amendment to the charter would be needed.

Motion by Councilwoman Morrison, seconded by Councilman Thomasson to direct the city manager to prepare an ordinance consistent with the draft presented to and discussed by council under Item K for consideration and vote by the city council at the September 8, 2026 regular meeting. Opposed: Shepherd, Jenkins.

MOTION CARRIED. (4-2)

ADJOURNMENT

Motion by Councilman Thomasson, seconded by Councilwoman Morrison to adjourn the meeting at 7:19 pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

James Shepherd, Mayor

Proclamation

The City of Newnan, Georgia
Office of the Mayor

Constitution Week

September 17-23, 2026

WHEREAS, September 17, 2026 marks the two hundred thirty ninth anniversary of the drafting of the Constitution of the United States of America, by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

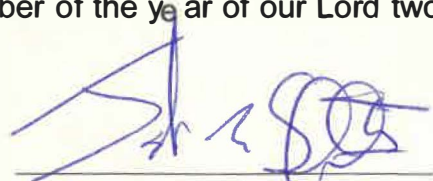
WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as Constitution Week; and

NOW THEREFORE, I James Shepherd, by virtue of the authority vested in me as Mayor of the City of Newnan, do hereby proclaim the week of September 17th through 23rd as **Constitution Week**.

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Newnan to be affixed the 8th day of September of the year of our Lord two thousand twenty-six.





Mayor

September 8, 2026

Date



Attest

Bicentennial Committee



Betsy Burnette, Chair
Rebecca Gibson
Danny Beck
Keith Brady
Jenni Horne
Bob Shapiro
Ronnie Oliver

Marsha Goodrum
Lillie Smith
Ashley Beck
Kim Wright
Jen Morrison
Janice Walton
Joy Barnes

Program of Work



- Event Planning for Year Long Celebration
- Advertising
 - Logo Design
 - Awareness of Events
 - Connection with Local Businesses/School System
- Adding Historical Elements to Bicentennial Park
- Promote Newnan History
- Financial/Fundraising



Event Planning



Kick Off Event

- Christmas Parade
 - Bicentennial Float
 - Dec 11, 2027



2028 Main Events

- Inaugural Bicentennial Celebration
 - Time Capsule Reveal at **Wadsworth**
 - January of 2028
- Birthday Party
 - **Bicentennial Park** and **Train Depot**
 - Music/Food Trucks/Cake
 - April of 2028
- Bicentennial Ball
 - **Newnan Centre**
 - Dances from the Ages
 - September of 2028
- Closing Celebration
 - Time Capsule for 2028 at **Wadsworth**
 - December of 2028



Participation in Year Long Events

Main Street Events

- Monthly Market Days
- Love Local Event
- Art Walk
- Berries in Bloom Festival
- Munchkin Masquerade
- Holiday Sip-n-See

Parades

- MLK Day
- July 4th
- Juneteenth
- Christmas

Leisure Service Events

- Jazz in the Park
- Summer Newnan Nights



Advertising



Advertising

- Tent with Logo
- Banners for Downtown Light Poles
- Banners for City Buildings & Bridges
- Website
 - Videography
 - Video Editing and Creation
 - Social Media
 - Photography
- Printed Materials
- Connection with Local Merchants



SWAG

- Stickers
- Garden Flags
- Items for Children
- Commemorative Book/Magazine
- T-shirts/Sweatshirts
- Glasses/Tumbler Cups
- Hats
- Pens/Pencils
- Magnets



Logo Design



- Atomic Brand Energy led a branding session to develop a unified vision and created the logo.
- The logo creates a unique identity for the event and will build a lasting recognition for the 200th birthday celebration.
- Historical Aspects of Newnan are captured in the logo.

By scaling the "200" to a prominent size, the design serves as a monumental reminder of Newnan's two-century milestone. These traditional serif numerals are transformed into architectural pillars, providing a central focus and balancing the entire mark.

Drawing inspiration from the iconic Carnegie Library, this rounded archway element pays homage to Newnan's rich architectural heritage. It stands as a symbolic gateway, inviting the community to step through a portal into the city's historic bicentennial celebration.

The Arinoe typeface serves as a typographic tribute to Newnan's identity as a railroad city. Its design is rooted in the industrial strength and rhythmic motion of the West Point and Atlanta & LaGrange railways that transformed the landscape shortly after the city's founding in 1828.

The volutes in the mark honor Newnan's resilience. Found on the historic columns and downtown facades, these scrolls serve as a visual bridge across 200 years of prosperity and preservation.



Inspired by the original lettering atop the Carnegie Library, this custom typeface celebrates Newnan's unique heritage. It serves as a visual reminder of our status as Georgia's first 'Electric City,' highlighting Newnan's enduring legacy as a bright, prosperous beacon for the region.



Bicentennial Park



Historical Elements

- Historical Pavers (9) identifying significant events in the History of Newnan located through park.
- Mural Walls – artistic renderings of Newnan History
- Gateway Arch into Park from Washington Street
- Signage on E. Broad Street



Financial Needs



Expenses	
Merchandise	\$ 70,000.00
Time Capsule	\$20,000
Social Media Campaign	\$ 30,000.00
Print Media	\$ 10,000.00
Banners for Downtown - 42 (30 x 63) double sided	\$ 5,000.00
Additional Banners for City Buildings	\$ 2,500.00
Signage for Bridges and Parks	\$ 2,500.00
Events	\$ 150,000.00
Piggy Back Events	\$ 25,000.00
Total Estimated Cost	\$315,000.00



To: Mayor and Council
Date: September 8, 2026
Agenda Item: Consideration of Contract Award for Traffic Signal Installation
Prepared By: Michael Klahr, City Engineer

Purpose:

Council may consider a contract award for the above referenced project.

Background:

Seven separate sealed bids were received at the office of the City Manager on August 25, 2026. The low bid, submitted by 9 Yards Infrastructure LLC, has been found to be responsive to the request for bids. All criteria outlined in the bid documents have been met.

The work consists of furnishing all materials, labor, tools, equipment, and related services necessary, including traffic control, for the installation of a traffic signal, controllers and cabinet assemblies with battery backup, radar detection, and related equipment for the intersection of Newnan Crossing Blvd E/ Diplomat Pkwy/ Stonebridge Crossing.

Related construction includes construction of sidewalk, curb/ gutter, curb ramps, mill and pave and the application of thermoplastic pavement markings and RPMs for a complete project.

The contract will be lump sum.

Funding:

SPLOST

Recommendation:

Award a contract to 9 Yards Infrastructure LLC for a lump sum bid amount of \$586,435.00

Attachments:

1. Bid Tabs
2. Traffic Signal Plan

Previous Discussion with Council:

Council authorized a Task Order for the design of the traffic signal at the April 14, 2026 meeting.

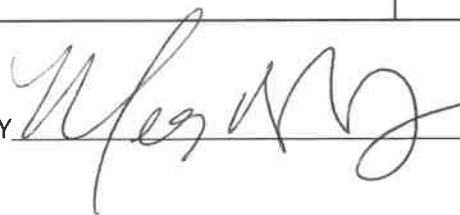
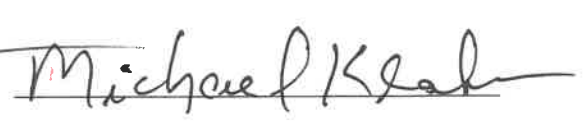


City of Newnan, Georgia

**BID OPENING: Traffic Signal and Construction- Newnan Crossing Blvd
E/Diplomat Pkwy/Stonebridge Crossing
Tuesday, August 25th 2026 – 2pm**

BIDDER	BID AMOUNT	COMMENTS
Blount Construction	\$ 652,534.60	
Riverside Traffic Solutions, LLC	\$ 642,471.00	
Summit Construction	\$ 794,733.00	
Smart Road Technology	\$ 694,799.75	
9 Yards Infrastructure, LLC	\$ 586,435	
McLeRoy, Inc.	\$ 623,600.42	
Piedmont Paving	\$ 594,846.81	

BIDS OPENED BY

  Michael K. Kral



To: Mayor and Council
Date: September 8, 2026
Agenda Item: Consideration of a Contract Award for Banking Services
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

Consideration of Contract Award for Banking Services

Background:

April 27, 2026, a Request for Proposals was distributed to various local banking institutions.

June 18th, 2026, the City received proposals from the following seven (7) financial institutions:

Ameris Bank
JP Morgan
Pinnacle/Synovus Bank
SouthState Bank
Truist Bank
United Bank
United Community Bank.

August 3 and August 5, 2026, the City conducted Oral interviews with all seven (7) financial institutions.

Please see the attached presentation from Davenport & Company detailing the background, selection process, scope of work, recommendations and summary of responses.

Funding:

Bank fees will be waived for a period of time. The city will earn interest on many accounts.

Recommendation:

Staff recommends a contract award to Pinnacle/Synovus Bank.

Attachments:

1. City of Newnan Banking Services Recommendation - Final

Previous Discussion with Council:

Financial Advisory Services for Davenport & Company LLC were approved in the 2026 budget to conduct the RFP for banking services.

City of Newnan, Georgia

Banking Services Recommendation



September 8, 2026

Government Banking Overview

- Government Banking has evolved significantly over the past decade due to advances in technology, heightened security expectations, and an increasingly complex regulatory environment. Despite these changes, the fundamental responsibility of municipal organizations remains the same: safeguarding public funds, ensuring financial accountability, and delivering exceptional service to residents and stakeholders. With these priorities in mind, the City conducted a comprehensive review of its banking services to identify opportunities for improvement, enhance operational efficiency, strengthen financial controls, and maximize the value of its banking relationship.
- **Treasury Services:**
 - Liquidity Optimization, Collection Management, Fraud Prevention, and Information Sharing.
- **Merchant Services:**
 - Account specifically established for business purposes where governments can make and accept payments including electronic payments.
- **Online Banking Services:**
 - Daily reporting, wire transfers, payment control, account reconciliation, and banking records.

Banking Requirements

- Exceptional customer service and innovative technology were identified by staff as the most critical factors in evaluating a Bank Services RFP, as both are essential to achieving operational efficiency, enhancing security, and ensuring a successful long-term banking partnership. Below are other factors that were a requirement for the City.
 - Online Treasury Banking Platform - Compatible with the New Enterprise Resource Planning (“ERP”) that the City will implement
 - Collateralization of City Funds via the Georgia Pledging Pool
 - Dedicated Government and Treasury Team
 - Cash/Treasury Management Services
 - Government Banking Experience with like entities
 - Implementation Schedule/Training
 - Relationship Reviews/Analytic Measurements for Customer Service
 - Competitive Earnings Credit Rate, Interest Earnings on Investable Funds and Money Market

Scope of Work for the Bank Services RFP

- Davenport partnered closely with the City to develop a clear, strategic, and transparent roadmap that guided the process from the Kick-off Meeting through Final Implementation. The objective was to ensure a disciplined, step-by-step evaluation that enabled the City to identify and select the financial institution proposal that best aligned with its operational needs, financial objectives, and long-term interests.
- **Phase I**
 - Reviewed, analyzed and discussed current banking services around the areas of:
 - Customer Service Standards;
 - Banking Procedures;
 - Online Platform Capabilities;
 - Technology Innovations/Security; and,
 - Training (Quarterly – Semi Annual etc.).
 - Developed a timetable for Banking Services Process to fit the City’s needs;
 - Drafted a Banking Services RFP based on key information discussed with Staff;
 - Coordinated and attend the Pre-Proposal Meeting;
 - Reviewed all proposal responses and develop a comparison matrix of key characteristic based on the criteria set out in the RFP; and,
 - Followed up with all the financial institutions with any questions from responses to the RFP.

Scope of Work for the Bank Services RFP Process



■ Phase II

- Coordinated and assisted with oral interviews of potential banking service providers;
- Provide a matrix for the short list financial institutions and debrief with City staff on reasons for selection;
- Coordinate with staff on questions and clarifications that each short-listed bank must be prepared to answer during the oral-interview;
- Followed up with debrief with staff on selection of winning bank;
- Assist with the completion and the negotiations of the banking service contract; and,
- Assist with the new bank or new bank services, as necessary during implementation.

Background

- Davenport & Company LLC (“Davenport”) currently serves as Financial Advisor to the City of Newnan, Georgia (the “City”).
- In early 2026, the City recognized the need for Banking Services to manage its more than 15 bank accounts and support the City in other bank-related functions.
- On April 27th, 2026, Davenport, at the direction of the City, distributed a Banking Service Request for Proposals (“RFP”) to various local and national banking institutions.
- On June 18th, 2026, the City received proposals from the following seven (7) financial institutions:
 - 1) Ameris Bank;
 - 2) JP Morgan;
 - 3) Pinnacle/Synovus Bank;
 - 4) SouthState Bank;
 - 5) Truist Bank;
 - 6) United Bank; and,
 - 7) United Community Bank.

Selection Process of the Banking Relationship

- The City's evaluation committee (the "Committee") consisted of Meg Kelsey, City's Assistant City Manager, Ronda Helton, Finance Manager, Georgia Newman, Accounts Payable Specialist, Kim Adams, Accounts Receivable Specialist and Terry Frangopoulos, Accountant II and Ricardo Cornejo and Doug Gebhardt, Davenport & Company LLC, the City's Financial Advisor:
 - The City received seven proposals in response to the Banking Services RFP. The Evaluation Committee conducted a comprehensive and objective review of each submission, assessing the financial institutions demonstrated ability to fulfill the Scope of Work, satisfy the City's banking requirements, deliver exceptional customer service, provide innovative technology solutions, and leverage extensive governmental banking experience, while ensuring the most cost-effective value for the City.
 - To support a transparent and competitive procurement process, the Committee also hosted an informational meeting on May 13, 2026, inviting all prospective financial institutions to gain a thorough understanding of the City's banking operations and service expectations. This session provided participants with the opportunity to engage directly with finance staff, ask clarifying questions, and obtain critical information necessary to develop well-informed, responsive, and competitive proposals.
 - The Committee selected the financial institutions that would participate in online demonstrations held on August 3 and 5, 2026, with the objective of conducting a thorough evaluation of each institution's capabilities, expertise, and commitment to serving the City's banking needs. The City believed it was important to provide these local financial institutions with an opportunity to demonstrate the strength of their Government and Treasury Services teams, showcase their technology platforms, and highlight the value they could deliver through their proposed banking relationship.
 - To ensure a comprehensive and informed assessment, the Committee developed a series of questions seeking clarification on key elements of each institution's response to the City's Request for Proposals (RFP). The Committee also requested the participation of representatives from Government Banking, Treasury Services, local market leadership, and the support teams responsible for implementation, training, customer service, and technology solutions. This approach was intended to enable the Committee to evaluate not only each institution's financial products and services, but also the depth of local support, responsiveness, and long-term partnership capabilities available to the City and its finance staff.
 - After the Oral Interviews and debrief with Staff – the Committee chose Pinnacle/Synovus Bank (Financial Partners) as the finalist.

Banking Requirements in the City's RFP

Contact:		Desmond Haygood, Government Solutions desmondhaygood@synovus.com				 	
Collateralization	Customer Service	ERP Compatibility	Deposit Processing Services Finance/Sanitation	Remote Deposit/Scanners	SmartSafe Technology - Armored Car (Courier Service)		
State of Georgia Pledging Pool	Local Market President/Treasury Management Team and Government Banker - Outlined Issue Resolution Process with Team.	Recognizes that City is conducting an ERP RFP - offers direct integration capabilities with select ERP providers.	Meets requirements will offer AR Remote Deposit Capture - using desktop scanners.	Bank offers an initial banking supply credit of \$5,000 that can be used to purchase the scanners, then an annual \$1,000 credit that can also be used for scanners	Bank offers SmartSafe Technology - courier service provided by armored car - Brinks - Loomis (Cost)		
E-Lockbox	Relationship Reviews/ Analytic Measurement	Purchasing Cards - Merchant Cards - Payment Card Processing		Tax Payments/Integrated Payables	Positive Pay System	Web-based Banking /Online Banking Service	
Meets requirements	Business Process Review - treasury management team works with City to observe processes - minimum every 12 months analytics.	Bank offers P Card and Accounts Payable Solutions - P Card through Visa. AP Solutions paperless expense management - Virtual Card Payables via AP Solutions - Merchant Card Services and Payment Solutions - requirement met.		Meets requirements - the bank suggests that Integrated Payables should be combined with receivable solution such as Accelerate AR Remote Deposit Capture, and SmartSafe.	Meets requirements	Synovus Gateway Platform Meets requirements.	
City Employees Services		Earnings Credit Allowance	Interest Earning Accounts/Investable Excess Funds	Public Funds Money Market	References	Optional Services	
Payroll Check Cashing Services - Financial Education & Wellness Program - Group Banking - providing competitive consumer banking benefits - delivery and ongoing support for new employees - Payroll Card Solutions - Health Savings Accounts.		2.00%	Advantage Analysis Account Fed Funds minus 0.25% or 3.50 for the term of the contract.	Advantage Analysis Account Fed Funds minus 0.25% or 3.50 for the term of the contract.	Coweta County Tax Commissioner - City of Chamblee - City of Tucker - Newnan Utilities	Accelerate AR Biller - Electronic Bill Presentment and Payment - Accelerated AR Remote Deposit Capture - Accelerated Pay - Accounts Payable and B2B Payments.	
Electronic Accelerated Payments	Gantt Chart		Oral Interview	Incentives		Pro Forma	
Meets requirements through Accelerate Pay	The Gantt Chart is very detailed, with assigned personnel. Progress - The chart states implementation is approximately 45 days.		Yes	Waiver of all fees for the first six months, so interest would be earned on dollar one/\$5000 one-time credit for the purchase of account supplies, and then \$1,000 annual credit/Line-item price freeze for life of contract.		Required Balance - \$0 for the first six months- all investable balance will be paid 3.50% - Analyzed Fees \$1,580.	

Recommendation & Rationale

■ The Committee recommends that the City Council accept the Pinnacle/Synovus Bank proposal for banking services based upon the following:

- Local relationship support with In-Market Local Banking Commercial Team & Market Executive;
- Dedicated Government Solutions & Treasury Management team;
- Gateway Platform for online Treasury Management Services enhancements: Accelerated AR Biller, Accelerated AR Remote Deposit Capture, Accelerated Accounts Payable, enhanced Fraud Prevention;
- Conducts a comprehensive business process review of the current Treasury operations with staff prior to implementation to identify efficiencies, streamline workflows, enhance service delivery, reduce manual effort, and lower overall staff time requirements;
- Competitive Earnings Credit Rate (ECR) of 2.00% for the term of the contract;
- Waiver of all fees for the first six months, so interest would be earned on dollar one;
- Interest rate on excess balances indexed at high end of Federal Funds Target Rate (3.50%-3.75%) minus .25% (As of today's date, 3.50%) guaranteed for life of the contract;
- Public Funds Money Market Rate indexed at high end Federal Funds Target Rate (3.50%-3.75%) minus .25% (As of today's date, 3.50%) guaranteed for life of contract;
- \$5,000 one-time credit for the purchase of account supplies, then \$1,000 annual credit thereafter;
- Line-item fee pricing guaranteed for life of initial contract;
- Customized conversion and implementation plan with tailored in-person training on Synovus services;
- All online services provided through a single sign-on encrypted log-in processes; and,
- Comparable municipalities to the City: Coweta County Tax Commissioner, Newnan Utilities, Cities of Chamblee and Tucker.

Matrix of Responses from Financial Institutions

City of Newnan, Georgia

Summary of Responses

Bank	Meets all Banking Service Requirements in the RFP	Earning Credit Rate	Interest Rate on Excess Investable Funds	Money Market Rate	Bank Incentives for the City	Ranking of Oral Presentation - Team and Online Capabilities	Comments on On-line Treasury Platform and Team
Ameris Bank	No	Floating Rate of Effective Federal Funds Rate 3.62% * 0.85 = 3.077%	Floating Rate of Effective Federal Funds Rate 3.62% * 0.85 = 3.077%	Floating Rate of Effective Federal Funds Rate 3.62% * 0.85 = 3.077%	Banking Supplies at no Cost - Deposit Administration Fee waived - Pro-forma line item fee to include maintenance fee - Scanners will be provided to the City Complementary.	2	The Treasury Management Officer who submitted the RFP response is no longer employed by the Bank. This represented a significant change in the team originally proposed to support the relationship; however, during the Oral Presentation, the Bank did not disclose or address these personnel departures.
JP Morgan Chase	Yes	2.77%*	2.67%*	2.67%*	Covers the cost of supplies up to \$1,000 annually. A 12-month waiver of analyzed service charges, supplies, and four scanners up to \$22,000 from account opening. Waiver of initial JP Morgan Access training fee, as well as waiver of one-time implementation fee - \$15,000 - During initial 12-month waiver period, all balances earn 2.67% - For the life of the contract, the City of Newnan will earn both Interest Rates and Earnings Credit Rates net of any balance-based charges.	3	Most members of the team were located out of state, which limited local participation and influenced our approach to coordination and engagement.
Pinnacle/Synovus	Yes	2.00%**	Advantage Analysis Account Fed Funds minus 0.25% or 3.50 for the term of the contract.***	Advantage Analysis Account Fed Funds minus 0.25% or 3.50 for the term of the contract***	Waiver of all fees for the first six months, therefore interest would be earned on dollar one - \$5000 one-time credit for the purchase of account supplies, and then \$1,000 annual credit - Line-item price guaranteed for life of contract.	1	The online platform was user-friendly and intuitive, making the overall experience efficient and easy to navigate. The local Banker, Government Banker, and Treasury Officer were highly engaged throughout the process, contributing thoughtful insights, practical solutions, and valuable ideas that supported meaningful discussions and reinforced confidence in the partnership.

*Bank Manage Rate-may fluctuate.

**The ECR will stay fixed for term of contract.

***High end of the Federal Funds Effective Rate-3.50%-3.75% guaranteed for life of contract.

Summary of Responses (Continued)

Bank	Meets all Banking Service Requirements in the RFP	Earning Credit Rate	Interest Rate on Excess Investable Funds	Money Market Rate	Bank Incentives for the City	Ranking of Oral Presentation - Team and Online Capabilities	Comments on On-line Treasury Platform and Team
SouthState Bank	No	1.00%*	The lower limit of the Fed Fund Rates (3.50% - 3.75%).**	The lower limit of the Fed Fund Rates (3.50% - 3.75%). **	The Bank will waive all one-time and/or set-up fees for banking services during the transition period up to 60 days. Also, an annual supply credit of \$2,500.	5	The online platform was less robust and intuitive compared with competing banks, there was no dedicated Government Banker assigned to support the relationship, and the overall team engagement and responsiveness did not demonstrate the level of partnership and strategic support that the City required.
Truist Bank	Yes	1.25%*	1.5%*	1.5%*	Annual credit of \$3,000 when ordered via Truist for the duration of the contract.	4	The City's long-standing Government Banker retired. City staff are familiar with the online treasury platform, and during the transition the Banking Team committed to improving customer responsiveness, conducting regular Treasury Process meetings, and proactively communicating updates regarding new services and fee changes.
United Bank	No	0.60%	1.08%	1.08%	None	7	The online platform was less robust and intuitive compared with competing banks, there was no dedicated Government Banker assigned to support the relationship, and the overall team engagement and responsiveness did not demonstrate the level of partnership and strategic support that the City required.
United Community Bank	No	N/A***	Federal Funds Effective upper rate minus 25 basis points= 3.50%	Federal Funds Effective upper rate minus 25 basis points= 3.50%	Bank will waive all internal fees associated with Treasury Management Services - any outsourced services, i.e., SmartSafe - lockbox pricing, will be discussed during implementation - Bank will provide an annual supply of deposit slips - locking non locking night depository bags - checks - endorsement stamps, and bill straps. The Coinstar machine will be supplied.	6	The online platform was less robust and intuitive compared with competing banks, there was no dedicated Government Banker assigned to support the relationship, and the overall team engagement and responsiveness did not demonstrate the level of partnership and strategic support that the City required.

*May fluctuate due to market conditions.

**Lower end of Federal Fund Effective Rate – 3.50%-3.75% - may fluctuate.

***Waived all Internal Fees associated with Treasury Services.

Disclaimer



The U.S. Securities and Exchange Commission (the “SEC”) has clarified that a broker, dealer or municipal securities dealer engaging in municipal advisory activities outside the scope of underwriting a particular issuance of municipal securities should be subject to municipal advisor registration. Davenport & Company LLC (“Davenport”) has registered as a municipal advisor with the SEC. As a registered municipal advisor Davenport may provide advice to a municipal entity or obligated person. An obligated person is an entity other than a municipal entity, such as a not for profit corporation, that has commenced an application or negotiation with an entity to issue municipal securities on its behalf and for which it will provide support. If and when an issuer engages Davenport to provide financial advisory or consultant services with respect to the issuance of municipal securities, Davenport is obligated to evidence such a financial advisory relationship with a written agreement.

When acting as a registered municipal advisor Davenport is a fiduciary required by federal law to act in the best interest of a municipal entity without regard to its own financial or other interests. Davenport is not a fiduciary when it acts as a registered investment advisor, when advising an obligated person, or when acting as an underwriter, though it is required to deal fairly with such persons.

This material was prepared by public finance, or other non-research personnel of Davenport. This material was not produced by a research analyst, although it may refer to a Davenport research analyst or research report. Unless otherwise indicated, these views (if any) are the author’s and may differ from those of the Davenport fixed income or research department or others in the firm. Davenport may perform or seek to perform financial advisory services for the issuers of the securities and instruments mentioned herein.

This material has been prepared for information purposes only and is not a solicitation of any offer to buy or sell any security/instrument or to participate in any trading strategy. Any such offer would be made only after a prospective participant had completed its own independent investigation of the securities, instruments or transactions and received all information it required to make its own investment decision, including, where applicable, a review of any offering circular or memorandum describing such security or instrument. That information would contain material information not contained herein and to which prospective participants are referred. This material is based on public information as of the specified date, and may be stale thereafter. We have no obligation to tell you when information herein may change. We make no representation or warranty with respect to the completeness of this material. Davenport has no obligation to continue to publish information on the securities/instruments mentioned herein. Recipients are required to comply with any legal or contractual restrictions on their purchase, holding, sale, exercise of rights or performance of obligations under any securities/instruments transaction.

The securities/instruments discussed in this material may not be suitable for all investors or issuers. Recipients should seek independent financial advice prior to making any investment decision based on this material. This material does not provide individually tailored investment advice or offer tax, regulatory, accounting or legal advice. Prior to entering into any proposed transaction, recipients should determine, in consultation with their own investment, legal, tax, regulatory and accounting advisors, the economic risks and merits, as well as the legal, tax, regulatory and accounting characteristics and consequences, of the transaction. You should consider this material as only a single factor in making an investment decision.

The value of and income from investments and the cost of borrowing may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions or companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance and estimates of future performance are based on assumptions that may not be realized. Actual events may differ from those assumed and changes to any assumptions may have a material impact on any projections or estimates. Other events not taken into account may occur and may significantly affect the projections or estimates. Certain assumptions may have been made for modeling purposes or to simplify the presentation and/or calculation of any projections or estimates, and Davenport does not represent that any such assumptions will reflect actual future events. Accordingly, there can be no assurance that estimated returns or projections will be realized or that actual returns or performance results will not materially differ from those estimated herein. This material may not be sold or redistributed without the prior written consent of Davenport.

Version 01/01/2026 CH/DJG/RC/CR



City of Newnan, Georgia - Mayor and Council

Date: September 8, 2026

Agenda Item: Text Amendment to Zoning Ordinance to consider allowing Tattoo Business Establishments to operate in the Central Business District as a special exception use.

Prepared By: Dean Smith, Senior Planner, Planning and Zoning Department

Purpose: To consider a text amendment filed with the City seeking a change in the zoning ordinance to allow Tattoo Businesses to operate in the Central Business District as a special exception. The change would be in Article 2 – Use of Land and Structures, Section 2-24, Table 2-B: Principal Uses Allowed by Zoning District. This item is being presented as information to City Council for their consideration to accept or reject and, if accepted, to refer this request to the Planning Commission.

Background: Ms. Amber Rose Miller has filed an application to amend the zoning ordinance wherein to permit Tattoo Businesses to potentially locate and operate in the Central Business District (Downtown Newnan and surrounding area) with a special exception use approval via a public hearing before the City of Newnan's Board of Zoning Appeals. Tattoo Businesses are currently only possible in the Heavy Commercial District (CHV) with special exception approval. The CBD basically encompasses the downtown area. It is centered around the courthouse and consists of older buildings, many with zero lot lines or very small setbacks. A mix of uses is allowed within the CBD including commercial, residential, office and service establishments.

In 2005, the Newnan City Council received a request to consider allowing Tattoo Businesses in the Central Business District as special exception uses. Council, at that time, voted to deny the request at their meeting on November 22, 2005. Since that time, the City has not received any other text amendment requests about tattoo businesses as principal uses.

In 2019, the Newnan City Council adopted a zoning ordinance amendment to allow Permanent Makeup as an accessory use only to Beauty/barber shops and nail salons in the Central Business District, among other zoning districts. Permanent makeup is synonymous with cosmetic tattooing, i.e. permanent eyeliner, eyebrows, full lip color, repigmentation or tattoo camouflage, used to disguise or conceal skin problems; however, permanent makeup accessory uses are not as comprehensive as those offered by a Tattoo parlor or business.

The first step in the text amendment process is to present this application to the City Council for consideration to accept and if accepted, refer to the Planning Commission. If so referred, a public hearing would be scheduled before Planning Commission. After the Planning Commission has heard the matter, a subsequent public hearing would be scheduled before Mayor and City Council for a final decision.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: November 22, 2005 and October 22, 2019

CITY OF NEWNAN, GEORGIA



Application Form For Zoning Text Amendment

September 2000
Revised October, 2002



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-253-2682

APPLICATION TO AMEND ZONING TEXT

Date Received _____

Case No. RZ _____

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 770-253-2682. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant Amber Rose Miller

Mailing Address 101 Ashley Park Blvd. Apt. J104 Newnan, Georgia 30263

Telephone [REDACTED]

Property Owner (Use back if multiple names) N/A

Mailing Address N/A

Telephone N/A

Requested Zoning Text Amendment Amend the City of Newnan Zoning Ordinance to permit tattoo/body art studios as an allowed use within the Centro Business District (CBD), subject to all applicable state and local licensing, health, safety, and operational requirements

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

How has/have the current Zoning Ordinance section(s) that is/are the subject of this application become outdated or no longer in the best interest of the City of Newnan? The current ordinance limits modern Artistic and personal service businesses in the CBD. Allowing regulated tattoo studios would support small businesses while maintaining health and safety standards.

How does the proposed zoning ordinance change better serve the City of Newnan in promoting and protecting the health, safety, morals, convenience, order, prosperity, or general welfare of the City and its citizenry? Allowing tattoo studios in the CBD would support local businesses, fill commercial spaces, create jobs, and bring customers who may also support surrounding downtown businesses.

How does the proposed ordinance change fit with the goals, objectives, and policies of the City of Newnan's Comprehensive Plan, as amended? This change supports the City's goals of encouraging small businesses, arts and culture, economic development, and a strong, active downtown.

Application to Amend Zoning Text

City of Newnan, Georgia

Impact of Zoning Ordinance Change description. Write a narrative explaining the benefit to the City anticipated from the ordinance change including expected impact on public services as well as the amount of City land that is expected to be affected by the proposed change. The proposed amendment would allow

regulated tattoo studios within the CBD, supporting local small businesses, arts and economic growth. Tattoo studios require minimal public services & would not significantly impact city land. The change could encourage occupancy of commercial spaces & increase foot traffic to surrounding downtown businesses.

1. A letter of intent giving the details of the proposed ordinance change, which should include, at a minimum, the following information:

- What is the purpose of the proposed ordinance change?
- How the ordinance change may affect other ordinance sections?

2. Submit nineteen (19) copies of the application.

3. Completed Disclosure of Campaign Contributions and Gifts form.

4. Check in the amount of \$300.00 payable to the City of Newnan.

PLEASE NOTE:

- ✓ **THIS APPLICATION MUST BE FILED ON TUESDAY PRIOR TO THE TUESDAY CITY COUNCIL MEETING. CITY COUNCIL MEETINGS ARE HELD ON THE 2ND AND 4TH TUESDAYS, UNLESS OTHERWISE STATED.**
- ✓ **IF COUNCIL ACCEPTS THIS APPLICATION, THE REQUESTED TEXT AMENDMENT WILL BE FORWARDED TO THE PLANNING COMMISSION FOR RECOMMENDATION, THEN FORWARDED BACK TO CITY COUNCIL, WHO WILL MAKE THE FINAL DECISION.**

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

Sworn to and subscribed before me this

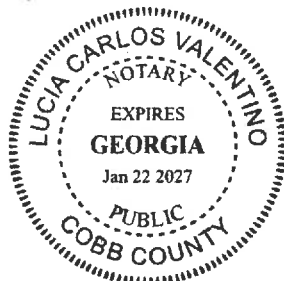
14 day of August, 2026

Signature of Applicant [Signature]

Signature of Applicant _____

Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

RECEIVED BY Deqn Smith

DATE OF FILING 8/17/26

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____



City of Newnan, Georgia
Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20____ for action by the City Council on the following requested text amendment:
Amend the zoning ordinance to permit tattoo/body art studios
within the Central Business District (CBD).

The undersigned below, making application for City Council 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.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? ☐ Yes ☒ No

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

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

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

Signature of Applicant

Amber Miller
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

8/14/26
Signature of Notary Public Date

(Affix Raised Seal Here)



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

REQUEST TO AMEND THE CITY OF NEWNAN ZONING ORDINANCE

Request to Allow Professional Tattoo Studios
as a Special Exception
within the Central Business District (CBD)

Prepared for:

City of Newnan Planning Commission
City of Newnan Mayor & Council

Submitted by:

Amber Miller



Purpose of this Packet

This report respectfully requests consideration of an amendment to Article 2, Table 2-B of the City of Newnan Zoning Ordinance to allow Professional Tattoo Studios as a Special Exception within the Central Business District (CBD). The proposal seeks to preserve the City's authority to review each application individually while providing an opportunity for professionally operated tattoo studios to be considered within downtown Newnan.

Date: 8/17/20

Letter of Intent

Aug. 17
~~08~~, 2026

City of Newnan Planning & Zoning Department
25 LaGrange Street
Newnan, GA 30263

RE: Request for Zoning Ordinance Text Amendment – Professional Tattoo Studios in the Central Business District

Dear Planning Staff, Planning Commission Members, Mayor, and City Council Members:

I respectfully submit this request for a text amendment to the City of Newnan Zoning Ordinance that would allow **Professional Tattoo Studios** to be considered as a **Special Exception** within the Central Business District (CBD).

This request is not intended to make tattoo studios a permitted use by right. Rather, it would allow each proposal to be reviewed individually through the City's existing Special Exception process, preserving the authority of the Planning Commission and City Council to approve or deny each application based on its specific location and compatibility with surrounding uses.

The enclosed packet explains why I believe this amendment is consistent with the purpose of the Central Business District, promotes responsible economic development, supports local small businesses, and maintains appropriate oversight through the City's established review procedures.

Thank you for your time, consideration, and dedication to the City of Newnan. I appreciate the opportunity to present this proposal and look forward to answering any questions you may have.

Respectfully,

Amber ~~Miller~~ *Amber Miller*



EXECUTIVE SUMMARY

Purpose of the Request

This proposal respectfully requests that the City of Newnan consider amending Article 2, Table 2-B of the Zoning Ordinance to allow Professional Tattoo Studios within the Central Business District (CBD) as a Special Exception. The request is limited to allowing the use to be considered through the existing Special Exception process and does not seek permission by right.

Summary of the Proposal

The proposed amendment would preserve the City's authority to evaluate each application individually. Every proposed location would remain subject to the established review process, allowing the City to determine whether a specific location is appropriate.

Key Objectives

- Modernize the permitted-use table.
- Preserve local review through the Special Exception process.
- Allow professionally operated tattoo studios to be considered within the CBD.
- Maintain all applicable health, licensing, building, fire, and business requirements.

Purpose of This Packet

The following pages summarize the existing ordinance framework, compare relevant zoning districts, discuss planning considerations, and respectfully explain the requested amendment for review by the Planning Commission and City Council.

PROPOSED ORDINANCE AMENDMENT

Requested Amendment

This report respectfully requests that Article 2, Table 2-B of the City of Newnan Zoning Ordinance be amended to allow Professional Tattoo Studios within the Central Business District (CBD) as a **Special Exception**. The proposal is limited to the permitted-use classification and does not request that the use be permitted by right.

Proposed Change

Current Classification: Tattoo Parlors are not permitted within the CBD under the current permitted-use table.

Requested Classification: Professional Tattoo Studios would be eligible for consideration as a Special Exception within the CBD, allowing each application to undergo individual review.

Purpose of the Amendment

The purpose of this amendment is to provide a pathway for professionally operated tattoo studios to be considered through the City's existing Special Exception process while preserving the City's discretion to approve, deny, or impose appropriate conditions on individual applications.

Key Consideration

This proposal seeks a change to the zoning ordinance only. It would not alter any applicable health, licensing, building, fire, or business requirements that apply to tattoo establishments.

COMPARISON OF COMMERCIAL USES

Purpose of this Comparison

The purpose of this comparison is to demonstrate that numerous commercial uses with comparable or greater operational impacts are already permitted or eligible for approval in commercial zoning districts. This proposal requests that Professional Tattoo Studios be evaluated under the same discretionary review process through a Special Exception.

Comparable Commercial Uses

Examples of uses commonly permitted within commercial districts include restaurants, personal service establishments, salons and barbershops, retail stores, offices, fitness facilities, and entertainment-related businesses. Many of these uses generate regular customer traffic, parking demand, and operating hours similar to professionally operated tattoo studios.

Planning Considerations

Professional Tattoo Studios function as appointment-based service businesses. They typically occupy relatively small commercial spaces, operate indoors, and are subject to extensive state and local health regulations. Their land-use characteristics are generally compatible with other personal service businesses found in mixed-use commercial environments.

Conclusion

Allowing Professional Tattoo Studios as a Special Exception would not guarantee approval for any applicant. Instead, it would provide the City with the opportunity to evaluate each proposal individually and determine whether the specific location is appropriate within the Central Business District.

CBD PURPOSE AND ORDINANCE CONSISTENCY

Purpose of the Central Business District

The Central Business District (CBD) is intended to accommodate a broad mixture of commercial, office, service, residential, public, and civic activities commonly associated with a traditional downtown environment. The district is designed to support a vibrant, walkable, mixed-use center that serves residents, visitors, and businesses alike.

Consistency with the Requested Amendment

Professional Tattoo Studios are service-oriented businesses that operate indoors, occupy relatively small commercial spaces, and generally function in a manner similar to other personal service establishments. Allowing this use as a Special Exception is consistent with the mixed-use intent of the CBD while preserving the City's authority to evaluate each application individually.

Preserving Local Review

This proposal does not request automatic approval. Instead, it retains the City's discretion through the existing Special Exception process, allowing decision-makers to consider compatibility, surrounding land uses, site-specific conditions, and any appropriate operational requirements before approving an application.

Conclusion

The requested amendment aligns with the stated purpose of the CBD by allowing consideration of another professional service use while maintaining careful local oversight through the established zoning review process.

CBD VS. HEAVY COMMERCIAL DISTRICTS

Purpose of the Comparison

This section compares the stated purposes of the Central Business District (CBD) and the Heavy Commercial (CHV) zoning district. The comparison illustrates why Professional Tattoo Studios may be more compatible with the mixed-use intent of the CBD than with a district intended for intensive commercial and industrial-oriented activities.

Central Business District (CBD)

The CBD is intended to accommodate commercial, office, service, residential, public, and civic activities commonly associated with a traditional downtown environment. Its purpose emphasizes a walkable, mixed-use district that supports a variety of compatible businesses and services.

Heavy Commercial (CHV)

The CHV district is intended for intensive commercial activities such as heavy automobile repair, contractor storage, truck rental and sales, equipment-related businesses, and other higher-impact commercial uses that typically require larger sites and separation from pedestrian-oriented downtown areas.

Planning Observation

Professional Tattoo Studios operate as indoor, appointment-based service businesses and generally resemble other personal service establishments rather than intensive commercial uses. Allowing them to be considered through the Special Exception process in the CBD would provide the City with flexibility while maintaining full discretionary review of each application.

HEALTH AND SAFETY OVERSIGHT

Existing Regulatory Framework

Professional Tattoo Studios are subject to comprehensive oversight through state and local regulations. Operators must comply with licensing requirements, sanitation standards, inspections, infection-control procedures, building and fire codes, and applicable business licensing requirements.

Public Health Protections

Modern tattoo studios operate under established health protocols that include sterilization procedures, the use of single-use disposable equipment where required, proper recordkeeping, and routine inspection by regulatory authorities. These safeguards are intended to protect both clients and practitioners.

Compatibility with Downtown Businesses

Because tattoo studios function as professional service businesses operating primarily indoors, they generally have operational characteristics similar to other personal service establishments. Their presence does not eliminate the City's ability to regulate signage, parking, occupancy, noise, or other site-specific considerations through existing ordinances.

Conclusion

Allowing Professional Tattoo Studios to be considered as a Special Exception within the Central Business District would maintain all existing health and safety requirements while preserving the City's authority to review each proposed location individually.

BENEFITS TO DOWNTOWN NEWNAN

Supporting Economic Activity

Professional Tattoo Studios contribute to local economies by attracting clients who often visit nearby restaurants, coffee shops, retail stores, and other downtown businesses before or after appointments. As appointment-based businesses, they can help generate consistent customer traffic throughout the day.

Complementing a Mixed-Use Downtown

Downtown districts are strengthened by a diverse mix of businesses that serve residents and visitors with a variety of professional services. A well-operated tattoo studio complements this environment by adding another specialized service while occupying relatively small commercial storefronts.

Encouraging Investment

Allowing Professional Tattoo Studios to apply for Special Exception approval may encourage investment in downtown properties, adaptive reuse of existing buildings, and long-term occupancy of commercial spaces while maintaining local oversight through the zoning review process.

Conclusion

This proposed amendment is intended to expand economic opportunity without reducing regulatory oversight. Each application would continue to be evaluated individually to ensure that any approved location is compatible with the character and goals of Downtown Newnan.

WHY A SPECIAL EXCEPTION?

Purpose of the Request

This proposal does not seek to make Professional Tattoo Studios a permitted use by right within the Central Business District. Instead, it requests that the use be eligible for consideration through the City's existing Special Exception process.

Maintaining Local Control

A Special Exception allows the City to evaluate each proposed location individually rather than granting automatic approval. Decision-makers retain full discretion to consider site-specific conditions, surrounding land uses, parking, building characteristics, pedestrian activity, and compatibility with the surrounding area before approving an application.

Balancing Opportunity and Oversight

This approach balances economic opportunity with thoughtful planning. Qualified business owners would have the opportunity to present their proposal while the Planning Commission and City Council would continue to determine whether each location is appropriate for Downtown Newnan.

Conclusion

Allowing Professional Tattoo Studios as a Special Exception preserves the City's authority, encourages responsible investment, and provides a flexible process that supports the long-term vision of the Central Business District.

COMMUNITY COMPATIBILITY

Integration with Existing Businesses

Professional Tattoo Studios operate in a manner similar to many other customer-service businesses found in downtown districts. Appointments are generally scheduled throughout the day, resulting in predictable customer activity that is comparable to salons, barbershops, and other professional service establishments.

Respecting Downtown Character

The requested amendment is intended to complement, rather than alter, the character of Downtown Newnan. Any proposed studio would still be subject to applicable zoning requirements, design standards, and the Special Exception review process before receiving approval.

Case-by-Case Evaluation

The Special Exception process allows the Planning Commission and City Council to evaluate each proposal individually, considering factors such as compatibility with neighboring properties, pedestrian activity, parking availability, and the overall objectives of the Central Business District.

Conclusion

By retaining discretionary review while allowing qualified applicants to be considered, this amendment supports thoughtful growth, protects the character of Downtown Newnan, and provides flexibility for future economic development.

CONSISTENCY WITH CITY GOALS

Supporting a Vibrant Downtown

The Central Business District is intended to support a diverse mixture of commercial, office, service, residential, civic, and public uses. Allowing Professional Tattoo Studios to be considered through the Special Exception process is consistent with that objective by expanding opportunities for compatible service-oriented businesses.

Encouraging Responsible Growth

This proposal encourages investment while maintaining the City's existing review procedures. Each application would continue to be evaluated on its own merits to ensure compatibility with surrounding properties and the long-term vision for Downtown Newnan.

Preserving Community Standards

The proposed amendment does not eliminate existing zoning regulations, building codes, health requirements, or local development standards. Instead, it provides an additional opportunity for qualified businesses to be considered within an established regulatory framework.

Conclusion

By combining thoughtful planning with local oversight, the requested amendment supports economic development, preserves community character, and remains consistent with the City's goals for a thriving and well-balanced downtown district.

ALPRs

A Force Multiplier for Public Safety

Newnan Police Department

Operational Value • Officer Safety • Investigative Results • Accountability



NEWNAN

GEORGIA • CITY OF HOMES

What is an ALPR?

Defined under O.C.G.A. § 35-1-22 “Automated license plate recognition system” means one or more high-speed cameras combined with computer algorithms used to convert images of license plates into computer readable data



What ALPRs Do

Minutes

to develop leads instead of hours

24/7

vehicle intelligence supporting officers

Regional

information sharing across jurisdictions

- Captures objective vehicle descriptors, license plates, direction of travel, and timestamps.
- Turns partial vehicle information into actionable investigative leads—often within minutes.
- Supports patrol, criminal investigations, missing-person cases, stolen-vehicle recovery, and wanted-person apprehension.
- Reduces time spent on manual video review and neighborhood canvasses.

What Flock ALPRs Do NOT Do

**Does Not Use
Facial
Recognition**

**Can Not Tell
Race**

**Can Not Tell
Gender**

**Does Not Have
Predictive
Policing**

**Does Not
Profile**

**Does Not Issue
Traffic
Citations**

Search Function

Investigative Purpose ⓘ * Required Field

1 **Offense Type *** Enter offense type ▼ **Case Number *** Enter case number (required)

Reason Enter search reason ▼

Vehicle Details

2 **License Plate** Enter license plate ? **Plate State** Any ▼

☐ Include Partial Plate ☐ Nationwide ☐ Statewide (GA) ?

Vehicle Signature Enter body, make, color, etc ▼ ⚙

Location & Time

3 **Location** My Network(s) Selected ⓧ Map & Devices

Start 07/27/2026 02:00 PM ET 📅 – **End** 08/26/2026 02:00 PM ET 📅

15 Min 2 Hours 24 Hours 48 Hours 30 Days

- 1. Type the required Offense Type and Case Number**
- 2. Enter Vehicle Details such as Plate Number, Plate State, and Vehicle Signature information**
- 3. Identify the devices/cameras to search through and select a date range**

Results

Date and Time Range

02/17/2026 09:00 AM – 03/19/2026 10:00 AM

Image	Org and Device Name	Date/Time Captured	Actions
Thursday, March 19, 2026 (52)			
	Flock City PD - Law Enforcement Demo North Lot - Outbound Camera	9:34:46 AM	
	Flock City PD - Law Enforcement Demo North Lot - Outbound Camera	9:31:46 AM	
	Flock City PD - Law Enforcement Demo North Lot - Outbound Camera	9:10:07 AM	
	Flock City PD - Law Enforcement Demo North Lot - Outbound Camera	9:05:07 AM	

Vehicle Details

Hotlist: Robbery List

Plate

LBK2482

Plate State

Texas

Plate Type

Regular

Body

SUV

Make

Toyota

Color

Blue

(Photos obtained from Flock Safety training material)

“Hot Lists” and Alerts

ALPRs provide real-time alerts when vehicles enter our jurisdiction that are associated with:

- Stolen vehicles
- Wanted individuals
- AMBER Alerts
- Silver Alerts (Mattie’s Call)
- Violent offenders

Total Hotlist Alerts	Official Hotlist Alerts	Your Custom Hotlist Alerts	Other Custom Hotlist Alerts on Your Networks
19,843	992	2,309	16,542

Hot list alerts from (1/1/26-8/31/26)

These notifications allow officers to coordinate safer responses, request appropriate resources, and make informed decisions before initiating any enforcement actions.

Governing Law: O.C.G.A. § 35-1-22

(b) Law enforcement agencies may collect captured license plate data. Such data shall be stored immediately upon collection and not accessed except for a law enforcement purpose. All such data collected shall be destroyed no later than 30 months after such data were originally collected unless such data are the subject matter of a toll violation or for a law enforcement purpose

(d)(1) Any person who knowingly requests, uses, obtains, or attempts to obtain captured license plate data of a law enforcement agency under false pretenses or for any purpose other than for a law enforcement purpose shall for each such offense, upon conviction thereof, be guilty of a misdemeanor of a high and aggravated nature.

NPD Policy 21.5 (excerpts)

III. POLICY

It shall be the policy of the Newnan Police Department that LPR devices and information contained within LPR databases will be utilized for law enforcement purposes only in accordance with O.C.G.A. § 35-1-22.

Prior to using ALPR system, employees must be trained and sign an ALPR User agreement.

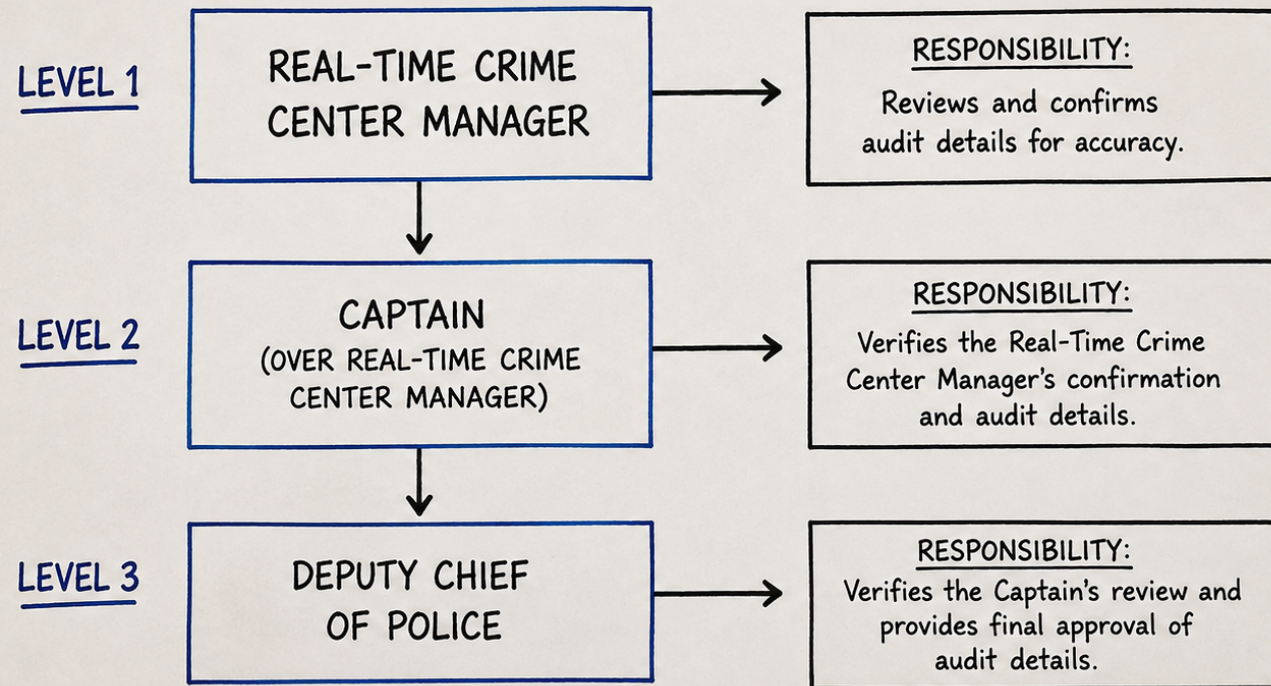
Users must log into the system with their assigned username

Officer may not detain an individual based on an alert from the ALPR system unless the alert has been verified through GCIC or reasonable suspicion exists that such person is involved in criminal activity.

Audits will be conducted monthly to ensure compliance with these requirements. The RTCC supervisor will be responsible for the audit and retention of audit records.

Accountability

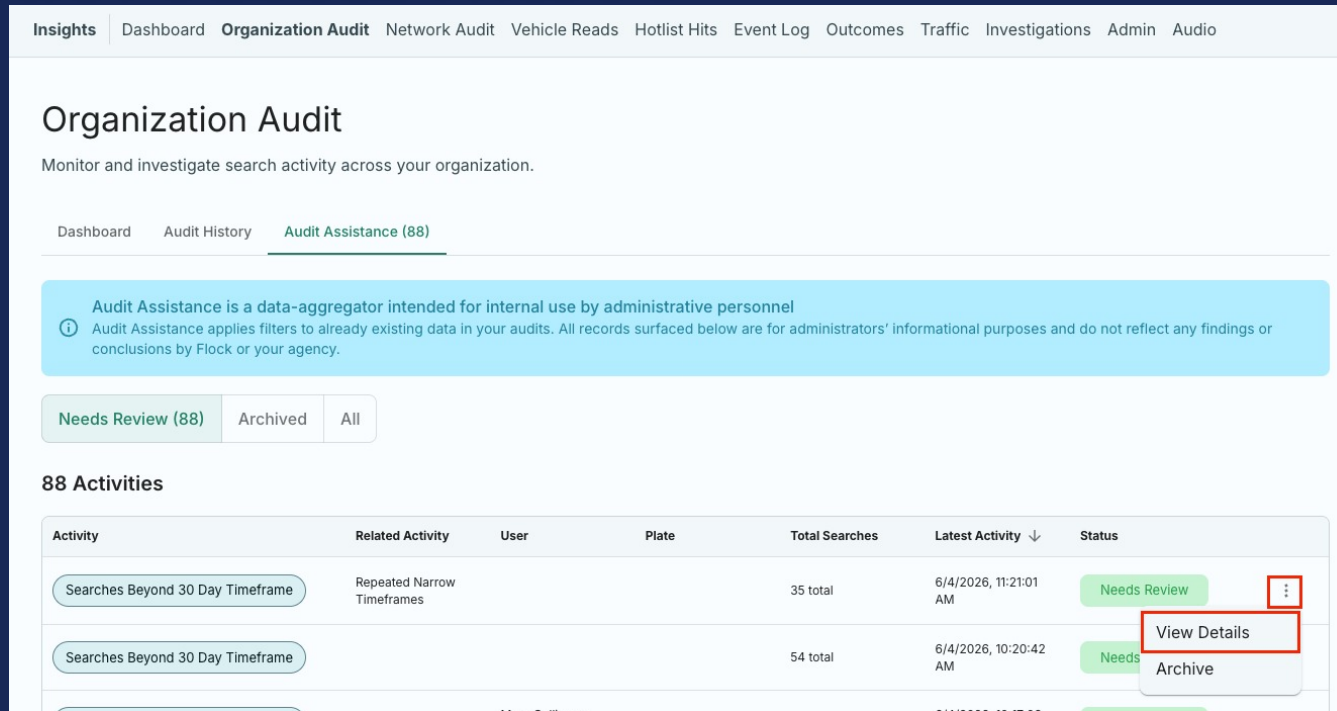
AUDIT VERIFICATION – THREE LEVELS OF SUPERVISION



Three levels. Three verifications. One standard: Accuracy, Accountability, Integrity.

- At the directive of the Chief of Police, audits are being completed on a weekly basis by the RTCC Manager.

Audit Assistance



(Photo obtained from Flock Safety training material)

- The Audit Assistance Tool is an in-platform dashboard feature that helps agencies consistently and proactively review how the system is being used internally.
- The tool automatically surfaces unusual or outlier Search patterns
- The audit assistance tool looks for search patterns that stand out from normal usage.
- This tool is provided at no additional cost as part of Flocks ALPR platform.

Safeguards

- **Search Function/ “Hot List” creation only accessible to Supervisors of the rank of Sergeant and above**
- **Limited data retention**
- **Audit logs documenting every search**
- **Implemented ALPR User Agreement**
- **Restricted access for criminal justice purposes only**
- **Increased training on the ALPR system, O.C.G.A. § 35-1-22, and NPD policy 21.5**

Data Sharing

- Criminal activity frequently crosses jurisdictional boundaries.
- Data is owned by the agency, and we decide who it is shared with.
- Newnan data is only shared with law enforcement networks within the State of Georgia.



Cost VS Benefits

NPD has (5) ALPR cameras at the cost of \$12,500.00 annually.

Cameras You Own Per Sworn Officer in Your Jurisdiction

0.05

Average Cameras Per Sworn Officer in Your State

0.48

Average Cameras Per Sworn Officer at Similarly-Sized Agencies

0.3

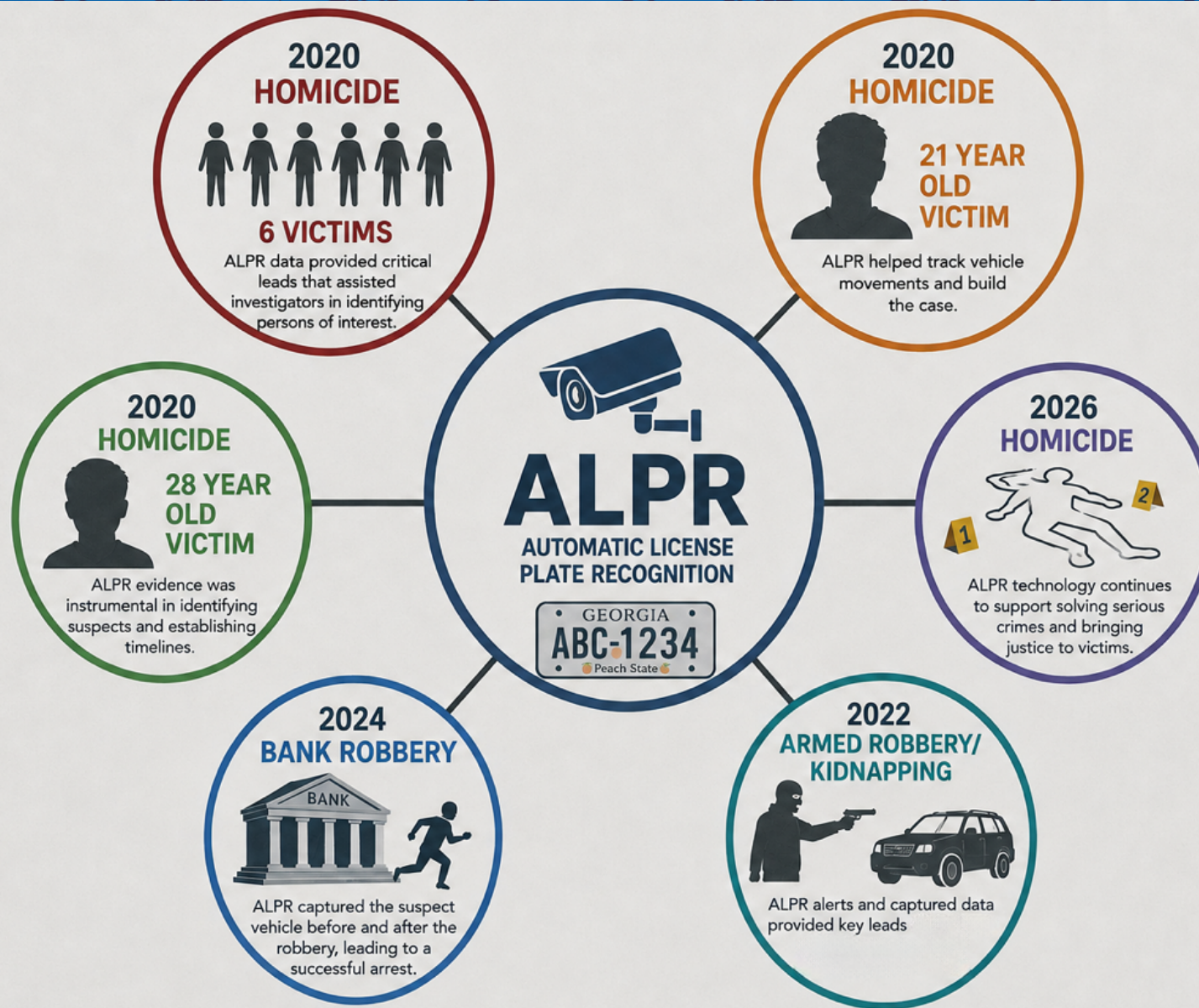
Statistics provided by Flock Safety, NPD has considerably less cameras per officer than the State of Georgia average as well as similarly-sized agencies.

Total Alerts by Topic

Topic	Alerts
Non Owned Custom Hotlist Alert	16,542
Custom Hotlist Alert	2,309
Sex Offender	625
Stolen Vehicle	109
Stolen Plate	97
Warrants	91
Protection Order	54
Gang or Suspected Terrorist	10
Missing Person	4
Violent Person	2

Hot-list Alerts
(1/1/26-8/31/26)

Notable Past Successes



Continued Success:

Since April, data from the ALPR system has enabled NPD to clear six cases and advance four more. These investigations have resulted in four arrests and the recovery of six stolen vehicles along with other property valued at roughly \$47,500.

A "success" is an arrest, lead, warrant, or stop occurring that has been explicitly associated with a hit on a Flock device.

Total Successes

10

Total Cases Cleared

6

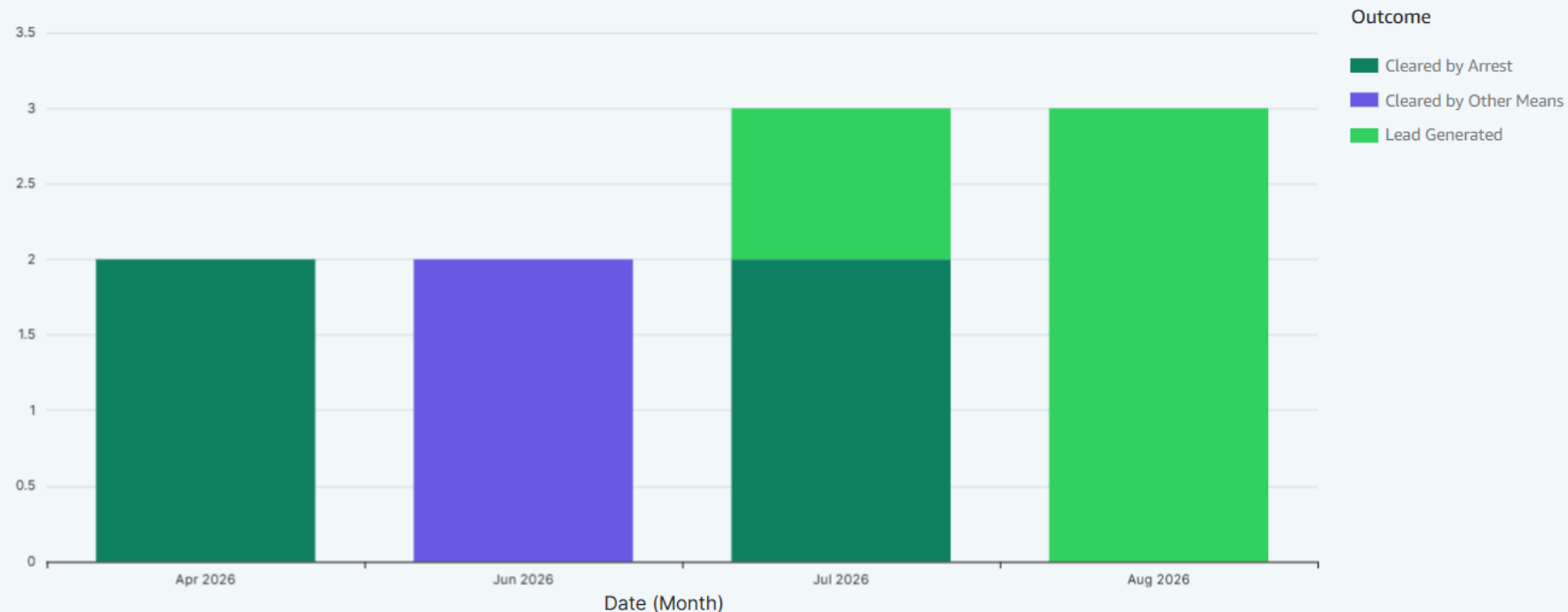
Total Value of Recovered Property

47,500

Stolen Vehicles Recovered

6

Successes over Time



Conclusion

Effective public safety and responsible privacy protections are not competing goals. We believe with strong policy, oversight, and accountability, ALPR technology can provide critical operational capabilities while respecting the privacy and maintaining the trust of the community we serve.



NEWNAN

GEORGIA • CITY OF HOMES

Page 75 of 216



TO: Mayor and City Council
FROM: Staff Christmas Parade Committee
DATE: September 2, 2026
SUBJECT: Proposed Christmas Parade Staging Area and Route Modification, Street Closures, and Parking Closures

Mayor Shepherd and Councilmembers,

The city staff led Christmas Parade Committee, in preparation for the highly anticipated 2026 Christmas Parade, is proposing a modification to the staging area and route of the parade. The proposed modification is being made preemptively and as a matter of operational planning due to the potential for a change in ownership or availability of the property currently used for parade staging. Rather than risk a disruption to the parade this year or in the future, the Committee recommends establishing a staging location that is predictable and within the City's control.

Many considerations went into the decision to recommend this route including participant and observer safety, crowd dispersal, downtown turn radius, the number of participating organizations, the level of difficulty to achieve successful staging and release, and distance of the route.

After consideration of all these factors, the Committee was able to determine the most feasible option will be to return the parade to its previous starting point at Newnan High School and establish a new termination point near the University of West Georgia Newnan Campus. Several factors including the tornado damage, street lighting, distance and conditions of the pavement along LaGrange Street prompted the recently used route. Nearly all these concerns have been able to be addressed, except for distance. This proposed change would replace the previously utilized staging and route configuration that ran from Cavender Street and terminated at the LaGrange/Salbide intersection.

As the parade previously did, float vehicles and walking groups would stage at Newnan High School and proceed north along LaGrange Street, following the established parade corridor before terminating just north of the Temple/Clark Street intersection, in front of the University of West Georgia Newnan Campus.

Returning the parade to Newnan High School also provides several operational advantages:

- Establishes a consistent and identifiable staging location for parade participants.
- Provides a familiar starting point for the community and parade organizations.
- Allows staff and public safety personnel to plan traffic control and emergency access around a known location.
- Creates a clearly defined parade route along LaGrange Street.
- Provides an appropriate termination area near the University of West Georgia Newnan Campus while limiting the need for additional downtown street closures.

Staff also request approval of the closure of the available parking along West Court Square between West Washington Street and West Broad Street.



The requested parking closure would begin at 2:00 a.m. on Saturday, December 12, 2026, and remain in effect until 10:00 p.m. on Saturday, December 12, 2026. The extended closure period will allow sufficient time for the placement of event equipment, preparation of the downtown area, parade-related activities, and subsequent cleanup and reopening of the roadway.

RECOMMENDATION SYNOPSIS

- Consideration of proposed route change and required road closures
 - Newnan High School (Armory Road) to the University of West Georgia (Cavender Street)
- Parking closure request
 - Closure of West Court Square between West Washington Street and West Broad Street, including the associated downtown parking spaces within this section.

Staff will continue to coordinate with the Newnan Police Department, Public Works, and Communications to finalize traffic control, staging logistics, and public notification prior to the parade.

Warm Regards,

Kevin A. Moody Jr

Andrew Moody
Special Projects Manager
Christmas Parade Committee Co-Chair



To: Mayor and Council
Date: September 8, 2026
Agenda Item: Consideration of City of Newnan Arboretum Master Plan - 2026
Prepared By: Meg Kelsey, Assistant City Manager

Purpose:

Consideration and Adoption of City of Newnan Arboretum Master Plan - 2026

Background:

On May 27, 2025, the Mayor and City Council authorized staff to apply for Georgia Department of Natural Resources Outdoor Stewardship Grant funds to develop a 28.88-acre arboretum at Fourth Avenue and Sunset Lane. Following that meeting, staff met with state representatives and, on June 16, 2025, notified Council that the application would be submitted in the 2026–2027 funding cycle. On October 14, 2025, Council awarded a contract to WLA Studio for community engagement and conceptual design.

On October 29, 2025, a Steering Committee was formed with representatives from Plant Newnan, Southern Conservation Trust, Keep Newnan Beautiful, Friends of the LINC, Newnan Utilities, Coweta County School System, UGA Extension, City of Newnan Parks and Tree Commission, and the Housing Authority of Newnan.

Planning Milestones:

- *November 18, 2025:* Initial site visit with staff, committee members, and WLA Studio.
- *January 28, 2026:* Visioning meeting covering purpose, living collections, programming, visitor experience, and accreditation goals.
- *February 27, 2026:* Review of three conceptual designs featuring native tree species, circulating pathways, and site amenities.
- *March–May 2026:* Public feedback gathered via online surveys, social media, and a downtown market day pop-up.

After direction from the Mayor and Council on June 16, 2026, the following outreach activities were undertaken.

- Distributed 125 comment cards via Housing Authority billing statements to Boone Drive residents.
- Mailed flyers and feedback request letters to nearly 1,000 adjacent addresses.
- Hosted an informational pop-up on July 21, 2026, at Lynch Park pool.
- Received 31 comments from additional outreach.

The Newnan Arboretum Master Plan is attached to agenda materials.

Funding:

Funding through Outdoor Stewardship Grant (up to \$3,000,000) and unrestricted fund balance. Council

will need to determine the grant funding request and the City's matching dollar contribution. A few options for consideration are listed below:

- *Option A (Full Build-Out, 44.9% Match / 4 Points):* \$5,448,156 Total (\$3,000,000 Grant / \$2,448,156 City Match)
- *Option B (Full Build-Out, 50% Match / 5 Points):* \$5,448,156 Total (\$2,724,078 Grant / \$2,724,078 City Match)
- *Option C (Reduced Scope, 50% Match / 5 Points):* \$3,890,686 Total (\$1,945,343 Grant and \$1,945,343 City Match) - Removes wetland discovery walk, treetop traverse and adventure hub
- *Option D (Reduced Scope, 35.7% Match / 4 Points):* \$3,890,686 Total (\$2,500,000 Grant and \$1,390,686 City Match) - Removes wetland discovery walk, treetop traverse and adventure hub

Recommendation:

Staff recommends adoption of the Master Plan. A resolution of support will be included on the September 22 agenda that will authorize the submittal of the Outdoor Stewardship Grant and commit matching funds for the project.

Attachments:

1. Newnan Arboretum Master Plan_FINAL REPORT_LOW RES FOR WEB

Previous Discussion with Council:

May 27, 2025, October 14, 2025, June 16, 2026

Newnan Arboretum Master Plan

CITY OF NEWNAN, GEORGIA

FINAL REPORT

August 2026



wla
STUDIO

PREPARED BY WLA STUDIO

675 Pulaski St
Athens, GA 30601
www.wlandstudio.com



CITY OF NEWNAN,
GA
25 LaGrange St
Newnan, GA 30263
(770) 253-2682
www.newnanga.gov



WLA STUDIO
675 Pulaski St, Suite 1000
Athens, GA 30601
(706) 543-5459
www.wlandstudio.com

Newnan Arboretum Master Plan Final Report

Newnan, GA

Prepared for

City of Newnan, GA

Prepared by

WLA Studio

LANDSCAPE ARCHITECTURE • HISTORIC PRESERVATION • PLANNING

This page intentionally left blank

Acknowledgments

NEWNAN CITY COUNCIL

Mayor James Shepherd

Scott Berta

Paul Guillaume

Cynthia Jenkins

Dustin Koritko

Jennifer Morrison

James J. Thomasson III

CITY OF NEWNAN STAFF

Cleatus Phillips, City Manager

Meg Kelsey, Assistant City Manager

Mike Furbush, Landscape Architect/Arborist Beautification Department

Page Beckwith, Director, Keep Newnan Beautiful

VISIONING COMMITTEE

Donald White, Science Content Specialist, Coweta County School District

Sandra Strozier, President/CEO, Housing Authority of Newnan

Chris Doane, President/CEO, Southern Conservation Trust

Jay Averett, Director of Parks & Planning, Southern Conservation Trust

Jeff Phillips, General Manager, Newnan Utilities

Stephanie Butcher, County Extension Coordinator, UGA Extension

This page intentionally left blank

Table of Contents

	EXECUTIVE SUMMARY	vii
1	VISION & STRUCTURE.....	2
2	EXISTING CONDITIONS.....	12
3	CONCEPTUAL DESIGN.....	30
4	FINAL MASTER PLAN.....	42
5	IMPLEMENTATION	64
6	BIBLIOGRAPHY & IMAGE SOURCES.....	86
	APPENDIX A: CITY & MUNICIPAL ARBORETUM TOOLKIT.....	90
	APPENDIX B: PUBLIC COMMENTS.....	96
	APPENDIX C: GA DNR OUTDOOR STEWARDSHIP GRANT MATERIALS....	108

*“And so the root becomes
a trunk. And then a tree.
And seeds of trees. And
springtime sap. And summer
shade. And autumn leaves.
And shape of poems. And
dreams — And more than
tree.”*

-Langston Hughes

Executive Summary



On March 26, 2021, an EF4 tornado swept through the city of Newnan, destroying over 500 acres of urban tree canopy. Shortly after, a concerned group of citizens established Plant Newnan to help recover the city's trees. Plant Newnan "began building partnerships to create planting programs that would ensure quality species of trees were established in the tornado affected areas."¹ Four years later, after planting over 1,400 trees with volunteer labor, the organization had reached its goal of re-establishing trees and decided to pursue a legacy project to both celebrate the success of this local initiative and continue to inspire and educate future leaders in Newnan about the importance of trees. The Newnan Arboretum will serve as this legacy project.

Why an arboretum?

An arboretum is dedicated to the conservation, study, and enjoyment of trees. An arboretum, as compared to other types of parks and public gardens, celebrates trees as the primary focal point in the landscape. As an organization founded on the belief that tree canopy is an essential part of the urban fabric and character of the local community, it is fitting that Plant Newnan would establish an arboretum.

The City of Newnan acquired a 28.88-acre parcel in 2001 from the Alexander family, with the intention of keeping the property in conservation. When the arboretum concept was formed, city leaders recognized that an arboretum would align closely with the city's conservation intentions for the Alexander parcel. The City of Newnan intends to apply for an outdoor stewardship grant through the Georgia Department of Natural Resources in the fall of 2026 to help fund the development of the arboretum. To support this initiative, the City of Newnan issued an RFP for master planning services in the summer of 2025. The city selected the landscape architecture and planning firm WLA Studio as the consultant for the project in October 2025, and completed the project in the summer of 2026.

This master plan aims to provide a vision that the city can leverage to expand community support, build institutional capacity, and pursue funding opportunities for the final design and construction of the arboretum. This document also establishes, or provides clear guidance for, each component required to pursue arboretum accreditation.

I. "About," Accessed August 7, 2026. www.plantnewnan.org



1 Vision & Structure

Vision & Structure



Mission Statement

The Newnan Arboretum seeks to promote environmental literacy and the importance of trees by serving as an educational resource for the citizens of Newnan, Georgia, and the Southeast.

Purpose

The Newnan Arboretum is envisioned as a place to connect with and learn about native plant communities of the southeastern United States. Through the restoration of upland forests, woodlands, meadows, wetlands, and riparian systems, the arboretum will become the City of Newnan's first park managed as a natural area.

The arboretum will serve as:

- A hub for environmental education in the region.
- A place to connect with the natural environment within the city.
- A biodiversity refuge supporting birds, pollinators, and other wildlife.
- A model of environmental stewardship.

Audience

The arboretum is intended to serve the local Newnan community, including primary, secondary, and post-secondary students, community groups and clubs, as well as visitors from Georgia and beyond seeking a high-quality environmental education experience.

Need

The City of Newnan manages eight city-owned parks, but none of them are managed as natural areas. Natural areas provide a different type of recreational and educational experience than active recreation or highly landscaped parks. The Newnan Arboretum would increase the local community's access to nature by fostering wildlife habitat and native ecosystems. This intentional management strategy will provide residents with opportunities to encounter nature daily, within walking distance of residences, schools, and workplaces. The vision for an accredited arboretum, rather than simply a local park, elevates the project's regional significance as a destination with an educational mission.

Goals & Objectives

GOAL: RECEIVE LEVEL II ARBNET INTERNATIONAL ARBORETUM ACCREDITATION WITHIN THE FIRST THREE YEARS OF OPENING

Objectives:

- Establish an organizational or governance group.
- Label 100+ taxa with botanical identification.
- Dedicate adequate city resources in the form of staffing to the arboretum's maintenance and educational programming.
- Host at least one annual recurring tree-centered event.
- Develop at least two ongoing educational programs.
- Establish a collections policy.

GOAL: INCREASE ENVIRONMENTAL LITERACY IN THE NEWNAN COMMUNITY

Objectives:

- Develop hands-on learning field trips for local school groups.
- Host after-school activities, nature walks, summer camps, weekend programs, and other educational opportunities covering a variety of topics.
- Provide opportunities to conduct scientific research and monitoring and share results with the public.
- Involve adults in invasive species removal, tree planting, monitoring, citizen science, or other types of volunteer opportunities.
- Cultivate a culture of environmental awareness through other citywide programs.

GOAL: DEMONSTRATE EXCELLENCE IN LAND STEWARDSHIP

Objectives:

- Pursue sustainable SITES certification in the development of the Newnan Arboretum to ensure the project helps “reduce water demand, filter and reduce stormwater runoff, enhance biodiversity, provide pollinator and wildlife habitat, reduce energy consumption, improve air quality, improve human health, [and] increase outdoor recreation opportunities.”²
- Hire a director to manage the Newnan Arboretum collection and make site management decisions.
- Develop and adopt a silvicultural prescription (forest management plan).
- Adhere to Sustainable Site Maintenance Standards for landscaping, such as the standards created by Harvard University.³
- Practice Integrated Pest Management protocols.
- Make site maintenance records and monitoring efforts available to the public.

Organization & Processes

GOVERNANCE STRUCTURE

As the Newnan Arboretum project develops, a governance structure will be essential to guide the project's strategic direction, ensure its success, and support fundraising efforts. This could take the form of a board of directors or volunteer friends group, supported by partner organizations and/or an advisory committee.

Establishing clear governance structures, operational plans, and performance goals early in the project will help ensure that the arboretum remains financially sustainable and capable of serving the public over the long term.

OPERATIONAL CAPACITY

Ensuring that a city has sufficient operational capacity to manage the arboretum requires careful evaluation of staffing, funding, infrastructure, and long-term maintenance responsibilities before development begins. City staff should assess whether existing departments have the expertise and personnel needed to oversee horticultural care, ecological management, educational programming, and visitor services. Funding sources must be identified not only for construction, but also for ongoing operations and higher-input maintenance, including tree care, trail upkeep, security, and public outreach. *See Chapter 5 for suggested staffing & implementation strategy.*

COLLABORATION & PARTNERSHIPS

Successful arboretums often depend on partnerships that can supplement the organization's resources with scientific expertise and broader network.

Potential Partners:

- **Georgia Forestry Commission-** Lea M. Clark, Community Forester, lmclark@gfc.state.ga.us
 - **Georgia Arborist Association-**info@georgiaarborist.org +1 (404) 913-1422
 - **Georgia Native Plant Society-**<https://gnps.org/>
 - **Birds Georgia** <https://www.birdsgeorgia.org/>
 - **Georgia Tree Council-** melanie@gatreecouncil.org
 - **Xerces Society for Invertebrate Conservation-** <https://xerces.org/>
- DEVELOPMENT & DONOR RELATIONSHIPS**
- Development efforts should prioritize building strong donor relationships and creating meaningful opportunities for individuals, businesses, and foundations to invest in the project's long-term success. A comprehensive fundraising strategy often includes major gifts, grants, sponsorships, membership programs, and community campaigns that connect donors with the arboretum's mission.
- Naming opportunities can play a key role in attracting philanthropic support by enabling donors to leave a legacy through named features, trails, tree specimens, pavilions, benches, or endowment funds. Clear policies should guide naming and gift recognition, ensuring consistency and alignment with the arboretum's values and public identity. Ongoing donor engagement helps cultivate long-term relationships that sustain the arboretum into the future.
- ACCREDITATION**
- The ArbNet Arboretum Accreditation Program is an international system that recognizes arboretums based on their professional standards, public value, and commitment to tree conservation and education. The process is structured, transparent, and scalable, making it accessible to developing as well as established arboretums.
- ArbNet accredits arboretums at four levels (I–IV), reflecting increasing levels of organizational maturity, collection depth, and global impact. Accreditation is voluntary and based on self-reported documentation reviewed by ArbNet.

To be accredited at any level, an arboretum must meet nine fundamental standards:

- 1. Purposeful Arboretum Mission:** A clear mission or purpose related to trees, education, conservation, or research.
- 2. Governance or Organizational Oversight:** Defined ownership or governance (e.g., nonprofit, municipality, university, private entity).
- 3. Public Access:** The site must be regularly accessible to the public.
- 4. Collections Policy:** A guiding document that defines how tree collections are developed, managed, and evaluated.
- 5. Living Tree Collection:** A living collection of trees that is intentionally curated (not incidental landscaping).
- 6. Records System:** A system for recording tree data (species, location, accession information, etc.).
- 7. Professional Staff or Expertise:** Access to qualified staff or consultants responsible for collections management.
- 8. Educational Programming:** Educational opportunities for the public (signage, tours, classes, publications, etc.).
- 9. Commitment to Tree Conservation:** Demonstrated efforts to conserve trees, whether locally, regionally, or globally.⁴

The City of Newnan has set a goal of reaching Level II certification. The Newnan Arboretum first needs to establish processes and institutional capacity to reach these core standards prior to pursuing accreditation. In addition to the core standards, to achieve Level II accreditation, the Newnan Arboretum must meet all of the requirements for Level I, as well as the requirements for Level II arboretums.

The requirements of Level I and Level II accreditation level are summarized below:

Level I – Emerging Arboretum

Who it's for: New or developing arboretums

Key characteristics:

- Minimum of 25 labeled trees or woody plants
- Basic plant records system
- Educational intent and public access
- Foundational planning documents in place

Focus: Establishment and credibility

Level II – Developing Arboretum

Who it's for: Growing institutions with expanding collections

Key characteristics:

- Minimum of 100 labeled trees
- Broader educational programming
- Demonstrated collections development
- Enhanced governance and planning

Focus: Growth and organizational capacity

Levels III and IV require higher quantities of labeled taxa, which would likely be unachievable given the size of the site. Refer to the ArbNet website for details on the accreditation process, as well as extensive resources for arboretum management. *See Resources in Appendix A for a City & Municipal Arboretum toolkit, produced by ArbNet.*

4. "Levels of ArbNet Accreditation," Accessed August 7, 2026, <https://arbnet.org/accreditation/levels/>.

Collections Management

CURATORIAL PHILOSOPHY

The Newnan Arboretum collections will be themed by natural communities of the Southeast. Trees in the collection will be native to the Southeastern Piedmont ecoregion.

COLLECTIONS POLICY & MANAGEMENT PLAN

A collections policy is a document that outlines the purpose and scope of the plant collection and provides specific guidelines for its management. The collections policy will specify the processes for acquisition, de-accessioning, labeling, mapping, and recordation of the plant material in the collection. A collections policy is a required component for arboretum accreditation at any level.

A management plan is a document that outlines the specific procedures, annual schedule, staffing, and other policies related to site maintenance and care of the living collections. This guiding document is absolutely essential for ensuring that the site's long-term development trajectory aligns with the organization's mission.

Prior to the construction of the arboretum, the governing organization will be responsible for developing and implementing the Collections Policy and Management Plan for the Newnan Arboretum.

Education & Public Programming

EDUCATIONAL OBJECTIVES

Educational programming at the Newnan Arboretum is intended to increase environmental literacy, with a particular focus on the importance of trees in local ecosystems.

PROGRAM DEVELOPMENT

For Level II Arboretum accreditation, arboretums are required to provide “enhanced programming” to the public. Arboretums must include evidence of at least two outcome-based education programs. ArbNet suggests the following examples of “enhanced” educational programming:

- Articulated engagement philosophy or interpretive plan with intended outcomes and assessment plan
- Plant selection, care, and/or pest/disease consultation and support
- Educational and outreach publications
- Digital content—podcasts, online courses, social media outreach, etc.
- Ethnobotanical engagement (Indigenous knowledge content and co-creation with community partners)
- Accredited educational or training programs
- Internship opportunities
- Summer/seasonal camps⁵

Refer to the ArbNet website for more resources regarding educational program development.⁶

5. “Level II Accreditation,” Accessed August 8, 2026, <https://arbnet.org/accreditation/level-ii/#:~:text=Articulated%20engagement%20philosophy%20or%20interpretive,Summer/%20seasonal%20camps>.

6. “Engagement and Public Engagement,” Accessed August 8, 2026, <https://arbnet.org/resources/education-and-public-engagement/>.

EDUCATION PARTNERS

Education partners are essential to an arboretum's success and long-term impact because they transform the landscape from a passive collection of trees into a living classroom for learners of all ages. Through collaborations with educational institutions, nonprofits, and community organizations, arboretums can offer hands-on learning experiences that connect people to the natural environment in meaningful ways. These partnerships can support research opportunities, expand access to environmental education, and help cultivate future stewards of the natural world. Education partners also strengthen community engagement through program development that can foster a deeper appreciation for native landscapes and a desire to protect biodiversity.

Potential Education Partners:

- Coweta Water Education Team
- Coweta STEM Institute
- Keep Newnan Beautiful
- West GA Technical College, Coweta Campus
- University of West Georgia, Newnan Campus
- Coweta County Schools:
 - 19 elementary schools
 - 8 middle schools
 - 5 high school/alternative schools
- UGA Extension





EDUCATIONAL CONTENT

Potential Education Topics:

- **Tree Botany:** Tree identification, botanical system of identification- family/genus/species, how trees evolved
- **Tree Biology:** morphology, life cycle, growth process, photosynthesis
- **Tree Ecology:** Relationship of trees with other organisms, large and small, mycorrhizae to megafauna, soil nutrient cycle, “keystone” species
- **Human Relationship to Trees:**
 - economic/materials
 - shade/cooling
 - shelter
 - food/medicine
 - trees in mythology, religion, and folklore
- **Tree Ecosystem Services:** oxygen, carbon sequestration, air purification, stormwater management, etc.
- **Forest Processes:** Succession process, disturbance, forest structure development
- **Threats to Trees:** Deforestation, urban air pollution, invasive species/pests (hemlock wooly adelgid, chestnut blight) climate change related drought, temperature change, severe storms
- **Tree Care:** Planting trees, tree care, pruning, “leaving the leaves”
- **Tree Professions:** Horticulture, Arboriculture, Forestry, Agriculture (Orchard Management, Timber), Ecological Restoration, Ecology, Landscape Architecture, Environmental Science, Biology and other science professions, Science Education, etc.

Visitor Experience

Thoughtful consideration of the visitor experience is essential to ensuring that all visitors can enjoy their visit to the Newnan Arboretum.

WEBSITE & SOCIAL MEDIA

The Newnan Arboretum should have a standalone website, separate from the city website, to clearly distinguish it from other city parks. The website should include practical visitor information, such as hours of operation, trail maps, parking, accessibility accommodations, rules, and allowable uses. Trail information, including surface material, mileage, difficulty, etiquette, and intended users, is also helpful. For a more robust web presence, the website would ideally be linked to social media accounts and feature public notices, seasonal updates, an event calendar, volunteer opportunities, and prepared lesson plans and educational content for educators.

ACCESSIBILITY

Centering accessibility in the arboretum design is critical to ensuring that the landscape can be experienced and enjoyed by all visitors, regardless of age, mobility, sensory sensitivity, or cognitive needs. During the master planning phase, accessibility considerations include the location and conceptual design of entrances, accessible parking, paths, site features, and amenities. As the design progresses into future phases, designers, engineers, and site managers should continue to prioritize accessibility across all elements of site design and programming. Interpretive materials should be designed with accessibility in mind, including multilingual content, tactile elements, audio interpretation, and digital resources that support a range of learning and communication styles.

Paths should be accessible wherever feasible and provide access to all major site amenities and features. Trail accessibility should be clearly communicated on all wayfinding signage throughout the site. Information about accessibility accommodations should be available at the site entrance and on the website.

ALLOWED USES

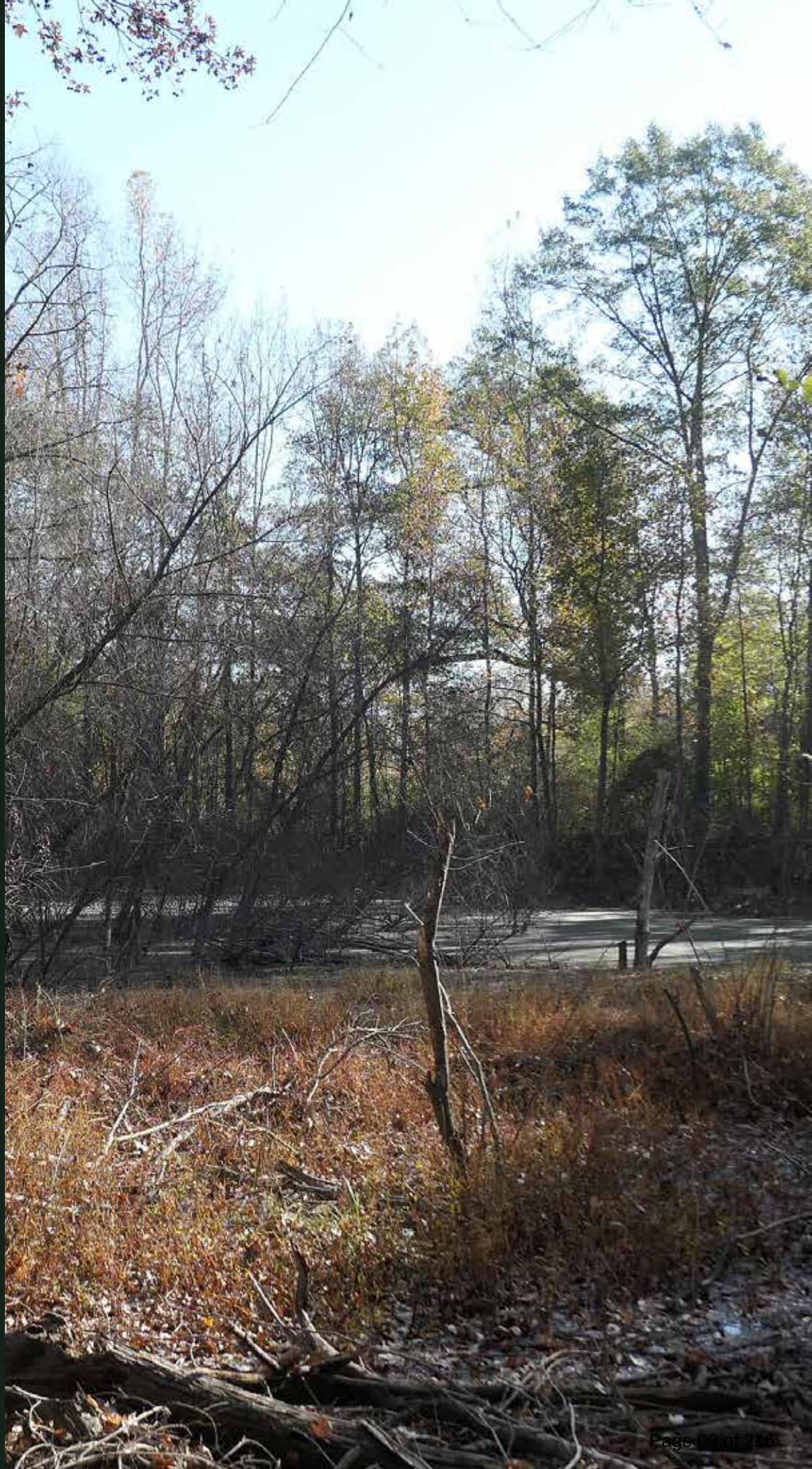
During the visioning phase of the master plan, the steering committee and designers discussed which uses would be appropriate for the arboretum and how to balance public enjoyment with the protection of plant collections and natural resources.

Allowed Activities:

- ✓ Walking/Hiking
- ✓ Biking (on paved paths/LINC)
- ✓ Birdwatching
- ✓ Scientific Research
- ✓ Educational Programming/Field Trips
- ✓ Nature Play
- ✓ Art/Photography (Professional photography with approval)
- ✓ Commissioned/ Approved Public Art Installations
- ✓ Dog Walking (On Leash)
- ✓ Pokemon Go, Geocaching
- ✓ Small Group Events (<25 people)

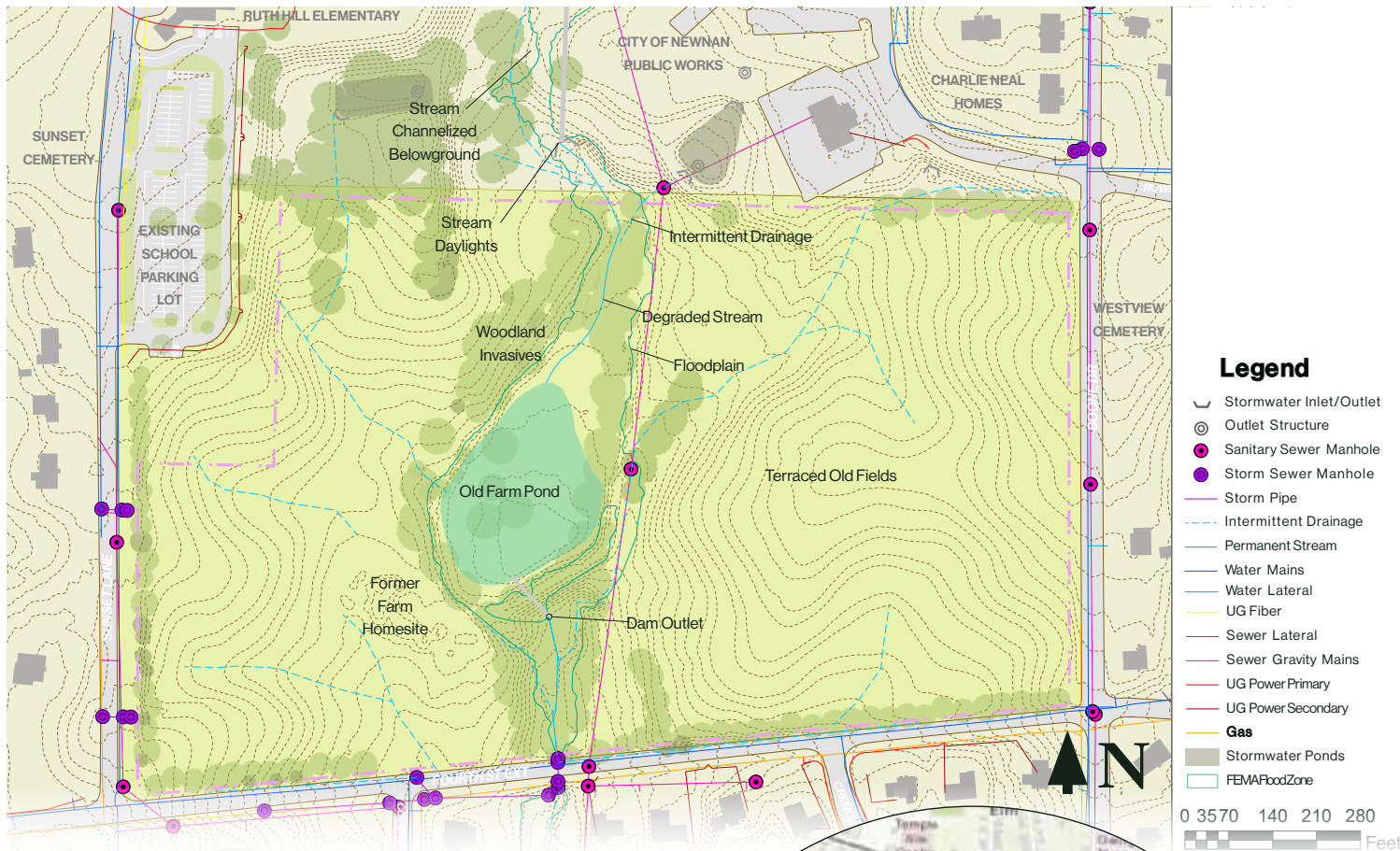
Prohibited Activities:

- × Removing/harvesting plant material, including seeds, cuttings of foliage, flowers, or harvesting fruit except from the ground unless given permission by staff
- × Sports/Disc Golf/Active Recreation
- × Large Group Events, i.e., weddings, family reunions, barbecues, etc.
- × Hunting/Fishing/Harassment of Wildlife
- × Off-Leash Dogs
- × Mountain Biking (Unpaved Trails)
- × Motorized Vehicles (except mobility devices)
- × Amplified Music/Noisy Activities
- × Smoking/Vaping/Drug Consumption/Alcohol Consumption (except during approved events)
- × Flying Drones



2 Existing Conditions

Existing Conditions



Top: Site plan illustrating existing site conditions (WLA Studio). Below: The Newnan Arboretum site is located approximately 1.2 miles southwest of downtown Newnan.

Site Context

LOCATION

The address of the Newnan Arboretum parcel is 113 Fourth Street Ext., Newnan, Georgia, 30263. Northeast of the site are the City of Newnan Public Works facility, the Charlie Neal Homes public housing complex, and the Willie Frank Pritchett Memorial Park. To the northwest of the site is Ruth Hill Elementary. To the east is the city-owned Westview Cemetery, and to the south and southwest are residential neighborhoods.



COMMUNITY DEMOGRAPHICS

There are many neighborhoods within a one-mile radius (15 to 20-minute walk) of the census tract containing the Newnan Arboretum site. This census tract contains three block groups with 1,742 households and a total population of 4,977. Each of the three block groups within this census tract has a significantly different demographic profile.

Block Group 1 includes the Newnan Arboretum parcel and the neighborhoods directly to the north, south, west, and northwest. Block 1 includes the Charlie Neal Homes public housing complex as well as several

single-family home subdivisions. Of the three block groups, Block Group 1 has the highest population, the highest percentage of young families, the lowest median household and per capita income, the lowest rates of postsecondary education, and the highest percentage of residents who are people of color. The arboretum's location means that the city of Newnan serves an equity-priority community by providing access to nature, recreation facilities, and educational resources.

Table 2.1 illustrates the demographic differences between census block groups within a one-mile radius of the arboretum site.

Table 2.1 Coweta County Census Tract 1707.01 Census Block Groups	Block Group 1	Block Group 2	Block Group 3
<i>Population</i>	2,424	1,263	1,290
<i>Age Distribution</i>	Younger Families	Balanced	Older, Established
Children Under 19	29%	26%	23%
18-34	24%	22%	18%
35-64	36%	38%	42%
65+	11%	14%	17%
<i>Income</i>	Lower Income	Middle Income	More Affluent
Median Household Income	\$67,000	\$85,000-\$95,000	\$150,000+
Per capita income	\$27,000	\$30,000-\$35,000	\$50,000+
<i>Education</i>	Less Education	Moderate Education	High Education
High School+	80%	85-88%	90%+
Bachelor's Degree+	11%	20-25%	40-45%
<i>Race/Ethnicity</i>			
White	55-60%	65-70%	75-80%
Black	30-35%	20-25%	10-15%
Hispanic/Latino	5-8%	5-10%	5%
Other/Multiracial	<1%	<1%	<1%
	Equity Priority Block Group		

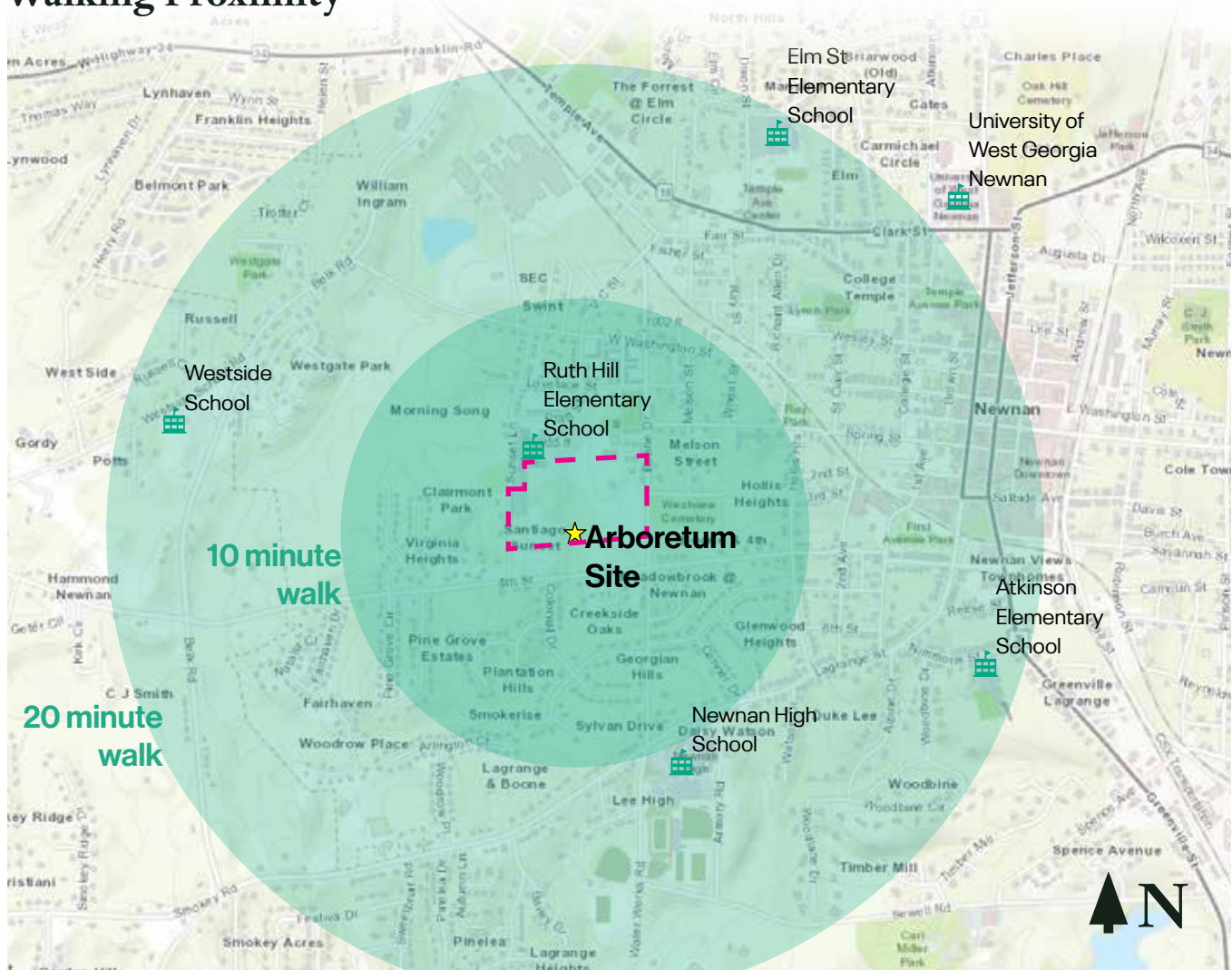
SCHOOLS

There are eight schools within two miles of the arboretum site. The site is well-positioned to serve schools in central and western Newnan, as well as many other schools in Coweta and surrounding counties for day field trips.

Ruth Hill Elementary, a Title I Reward School, is adjacent to the arboretum parcel. Title I schools have student populations in which 40 percent or more qualify for free or reduced-price lunch. The arboretum would be well-positioned to provide highly accessible educational opportunities for this vulnerable student population.

School	Distance from Arboretum Site
Ruth Hill Elementary School(Title I School)	.1 mile
Newnan High School	.23 miles
Westside Elementary School	1.2 miles
Atkinson Elementary School	1.2 miles
University of West Georgia Newnan Campus	1.3 miles
Elm Street Elementary School (Title I School)	1.4 miles
Evans Middle School	2 miles
West Georgia Technical College	2.1 miles
Smokey Road Middle School	2.6 miles

Local Schools Walking Proximity



PARKS

There are eight city-owned parks in Newnan. Most parks are smaller scale neighborhood parks under 5 acres. C. Jay Smith Park is the largest community park, at 12 acres. Park amenities are centered on passive recreation, play, and sports. The west side of Newnan, where the Newnan Arboretum is located, has less park access than other areas of town. The closest park to the arboretum site is the Willie Frank Pritchett Memorial Park in the Charlie Neal Homes just north of the site. This small neighborhood park has a short walking path, seating, and a sports court.

The LINC Trail is a multi-use path and linear park system planned to span 26 miles across Newnan, “linking” together neighborhoods across the city.

Within a 30-minute drive of Newnan are numerous state parks and natural areas. The closest natural areas and hiking/biking trails to Newnan are at the Jim McGuffey Nature Center and Brown’s Mill Battlefield, both of which are accessible only by car. The project team did not identify any natural surface trails or publicly accessible natural areas within the city limits.

City Managed Parks	Size	Facilities	Park Character
C. Jay Smith Park	12 acres	Skate park, splash pad, pavilion, playground, paved paths	Community & Sports Park
Cranford Park	.7 acre	Walkways, benches, trees	Pocket Park
First Avenue Park	3.5 acres	Pavilions, playground, sports fields, landscaping, paved walkways	Sports Park
Greenville Street Park	2 acres	Amphitheater, plazas, pavilion, seating, paved paths, landscaping	Formal Plaza
Lynch Park	6.2 acres	Gymnasium, pool, sports fields	Sports Park
Ray Park	1.8 acre	Pavilions, playground, seating	Neighborhood Park
Sprayberry Road Park	8.33 acres	Dog park, pavilions, restrooms, playground	Community & Dog Park
Temple Avenue Park	2.5 acres	Gazebo, fountain, walkways	Neighborhood Park
LINC Trail Linear Park	5 miles	Paved linear trail through neighborhoods	Linear Park

Other Nearby Parks	Distance from Downtown Newnan	Facilities/Amenities	Managed By:
Jim McGuffey Nature Center	3.3 miles	Trails, accessible trail, pond, pavilion, overlooks, garden	UGA Extension Master Gardeners
Brown’s Mill Battlefield Historic Civil War Site	4.7 miles	Mountain bike trails	Coweta County
Carl Miller Park	2.1 miles	Playground, paths, splash pad, pavilion	Newnan Utilities



View to east from proposed arboretum entrance on 4th Street Ext.

View to west from proposed arboretum entrance on 4th Street Ext.



View to south of proposed mid-block crossing location on Boone Drive.

View to north on Sunset Lane from the intersection at 4th Street Ext.

CIRCULATION & ACCESSIBILITY

The property is bounded to the south by Fourth Street Ext., to the east by Boone Drive, to the west by Sunset Lane, and to the north by the Ruth Hill Elementary School property and a chain-link and barbed-wire fence that separates the site from the Public Works facility.

Fourth Street Ext. is a two-lane, 25 MPH road with a sidewalk on the south side of the street for the entire length of the arboretum parcel. Sidewalks are in fair to good condition, with those to the east in the best condition. Sidewalks do not extend to neighboring residential developments west of the arboretum site, reducing pedestrian access to the arboretum. Boone Drive is a two-lane, 35 MPH road. A 5- to 6-foot-wide

sidewalk runs along the west side of Boone Drive for the entire length of the parcel and is in good condition. Sunset Lane is a two-lane, 25 MPH road with a sidewalk on the east side of the road along the length of the parcel. There are crosswalks at the intersection of Fourth Street Ext. and Boone Drive, as well as at the intersection of Fourth Street Ext. and Sunset Lane. There is an overflow parking lot with 60+ parking spaces south of the Ruth Hill Elementary School complex, on which Coweta County School District has agreed to allow visitor parking for the arboretum. The parking lot is accessed by two ingress lanes and four egress lanes onto Sunset Lane. A remnant driveway from the Alexander period exits onto Fourth Street Ext. at the south end of the parcel.

LAND USE HISTORY

It is unknown when a farm was first established on the site of the proposed arboretum. By the mid-1950s, a residence and outbuildings were clustered at the south end of the property, owned by the Alexander family. There appear to have been four or five buildings in total. A 1955 aerial image shows the property in agricultural use, with terraced fields and an agricultural pond at its center. Local Soil Conservation Districts began implementing terracing and farm ponds in the late 1930s to combat pervasive soil erosion in the Georgia Piedmont. The pond and terraces may date to that period, but the date remains unconfirmed.

A 1950s aerial image shows a meandering creek flowing from the south side of the pond, under Fourth Street Ext., and continuing south of the Alexander property. The creek's flow appears to have been interrupted by a landfill operation north of the farm, at the site now occupied by the Newnan Public Works facility. This former land use was confirmed by city staff. The area of the reported landfill appears to be heavily disturbed. To the east and north of the landfill were residential communities, most of which were demolished around 1977 to make way for a new housing development.

In the mid-1950s, the Alexander farm lay at the edge of the developed city of Newnan; much of the land west of the parcel was either cultivated or forested. Another small farm west of the property on Sunset Lane had a house built around 1940, which remains standing. A residential development east of the Alexander property was built on Fourth Street Ext. by 1951. Ruth Hill Elementary School was built just north of the Alexander property in 1957. In subsequent decades, the Coweta County School District added multiple additions and outbuildings to the complex, including a parking lot built through a land swap with the City of Newnan in the early 2000s, after the city acquired the Alexander property.

The Housing Authority of Newnan constructed the Charlie Neal Homes complex on Boone Drive north of the Alexander property in 1964. The City of Newnan constructed the Newnan Public Works complex behind the housing complex in 1975 and has since added parking and other facilities. By 1981, the Alexander family had expanded the pond at the center of the property to nearly double its size. At that time, the pond was clear, with little surrounding vegetation. The



Top: Aerial image of the site in 1955. Below: Aerial image of the site in 1981, note the expanded farm pond, large barn, and adjacent development. (Image Source: historicaerials.com)

Alexander family also added a larger barn just southwest of the pond. By the time the city acquired the Alexander farm in 2001, suburban neighborhoods had begun to fill in south of the property. By the early 2000s, the pond had become overgrown, and its boundaries were no longer discernible in aerial imagery. By 2013, the city had demolished the deteriorated Alexander farm buildings.

In summary, the property appears to have been used for agriculture until its sale to the city in 2001. The Newnan Public Works facility and the former landfill site north of the farm drain into the existing farm pond, which could pose water-quality issues. Since 2001, the land has been minimally maintained, except for periodic mowing.



Above: View towards the center of the former farm pond. Due to reduced water levels, the area currently functions as a wetland.

EXISTING VEGETATION & WILDLIFE

The north, south, and west perimeters of the site are lined with a dense hedgerow of mixed trees and shrubs. On the western perimeter, a row of eastern red cedars is visible within the brush and appears to date to the 1970s or 1980s. At the center of the site, surrounding the stream and pond, is a mixed pine-oak woodland. Based on historical aerial imagery, two groups of trees to the north and south of the pond may be over 70 years old, as they are visible in the mid-1950s. The majority of the woodland appears to be about 30 years old; the trees in and around the pond do not appear in aerial imagery until after the mid-1990s.

Tree species observed on the site can be generally characterized as early successional Piedmont Upland Pine-Oak-Hickory Forest species, including Sweetgum (*Liquidambar styraciflua*), Water Oak (*Quercus nigra*), and other common oaks, Southern Magnolia (*Magnolia grandiflora*), Black Cherry (*Prunus serotina*), Eastern Red Cedar (*Juniperus virginiana*), Hickories (*Carya* spp.), and Loblolly pine (*Pinus taeda*). The exotic Chinaberry (*Melia azedarach*) was also observed; this species is poisonous to humans, pets, livestock, and other animals.

The woodland understory is mostly colonized by exotic invasive species, including Heavenly Bamboo (*Nandina domestica*), English Ivy (*Hedera helix*), Wisteria (*Wisteria sinensis*), and Privet (*Ligustrum sinense*). The dominance of these species indicates a highly disturbed ecosystem, which aligns with the site's land-use history of changes to hydrology and landforms during the creation of the farm pond.

The old fields on the east and west sides of the site are populated by a mix of native and non-native grass species, which are kept mown by city maintenance crews. Common species found in old fields in Georgia include Broomsedge (*Andropogon virginicus*), Dog Fennel (*Eupatorium capillifolium*), Johnsongrass (*Sorghum halepense*), Bermudagrass (*Cynodon dactylon*), and Bahiagrass (*Paspalum notatum*).

During site investigations, the field team observed evidence of snapping turtles and possibly armadillos and/or groundhogs. Doves were observed nesting in the leaf litter at the top of the dam, and several other bird species were also observed. Insect chirping was most noticeable in the mowed area on the east side of the pond/wetland.



Clockwise, from top left: View into the site interior from the western woodland edge; stream and wetland at the center of the site, Kudzu and other invasives colonize the woodland edge along Fourth Street Ext.; mown fields on the western side of the site; mown fields and an overgrown dumping area near the former homesite, view to south; a dense woodland that is younger than other wooded areas of the site.

SOIL & WATER RESOURCES

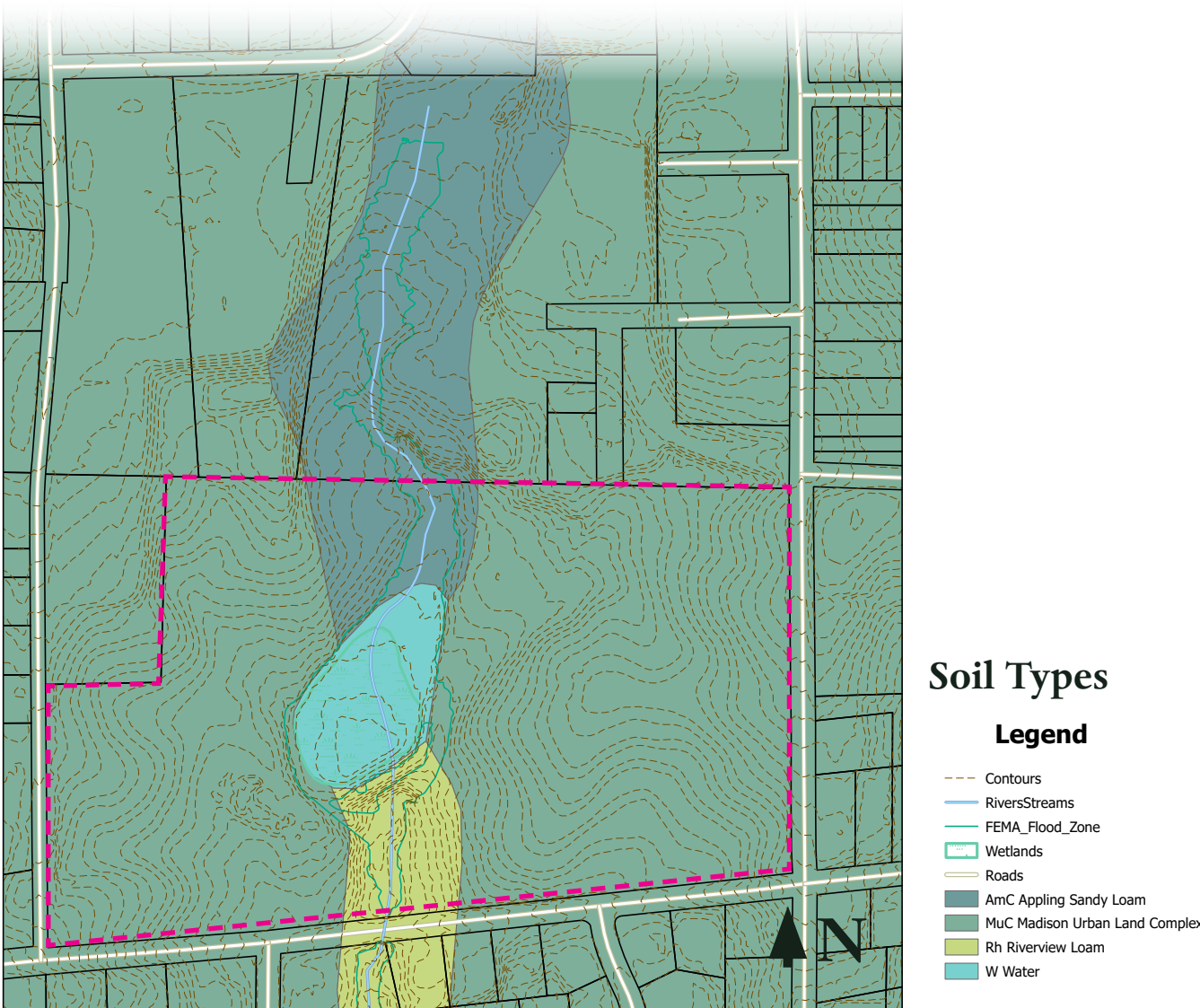
Soils

The east and west sides of the site are underlain by Madison series gravelly sandy loam, while the center is underlain by Appling series sandy loam. These soils are typically found in the Piedmont uplands on hills and backslopes with low to moderate slopes. Madison and Appling soils are very deep and well-drained (Hydrologic Soil Group B), with a low pH of about 5.5. Both soils have a high percentage of sand in the upper horizons and more clay in the lower horizons. Organic matter in the A horizon is relatively low at 1.2 percent, typical of Piedmont soils due to historic land-use practices that depleted topsoil and caused severe erosion in Georgia. Madison series soils are typical of the Georgia Piedmont and are generally suitable for construction

with standard erosion control, drainage, and foundation design considerations. Madison and Appling soils are appropriate for supporting native Piedmont forests and grassland ecosystems.

Topography & Slope Analysis

The site is characterized by rolling hills that generally slope toward a perennial stream and a former agricultural pond at the center of the parcel. The entire site drains toward the center of the parcel. Site elevations are highest on the east and west sides of the parcel, nearest the roadways. The high point of the parcel is located on the eastern edge, parallel to Sunset Lane, at an elevation of 948 feet. The low point of the parcel is at the stream culvert inlet on the north side of 4th Street Ext., at elevation 884 feet.



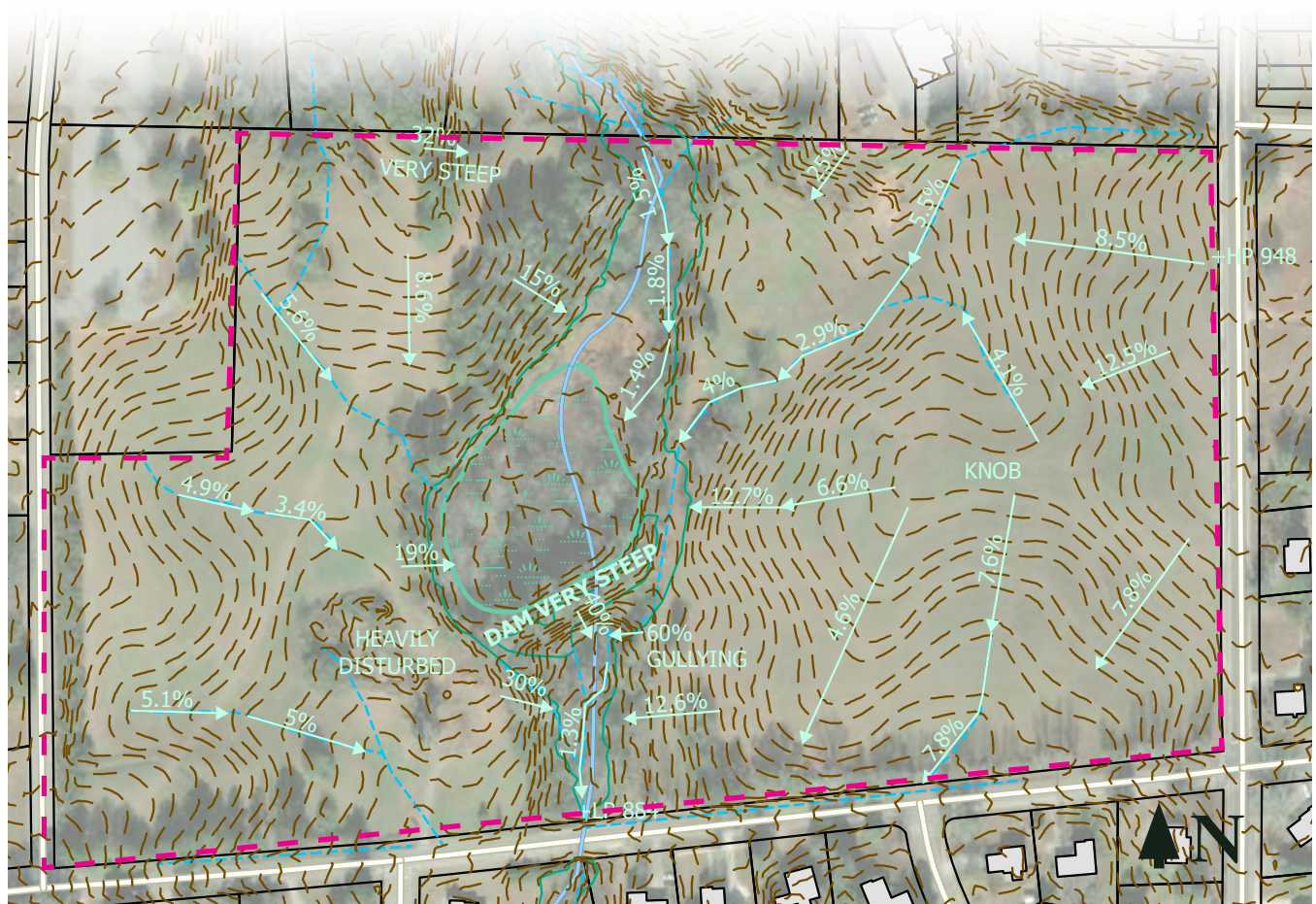
The property is moderately sloped, with the steepest slopes (nearly 40 percent) at the earthen dam, which runs east—west at the base of the pond. South of the dam, the terrain is also particularly steep, with stormwater flows causing erosion and gullying in some areas. Typical slopes are 4 to 8 percent on the mown east and west sides of the site, with 12 percent or more in the wooded areas where the hillside reaches the stream basin. Subtle agricultural terracing from the site's prior use as a farm is visible on the mown eastern and western slopes. Grades at the former homesite and around the pond have been heavily modified from their predevelopment condition, creating steep slopes in some areas.

Site Drainage & Hydrology

At the center of the site is an approximately 1.29-acre remnant of an agricultural pond, developed before 1955 and expanded sometime between the early 1960s and the early 1980s. The pond's drainage area includes the Newnan Public Works facility north of the site and

the northwest quadrant of the arboretum parcel. A permanent stream that begins north of the Public Works facility is piped through the facility and daylights via a large culvert and headwall just north of the arboretum parcel. This stream supplies the pond via a meandering channel through the woodlands north of the pond. The stream exhibits minimally incised banks, suggesting relatively stable flow. The stream broadens into a wet area at the site of the former pond, with current water levels approximately 3 to 4 feet lower than historic levels. The stream exits the pond below an earthen dam via an 8-inch culvert, which daylights south of the dam. Two small drainages join the stream near the culvert, one draining a portion of the southwest quadrant and another draining the area from the northeast quadrant southward. The stream is piped beneath 4th Street Ext. and continues flowing south of the site. The southeastern edge of the arboretum parcel drains to a swale and ultimately to the city storm sewer along the north side of Fourth Street Ext.

Slope Analysis



Watershed & Flood Designations

The unnamed stream, which begins in the Newnan Public Works parcel and passes through the site, continues south of the site to connect with Mineral Spring Branch, which feeds into Mountain Creek, a tributary of the New River. The New River drains to the Middle Chattahoochee River.

Mineral Springs Branch is currently not supporting its designated use of “fishing” due to Urban runoff and pollution.⁷

The site is within the Metropolitan North Georgia Water Planning District. According to their classification, the Mountain Creek watershed has an estimated 0–5 percent impervious area, which is very low within the densely urbanized district. The site is not within a designated groundwater recharge area. The drainage area of the pond and creek is a FEMA-designated 1 percent annual chance flood hazard area; this designation is also known as the base flood or 100-year floodplain.

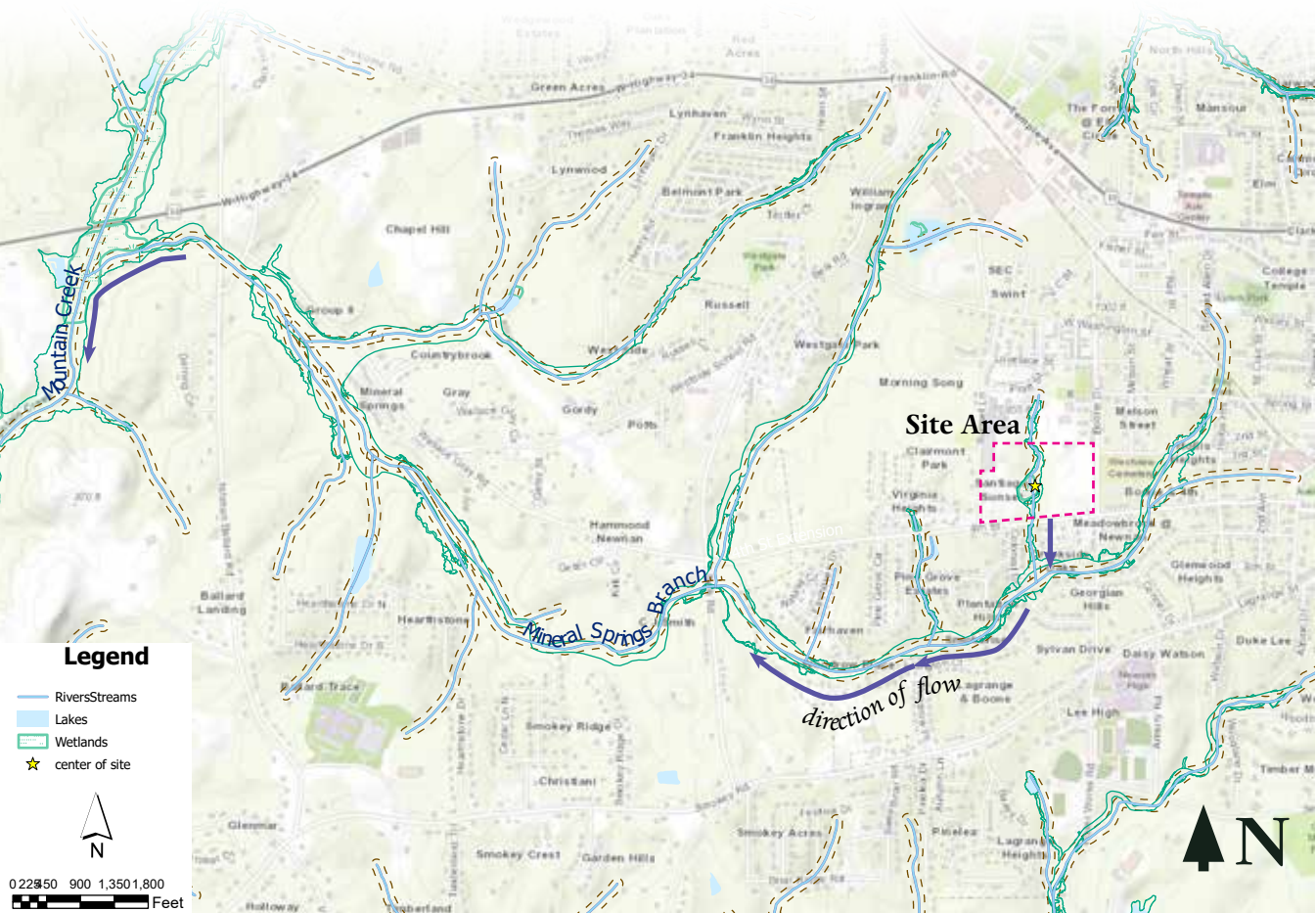
7. Georgia Environmental Protection Division, Draft 2026 Integrated 305(b)/303(d) List – Streams (Atlanta: Georgia Department of Natural Resources, 2026), 37.

Watershed Classification	Watershed Name
HUC-12	Mountain Creek (031300020502)
HUC-10	New River
HUC-8	Middle Chattahoochee-Lake Harding

Regulatory Considerations

The perennial stream that runs through the property is classified as state waters under the GA Environmental Protection Division (EPD). State waters require a 25-foot minimum buffer from the point of wrested vegetation. Land disturbing activities occurring within the state buffer zone (within 25 feet of the banks of all perennial or intermittent State Waters) may require a buffer variance from the GA EPD, regardless of the disturbed acreage. Any land-disturbing activities within the state buffer zone will require a permit. The stream is neither a primary nor a secondary trout stream; there are no such streams within Coweta County.

Local Watershed



The pond is designated as a “generalized wetland” by the City of Newnan. Prior to any land disturbing activities, the property should be evaluated by a qualified environmental consultant to determine the presence and boundaries of any Waters of the United States and to obtain any necessary authorizations from the US Army Corps of Engineers (USACE), the agency responsible for jurisdictional determinations and wetland delineations.

Prior to any repairs or restoration activities on the existing pond or dam, the project will be subject to state permitting. As a local issuing authority (LIA), the City of Newnan is qualified to issue permits for land-disturbing activities that impact state waters. According to guidance from the USACE, USDA, NRCS, and GA EPD, the NPDES General Permit for Storm Water Discharges Associated with Construction Activity is required “for the repair and/or maintenance of Recreational Ponds that result in land disturbances equal to or greater than one acre.” In addition, “Land Disturbing Activity (LDA) permits are required for the repair and/or maintenance of Recreational Ponds that result in land disturbances equal to or greater than one acre OR for the repair and/or maintenance of Recreational Ponds that result in land disturbances less than one acre and are located within 200 feet of any perennial State Waters.”⁸

Dam Assessment

An assessment by Dan Davis of Integrated Science & Engineering determined that the pond dam does not meet the criteria to be classified as a Category I dam by the Georgia Safe Dams Act, meaning that improper operation or dam failure would not be expected to result in probable loss of human life.⁹ This means that the dam is either a Category II or “exempt” dam, which are not regulated and do not require permitting.

The current condition of the dam is fair. Trees of varying diameter have been growing on the dam for many years. According to the GA EPD Safe Dams Program, groundcover vegetation is desirable for erosion protection; large shrubs and trees may compromise the dam’s integrity. Trees and shrubs less than 8 inches in diameter “must be removed from the dam, any holes must be filled in and compacted, and the area must be seeded.”¹⁰ Removal of trees and shrubs greater than 8 inches in diameter must be evaluated by

an engineer to ensure the dam retains integrity. Davis recommends soil testing during the tree removal process to determine the composition of the dam. Davis also recommends extending the dam’s slope on the downhill side to facilitate maintenance, as the slopes on the south side exceed 40 percent in some areas.

Water Quality

Environmental Resource Analysts conducted laboratory testing on a sample collected from the stream flowing through the arboretum site on December 9, 2025. The results of the analysis suggested low levels of metals and oil/grease contaminants, below detectable limits. However, the initial results were highly elevated for Ammonia and *E. coli*. A fecal coliform test was conducted on February 28 and June 25, 2026. and the results were mixed, but much lower than initially indicated by the first analysis.

Fecal Coliform Test Results

Test Date	Results	Notes
2/28/26	20CFU/100ML	
6/25/26	220 CFU/100ML	Hair in sample indicates a dead animal in the creek, which may have affected test results.

A fecal coliform test looks for both *E. coli* and other forms of fecal coliform bacteria. For recreational use, 200CFU/100ml is considered a safe threshold. Regardless of whether active recreation in the stream and pond at the arboretum is an allowable use, local children are likely to play in the water while visiting the arboretum. The city should regularly test the stream for contaminants to ensure the water is safe for hand contact.

Urban streams often show elevated *E. coli*, especially after rain events. Typical urban dry-weather levels range from a few hundred to ~1,000 MPN/100ML. Several thousand during dry weather usually indicates sewage leakage, illicit connections, or the influence of combined sewer overflow. The recommended safe levels of *E. coli* for recreation, including swimming, wading, or hand contact with stream water, are <126 MPN/100 mL.

The State of Georgia regulates water quality standards for waters with recreational uses; refer to Rule 391-3-6-.03, Designated Uses and Water Quality Standards, for allowable contaminant levels for recreational waters.

8. Georgia Environmental Protection Division, Building or Renovating a Pond in Georgia: A Pond Guide for Citizens, rev. April 2011, 13.

9. L. H. (Dan) Davis, PE, LEED AP, president of Integrated Science and Engineering, “Informal Dam Assessment,” email to Meg Kelsey, Assistant City Manager, Newnan, GA, December 30, 2025.

10. Georgia Environmental Protection Division, Safe Dams Program, Instructions for the Inspection of Embankment Dams, Version 1.0, 5.

The city should also monitor contaminant levels for toxicity to wildlife. High ammonia levels create a stressful, potentially toxic environment for aquatic life. Ammonia levels above 0.2 mg N/L begin to stress aquatic life. To better understand the overall health of this urban stream, further testing of aquatic health indicators, including temperature, dissolved oxygen, pH, turbidity, and macroinvertebrates, is recommended.

ECOLOGICAL CONTEXT

Ecoregion

Coweta County lies within the Southern Outer Piedmont Level IV Ecoregion (45b), within the Piedmont Level III Ecoregion. The Piedmont is considered a transitional zone between the Appalachian Mountains and the Atlantic Coastal Plain, characterized by rolling terrain, clay-rich soils, and pine and hardwood woodlands. Loblolly-Shortleaf Pine Forest is more dominant in this ecoregion than Oak-Hickory and Oak-Pine forests, which are present to a lesser degree than in other areas of the Piedmont. The “Fall Line” is considered the edge of the Piedmont, a geographic term for the location where the upland bedrock meets the sedimentary rock of the coastal plain, marked by steep topographic change and the resulting shoals and waterfalls where rivers meet this feature.

Ecological Communities

Natural Communities of Georgia (2013), an excellent guide to native plant communities across the state, identifies thirteen natural communities in the Georgia Piedmont ecoregion. The presence of these plant communities in the Piedmont is related to the climatic conditions, underlying bedrock types, soil pH, soil fertility, soil depth, soil moisture, slope / aspect, solar exposure, and other environmental conditions. Many of these distinct plant communities evolved to fill niches created by extreme environmental conditions, such as granite outcrops, where endemic species grow in small depressions where rainfall collects. These specialized and endemic species have less habitat flexibility and are thus more vulnerable to environmental change.

At right: Native Plant Communities of the Georgia Piedmont. Images Source: Natural Communities of North Georgia, accessed August 7, 2026, <https://www.naturalcommunitiesofgeorgia.com/>.



Pine-Oak-Hickory Forest



Mesic Forest



Savanna/Meadow

Native Plant Communities of the Georgia Piedmont



Montane Longleaf Pine Forest

Ultramafic Barrens & Woodlands

Pine-Oak Woodlands



Flatwoods (Upland Depression Swamps)

Bottomland Forest

**Riparian Corridors,
Wet Meadows & Beaver Ponds**



Granite Outcrops

Cliffs and Bluffs

Glades and Barrens

Before the farm's development in the late 19th or early 20th century, the site was likely a Pine-Oak-Hickory Forest, Pine-Oak Woodlands, or Oak Savanna. Before European colonization, much of the Georgia Piedmont, including Coweta County, was home to the Muscogee (Creek) (*Mvskoke*), whose territory extended from just north of Atlanta, east of Athens, and western Alabama to northern Florida. Native Americans in this region frequently managed forests with fire, creating more open conditions than the closed-canopy forests we see today. The Muscogee suffered massive population loss in the Piedmont due to diseases brought by Europeans and forced displacement. Afterward, the absence of fire management caused Piedmont forests to begin to fill in.

The forest communities we see today are the result of a century of fire suppression in the United States, which is contributing to the loss of our keystone Piedmont tree species, oaks. Planting oaks has never been more important to ensure the persistence of the hundreds of species that depend on them. Entomologist Doug Tallamy, author of *The Nature of Oaks*, encourages his readers to plant oaks to combat biodiversity loss because of the massive role oaks play in supporting the life cycles of so many species.

The Georgia Piedmont is a highly biodiverse ecoregion that supports hundreds of species of birds, mammals, amphibians, and reptiles, as well as thousands of pollinators and other insects that form the base of the food chain for all other species. Amid the dual threats of habitat loss and climate change, it is critical to protect and cultivate wildlife habitat wherever possible, including within our cities.



Above: Numerous wildlife footprints were spotted in the mud along the streambank in spring 2026. Bottom: A large snapping turtle shell found on the south side of the dam in winter 2026.



Above: View of the wetland environment at the center of the arboretum site in May 2026. In the foreground are native Broadleaf Arrowhead, *Sagittaria latifolia*. In the background are common cattails, *Typha* spp.



3 Conceptual Design

Conceptual Design

Steering Committee Visioning

The design team worked with a group of thirteen stakeholders identified by the City of Newnan as parties essential to forming the framework and vision of the project. These stakeholders included:

City of Newnan Staff & Elected Officials:

Meg Kelsey, Assistant City Manager (Project Manager)

Cleatus Phillips, City Manager

Mike Furbush, Beautification Dept., Parks and Tree Commission

Page Beckwith, Director, Keep Newnan Beautiful

Scott Berta, Mayor Pro Tem, City of Newnan

Stakeholder Organizations:

Plant Newnan, represented by Keith Brady, former mayor of Newnan

Southern Conservation Trust, represented by Chris Doane, President, and Jay Averett, Director of Parks & Planning

Friends of the LINC, represented by Parks Avery, Secretary

Newnan Utilities, represented by Betsy Burnette, Corporate Events Manager

Housing Authority of Newnan, represented by Sandra Strozier, President/CEO

Coweta County School District, represented by Donald White, Science Content Coordinator

UGA Extension, represented by Stephanie Butcher, County Extension Coordinator NW District

The project team held a Visioning Meeting with the steering committee on January 28, 2026. The meeting established several key elements which guided the concept development, including:

- Required site and organizational elements for Level II International Arboretum Accreditation
- The arboretum's purpose and mission
- Desired focus and theme of the living collections
- Desired site programmatic elements
- Allowed uses and desired visitor experience

The biggest takeaway from the stakeholder group was that there was a strong desire for the arboretum collection to reflect the local ecology and represent native tree species. The group also wanted to approach the design of the arboretum with the goal of the site becoming a regional destination. To achieve this goal, the stakeholders identified that the Newnan Arboretum will need strong educational features and programming.

Concept Development

The design team used information gathered during the visioning meeting to develop three concept designs, each reflecting a slightly different approach to the stakeholder group's feedback. The consultant team presented three concept designs to the stakeholder group on February 27, 2026.

The three designs shared several common site elements, represented differently in each, including native tree species, types of circulation surfaces, and site amenities. The following specific elements are found in each of the three designs:

- 100+ trees
- Native trees appropriate for growing conditions and USDA hardiness zone
- Accessible routes
- LINC connection
- Paths sensitive to grades
- Restroom facility

The key differences between each concept are outlined as follows:

Concept 1: *Piedmont Passive*

- Main Entrance on Boone Drive with small parking area
- Rehabilitates the pond
- Open, parklike setting
- Provides opportunities to study tree morphology, shape of trees
- Focus on trees as individual specimens
- Includes a tree propagation area
- Arbor overlooks

Concept 2: *Piedmont Patchwork*

- Main Entrance on 4th Street Ext. with expanded parking
- Works with existing wetland site conditions
- Forested setting
- Minimizes grading, maintains as much existing tree canopy
- Utilizes native plant communities the site would naturally support
- Inviting with strategic overlook points along perimeter and within site
- Playful environment woven into landscape
- Diverse experiences, low commitment and high, playful, passive

Concept 3: *Piedmont Processes*

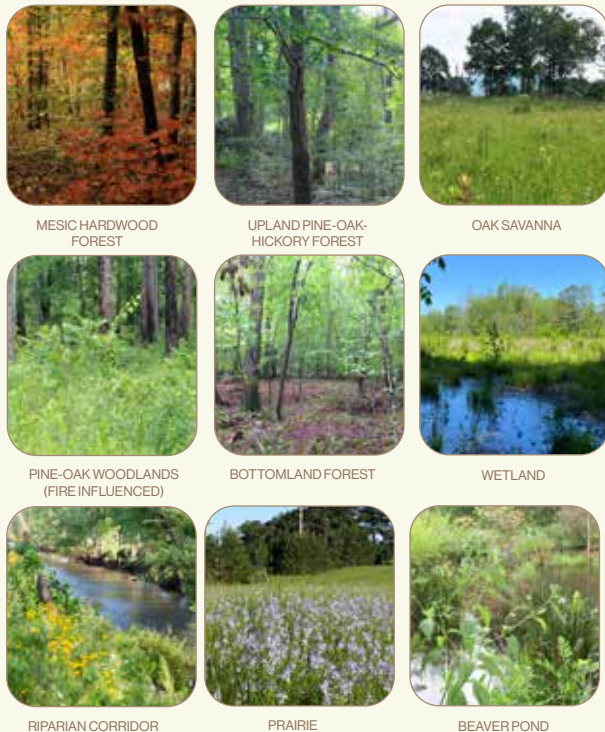
- Main Entrance at Elementary School parking lot with limited additional parking
- Restores urban stream
- Forested setting
- Molds environment to demonstrate specific environmental conditions, habitats, and plant communities that wouldn't normally be found on the site for educational purposes.
- Clear delineations between plant communities allow for ecological legibility
- Close connection with school to facilitate outdoor classroom environment
- Nature Playscape and Picnic Area

COMMON SITE ELEMENTS (ALL DESIGNS)

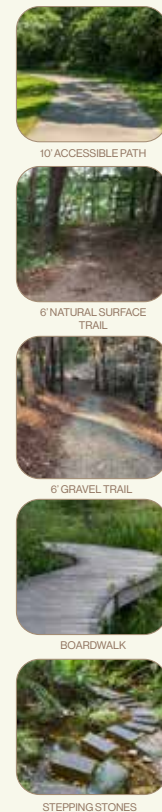
Newnan Arboretum Master Plan COMMON SITE ELEMENTS (ALL DESIGNS)

100+ types of Native Southeastern Trees represented in each plan

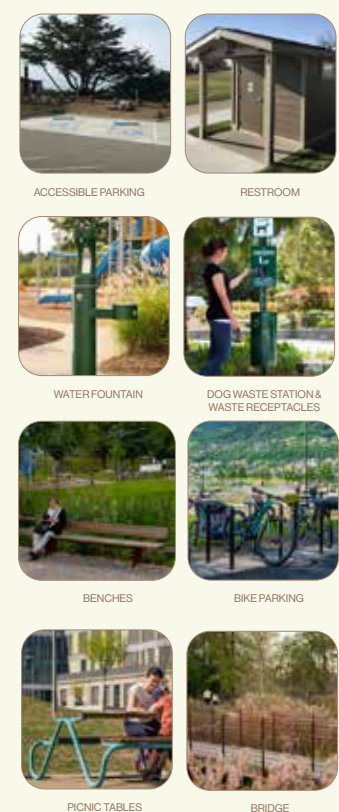
REFERENCE NATIVE PLANT COMMUNITIES



CIRCULATION SURFACES



COMMON SITE AMENITIES



CONCEPT 1: PIEDMONT PASSIVE



Newnan Arboretum Master Plan Concept 1: Piedmont Passive

A TRADITIONAL ARBORETUM



REHABILITATED POND



LANDSCAPE CHARACTER: OPEN, PARKLIKE SETTING. TREES IN FULL FORM



TREE PROPAGATION FACILITY



ARBOR DAY PROGRAMS



OVERLOOK ARBORS



MULTI-USE PAVILION WITH RESTROOMS

CONCEPT 2: PIEDMONT PATCHWORK



Newnan Arboretum Master Plan Concept 2: Piedmont Patchwork

NATIVE PLANT COMMUNITIES IN A CULTURAL LANDSCAPE



WETLAND BOARDWALK



INVITING PEDESTRIAN-SCALE MAIN ENTRANCE



LANDSCAPE CHARACTER: LEGIBLE CULTURAL LANDSCAPE
 ACKNOWLEDGE LAND USE HISTORY OF SITE

EXPERIENTIAL ELEMENTS



PERIMETER WETLAND OVERLOOK



NATURAL PLAY ELEMENTS-
 STEPPED CROSSINGS



FUNCTIONAL PUBLIC ART



MULTIPLE TRAIL OPTIONS



PERIMETER PRAIRIE/SAVANNA VIEWS



STONE AMPHITHEATER

CONCEPT 3: PIEDMONT PROCESSES



Newnan Arboretum Master Plan
Concept 3: Piedmont Processes

A DESIGNED LEARNING ENVIRONMENT



CITIZEN SCIENCE & EDUCATION



BEAVER DAM ANALOGUES
CREATE MINI WETLANDS



RESTORED STREAM



SCIENCE FIELD STATIONS



ECOLOGY-FOCUSED
INTERPRETIVE SIGNAGE



MONITORING & RESEARCH



LANDSCAPE CHARACTER: REPRESENTATIONS OF COMPLEX NATIVE PLANT COMMUNITIES



WETLAND DISCOVERY WALK



TREETOP TRAVERSE



NATURE PLAY



MULTI-USE PAVILION WITH RESTROOMS

Steering Committee Feedback Summary

Concept 1: Piedmont Passive

Liked:

- The propagation area; though some noted that it did not need to be a roofed structure, could be an outdoor propagation facility.
- The idea of selling in-house grown trees to residents or using for city projects.

Did not like:

- The location of the parking area on Boone Drive, blocks the best view into the site.
- The LINC was not as integrated into the site program as in other concepts.
- Example pond image shown is grander than what could be achieved in reality.

Additional comments:

Would like an area for back of house/maintenance activities, bringing in material, truck access, etc.

Concept 2: Piedmont Patchwork

Liked:

- Amphitheater and location close to school, city staff commented that the city may have some material on-hand that would work for the stone benches.
- Parking area in the old homesite location.
- Grander, standalone entrance- something to differentiate the arboretum from the elementary school, positions arboretum as more of a regional destination.
- Trailhead connection to the elementary school, could use for bus staging .

Did not like:

- Path system felt like it couldn't be expanded in future, more set in place.

Additional comments:

- Would like a bus dropoff loop in the parking area.
- Lukewarm reaction to public art opportunities, could be something to pursue in the future but not a primary focus.

Concept 3: Piedmont Processes

Liked:

- Strong group enthusiasm for the science. education opportunities this concept presents.
- The named features, would be easy to pull out individual site elements for donors to contribute to.
- The path network the best of all the concepts, easy to expand side shoot paths if desired later.
- Responded strongly to the "restoration" aspects of this design, liked the stream restoration idea and how close the plant communities are to be able to see the contrasts between them.

Did not like:

- Wanted vehicular access in the "Adventure Hub" area as shown in Concept 2.
- The diminutive entrance and entirely shared parking with Ruth Hill Elementary, could see visitors being confused; Wanted a bigger standalone entrance as in Concept 2.

Additional comments:

Group believed this concept would be the strongest for a grant application.



General Comments:

- Some expressed concerns about finding enough skilled labor that can identify plants, etc. for maintenance of the site.
- Group discussed that wildlife encounters, changes in the landscape, and other natural phenomena are to be expected and should be seen as a learning opportunity.
- Group discussed stream inputs and fluctuations in water flow due to stormwater and potential offsite sources contributing to the stream flow.
- Group discussed that none of the three options are “low cost” or “low maintenance,” and that to rehabilitate the site will take investment in development, infrastructure, staffing, and time (trees take time to grow).
- Project team stressed that the group should be thinking of this project as a generational project with a much longer time horizon than a typical park project, due to the length of time needed to establish trees.

Overall Takeaway:

Would like a combination of site program elements from each plan, conceptually the group strongly preferred the science-education focus of Concept 3.



Public Input Received

ENGAGEMENT METHODS

Direct Mailers

The City of Newnan requested public comment on the arboretum concept designs through direct mailers to 1,000 residents in the surrounding neighborhoods. The city also included 125 letters in the monthly rental bills for Housing Authority residents on Boone Drive. The mailers requested that residents review the concept level plans and fill out a public comment form on the city website.

Online Survey

The City of Newnan requested public comment on the arboretum concept designs through a public comment form on the city website. Participants were provided a PDF link to the concept plan boards for review. The public comment form requested a name and provided a general comment box for respondents. The city posted a link to the public comment form on social media platforms and included a QR-code link on promotional signage and postcards, which were distributed at in-person pop-up events. The survey was open from March 17 to April 13, 2026, and received a total of 26 responses.

Social Media

The City of Newnan posted a request for public comment on the concept designs on social media channels on March 17, 2026. On Facebook, the post received 35 comments, 259 positive reactions, 3 “wow” reactions, 1 negative reaction, and 21 shares. On Instagram, the post received 0 comments and 42 likes.

Pop-Up Events

Market Day

The project team held an in-person pop-up at a Market Day event in downtown Newnan on March 7, 2026. The project team hosted a booth featuring the concept designs at Market Day, held in downtown Newnan on the first Saturday of each month. The market showcases local products from more than 50 vendors and draws many families with children. More than 100 market participants passed by the pop-up tent, and many stopped to view the designs. Representatives from the project team and the city engaged with visitors and distributed postcards inviting comments and including a QR code linking to the public survey form.

Verbal responses were overwhelmingly positive. Many people connected with the designs’ structured and unstructured nature-play and educational features.

Several residents familiar with Ruth Hill Elementary School expressed excitement about the arboretum's proximity to the school, noting that Ruth Hill has many students from underserved communities. There was no negative feedback on the conceptual designs or the arboretum's plans. Any negative comments addressed unrelated community concerns, such as data centers, housing, or development.

Summer Pizza Giveaway at Lynch Park Pool

The project team hosted a booth at Lynch Park Pool on Tuesday, July 21, 2026 from 11:30-2:00. This location was chosen to gather input from the families living near the arboretum site. The project team gave away free pizza, water, and candy and introduced the project to approximately 30+ families, primarily parents with elementary-age children, and a few individual adults. The overall response to the project was excitement and support, with strong support from parents and children alike for the science education and nature play aspects of Concept #3. Citizens asked questions about funding and previous public input results. Several parents were also educators and expressed interest in using the arboretum as a teaching tool and field trip opportunity. Several families expressed that they had visited other nature facilities such as the Fernbank Museum in Atlanta and the Blue Heron Preserve and wished that Newnan had something similar nearby. Overall feedback was highly positive, with no particular changes or concerns voiced by respondents.

PUBLIC RESPONSE SUMMARY

Total Responses All Formats: 80

Online Form	54
Facebook	35
Instagram	0

Level of Support:

Supports	72
Conditionally supports	2
Does not support	3
Did not indicate	12

Concept Designs Preference:

Concept 1	10
Concept 2	6
Concept 3	22

PUBLIC INPUT ANALYSIS

The project team conducted a thematic analysis of the qualitative data received from the various forms of public input. The comments are organized by the following thematic categories:

- Overall Community Wants
- Desired Features and Amenities
- Project Suggestions
- Project Concerns
- Unrelated Community Concerns

Overall, comments were positive, and most respondents were excited about the project. Respondents frequently mentioned the community's need for more public green space and access to nature, particularly safe, family-friendly, accessible trails. Respondents also supported the Science Education aspects of Concept 3 and environmental educational opportunities in general. People also mentioned the LINC trail and supported integrating it into the site.

One subtheme under Desired Features and Amenities generated the most individual comments: Edible / Medicinal Plants. There was a strong desire among respondents for public access to food-producing plants. As the Newnan Arboretum's stated mission is to educate visitors about native plant communities, it will support and interpret numerous native trees with edible fruit / nuts, as well as cultural and medicinal uses. However, an orchard or a vegetable garden is not directly related to the project's mission as defined by the visioning stakeholder group. This unmet community need could be addressed through a new community garden and/or community orchard project to educate residents about fruit and vegetable gardening, enhance access to healthy food, and address food insecurity in the community. Within the arboretum, visitors can learn how our native Piedmont forests are "food forests" and how both people and wildlife are supported by these ecosystems. Themed interpretive walks and enhanced botanical signage can illuminate the edible, medicinal, and cultural uses of the trees in the arboretum. Examples of this type of signage can be found on pages 61–62.

A Comments Summary table of the thematic analysis is presented on pages 39-40. *The full text of all comments received during the public input period can be found in Appendix B, Public Input Comments.*

Comments Summary*

<i>Theme</i>	<i>Keywords</i>	<i>Number of Mentions</i>
Overall Community Wants		
	Public Green Space/ Parks/ Access to Nature/ Outdoor Opportunities/ Nature Conservation	12
	Family Friendly Spaces/ play/ kids	7
	Investment in/ Addition to Community	4
	Beautification	3
	Gathering place	2
	Food Security & Access	2
	Thoughtful growth	1
	Third Place	1
	Regional draw to support local economy	1
	Sediment Control & Pollution in waterways	1
	Walkability/ Sidewalks	1
	More Events	1
Desired Site Features & Amenities		
	Nature Walk/ Walking Trail	5
	LINC connection	4
	Stone Amphitheater	3
	Picnic Area/ Tables	2
	Restroom	2
	Pollinator Garden	2
	Treetop Walkway (like Fernbank)	2
	Native Plants	2
	Nature Play	2
	Accessible trail surfaces	2
	Benches	1
	Security Cameras	1
	Drinking Fountain	1
	Dog Water Fountain	1
	Japanese Garden	1
	Greenhouse/ Plant Propagation	1
	Perennial Plants	1
	Playground	1
	Flower garden	1
	Hammock Swings	1
	Pond open to fishing	1
	Pond open to swimming	1
	Sensory enrichment	1
	Natural Surface Trails	1

<i>Theme</i>	<i>Keywords</i>	<i>Number of Mentions</i>
	Edible & Medicinal Plants	(22 total)
	Fruit Trees	5
	Community Garden	4
	Nut Trees	3
	Fruiting/Berry bushes	3
	Veggies	2
	Food Forest	1
	Food Garden	1
	Permaculture Forest	1
	Food Pharmacy	1
	Foraging plants	1
	Education/Outreach Programming	(13 total)
	Science Education	6
	Learning Environment	5
	Outdoor/Living Classroom	3
	Ecology/Conservation education	2
	Gardening Education	2
Project Suggestions		
	Pedestrian/Cyclist improvements on 4th Street Ext. west of Sunset to make arboretum accessible from neighborhoods	1
	Start a project fund through the foundation	1
	Make Oak Hill Cemetery an arboretum	1
Project Concerns		
	Safety & Security	6
	Use of Taxpayer Dollars	2
	Staffing & Maintenance	1
	Ensure city can support water needs	1
	Nuisance wildlife (?)	1
	No circus stuff (?)	1
	Noise/Loud Events	1
	Increased Traffic/Street Safety	1
	Who will use/benefit to community	1
	No bicycles or skateboards	1
Unrelated Community Concerns		
	Data Centers	3
	Over Development	2
	Restaurants (Too Many)	2
	Restaurants (Not Enough)	1
	More Parking Downtown	1
	Repave downtown streets	1
	Affordable Housing	1
	Expand GA 154	1

* The full text of all comments received during the public input period can be found in Appendix B, Public Input Comments



4 Final Master Plan

Final Master Plan

A Generational Project

The Final Master Plan for the Newnan Arboretum is envisioned not just as a collection of trees but as a generational project in the heart of the city, with environmental education at its core. This project aims to engage the community in creating a healthy, functioning ecosystem that will stand in contrast to the degraded landscapes overrun by exotic invasive species that most of us are familiar with. Existing healthy native trees will be preserved wherever possible, but the majority of the site will be planted with young trees. As children in the Newnan community grow up, they will watch the forest grow with them. The goal of the project is to foster community investment and stewardship.

The Final Master Plan combines features of each concept design to reflect the ideas and comments shared by the community and steering committee. The plan presents a vision for a new public asset whose primary functions are to **provide access to nature, promote environmental literacy, and facilitate science education**. This will be achieved through the following design features:

- The living collection will represent Native Plant Communities of the Georgia Piedmont.
- The degraded farm pond will be restored to a natural stream meander, with small “beaver dams” and a functioning floodplain to slow and spread water across the landscape. Although the stream’s predevelopment condition is unknown, this feature is intended to demonstrate how an urban stream can serve an ecological function rather than merely acting as a drainage ditch.
- Educational features are woven into the fabric of the site, with Science Field Stations at key locations, ecology-focused interpretive signage, culturally informative plant ID signage, and paths that traverse distinct, designed ecosystems to illustrate subtle differences in plant communities across the site, related to slope, aspect, and moisture gradient.
- The Main Entrance will be located at the former farm homesite to minimize soil disturbance. This area will include a small parking lot with accessible parking spaces, restrooms, and maintenance facilities.
- A small tree nursery near the Main Entrance will provide trees for community projects or for individuals.
- Trails will follow existing grades to reduce soil disturbance and on-site impacts. All major site features will be fully accessible via ADA-compliant trail surfaces. Secondary trails will offer an unpaved surface suitable for hiking and strollers.
- Signature named features, including the Wetland Discovery Walk boardwalk, Adventure Hub nature play and picnic area, and Treetop Traverse elevated boardwalk, will lend a sense of visual identity to the arboretum and draw visitors deeper into the landscape, offering a range of experiences.
- The Newnan Arboretum will be a living experiment in ecological restoration in an urban environment. Students and scientists will be encouraged to monitor ecosystem indicators to measure the health of the landscape as it develops.
- This project aims to model leadership in environmental stewardship for the benefit of all.

THE LIVING COLLECTION

The intention is for the Newnan Arboretum's living collection to represent complete native plant communities, including trees, shrubs, herbaceous perennials, and grasses, to provide both a refuge for wildlife in the city and a better learning environment for visitors. Visitors to the arboretum will learn how trees function in an ecosystem and the insects and wildlife they support.

The Final Master Plan incorporates four native plant communities. The team selected these four community types based on their potential success, given the existing climatic conditions, soil types, slopes, aspects, and moisture gradients. While individual tree specimens from other ecoregions may survive on the site, it would be difficult, if not impossible, to establish entire plant communities that, for example, require calcareous soils, without numerous inputs. The following provides representative tree species from each plant community included in the design.





Piedmont Oak-Pine-Hickory Forest

The Piedmont Oak-Pine-Hickory Forest will be interpreted on the drier upland slopes of the Newnan Arboretum. This forest community once dominated the Piedmont landscape, but most were cleared for agriculture in the 1800s and later converted to pine plantations or residential communities. It is likely that this plant community was present across much of the Newnan Arboretum site before the site was developed as a farm in the 19th Century.

Source: Natural Communities of Georgia

Canopy Species

- White Oak, *Quercus alba*
- Black oak, *Quercus velutina*
- Blackjack oak, *Quercus marilandica*
- Chestnut oak, *Quercus montana*
- Post oak, *Quercus stellata*
- Loblolly pine, *Pinus taeda*
- Mockernut hickory, *Carya tomentosa*
- Northern red oak, *Quercus rubra*
- Pale/Sand hickory, *Carya pallida*
- Pignut hickory, *Carya glabra*
- Red hickory, *Carya ovalis*
- Sassafras, *Sassafras albidum*
- Scarlet oak, *Quercus coccinea*
- Shagbark hickory, *Carya ovata*
- Shortleaf pine, *Pinus echinata*
- Southern red oak, *Quercus falcata*
- Sweetgum, *Liquidambar styraciflua*
- Virginia pine, *Pinus virginiana*

Midstory/Understory Species

- Black Cherry, *Prunus serotina*
- Blackgum, *Nyssa sylvatica*
- Chalk maple, *Acer leucoderme*
- Eastern red cedar, *Juniperus virginiana*
- Flowering dogwood, *Cornus florida*
- Ironwood, *Ostrya virginiana*
- Redbud, *Cercis canadensis*
- Red maple, *Acer rubrum*
- Slippery elm, *Ulmus rubra*
- Sourwood, *Oxydendrum arboreum*
- Winged elm, *Ulmus alata*

Species of Concern

- Cuthbert's holly, *Ilex cuthbertii*
- Dwarf chinkapin oak, *Quercus prinoides*
- Northern prickly-ash, *Zanthoxylum americanum*



Piedmont Bottomland Forest/ Riparian Zone

Piedmont Bottomland Forest will be interpreted in the floodplain on either side of the restored creek at the Newnan Arboretum. This forest community is found in low-lying areas prone to flooding. These moist forests support numerous wildlife species, including mammals such as beaver, reptiles and amphibians, including turtles and salamanders, and many species of birds. Bottomland forests capture and absorb stormwater and protect surrounding areas from flooding.

Source: Natural Communities of Georgia

Canopy Species

- Bitternut hickory, *Carya cordiformis*
- Black walnut, *Juglans nigra*
- Cherrybark oak, *Quercus pagoda*
- Green ash, *Fraxinus pennsylvanica*
- Overcup oak, *Quercus lyrata*
- Shagbark hickory, *Carya ovalis*
- Shumard oak, *Quercus shumardii*
- Swamp chestnut oak, *Quercus michauxii*
- Sweetgum, *Liquidambar styraciflua*
- Sycamore, *Platanus occidentalis*
- Tulip-tree, *Liriodendron tulipifera*
- Water oak, *Quercus nigra*
- Willow oak, *Quercus phellos*

Midstory/Understory Species

- Black Cherry, *Prunus serotina*
- Box elder, *Acer negundo*
- Red maple, *Acer rubrum*
- River birch, *Betula nigra*
- Slippery elm, *Ulmus rubra*
- Sugarberry, *Celtis laevigata*
- Winged elm, *Ulmus alata*

Species of Concern

- Oglethorpe oak, *Quercus oglethorpensis*
- Pin oak, *Quercus palustris*



Piedmont Mesic Forest

Piedmont Mesic Forest will be interpreted on the north-facing slopes at the Newnan Arboretum. This forest community is found in moist but well-drained conditions, frequently on north-facing slopes or near streams. These forests also support numerous wildlife species and are particularly important to amphibians. More acidic soils are indicated by the presence of beech trees, while more basic soils are indicated by basswood and white ash.

Source: Natural Communities of Georgia

Canopy Species

Acidic Soils

- American beech, *Fagus grandifolia*
- Black gum, *Nyssa sylvatica*
- Fraser magnolia, *Magnolia fraseri*
- Northern red oak, *Quercus rubra*
- Red hickory, *Carya ovalis*
- Red maple, *Acer rubrum*
- Red mulberry, *Morus rubra*
- Sassafras, *Sassafras albidum*
- Shagbark hickory, *Carya ovata*
- Shumard oak, *Quercus shumardii*
- Tulip-tree, *Liriodendron tulipifera*
- Umbrella magnolia, *Magnolia tripetala*
- White ash, *Fraxinus americana*
- White oak, *Quercus alba*

Midstory/Understory Species

- American holly, *Ilex opaca*
- American hornbeam, *Carpinus caroliniana*
- Devil's walking stick, *Aralia spinosa*
- Downy serviceberry, *Amelanchier arborea*
- Flowering dogwood, *Cornus florida*

Rich Soils

- Bitternut hickory *Carya cordiformis*
- White basswood *Tilia americana* var. *heterophylla*

Calcareous/Mafic Soils

- Bigleaf magnolia, *Magnolia macrophylla*
- Cucumber magnolia, *Magnolia acuminata*
- Southern sugar maple, *Acer floridanum*

- Littlehip hawthorn, *Crataegus spathulata*
- Redbud, *Cercis canadensis*



Piedmont Prairie & Oak Savannas

Piedmont Prairies & Oak Savannas will be interpreted in maintained clearings at the interior of the Newnan Arboretum. This area will interpret a historically fire-managed ecosystem, which supports a tremendous abundance of pollinators and other insects that support our food crops as well as underpin the food chain for all other wildlife species. These grassland ecosystems are fire adapted and have become threatened due to fire suppression and development.

Source: Natural Communities of Georgia

Grasses

- Beaked panic grass, *Panicum anceps*
- Big bluestem, *Andropogon gerardii*
- Bigtop lovegrass, *Eragrostis hirsuta*
- Broomsedge, *Andropogon virginicus*
- Eastern beard grass, *Gymnopogon ambiguus*
- Eastern needlegrass, *Piptochaetium avenaceum*
- Gamma grass, *Tripsacum dactyloides*
- Little bluestem, *Schizachyrium scoparium*
- Oval leaf sedge, *Carex cephalophora*
- Pink muhly grass, *Muhlenbergia capillaris*
- Poverty oat-grass, *Danthonia spicata*
- Purple lovegrass, *Eragrostis spectabilis*
- Purpletop / Greasy grass, *Tridens flavus*
- Silky oat-grass, *Danthonia sericea*
- Silver plumegrass, *Erianthus alopecuroides*
- Splitbeard bluestem, *Andropogon ternarius*
- Yellow Indiangrass, *Sorghastrum nutans*

Wildflowers / Forbs

- Appalachian bergamot, *Monarda fistulosa*
- Appalachian sunflower, *Helianthus atrorubens*
- Black-eyed Susan, *Rudbeckia hirta*
- Butterfly weed, *Asclepias tuberosa*
- Carolina rose, *Rosa caroliniana*
- Clasping aster, *Symphyotrichum patens*
- Daisy fleabane, *Erigeron philadelphicus*
- Dense blazing star, *Liatris spicata*
- Downy lobelia, *Lobelia puberula*
- Downy trailing lespedeza, *Lespedeza procumbens*
- Eastern gray goldenrod, *Solidago nemoralis*
- Eastern silvery aster, *Symphyotrichum concolor*
- False dandelion, *Pyrrophappus carolinanus*
- Flowering spurge, *Euphorbia corollata*
- Georgia aster, *Symphyotrichum georgianum*
- Hairy angelica, *Angelica venenosa*
- Hairy lespedeza, *Lespedeza hirta*
- Hairy sunflower, *Helianthus hirsutus*
- Hemp dogbane, *Apocynum cannabinum*
- Horse nettle, *Solanum carolinense*
- Hyssopleaf boneset, *Eupatorium hyssopifolium*
- Large-flowered coreopsis, *Coreopsis grandiflora*
- Late flowering boneset, *Eupatorium serotinum*
- Licorice goldenrod, *Solidago odora*
- Long-stalked aster, *Symphyotrichum dumosum*
- Longleaf sunflower, *Helianthus longifolius*
- Maryland golden-aster, *Chrysopsis mariana*
- Partridge pea, *Chamaecrista fasciculata*
- Passion flower / May-pop, *Passiflora incarnata*
- Pencil-flower, *Stylosanthes biflora*
- Rabbit tobacco, *Pseudognaphalium obtusifolium*
- Ragwort, *Packera anonyma*
- Rosinweed, *Silphium compositum*
- Roughleaf sunflower, *Helianthus strumosus*
- Sensitive briar, *Mimosa microphylla*
- Sessile-leaf boneset, *Eupatorium sessilifolium*
- Silkgrass, *Pityopsis graminifolia*
- Slender goldenrod, *Solidago erecta*
- Small-headed sunflower, *Helianthus microcephalus*
- Smooth trailing lespedeza, *Lespedeza repens*
- Southern blazing star, *Liatris squarrulosa*
- Spreading sunflower, *Helianthus divaricatus*
- Spurred butterfly pea, *Centrosema virginianum*
- Tall goldenrod, *Solidago altissima*

RUTH HILL ELEMENTARY

SUNSET
CEMETERY

CITY
PUE

EXISTING
SCHOOL
PARKING
LOT

FOREST
CLASSROOM

TREETOP
TRAVERSE

WETLAND
DISCOVERY
WALK

ADVENTURE
HUB

MAIN
ENTRANCE

FOURTH ST EXT

SUNSET LANE

COLONIAL DR

OF NEWNAN
PUBLIC WORKS

CHARLIE NEAL
HOMES

ROWE ST

WESTVIEW
CEMETERY

BOONE DR

CREEKSIDE DR

mesic
hardwood
forest

oak
savannah

upland
pine-oak
forest

17

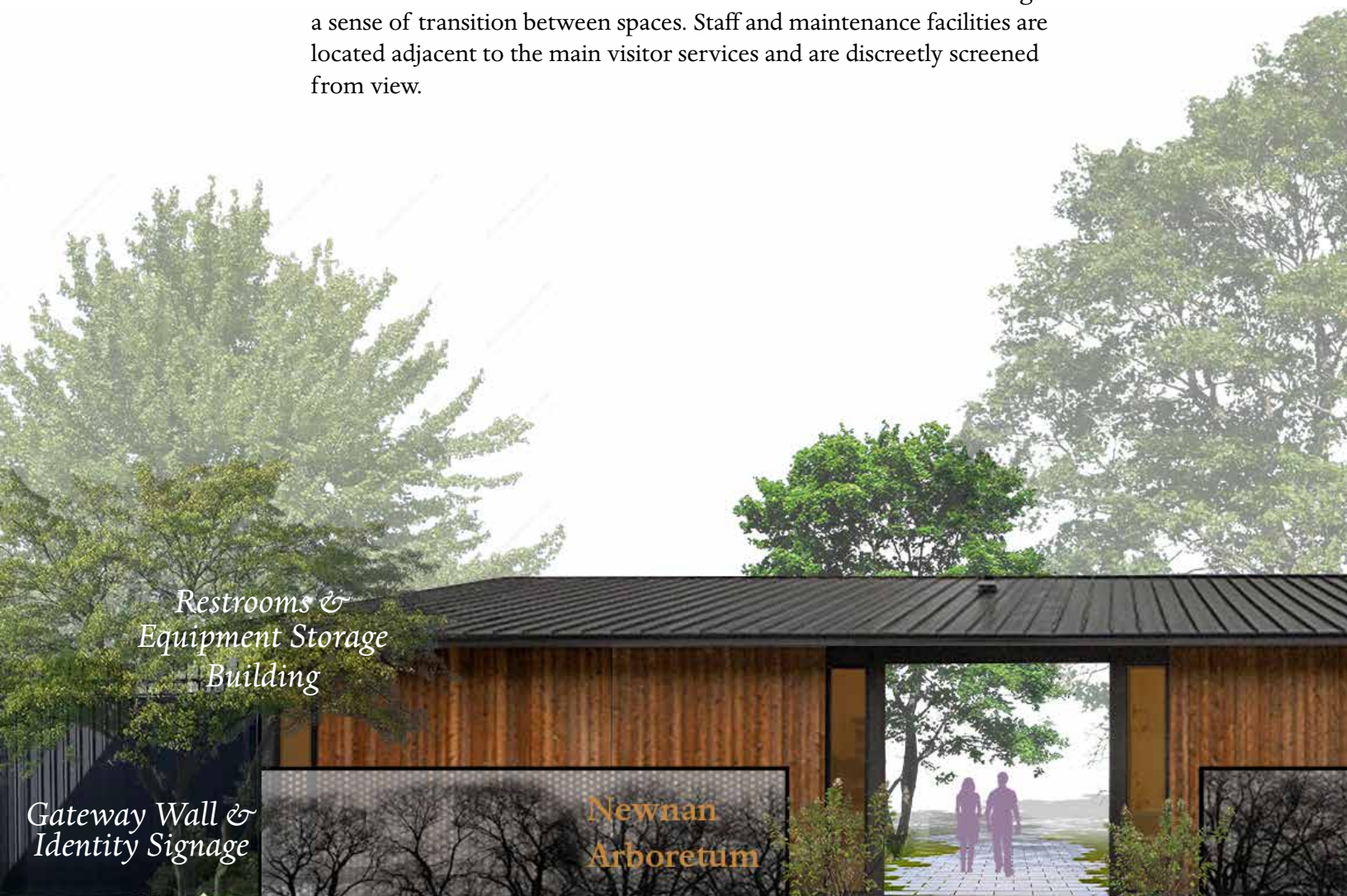
15

- 1 SCHOOL GATEWAY &
ACCESSIBLE PARKING
- 2 LINC ROUTE
- 3 STONE BLOCK
AMPHITHEATER
- 4 NATURE PLAY AREA
- 5 MULTIUSE PAVILION
- 6 6 STALL RESTROOM
& INFORMATION
- 7 MAINTENANCE &
NURSERY AREA
- 8 MAIN PARKING LOT
- 9 VERNAL POOLS
- 10 ELEVATED
BOARDWALK
- 11 SCIENCE STATION
- 12 RESTORED STREAM
- 13 BRIDGE
- 14 UPSTREAM SEDIMENT
CONTROL
- 15 NEIGHBORHOOD
GATEWAY
- 16 HAMMOCK HOLLOW
- 17 LOOKOUT POINT
- 18 BEAVER DAM
ANALOGS

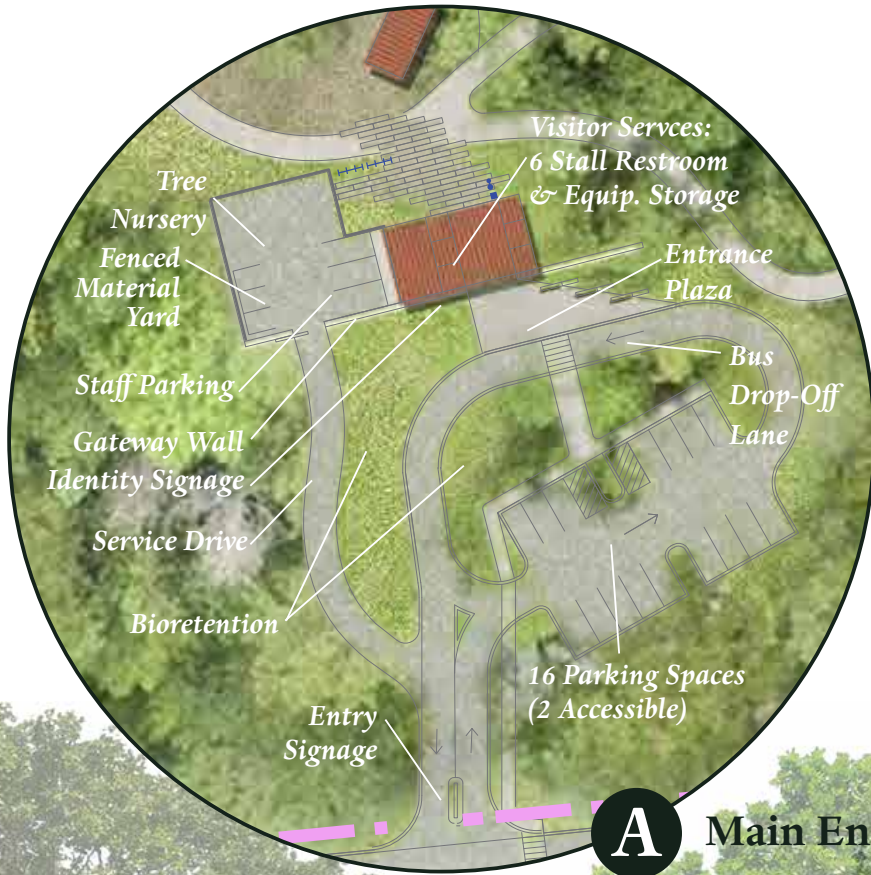
-

Detail Area Plans

Whether traveling by foot, bicycle, wheelchair, bus, or vehicle, visitors will arrive at the arboretum with equal dignity. Pedestrians and cyclists may arrive via the sidewalk connection or the LINC. Motorists and wheelchair users can park in a small parking area with accessible spaces or at the secondary entrance at Ruth Hill Elementary. Groups arriving by bus can be conveniently dropped off at the Entrance Plaza via a bus lane. At the Entrance Plaza, visitors will be greeted by informational signage and a decorative Gateway Wall. The wall features silhouettes of winter trees on a perforated steel panel, creating a semi-transparent screen between the interior and exterior of the arboretum and lending a sense of transition between spaces. Staff and maintenance facilities are located adjacent to the main visitor services and are discreetly screened from view.



Main Entrance, Elevation



A Main Entrance



Seating & Informational Signage

Entry Signage



Bioretention Stormwater Management



Seating



Tree Nursery



Entry Plaza with Permeable Paving



Permeable Parking Area





*Educational
Nature Play*



*Multi-use
Pavilion*



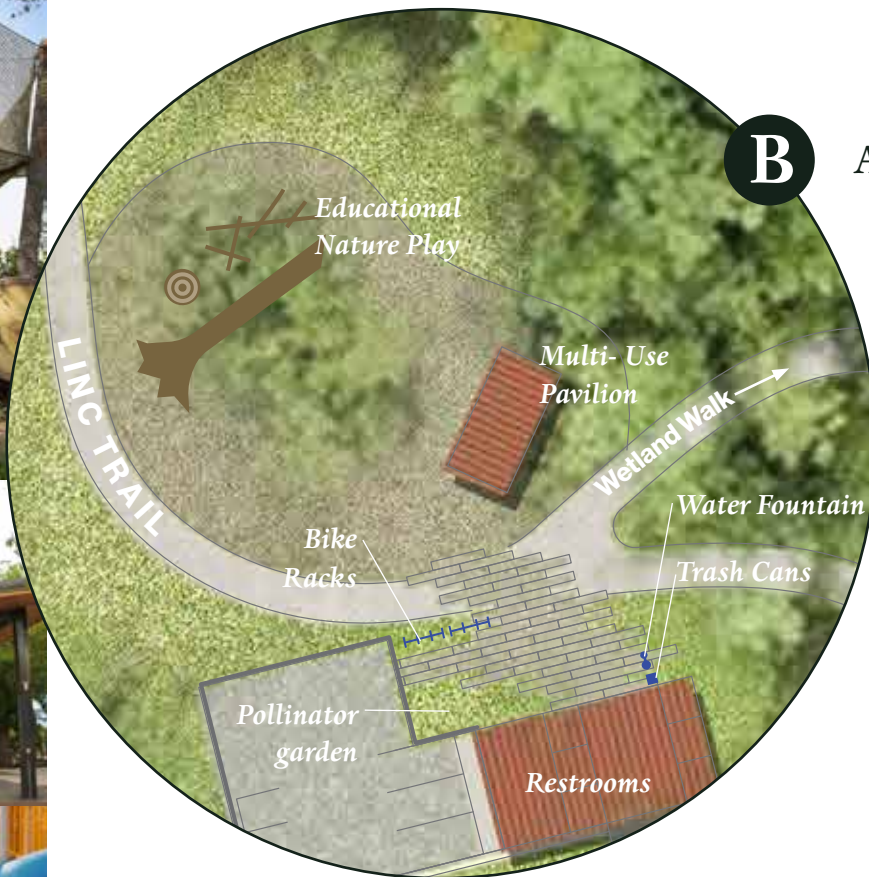
*Water
Filling
Station*



Bike Racks



*Waste Receptacles
&
Pet Waste Station*



B

Adventure Hub

Upon passing through the dogtrot passageway in the Visitor Services building, visitors can use the restroom, refill water bottles, park bicycles, and orient themselves to their surroundings. Informational signage, trail maps, community bulletin boards, and other essential information will be conveniently located in this central area of the site. From here, visitors will enter a plaza with long plank pavers laid with an irregular edge, which begins to invite the natural world into the space. Native, pollinator-supporting flowering plants will fill the spaces between the pavers and subtly cue visitors that things are a little more wild here. A gate to the tree nursery can be opened onto the plaza to invite visitors in during plant sales and special events. The pavers then span the LINC trail, bringing visitors to the Adventure Hub.

The Adventure Hub is envisioned as a meeting point and gathering place. Visitors can gather under an open pavilion with picnic tables to enjoy lunch or watch a science demonstration. Within view of the pavilion is the Educational Nature Play area, where children can run and play while learning about the natural world around them. The Nature Play Area should encourage open-ended play with natural materials such as sticks, sand, water, and leaves.

From the Adventure Hub, visitors can travel a short distance to the Wetland Discovery Walk. Visitors will travel over an accessible boardwalk with interpretive signage to a Science Field Station, where they can learn about our local ecology. This wetland will be constructed using beaver dam analogs along the stream to mimic how beavers dam streams, spreading and soaking water across the landscape.

During seasonal high flows, water will be directed into “oxbow” vernal pools, which are intended to imitate the formation of an oxbow lake as a stream changes course over time. These seasonally filled pools will provide spawning habitat for amphibians. The plant species in this area will reflect changes in the moisture gradient from the constructed wetland to the occasionally flooded bottomland forest in the stream’s floodplain.



Wetland Discovery Walk



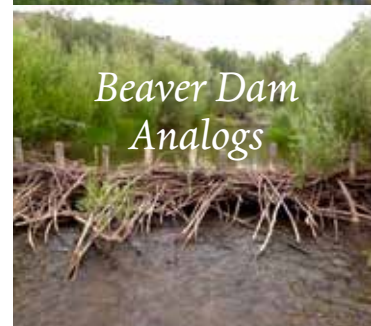
Science
Field Station



Accessible Paved
Path



Restored
Stream



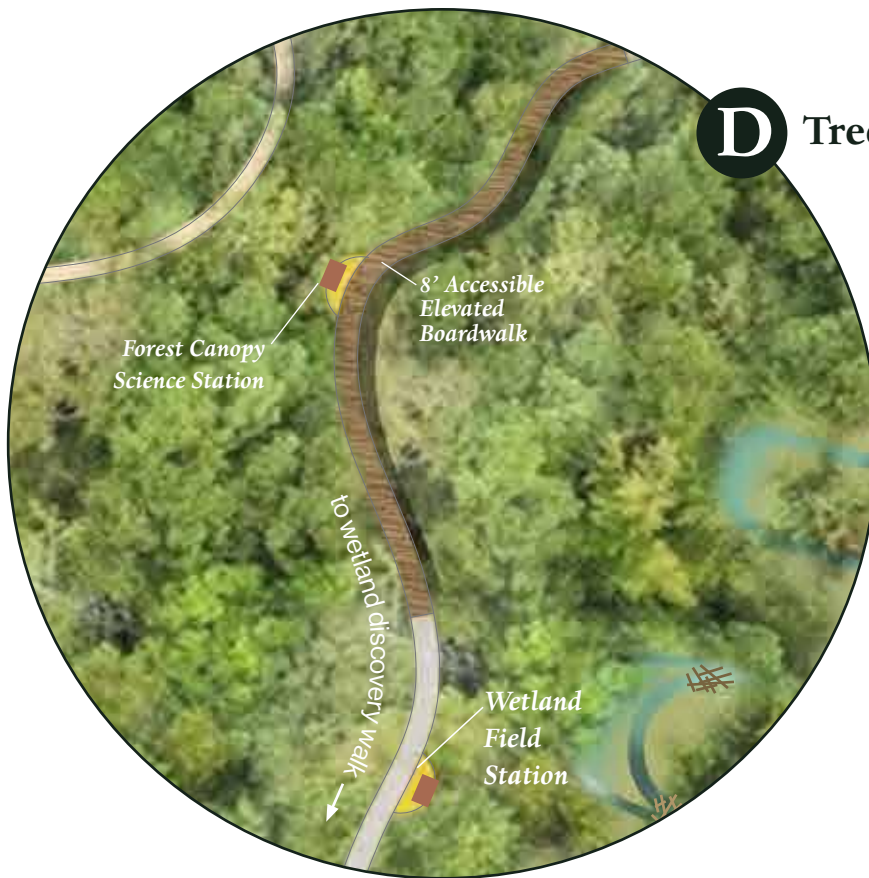
Beaver Dam
Analog



Riparian Plant
Communities



Accessible
boardwalk



D Treetop Traverse

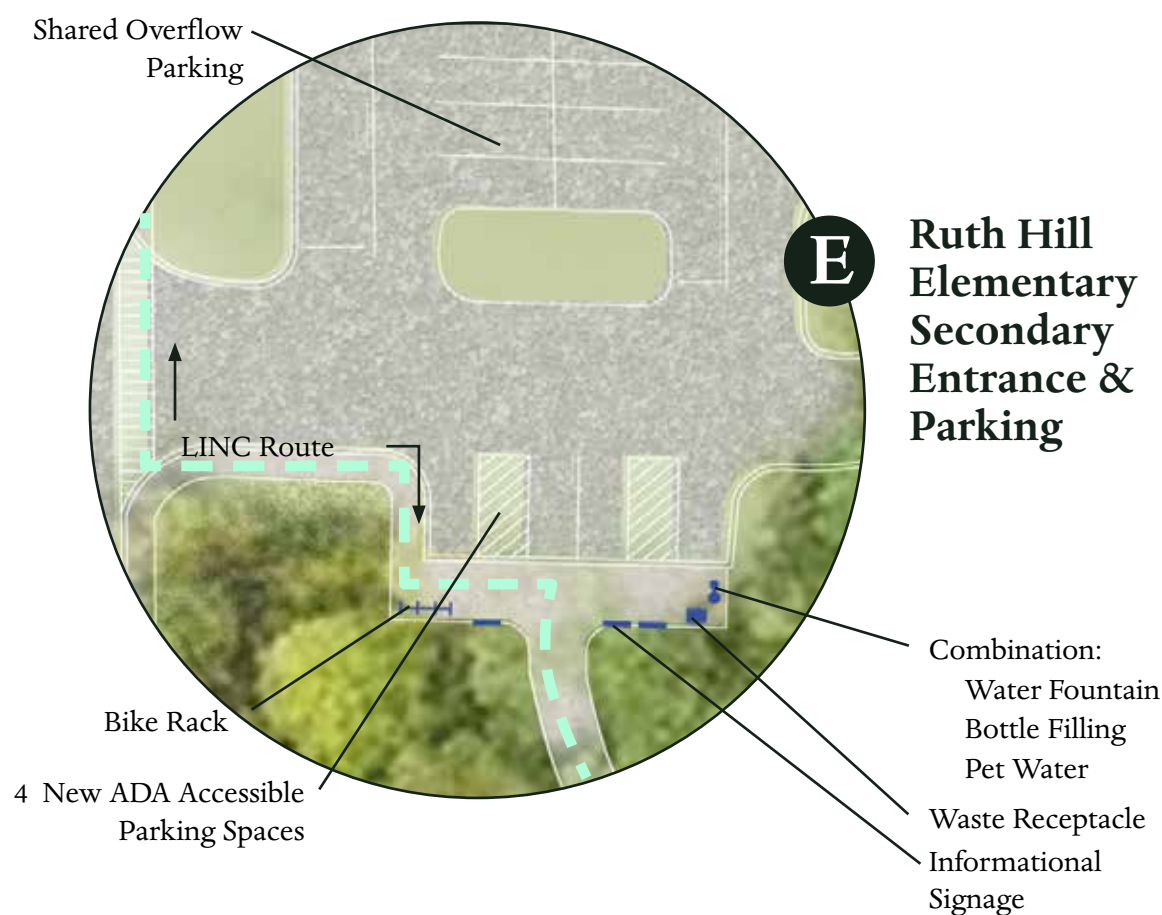


From the Wetland Discovery Walk, visitors will pass the Wetland Field Station, where they can get a close-up view of tadpoles developing in a vernal pool, before arriving at a gently sloping boardwalk that begins to ascend into the forest canopy. As they enter the midstory, visitors will see the tops of understory trees and look down into the forest from a bird's-eye view. At the Forest Canopy Science Station, visitors can borrow binoculars to lock eyes with wildlife. This feature takes advantage of the existing forest canopy that will be retained during construction.

Accessible Elevated Boardwalk

Top: The Fernbank Museum in Druid Hills, GA by Sylvatica Studio. Below: Treetop Walk Bachledka, Slovakia.

To reduce on-site impacts and the space required for a larger parking lot, the arboretum plans to coordinate with Ruth Hill Elementary School and the Coweta County School District to use an existing overflow parking lot for events, school bus staging, and during busier visitation periods. Four new accessible parking spaces and a new sidewalk connection will provide access to the site. A planned connection to the citywide LINC trail network will also enter the site at this location.



Additional Features

In a shady, quiet corner at the north end of the arboretum, visitors will find a small clearing with posts to hang their hammock. This space invites visitors to hang out, read a book, and enjoy the sounds of birds chirping and children playing at the nearby school.



F Hammock Hollow

Timber Hanging Post

Visitor Hammock

Grassy Clearing

Adjacent Path

Trail from school

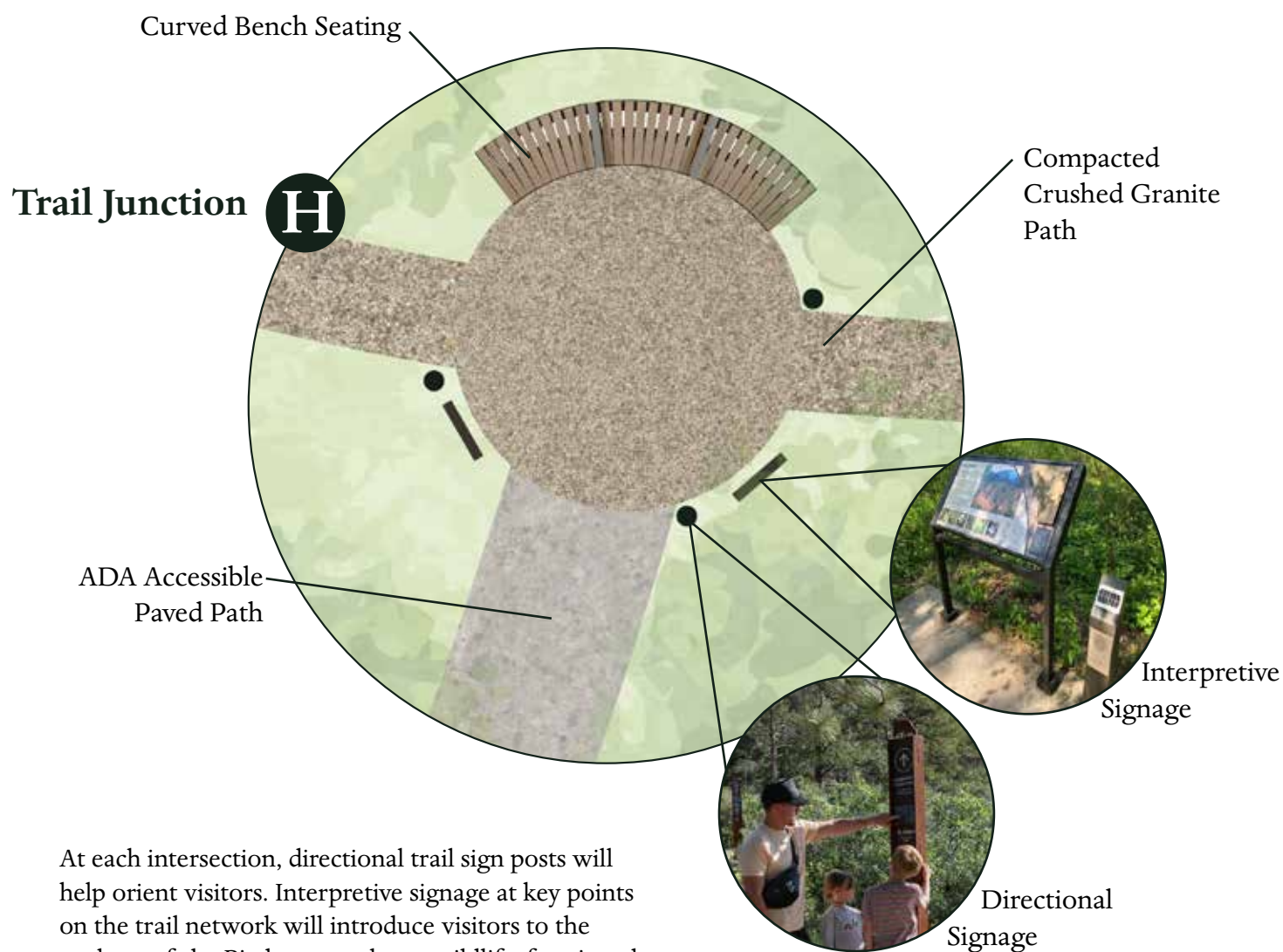
A short walk from Ruth Hill Elementary School, a small stone amphitheater along the trail provides a place to bring students for an outdoor lesson just outside the classroom walls.



Tiered stone seatwalls

G Forest Classroom





At each intersection, directional trail sign posts will help orient visitors. Interpretive signage at key points on the trail network will introduce visitors to the ecology of the Piedmont—plants, wildlife, fungi, and their relationships.

The Trail Network

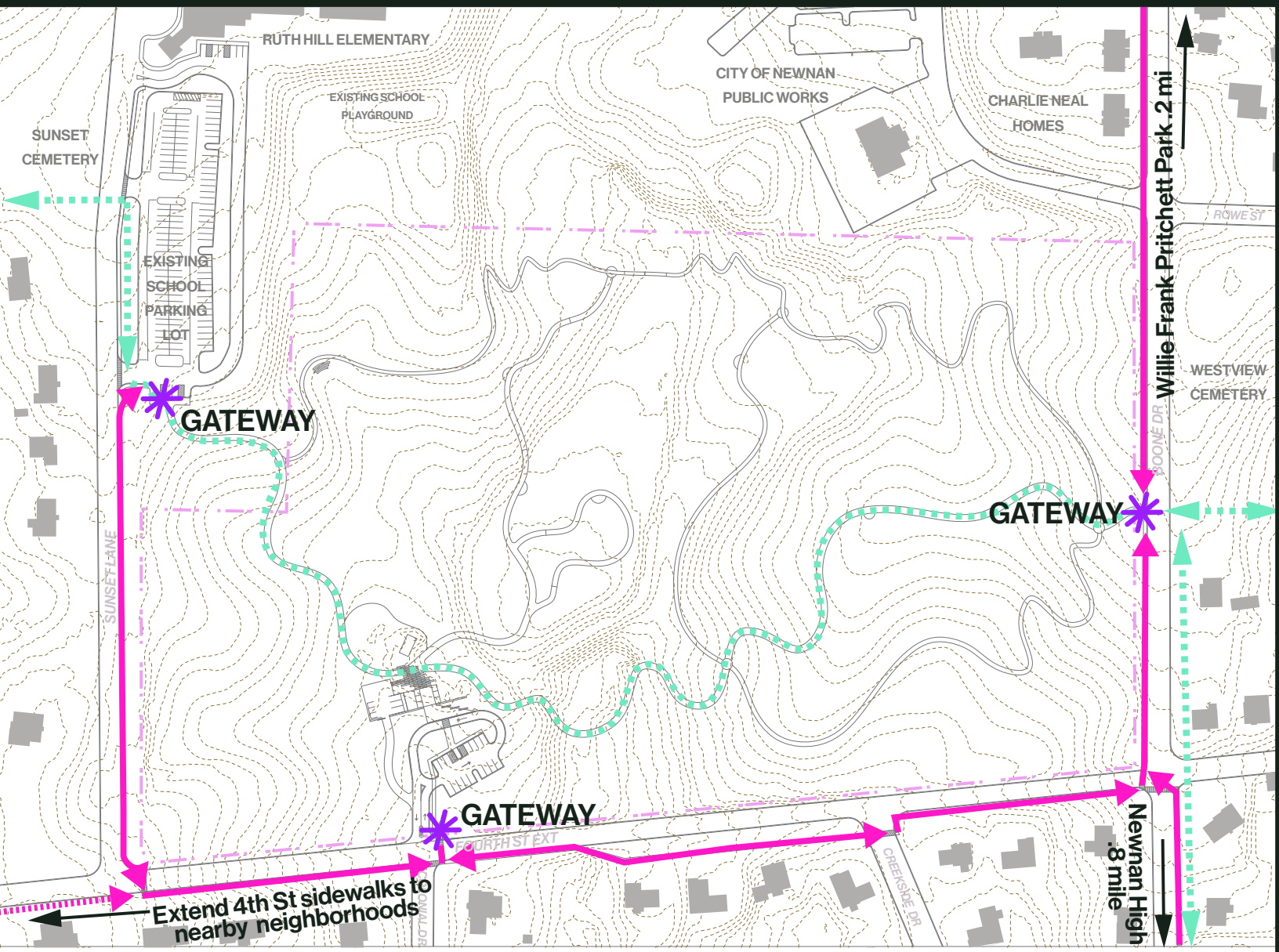
NEIGHBORHOOD CONNECTIONS

There are three gateways into the Newnan Arboretum from the surrounding neighborhoods on Sunset Avenue, Fourth Street Ext., and Boone Drive. These gateways are generally accessible from existing sidewalk networks. In future phases, the feasibility of signalized mid-block crossings and

other safety improvements should be explored at each of the three gateways to provide safe crossings for the LINC trail and to the Newnan Arboretum's Main Entrance. As suggested by one commenter, the city should also explore extending sidewalks west along Fourth Street Ext. to improve the nearby neighborhood's access to the Newnan Arboretum.

Neighborhood Connectivity

-  SIDEWALK CONNECTION
-  LINC ROUTE
-  PEDESTRIAN/ CYCLIST GATEWAY



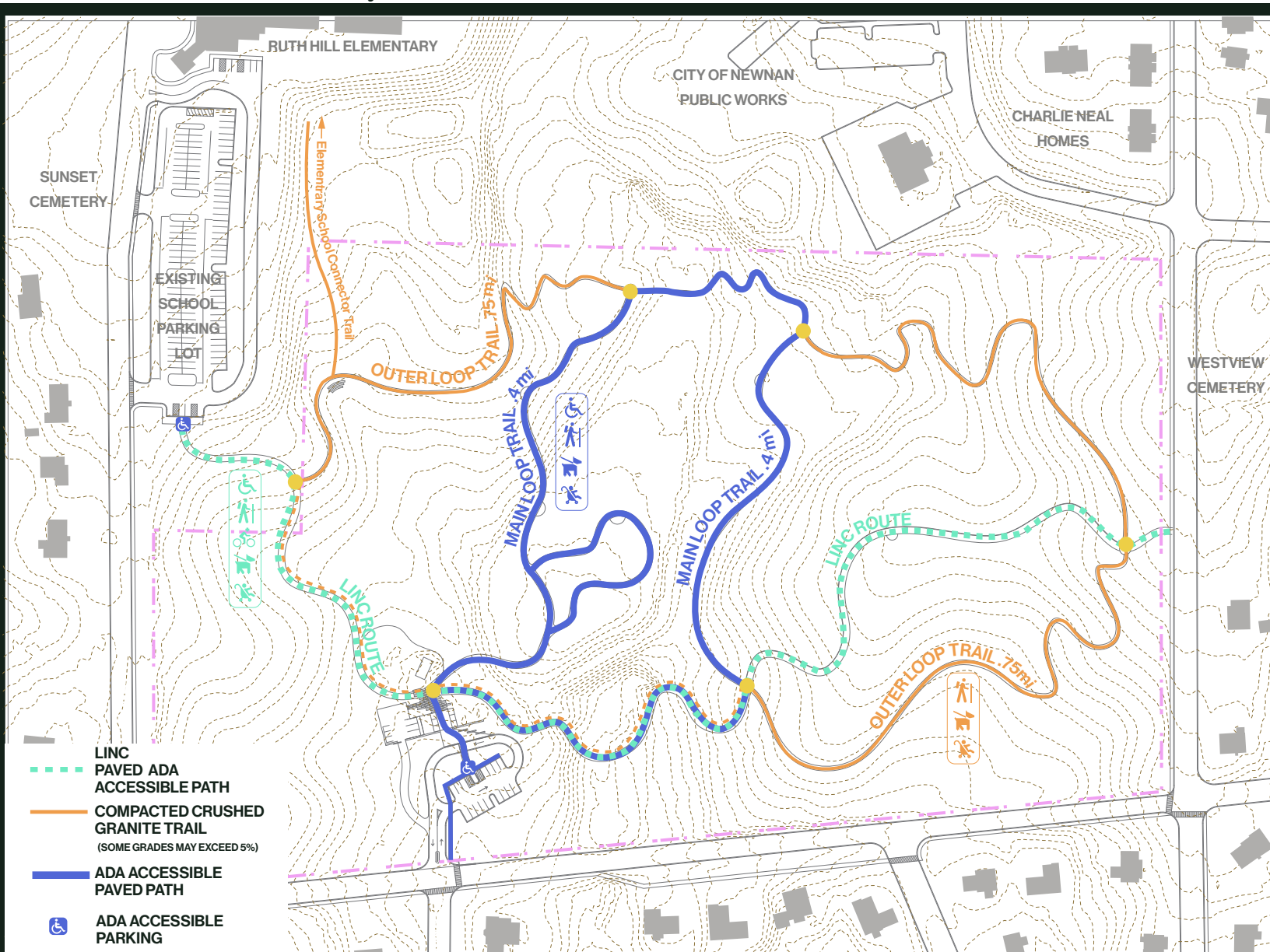
THE LINC

The trail network through the Newnan Arboretum builds on the existing LINC Trail Master Plan approved by the City of Newnan in 2017. The trail is intended to pass through the arboretum, connecting to other educational sites and green spaces east and west of the site. The LINC trail segment through the arboretum will be designed using the standard trail detail, a 12-foot-wide, accessible, concrete-paved path.

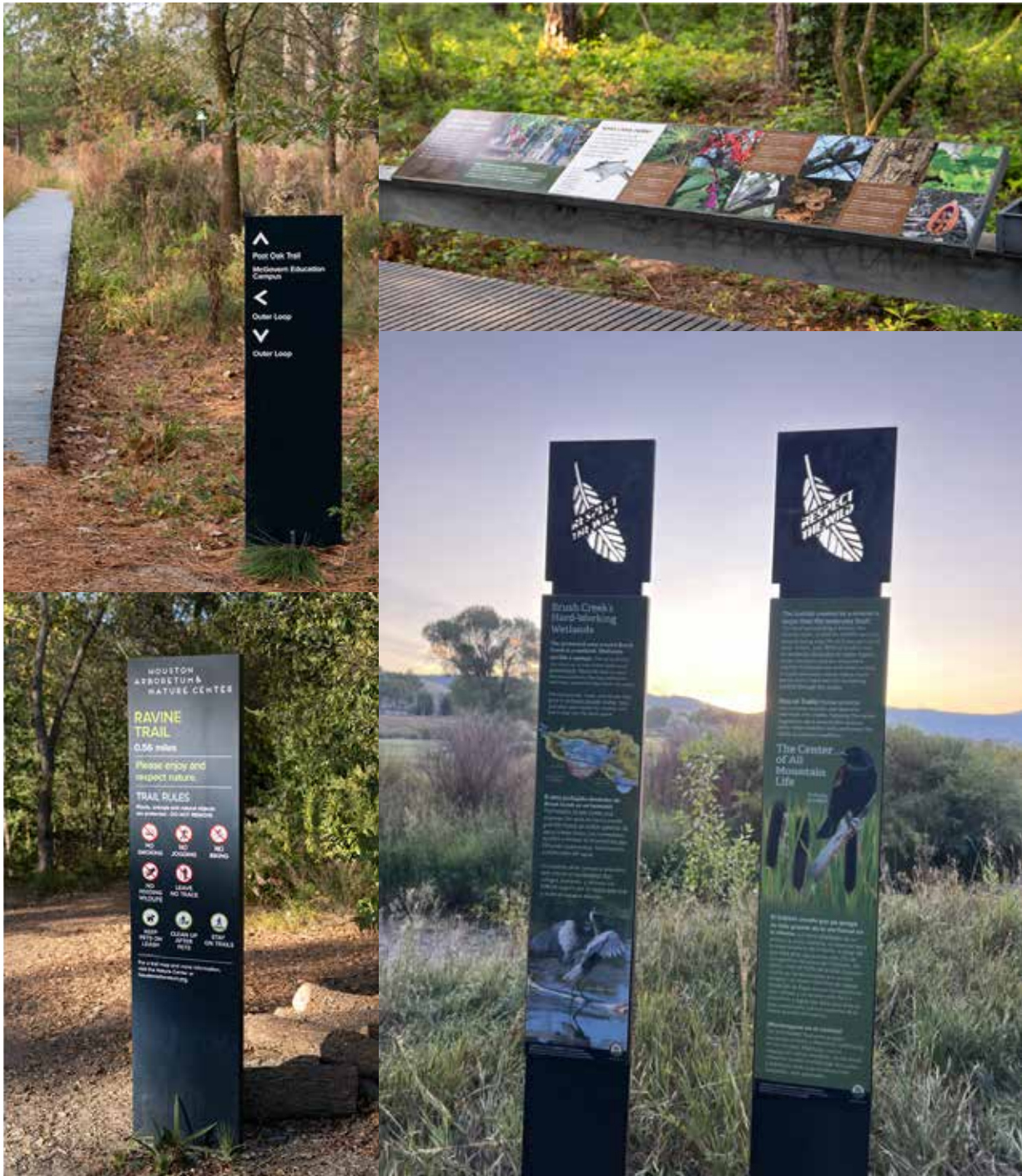
TRAIL SURFACES

Once inside the Newnan Arboretum, there will be two types of trail surfacing and levels of accessibility. The primary routes with access to all major site attractions include the Main Loop Trail and the LINC Route. These trails will be fully ADA-compliant and paved, with no grades exceeding 5 percent. The Outer Loop Trail will have a compacted crushed-granite or stabilized trail surface. While this surface will be accessible to strollers and wheelchairs, the topography may require a grade exceeding 5 percent in some locations, so the trail would not be fully ADA-compliant.

Trail Accessibility



Signage & Interpretation



At Left: These wayfinding signs at the Houston Arboretum and Nature Center direct visitors with simple, clean, accessible design. Clean fonts, simple pictograms, and matte finish surfaces clarify information, particularly for neurodivergent individuals (Design by Design Workshop). Top, Right: Reader-rail style interpretive signs are readable from a wheelchair or child's height (Design by Design Workshop); Bottom, Right: Providing information in both English and Spanish includes more visitors. Opposite, Top Image: Audio and tactile interpretive elements make interpretation accessible for visually impaired visitors and children alike; Opposite, right: Example of a larger botanical tag that can provide more information than standard tags.



INTERPRETATION

Educational programming at the Newnan Arboretum will engage visitors in the ecology of the Southeast through tours, nature walks, and other activities. Between these events, visitors to the arboretum will learn about the site through interpretive signage. The City of Newnan should engage a specialized design team to develop the arboretum's interpretive plan to ensure high-quality design, educational content, and accessibility.

PLANT ID TAGS

Many botanical gardens and arboretums use simple plant ID tags that list the common and botanical names of each species in the collection. To enhance the interpretive value of these tags, the arboretum could use larger tags that provide more information about each plant. By including an illustration of the leaf, flower, fruit, or bark of each tree, the Muscogee (Creek) or Cherokee name, traditional uses, and wildlife associations, these signs help visitors develop a greater understanding of the historical human relationships with each species and the role that species plays in the greater ecosystem. These signs could be laser-engraved on powder-coated aluminum for greater longevity.

Sample Plant Tag:

botanical
illustration
showing leaf,
flower, fruit

Common Name

Botanical Name

Muscogee (Creek) Name

Cultural History and Uses

Wildlife associations

Example:



Black Cherry

Prunus serotina

Tofv' mpē seminólē

Used by Muscogee (Creek) and Cherokee people to treat respiratory illnesses and excessive bleeding. Despite its' bitter flavor, black cherry was also an important food plant.

An important wildlife food and host plant, black cherry supports over 454 species of moths and butterflies. The fruits feed numerous birds and other wildlife.



5 Implementation

Implementation

A Forest for the Future

To recreate Piedmont native forest communities, the City of Newnan will need to plant many trees. The Newnan Arboretum, as conceived, will require a higher level of stewardship commitment than a typical park project. This commitment is twofold. First, site managers must manage accessioned specimens in the living collection through careful record-keeping and monitoring to maintain international arboretum accreditation. Second, site managers must actively manage forest progression using a variety of silvicultural methods, such as site preparation, thinning, harvesting, planting, pruning, and perhaps even prescribed burning.

The mature tree canopy on the site is limited, and unfortunately, many of those trees are in poor health. In some areas, the forest structure lacks diversity in tree species and ages. The existing canopy will be further reduced by grading required to restore the natural stream meander and correct major erosion issues that contribute to downstream sediment pollution. (Regardless of the approach to the existing farm pond, the dam and the area to the south will need to be addressed to correct erosion and unsafe grades created when the stream was dammed in the early 20th century).

The Georgia Forestry Commission recommends a replanting rate of 436 seedlings per acre for reforestation

projects to account for the failure rate of these small plants. For a 23.88-acre replanting area, this would equate to 10,411 seedlings. If left unmown, the site would begin to reforest itself naturally within a few years, with a mix of loblolly pine and other early-successional species, which could reduce the number of seedlings required. However, without direct management, the resulting forest would likely lack species and compositional diversity and would quickly become dominated by exotic invasive species, as has occurred at the center of the site.

Site managers will need to work closely with silviculturalists, ecologists, and other specialists to develop a silvicultural prescription (forest management plan) that guides reforestation and ensures the resulting forests meet desired structural composition and habitat quality goals. Over time, site managers will need to respond adaptively to changing conditions and needs as the site develops. The labor hours required to manage invasive species, conduct structural pruning, control diseases and pests, address deer browse, and address other management concerns will continue to change, with generally less labor needed as the forest structure becomes more developed. Volunteer labor will be needed to fulfill this stewardship commitment, providing an opportunity to invite the community to become involved and invest in this shared resource.



Ai visualization of what the reforestation process at the Newnan Arboretum may look like over 30 years.



Ai visualization of what the reforestation process may look like over the first 30 years as newly planted trees develop into complete forests.

MANAGING EXPECTATIONS

A project of this scale will take decades to fully realize. In our “instant gratification” society, some may struggle with the long time frame and phasing of such a project. It will be important for the City of Newnan to manage community expectations by communicating the project’s vision and mission through status reports and updates. This could include temporary signs explaining what volunteer crews are working on and why an area may look different, or social media posts celebrating small victories, such as migratory birds nesting. Keeping the public engaged in the process will help the project remain on course and cultivate public support.

Below: Stages of forest succession.



Opinion of Probable Cost: Arboretum Development

HIGH LEVEL COST ESTIMATE SUMMARY

Ecological Restoration and Arboretum Tree Collection: \$998,160

Infrastructure and Visitor Amenities: \$4,449,996

Cost Summary Breakdown	Estimated Cost
Arboretum Trees & Vegetation Restoration	\$284,160
Stream Restoration	\$714,000
Pedestrian Circulation	\$939,229
Visitor Services Infrastructure (Restroom, Maintenance, Entry Plaza)	\$1,183,394
Visitor Parking & Site Access Roads	\$284,792
Adventure Hub (Nature Play Area)	\$572,196
Forest Classroom (Tiered Stone Seating)	\$80,468
Treetop Traverse (Elevated Boardwalk)	\$434,125
Wetland Discovery Walk (Low Boardwalk)	\$551,150
Science Field Stations	\$45,300
Site Furnishings	\$122,040
Interpretation & Wayfinding Signage	\$145,653
Stormwater Management	\$91,650
Project Total	\$5,448,156

Note: This estimate is based on the concept level design and is intended for planning purposes only. Actual costs will vary based on the final design. Estimate includes a percentage allowance for design, engineering, bidding, permitting, utility coordination, and construction administration, with an additional 20% contingency.

PAVEMENT & STORMWATER: LINE ITEM BREAKDOWN

Item	Qty	Unit	Unit Cost	Item Total	Material
60x88 Parking Lot & Entry					
Earthwork/ Clearing/ Grading/ Grubbing	1	LS	\$10,000	\$10,000	
Parking Aisles	2800	SF	\$20	\$56,000	PICP Pavers
Parking/ Road Striping	2280	LF	\$0.50	\$1,140	Thermoplastic
Flush Curbing	1200	LF	\$40	\$48,000	Concrete
12' Drive Lanes	8000	SF	\$7	\$56,000	Asphalt
12' Service Drive	195	SY	\$18	\$3,510	Gravel
Auxiliary Parking Area (Elem. Parking Lot)					
Earthwork/ Clearing/ Grading/ Grubbing	1	LS	\$5,000	\$5,000	
4 Additional ADA Spaces	1000	SF	\$7	\$7,000	Asphalt
Curb & Gutter	75	LF	\$70	\$5,250	Concrete
Parking Striping	160	LF	\$0.50	\$80	Thermoplastic
Pedestrian Circulation					
Earthwork/ Clearing/ Grading/ Grubbing	1	LS	\$29,500	\$29,500	
10' Accessible Path (LINC)	2600	LF	\$125	\$325,000	Concrete
6' Accessible Trail	3850	LF	\$24	\$92,400	Stabilized Aggregate
30' Accessible Pedestrian Bridge	2	EA	\$75,000	\$150,000	Steel
6' Sidewalk	1950	SF	\$16	\$31,200	Concrete
10' Sidewalk	420	SF	\$16	\$6,720	Concrete
Entry Plaza	1100	SF	\$20	\$22,000	PICP Pavers
Curb Ramps	3	EA	\$3,000	\$9,000	Concrete
Crosswalk Striping	1	EA	\$300.00	\$300	Thermoplastic
Stormwater Bioretention Basin					
Soil Media	500	CY	\$70	\$35,000	
Hydroseeding or Plugs	4500	SF	\$6	\$27,000	
Pipe & fittings	100	LF	\$30	\$3,000	PVC or RCP
Subtotal				\$933,100	
Design, Engineering, & Bidding	8%			\$74,648	
Permitting	5%			\$46,655	
Construction Administration	8%			\$74,648	
Contingency	20%			\$186,620	
Pavement & Stormwater Total				\$1,315,671	

VISITOR SERVICES INFRASTRUCTURE: LINE ITEM BREAKDOWN

Item	Qty	Unit	Unit Cost	Item Total	Material
Earthwork/Clearing/Grading/Grubbing	1	LS	\$25,000	\$25,000	
Maintenance Yard Surface	290	SY	\$18	\$5,220	Gravel
Orientation Plaza w/ LG Plank Pavers	1400	SF	\$20	\$28,000	PICP Pavers
Building & Walkway Slab	1600	SF	\$16	\$25,600	Concrete
6 Stall Open-Air Restroom Pavilion (Steel Frame Construction, Metal Shed Roof, dogtrot between, exterior hand and foot washing stations)	1	LS	\$600,000	\$600,000	Steel
6' T Perforated Aluminum Gateway Screen	660	SF	\$55	\$36,300	Aluminum
10' Privacy Fence (chainlink w/ slats)	180	LF	\$25	\$4,500	Steel
Material Storage Bays	64	LF	\$60	\$3,840	Concrete Block
Nursery Equipment (Irrigation, hoses, trays, greenhouse)	1	AL	\$25,000	\$25,000	
Rainwater Cistern for Irrigation	1	EA	\$20,000	\$20,000	
Subtotal				\$773,460	
Utility Allowance	12%			\$92,815	
Design, Engineering, & Bidding	8%			\$61,877	
Permitting	5%			\$38,673	
Construction Administration	8%			\$61,877	
Contingency	20%			\$154,692	
Visitor Services Infrastructure Total				\$1,183,394	

SPECIAL (NAMED) FEATURES: LINE ITEM BREAKDOWN

Item	Qty	Unit	Unit Price	Item Total	Material
Adventure Hub					
Mulched Play Surface	4250	CF	\$5	\$20,188	Wood
15x30 Picnic Pavilion (steel construction, shed roof)	1	LS	\$30,000	\$50,000	Steel
Concrete Pad	500	SF	\$16	\$8,000	Concrete
Water Play Feature	100	SF	\$2,500	\$250,000	Rock, Water
Sand Play Feature	1	LS	\$750	\$750	Sand
Rope Bridge Feature	1	EA	\$5,000	\$5,000	Rope
Spider Web Net	1	EA	\$3,500	\$3,500	Rope
Tree Tower w/ Rope net climb	1	EA	\$6,500	\$6,500	
Fallen Timbers & Hollow Logs (Reclaimed wood from site work)				\$0	Wood
Stones/ Boulders	1	AL	\$5,000	\$5,000	Stone
Interactive Educational Exhibits	1	AL	\$30,000	\$30,000	
Forest Classroom					
Stone Bench Seating	73	LF	\$730	\$53,290	Stone
Treetop Traverse					
8' Elevated Boardwalk	1	AL	\$287,500	\$287,500	Wood/Steel
Wetland Discovery Walk					
10' Low Boardwalk	3650	SF	\$100	\$365,000	Wood/Steel
Science Field Stations					
10x10 shelter w/ deck platform	3	EA	\$10,000	\$30,000	Wood/Steel
Subtotal				\$1,114,728	
Utility Allowance	10%			\$111,473	
Design, Engineering, & Bidding	8%			\$89,178	
Permitting	5%			\$55,736	
Construction Administration	8%			\$89,178	
Contingency	20%			\$222,946	
Special (Named) Features Total				\$1,683,239	

SITE FURNISHINGS: LINE ITEM BREAKDOWN

Item	Qty	Unit	Unit Cost	Item Total	Material
Benches	12	EA	\$2,500	\$30,000	Mass Timber
Combo Fountain/Filler/Pet Water	2	EA	\$11,000	\$22,000	Mixed
Bike Racks	5	EA	\$1,600	\$8,000	Steel
Picnic Tables	6	EA	\$4,000	\$24,000	Wood
Hammock Posts	6	EA	\$500	\$3,000	Wood
Waste Receptacles	6	EA	\$2,000	\$12,000	Metal
Pet Waste Receptacles	3	EA	\$900	\$2,700	Metal
Subtotal				\$101,700	
Contingency	20%			\$20,340	
Site Furnishings Total				\$122,040	

SIGNAGE: LINE ITEM BREAKDOWN

Item	Qty	Unit	Unit Cost	Item Total	Material
Aluminum Letters for Gateway	1	AL	\$1,500	\$1,500	Steel/ Aluminum
Street Monument Sign	1	AL	\$20,000	\$20,000	Steel/Stone
4x8 Interp/Info Panels (Upright)	8	EA	\$2,000	\$16,000	Steel
Reader Rail Interpretive Panels (at Science Stations)	3	EA	\$4,000	\$12,000	Steel
Wayside Signs	10	EA	\$1,500	\$15,000	Steel
Ped Trail Signs & Mile Markers (Post)	24	EA	\$1,000	\$24,000	Steel
4x6 Botanical Signs (Custom)	200	EA	\$50	\$10,000	Aluminum
Traffic Signs	6	EA	\$500	\$3,000	Aluminum
ADA Parking Signs	6	EA	\$300	\$1,800	Aluminum
Subtotal				\$103,300	
Design, Engineering, & Bidding	8%			\$8,264	
Permitting	5%			\$5,165	
Construction Administration	8%			\$8,264	
Contingency	20%			\$20,660	
Signage Total				\$145,653	

STREAM RESTORATION: LINE ITEM BREAKDOWN

Item	Qty	Unit	Item Total
Design, Engineering, & Permitting	1	AL	\$85,000
Construction	1	AL	\$425,000
		Total	\$510,000
		20% Contingency	\$204,000.0
		Stream Restoration Total	\$714,000

ARBORETUM COLLECTION & REVEGETATION PLANTINGS: LINE ITEM BREAKDOWN

Item	Qty	Unit	Unit Cost	Total
Remove Invasive Exotics/Trees	1	LS	\$43,560	\$43,560
Rare Specimen Trees	30	EA	\$1,650	\$49,500
Specialty Native Trees	50	EA	\$1,300	\$65,000
Select Nursery Stock Trees	50	EA	\$1,000	\$50,000
Seeding Trees	7000	EA	\$2	\$11,200
Shrubs (Trade Liners)	8500	EA	\$5	\$42,500
Perennial Seed Mix	28	ACRE	\$800	\$22,400
			Revegetation Total	\$284,160

Proposed Investment Phasing

PRE-DEVELOPMENT

Estimated Capital Expenditures (\$321k)

- Design & Engineering
- Bidding & Permitting

Estimated Operating Budget (\$104–141k)

- Organizational Development

DEVELOPMENT

Estimated Capital Expenditures (\$5.1m)

- Construction

Estimated Operating Budget (\$104–200k)

- Staff onboarding & training

PHASE 1 ARBORETUM ESTABLISHMENT (YEARS 1-5)

Estimated Operating Budget (\$258–330k)

- Developing institutional capacity & partnerships
- Intensive Site Management

PHASE 2 FOREST DEVELOPMENT & PROGRAM EXPANSION (YEARS 5–15)

Estimated Operating Budget (\$231–313k)

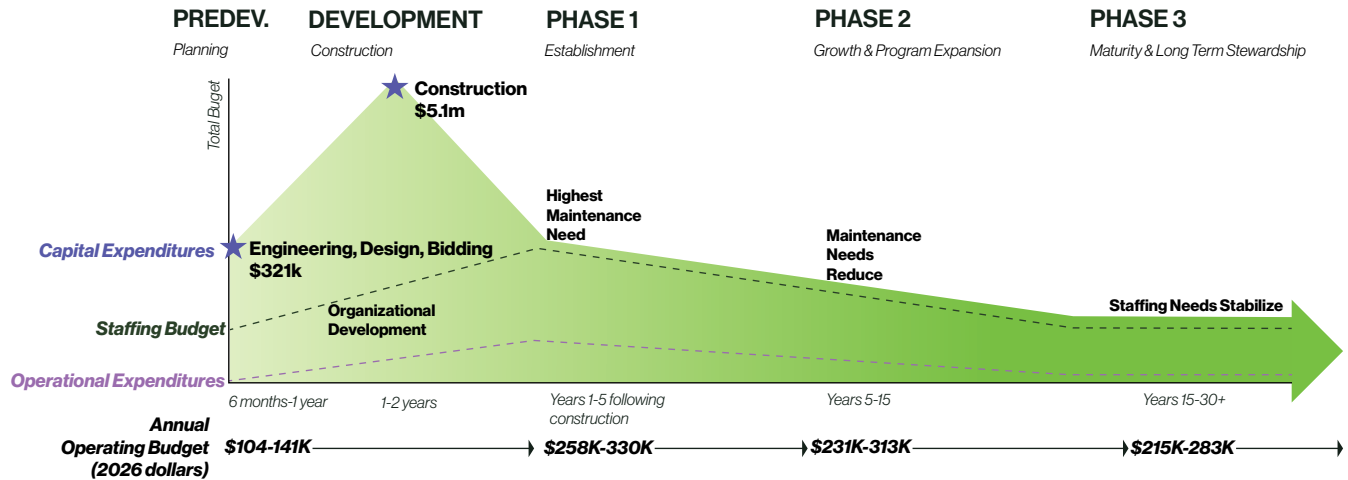
- Expanding programming & engagement
- Consistent Site Management

PHASE 3 ARBORETUM MATURITY & LONG- TERM STEWARDSHIP (YEARS 15–30+)

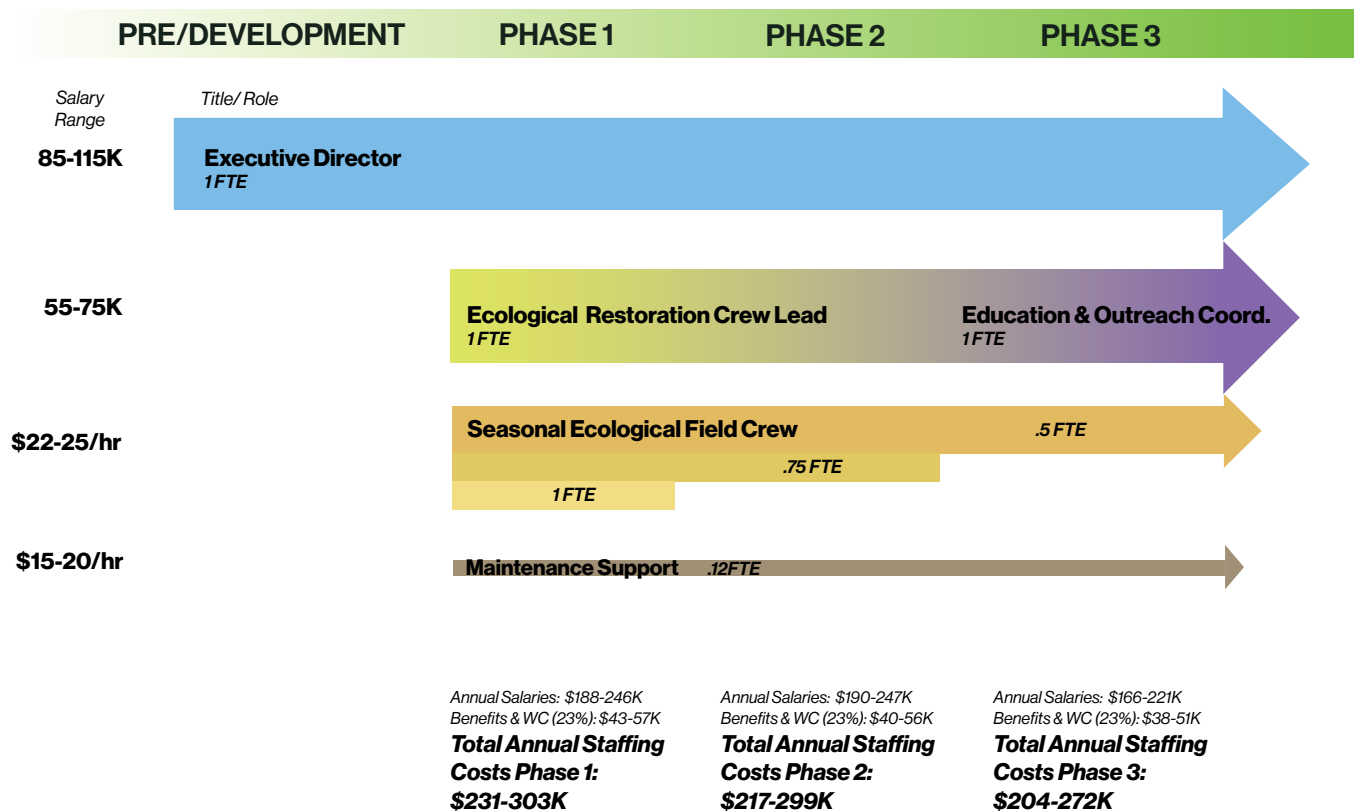
Estimated Operating Budget (\$215–283k)

- Robust programming & community enmeshment
- Targeted site management and monitoring

ESTIMATED ANNUAL OPERATING BUDGET OVER TIME (2026 DOLLARS)



ESTIMATED STAFFING INVESTMENT OVER TIME (2026 DOLLARS)



Proposed Phasing Approach

PREDEVELOPMENT

During this phase, the organizational structure to lead the Newnan Arboretum development and support its stewardship over time is established. The board/friends group will be responsible for building community support, fundraising, and supporting the Executive Director search. The Executive Director role should be established during this phase to lay the groundwork for the arboretum's collections, management plan, and systems. The city will solicit a design team to bring the project to fruition.

Actions:

- Establish governing organization
- Hire Executive Director
- Assemble design team and prepare construction documents
- Release project to bid

Timeline: 6-18 months

Estimated Capital Expenditures (\$321k)

- Landscape Architecture Services
- Civil Engineering Services
- Consultant Fees
- Bidding & Permitting Fees

Estimated Annual Operating Budget (\$104–141k)

- Executive Director Salary
- Administrative Costs

DEVELOPMENT

During construction, all the major elements of the site will be completed. The design team will oversee construction in coordination with the city. The Executive Director will begin laying the groundwork to prepare the staff to take over site management once construction is complete.

Actions:

- Hire, onboard, and train support staff
- Manage construction

Timeline: 9-18 months

Estimated Capital Expenditures (\$5.10m)

- Construction of all major site elements

Estimated Annual Operating Budget (\$104–200k)

- Executive Director Salary
- Staff salaries (beginning when project is nearing completion)



PHASE 1: ARBORETUM ESTABLISHMENT (YEARS 1–5)

The landscape will function as an open meadow during this period. Seeded fields will support pollinators as young trees begin to establish. The establishment period is the most labor- and capital-intensive; the site will require aggressive intervention to shape forest composition and reduce invasive species pressure. Educational programming will ramp up gradually as the site develops.

Primary Staff Activities:

- Tree establishment care: Seedling and tree survival monitoring, Deer browse protection, replanting
- Irrigation and drought watering: Weekly hand watering of newly planted trees
- Aggressive invasive species suppression
- Forest Structure Management: Thinning in existing wooded areas, pruning & tree health
- Systems establishment: research, monitoring, collections, educational programming, volunteer management
- Establish partnerships and donor relationships

Phase 1 Recommended Staffing (2026 Dollars)

<u>Position</u>	<u>FTE</u>	<u>Estimated Salary Range</u>
Executive Director/ Restoration Ecologist / Curator/ Collections Manager/ Education & Outreach Coordinator	1.0	\$85,000–\$115,000
Ecological Restoration Crew Lead/Volunteer Coordinator	1.0	\$55,000–\$75,000
Seasonal Ecological Field Crew (2–4 person seasonal/intern crew or volunteer crew)	1.0 combined FTE	\$22–\$25 /hr
Maintenance Support (part-time)	0.12	\$15–20 /hr
Subtotal		\$188K–\$246K
Benefits & Workers Comp (23%):		\$43K–\$57K
Total Salaries		\$231K–\$303K

Phase 1 Estimated Annual Operating Budget (2026 Dollars)

<u>Category</u>	<u>Estimated Annual Cost</u>
Salaries & Benefits	\$231K–303K
Landscaping Supplies (trees, irrigation, etc.)	\$20,000
Equipment & Vehicle Maintenance	\$2,000
Educational Programming & Admin (print materials, computers, monitoring equipment, etc.)	\$5,000
Total Estimated Annual Budget Years 1-5	\$258,000–\$330,000



PHASE 2: FOREST DEVELOPMENT & PROGRAM EXPANSION (YEARS 5–15)

During years 5–15, the site will begin to develop into a young forest and feel more enclosed. Staff focus will center on directing the forest’s trajectory and expanding educational programs.

Capital Expenditures:

- Forest understory planting (\$42k)
- Year 10–15: Planned refresh of restrooms facilities, nursery facilities, pavement, boardwalks, signage

Primary Staff Activities

- Continued invasive management
- Directing forest compositional development through thinning, planting, prescribed burning where appropriate
- Tree care and collections management
- Trail maintenance
- Ongoing coordination of research and partnerships
- Expanded educational programming
- Maintain partnerships and expand donor relationships

Phase 2 Recommended Staffing (2026 Dollars)

<u>Position</u>	<u>FTE</u>	<u>Estimated Salary Range</u>
Executive Director/ Restoration Ecologist / Curator/ Collections Manager/ Education & Outreach Coordinator	1.0	\$85,000–\$115,000
Ecological Restoration Crew Lead/ Volunteer Coordinator	1.0	\$55,000–\$75,000
Seasonal Ecological Field Crew (2-3 person seasonal/ intern crew or volunteer crew)	.75 combined FTE	\$22–\$25 /hr
Maintenance Support (part-time)	0.12	\$15–20 /hr
Subtotal		\$177K–\$234K
Benefits & Workers Comp (23%):		\$40K–\$56K
Total Salaries		\$217K–\$299K

Phase 2 Estimated Annual Operating Budget (2026 Dollars)

<u>Category</u>	<u>Estimated Annual Cost</u>
Salaries & Benefits	\$217K–\$299K
Landscaping Supplies (trees, irrigation, etc)	\$5,000
Equipment & Vehicle Maintenance	\$2,000
Educational Programming & Admin (print materials, computers, monitoring equipment, etc)	\$7,000
Total Estimated Annual Budget Years 5-15	\$231,000–\$313,000



PHASE 3: ARBORETUM MATURITY & LONG-TERM STEWARDSHIP (YEARS 15–30+)

From year 15 onward, the site will begin to resemble a mature forest, with an enclosed canopy and robust species diversity in the canopy, midstory, and understory. Invasive species removal will remain necessary at the forest edge but will be reduced in the interior of the site. Site management will transition from restoration to long-term stewardship, robust educational programming, and community activities. By this point, the arboretum will be a well-established (and hopefully well-loved) asset in the community.

Capital Expenditures:

- Year 20-25: Maintenance/restroom building renovation
- Year 30+: Repave concrete walkways/LINC
- Replace aging maintenance equipment

Primary Staff Activities

- Ongoing forest monitoring and seasonal maintenance
- Ongoing scientific research and partnerships
- Robust Educational Programming

Phase 3 Recommended Staffing (2026 Dollars)

<u>Position</u>	<u>FTE</u>	<u>Estimated Salary Range</u>
Executive Director/ Arborist / Curator/Collections Manager	1.0	\$85,000–\$115,000
Education & Outreach Coordinator / Volunteer Coordinator	1.0	\$55,000–\$75,000
Seasonal Ecological Field Crew (1-2 person seasonal/intern crew or volunteer crew)	.5 combined FTE	\$22–\$25 /hr
Maintenance Support (part-time)	0.12	\$15-20 /hr
Subtotal		\$166K–\$221K
Benefits & Workers Comp (23%):		\$38K–\$51K
Total Salaries		\$204K–\$272K

Phase 3 Estimated Annual Operating Budget (2026 Dollars)

<u>Category</u>	<u>Estimated Annual Cost</u>
Salaries & Benefits	\$204K–\$272K
Landscaping Supplies	\$2,000
Equipment & Vehicle Maintenance	\$2,000
Educational Programming & Admin (print materials, computers, monitoring equipment, etc.)	\$7,000
Total Estimated Annual Budget Years 15-30+	\$215,000–\$283,000

Organizational Structure

STAFF ROLES & RESPONSIBILITIES



Board/ Friends Group

Membership: Diverse backgrounds

Works with executive director to ensure stewardship of the site over time, develops donor relationships and organizes fundraising efforts.



Executive Director

Education: Masters+

Background: Restoration Ecology, Conservation Horticulture, Forestry, or Similar

Responsible for site management planning, staff management, arboretum collections management and record-keeping, site monitoring, scientific partner coordination, strategic planning & coordinating with board.



Ecological Restoration Crew Lead

Education: Bachelor's and relevant experience

Background: Horticulture, Ecology, or similar

Leads seasonal and volunteer crews to perform site maintenance, manages nursery. Role evolves into Education and Outreach coordinator as site stabilizes.



Education & Outreach Coordinator

Education: Bachelor's and relevant experience

Background: Horticulture, Ecology, or similar

Manages educational partnerships, leads interpretation, educational programs, and public engagement.



Ecological Restoration Crew

Education: Relevant plant ID skills

Background: Horticulture, Ecology, or similar

Performs tree planting, invasive species control, watering, grounds maintenance.

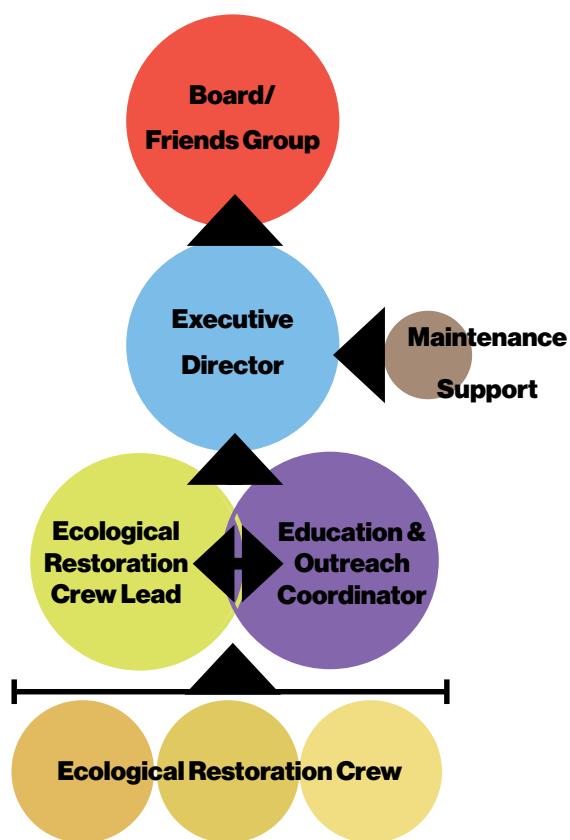


Maintenance Support

Background: Relevant experience

Handles general maintenance of trail surfaces, signage, and visitor infrastructure such as the restrooms and parking areas.

ORGANIZATIONAL RELATIONSHIP CHART





6

Bibliography

Bibliography

Plant Newnan. "About." Accessed August 10, 2026. <https://www.plantnewnan.org/about>.

ArbNet. "Education and Public Engagement." Accessed August 10, 2026. <https://arbnet.org/resources/education-and-public-engagement>. Coweta County, Georgia. GIS Mapping and Parcel Records. Coweta County Government.

ArbNet. "Levels of ArbNet Accreditation." Accessed August 10, 2026. <https://arbnet.org/accreditation/levels/>.

Coweta County, Georgia. "County Geographic Information Systems (GIS)." Publicly accessible data, Accessed August 10, 2026. <https://www.coweta.ga.us/335/Geographic-Information-Systems-GIS>.

Georgia Department of Natural Resources. Georgia's Wildlife Action Plan. Atlanta: Georgia Department of Natural Resources.

Georgia Environmental Protection Division, Building or Renovating a Pond in Georgia: A Pond Guide for Citizens, rev. April 2011

Georgia Environmental Protection Division, Draft 2026 Integrated 305(b)/303(d) List – Streams (Atlanta: Georgia Department of Natural Resources, 2026).

Georgia Environmental Protection Division, Safe Dams Program, Instructions for the Inspection of Embankment Dams, Version 1.0.

Georgia Forestry Commission. Prescribed Fire in Georgia. Macon, GA: Georgia Forestry Commission.

Green Business Certification Inc. "SITES Rating System." SITES: Developing Sustainable Landscapes. Accessed August 10, 2026. <https://www.sustainablesites.org/certification-guide>.

Harvard University. Sustainable Site Maintenance (Landscaping) Standards. September 2023. Cambridge, MA: Harvard University. <https://sustainable.harvard.edu/wp-content/uploads/2024/12/Harvard-Sustainable-Site-Maintenance-Standards-2023.pdf>.

Nationwide Environmental Title Research, LLC. "Historic Aerials." HistoricAerials.com. Accessed August 10, 2026. [https://www.historicaerials.com/.U.S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey. Washington, DC: U.S. Department of Agriculture.](https://www.historicaerials.com/.U.S.Department%20of%20Agriculture,%20Natural%20Resources%20Conservation%20Service.Web%20Soil%20Survey.Washington,%20DC:U.S.Department%20of%20Agriculture)

Natural Communities of North Georgia, accessed August 7, 2026, <https://www.naturalcommunitiesofgeorgia.com/>.

University of California, Davis, California Soil Resource Lab; University of California, Division of Agriculture and Natural Resources; and Natural Resources Conservation Service. SoilWeb. 2019. Accessed August 10, 2026. <https://casoilresource.lawr.ucdavis.edu/soilweb/>.

U.S. Census Bureau. 2020 Census Tabulation Blocks: Coweta County, Georgia. Washington, DC: U.S. Department of Commerce, 2022. <https://www.census.gov/geographies/mapping-files/2020/geo/tiger-line-file.html>.

Image Sources

- Akademie AG, Erlebnis. "Treetop Walk Bachledka." Photograph. n.d. Treehouse Map. Accessed August 7, 2026. <https://treehousemap.com/listing/treetop-walk-bachledka/>.
- AllTrails. "Best Trails in Saint-Joseph-De-La-Rive." Photograph. n.d. Accessed August 7, 2026. <https://www.alltrails.com/canada/quebec/saint-joseph-de-la-rive>.
- "Backyard Pavilion Ideas." Photograph. n.d. Pinterest. Accessed August 7, 2026. <https://www.pinterest.com/pin/beautiful-in-its-simplicity--3940718413662443/>.
- "Beaver Dam Analogue." Photograph. n.d. E Science News. Accessed August 7, 2026. <http://esciencenews.com/files/images/2016071012868111.jpg>.
- "Brush Creek Recreational Path Receives New Bilingual Interpretive Signage." Photograph. September 9, 2024. Vail Daily. Accessed August 7, 2026. <https://www.vaildaily.com/news/brush-creek-recreational-path-receives-new-bilingual-interpretive-signage/>.
- Dattner Architects. "Children's Adventure Garden." Photograph. n.d. Accessed August 7, 2026. <https://www.dattner.com/projects/view/dallas-arboretum/>.
- Design Workshop. "Houston Arboretum & Nature Center." Photographs. n.d. Accessed August 7, 2026. <https://www.designworkshop.com/projects/houston-arboretum-egd.html>.
- Design Workshop. "Metzler Family Open Space." Photograph. n.d. Accessed August 7, 2026. <https://www.designworkshop.com/projects/metzler-family-os.html>.
- Dismore, Caitlin. "7. Take a Walk at Claremore Lake." Photograph. 2022. Twin Family Travels. Accessed August 7, 2026. <https://twinfamilytravels.com/things-to-do-in-claremore-oklahoma/>.
- "Elkay LK4420BF1UFRKEVG ezH2O® Bi-Level Pedestal Bottle Filling Station, Freeze-Resistant." Photograph. n.d. The Fountain Direct. Accessed August 7, 2026. <https://thefountaindirect.com/collections/public-use>.
- "Fernbank Museum WildWoods." Photograph. n.d. Sylvatica Studio. Accessed August 7, 2026. <https://www.sylvaticastudio.com/fernbank-nature-preserve/>.
- Flyway Excavating, Inc. "How Stream Restoration Supports Thriving Trout Populations." Photograph. May 6, 2025. Accessed August 7, 2026. <https://www.flywayexcavating.com/how-stream-restoration-supports-thriving-trout-populations/>.
- Frontenac Park. "How Ontario Parks Makes Nature Accessible for Everyone." Photograph. June 14, 2025. Accessed August 7, 2026. <https://www.frontenacpark.ca/user-generated-content-and-reviews/how-ontario-parks-makes-nature-accessible-for-everyone/>.
- Hartsig, Ted. "Improving Soil Balance and Function in Stormwater Management." Photograph. 2021. Accessed August 7, 2026. <https://news.ieca.org/improving-soil-balance-and-function-in-stormwater-management/>.
- Herndon, Taylor. "Memphis Botanic Garden." Photograph. n.d. FD2S. Accessed August 7, 2026. <https://fd2s.com/memphis-botanic-garden/>.
- Houston Arboretum & Nature Center. "Ravine." Photograph. 2025. Accessed August 7, 2026. <https://houstonarboretum.org/discover/field-stations/>.
- McGregor, Freya. "Echo River Springs Trail, Mammoth Cave National Park, Kentucky." Photograph. n.d. Birdability. Accessed August 7, 2026. <https://www.birdability.org/blog/accessible-interpretive-signs-we-love>.
- MKSK. "Reedy River Wetland Restoration & Flood Mitigation." Photograph. n.d. Accessed August 7, 2026. <https://mkskstudios.com/research-projects/reedy-river-wetland-restoration-flood-mitigation>.
- Philadelphia Water Department. "Resource Directory." Photograph. n.d. Accessed August 7, 2026. <https://water.phila.gov/gsi/planning-design/resources/>.
- Schnader, Ingrid. "Central Park Gets New Hammock Stands." Photograph. July 13, 2021. The Homewood Star. Accessed August 7, 2026. <https://thehomewoodstar.com/news/central-park-gets-new-hammock-stands/>.
- "Sentry Dog Waste Station." Photograph. 2025. Terra Bound Solutions. Accessed August 7, 2026. <https://www.terraboundsolutions.com/product/sentry-dog-waste-station/>.
- Takle, Anna. "Porto Bench." Photograph. 2025. Vestre. Accessed August 7, 2026. <https://vestre.imageshop.no/1509580/Detail/Index/7696258>.
- Takle, Anna. "VROOM Bicycle Rack." Photograph. 2025. Vestre. Accessed August 7, 2026. <https://vestre.imageshop.no/1509580/Detail/Index/7696336>.
- "Trees." Photograph. 2025. Accessed August 7, 2026. <https://unitychurchhillnursery.com/>.
- "7200 Wisconsin Ave." Photograph. 2026. Unilock. Accessed August 7, 2026. <https://commercial.unilock.com/projects/condos-offices/7200-wisconsin-ave/>.



Appendix A:

City & Municipal Arboretum Toolkit



City Arboretum Toolkit

Introduction

This toolkit is meant to guide you through the ArbNet accreditation process, the steps to create a new arboretum, or building your arboretum's capacity to upgrade to a higher level of accreditation. The toolkit contains resources such as ArbNet template documents, as well as examples of the different elements that make up an arboretum from various ArbNet accredited arboreta. Overall, this should give you a more concrete understanding of what you need to create or enhance an arboretum.

Resources

Application

- [Level I Sample Application](#)
- [Level II Sample Application](#)
- [Level III Sample Application](#)
- [Level IV Sample Application](#)

Strategic Planning

- [Mission statement overview](#)
- [Sample mission statement samples](#)
- [Sample arboretum plan](#)
- Example: [Tower Grove Park](#)

Collections Policy

- [Curation and Management](#) (session recording on curation, collections, and management techniques from the [2021 ArbNet Virtual Conference](#))
- [Sample Collections Policy](#)
- Example: [The Newport Arboretum](#)

Tree Inventory & Assessment

- [Mt. Lebanon Arboretum Tree Specimen Collection](#) (interactive tree collection list)

Tree Care

- [Sample tree care plan](#)
- [Tree and plant care](#) (The Morton Arboretum)
- [Landscape fact sheets](#) (University of Massachusetts Amherst)
- [How to plant a tree video tutorial](#) (Iowa DNR)
- [Tree pruning video](#) (Purdue University)
- Examples:
 - [City of East Point](#) (tree health care plan)
 - [The Forest Park Arboretum](#) (tree care resources)



Labeling & Mapping

- [Example physical label](#)
- [Label Making Comparison Guide](#)
- [The Ins & Outs of Plant Records](#) (Workshop session recording on accessioning, key data to record, inventory and labeling, and mapping strategies from the [2021 ArbNet Virtual Conference](#))
- [Curio XYZ Digital Labeling & Mapping](#)
- [ArcGIS Online Account](#) (free to make simple maps/digital labels)
- [Google My Maps Digital Labeling & Mapping](#)
- Examples:
 - [University of Guelph Arboretum](#) (physical labels)
 - [Greenwich Town Arboretum](#) (physical labels and park map)
 - [City of Bexley Arboretum](#) (virtual labeling/map and tree tours)
 - [Cooper-Young Historic District Arboretum](#) (scroll down for tree map)
 - [Lawrence Rotary Arboretum](#) (interactive map)
 - [Village of Montgomery](#) (interactive map)

Sustainability

- [Sustainability Index for Public Gardens](#) (American Public Gardens Association)

Educational Programs

- [Plant Heroes](#) (American Public Gardens Association - series of nature-based educational/outreach content for 4-10 year olds)
- [Educational tree resources](#) (Arbor Day Foundation)
- [Virtual outreach K-12 bundles](#) (free) (The Morton Arboretum)
 - Scroll down to the “Celebrate Trees! Arbor Day Bundle” for tree-focused activities organized by grade - these can be downloaded for free through Arborversity.
 - [Link to register for free bundles in Arborversity](#) - to access these bundles you must use Arborversity, The Morton Arboretum’s virtual education platform, but creating an Arborversity account and accessing and downloading the activities is all free (quick [“how to” video](#) on how to do this).
- [K-12 educational resources and programs](#) (Longwood Gardens)
- Examples:
 - [Atlanta Beltline Arboretum](#) (youth education)
 - [Tower Grove Park](#) (educational opportunities)

Events

- [150 Ways to Celebrate Trees on Arbor Day](#) (Arbor Day Foundation)
- Examples:
 - [Centennial Parklands](#) (events page)
 - [City of Bexley Arboretum](#) (events page)

Tours

- [Aiken City Wide Arboretum](#) (cell phone tour)
- [Atlanta Beltline Arboretum](#) (biking and walking tours)
- [City of Bexley Arboretum](#) (map tree tour)

Urban & Community Forestry

- [Urban & Community Forestry Presentations](#) (recording on community forestry programs and steps to connect with audiences and partners to leverage your program from the [2021 ArbNet Virtual Conference](#))

Steps to Becoming an ArbNet Accredited Arboretum (Level I)

1. Complete a Strategic Plan

- a. A strategic plan defines the purpose and mission of the arboretum, its audience(s), and the types of plants that are grown to achieve that purpose or serve those audiences, provisions for the maintenance and care of the plants, and provisions for the continuing operation of the organization through time with a clear succession plan. Your plan may be written into the university's plan

2. Governance

- a. A governing board, a group of people, or authority that is dedicated to the arboretum plan and its continuation beyond the efforts of a single individual. Such an organizational/governance group will affirm fulfillment of standards and authorize participation as an accredited arboretum

3. Staff

- a. Employees or volunteers who ensure fulfillment of the arboretum plan and provide for the basic needs of the arboretum collection and functions of the arboretum.(i.e. grounds crew, student interns/volunteers)

4. Collections

- a. 25 + species of woody plants and label them or mapped in some way (can be mapped online)
- b. All trees do not need to be labeled, just a selection of 25 species for easy public awareness

5. Outreach/Education

- a. Host at least one event, open to the general public
 - i. Arbor Day
 - ii. Earth Day with a tree related event
 - iii. Walking Tour
 - iv. Tree Planting
 - v. Tree Care Education
 - vi. Collaborate with professors or other researchers on campus to utilize the trees and plants for learning, curriculum, observational studies, etc.

This page intentionally left blank



Appendix B:

Public Comments

Public Comments 3/17/26 - 7/23/26

Format Received	Name	Comment
Facebook	Abigail Beau Doreste	Clapping hands emoji
Facebook	Anika Matrai-Monk	Fully on board and supporting!!!
Facebook	Ariyanna Moon	More of this and less data centers please
Facebook	Ashley Walston	I would just be happy to get more green space but I love #3
Facebook	Brandy Parker Kinsey	Option 1!
Facebook	Carey Gentzel	Concept 3 definitely.
Facebook	Carey Gentzel	It needs to be a food garden in someway. Fruit trees, nut trees, and maybe certain types of vegetables.
Facebook	Carrie Sikes Knight	Awesome!
Facebook	CJ Wheeler	Fruit trees! !!
Facebook	Danielle Thome	This I can support!
Facebook	Georgia Gordon High	When are we getting more parking downtown?

Format Received	Name	Comment
Facebook	Handy Andy	How about you go to Utah and learn how to build a community playground. They have lots of slides, swings, climbing, obstacle courses, and integrated splash pad. It puts GA to shame.
Facebook	Heather Mcinnis	Start a project fund through the foundation
Facebook	Helen Hebbe Tedder	Love this! Option 1!
Facebook	Jacqueline Marie	Clapping hands emoji
Facebook	Janie Stephens	We need this!!!!
Facebook	Jeff Avery	Work on Jefferson street paving and side streets ... all downtown needs asphalt
Facebook	Jeffrey Stark	Finally, a development proposal that is focused on improving and investing in our community for the long-term. Data centers are sacrificing the beauty and health of the county in exchange for short-term financial gain.
Facebook	Julianne Baumann	That would be so cool! !!
Facebook	Kim Clairry	This is the best news!!! I would LOVE to give ideas on helping to make it accessible and nature enriching for all ages. I did leave a message already. Just wanted to express excitement here too I hope this plan is executed

Format Received	Name	Comment
Facebook	Lee Bohan	You need to make sure we're gonna have the water to support it. The Data Center water requirements to support that was a lie.
Facebook	Macey Roache	Get the Linc connected and you've got a winner.
Facebook	Marisa McCrae	Yes to green spaces! Newnan births restaurants all the time and is losing it's grass & trees rapidly.
Facebook	Michael Bowers	I love this idea, Coweta County has lost far too much green space to rampant overdevelopment. Hope this
Facebook	Mike Deryck	Oh great, just what Newnan needed, more squirrels, owls, and woodpeckers.
Facebook	Mitch Everett	I do not see any chicken or Mexican restaurants in that plan???
Facebook	Natalie Bailey Benton	CAN WE GET SOME AFFORDABLE HOUSING??? Y'ALL PLANT THE TREES AND IN 5 YEARS, Y'ALL WILL CUT THEM DOWN!!!! WASTE OF TAXPAYERS' MONEY
Facebook	Noah Fuller	Can we fish that pond
Facebook	Nonnie Jess	I would absolutely love it! If y'all need somebody to help with the gardening, call me! That's my passion.
Facebook	Rosemary Coakley	As long as it's kept just that with walking trails and an outhouse. No circus stuff.

Format Received	Name	Comment
Facebook	Ruth Stark	Each option has great features from a city park vibe to an educational & research experience. Some options would be more costly to build, maintain, &/or staff, which would impact taxes. One concern, none of the designs seem to be very user-friendly for someone with mobility issues !wheelchair, walker, etc) throughout the area. Crushed gravel is more organic, but not very easily navigable as well as a maintenance challenge with containment and weed growth. Boardwalks &/or hard surfaces allow all ages/abilities to more fully enjoy the space. Another consideration, will the design promote usage by the majority of citizens, or will it end up being o place where some individuals "hang out", which leads to a concern about personal safety, so most citizens will not visit the location?
Facebook	Shane Davis	How about expanding 154?
Facebook	Shannon Segres Yorkman	Awesome!!
Facebook	Vitor Lindo	Wow this is great
Facebook	Wisely Crew	Commented !!
Survey	Alex Waters	Such an amazing idea! I do agree with others that a connecting point to the LINC would be great. Also a Japanese themed section would be neat, similar to Gibbs Garden.
Survey	Brayden Turner	Concept 3 looks incredible, would absolutely love something like that in Newnan!
Survey	Brittany Moselina	concept 3 and said, "I want to go there!!!" Out of all of them, the 3rd concept is our favorite. But we like the idea of the greenhouse and the stone amphitheater from the other designs. Community gardens/food forests would be a nice
Survey	Carey Gentzel	Definitely concept three I feel like the children in our area from all the schools of all ages will benefit from the science aspect of all of it, but I also feel like somewhere in there needs to be fruit, nut trees, bushes kinda like a Perma forest that everyone can enjoy but no matter what definitely concept three I feel like that's the most beneficial to really everyone, but especially the kids creates a hands-on learning environment about a lot of things to do with science
Survey	Carolyn Frackelton	Yes please!! What a great use of space and the perfect way to bring the community together. It's very tiring seeing all of the buildings and neighborhoods go in. This is an idea I can get behind. I'd love pollinator gardens too!
Survey	Chris Brown	Love it bring it on!!! Atlanta has this and we moved from the city we need more beautification and outdoor opportunities for the residence of Newnan. Also we need additional nice restaurants!
Survey	Connie Clifton	This is a wonderful idea for this space!

Format Received	Name	Comment
Survey	Donna	I think this is wonderful since we have lost so many trees during the tornado! I would suggest that the mentioned PICNIC TABLES as well as BENCHES be added along the trails. FRUIT TREES and BERRY BUSHES (blueberry, for example) would provide food for wildlife and snacks for walkers. Fruit trees that don't require cross pollination would work easily in this plan. inevitably, someone might complain (as complainers do) about fallen pieces of fruit, but squirrels and other wildlife will clean up much of any fruit on the ground. Frankly, wildlife will probably strip the fruit off the tree before it falls! I would also recommend SECURITY CAMERAS so that people will feel safe. Frequent police patrols to ensure safety would also be good. And a DRINKING FOUNTAIN or dog water faucet would be nice near a RESTROOM. Some flowers for pollinators would add additional beauty to the area. Azaleas or other PERENNIALS would be nice. Perhaps work with local clubs to add or keep flower beds and other additions through the years. This park will be such a nice addition to our city! (Sorry so wordy!)
Survey	Dorothy Pope	Would it be possible to make this part of the Oak Hill cemetery? I've seen several cemeteries who have done this thereby increasing the attractiveness of the cemetery and encouraging support for it's maintenance.
Survey	Emma May	Yes, please. My family and I would be there all the time.
Survey	Greg Heller	Love the idea. Consider adding a Food Pharmacy Concept and a community garden area. This can support local residents in need, as well as create volunteer and learning opportunities.
Survey	Jennifer Jovingo	I love concept 2 and 3 but would love to see a community garden and lots of fruit and nut trees and fruit bushes included as well.
Survey	Jessica Justus	I think this will be phenomenal!!
Survey	Kaley	Would be great to have something like fernbanks outdoor area closer to home. An area teaching everyone about the natural world would be incredible. Such a great idea to preserve some of Newnans green space.
Survey	Kate	I really like the direction of these plans and would love to see a thoughtful blend of Plan 1 and Plan 2. Newnan has a great opportunity here to create something that feels both natural and community-oriented. It would be great to include an amphitheater for live music and family-friendly events, while still preserving the peaceful, nature-focused elements like trails and open green spaces. A mixed-use layout with walking trails, bike trails, and strollerfriendly paths would make the space accessible and enjoyable for all ages. Adding a public playground would also be a huge benefit for families. Overall, Newnan could really use more places where people can gather, relax, and spend time outdoors that aren't centered around shopping. A balanced space like this would serve a wide range of residents and become a meaningful, long-term asset for the community.

Format Received	Name	Comment
Survey	Kathleen Shelton	Yes, please. A safe place for family picnics and gatherings, for families to learn how to garden, to raise veggies for those on hard times (food banks). All kinds of community outreach can take place here. Fundraising from workshops, clinics, plant sales, crop swaps, and more. As a student of UGA's Coweta Extension Services Master Gardener Program there is so much opportunity for a place like this! Newnan needs safe green spaces!
Survey	Kelly Stephens	We love plan 101 addresses sediment and possible pollution issues coming from upstream. I wish more thought
Survey	Kim Clairy	Oh my goodness this news of an arboretum just made my day sunshine! I am autistic and nature is best place for me yet Newnan lacks interesting green space and nature parks. I am so excited. The nature play area looks amazing ... PLEASE consider having it adult friendly. Adults need to play too. It would be neat to have a flower garden as well as nature play obstacles around the paths, swings, and a nature play area to create art with nature elements like rocks and sticks. Even hammock swings. If you are interested or need help with ideas for making the park accessible and sensory enriching for the young and old I'd love to talk to you. Like I said I am autistic but I also have a degree in occupational therapy and while I do struggle with many things I am very great at ideas, problem solving, and creating-especially when it comes to nature, sensory fun, and accessibility. I'd love to be a part of this project somehow. Thank you again so much!!!
Survey	Kim Higgins	I love this! I prefer concept 3 because of the learning environment and the treetop walkway. Concept 2 is my second
Survey	Larry Tucker	My family and I love and support this idea. We would love to see improvements made to 4th St. beyond sunset to make it walkable so that residents from Virginia heights, pine grove Circle, Fairview, etc could access this on foot.

Format Received	Name	Comment
Survey	Lindsey Wisely	As a downtown Newnan resident of the past eight years, an active member of this community, and a parent of three children attending local schools, I strongly support the proposed arboretum. This is not just something I support in theory, it is something my family and I would actively use, value, and be part of. I am deeply invested in what is built in our community because we live it every day. An arboretum is far more than a green space in my opinion. It is a living classroom, a gathering place, and a long-term investment in the health, identity, and beauty of Newnan. A space that highlights trees, native plants, and sustainable gardening practices would serve residents of all ages while reinforcing the kind of thoughtful growth our city deserves. Its proximity to a Title I elementary school makes this especially impactful. This is a rare opportunity to provide hands-on, real-world learning in science, environmental stewardship, and conservation ... experiences that can shape how students see themselves and their future. Access to spaces like this should not be a privilege! It should be part of how we invest in all of our children ... think "outdoor classroom" for kids. The last thing our kids need is to keep them indoors as much as they already are. What a welcome respite ... one that I think our education systems need to evolve into ... Outdoor classroom space as much as possible. Connecting the arboretum to the LINC would further strengthen its impact by making it accessible, active, and woven into daily
Survey	Lonnie Turner	I think it would be a great addition to Newnan. It would draw people from outside the community to the area, which would in turn support the local businesses. Particularly around the square.
Survey	Maureen Campbell	Hello--My son just sent me the picture of the proposed Newnan Arboretum. I am absolutely thrilled about this piece of land being beautified this way. I live just three houses away. For years, we've been concerned about what might be built there, even though we knew something about the land being left to the city with the agreement it would always be a green space. This has made my day! What can I do to help?
Survey	Nicole Louizos	I'm super excited about this. I love that money is going to preserving beauty and nature in the area.
Survey	Phillip Hamlin	some foraging plants as well.
Survey	Phillip Hamlin	Accessibility for disabled folks need to be considered as well.
Survey	Phillip Hamlin	Pond should have public swimming access.
Survey	Nicole Lindley	All of the plans are lovely and I am highly in favor of this project. I live nearby and would frequent the area often. My vote is for Concept #2.

Format Received	Name	Comment
Survey	Brittney Sovik	Exciting! I love natural conservation areas! I wish we could get rid of the data centers.
Survey	Lishona Burgison	I live and have lived in this area for 3 years and I believe this will be a beautiful addition to the neighborhood!!!!
Survey	Brandon Respress	Concept 3 is awesome and would be great for kids. Ensuring that all three options are secure will be of the utmost importance
Survey	Katherine Respress	I like Concept 3: Piedmont Processes-Science Education
Survey	John C Gardner	I had looked at the proposed plans for an Arboretum near our neighborhood, and quite honestly, I like all three proposals! Regardless of which one actually becomes the final version to pass I feel this is a great way to use this property for the benefit of the citizens of Newnan and visitors to the City. And being that I live within walking distance my Wife and I will definitely visit this area quite a bit. I look forward to visiting this Arboretum in the future. J.C. Gardener 87 Pine Grove Circle Newnan Ga 30263
Survey	Cait Burk	I'd love to have concept 3 for the arboretum. A place for kids to play and learn and a beautiful place to walk around in!
Survey	Amber Poole	As a community member with children, I appreciate the functionality and aesthetics of the third concept option. This seems to be the perfect balance of learning and also fun! I could see our children going here on weekends or even on field trips with school. We are current members of the botanical gardens in Atlanta, and it would be amazing to have something similar close by! Option one is a classic design, but is something I feel can be found in other preexisting parks in our area.
Survey	Robert & Janice Cole	We prefer Concept 1: Piedmont Passive
Survey	Jordan Dominguez	Honestly, I'm thrilled about this idea!! It will be a wonderful addition to our community. I think all of the options are great, and it would be even better if the LINC continued into this area as well. To be completely honest, I'm just excited to see the City investing in something like this for our community instead of another rezoning request for more housing. Thank you, Newnan!
Survey	Jeana Hodnett	I like Concept 2. Piedmont Patchwork.
Survey	Newnan's Resident	I see that you're planning to build an arboretum park, and I have a question: who is this park being built for? Who do you expect will use it? We already have many parks and public squares in Newnan, yet very few people actually use them. Given that, why spend so much money building another park that is unlikely to provide much benefit to the community? I would appreciate the reasoning behind this project and how it is expected to serve the residents of Newnan. Thank you for your time.
Survey	Lonnie Turner	I would prefer the Science Education concept. It would allow the new arboretum to not only be a park but also provide a location for school children to learn about plants and conservation.

Format Received	Name	Comment
Survey	Michael Condit	Why does the west side of town need a 7th park? The is already Newnan Utilities Carl Miller Park, Ray Park, Lynch Park Pool, 1st Ave Park, Greenville St Park, and Coweta County Recreation Center. Why are we going to increase the amount of daily traffic to an already quite yet bust residential community? Fourth Street is already used as a through fare to get to the downtown area and the High School when school is in session. At times it is as busy as Lagrange St and West Washington. How will this area be properly monitored for the safety of the established residents and their properties with the increased vehicle traffic and pedestrian traffic? This area is a quiet community and that aspect is appreciated by its residents. What will be done to maintain that aspect of the community and respect their privacy? Events, gatherings and parties can create a loud and at times unsafe environment for the community. There is also the problem of overcrowding and/or traffic interruptions (barricades/ road closures) from events and gatherings that impact how residents get to and from their residents. What is the plan to address these issues or is that even a concern/consideration of the developer? If the choice is only to help decide on a concept level, then I guess concept 3 would be acceptable. Others and I in the community would like to see the property be used as a nice green space and not an apartment community or housing development as that would definitely create more loud and inconvenient traffic to an area that is relatively quiet and peaceful. Up until now, there has been no attempt to speak or contact the impacted community and ask or gather their input. This seems to show a lack of respect and concern by the developer for what they intend to bring to our community. I hope that our Council takes a real serious look at the impact this has on an already developed and comfortable community that has enjoyed its peace and quiet environment with not a lot of traffic or safety concerns. We would like to see the area improved upon without little growth impact as possible. Why do we need more growth instead of quality of life improvement?
Survey	Jaiden Montunat	I think the design with the amphitheater would be great to encourage more events and the park in general is great for a better walking culture around Newnan, especially around the cemetery where the sidewalks are sparse and the infrastructure is subpar.
Survey	Concept 1	I would love to see the Concept 1: Piedmont Passive- Traditional Arboretum
Survey	Larry Martin	I would love to see Concept 2 to be carried out. Thank you.
Survey	Jacki Parker	I believe an Arboretum would be a wonderful addition to the parks that Newnan and Coweta County already have. This could be a beautiful area that anyone could walk through, relax in or sit and enjoy nature. Walking paths that are made of natural material would be a wonderful addition. They are easier on peoples knees and back than a concrete path.
Survey	Susan Connally	I love the idea and I like the 1st plan. Walking paths but no bicycles scooters or skateboards
Survey	Lynne	I thoroughly appreciate all your designs personally I would recommend keeping family and community in mind. Great work!
Survey	Patrick Wilson	Absolutely wonderful idea. As someone with a toddler and an infant that lives off colonial drive directly across the street this would be an amazing addition to an already great city. If I had to pick it would be concept #3 but with the propagation greenhouses incorporated.
Survey	Anna Eason	I think Concept 1 would be great for this area and the environment
Survey	Jacob Arts	Love the proposed option #3
Survey	Haley Powers-360 4th St	As a mom of two young children, I LOVE the idea of a science education arboretum with a nature play area. That is Concept 3.
Survey	Brianna Riley	Great idea!!

Format Received	Name	Comment
Survey	Angela Cain	Thank you for providing the three options for the 4th Street park and allowing for public input. While all the concepts have desirable qualities. I prefer Concept 3 because it allows for the most natural use of the area and the largest amount of trees. With the unrestricted development of Coweta County, we have lost massive amounts of natural wooded areas that serve to cool and oxygenate our community, and provided habitats to local plant specimens, birds and animals. Anything we can do to preserve nature's biodiversity in our area is of grave importance to me.
Survey	Tommy & Becky Pitts	our favorite is #1 we are excited to see this beautiful plan close to our neighborhood
Survey	Brooke Bozeman	Concept 1 (Traditional) or 3 (Designed Learning)



Appendix C:

GA DNR Outdoor Stewardship Grant Materials

GA DNR Outdoor Stewardship Grant Materials

Application Question Responses:

PROJECT DESCRIPTION: The Newnan Arboretum is a generational ecological restoration project which aims to facilitate nature-based recreation and science education. The project will be starting from the ground-up to restore a 28 acre former agricultural parcel in the heart of downtown Newnan, Georgia to a native piedmont ecosystem. The Newnan Arboretum is envisioned as a place to connect with and learn about native plant communities and the trees of the southeastern United States. Through the restoration of upland forests, woodlands, meadows, wetlands, and riparian systems, the arboretum will become the City of Newnan's first park managed as a natural area. The arboretum will serve as a hub for environmental education, a place to connect with the natural environment, a biodiversity refuge supporting birds, pollinators, and other wildlife, and model of urban environmental stewardship in the region. The arboretum is intended to serve the local Newnan community, including primary, secondary, and post-secondary students, community groups and clubs, as well as visitors from Georgia and beyond seeking a high-quality environmental education experience. Trees in the arboretum collection will be native to the Southeastern Piedmont ecoregion. Educational programming at the Newnan Arboretum will aim to increase environmental literacy, with a particular focus on the importance of trees in local ecosystems.

Project Scope:

- Trees & Vegetation Restoration
- Stream Restoration
- Trails/Paths/Sidewalks
- Visitor Services Facilities (Restrooms & Entry Plaza)
- Maintenance Facilities
- Nature Play Area
- Picnic Pavilion
- Forest Classroom
- Treetop Traverse (Elevated Boardwalk)
- Wetland Discovery Walk (Low Boardwalk)
- Science Field Stations
- Site Furnishings
- Interpretation & Wayfinding Signage
- Visitor Parking & Site Access Roads
- Stormwater Management

QUESTION 2: PROJECT NEED

Name of Planning Document: Newnan Arboretum Master Plan

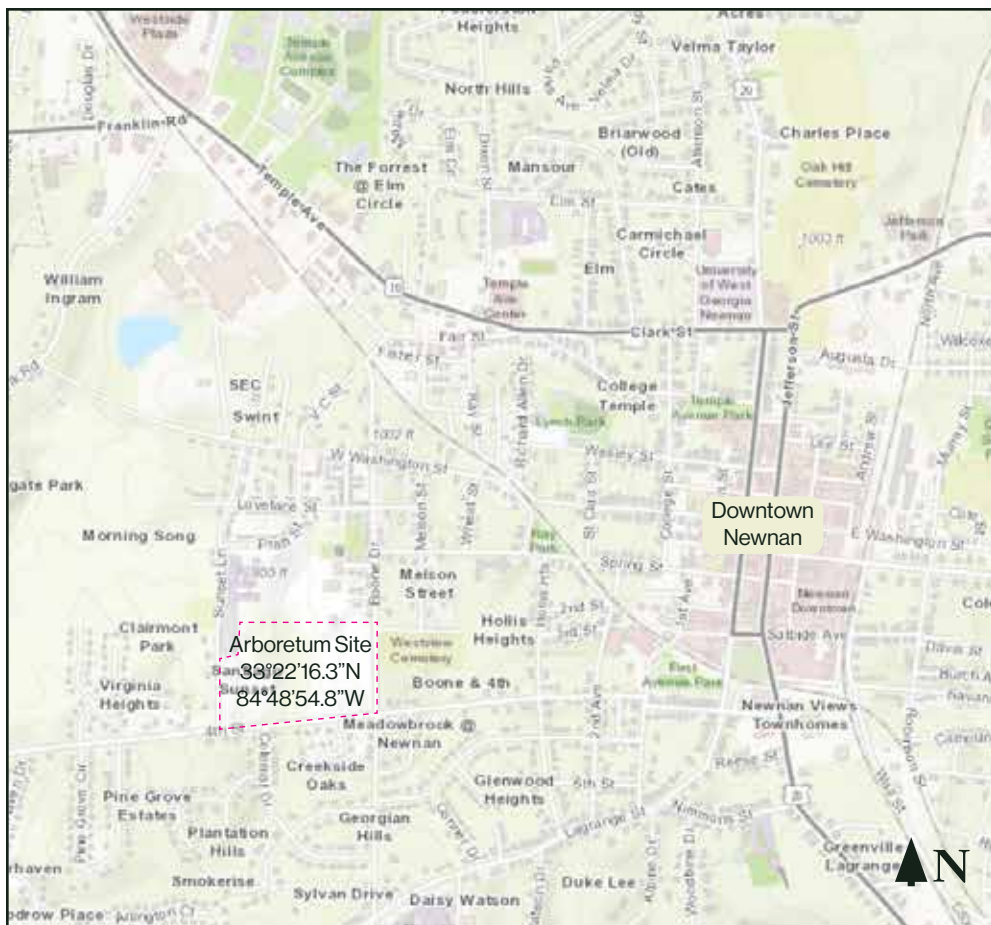
Stated Need:

The City of Newnan manages eight city-owned parks, but none of these parks are managed as a natural area. Natural areas provide a different type of recreational and educational experience than a sports park or highly landscaped park. The Newnan Arboretum would increase the local community's access to nature through the intentional creation of wildlife habitat and native ecosystems. This intentional management strategy will provide opportunities for residents to encounter nature on a daily basis, within walking distance of homes, schools, and workplaces. The vision for an accredited arboretum, rather than simply a local park, elevates the regional significance of the project as destination with an educational mission.

QUESTION 3: OUTDOOR RECREATIONAL OPPORTUNITY

List all nature-based outdoor recreation activities:

- hiking
- biking
- wildlife viewing/birding
- outdoor/nature play
- botanizing/plant identification
- outdoor environmental education



Project Location Map



NEWNAN
GEORGIA

**CITY OF NEWNAN,
GA**

25 LaGrange St
Newnan, GA 30263
(770) 253-2682
www.newnanga.gov

Site Photo Key

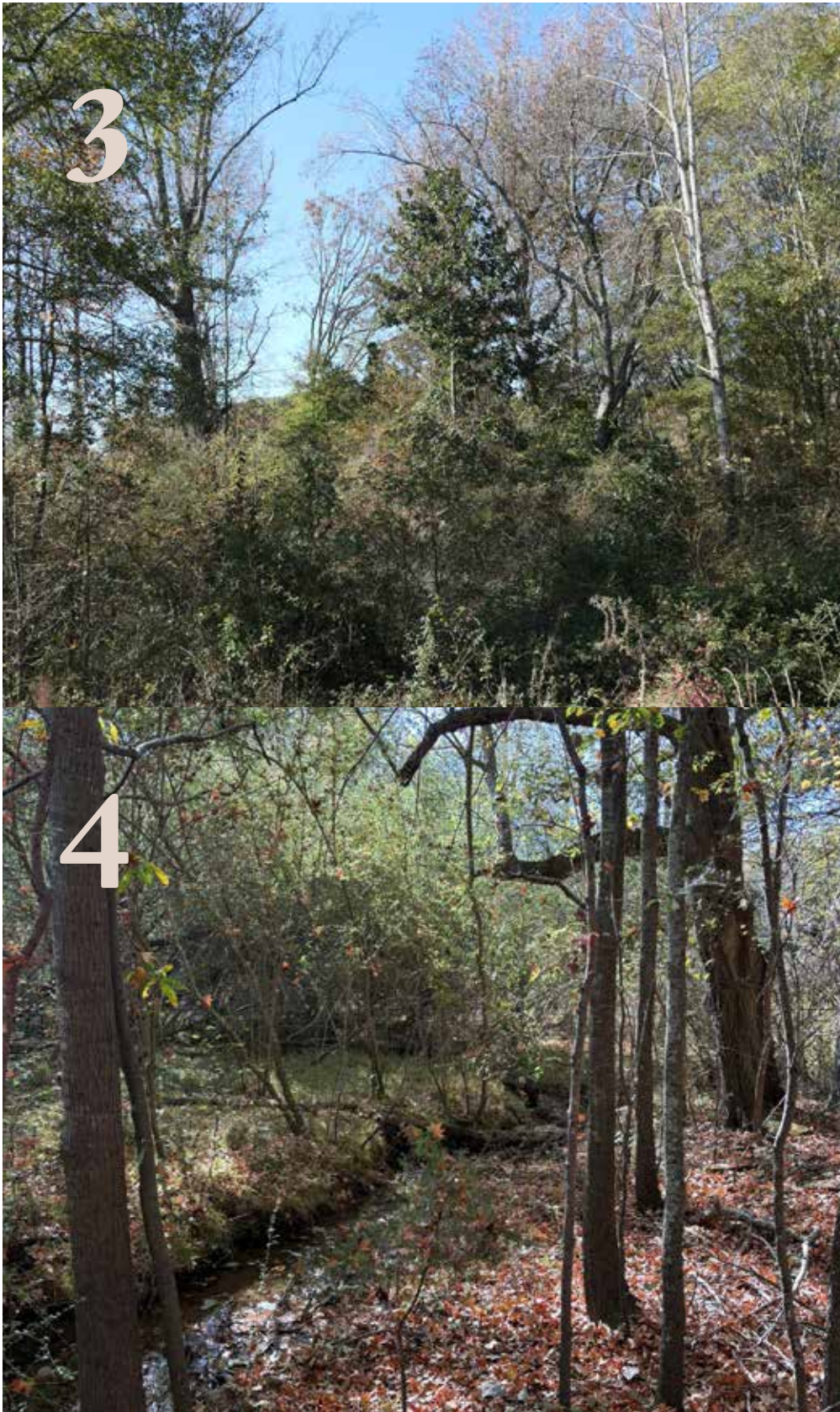




View to west from eastern edge of site.



Above: View towards the center of the former farm pond. Due to reduced water levels, the area currently functions as a wetland.



Top: View into the site interior from the eastern woodland edge. In the foreground is primarily exotic invasive Chinese privet.
 Below: The creek at the center of the site upstream of the pond.



Top: a dense woodland that is younger than other wooded areas of the site.
Below: Kudzu and other invasives colonize the woodland edge along Fourth Street Ext.

7



8



Top: View to south from Elementary School parking lot.
Below: View to north from center west side of site.

Newnan Arboretum Master Plan

CITY OF NEWNAN, GEORGIA

FINAL REPORT

August 2026



PREPARED BY WLA STUDIO

675 Pulaski St
Athens, GA 30601
www.wlandstudio.com

**ORDINANCE TO ADOPT A NEW DIVISION 2. MEETINGS OF ARTICLE II,
CITY COUNCIL OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF
ORDINANCES OF THE CITY OF NEWNAN, GEORGIA; TO PROVIDE FOR
SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR
OTHER PURPOSES**

WHEREAS, Section 2.10 of the Charter of the City of Newnan provides as follows:

Sec. 2.10 Rules of procedure.

The City Council shall adopt its rules of procedure and order of business consistent with the provisions of this charter and shall provide for keeping a journal of its proceedings which shall be a public record.

WHEREAS, the City Council's rules of procedure are set out in the Code of Ordinances in Chapter 2. Administration, Article II, City Council, Division 2. Meetings; and

WHEREAS, the City Council directed staff and the city attorney to review and provide an update to the rules of procedure; and

WHEREAS, the City Council has reviewed the proposed updates to the rules of procedure and has determined that the updates are reasonable and are in the best interest of its citizens health, safety and welfare and the orderly procedural operation and administration of meetings of the City Council of the City of Newnan; and

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same that Division 2. Meetings, of Article II, City Council, of Chapter 2. Administration, be and is hereby deleted in its entirety and a new Division 2. Meetings of Article II, City Council, of Chapter 2, Administration be and is hereby adopted to read as follows:

See Exhibit "A" Attached hereto and made a part hereof:

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

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

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2026 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

James Shepherd, Mayor

REVIEWED AS TO FORM:

Scott Berta, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

James J. Thomasson, III, Councilmember

Jennifer Morrison, Councilmember

EXHIBIT A

DIVISION 2. MEETINGS

Sec. 2-46. General provisions.

- (a) *Scope of rules.* These rules shall govern the conduct of the city council and shall be interpreted to ensure fair and open deliberations and decision making.
- (b) *Applicability of rules.* These rules shall apply to the city council when meeting in any form.
- (c) *Matters not covered.* Robert's Rules of Order, Newly Revised latest edition shall govern any matter, order or procedure otherwise not covered by these rules.
- (d) *Interpretation.* These rules are intended to supplement and shall be interpreted to conform with the statutes of the state and charter of the city. The charter governs over these rules, and these rules govern over the parliamentary authority.
- (e) *Suspension.* The rules of order, other than those prescribed by statute, may be suspended at any time by consent of four (4) members present at any meeting.
- (f) *Waiver of ordinance readings.* A city council member or the mayor may move to pass an ordinance, as presented, in written format without reading it for the record.

Charter reference(s) – Rules of procedures, § 2.10.

Sec. 2-47. Organizational meeting.

The term of office of the mayor and council shall begin at the organizational meeting on the first regular meeting date in January of each year pursuant to the city charter and state law.

(Ord. No. 17-88, 9-19-88; 1989 Ga. Laws, page 5362)

Charter reference(s)—Organizational meeting, § 2.8.

Sec. 2-48. Number and time of regular meetings.

In December of each year the city council shall adopt, via resolution, a meeting schedule for the following calendar year. Unless changed by the adopted resolution, there shall be two regular meetings of the city council held each month. The first meeting shall be held on the second Tuesday of each month at 2:30 p.m. The second meeting shall be held on the fourth Tuesday of each month at 6:30 p.m.

(Code 1972, § 2-21; Ord. No. 2-94, § I, 1-10-94; Ord. No. 07-15, § 1, 9-25-07)

Charter reference(s)—City council meetings, § 2.9.

State law reference(s)—Requirement to prescribe the time, place and dates of regular meetings of city council, O.C.G.A. § 50-14-1(d).

Sec. 2-49. Call and notice of special meetings.

- (a) Special meetings of the city council may be held on call by the mayor or three other members of the city council. Notice of such special meetings shall be served on all other members personally or by telephone personally at least 24 hours in advance of the meeting. Such notice to council members shall not be required if the mayor and all council members are present when the special meeting is called. Such notice of any special meeting may be waived by a council member in writing before or after such meeting, and attendance at the meeting shall also constitute a waiver of notice on any business transacted in such council member's presence. Only the business stated in the call may be transacted at the special meeting.

-
- (b) All meetings of the city council shall be public to the extent required by general state law and notice to the public of special meetings shall be made in accordance with O.C.G.A. § 50-14-1.

(Code 1972, § 2-22)

Charter reference(s)—Special meetings, § 2.9(b).

Sec. 2-50. Quorum; voting.

Four members of the city council shall constitute a quorum and shall be authorized to transact business of the city council. Voting on the adoption of ordinances shall be taken by voice vote and the ayes and nays shall be recorded in the journal, but any member of the city council shall have the right to request a roll call vote. The affirmative vote of four members of the city council shall be required for the adoption of an ordinance, resolution or motion, except as otherwise provided in the charter.

Charter reference(s)—Quorum; voting, § 2.11.

Sec. 2-51. Order of business.

The following order of business shall be observed in the transactions of business before the board:

- (1) Call to order.
- (2) Invocation.
- (3) Approval/amendment of agenda.
- (4) Public comment.
- (5) Consent agenda.
- (6) Reading of minutes.
- (7) Reports from boards and commissions.
- (8) Reports on operations by city manager.
- (9) Reports and communications from mayor.
- (10) New business.
- (11) Unfinished business.
- (12) Council comments.
- (13) Executive Session
- (14) Adjournment.

(Code 1972, § 2-30)

Charter reference(s)—Requirement to adopt order of business, § 2.10.

Sec. 2-52. Records.

The city clerk shall keep the minutes and records of the council proceedings, per O.C.G.A. §50-14-1 et seq.

(Code 1972, § 2-25)

Charter reference(s)—Clerk/treasurer's duty to maintain city council records, § 3.4.

Sec. 2-53. Council Agenda.

- (a) *Preparation of agenda.* Prior to each regular or special called city council meeting, the city manager, with input of the mayor, shall publish an agenda which contains all items the city council anticipates acting upon at the meeting. Such agenda shall be published pursuant to O.C.G.A. § 50-14-1 et seq.
- (b) *Agenda item request.* Notwithstanding Charter Section 2.12, a council member may submit a request to the city manager for the inclusion of an item on the agenda of a regular council meeting.
- (c) *Consent agenda.* In preparing an agenda the city manager may separately designate items as "consent agenda", which may be acted upon by the council as described in subsection 2-55(e) of this article. The consent agenda shall consist of routine, noncontroversial items, which (in the city manager's determination) can be appropriately considered in bulk at the city council meeting.

Charter reference(s)—Rules of procedures, § 2.10

Sec. 2-54. Conduct of council meetings.

- (a) *Open Meetings Law.* All meetings of the city council shall comply with the Georgia Open Meetings Act O.C.G.A. § 50-14-1 et seq.
- (b) *Presiding Officer.* The mayor shall preside over all regular and special meetings of the city council. In the absence of the mayor, the mayor pro tem shall preside. In the event the mayor and mayor pro tem are both absent, the presiding officer shall be determined by affirmative vote of the council members present. In the absence of the mayor, the presiding officer shall have all authorities of the mayor as stated in this chapter.
- (c) *Call to order.* The mayor shall call the meeting to order at the appointed hour and shall facilitate discussion of the city council on each agenda item to ensure full participation in accordance with these rules.
- (d) *Order of consideration of agenda.* Each agenda item shall be considered in numerical order as presented on the agenda, unless four (4) council members consent to an agenda item being considered out of order.
- (e) *Announcing agenda items:* The mayor shall separately announce each agenda item for the purposes of discussion and consideration.
- (f) *Discussion.* Opportunity for council discussion shall occur after an agenda item has been announced by the mayor and again after a motion and second has been offered. Each council member shall have the right to speak after being recognized by the mayor. A council member recognized for a specific purpose shall limit remarks to that purpose. A council member, after being recognized, shall not be interrupted except by the mayor to enforce these rules.
- (g) *Mayor's right to enter into discussion.* The mayor, as a member of the council, may enter into any discussion.
- (h) *Closing discussion by Mayor.* At any point during discussion, except when a council member is speaking, the mayor may close the discussion.
- (i) *Request by Council to limit or close discussion.* A member of the council shall have the right to request that the mayor limit or close discussion.
- (j) *Re-opening discussion by Council.* After discussion has been closed by the mayor, a council member may make a motion to re-open discussion of the issue. If the motion is seconded, then the mayor shall call for a vote on the motion to re-open discussion.
- (k) *Calling for vote.* After discussion has been closed, the mayor shall either call for a motion on the matter or make a motion on the matter. A council member also has the right to request that the mayor call for a motion on the matter.

-
- (l) *Abstention.* All members of the council are required to vote on all matters before the council unless a member has a personal, financial, or legal conflict of interest on a matter. When a member of the council has a conflict of interest, the conflict and recusal must be publicly announced and recorded in the minutes.

Charter reference(s)—Rules of procedures, § 2.10

Sec. 2-55. Council Action.

- (a) Per Charter Section 2.11, the affirmative vote of four (4) members of the city council shall be required for the adoption of an ordinance, resolution, or motion except as otherwise provided by the charter.
- (b) *Motion and second required.* A member of the council or the mayor shall move all action requiring a vote. Motion must be seconded before the call for vote, or it shall die for a lack of a second.
- (c) *Motions by presiding mayor.* The mayor can make and second motions.
- (d) *Motion to approve or deny.* Motions do not have to be made in the positive, a motion may be made either to approve or to deny. If a motion to approve fails, the item is denied. If a motion to deny fails, the item remains open until further action is taken.
- (e) *Motion on consent agenda.* Except as herein provided, the consent agenda shall be considered in bulk and voted upon with a single motion. At the time of consideration of the consent agenda, a council member or the mayor may announce items they wish to speak about or vote against. Such items shall be considered separately and not as a portion of any motion to call for action on the remainder of the consent agenda.
- (f) *Motion to reconsider.* A motion to reconsider an item must be made by a council member or the mayor who was on the prevailing side in the original action or by a council member absent at the time of the original action. A motion to reconsider can only be made during the same meeting in which the matter was voted on or in the immediately following council meeting.
- (g) *Motion to rescind.* No vote or action of the city council shall be rescinded at any meeting unless there are present at such meeting as many members of the council as were present at the meeting when such vote or action was taken. If a motion to rescind was not placed on the published agenda, approval of such motion requires five (5) affirmative votes.
- (h) *Motion to postpone.* A motion to postpone an agenda item must include a specified date on which the matter shall be brought back to the city council for consideration.
- (i) *Motion to amend a motion.* During discussion of a motion, any council member can propose an amendment to the original motion. If approved, discussion resumes on the matter in the newly amended form.
- (j) *Motion to enter into executive session.* A motion to enter into executive session, commonly referred to as closed session, requires an affirmative vote in the open session and must state the reason for such. The city council shall only enter into executive session, per O.C.G.A. § 50-14-1 et seq., for the purpose of discussing personnel, real estate, or legal matters.
- (k) *Motion to close a public hearing.* A motion is not required to close an advertised public hearing. After conclusion of the public hearing the mayor shall announce that the public hearing is closed.
- (l) *Motion to adjourn meeting.* A motion to adjourn a council meeting is only required if items still remain on the agenda for consideration. If all items have been covered, the mayor can adjourn the meeting.

(m) *Other Motions.* Motions not referenced in this section shall be governed by Robert's Rules of Order, Newly Revised latest edition.

Charter reference(s)—Rules of procedures, § 2.10

Sec. 2-56. Right to Address Council.

Attendees of a city council meeting have the right to address council during the public comment portion of the agenda provided that:

- (1) Each speaker must pre-register with city staff and complete a request to speak form prior to the start of the meeting.
- (2) Each speaker shall be called to speak in the order in which he/she registered.
- (3) Each speaker, when called to speak, shall proceed to the microphone and state his/her name.
- (4) Each speaker shall be limited to three (3) minutes, and this time may only be extended by affirmative vote of the mayor and council.
- (5) The total allotted time of the public comment period shall not exceed twenty (20) minutes unless extended by an affirmative vote of the mayor and council.
- (6) Comments must be directed to the city council.
- (7) A record of comments made shall be included in the official city council meeting minutes.
- (8) These rules shall not apply to items listed on the agenda as public hearings. For matters required by law, or by ordinance, to be accompanied by a public hearing, such public hearing shall be conducted in accordance with the applicable law, or ordinance requiring such public hearing.

Sec. 2-57—2-75. Reserved.



23 Bullsboro Drive • Newnan, Georgia 30263 • 770.253.2270 • NewnanCowetaChamber.org
Chamber Mission: To champion increased economic prosperity for our members

August 27, 2026

Mr. Cleatus Phillips
City Manager
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Dear Cleatus,

On behalf of the Newnan-Coweta Chamber, I am writing to request permission to provide alcohol at **The HOP** during our upcoming Pickleball Tournament on **October 1, 2026**.

This event will bring together members, community partners, and guests for a day of fun and friendly competition. While alcohol will be available to participants and attendees, I want to emphasize that it will **not be sold**. We will simply be offering beverages to enhance the hospitality experience.

The Chamber will ensure that alcohol is served responsibly and in full compliance with all applicable guidelines. If there are specific procedures or conditions required by the City, we will be glad to follow them to make sure the event is safe and well-managed.

Thank you for your consideration of this request. We appreciate your continued support of Chamber events that strengthen community connections and showcase Newnan as a vibrant place to live, work, and play.

Sincerely,

A handwritten signature in blue ink that reads "Mary Mosely".

**RESOLUTION TO AUTHORIZE THE SERVICE OF ALCOHOLIC BEVERAGES
FOR A SPECIAL EVENT**

WHEREAS, The Newnan Coweta Chamber of Commerce has offered to host a benefit event at the Newnan Pickleball Complex located at 4 Joseph Hannah Boulevard, Newnan, Georgia 30263 on October 1, 2026; and

WHEREAS, the City Council of the City of Newnan, Georgia acknowledges that in order for the benefit event to enjoy success, the service of alcoholic beverages at the venue is necessary;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Newnan, Georgia, for the sole purposes of a benefit event, that:

1. The consumption of alcoholic beverage to include beer, wine and distilled spirits on the premises of public property located at 4 Joseph Hannah Boulevard, Newnan, Georgia 30263, shall be allowed.
2. All alcohol must be provided and dispensed by a licensed alcoholic beverage caterer, as defined in Chapter 3 Alcoholic Beverage, Article 1, Section 3-28 of the Code of Ordinances of the City of Newnan.
3. All relevant Sections of Article 7 of Chapter 3 Alcoholic Beverage of the Code of Ordinances of the City of Newnan, pertaining to taxation of beverages by the drink shall be adhered to.
4. The time for consumption of alcoholic beverages to include beer, wine and distilled spirits on the premises of public property located at 4 Joseph Hannah Boulevard, Newnan, Georgia 30263 shall occur in accordance to Article 1, Section 3-11 of the Code of Ordinances of the City of Newnan.
5. The City Manager or designee shall be authorized to revoke a special event permit if it is determined that the continued consumption of alcoholic beverage may endanger the public's health, welfare or life safety.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this _____ day of _____ 2026 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

James Shepherd, Mayor

Scott Berta, Mayor Pro Tem

REVIEWED AS TO FORM:

Cynthia E. Jenkins, Councilmember

C. Bradford Sears, Jr., City Attorney

Dustin Koritko, Councilmember

Cleatus W. Phillips, City Manager

Paul Guillaume, Councilmember

James J. Thomasson III, Councilmember

Jennifer Morrison, Councilmember

Motion to Enter into Executive Session

I move that we now enter into closed session as allowed by O.C.G.A. §50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing

And that we, in open session, adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. §50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law.

Motion to Adopt Resolution after Adjourning Back into Regular Session

I move that we adopt the resolution authorizing the Mayor to execute the affidavit stating that the subject matter of the closed portion of the council meeting was within the exceptions provided by O.C.G.A. §50-14-4(b).