



Newnan City Council Meeting

OCTOBER 25, 2022

Newnan City Hall
Richard A. Bolin Council Chambers
25 LaGrange Street
6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on October 11, 2022

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment - Cultural Arts Commission, 3-year term
- C. 2 Appointments - Ethics Commission, 2-year term
- D. Annual Report - Parks Commission
- E. Annual Report - Youth Activities Commission

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- F. Rezoning Request for RZ2022-13 by Melissa Griffis, on behalf of Mill Creek Residential to rezone 34.497 +/- Acres located at 60 Hospital Road (Tax Parcel N41A-001) requested change from OI-1 (Low Density Office and Institutional District) to PDR (Planned Residential Development District) asking to develop a 221 unit residential housing community. - For Information Only
- G. Consideration for allowing food/beverage at the Wadsworth Auditorium.
- H. Presentation of a policy recommendation to establish parameters for eligibility and funding maximums for the Premium Pay category under the American Rescue Plan Act (ARPA).
- I. To present a request for funding under the American Rescue Plan Act (ARPA) for external applicants.
- J. Consideration of a rate change for Brush and Bulk collections and Establishing Rates for Account Management/Customer Service Functions for residential customers.
- K. Consideration of the Purchase Price and Pre-Order of a Fire Training Facility Burn Building

UNFINISHED BUSINESS

- L. Public Hearing - Rezoning Request - RZ2022-08 by Melissa Griffis on behalf of Tribridge Residential; 14.23± acres located at 110 Field Street (Tax Parcel #N15 0001 001); Requested change in zoning conditions by amending the development plan - Consideration of Ordinance

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- M. Request from Foundation Church for 3 parking spaces on W. Washington St. for ice cream truck during Annual Munchkin Masquerade
- N. Request from the Newnan Times Herald to setup a table (possibly a tent) on West Court Square to wrap presents, November 25th for the Coweta Community Foundation

MOTION TO ENTER INTO EXECUTIVE SESSION

O. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, October 11, 2022 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

Mayor Brady called the meeting to order and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose, Rhodes Shell, George Alexander, Cynthia Jenkins, Dustin Koritko and Paul Guillaume. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea and City Attorney, Brad Sears.

MINUTES – REGULAR COUNCIL MEETING – SEPTEMBER 27, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on September 27, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENT – CULTURAL ARTS COMMISSION, 3 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Shell's appointment on the next agenda.

Councilman Alexander stated that Ms. Maggie Hickman has resigned from the Cultural Arts Commission.

Motion by Councilman Alexander, seconded by Councilman Koritko to appoint Gabby White to the Cultural Arts Commission to replace Maggie Hickman.

MOTION CARRIED. (7-0)

APPOINTMENTS – ETHICS COMMISSION, 2 YEAR TERM

Mayor Brady asked the City Manager to place Councilman Alexander and Councilman Guillaume's appointments on the next agenda.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to reappoint Alan Dean to the Ethics Commission for another term.

MOTION CARRIED. (7-0)

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to reappoint Sarah Towns to the Ethics Commission for another term.

MOTION CARRIED. (7-0)

APPOINTMENT- WATER & LIGHT COMMISSION, 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Shell to reappoint Parnell Odom for another term.

MOTION CARRIED. (7-0)

APPOINTMENT- EXPLORE NEWNAN-COWETA, INC., 3 YEAR TERM

Mayor Brady explained that when this board was started he volunteered to serve on the board and would like to continue. It states a 3-year term but he would like to change that to a 1-year term. Mayor Brady does want to see the Train Depot renovation get under way.

Motion by Councilman Shell, seconded by Councilman Alexander to reappoint Mayor Brady for one year.

MOTION CARRIED. (7-0)

ANNUAL REPORT – PARKS COMMISSION

Mayor Brady stated there was no one present to give this report and asked that it be placed on the next agenda.

ANNUAL REPORT- TREE COMMISSION

J. R. Roberts presented the report. The members of the commission have stayed the same and they have been meeting monthly with the Kindergarten Tree Planting Program taking the place of the March meeting.

Mr. Roberts highlighted some accomplishments including the revitalizing the Tree Donor Program. For goals and objectives, they are working on securing the Annual Tree City USA Award. He noted that there are only 37 cities in Georgia that have received this award and done so for 30 plus years running.

The commission is looking forward to the future Alternative Compliance Board that is part of the new tree ordinance. They have started preparing and training for this so that they know what to look for should something have to come before them.

MAYOR

Mayor Brady stated that there was an off-agenda item brought to him. The College Temple neighborhood is requesting to close College streets for Halloween. Councilwoman Jenkins asked that usually there are more streets closed than just College Street, does this include all those streets?

City Manager said that in years past the street closures for Halloween have been authorized to the Police Departments discretion.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the request.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- FIK
BUSINESS LLC DBA NEWELLS GROCERY

Mayor Brady open a public hearing on the application for a Retail On Premise (Package) Sales of Malt Beverages and Wine for Newells Grocery at 45 Robinson St.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail On Premise (Package) Sales Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- JK
NEWNAN CROSSING, LLC DBA IRON AGE KOREAN STEAK HOUSE

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Iron Age Korean Steak House at 236 Newnan Crossing Bypass.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE- GEORGIA REEDERS, INC.

Mayor Brady open a public hearing on the application for a Retail On Premise (Pouring) Sales of Distilled Spirits, Malt Beverages and Wine for Georgia Reeders, Inc. at 7 Spring St.

A representative of applicant was present for the hearing. No one spoke for or against the application. Mayor Brady closed the public hearing. The City Clerk advised that all the documentation had been received and everything was in order.

Motion by Councilman Shell, seconded by Councilman Koritko to approve the application for a Retail On Premise (Pouring) Sales Distilled Spirits, Malt Beverages and Wine License.

MOTION CARRIED. (7-0)

CONSIDERATION OF EXTENSION FOR DISTILLED SPIRITS PACKAGE STORE LICENSE – 931 LOWER FAYETTEVILLE RD.

The applicant, Paresh Patel, stated that since March he has purchased the land, signed a contract with Tomco and obtained permits. The SBA loan should be closing in 4-5 weeks.

Councilman Shell asked when they project they will be able to open? Mr. Patel said hopefully 9-12 months. Representative for Balaji, LLC stated that Mr. Patel has purchased a home in Newnan as well now that the business is moving forward. Tom Crymes with Tomco said they have started construction, grading and erosion control and should be finished with the building in 5-6 months.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve a 9-month extension.

MOTION CARRIED. (7-0)

CONSIDERATION OF EXTENSION FOR DISTILLED SPIRITS PACKAGE STORE LICENSE – 459 MILLARD FARMER IND BLVD

Manny Singh, the husband of one of the partners, stated that they closed on the loan for the land in April and the SBA loan has been closed. The original contractor had an accident and they had to find a new contractor. They are now working with Brandon Guthrie, who they have worked with before. They have paid the permit fees and hope to finish the project in 9 months.

Brandon Guthrie with Guthrie Contracting said that they had their meeting last week to get their LDP and he agrees that 9 months is a good timeframe.

Motion by Councilman Shell, seconded by Councilman Guillaume to approve a 9-month extension.

MOTION CARRIED. (7-0)

**CONSIDERATION OF EXTENSION FOR DISTILLED SPIRITS PACKAGE STORE
LICENSE – 109 BULLSBORO DR.**

Rocky Singh, the nephew of the licensee, explained that they have been a little behind. They have acquired the building and just submitted plans last week. They are working with contractors for bids and hope to have a contract signed next week. The building is already existing so once things get started it should not take as long. They are working with United Community Bank for funding.

Councilman Shell asked for a time frame. Brian Riede who has been helping Mr. Singh with drawings and bid management stated that this is just a renovation and addition and the renovation could begin now. City Manager said there was a submission for the Land Disturbance Permit last week and the Quality Development Corridor review but the architectural plans for the building permits have not been received. Dean Smith, Senior Planner stated that all plans had been turned in at 4pm on Friday.

Mayor Brady expressed concern regarding the bank financing and hiring the contractor. He suggested a 30-day extension to secure a contractor and then return to Council so the Contractor can state a time frame and they can request a further extension. Council discussed the extension options and to have Mr. Singh return at least by the second Council meeting in November or sooner if he is ready.

Motion by Councilman Shell, seconded by Councilman Alexander to approve a 45-day extension.

MOTION CARRIED. (7-0)

FOR INFORMATION ONLY – PROPOSED AMENDMENTS TO ZONING ORDINANCE

No action needed.

**33 RAY ST. – REQUEST A PUBLIC HEARING ON NOVEMBER 22, 2022 FOR
STRUCTURE**

Matt Murray, Code Enforcement, explained that this and the next item on the agenda are to request public hearings for unsafe structures that are not storm related.

Mayor Brady stated that a motion could be made for both properties.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Guillaume to schedule public hearings on November 22, 2022 for both 33 Ray St. and 4 Westgate Park Dr.

MOTION CARRIED. (7-0)

4 WESTGATE PARK DR. – REQUEST A PUBLIC HEARING ON NOVEMBER 22, 2022 FOR STRUCTURE

See previous item, motions combined.

TO PRESENT AN INTERNAL REQUEST FOR FUNDING UNDER THE AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody, ARPA Special Projects Manager stated that the request for \$50,000 to pay the Long-Term Recovery Program payment to the Community Foundation, year two of three obligated. Councilman Koritko asked about the balance after this? Mr. Moody said currently there would be about \$900,000 remaining with upcoming requests that would then go to \$300,000-\$400,000 and in government funds there is about \$111,000.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the request for funding as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF CONTRACT AWARD FOR THE DESIGN/BUILD OF THE FACILITIES MAINTENANCE DEPARTMENT OFFICES AT 55 BOONE DRIVE

Staff recommendation is to award to Lewis Construction and this includes the overall project budget.

Motion by Councilman Shell, seconded by Councilman Alexander to approve the contract award as presented.

MOTION CARRIED. (7-0)

REQUEST TO REJECT BIDS RECEIVED FOR SIX (6) BAY EQUIPMENT STORAGE SHELTER

Motion by Councilman Alexander, seconded by Councilman Guillaume to reject the bids.

MOTION CARRIED. (7-0)

PRESENTATION BY MSI BENEFITS REGARDING THE CITY OF NEWNAN 2023
EMPLOYEE BENEFITS PROGRAM

John Legett presented the benefits information. He gave a recap on the current year with the Cigna fixed cost increased 13.14% and claim liability increased 20.56%. For 2022 there were no changes to employee deductions and the Telehealth Copay was reduced to \$0. For 2023 it is only medical, dental and vision to be renewed.

Mr. Legett gave cost details for 2022 with \$2,716,183 total net costs and no stop loss claims. The year overall is going well, at about \$4.1 million total net cost annualized which is 9.4% below what was budgeted. There are 3 health plans offered and there is a good mix between them. The recommendation is to hold the plans in place and hold employee deductions.

The MotivateMe wellness plan is going well. Cigna gives \$25,000 to fund this and that is going up to \$30,000. The total expected cost for 2023 is \$4,692,002. There will be a slight increase in dental and vision with Cigna. The recommendation is to renew the City's health insurance with no change in benefits or employee cost and renew the voluntary dental/vision insurance with slight increases in employee cost.

Motion by Councilman Koritko, seconded by Councilman Alexander to accept the recommendations (page 10 of the presentation) and renew the City's insurance for 2023.

MOTION CARRIED. (7-0)

5 SMITH ST. – OWNER UPDATE AND REQUEST EXTENSION

Matt Murray, Code Enforcement gave a brief overview on the property. It was before Council in May and 60 days was given for repair or demolish and is a storm damaged property. Building department did not hear from the owner and decided to move ahead with demolition and the City conducted an asbestos and lead paint survey. There were legal issues with the property and the family.

In September a family member and realtor, Mr. Bailey contacted Mr. Murray and asked to halt demolition as they were finally able to get the property out of probate and could sell it. Mr. Brian Bailey said he is working with the administrator of the estate. They do have a buyer and are looking to close with approval from Council.

Ruben Lagos, a real estate agent was present on behalf of the buyer. He said they are ready to close and it is an all cash purchase. They will then be ready to pull permits for repairs. Ken Horne, contractor stated that as soon as permits are pulled and approved it should take about 4-6 months. He stated that he also worked on 22 Smith St. and that is finished.

Council requested that 30-day reports be given to Mr. Murray with updates on progress. Mr. Murray asked about the \$2800 costs that the City incurred for the studies on the property.

Councilman Koritko asked if the property can be rehabilitated? Mr. Horne said that it can't stay the way it is much longer but once he gets a roof on then they can do the internal work.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to grant a 6-month extension with 30-day reports given and payment of \$2800 when permits are obtained.

MOTION CARRIED. (7-0)

REQUEST FROM NEWNAN HIGH SCHOOL BAND BOOSTERS TO CLOSE ARMORY RD. ON NOVEMBER 5TH FROM 8AM-MIDNIGHT FOR OLD SOUTH BAND COMPETITION

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request as presented.

MOTION CARRIED. (7-0)

OFF AGENDA

Citizen expressed concerns to Council regarding issues in the City.

Phyllis Graham explained that the Ayrshire Fiddle Orchestra is scheduled to be here next July 2023 and a site committee will be in Newnan this coming weekend. She requested use of the City Trolley to drive them around. City Manager recommended taking the trolley out of service on Sunday so there would be no conflicts.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the request.

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing legal and personnel issues and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding

officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 3:18PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

MOTION CARRIED. (6-0)

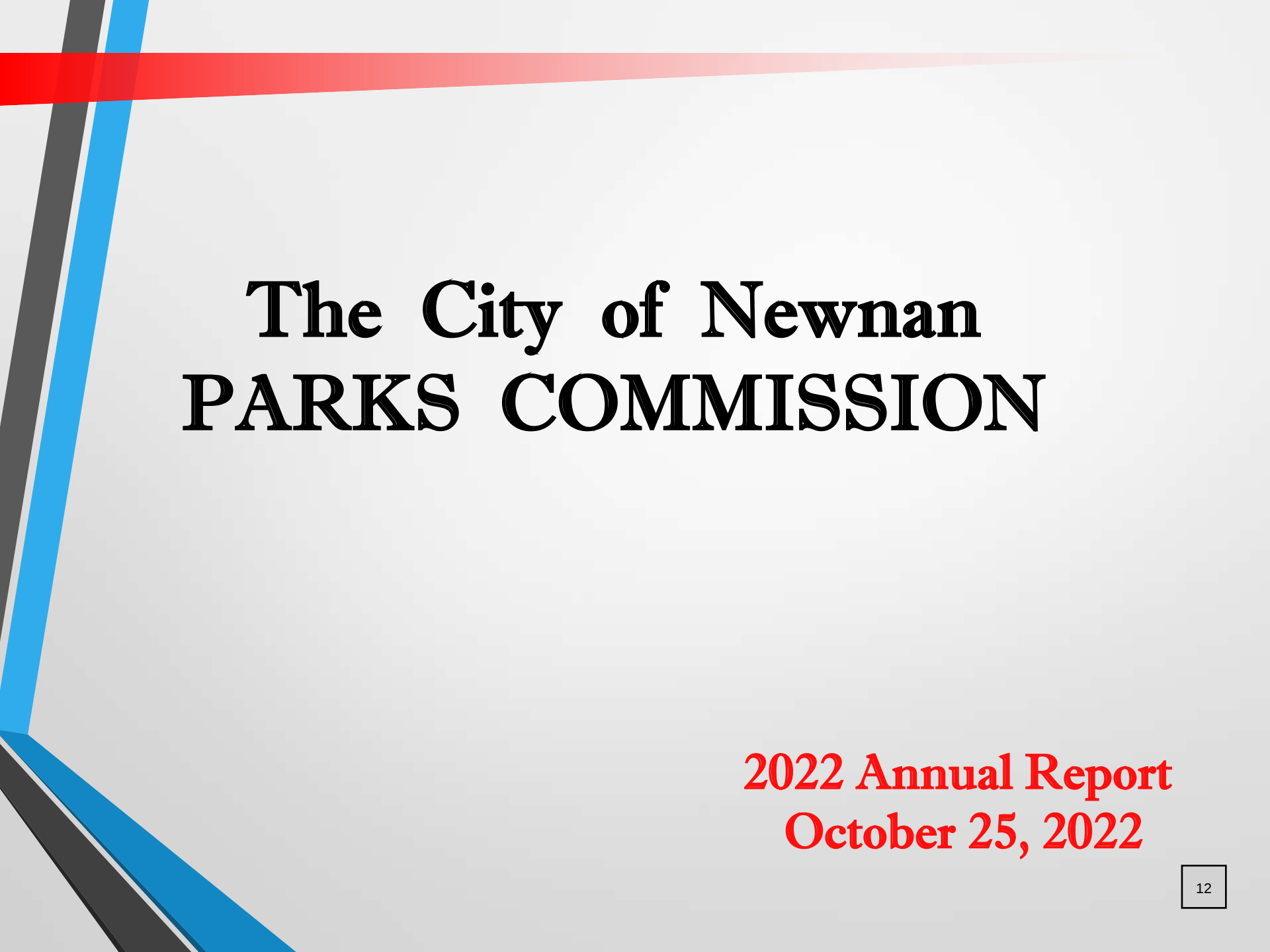
ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman Guillaume to adjourn the Council meeting at 4:25pm.

MOTION CARRIED. (6-0)

Megan Shea, City Clerk

Keith Brady, Mayor



The City of Newnan PARKS COMMISSION

**2022 Annual Report
October 25, 2022**

PARKS COMMISSION

2022 Parks Commission Members...

- ❖ **Beth Barnett – Chair**
- ❖ **Kristy Franklin**
- ❖ **Martin Smith**
- ❖ **Carol Tamplin**
- ❖ **Jesse Tanner**
- ❖ **Andy Walden**
- ❖ **Anne Yancey – Vice Chair**

PARKS COMMISSION

Objectives for This Year (2022)...

- ✓ **Review & Implement Sprayberry Dog Park Improvements**
- ✓ **Observe & Monitor The LINC (Second & Third Phases)**
- ✓ **Observe & Monitor Operation of C.J. Smith Park**
- ✓ **Observe & Monitor Operation of Pickett Field**
- ✓ **Observe & Monitor Operation of Pickleball Facility**
- ✓ **Evaluate ADA Accessibility for All City Parks**
- ✓ **Make Annual Evaluation of Individual City Parks**
- ✓ **Submit Annual Parks Commission Report To City Council**







PARKS COMMISSION

Moving Forward (2023 & Beyond)...

- ✓ **Review & Implement Sprayberry Road Dog Park Improvements**
- ✓ **Observe & Monitor Operation of The LINC (Latest Phases)**
- ✓ **Observe & Monitor Operation of C. J. Smith Park**
- ✓ **Observe & Monitor Operation of Pickett Field**
- ✓ **Observe & Monitor Operation of Pickleball Facility**
- ✓ **Research, Design, & Construct Fully ADA Playground**
- ✓ **Continue to Coordinate & Communicate With Leisure Services**
- ✓ **Submit Annual Parks Commission Report to City Council**
- ✓ **Evaluate Future City of Newnan Recreational Needs**

THE CITY OF NEWNAN

YOUTH ACTIVITIES COMMISSION

2022 Annual Report
October 25, 2022

YOUTH ACTIVITIES COMMISSION (YAC)

Who we are...

14 Council Appointed Volunteer YAC Members ...

Steve Cothran

Currently Vacant

Matt Markham

Cynthia Culbreath - Secretary

Sarah Arnall

Michael Nix

Roy Garner - Chair

Smith Pass

Katie Frost

Lillie Smith

Ian Goldenberg

Kirk Stallings

Jamey Keith

Peyton Shelnutt – Vice Chair

Mike Furbush – Staff Liaison

Cynthia Jenkins - Councilwoman







NEWNAN YOUTH COUNCIL (NYC)

What did we accomplish in 2022-2023 ?...

- **Served as City Ambassadors at LINC Fun Run**
- **Served as City Ambassadors at Noir Orchestra Concert**
- **Served as City Ambassadors at Wadsworth Concert**
- **Served as City Ambassadors at Howl-o-ween Pet Parade**
- **Provided Assistance in Stormwater Marking Program**
- **Served as Christmas Parade Judges**
- **Served as Elf Ambassadors at Christmas Parade**
- **Participated in GMA Youth Conference**
- **Engaged with State Representatives at State Capitol**
- **Created and Delivered Valentines For CTCA Patients**
- **Two NYC members served on Plant Newnan Board**
- **Preliminary Planning for Leadership Lecture Series**









NEWNAN YOUTH COUNCIL (NYC)

Various Training Provided in 2022-2023... (Government/Leadership/Civic)

- **“Meet & Greet” With Mayor & City Council**
- **Summer Orientation at Newnan Utilities Facilities**
- **Summer Orientation at Public Safety w/ Fire & Police**
- **Government Training – City Budget with Hasco Craver**
- **Government Training – Public Policy Class at West Georgia**
- **Government Training – Session with Local 911 Director**
- **Leadership Training – GMA Youth Symposium (Dublin)**
- **Leadership Training – NLC Youth Conference (Kansas City)**
- **Peer Engagement – Social with LaGrange Youth Council**
- **Government Training – State Capitol Trip**
- **Civic Training – Session with Bridging The Gap**
- **Participated in Plant Newnan Board Meetings**





NEWNAN YOUTH COUNCIL

2022-2023 NYC Calendar Highlights...

- **July 2022 – New Member Summer Orientation Session**
- **August – First Meeting of the New School Year!!!**
- **August - “Meet & Greet” with Mayor & City Council**
- **September – NYC Meeting at City Hall**
- **October – Government Training – City Budget Process**
- **November – NYC Meeting at West Georgia – Public Policy**
- **December – NYC Christmas Social & Christmas Parade**
- **January – NYC Meeting at City Hall**
- **February – State Capitol Trip & YAC Retreat Session**
- **March – Spring Taste of Newnan**
- **April – NYC Meeting at City Hall**
- **May – Banquet & Officer Election – Newnan Centre**
- **July 2023 – New Member Summer Orientation Session**



City of Newnan, Georgia - Mayor and Council

Date: October 25, 2022

Agenda Item: Rezoning Request for RZ2022-13 by Melissa Griffis; 34.497± acres located at 60 Hospital Road (Tax Parcel #N41A-001); Requested zoning from OI-1 (Low Density office and Institutional District) to PDR (Planned Residential Development District) for the purpose of developing a 221 unit residential subdivision – **For Information Only**

Prepared By: Dean Smith, Senior Planner

Purpose: To inform the City Council that RZ2022-13 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

Land Owners	Tax ID Numbers	Acreage	Location
Piedmont Newnan Hospital	N41-001	41.37± acres Total – 34.497 of the total is involved in the rezoning petition	60 Hospital Road

Background: The petitioner is requesting a zoning designation of PDR (Planned Residential Development District) for the property located at 60 Hospital Road. The property was formerly the Newnan Hospital site and is currently vacant. The applicant is proposing to build a 221 unit residential development consisting of both detached and attached residential structure products. The proposed builder is Mill Creek Residential.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnawlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
FAX (770) 251-7262
Email: melissa@newnanlaw.com

October 7, 2022

VIA HAND DELIVERY

Ms. Tracy Dunnavant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

**RE: Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR
Approximately 34.497± Acres located at 90 Hospital Road, Newnan, Georgia**

Dear Ms. Dunnavant:

Mill Creek Residential ("Mill Creek"), the Applicant in the above-described property ("The Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 34.497 ± acres to be rezoned from OI-1 to PDR.

This PDR proposal will include 30' detached single family homes, 25' front entry townhomes, 22' rear entry townhomes, and 20' rear entry townhomes. The proposed density is 6.41 units per acre with the proposed minimum common open space of 5.48 acres or 16%. The amenities will include a clubhouse, clubroom, leasing office, fitness center, pool, pickle ball court, playground and dog park.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a PDR zoning as it is a prime location for a residential townhome development in the City of Newnan. The rezoning will allow for development of this current property that has been undeveloped for many years. The PDR zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

Ms. Tracy Dunnivant, Planning Director
October 7, 2022
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For the reasons stated above, Mill Creek believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Mill Creek has, at attached Tabs (1) through (14) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Mill Creek, as Applicant and myself as counsel for Mill Creek, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Recommendation in the near future.

Yours Truly,



Melissa D. Griffis
For Mill Creek Residential

MDG/kr
Enclosure(s)

TAB 1

Application to Amend the Zoning Map



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Mill Creek Residential

Mailing Address 3715 Northside Parkway, Building 200, Suite 440, Atlanta, GA 30327

Telephone (404) 623-7272 Email: mcanady@mcctrust.com

Property Owner (Use back if multiple names) Piedmont Newnan Hospital

Mailing Address Suite 850, 1800 Howell Mill Road, NW, Atlanta, GA 30331

Telephone _____

Address/Location of Property 60 Hospital Road, Newnan, GA 30263

Tax Parcel No.: N41A 001 Land Lot 59

District/Section 5th Size of Property (Square Feet or Acres) 34.497 acres

Present Zoning Classification: OI-1 Proposed Zoning Classification: PDR

Present Land Use: vacant medical office building

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The medical office building and hospital have been vacant for an extended number of years and the redevelopment to a residential use will allow for the smart growth so highly valued in the City of Newnan.
If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Future Land Use Map shows this property as a redevelopment opportunity for growth. The Project would revitalize the area and allow a residential component near the Evans Middle School and Temple Avenue recreation facility.

Please attach all the following items to the completed application:

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

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

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

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

Sworn to and subscribed before me this

24

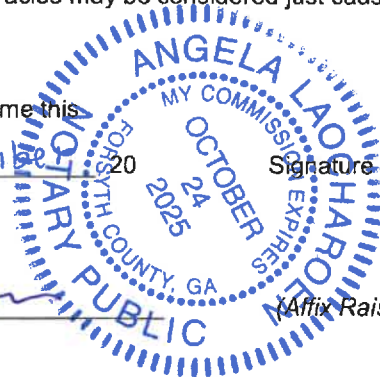
day of

September

20

Signature of Applicant

Notary Public



(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 10/7/22

FILING FEE RECEIVED: 10/7/22

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

ASSOC. COUNTY COMMISSIONER
SUITE 700 / 191 PEACHTREE ST
ATLANTA, GA 30303

BURG HARRY J III & EMILY S
119 PICKENS DR
NEWNAN, GA 30263

CRANFORD J. HERBERT & CAROLYN
64 PARK VIEW DR
NEWNAN, GA 30263

CRANFORD VALENTINE P
139 PICKENS DR
NEWNAN, GA 30263

EDGE BAMBI T
118 PICKENS DR
NEWNAN, GA 30263

HUDSON FRANCES CLAY
130 PICKENS DR
NEWNAN, GA 30263

JACKSON LEIGH O
136 PICKENS DR
NEWNAN, GA 30263

LEECH WILLIAM M & MARGARET
122 PICKENS DR
NEWNAN, GA 30263

MOTTOLA KATIE COLVIN
123 PICKENS DR
NEWNAN, GA 30263

NEWNAN PRACTICE HOLDINGS LLC
51 HOSPITAL RD
NEWNAN, GA 30263

PASS MATT HEW H & BRANNAN S
126 PICKENS DR
NEWNAN, GA 30263

PATHWAYS CENTER CSB
122C GORDON COMMERCIAL DR
LAGRANGE, GA 30240

PIEDMONT NEWNAN HOSPITAL INC,
745 POPLAR RD
NEWNAN, GA 30265

PIEDMONT NEWNAN HOSPITAL INC
SUITE 850 I 1800 HOWELL MILL RD NW
ATLANTA, GA 303180923

RUTLEDGE CENTER INC
61 HOSPITAL RD
NEWNAN, GA 30263

SPRAYBERRY DONALD L JR & TERRI G
127 PICKENS DR
NEWNAN, GA 30263

TAB 3

Legal Description of the Property

SURVEY LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 254.41 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.38 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1050.44 FEET TO A CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 646.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG THE WESTERLY AND NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 00 DEGREES 27 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A NAIL WITH SHINER FOUND; THENCE SOUTH 00 DEGREES 27 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 322.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 767.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 65 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 311.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 32.606 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 43 DEGREES 17 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 138.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 26.34 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 41 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 26.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.38 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 143.62 FEET TO A 1/2" REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF SELT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SELT ROAD ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 210.45 FEET AND A RADIUS OF 2658.53 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 03 MINUTES 25 SECONDS EAST A DISTANCE OF 210.40 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 127.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 166.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.238 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHWESTERLY AND WESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF NORTH 65 DEGREES 13 MINUTES 59 SECONDS EAST A DISTANCE OF 311.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF NORTH 37 DEGREES 32 MINUTES 35 SECONDS EAST A DISTANCE OF 767.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 322.57 FEET TO A NAIL WITH SHINER FOUND; NORTH 00 DEGREES 27 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

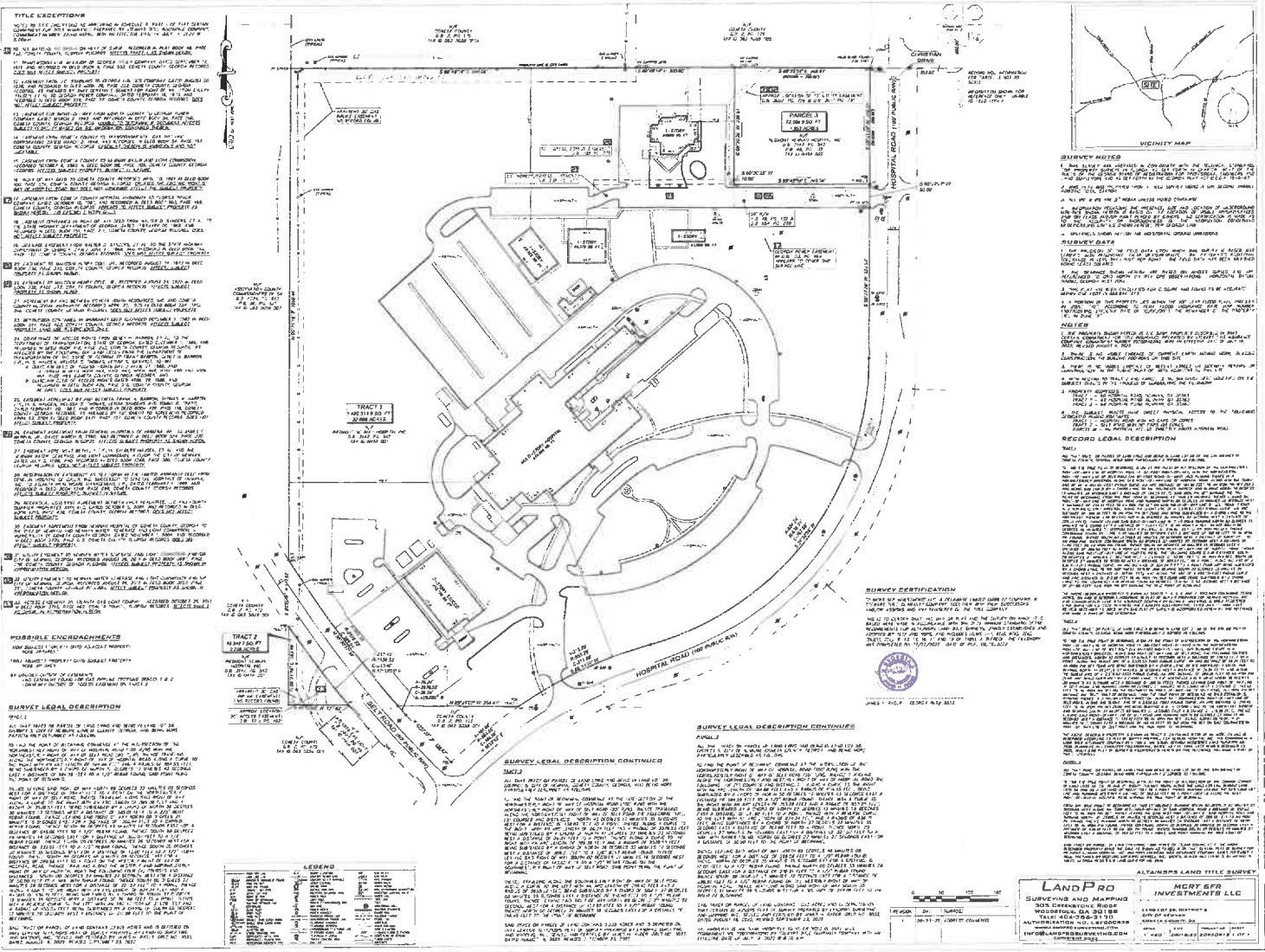
THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 48 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 288.91 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 21 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 248.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.653 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

THE PROPERTY IS THE SAME PROPERTY AS REFERENCED IN THAT TITLE COMMITMENT NO. 220000140280 BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JULY 19, 2022 @ 8:00 a.m.

TAB 4

Certified Plat



Tab 5

Proffered Conditions



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

The Subject Property shall include the following amenities: clubhouse, clubroom,
leasing offices, fitness center, pool, pickle ball court, playground and dog park

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

All plans, profiles, elevations and other demonstrative materials included in the
application packet are proffered herein.

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

Signature of Applicant

MICHAEL CANADY

Type or Print Name and Title

Signature of Applicant's Representative

MELISSA D. GRIFFIS, ESQ.

Type or Print Name and Title

Signature of Notary Public

Date

9/26/22



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
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All plans, profiles, elevations and other demonstrative materials included in the
application packet are proffered herein.

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

Signature of Applicant

[Handwritten Signature]

Signature of Applicant's Representative

MICHAEL CANADY

Type or Print Name and Title

MELISSA D. GRIFFIS, ESQ.

Type or Print Name and Title

Signature of Notary Public

Date

[Handwritten Signature]

10.6.2022



(Affix Raised Seal Here)

TAB 6

Disclosure of Campaign Contributions And Gifts



NEWNAN
GEORGIA

City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 7, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

Michael Canady

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 7, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

Signature of Applicant's Representative

Type or Print Name and Title

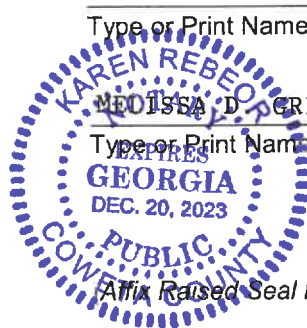
MELISSA D. GRIFFIS, ATTORNEY

Type or Print Name and Title

Karen Reese 10.6.2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or 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.

TAB 7

Property Owner's Authorization



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Piedmont Newnan Hospital, Inc.

Telephone Number contact: Michael Licause O- 470-271-2314 M- 678-637-2608

Address of Subject Property 60 Hospital Rd., Newnan, GA 30263 { including all tracts & parcels included in the survey in this application for re-zoning}

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

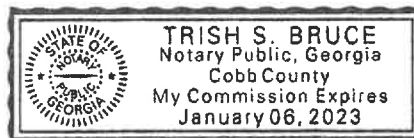
Signature of Property Owner

Personally appeared before me

John T. Tillman

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

Trish S. Bruce
Notary Public



(Affix Raised Seal Here)

9-13-2022
Date

TAB 8

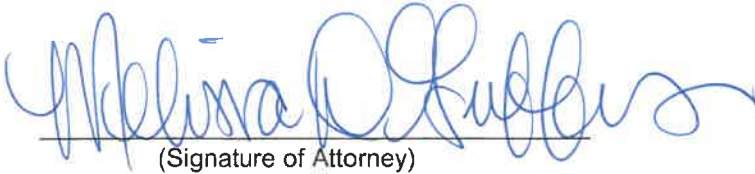
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date October 7, 2022

TAB 9

Community Impact Study



Community Impact Study

Mill Creek Residential

Newnan GA

October 07, 2022

Introduction

The proposed development site is located at the 60 Hospital Road at the location of the previous Piedmont Hospital in Newnan, Georgia. The site is comprised of all or portions of parcel number(s) N41A 001 and N41A 001A on the Coweta County Property Tax website. Per the tax property record(s) (attached in Appendix A), the total site is approximately 41.60 acres in size. The project will be constructed on portions of the property located on the east side of Hospital Road for a development size of 32.606 acres of the overall parcel(s).

The development is proposed to consist of 221 total units with a mixture of both detached and attached single family homes. A conceptual site plan is attached within Appendix B. Primary access to the site is provided by a full access driveway on Hospital Road and a second access is also provided on Hospital Road via a right-in/right-out driveway on the northern boundary thereby meeting the two entrance/exit requirements of the City of Newnan.

Since the development exceeds 150 units, a Community Impact Assessment is required to be prepared. Input for determining the impacts to the community was requested from the following agencies:

- Newnan Police Department;
- Newnan Fire Department;
- Newnan Utilities;
- Coweta County School Board.

The responses are summarized in sections below and a copy of the responses from the above agencies are included as attachments to this report. A traffic impact study is in the process of being completed and will be provided under a separate cover in November of 2022, and this report includes a detailed traffic methodology statement as well as an analysis of the property taxes and anticipated impact fees.

Traffic Impact

Preparation of a traffic study is to be provided under separate cover. A detailed traffic study methodology has been attached to this report as Appendix C. The project is anticipated to generate 1,617 Average Daily Trips. Three (3) intersections have been identified for study. Background AM and PM traffic counts will be obtained for these intersections. Using these counts, the generated trips from the development will be distributed across the selected intersections. The intersections will then be analyzed for level of service and any required improvements will be identified.

City of Newnan Police Department

A request was made to the City of Newnan Police Department for information regarding the quantity of police calls for similar developments, attached to this report in Appendix D.

Police Chief Blankenship provided a letter summarizing the estimated quantity of police calls for a three years period, also within Appendix D. For this analysis Chief Blankenship was asked to review similar developments. Three similar developments that were referenced for this analysis: Newnan Crossing apartments (189 units), Vinings at Newnan Lakes (248 units) and preserve at Greison Trail (245 units).

For this development of 221 units, it was estimated that there will be an increase of 459 police calls, 25 motor vehicle accidents and 99 traffic stops within a three-year period. Which averages 153 calls per year, 8.33 motor vehicle accidents per year and 33 traffic stops per year.

Combining all police calls, accidents and traffic stops this development will generate on average, 194 police calls/stops/accidents per year. This becomes 0.87 calls/stops/accidents per unit/per year.

The Police Chief predicts that a strain would be placed on calls for service and would cause additional maintenance on equipment with a monetary value of \$15,0000 toward additional personnel.

City of Newnan Fire Department

A request was made to the City of Newnan Fire Department for information regarding the quantity of fire calls for similar developments, copy attached to this report in Appendix E. Fire Chief Stephen Brown provided a letter summarizing the estimated quantity of fire calls for a one-year period, also within Appendix E. The Fire Chief used similar developments for the analysis. The three similar developments referenced for this analysis were: Newnan Promenade (189 units), Stillwood Apartments (248 units) and the Springs at Newnan (235 units).

The Fire Chief confirmed that at this time the Newnan Fire Department has the resources to provide services for the proposed addition of 221 units with the anticipated increase in calls of 58 per year.

The increase in call volume will impact the department with additional wear and tear on equipment and will influence the effectiveness and strength of the manpower. The anticipated impact may require additional equipment and manpower to continue to provide the service currently provided.



Newnan Utilities

A request was made to Newnan Utilities for information regarding the capability to serve this development, a copy of which is within Appendix F. Below is summary of the impacts and minimum requirements for Newnan Utilities: electric, water and sanitary sewer.

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- c. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, including but not limited to:
 - Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - Existing sanitary sewer upgrades to handle proposed development.
 - This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
 - Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - Construction of development water system per Newnan Utilities Specifications.



- Design and construction of connection to Newnan Utilities Water System.
- Cost for analyzing existing water sewer system by an engineer firm approved by Newnan Utilities. iv. Existing water upgrades to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
- Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

4. Other Considerations:

- a. Please note that the existing gravity sanitary sewer system both on the north side and south side, may need upgrading to accommodate the development and any future development

Coweta County School Board

A request was made to Coweta County School Board for information regarding the impacts to the school system regarding this development. A copy of this request is attached within Appendix G. As of the date of this report, the requested information has not been received.

Tax Revenue

The tax parcels included in this development are N41A 001 and N41A 001A. The combined 100% value of these parcels with existing zoning and use per Coweta County qpublic website would be a total of **\$6,622,218** per the 2022 Annual Assessment Notice attached in Appendix H.

In the calculation above the land value of tax parcel N41A 001 (\$6,622,218) needs to be adjusted by removing the land value of the vacant tract that lies on the east side of Hospital Road (approximately 4.68 acres). The land value was found by dividing the total value by the total acres yielding \$40,000 per acre. The adjusted value would then be 4.68 acres time \$40,000 equaling \$187,200 land value that should be removed from the total appraised value. The true total appraise value would then be **\$6,435,018.**

At build out (221total units) the estimated 100% appraised valuation of the development will be approximately **\$54,500,000.** The is an increase in taxable value by **\$48,290,981.** The taxes anticipated to be paid are shown in the Table 1, below where a comparison from taxes from 2022 and compared with the taxes in year 2028 at built out.



Table 1, Tax Revenue Comparison, (2022 vs 2028)

ESTIMATED INCREASE IN ANNUAL PROPERTY TAX VALUE (N41A 001 & N41A 001A)				APPRAISED VALUE (100%)	ASSESSED VALUE (40%)
Existing Values 2022				\$ 6,622, 218	\$2,648,887
Estimated Appraised Value at build out (2028)				\$ 54,500,000	\$21,800,000
Taxing Authority	Millage Rate 2022	Existing Assessment 2022	Improved Taxable Assessment 2028	Estimated Increase in Property Taxes	
Coweta County	0.006162	\$16,322.44	\$134,331.60	\$118,008.56	
Coweta County Schools	0.017140	\$45,421.93	\$373,652.00	\$328,230.00	
City of Newnan	0.003574	\$9,467.12	\$77,913.20	\$68,446.08	
TOTALS TAXES		\$71,211.49	\$585,897.8	\$514,686.31	

Impact Fees

Based on the current Development and Sanitary Sewer Impact Fee assessments for new developments within the City of Newnan, the development will generate **\$1,041,089.01** in impact fees. The Table 2 below summarizes the impact fees.

Table 2, Impact Fee Summary

Fee Type	Unit Cost	Total Units	Total
Development Impact Fee	\$1,110.81	221	\$245,489.01
Sanitary Sewer Impact Fee	\$3,600.00	221	795,600.00
TOTAL IMPACT FEES			\$1,041,089.01



APPENDICES

- A - Coweta County Property Tax Record
- B - Conceptual Site Plan
- C - Traffic Impacts- Methodology – results pending
- D - Police Department Impacts
- E - Fire Department Impacts
- F - Utility Impacts
- G - Schools
- H - Tax Revenue



APPENDIX A – PROPERTY CARDS

Summary

Parcel Number N41A 001
Location Address 60 HOSPITAL RD
Legal Description HOSP/41.3728 AC LL 59 58 LD 5
(Note: Not to be used on legal documents)
Class C5-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NEWNAN 02 (District 02)
Millage Rate 26.876
Acres 41.37
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District 59 / 5

[View Map](#)

Owner

[PIEDMONT NEWNAN HOSPITAL INC](#)
 SUITE 850
 1800 HOWELL MILL RD NW
 ATLANTA, GA 30318-0923

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Comm (Acres)	Acres	1,802,077	0	0	41.37	1

Commercial Improvement Information

Description Hospitals-Avg
Value \$476,076
Actual Year Built 1980
Effective Year Built 1980
Square Feet 19670
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$58,907
Actual Year Built 1980
Effective Year Built 1980
Square Feet 2000
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$490,544
Actual Year Built 1960
Effective Year Built 1975
Square Feet 22570
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls

Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$124,441
Actual Year Built 1960
Effective Year Built 1975
Square Feet 4840
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$152,611
Actual Year Built 1985
Effective Year Built 1985
Square Feet 4542
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$90,392
Actual Year Built 1980
Effective Year Built 1980
Square Feet 2952
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Fair
Value \$12,885
Actual Year Built 1980
Effective Year Built 1980
Square Feet 480
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description	Hospitals-Avg
Value	\$1,685,704
Actual Year Built	1960
Effective Year Built	1980
Square Feet	47103
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse-Storage-Poor
Value	\$3,030
Actual Year Built	1980
Effective Year Built	1980
Square Feet	2304
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Office-Fair
Value	\$79,216
Actual Year Built	1990
Effective Year Built	
Square Feet	5602
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse-Storage-Good
Value	\$64,895
Actual Year Built	1990
Effective Year Built	1990
Square Feet	6000
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Office-Fair
Value	\$74,302
Actual Year Built	1990
Effective Year Built	1990
Square Feet	6150
Wall Height	10

Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Office-Fair
 Value \$26,644
 Actual Year Built 1990
 Effective Year Built 1990
 Square Feet 1960
 Wall Height 10
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	1999	1x57000 / 0	0	\$18,753
Comm-Paving-Asphalt	1990	1x45400 / 0	0	\$6,356
Comm-Paving-Asphalt	1970	1x265000 / 0	0	\$37,100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2007	3147 551		\$0	UNQUALIFIED MULTIPLE	PIEDMONT NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
3/1/2007	3147 542		\$36,925,102	QUALIFIED MULTIPLE	NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
12/31/2002	2076 528		\$19,200,000	UNQUALIFIED IMPROVED	ATLANTA HEALTHCARE	NEWNAN HOSPITAL INC
2/1/1999	1349 699		\$9,000,000	UNQUALIFIED IMPROVED	GENERAL HOSP OF HUMA	ATLANTA HEALTHCARE
12/22/1995	989 412		\$0	UNQUALIFIED IMPROVED		GENERAL HOSP OF HUMA
11/30/1982	344 403		\$0	UNKNOWN STATUS		GENERAL HOSP OF HUMA

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$5,056,656	\$5,056,656	\$5,148,545	\$5,148,545	\$5,148,545	\$5,148,545
Land Value	\$1,654,800	\$1,654,800	\$1,654,800	\$1,654,800	\$1,654,800	\$1,654,800
+ Improvement Value	\$3,339,647	\$3,339,647	\$3,339,647	\$3,339,647	\$3,339,647	\$3,339,647
+ Accessory Value	\$62,209	\$62,209	\$62,209	\$154,098	\$154,098	\$154,098
= Current Value	\$5,056,656	\$5,056,656	\$5,056,656	\$5,148,545	\$5,148,545	\$5,148,545

Assessment Notices 2019

35533 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

The Cowata County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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[Last Data Upload: 9/23/2022, 1:11:12 AM](#)

Developed by



Version 2.3.224

Summary

Parcel Number N41A 001A
Location Address 58 HOSPITAL RD
Legal Description MED OFF BLDG/0.324 AC
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NEWNAN 02 (District 02)
Millage Rate 26.876
Acres 0.32
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District 59 / 5

[View Map](#)

Owner

[PIEDMONT NEWNAN HOSPITAL INC](#)
 C/O JANINE DELAND- ADMINISTRATION
 745 POPLAR RD
 NEWNAN, GA 30265

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Comm (Acres)	Acres	13,939	0	0	0.32	1

Commercial Improvement Information

Description Medical Office-Avg
Value \$1,531,304
Actual Year Built 1999
Effective Year Built
Square Feet 27960
Wall Height 12
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	1999	100x200 / 0	0	\$18,800
Comm-Lights-Single	1999	0x0 / 1	3	\$2,658

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2007	3147 558		\$0	UNQUALIFIED MULTIPLE	PIEDMONT NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
3/1/2007	3147 542		\$36,925,102	UNQUALIFIED MULTIPLE	NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
12/31/2002	2076 535		\$800,000	UNQUALIFIED IMPROVED	GENERAL HOSP OF HUMA	NEWNAN HOSPITAL INC
12/22/1995	989 412		\$0	UNQUALIFIED IMPROVED		GENERAL HOSP OF HUMA
11/30/1982	344 403		\$0	UNKNOWN STATUS		GENERAL HOSP OF HUMA

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$1,565,562	\$1,565,562	\$1,588,845	\$1,588,845	\$1,588,845	\$1,588,845
Land Value	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800
+ Improvement Value	\$1,531,304	\$1,531,304	\$1,531,304	\$1,531,304	\$1,531,304	\$1,531,304
+ Accessory Value	\$21,458	\$21,458	\$21,458	\$44,741	\$44,741	\$44,741
= Current Value	\$1,565,562	\$1,565,562	\$1,565,562	\$1,588,845	\$1,588,845	\$1,588,845

Assessment Notices 2019

35534 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

No data available for the following modules: Online Appeal, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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Last Data Upload: 9/23/2022, 1:11:12 AM

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 Schneider
 GEOSPATIAL

Version 2.3.224



APPENDIX B – CONCEPTUAL SITE PLAN





APPENDIX C – TRAFFIC IMPACTS METHODOLOGY

METHODOLOGY MEMORANDUM

Subject: Hospital Road TIS Methodology

Date: 10/6/22

To: Dana Johnson, P.E., CFM

From: Speedy Boutwell, P.E., PTOE

55 Millard Farmer Ind. Blvd.
Newnan, GA 30263
678.423.0050
www.lumin8.com

The purpose of this memorandum is to provide methodology that would be utilized to complete the Hospital Road Traffic Impact Study (TIS). The memo includes the following:

- The location in which the project would be located
- The proposed site plan
- A Trip Generation for the proposed project
- A preliminary estimate of which intersections would be studied and how the proposed traffic would travel to and from the site
- A preliminary growth rate for use in projecting future background growth

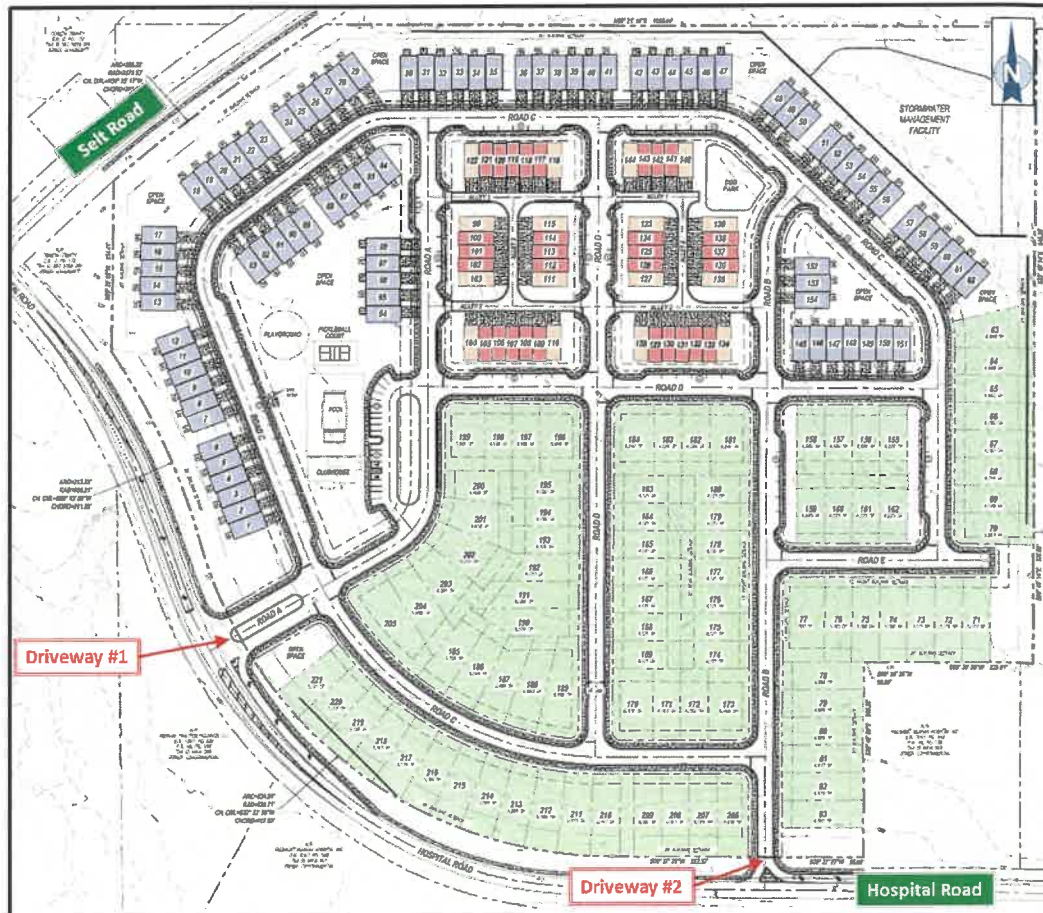
The Hospital Road development is proposed to consist of approximately 221 dwelling units, specifically townhomes. The development is proposed at the corner of Hospital Road and Selt Road in Newnan, GA. Figure 1 illustrates the project location.

FIGURE 1: PROJECT LOCATION



Figure 2 illustrates the site plan for the proposed development. The site plan indicates a 221-unit townhome community with two driveways that will intersect Hospital Road. Driveway #1 is proposed as full-access, while Driveway #2 is proposed as a Right-In/Right-Out (RIRO).

FIGURE 2: SITE PLAN

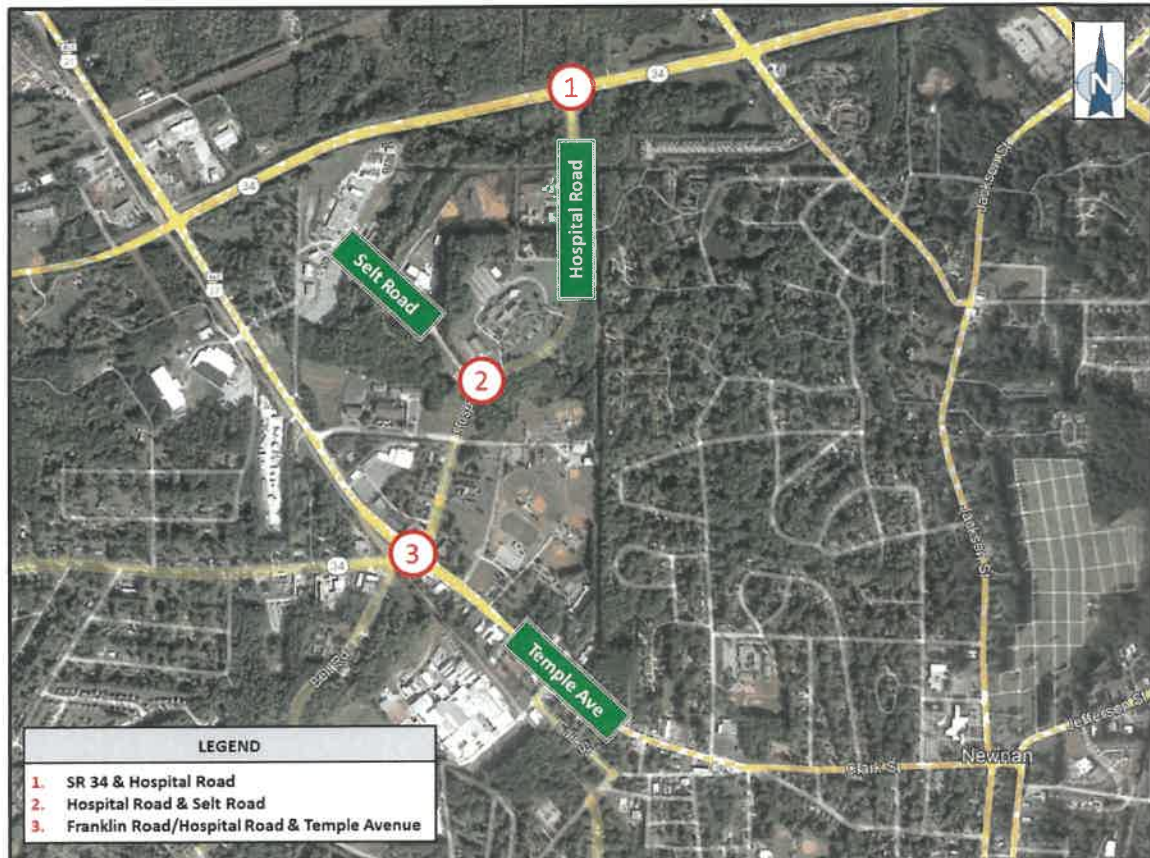


STUDY INTERSECTIONS

To determine how the proposed development will affect the surrounding areas, existing intersections will be studied. As a part of this existing turning movements counts for the AM and PM peak periods at several nearby intersections will be collected. The study intersections are proposed to be:

- SR 34 and Hospital Road
- Hospital Road and Selt Road
- Franklin Road/Hospital Road and Temple Avenue

FIGURE 3: STUDY INTERSECTIONS



TRIP GENERATION

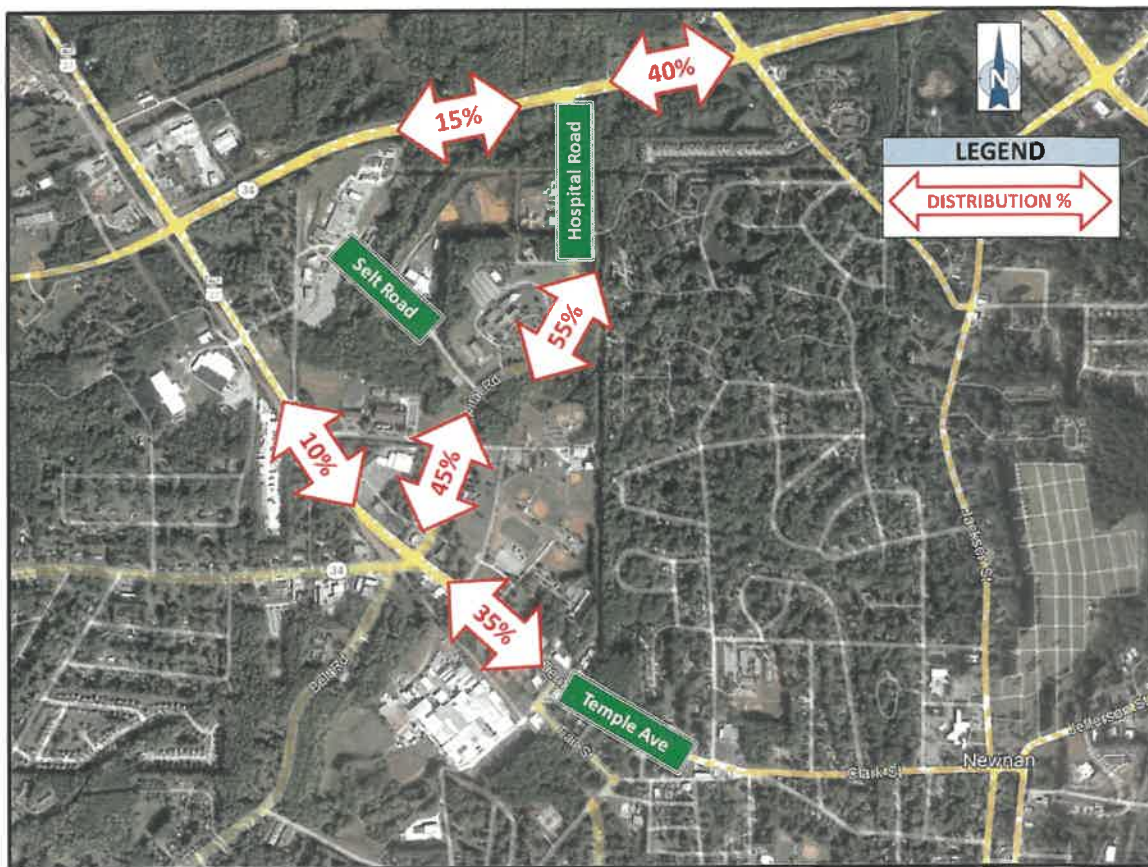
The trips generated by the development were estimated using trip generation rates found in ITE's publication Trip Generation, 10th Edition. TripGen 10 software from Trafficware was used to facilitate the calculation. The trip generation publication contains multiple associated trip rates for the listed land use. The rates that resulted in the larger trip generation were used for this study. The trip generation can be seen below in Table 1.

Table 1: TRIP GENERATION ESTIMATE

ITE CODE	DESCRIPTION	SIZE	DAILY 2-WAY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
220	Townhomes	221 Units	1618	23	79	102	78	46	124

Figure 4 illustrates the estimated trip distribution in which the development traffic is projected travel to and from the development. The percentages shown were developed by examining existing GDOT count stations.

FIGURE 4: PRELIMINARY TRIP DISTRIBUTION



NOTE: These percentages are subject to change during the TIS, as an Automatic Traffic Recorder will be utilized to collect the current traffic patterns on Hospital Road.

BACKGROUND GROWTH

The ARC projects an annual population growth rate of 1.3% per year for Coweta County through 2050. Based on the data available from the nearby GDOT count station, the growth trend was calculated to be -0.11% for the past five years and 1.34% for the past ten years.

Based on these rates and the surrounding area, the growth rate was established to be 1.25% for the purpose of the study.



APPENDIX D – POLICE IMPACTS

September 20, 2022

Via Email and Regular Mail

Chief Brent Blankenship
City of Newnan Police Department
P.O. Box 1193
Newnan, GA 30264

Dear Mr. Blankenship,

Please find attached a conceptual site plan for a new development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application in the City of Newnan. Since this application is for a development that exceeds 150 dwelling units, the city will require a Community Impact Study for Police, Fire, Water, Sanitary Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



09/29/22

Reference: 60 Hospital Rd. Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 459 calls, 25 motor vehicle accidents and 99 traffic stops in a three-year period for this development.

There would be an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$15,000.00 toward additional personnel.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



APPENDIX E – FIRE IMPACTS

September 20, 2022

Via Email and Regular Mail

Chief Stephen Brown
City of Newnan Fire Department
P.O. Box 1193
Newnan, GA 30264

Dear Mr. Brown,

Please find attached an updated version of the conceptual site plan for a new development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application the end of September 2022. Since this application is for a development that exceeds 150 dwelling units, the City will require a Community Impact Study for Police, Fire, Water, Sanitary Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable and encouraged.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

September 29, 2022

Dear Tracy,

The following information is regarding the request by Dana Johnson for an update to community impact analysis on a proposed conceptual site plan for new development on Hospital Road. This is the site of the old Piedmont Hospital.

At this time, the Newnan Fire Department has the resources to provide services for the proposed addition of 222 units. However, upon full completion, it will impact the specific area with increase in population and traffic. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

The list of comparable properties below has been analyzed.

Proposed	Comparison Apartments	# of Units	12 Month Call Volume
Hospital Road	Newnan Promenade	189	79
# of units 222	Stillwood Apts	248	52
	Springs @ Newnan	235	44
	Avg	Calls	58

We've had request for impact analysis on other similar proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services and response times to current service areas. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower at the Newnan Fire Department, in the future.

Kind Regards,


Stephen Brown

APPENDIX F – UTILITY IMPACTS

September 20, 2022

Via Email and Regular Mail

Newnan Utilities
Scott Tolar, P.E.
315 Millard Farmer Industrial Blvd
Newnan, GA 30263

Dear Mr. Tolar,

Please find attached an updated copy of the conceptual site plan for a new development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application in the City of Newnan. Since this application is for a development that exceeds 150 dwelling units, the city will require a Community Impact Study for Police, Fire, Water, Sanitary Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



October 3, 2022

Dana S. Johnson, P.E., CFM
Senior Engineer
Integrated Science & Engineering
1039 Sullivan Road
Suite 200
Newnan, GA 30265

RE: 60 Hospital Rd – Parcel N41A 001 and N41A 001A – 221 Units

Ms. Johnson,

I am writing per your request to confirm that Newnan Utilities will be the electric, water and sewer service provider for the above referenced project. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Number N41A 001 and N41A 001A
 - 32.5 Acres
 - Attached concept plan
1. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
 - b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
 - c. Electrical shall be built out per Newnan Utilities contractor manual.
 2. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org

- iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
- v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing water upgrades to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

4. Other Considerations:

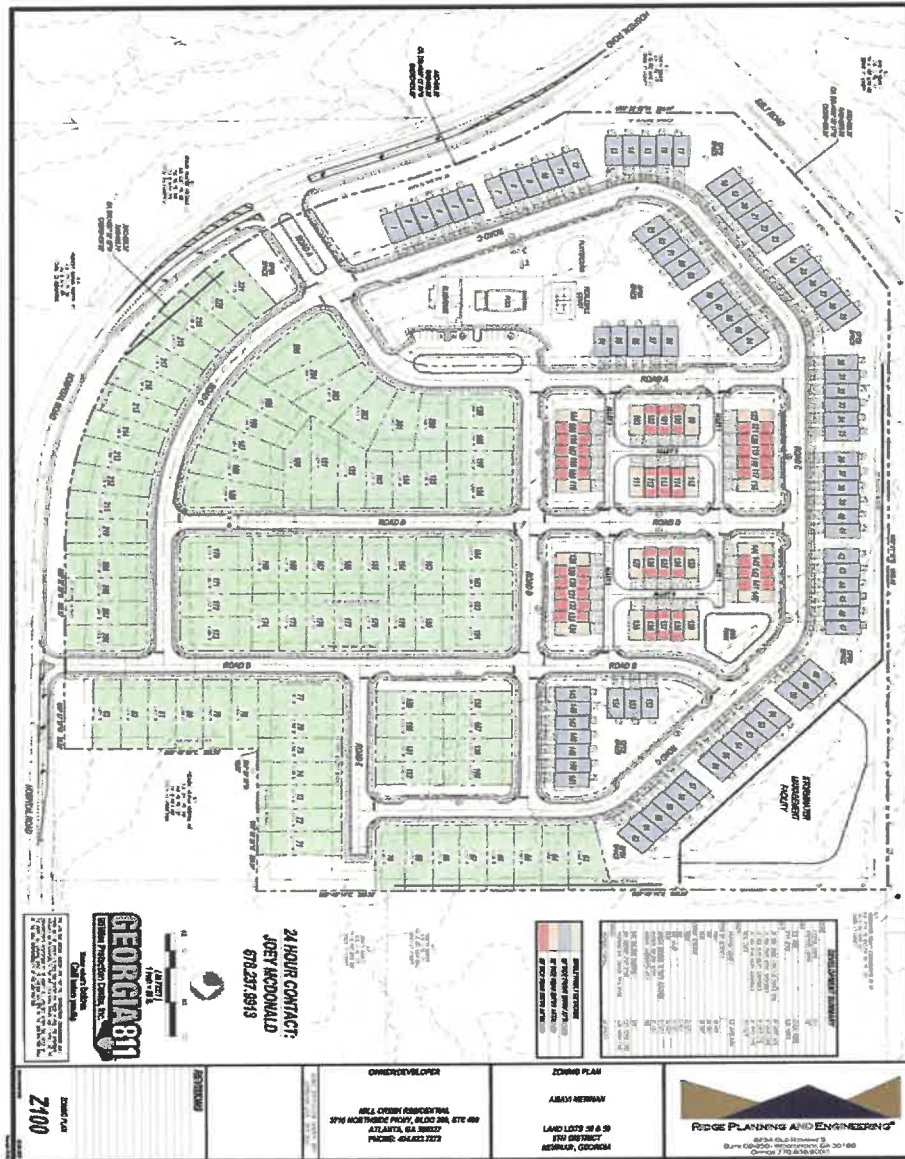
- a. Please note that the existing gravity sanitary sewer system both on the north side and south side, may need upgrading to accommodate the development and any future development.

Please let me know if you have any questions or need additional information.

Sincerely,



Scott Tolar, P.E.
 Newnan Utilities
 (770) 301-0245
stolar@newnanutilities.org



70 Sewell Road
Newnan, GA 30263
770-683-5516
770-683-0292 fax
www.NewnanUtilities.org



APPENDIX G – SCHOOL IMPACTS

September 20, 2022

Via E-Mail and Regular Mail

Coweta County School Board
Ronnie Cheek, Facilities Director
167 Werz Industrial Drive
Newnan, GA 30264

Dear Mr. Cheek,

Please find attached a conceptual site plan for a 206-unit townhome development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application in the City of Newnan. Since this application is for a development that exceeds 150 dwelling units, the city will require a Community Impact Study for Police, Fire, Water and Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



APPENDIX H – TAX REVENUE ASSESSMENTS

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

Official Tax Matter - 2022 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/17/2022Last date to file a written appeal: 8/1/2022***** This is not a tax bill - Do not send payment *****County property records are available online at: www.cowetatax.com

11972953-48794-1 1 2 48794 1 AB 0.461 111



PIEDMONT NEWNAN HOSPITAL INC
1800 HOWELL MILL RD NW STE 850
ATLANTA GA 30318-0923

9799P RNA 4/18/19 K

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

A

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 37 Perry Street Newnan, GA 30263 and which may be contacted by telephone at: (770) 254-2680. Your staff contacts are Joe M (extension 8960) and Jeff K(extension 8966).

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
35533	N41A 001		41.37	02		NO-S0
Property Description	HOSP/41.3728 AC LL 59 58 LD 5					
Property Address	60 HOSPITAL RD					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
100% Appraised Value	0	5,056,656	5,056,656	0		
40% Assessed Value	0	2,022,662	2,022,662	0		

B**REASONS FOR ASSESSMENT NOTICE**

C2 -Annual Notice: No change in return/previous value

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
C STATE	0	0	2,022,662	0.000000	0.00
COUNTY M & O	0	0	2,022,662	0.006162	12,463.64
SCHOOL M & O	0	0	2,022,662	0.017140	34,668.43
NEWNAN CITY TAX	0	0	2,022,662	0.003574	7,228.99

Total Estimated Tax 54,361.06

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

Official Tax Matter - 2022 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 6/17/2022Last date to file a written appeal: 8/1/2022***** This is not a tax bill - Do not send payment *****County property records are available online at: www.cowetatax.com

11972953-34248-1 1 1 34248 1 AV 0.426 76



PIEDMONT NEWNAN HOSPITAL INC
C/O JANINE DELAND- ADMINISTRATION
745 POPLAR RD
NEWNAN GA 30265-1618

5739P RNA 4/18/19 K

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <https://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- A**
- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
 - (2) Arbitration (value)
 - (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 37 Perry Street Newnan, GA 30263 and which may be contacted by telephone at: (770) 254-2680. Your staff contacts are Joe M (extension 8960) and Jeff K(extension 8966).

Additional information on the appeal process may be obtained at <https://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
35534	N41A 001A		0.32	02		NO-S0
Property Description		MED OFF BLDG/0.324 AC				
Property Address		58 HOSPITAL RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
B 100% Appraised Value	0	1,565,562	1,565,562	0		
40% Assessed Value	0	626,225	626,225	0		

REASONS FOR ASSESSMENT NOTICE

C2 -Annual Notice: No change in return/previous value

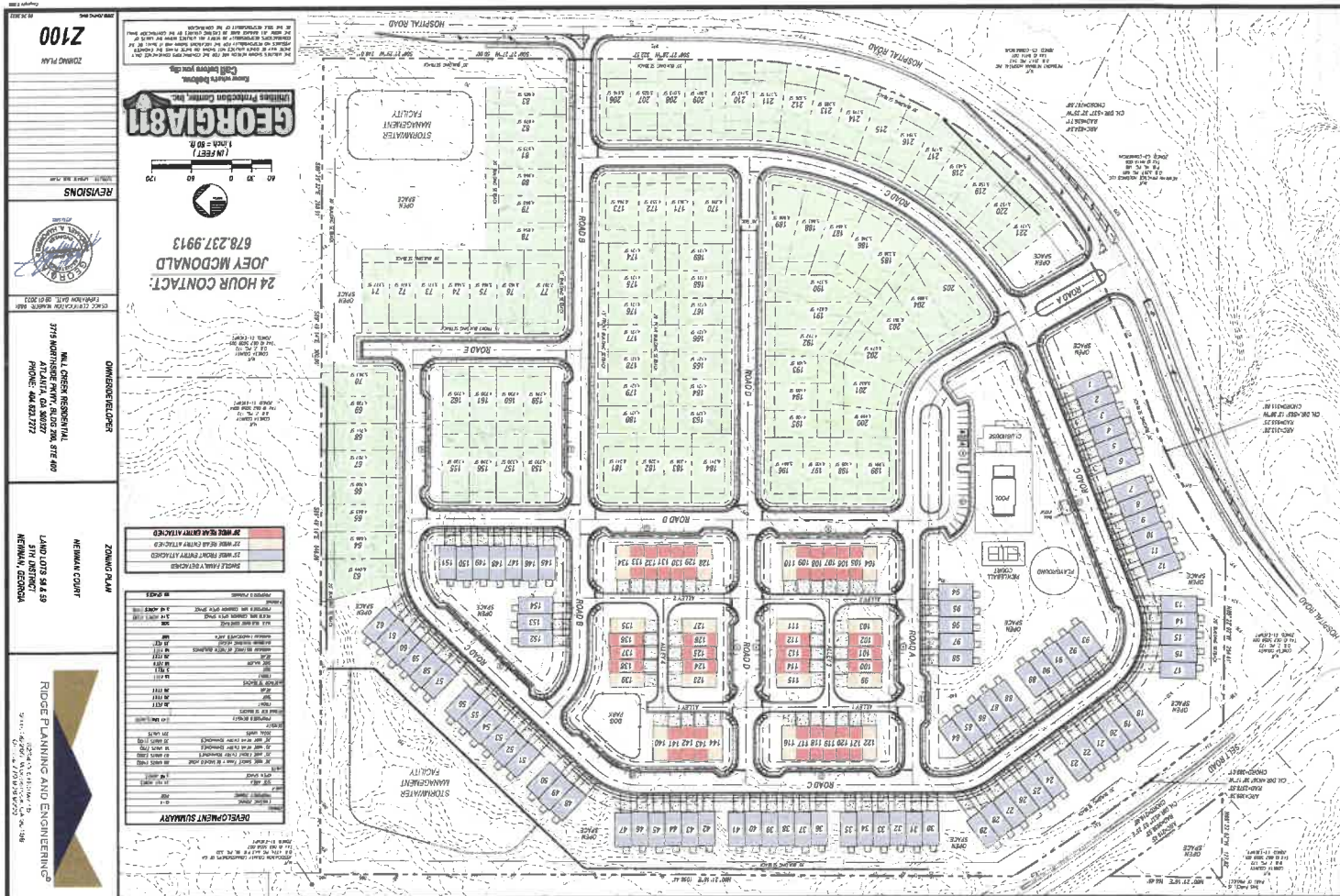
The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
C STATE	0	0	626,225	0.000000	0.00
COUNTY M & O	0	0	626,225	0.006162	3,858.80
SCHOOL M & O	0	0	626,225	0.017140	10,733.50
NEWNAN CITY TAX	0	0	626,225	0.003574	2,238.13

Total Estimated Tax 16,830.43

TAB 11

Conceptual Plan and Renderings





ELEVATION 'A' 2-CAR
 $3/16" = 1'-0"$

30' Detached Single Family

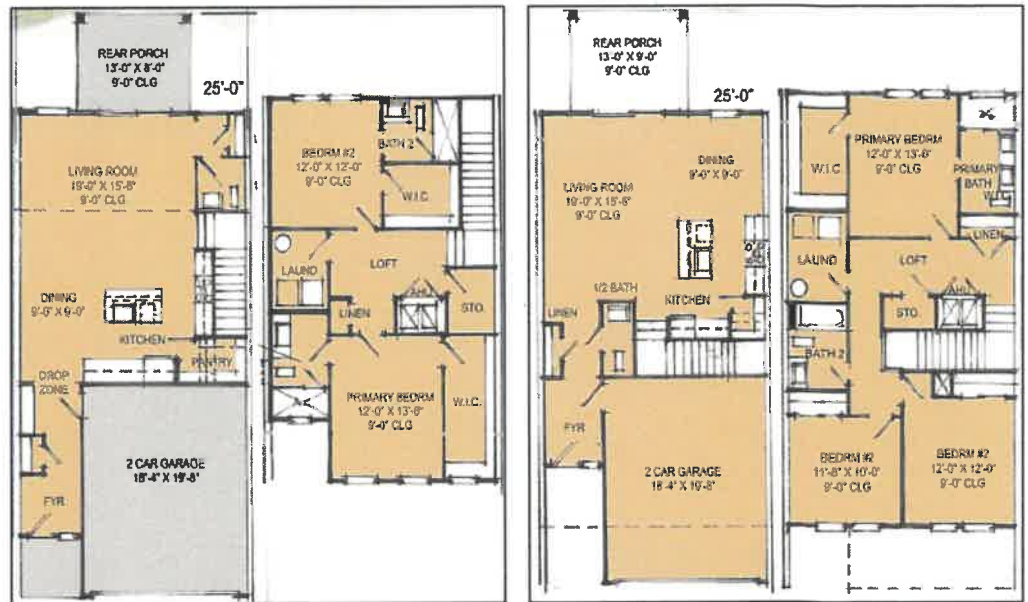


ELEVATION 'B' 2-CAR
3/16" = 1'-0"

30' Detached Single Family

Width: 25'
Depth: 55'
Stories: 2
Heated SF: 1,599 – 1,701

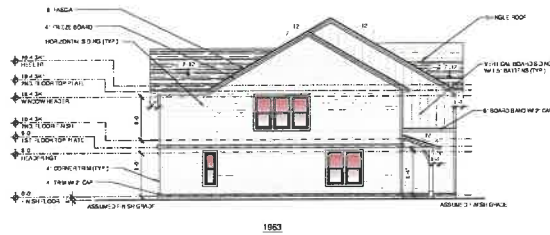
Beds: 2-3
Baths: 2.5
Garage: 2 Car



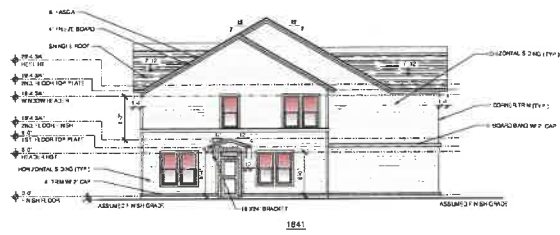
PEOPLE • PLACES • RELATIONSHIPS



FRONT ELEVATION "A" - MODERN FARMHOUSE - 5 UNIT



LEFT ELEVATION "A" - MODERN FARMHOUSE - 5 UNIT



RIGHT ELEVATION "A" - MODERN FARMHOUSE - 5 UNIT

DISCLAIMER
 The information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.



B&B Design Studio, Inc.
 4012 W. 11th Street
 Suite 100
 Fort Lauderdale, FL 33311
 Phone: 954.561.1111
 www.bbbdesign.com

MILL CREEK RESIDENTIAL SFR INVEST, LLC
 2012/22 REAR LOAD TOWNHOMES
 MASTER PLAN NORTH CAROLINA

Sheet:
 3.3A 1



DISCLAIMER

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THIS DRAWING FOR ANY PARTICULAR PURPOSE. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S FEES ARE BASED ON THE SCOPE OF WORK AS SET FORTH IN THE AGREEMENT. ANY CHANGES TO THE SCOPE OF WORK WILL BE CHARGED TO THE CLIENT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO CHANGES TO THE SCOPE OF WORK. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO CHANGES TO THE SCOPE OF WORK.

Big A Design
Studios, Inc.

4515 W. 14th St.
Suite 100
Tomball, TX 77375
www.bigadesignstudios.com

MILL CREEK RESIDENTIAL SFR INVEST, LLC

200/22' REAR LOAD TOWNHOMES

MASTER PLAN NORTH CAROLINA

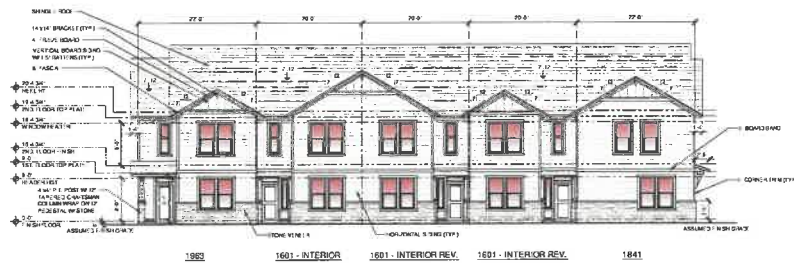
DATE: 06/15/22

PROJECT: 200/22'

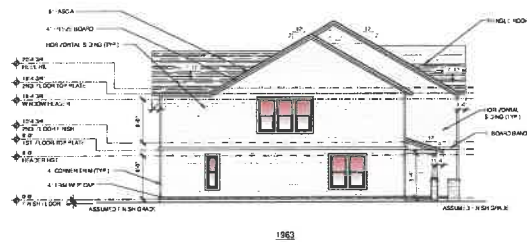
DESIGNER: AS

SCALE: AS SHOWN

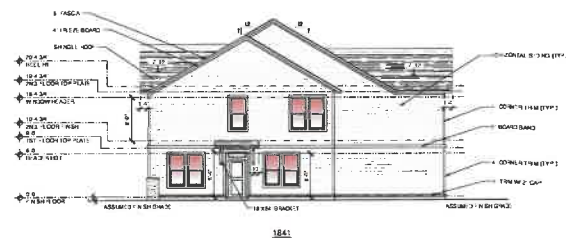
3.3A_2



FRONT ELEVATION "B" - CRAFTSMAN - 5 UNIT
15' - 0"



LEFT ELEVATION "B" - CRAFTSMAN - 5 UNIT
16' - 0"



RIGHT ELEVATION "B" - CRAFTSMAN - 5 UNIT
16' - 0"

DISCLAIMER

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS DOCUMENT IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.



BGA Design Studio, Inc.
ARCHITECTS
1000 N. 10TH ST.
SUITE 100
DURHAM, NC 27601
919.486.1111
WWW.BGADDESIGN.COM

MILL CREEK RESIDENTIAL SFR INVEST, LLC
20/22' REAR LOAD TOWNHOMES
MASTER PLAN NORTH CAROLINA

DATE: 08/15/22
BY: [Signature]
CHECKED: AS
DRAWN: [Signature]
SCALE: AS SHOWN

3.3B_1



Date: 06 15 22
 Unit: AS SHOWN
 Project no. 2022213
 Checked: AS
 Drawn:

3.3B_2

TAB 12

Preliminary Tree Management Plan

24 HOUR CONTACT:
JOEY McDONALD
678.237.9913

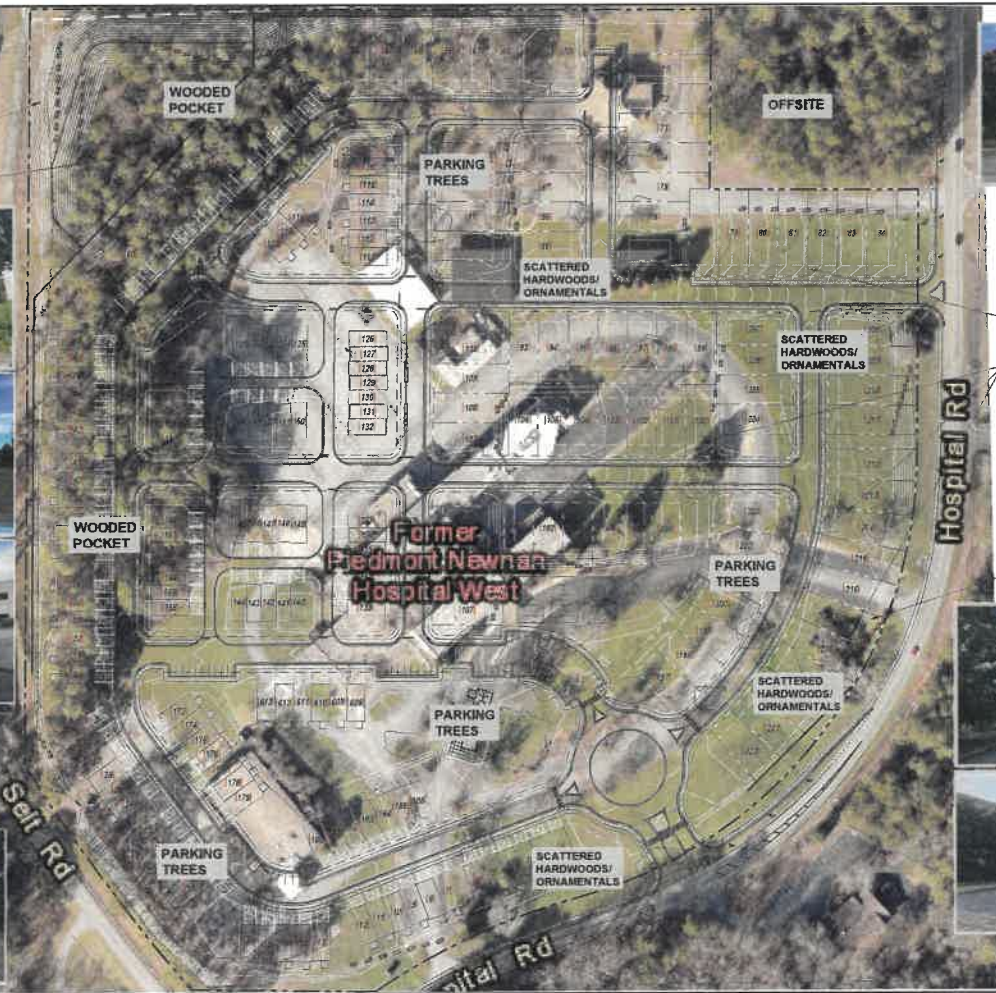
Approximate Area of
Existing Vegetation, typ

A Pocket of Wooded Area Centering
around of Pine and Hardwood Trees in
the Northeast Corner of the Site. Tree
Brows in the Wooded Pocket and Around
the Site Range from 1" - 34" DBH.
Some Specimen Size Trees Located in the
Area.



Approximate Area of
Existing Vegetation, typ

Professional Building Parking Area Contains a Mix of
Shade and Ornamental Trees in the Parking Islands.
Against the Building and along the Outside Edge of
Property Near the Site Road. Anticipated Tree Spacing
Along the Roadway Area and is Characterized
by a Mix of Small to Medium Diameter Pines with Some
Hardwoods. Photo Below. Tree Spacing to be Protected
by Active Tree Protection Fences per Code Standards.



EXISTING VEGETATION CHARACTERISTICS

SEE MAP NOTES THIS SHEET

The Site Contains the Primary Building and Related
Professional Office Outbuildings, Parking Lots and
Automobile Circulation of an Abandoned Hospital.

The Developed Portion of the Site is Characterized by
Most Areas of Open Lawn, Hardwoods and Ornamentals
Scattered Parking Areas and Surrounding the Buildings
Typical of a Previously Developed Commercial Site.

Specimen Size Trees have been Located in the Wooded
Pocket and Randomly at the Edge in the Main Building
and in Areas of the Parking Lots. Tree Ranges from 1" - 34"
DBH.

PLANT SUMMARY

Total Site Acreage = 32.58 Acres

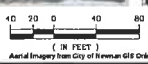
Contractual Proposed Scarified Acreage = 22.08 Acres

0 Acres Undeveloped

No Required Zoning Buffer

Contractual Proposed Tree Save Area = 8.10 Acres

Approximate Area of
Existing Vegetation, typ



REVISIONS

NO.	DATE	DESCRIPTION
1	12.15.17	ISSUED FOR PERMIT

CLIENT

MILL CREEK RESIDENTIAL
 3715 NORTHRIDGE POINT, BLDG 200, 518 ADO
 NEWNAN, GA 30054
 PHONE: 678.682.2722

DESIGNER

mondo
 LANDSCAPE ARCHITECTS, LLC
 100 NORTH ST. SUITE 200
 NEWNAN, GA 30054
 PHONE: 678.272.1232

PREPARED BY

AMAVI COWEITA
 1000 US 26 S.E. 2nd FLOOR NEWNAN, GA
 PHONE: 678.272.1232

PROJECT

PRELIMINARY TREE MANAGEMENT PLAN

DATE

12.15.17

SCALE

1" = 40'

STATUS

FOR PERMIT

REVISION

1

BY

AMAVI COWEITA

CHECKED BY

PTM



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

A Preliminary Tree Management Plan must include, at a minimum, the following:

- x Graphic representation of existing tree canopy
- x Descriptive written or labelling information about existing tree canopy
- x Total number of acres
- x Number of disturbed acres
- x Number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.
- x Graphic display and label any required or proffered zoning buffers.
Provide acreage.
- x Number of actual tree save acreage not including any of the categories listed above.
- x Provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.



City of Newnan, Georgia
Attachment E
Rezoning Checklist

The following is a checklist of information required for the submittal of a rezoning application. The Planning & Zoning Department will not accept an incomplete application.

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan
- ☒ Preliminary Tree Management Plan
- ☒ Completed Attachment A – Proffered Conditions (if applicable)
- ☒ Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable)
- ☒ Completed Attachment C – Property Owner's Authorization (if applicable)
- ☒ Completed Attachment D – Attorney's Authorization (if applicable)
- ☒ Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



City of Newnan, Georgia - Mayor and Council

Date: 10/25/22

Agenda Item: Consideration for allowing food/beverage at the Wadsworth Auditorium.

Prepared By: Katie Mosley

Purpose:

To request that the Newnan City Council consider approving a policy that will allow the sale and serving of food and beverage, including beer and wine, in the Wadsworth Auditorium.

Background:

Since 2018, the usage of the Wadsworth Auditorium has increased almost 200% along with the requests to have food and beverages. With only 36 rentals in 2018 to nearly 90 rentals projected for 2022, the Wadsworth Auditorium is now attracting larger, higher quality events and most renters are expecting to sell concessions. Some events have chosen other venues because the organizer was not allowed to sell food/beverages in the auditorium. Staff has researched policies in similar venues and found that most performing arts venues allow the sale of food and beverages. Staff believes that allowing the sale of food and beverage will make the Wadsworth Auditorium more competitive in the market and offer added benefits to the renters and attendees of events. This policy change will support our goal of offering events and services to provide a higher quality of life for our community, downtown development and Main Street Newnan efforts, and attract more tourism and leisure visitors to our entertainment district. Past and future planned projects at the Wadsworth also support this change such as the expansion of the restrooms facilities and the redesign of the parking lot.

Staff is requesting for the Newnan City Council to consider a policy change that would include the potential of contracting with a third party caterer to handle the sale and serving of food/beverages. Items to consider under this policy would include only pre-packaged food items such as chips, nuts, and a variety of candies, no cooked or prepared on site food items. It would also include sodas, bottled water, and alcoholic beverages (beer & wine). This change may also include the identification and location of space for dry and cold storage along with revisiting the fee schedule for and a consideration to increase rental fees.

Funding:

N/A

Recommendation:

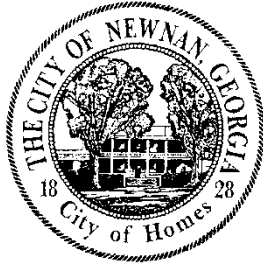
To authorize staff to prepare and present a policy for council consideration to begin offering food and beverage at the Wadsworth Auditorium to begin at the beginning of the 2023 calendar year. This plan would also include a detailed cleaning plan and what would be required of the renter in order to sell food and beverages in the auditorium.

Attachments:

Wadsworth Auditorium Rentals					
Year	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>
Number of Rentals	36	64	87	76	85

Previous Discussion with Council:

- Over time Newnan City Council has considered the provision of food and beverage at the Wadsworth Auditorium during the Council's annual retreat.



City of Newnan, Georgia - Mayor and Council

Date: October 25th, 2022

Agenda Item: Presentation of a policy recommendations to establish parameters for the eligibility and funding maximums in the Premium Pay category under ARPA

Prepared and presented by: Andrew Moody, ARPA Special Project Manager

Purpose:

To present a policy recommendation to establish parameters for eligibility and funding maximums for the Premium Pay category under the American Rescue Plan Act (ARPA).

Background:

On September 27th, 2022, Council instructed staff to craft a policy to establish eligibility standards for the Premium Pay category under the American Rescue Plan Act. The policy options to be presented reflect adherence to ARPA guidelines and requirements. Exhibit A seeks to not authorize the use of premium pay. Exhibit B establishes maximum funding amounts at \$75,000. Exhibit C establishes maximum funding amounts \$150,000.

Funding: N/A

Recommendation:

Council may indicate its support for one of the proposed policy options allowing staff to establish the criteria for the ARPA category.

Attachments:

1. Premium Pay Policy Memo

Previous Discussions with Council:

On September 27th, 2022, the Council requested staff research and develop a recommendation(s) on the usage of "premium pay".



October 25th, 2022

Re: Presentation of a policy recommendation to establish parameters for the eligibility and funding maximums in the Premium Pay category under ARPA

Mayor Brady and Councilmembers,

On September 27th, 2022 the Council initiated a discussion on the topic of establishing parameters for funding under the American Rescue Plan Act (ARPA) Premium Pay Private Sector Grants to Other Employers category. The discussion centered around the research and development of proposed maximums and also included discussion on the establishment of additional requirements to determine eligibility.

According to the ARPA final rule, recipients may offer grants to private sector employers for the provision of premium pay to employees that have worked in-person and/or had regular interaction with members of the public during the pandemic. Premium Pay must also be completely additive to an employee's wages. For example, this can be up to a maximum of \$13 and hour in addition to an employee's regular wages and in an aggregate amount not to exceed \$25,000 dollars per eligible employee.

At the evening meeting on September, 27th, the Newnan City Council issued guidance for staff to craft policy options to which the parameters surrounding the Premium Pay category can be established. By accepting the proposed parameters, the Newnan ARPA Premium Pay Private Sector Grant Program would be formally established. The proposed parameters are attached as "EXHIBIT A" or Option One, "EXHIBIT B" or Option Two, and "EXHIBIT C" or Option Three.

The Council may select "EXHIBIT A" or Option One, if this body chooses not grant the authority to utilize ARPA Funds for the Premium Pay category. Staff reasoning for providing this option, can simply be summarized by a lack of funding availability. Currently, the ARPA funds stand at approximately \$886,193.17 awaiting obligation. Authorizing the use of Premium Pay will potentially unleash a flood of applications, likely resulting in quick and ill-planned usage of the remaining funds. Remaining funds are also expected to be used for costs associated single audits and fund administration until December 31st, 2026.

The Council may select "EXHIBIT B" or "EXHIBIT C", also referred to as Option Two or Option Three, if this body chooses to establish a maximum amount of funding to be awarded. Both options present the same regulations; however, they present different maximum award amounts. "EXHIBIT B" or Option Two has a maximum award amount of \$75,000. "EXHIBIT C" or Option Three has a maximum award amount of \$150,000. Under both these options staff included the required ARPA regulations as well as additional stipulations on the requirements of having been in operation prior to the year 2020 and having provided services during the COVID-19 Pandemic and have maintained an active occupational tax certificate with the City of Newnan. Additionally, the business must be in good standing with the City of Newnan.

Sincerely,

Andrew Moody
ARPA Special Project Manager



EXHIBIT A

The Newnan City Council, hereby, does not authorize the use of funding from the American Rescue Plan Act (ARPA) under the category Premium Pay 4.2 Private Sector: Grants to Other Employers.



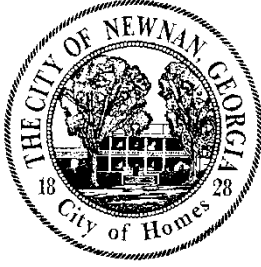
EXHIBIT B

NEWNAN ARPA PREMIUM PAY GRANT TO OTHER EMPLOYERS	
Maximum Award Amount	\$75,000
Active Business	Applicant must have been in business prior to 2020 and been active by providing services during the COVID-19 pandemic and must have had and have maintained an active Occupational Tax Certificate with the City of Newnan.
Employee Eligibility	• Employees shall have been employed for any period between January 1st, 2020 and the Present. • Employees must have worked in an ARPA/Treasury approved field and in direct response to the COVID-19 Pandemic as a Front-Line worker • Employees that worked remote at any point during the pandemic are ineligible per ARPA/Treasury guidelines. • Employees can receive funds retroactively for work performed in response to COVID-19. • Employees should be low to moderate income, as described in ARPA/Treasury, and not making more than 150% of county/state average; Should not exceed \$25,000 per employee, per ARPA/Treasury. A written justification shall be required per the ARPA/Treasury guidelines for employees receiving premium pay that make above the 150% county/state average. • Employees must be eligible, as described by ARPA/Treasury; Premium pay excludes overtime pay and compensatory time off in lieu of overtime pay earned by FLSA-nonexempt (covered) employees;
Standing With the City	The Applicant must be in good financial standing with the City of Newnan
Request Limit	Applicants are limited to one request for funding under the Newnan ARPA Premium Pay



EXHIBIT C

NEWNAN ARPA PREMIUM PAY GRANT TO OTHER EMPLOYERS	
Maximum Award Amount	\$150,000
Active Business	Applicant must have been in business prior to 2020 and been active by providing services during the COVID-19 pandemic and must have had and have maintained an active Occupational Tax Certificate with the City of Newnan.
Employee Eligibility	• Employees shall have been employed for any period between January 1st, 2020 and the Present. • Employees must have worked in an ARPA/Treasury approved field and in direct response to the COVID-19 Pandemic as a Front-Line worker • Employees that worked remote at any point during the pandemic are ineligible per ARPA/Treasury guidelines. • Employees can receive funds retroactively for work performed in response to COVID-19. • Employees should be low to moderate income, as described in ARPA/Treasury, and not making more than 150% of county/state average; Should not exceed \$25,000 per employee, per ARPA/Treasury. A written justification shall be required per the ARPA/Treasury guidelines for employees receiving premium pay that make above the 150% county/state average. • Employees must be eligible, as described by ARPA/Treasury; Premium pay excludes overtime pay and compensatory time off in lieu of overtime pay earned by FLSA-nonexempt (covered) employees;
Standing With the City	The Applicant must be in good financial standing with the City of Newnan
Request Limit	Applicants are limited to one request for funding under the Newnan ARPA Premium Pay



City of Newnan, Georgia - Mayor and Council

Date: October 25th, 2022

Agenda Item: Presentation of an external request for funds under the American Rescue Plan Act (ARPA)

Prepared and presented by: Andrew Moody, ARPA Special Project Manager

Purpose:

To present a request for funding under the American Rescue Plan Act (ARPA) for external applicants.

Background:

The decision to obligate the ARPA funds requested in applications lies with the City Council. Council may decide to fund the request entirely, partially, or not at all. Recipients of these funds may be regarded as beneficiaries under categories that provide fiscal benefit only where the applicant is the end user. Applicants that apply under categories that require a specific project output are to be regarded as subrecipients and will be subject to all principles and guidelines associated to the ARPA and the City of Newnan procurement policy.

Funding Request:

1. Tarpley Drug Company (Lee-Goodrum Pharmacy); 4.2 Premium Pay, **\$110,766.50**

COMBINED TOTAL: **\$110,766.50**

Recommendation:

Council may decide to fund the request entirely, partially, or not at all.

Attachments: Application summaries for;

1. Tarpley Drug Company (Lee-Goodrum Pharmacy); 4.2 Premium Pay

Previous Discussions with Council:

On September 27th, 2022, the Council requested staff research and develop a recommendation(s) on the usage of "premium pay".

18

28

NEWNAN

GEORGIA

City of Newnan ARPA Funding Application

City of Newnan

Submitted On:

August 22, 2022 1:01pm

America/New_York

Primary Applicant	CASEY TARPLEY
Additional Applicant(s):	
Organization Name (if applicable):	TARPLEY DRUG COMPANY INC
Additional Applying Organization(s):	
Address:	40 HOSPITAL ROAD NEWNAN GA 30263
Phone Number	770-253-1121
Email	CASEY@LEEGOODRUM.COM
Organization Purpose, Mission, Objectives (if applicable):	At Lee-Goodrum Pharmacy, our goal is to offer the best patient care, fastest service, and most affordable medications for residents of Newnan and the surrounding areas.
Employer Identification Number (EIN) - (if applicable):	844286413
DUNS Number (if applicable):	
Expenditure Category Applied:	PREMIUM PAY
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	Tarpley Drug Company Premium Pay
Affiliated Organization(s) and Leader(s)	Tarpley Drug Company Inc dba Lee-Goodrum Pharmacy Casey Tarpley-CEO
Project Description	The purpose of this project is to compensate eligible employees with premium pay for their work during the COVID-19 pandemic. These employees put the health of the community in front of their own. While performing covid testing, covid vaccines, covid deliveries, and so much more, these employees went above and beyond to take care of their patients and community during unprecedented times.
Why does the chosen Expenditure Category best describe your project?	The employees of Lee-Goodrum pharmacy are essential workers that provided necessary services during the covid-19 pandemic. As healthcare employees offering covid services, these employees meet the guidelines of the premium pay catergory.
Proposed Funding Amount	\$110,766.50
Proposed Timeline	ARPA fund request is for retroactive premium pay. Our timeline is flexible pending the needs the council.

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Please list your strategic goals.	The goal of this project is to compensate eligible employees with premium pay for their work during the COVID-19 pandemic.
How will the proposal have a positive impact on the City of Newnan?	This project will put federal dollars directly into the pockets of local healthcare workers. These workers then put these dollars directly back into the local economy.
Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?	N/A
What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)	40 Hospital Road Newnan, GA 30263
Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.	Alison Tarpley, CFO will be responsible for the fund management. Funds will be dispersed via Quickbooks as a one time payment. These funds will be subject to Federal and local taxes as required by ARPA and will be documented as PREMIUM PAY-ARPA in the payroll system. The funds will be dispersed entirely within 7 days of receipt.
Were Newnan residents involved in the development of this proposal? How?	Casey and Alison Tarpley are residents of Coweta County and Lee-Goodrum Pharmacy is located in the City of Newnan.
Will Newnan residents be involved in driving project implementation? How?	N/A
What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?	Lee-Goodrum Pharmacy Casey Tarpley-CEO Alison Tarpley-CFO
Which partner organizations will be involved in a project implementation?	N/A
Will you seek other resources of funding sources in to use conjunction with this proposal?	No

Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?

N/A



City of Newnan, Georgia - Mayor and Council

Date: October 25, 2022

Agenda Item: Consideration of a rate change for Brush and Bulk collections and establishing rates for Account Management/Customer Service Functions for residential customers.

Prepared By: Ray Norton, Public Works Director

Purpose: Consideration of a rate change for Brush and Bulk collections and establishing rates for Account Management/Customer Services performed by the City Staff.

Background: On July 20, 2021 the City contracted with A. Goldsmith Resources LLC. To conduct a rate study for City performed Brush and Bulk pickup. The findings of the rate study were presented to council on January 11, 2022. A rate of \$9.26 per month was established to cover operating expenses and future capital needs. Currently the city collects \$6.54 for services provided by City Staff.

On February 22, 2022 Council discussed sanitation billing functions at a Special Called Work Session, and agreed with the report from A. Goldsmith Resources LLC, that these services should be performed by City Staff. Currently the City of Newnan does not provide any large-scale billing operations. Staff has determined the rate needed to provide this service is \$1.88 per month, this rate would fund 3 employees and software needed to create an Account Management/Customer Service function to service Residential and Downtown Sanitation Customers.

Attachments:

Sanitation Study by A. Goldsmith Resources LLC is available on the City of Newnan website at <https://www.newnanga.gov/415/City-Council-Agendas-Minutes>

1. Rate Study by A. Goldsmith Resources LLC

Funding: Sanitation/Enterprise Fund

Recommendation: Staff recommends setting the rate for residential Brush and Bulk services at \$9.26 per month and \$1.88 for Customer Service/Billing services. This would be a total rate of \$11.14 for city staff provided services.

Previous Discussion with Council: N/A



Final Report Cost of Service and Rate Study for Sanitation Services Newnan, Georgia

Prepared by:
A. Goldsmith Resources, LLC
November 2021



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Introduction

The City of Newnan, Georgia is evaluating the solid waste collection services it provides to its citizens. As part of this effort, the City has retained A. Goldsmith Resources, LLC (AGR) to estimate the full cost of providing sanitation services to its citizens, project those costs for the next ten years, and calculate the fees that would be required if user fees fully covered the cost of providing each service.

To conduct this analysis, the City of Newnan provided detailed data about the number of customers, operating and capital costs, current fees, and other relevant information. In addition, City staff collaborated with AGR to define detailed assumptions that are used in the “Base Case” of the analysis which is presented in this report. In the future, the City may determine the cost of service and associated fees under different scenarios or sets of assumptions.

Projected Operating Expenses

AGR worked with the City to develop a “Test Year” line-item budget starting with the City’s budget for fiscal year 2021 and adjusting line items to reflect operating costs of the sanitation services in Newnan in a “typical” year. The Test Year budget and associated assumptions are shown in Table 1. One key adjustment was to allocate a portion of employee salaries and benefits and a small percentage of operating expenses for vehicles (insurance gasoline/diesel, and maintenance) to a separate “cost center” for residential refuse and recycling. This adjustment was made to account for the fact that even with a collection contractor, the City incurs administrative costs to provide garbage collection and recycling services to residents. Another adjustment was to remove the line item for depreciation costs and instead, account for the full capital cost of purchasing equipment in the year incurred. This is described in more detail later in this report.

Table 1

Test Year Expenses

Expense	2021 Budget	Adjustment	Test Year
BRUSH & BULK			
Wages	\$218,950	\$11,244 ¹	\$230,194
Wages (Overtime)	\$8,701	\$(8,701) ²	\$0
Employee Insurance	\$79,651	\$(3,270) ¹	\$ 76,381
Emp Flex Spending Acct	\$42	\$(42) ²	\$0
FICA (Soc Security)	\$17,450	\$(1,818) ¹	\$15,632
Retirement	\$28,128	\$(2,381) ¹	\$25,747
Unemployment Insurance	\$10	\$(10) ²	\$0
Worker's Compensation	\$22,838	\$(10,581) ¹	\$12,257
Salaries and Benefits	\$375,770	\$(15,559)	\$360,211
Solid Waste Disposal	\$250,000		\$250,000
Repairs and Maintenance	\$1,750		\$1,750
Vehicle Insurance	\$3,000	\$(60) ³	\$2,940
Building & Personal Liability Insurance	\$3,500		\$3,500
Communications	\$1,584		\$1,584
Advertising	\$500		\$500
Materials and Supplies	\$3,000		\$3,000
Office Supplies	\$250		\$250
Vehicle Gasoline/Diesel	\$50,000	\$(863) ³	\$49,138
Other Supplies/Uniform Rental	\$1,560		\$1,560
Vehicle Maintenance	\$30,000	\$(50) ³	\$29,950
Operating Expenses	\$345,144	\$(973)	\$344,171
Depreciation Expenses	\$60,000	\$(60,000) ⁴	\$0
Other Uses	\$60,000	\$(60,000)	\$0
Total Brush & Bulk	\$780,914	\$(76,532)	\$704,382
SANITATION REFUSE (DOWNTOWN COLLECTION)			
Wages	\$72,975	\$22,398 ¹	\$95,373
Wages (Overtime)	\$5,000	\$(5,000) ²	\$0
Employee Insurance	\$41,620	\$(253) ¹	\$41,367
Emp Flex Spending Acct	\$42	\$(42) ²	\$0
FICA (Soc Security)	\$5,583	\$925 ¹	\$6,508
Retirement	\$9,015	\$1,703 ¹	\$10,718
Unemployment Insurance	\$4	\$(4) ²	\$0
Worker's Compensation	\$7,857	\$(2,850) ¹	\$5,007
Employee Recognition	\$300	\$(300) ²	\$0
Salaries and Benefits	\$142,396	\$16,577	\$158,973
Other Contractual Services	\$6,000		\$6,000
Solid Waste Disposal	\$28,000		\$28,000
Repairs and Maintenance	\$300		\$300
Vehicle Insurance	\$1,000		\$1,000
Building & Pers Liability Insurance	\$1,500		\$1,500
Printing & Binding	\$300		\$300
Materials and Supplies	\$2,500		\$2,500
Office Supplies	\$500		\$500
Vehicle Gasoline/Diesel	\$7,500		\$7,500

Expense	2021 Budget	Adjustment	Test Year
Minor Equipment	\$500		\$500
Other Supplies/Uniform Rental	\$1,150		\$1,150
Vehicle Maintenance	\$3,500		\$3,500
Operating Expenses	\$52,750		\$52,750
Total - Sanitation Refuse (Downtown Coll)	\$195,146	\$16,577	\$211,723
RESIDENTIAL REFUSE/RECYCLING			
Wages-Full Time Employees		\$60,755 ⁵	\$60,755
Employee Ins ((Life/Health/Dent)		\$20,538 ⁵	\$20,538
FICA (Soc Security)		\$4,136 ⁵	\$4,136
Retirement		\$6,812 ⁵	\$6,812
Worker's Compensation		\$3,042 ⁵	\$3,042
Salaries and Benefits		\$95,283	\$95,283
Vehicle Insurance		\$60 ³	\$60
Vehicle Gasoline/Diesel		\$863 ³	\$863
Vehicle Maintenance		\$50 ³	\$50
Operating Expenses		\$973	\$973
Total - Residential Refuse/Recycling		\$96,256	\$96,256

1 Adjusted based on employee roster and allocations.

2 Adjusted to balance subtotal for salaries and benefits.

3 Moved 1.5% of total to residential refuse and recycling to support supervisor truck.

4 Removed depreciation from budget for purpose of calculating cost of service.

5 Allocated % of Supervisor, Public Works Director, Public Works Administrative Assistant.

Based on the Test Year line-item budget and annual inflation factors, in addition to other anticipated changes in expenses (e.g., the operating costs associated with the addition of a bulk and brush route starting in FY24), the line-item expenses were projected for the next ten years. The results are shown in Table 2.

Table 2

Projected Operating Expenses, FY22 through FY31

Account Description	Test Year	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
BRUSH & BULK											
Wages	\$230,194	\$238,251	\$246,589	\$293,503	\$303,776	\$314,408	\$326,984	\$340,063	\$353,666	\$367,812	\$382,525
Employee Ins	\$76,381	\$85,547	\$95,813	\$123,407	\$138,216	\$154,802	\$170,282	\$187,310	\$206,041	\$226,645	\$249,309
FICA (Soc Security)	\$15,632	\$16,179	\$16,746	\$19,931	\$20,629	\$21,351	\$22,205	\$23,093	\$24,017	\$24,978	\$25,977
Retirement	\$25,747	\$26,648	\$27,581	\$32,828	\$33,977	\$35,166	\$36,573	\$38,036	\$39,557	\$41,140	\$42,785
Worker's Compensation	\$12,257	\$12,686	\$13,130	\$15,628	\$16,175	\$16,741	\$17,410	\$18,107	\$18,831	\$19,584	\$20,368
Salaries and Benefits	\$360,211	\$379,311	\$399,858	\$485,297	\$512,772	\$542,467	\$573,454	\$606,609	\$642,112	\$680,159	\$720,964
Solid Waste Disposal	\$250,000	\$260,000	\$270,400	\$281,216	\$292,465	\$304,163	\$316,330	\$328,983	\$342,142	\$355,828	\$370,061
Repairs and Maintenance	\$1,750	\$1,820	\$1,893	\$1,969	\$2,047	\$2,129	\$2,214	\$2,303	\$2,395	\$2,491	\$2,590
Vehicle Insurance	\$2,940	\$3,058	\$3,180	\$3,803	\$3,955	\$4,114	\$4,278	\$4,449	\$4,627	\$4,812	\$5,005
Bldg/Pers Liab Insurance	\$3,500	\$3,640	\$3,786	\$3,937	\$4,095	\$4,258	\$4,429	\$4,606	\$4,790	\$4,982	\$5,181
Communications	\$1,584	\$1,647	\$1,713	\$1,782	\$1,853	\$1,927	\$2,004	\$2,084	\$2,168	\$2,255	\$2,345
Advertising	\$500	\$520	\$541	\$562	\$585	\$608	\$633	\$658	\$684	\$712	\$740
Materials and Supplies	\$3,000	\$3,120	\$3,245	\$3,375	\$3,510	\$3,650	\$3,796	\$3,948	\$4,106	\$4,270	\$4,441
Office Supplies	\$250	\$260	\$270	\$281	\$292	\$304	\$316	\$329	\$342	\$356	\$370
Vehicle Gasoline/Diesel	\$49,138	\$51,103	\$53,147	\$55,273	\$57,484	\$59,783	\$62,175	\$64,662	\$67,248	\$69,938	\$72,736
Other Supp/Uniform Rental	\$1,560	\$1,622	\$1,687	\$2,018	\$2,099	\$2,183	\$2,270	\$2,361	\$2,455	\$2,553	\$2,656
Vehicle Maintenance	\$29,950	\$31,148	\$32,394	\$38,743	\$40,293	\$41,904	\$43,580	\$45,324	\$47,137	\$49,022	\$50,983
Operating Expenses	\$344,171	\$357,938	\$372,256	\$392,959	\$408,677	\$425,024	\$442,025	\$459,706	\$478,094	\$497,218	\$517,107
Total Brush & Bulk	\$704,382	\$737,249	\$772,114	\$878,255	\$921,449	\$967,491	\$1,015,479	\$1,066,315	\$1,120,206	\$1,177,377	\$1,238,071
SANITATION REFUSE (DOWNTOWN COLLECTION)											
Wages	\$95,373	\$98,711	\$102,166	\$105,742	\$109,442	\$113,273	\$117,804	\$122,516	\$127,417	\$132,513	\$137,814
Employee Ins	\$41,367	\$46,331	\$51,891	\$58,118	\$65,092	\$72,903	\$80,193	\$88,213	\$97,034	\$106,738	\$117,411
FICA (Soc Security)	\$6,508	\$6,735	\$6,971	\$7,215	\$7,468	\$7,729	\$8,038	\$8,360	\$8,694	\$9,042	\$9,403
Retirement	\$10,718	\$11,093	\$11,482	\$11,884	\$12,299	\$12,730	\$13,239	\$13,769	\$14,319	\$14,892	\$15,488
Worker's Compensation	\$5,007	\$5,183	\$5,364	\$5,552	\$5,746	\$5,947	\$6,185	\$6,433	\$6,690	\$6,958	\$7,236
Salaries and Benefits	\$158,973	\$168,054	\$177,874	\$188,510	\$200,048	\$212,582	\$225,460	\$239,290	\$254,154	\$270,142	\$287,352
Other Contractual Services	\$6,000	\$6,240	\$6,490	\$6,749	\$7,019	\$7,300	\$7,592	\$7,896	\$8,211	\$8,540	\$8,881

Account Description	Test Year	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Solid Waste Disposal	\$28,000	\$29,120	\$30,285	\$31,496	\$32,756	\$34,066	\$35,429	\$36,846	\$38,320	\$39,853	\$41,447
Repairs and Maintenance	\$300	\$312	\$324	\$337	\$351	\$365	\$380	\$395	\$411	\$427	\$444
Vehicle Insurance	\$1,000	\$1,040	\$1,082	\$1,125	\$1,170	\$1,217	\$1,265	\$1,316	\$1,369	\$1,423	\$1,480
Bldg & Pers Liab Insurance	\$1,500	\$1,560	\$1,622	\$1,687	\$1,755	\$1,825	\$1,898	\$1,974	\$2,053	\$2,135	\$2,220
Printing & Binding	\$300	\$312	\$324	\$337	\$351	\$365	\$380	\$395	\$411	\$427	\$444
Materials and Supplies	\$2,500	\$2,600	\$2,704	\$2,812	\$2,925	\$3,042	\$3,163	\$3,290	\$3,421	\$3,558	\$3,701
Office Supplies	\$500	\$520	\$541	\$562	\$585	\$608	\$633	\$658	\$684	\$712	\$740
Vehicle Gasoline/Diesel	\$7,500	\$7,800	\$8,112	\$8,436	\$8,774	\$9,125	\$9,490	\$9,869	\$10,264	\$10,675	\$11,102
Minor Equipment	\$500	\$520	\$541	\$562	\$585	\$608	\$633	\$658	\$684	\$712	\$740
Other Supp/Uniform Rental	\$1,150	\$1,196	\$1,244	\$1,294	\$1,345	\$1,399	\$1,455	\$1,513	\$1,574	\$1,637	\$1,702
Vehicle Maintenance	\$3,500	\$3,640	\$3,786	\$3,937	\$4,095	\$4,258	\$4,429	\$4,606	\$4,790	\$4,982	\$5,181
Operating Expenses	\$52,750	\$54,860	\$57,054	\$59,337	\$61,710	\$64,178	\$66,746	\$69,415	\$72,192	\$75,080	\$78,083
Total Sanitation Refuse	\$211,723	\$222,914	\$234,928	\$247,847	\$261,758	\$276,761	\$292,205	\$308,705	\$326,346	\$345,222	\$365,435
RESIDENTIAL REFUSE/RECYCLING											
Wages	\$60,755	\$62,881	\$65,082	\$67,360	\$69,717	\$72,157	\$75,044	\$78,045	\$81,167	\$84,414	\$87,791
Employee Ins	\$20,538	\$23,003	\$25,763	\$28,855	\$32,317	\$36,195	\$39,815	\$43,796	\$48,176	\$52,994	\$58,293
FICA (Soc Security)	\$4,136	\$4,281	\$4,431	\$4,586	\$4,746	\$4,912	\$5,109	\$5,313	\$5,526	\$5,747	\$5,976
Retirement	\$6,812	\$7,051	\$7,297	\$7,553	\$7,817	\$8,091	\$8,414	\$8,751	\$9,101	\$9,465	\$9,844
Worker's Compensation	\$3,042	\$3,148	\$3,259	\$3,373	\$3,491	\$3,613	\$3,757	\$3,908	\$4,064	\$4,227	\$4,396
Salaries and Benefits	\$95,283	\$100,363	\$105,831	\$111,725	\$118,088	\$124,968	\$132,139	\$139,813	\$148,034	\$156,846	\$166,299
Vehicle Insurance	\$60	\$62	\$65	\$67	\$70	\$73	\$76	\$79	\$82	\$85	\$89
Vehicle Gasoline/Diesel	\$863	\$897	\$933	\$970	\$1,009	\$1,049	\$1,091	\$1,135	\$1,180	\$1,228	\$1,277
Vehicle Maintenance	\$50	\$52	\$54	\$57	\$59	\$61	\$64	\$66	\$69	\$72	\$74
Operating Expenses	\$973	\$1,012	\$1,052	\$1,094	\$1,138	\$1,183	\$1,231	\$1,280	\$1,331	\$1,385	\$1,440
Total Residential Refuse/Recycling	\$96,256	\$101,375	\$106,884	\$112,820	\$119,226	\$126,152	\$133,370	\$141,093	\$149,365	\$158,230	\$167,739

Projected Capital Expenses

This purpose of this study is to estimate the fees required if the full cost of each service was fully supported by user fees rather than transfers from the general fund, a Special Purpose Local Option Sales Tax, or any other sources. Thus, in addition to determining annual operating expenses for each service, AGR projected capital expenses for new vehicles when needed based on assumptions developed in conjunction with staff. Table 3 shows existing equipment assigned to sanitation as of FY21, including the year manufactured, estimated percentage of time spent on each sanitation service, and the estimated replacement cost in FY21 dollars.

Table 3 Current Equipment and Allocation

Number	Type	Year	Allocation Among Services			Replacement Cost (FY21)
			Brush & Bulk	Downtown	Residential Refuse/Recyc.	
SA-101	Boom Truck	2008	100%			\$168,000 ¹
SA-102	Boom Truck	2006	100%			\$177,000
SA-103	Pick Up Truck	2008	50%	50%		\$27,000
SA-104	Boom Truck	2013	100%			\$177,000
SA-105	Boom Truck	2014	100%			\$177,000
SA-106	Boom Truck	2016	100%			\$177,000
SA-107	Pick Up Truck with Tipper	2016		100%		\$47,000
SA-108	Garbage Truck	2018		100%		\$151,000
SA-109	Pick Up Truck	2019	20%	10%	70%	\$27,000
SA-110	Garbage Truck	2020	100%			\$151,000
1 A new Boom Truck, SA-111, was purchased to replace SA-101 during this analysis at a cost of \$168,000 using SPLOST funds.						

Table 4 shows projected net capital outlay (equipment purchase price, inflated by 4 percent per year, minus salvage value of equipment being replaced) from the sanitation fund in each year based on a ten-year replacement schedule for each vehicle.¹ The annual net capital outlay fluctuates on the number and type of trucks that need to be replaced in that year or, in the case of SA-116, when a new brush and bulky route is added. For example, the projected capital outlay is highest in FY24 when two boom trucks are scheduled for purchase, one as a replacement and one for a new route.

¹ SA-101 and SA-102 exceeded this age at the time of this study, at 13 and 15 years old, respectively. SA-101 was replaced in FY21 and SA-102 is scheduled to be replaced in FY22. Both trucks are purchased with SPLOST funds. SA-103, a pick-up truck, used to supervise both brush and bulk and downtown collection, is 13 years old and, in this analysis, scheduled for replacement using sanitation funds in FY23.

Table 4

Projected Expenditures from Sanitation Fund ¹

Truck #	Replacing	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
SA-101		\$(11,045) ²											
SA-102		\$(11,045) ²											
SA-103			\$(1,752) ²										
SA-104			\$(11,487) ²										
SA-105				\$(11,946) ²									
SA-106						\$(12,921) ²							
SA-107						\$(3,431) ²							
SA-108								\$(11,922) ²					
SA-109									\$(2,217) ²				
SA-110										\$(12,895) ²			
SA-111	SA-101	³									\$(15,720) ²		
SA-112	SA-102	³										\$(16,349) ²	
SA-113	SA-103		\$29,203										\$(2,594) ²
SA-114	SA-104		\$191,443										\$(17,003) ²
SA-115	SA-105			\$199,101									
SA-116	Add Route			\$ 199,101									
SA-117	SA-106					\$215,348							
SA-118	SA-107					\$57,183							
SA-119	SA-108							\$198,706					
SA-120	SA-109								\$36,951				
SA-121	SA-110									\$214,920			
SA-122	SA-111										\$262,003		
SA-123	SA-112											\$272,483	
SA-124	SA-113												\$41,565
SA-125	SA-114												\$283,383
TOTAL		\$ (22,090)	\$207,408	\$386,256	\$0	\$256,178	\$0	\$186,783	\$34,734	\$ 202,025	\$246,283	\$256,134	\$305,351

¹ Projected cost in the year purchased based on 4 percent annual inflation rate.

² Negative number reflects salvage value from sale of used equipment.

³ Funded with SPLOST in FY21 and FY22. Funded with SPLOST



Cost of Service

As shown in Table 5, the projected cost of service for the City to provide brush and bulky collection, downtown collection, and oversight of residential refuse and recyclable collection ranges from a total of \$1,039,448 in FY22 to \$2,017,528 in FY31. The majority of these expenses are associated with brush and bulk collection (see Figure 1). The operating expenses increase consistently with inflation, except in FY24 when an additional brush and bulky route is added, while capital expenses fluctuate annually depending on the equipment purchases scheduled in that year (Figure 2).

Table 5 *Projected Cost of Service, 2022 through 2031*

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Brush and Bulk										
Operating Expenses	\$737,249	\$772,114	\$878,255	\$921,449	\$967,491	\$1,015,479	\$1,066,315	\$1,120,206	\$1,177,377	\$1,238,071
Capital Expenses	-\$22,090	\$193,682	\$386,256	\$0	\$202,427	\$0	\$0	\$6,947	\$0	\$246,283
TOTAL	\$715,159	\$965,796	\$1,264,511	\$921,449	\$1,169,918	\$1,015,479	\$1,066,315	\$1,127,153	\$1,177,377	\$1,484,354
Downtown Collection										
Operating Expenses	\$222,914	\$234,928	\$247,847	\$261,758	\$276,761	\$292,205	\$308,705	\$326,346	\$345,222	\$365,435
Capital Expenses	\$0	\$13,726	\$0	\$0	\$53,752	\$0	\$186,783	\$3,473	\$202,025	\$0
TOTAL	\$222,914	\$248,654	\$247,847	\$261,758	\$330,513	\$292,205	\$495,489	\$329,820	\$547,247	\$365,435
Residential Refuse										
Operating Expenses	\$101,375	\$106,884	\$112,820	\$119,226	\$126,152	\$133,370	\$141,093	\$149,365	\$158,230	\$167,739
Capital Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,314	\$0	\$0
TOTAL	\$101,375	\$106,884	\$112,820	\$119,226	\$126,152	\$133,370	\$141,093	\$173,679	\$158,230	\$167,739
All Services										
Operating Expenses	\$1,061,538	\$1,113,925	\$1,238,922	\$1,302,433	\$1,370,404	\$1,441,054	\$1,516,114	\$1,595,917	\$1,680,829	\$1,771,245
Capital Expenses	-\$22,090	\$207,408	\$386,256	\$0	\$256,178	\$0	\$186,783	\$34,734	\$202,025	\$246,283
TOTAL	\$1,039,448	\$1,321,333	\$1,625,177	\$1,302,433	\$1,626,582	\$1,441,054	\$1,702,897	\$1,630,652	\$1,882,854	\$2,017,528

Figure 1 *Projected Net Cost by Type of Service, FY22 through FY31*

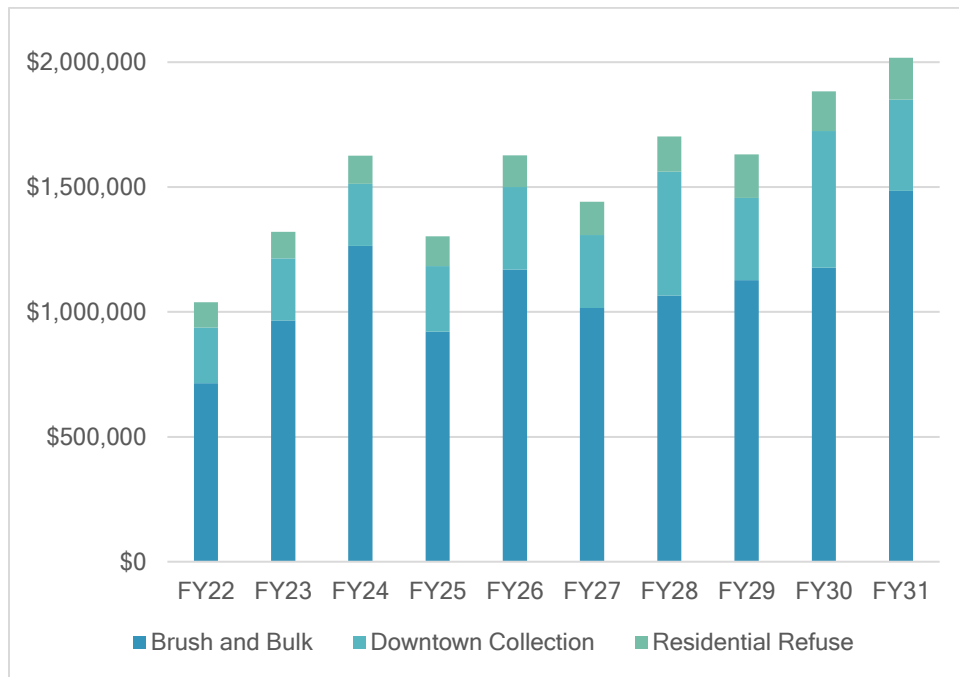
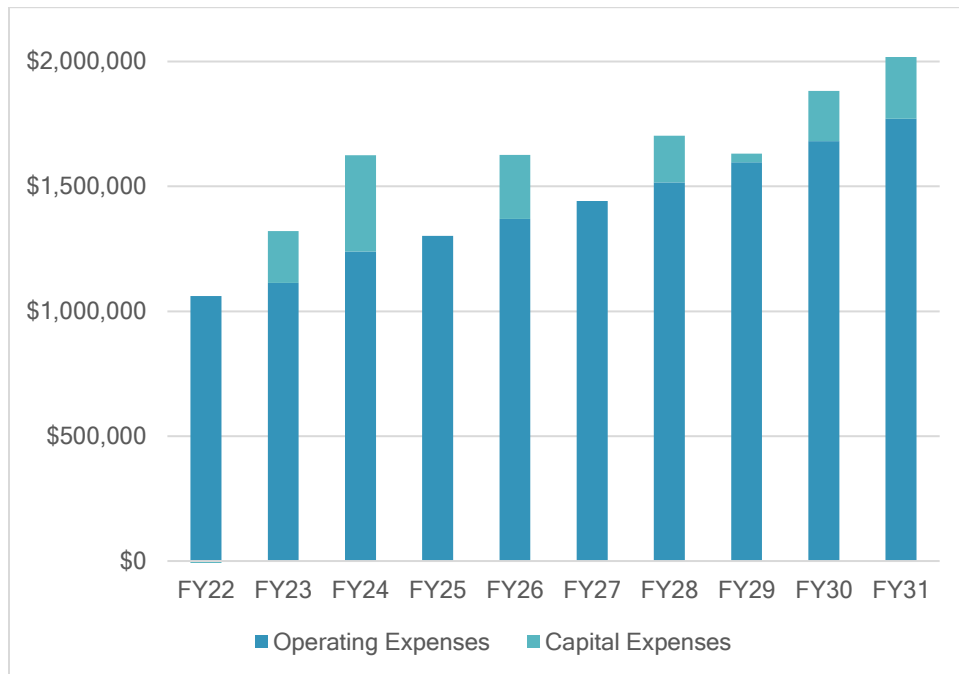


Figure 2 *Projected Net Cost by Type of Expense, FY22 through FY31*



Fees to Cover Cost of Service

In the Base Case presented herein, user fees are calculated to fully cover the projected cost of sanitation services each year. Currently, the City does not bill directly for sanitation services it provides to residential customers. Rather, the City's residential refuse and recyclable contractor collects fees from customers and remits payment to the City for providing brush and bulk collection. In FY21, the contractor paid Newnan \$5.81 per household per month to cover the cost of yard waste and bulk collection that the City provides. In addition, the contractor paid the City a \$0.73 per household per month "host fee".² Table 6 shows the disposition of the monthly residential fee collected in FY21.

Table 6 Disposition of Monthly Residential Sanitation Fee, FY21

To GFL	Monthly Amount
Garbage	\$7.31
Recycling	\$2.29
Billing	\$0.57
Subtotal	\$10.17
To City	
Yard Debris/Bulk Waste	\$5.81
Host Fee	\$0.73
Subtotal	\$6.54
TOTAL TO RESIDENT	\$16.71

The Contractor only pays the City for those households that sign up for its garbage collection service (which all residents are required to do by ordinance), but the City provides brush and bulk collection to all residents. Records show that on average, the sanitation contractor remits payment to the City for approximately 10,043 residential units per month. However, City records suggest that approximately 12,500 receive service, including brush and bulky collection. As a result, those paying for service are covering the cost of service for those that do not and their monthly fees are higher as a result.

Table 7 shows the monthly fees projected to cover the full cost of service for bulk and brush collection (shown in Table 5) if approximately 80 percent of customers pay for the service they receive, which was the case in FY21 and the monthly fee required if 90 and 100 percent of customers receiving service paid, respectively.

² Currently, the host fee supports code enforcement rather than direct sanitation expenses.

Table 7 Monthly Fees to Cover Full Cost of Brush and Bulk Collection Service

% of Customers Paying	Current	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Current ¹	\$5.81	\$5.94	\$8.00	\$10.45	\$7.59	\$9.61	\$8.32	\$8.70	\$9.18	\$9.55	\$12.00
90%		\$5.30	\$7.14	\$9.33	\$6.78	\$8.58	\$7.43	\$7.78	\$8.20	\$8.53	\$10.71
100%		\$4.77	\$6.43	\$8.39	\$6.10	\$7.72	\$6.69	\$7.00	\$7.37	\$7.68	\$9.64
1 Approximately 80 percent.											

At today's payment rate of approximately 80 percent, a monthly fee of \$5.94 would be needed in FY22 to fully cover the cost of brush and bulky service; increasing by more than \$2 per month in the years that new trucks are purchased. If 100 percent of households receiving service paid, the monthly fee is projected at \$4.77 in FY22. With a more realistic payment rate of 90 percent, the monthly fee to fully cover the cost of brush and bulky service in FY22 is projected to be \$5.30, increasing to a maximum of \$10.71 in FY31.

In addition to the cost to provide brush and bulky services, the City incurs a cost to oversee the collection of residential refuse and recyclables starting at just over \$100,000 in FY22 as shown in Table 5. Table 8 shows that if the payment rate continued to remain at 80 percent of residential customers, the monthly user fee to cover the cost of this service would start at \$0.85 per month in FY22. This amount would be \$0.76 per month at a 90 percent payment rate and \$0.68 per month if all residents paid.

Table 8 Monthly Fees to Cover Full Cost of Administering Residential Collection

% of Customers Paying	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
Current ¹	\$0.85	\$0.89	\$0.94	\$0.99	\$1.04	\$1.10	\$1.16	\$1.42	\$1.29	\$1.36
90%	\$0.76	\$0.79	\$0.84	\$0.88	\$0.93	\$0.98	\$1.03	\$1.27	\$1.15	\$1.21
100%	\$0.68	\$0.72	\$0.75	\$0.79	\$0.84	\$0.88	\$0.93	\$1.14	\$1.04	\$1.09
1 Approximately 80 percent.										

Currently, the cost to provide downtown collection service is heavily subsidized by the general fund. The monthly rates that customers would need to pay to fully cover the cost of service shown in Table 5 would be much higher as shown in Table 9.

Table 9 Monthly Fees to Cover Full Cost of Downtown Collection Service

Customer Type	Current	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31
OFC1	\$14.96	\$39.79	\$48.95	\$65.10	\$51.95	\$54.44	\$57.06	\$59.79	\$62.72	\$65.86	\$69.28
OFC2	\$27.42	\$72.94	\$89.71	\$119.32	\$95.22	\$99.79	\$104.58	\$109.60	\$114.97	\$120.71	\$126.99
RES	\$14.96	\$39.79	\$48.95	\$65.10	\$51.95	\$54.44	\$57.06	\$59.79	\$62.72	\$65.86	\$69.28
REST1	\$64.79	\$172.34	\$211.98	\$281.93	\$224.98	\$235.78	\$247.10	\$258.96	\$271.65	\$285.23	\$300.06
REST2	\$127.08	\$338.03	\$415.78	\$552.99	\$441.28	\$462.47	\$484.66	\$507.93	\$532.82	\$559.46	\$588.55
REST3	\$189.38	\$503.75	\$619.61	\$824.09	\$657.62	\$689.19	\$722.27	\$756.94	\$794.03	\$833.73	\$877.08
REST4	\$251.67	\$669.44	\$823.41	\$1,095.14	\$873.92	\$915.87	\$959.83	\$1,005.90	\$1,055.19	\$1,107.95	\$1,165.57
RET1	\$27.42	\$72.94	\$89.71	\$119.32	\$95.22	\$99.79	\$104.58	\$109.60	\$114.97	\$120.71	\$126.99
RET2	\$39.88	\$106.08	\$130.48	\$173.54	\$138.48	\$145.13	\$152.10	\$159.40	\$167.21	\$175.57	\$184.70
RET3	\$77.25	\$205.49	\$252.75	\$336.15	\$268.25	\$281.13	\$294.62	\$308.76	\$323.89	\$340.09	\$357.77

Conclusions

The following conclusions can be drawn from the analysis presented in this report. It should be noted that adjusting the assumptions about costs and revenues and sources of funds, especially capital costs, would modify the net cost of providing each service and the resulting fees required from customers to cover these net costs. The results of this analysis and subsequent scenarios can be used to inform decisions about how sanitation customers receive and pay for services.

- The City of Newnan incurs costs for three general sanitation services provided to its citizens: 1) collection of brush and bulky items from residents; 2) administration of contractor-provided garbage and recyclable collection from residents; and 3) collection of garbage from properties in the Central business district.
- The projected net cost for the City to provide these services, including operating and capital costs for vehicles, is \$1,039,448 in FY22. Projected net costs are much higher in the years in which new equipment is anticipated since in the base case presented in this report, the cost of equipment is fully paid in the year purchased.
- On average, 70 percent of the projected net costs for City sanitation services are attributable to providing brush and bulky collection to residents. Just over 21 percent, on average, are for providing downtown collection. Just under 9 percent of the net costs are attributable to administering the residential refuse and recyclable collection contract.
- The projected net cost to provide sanitation services jumps in the years in which equipment is purchased, either to replace existing equipment or, in FY24, to add another route. The City could dampen this fluctuation by developing an equipment replacement fund into which deposits are made annually with the goal of ensuring sufficient balance is available as needed when new equipment is anticipated.
- The City's residential garbage and recyclable contractor bills customers and remits a portion of the fee to the City to cover the cost of brush and bulky collection. Although the City provides the service to all residents, the contractor only pays the City for those customers that pay them for garbage collection, approximately 80 percent of those receiving service. At this payment rate, the estimated monthly fee needed to cover the full cost of providing brush and bulky service is \$5.94 in FY22. However, if 90 percent of residents receiving brush and bulky service paid, then the projected monthly fee needed to cover the same net costs would be \$5.30 per household in FY22. If all residential customers paid, as required by City ordinance, the monthly fee estimated to cover the cost of service would be \$4.77 in FY22.
- The City incurs a cost to administer the collection of residential refuse and recyclables, estimated at just over \$100,000 in FY22. If this amount was spread amount among 80 percent of residential customers, a monthly fee of \$0.85 would be needed to cover this cost in FY22. This amount would be \$0.76 per month at a 90 percent payment rate and \$0.68 per month if all residents paid.



- Currently, the cost to provide downtown collection service is heavily subsidized by transfers from the general fund. The monthly fees paid by downtown customers would need to increase more than two and a half times to cover projected net costs in FY22; and more than quadruple to cover projected net costs in FY24.





City of Newnan, Georgia - Mayor and Council

Date: October 25, 2022

Agenda Item: Consideration of the Purchase

Price and Pre-Order of a Fire Training Facility Burn Building

Prepared By: Ronda Helton, Program Manager

Purpose: Newnan City Council may consider the pre-order and purchase price of a Fire Training Facility Burn Building associated with the Fire Training Facility Renovation Project. The Guaranteed Maximum Price (GMP) proposal is likely going to be submitted at a later date by the Council approved contractor, New South Construction.

Background: The Fire Training Facility Burn Building is a primary component of the Fire Training Facility Renovation Project. There is a lead-time of fifteen (15) to eighteen (18) weeks for delivery and installation of the specified burn building. In order to maintain the project schedule and promote greater efficiency, it has been determined by the project team that an early purchase is advantageous. More specifically, an early order of the specified burn building will maintain the current cost of \$1,221,423.33.

The project team is currently working toward a GMP that will be presented to Council for consideration and approval at a later date. The GMP will include the cost of the burn building as well as the other costs associated with the renovations.

Funding: SPLOST 2019

Recommendation: Staff recommends that Newnan City Council approved the purchase price of \$ 1,221,423.33 as well as the pre-order of the burn building prior to the GMP proposal to be submitted at a later date.

Previous Discussion with Council: Newnan City Council considered and approved the funding for the design of the Fire Training Facility August 24, 2021.



October 18th, 2022

Ref Number: Q-2217565 (via email)

Rob Ragan, Vice President
New South Construction
1180 West Peachtree Street NW, Suite 700
Atlanta, GA 30309

678-618-2091

rragan@newsouthconstruction.com

Dear Vice President Ragan:

We are pleased to provide you with the following proposal for a **CUSTOM 4th ALARM FOUR-STORY** WHP training simulator to be built for the City of Newnan Fire Department, Georgia. The simulator would consist of a structure that would approximate the following:

1. Section A will be a **Four-Story Tower** approximately 21'-11" W x 11'-8" L x 44'-0" H (to top of parapet).
 - a. Three (3) interior floors (2nd, 3rd, 4th)
 - b. One (1) flat roof with parapet roof guard system
 - c. Two (2) 3'-0" chain gates, one (1) on each 11'-8" face of the tower
 - d. Four (4) rappelling anchors on the roof
 - e. One (1) 2'-6" x 3'-0" Bilco roof hatch
 - f. One (1) vertical ladder from the 4th floor up to the roof hatch
 - g. One (1) four-story interior intermediate IBC stair with welded stair railing
 - h. One (1) five-story intermediate IBC exterior stair with welded stair railing with doors at the 2nd, 3rd and 4th floors
 - i. One (1) 3' x 7' exterior plate steel door and hardware
 - j. Four (4) 3' x 4' window openings with latching shutters
 - k. One (1) 3' x 3' access hatch to residential attic
 - l. One (1) four-story galvanized standpipe with FDC
 - m. One (1) 2-head sprinkler run
2. Section B will be a **Two-Story Residential/Industrial** section approximately 21'-11" W x 35'-0" L x 24'-0" H.
 - a. One (1) gable roof, 5/12 and 9/12 un-equal pitch with perimeter welded guardrail
 - b. Two (2) 8'-0" chain gates, one (1) on each 35'-0" face of the residential/industrial gabled roof

- c. Two (2) chop outs on gabled roof, one (1) 48" x 48" chop out and one (1) 48" x 96" chop out
 - d. One (1) attic space provided between the gabled roof and the second floor
 - e. One (1) 3' x 3' framed window opening with latching shutter at exterior gabled end of the attic
 - f. Eight (8) 3' x 4' framed window openings with latching shutters
 - g. One (1) 6' x 4' double window with latching shutters
 - h. One (1) 6' x 7' exterior plate steel door and hardware
 - i. One (1) 3' x 7' exterior plate steel door and hardware
 - j. Two (2) 3' x 7' interior burn room plate steel door and hardware
 - k. One (1) two-story interior stair with welded stair railing
 - l. One (1) 4' x 38'-7" cantilevered balcony with 2-story stair and door into the building
 - m. One (1) 12' x 12' burn room protected with a Padgenite Interlock™ liner system
 - n. One (1) Class B burn Prop and controls
3. Section C will be a **One-Story Annex** approximately 21'-11" W x 14'-6" L x 10'-0" H.
- a. One (1) working roof with welded 3-line railing
 - b. Two (2) 3' x 4' framed window openings with latching shutters
 - c. One (1) 3' x 7' exterior burn room plate steel door and hardware
 - d. Entire room shall be protected with a Padgenite Interlock™ liner system
 - e. One (1) Class B burn prop and controls

Materials and Freight is:	\$595,185.00
Class B subcontract is:	\$339,938.00
Labor is:	\$224,636.00
7% Sales Tax is:	<u>\$61,664.33</u>
Total:	\$1,221,423.33

Required 25% Materials Deposit is \$220,229.75

All pricing is in US Dollars and is valid for 30 days.

Schedule: We would require 2-4 weeks to prepare conceptual drawings after award of the contract or purchase order and 18-20 weeks for delivery after receipt of approved drawings. If the foundation is in place the erection would be complete approximately 10-12 weeks after delivery of building. Some optional items such as brick exteriors will require more time to complete erection.

Design Criteria: Pricing is based on the following structural design criteria per IBC 2012:

- 1. *Live Loads-* **(a)** Roof: 100 psf **(b)** Floor: 100 psf **(c)** Attic: 100 psf
- 2. *Wind Loads-* **(a)** Speed: 90 mph **(b)** Exposure: C
- 3. *Seismic Loads-* **(a)** Coefficient S_s [max]: 55 **(b)** Coefficient S₁ [max]: 13
- 4. *Soil Capacity-* Minimum 1500 lbs/sq.ft.

*Requirements exceeding these loads may result in additional costs.

Exclusions: We exclude from our proposal: bonds, special taxes, permits, special insurance requirements if any, field painting of exterior handrails and stairs, mechanical, electrical, fire protection systems, winter conditions, concrete foundations, foundation design, slab on grade, concrete fill on decks, anchor bolts, site work, excavation, engineering layout and general condition items and any other miscellaneous fees. Prevailing wage rates, if any will be applied to the labor cost to erect the simulator.

Terms: For materials a deposit of 25% on the building package is due on receipt of order (signing of contract). Balance of payment on materials due on delivery to site. No retention on materials. Labor will be billed monthly. Invoices not in dispute over 30 days will be assessed 1 ½ % per month on balances in excess of 30 days. Financing is available through lease purchase programs.

We hope you find the proposal acceptable. If we can provide you with further information please feel free to call.

Sincerely,

A handwritten signature in blue ink that reads "Rob Van Bibber". The signature is stylized with a large, sweeping initial 'R'.

Capt. Rob Van Bibber (Ret.)
WHP Trainingtowers™

Georgia State License Number: GCQA003641



City of Newnan, Georgia – Mayor and City Council

Date: October 25, 2022

Agenda Item: Rezoning Request – RZ2022-08
14.23± acres located at 110 Field Street (Tax Parcel # N15 0001 001) Requested change in conditions by amending the development plan

Prepared and Presented by: Tracy Dunnavant, Planning Director

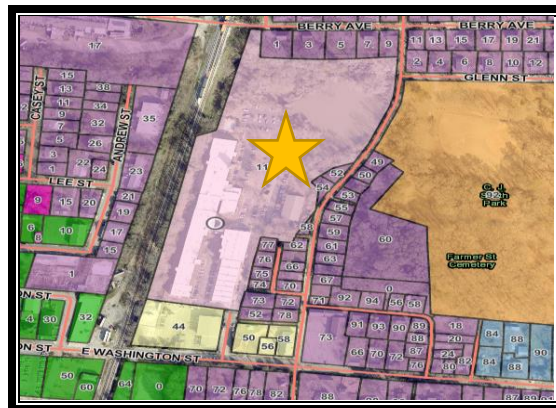
REZONING ASSESSMENT

APPLICANT INFORMATION:

Tribridge Residential (Melissa Griffis Representative)
790 Marietta Street, NW
Atlanta, GA 30303

SITE INFORMATION:

The site consists of 14.23± acres located at 110 Field Street. The tax parcel ID number is N15 0001 001 and the tract is occupied by Newnan Lofts which has a mix of residential and commercial uses. The property is currently zoned MXD (Mixed Use Development District) and there is a master plan which guides development on the site.



OVERVIEW OF REQUEST:

Back in 1998, a mixed-use development was approved for the subject property with an MXD-1 overlay. As a requirement of the zoning, the development was based on a master plan that reflected uses, square footages, green space, parking, etc. for the site. In 2000, the master plan was amended to show slight increases in both the commercial and residential components. That version of the master plan changed again with the adoption of the updated zoning ordinance and map in 2017, which removed the adjacent Headley property from the mixed-use designation. Since the zoning change was done as part of the City's Zoning Ordinance amendment process, the master plan no longer reflects what is currently zoned MXD.

Therefore, the petitioner is requesting a change in zoning conditions for the master plan located at 110 Field Street. The request is to amend the plan to reflect the current conditions and to convert 18,950 square feet of commercial space into nine residential units.



In addition, the applicant has proffered that “in conjunction with the support of the City’s recent investment to the LINC trail located along the property’s eastern boundary and existing pond, the Landlord will work within the environmental constraints defined for the area to improve the condition, aesthetics, and access to the pond for residents and the public.

STANDARDS:

In making a decision, the Zoning Ordinance requires the Planning Commission and the City Council to give reasonable consideration to the following standards. Staff has assessed each standard and identified those with a green check mark ✓ as standards being met by the proposed rezoning and those with a red “X” ✗ as standards not being met.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The site is currently being used as a mixed-use development. The only changes being sought are the removal of the Headley property from the plan and the conversion of 18,950 square feet of commercial space, primarily fronting on Field Street, to nine residential apartment units. Staff feels the proposed use would be suitable given that the property is already used for apartments and it would be a less intense use for the residential homes that are located across from the proposed units on Field Street.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? In terms of use, the only physical change to the plan is an increase in the number of apartment units where there is existing commercial. This should actually decrease traffic for the residences in the area and for those individuals using the City’s LINC trail. The neighbors may see more activity during the nights and weekends; however, these units do not have yards so the majority of activity will be limited to the coming and going of the residents. With the majority of the site already being used as an apartment complex, trips from nine more units should be negligible.

Staff Assessment – NO ADVERSE AFFECT ANTICIPATED ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property could be used as currently conditioned, with the exception of the Headley property being included as a commercial component since it has been already rezoned. That having been said, the applicant has suggested that the “parking, visibility, access and layout hinders the viability of units along Field Street from being vibrant commercial spaces.”

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✖

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? Staff reached out to each provider to assess what impact the nine additional units would have on service provision. A summary of the provider’s responses are as follows:

Police: Police Chief Blankenship indicated that there would be minimum change for calls for service and stated that any additional calls could be absorbed by current staff and resources.

Fire: Chief Stephen Brown has indicated that NFD can service this development with minimal impact to the department.

Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the nine additional units.

Engineering: Michael Klahr, City Engineer, reviewed the request and provided the following:

- 1) The conversion of commercial space to residential units will be contained within the existing footprint of the building. There are no environmental concerns to be addressed.
- 2) The impact on transportation will be nominal. There are no transportation concerns to be addressed.
- 3) Any modifications to parking spaces will require a parking lot permit.

Coweta County Schools: Ronnie Cheek, Coweta County School System, indicated that the School System “has no concerns with this change.”

All of the service providers have responded that they are able to address the needs of the development with the current equipment, manpower and capacity.

Staff Assessment – IMPACT OF AN ADDITIONAL 9 MULTI-FAMILY UNITS IS NOT EXCESSIVE OR BURDENSOME ✔

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Future Land Use Map shows this property as future Mixed-Use development. The project will still maintain a mixture of commercial and residential uses, which is consistent with the Comprehensive Plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE MIXED USE DEVELOPMENT ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The Mixed-Use development designation consists of “areas that blend residential, commercial, cultural, institutional, or entertainment uses that are physically and functionally integrated. Mixed-use developments require a specific development plan with emphasis being placed on creating a walkable community.”

Staff feels that the project does meet the intent and purpose of the Mixed-Use development designation. It is plan based and the proposed types of uses have not changed from the original submittal. All changes are related to the square footage totals for the commercial and residential uses.

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject property was given a “mixed use” designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment – COMPREHENSIVE PLAN SHOWS THE PROPERTY AS A MIXED-USE DEVELOPMENT ✓

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property? As specified, this mixed-use development was approved in 1998. The only use changes being sought is the conversion of commercial space to nine additional apartment units. The footprint will remain the same as the units will be located in existing buildings. In addition, all of the service providers indicated that they had no issues with the request and would be able to address the conversion with current manpower, equipment and capacity.

In terms of the Headley property, it was rezoned during the re-adoption of the Zoning Ordinance in 2017 and is no longer a part of the project. Therefore, this rezoning will amend the current master plan to reflect the actual conditions that exist today.

Staff Assessment – THE PROPOSED PROJECT WOULD CONTINUE TO REFLECT A REASONABLE BALANCE WITH THE CHANGE IN CONDITIONS ✓

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **7 of the 8 standards**.

Planning Commission Recommendation:

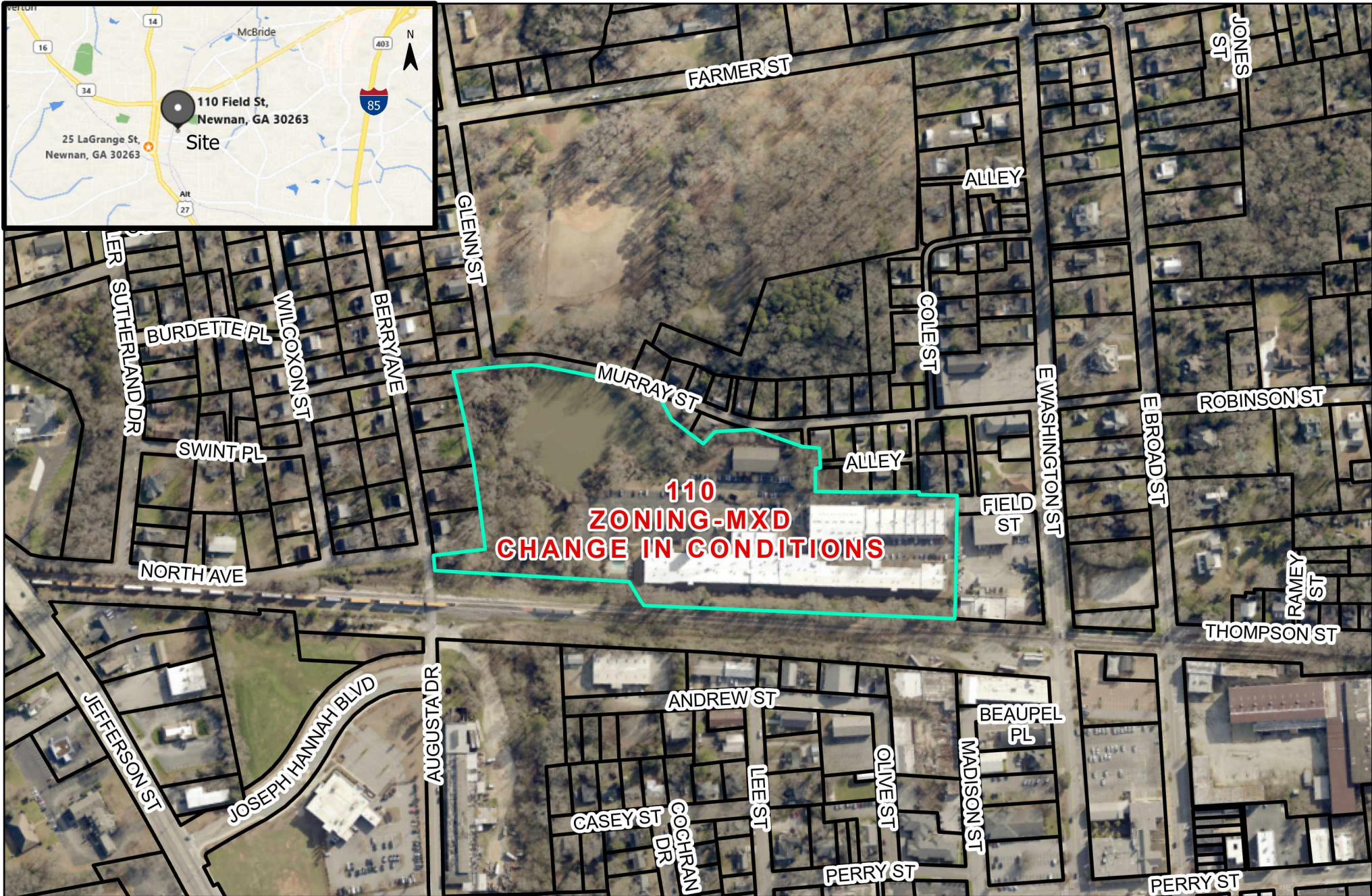
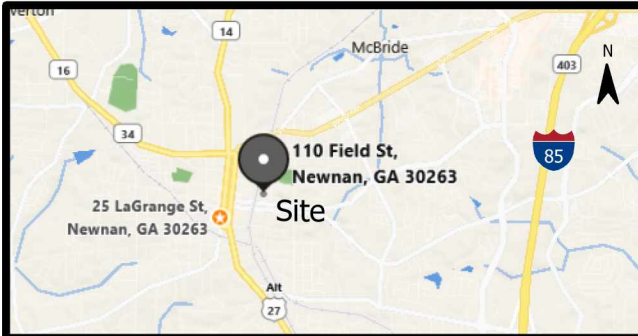
The Planning Commission at their September 13, 2022 meeting, held a public hearing and voted unanimously to recommend approval of the rezoning request with the following conditions:

- The project will be consistent with the plan and square footage allocations as specified in the post rezoning calculations: 21,077 square feet of commercial space and 153,073 square feet of multi-family residential space (154 units).
- The proffered condition of the applicant – “In conjunction with the support of the City’s recent investment to the LINC trail located along the property’s eastern boundary and existing pond, the Landlord will work within the environmental constraints defined for the area to improve the condition, aesthetics and access to the pond for residents and the public.”

OPTIONS:

- A. Approve the rezoning request as submitted
- B. Approve the rezoning request with conditions
- C. Deny the rezoning request

ATTACHMENTS: Application for Rezoning
 Location Map
 Letters/Emails from Service Providers



CITY OF NEWNAN



NEWNAN
GEORGIA

CITY OF NEWNAN
PLANNING DEPT.
25 LAGRANGE STREET
NEWNAN, GEORGIA 30263
www.cityofnewnan.org

Project Location

1" = 4,200 feet

Date: 8/10/2022 10:41 AM



Project Location

City Limits

Parcel # N15 0001 001

ADD 149
110 Field St
Newnan, GA 30263



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
Fax (770) 251-7262
Email: melissa@newnanlaw.com

August 1, 2022

HAND DELIVERY

Ms. Tracy Dunnavant, Planning Director
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

**RE: Application of Tribridge Residential to Amend the Zoning Ordinance
Approximately 14.23± Acres located at 110 Field Street,
Newnan, Georgia**

Dear Ms. Dunnavant:

Tribridge Residential, the Applicant and owner in the above-referenced property ("the Property"), hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximately 14.23 +/- acre tract known as Newnan Lofts from MXD-1 to MXD.

Newnan Lofts is a mixed-use community located in the heart of the Central Business District. In 2015, the Property was zoned MXD-1 and included the Headley Tract located adjacent to the Property as part of the overall approved development plan. Since that time the MXD-1 zoning designation has been eliminated and the Headley Tract has been rezoned to Urban Neighborhood Commercial (CUN), thus removing it from the existing development plan associated with the Property. The Applicant would like to take this opportunity to rezone the Property to allow for an amended development plan that reflects both the current conditions and desired improvements to the Property.

The requested rezoning would amend the development plan to eliminate approximately 32,380 square feet of commercial space associated with the Headley property and convert approximately 18,950 square feet of commercial space to nine residential units; the bulk of which are located along Field Street where parking, visibility, access and layout hinders its viability to be vibrant commercial space. It has consistently been a struggle to keep these spaces along Field Street occupied with commercial tenants. The intent is to concentrate on the commercial space as much as possible within the Property to provide the synergy necessary to create vibrant, active commercial nodes. These

nodes will support the residents within the community and drive traffic to and from the LINC trail and the CJ Smith Park.

For the reasons stated above, Tribridge Residential believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance.

The Applicant has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. The Applicant and myself as counsel for the Applicant look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Recommendation in the near future.

Yours Truly,



Melissa D. Griffis
For Tribridge Residential

MDG/kr
Enclosure(s)



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Tribridge Residential

Mailing Address 790 Marietta Street, NW, Atlanta, GA 30303

Telephone (404) 242-8864 Email: kristi@thoughtwell.co

Property Owner (Use back if multiple names) see attached

Mailing Address 790 Marietta Street NW, Atlanta, GA 30303

Telephone (404) 242-8864

Address/Location of Property 110 Field Street, Newnan, GA 30263

Tax Parcel No.: N15 0001 001 Land Lot 25

District/Section 5th Size of Property (Square Feet or Acres) 14.23+/- acres

Present Zoning Classification: MXD-1 Proposed Zoning Classification: MXD

Present Land Use: A mixed use development with ground level commercial space and a multi-family community

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable MXD-1 no longer exists and the adjoining Headley Tract is no longer connected to the Project.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Subject Property exists as a mixed use, but the category no longer exists. The Applicant desires to maintain a MXD zoning and to redesignate some of the categories within the development to more accurately reflect the Property.

Property Ownership:

TBR Newnan Lofts Co-Tenant, LLC

Newnan Lofts MT, LLC

Newnan Lofts, CL, LLC

790 Marietta Street NW
Atlanta, GA 30318

Please attach all the following items to the completed application:

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

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

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

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

Sworn to and subscribed before me this

26th day of July, 2022

Signature of Applicant

Asadel

Skumburg
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 03/30/2022

RECEIVED BY: Tracy S. Donnavant

DATE OF FILING: 08/01/2022

FILING FEE RECEIVED: \$855.75

DATE OF NOTICE TO NEWSPAPER: 08/17/2022

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

NEWNAN LOFTS
Square Footage Allocation

MILL PARCEL BUILDINGS	CURRENT CONDITIONS	CURRENT DESIGNATION	POST REZONE CONDITIONS	POST REZONE DESIGNATION
Current Multifamily	133,667	Multifamily (145)	133,667	Multifamily (145)
A Building				
Unit Number	Gross sq. ft.			
A178	1,846	Commercial	1,846	Multifamily
A179	1,846	Commercial	1,846	Multifamily
A180	1,740	Commercial	1,740	Multifamily
A181	1,740	Commercial	1,740	Multifamily
A182	2,068	Commercial	2,068	Multifamily
A183	2,917	Commercial	2,917	Multifamily
A184	2,917	Commercial	2,917	Multifamily
A170	2,917	Commercial	2,917	Multifamily
Total Commercial SF	17,991		0	
Total Multi SF	133,667	145 total units	151,658	153 Total units (8 new units)
COMMERCIAL SPACE "Lofts"				
Boiler Room/Mill Around				
Boiler Room	3,160	Commercial	3,160	Commercial
Mill Around	1,415	Commercial	1,415	Multifamily (1 new unit)
Misc. Space	2,540	Commercial	2,540	Commercial
Boiler Room/Mill Around Total	7,115		5,700	
Pool house (Former Fitness Center)	523	Commercial	519	Commercial
	7,638		6,219	
Dye House AKA "Progressive Building"				
Dye House 1st Floor	7,200	Commercial	7,429	Commercial
Dye House 2nd Floor	7,200	Commercial	7,429	Commercial
Dye House/Progressive Total Commercial	14,400		14,858	
Total Commercial SF	22,038		21,077	
Total Multi SF			1,415	1 new unit

CORNER PARCEL BUILDINGS "Headley Property"				
Corner Parcel Buildings				
Building 1	10,083	Commercial	0	Commercial
Building 2	1,762	Commercial	0	Commercial
Building 3	20,536	Commercial	0	Commercial
Corner Parcel Buildings Commercial Total	32,381		0	
TOTAL COMMERCIAL SF	72,410		21,077	
TOTAL MULTI SF	133,667	145 UNITS	153,073	154 UNITS

SUMMARY OF CURRENT CONDITIONS VS. POST DEVELOPMENT CONDITIONS				
Designation	Current Net SF	Current %	Post Net SF	Post Dev. %
Total Multifamily	133,667	0.65	153,073	0.88
Total Commercial	72,410	0.35	21,077	0.12
Total Square Footage	206,077	1.00	174,150	1.00

PARKING OVERVIEW		
Current Parking Summary	Post Parking Summary	
MF (145 Units)	218 MF (154 Units)	231
Commercial	290 Commercial / Shared	29
20% parking requirement waived per section 27.090	(101)	
Existing Parking Spaces	320	Existing Parking Spaces 260

NEWMAN LOFTS

Site Acreage	14.23 Acres	619,762 Square Feet
FAR	0.28	

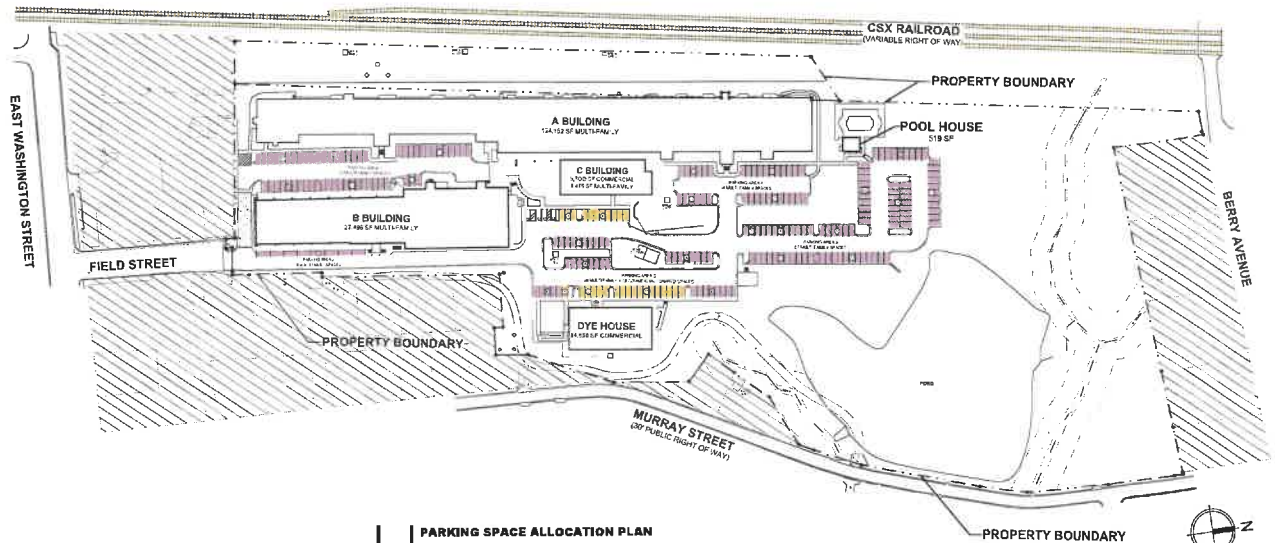
	POST REZONE CONDITIONS	POST REZONE DESIGNATION
<u>A Building</u>	124,162	Multifamily
<u>B Building</u>	27,496	Multifamily
<u>C Building</u>	5,700	Commercial
	1,415	Multifamily
<u>Pool house</u>	519	Commercial
<u>Dye House</u>	14,858	Commercial
TOTAL COMMERCIAL SF	21,077	
TOTAL MULTI SF	153,073	(154 UNITS)

SUMMARY OF CONDITIONS

Designation	Post Net SF	Post Dev. %
Total Multifamily	153,073	0.88
Total Commercial	21,077	0.12
Total Square Footage	174,150	1.00

PARKING SUMMARY

Multifamily	231
Commercial / Shared	29
Existing Parking Spaces	260



PARKING SPACE ALLOCATION PLAN

PARKING SPACE LEGEND	
	MULTI-FAMILY 231 PARKING SPACES
	COMMERCIAL / SHARED 29 PARKING SPACES
TOTAL PARKING SPACES: 260	

NEWNAN LOFTS	
	PARKING SUMMARY
Multi-Family	231
Commercial / Shared	29
Total Parking Spaces	260

NEWNAN LOFTS
REZONING
110 FIELD ST.
NEWNAN, GA. 30263

TAP DESIGN GROUP
ARCHITECTS

DATE: 1-20-2020
DRAWN BY: ANTHONY
NOT RELEASABLE FOR CONSTRUCTION

PARKING SPACE ALLOCATION PLAN

A2.0

[illegible]

1968-1970, 1972-1973, 1975-1976, 1978-1979, 1981-1982, 1984-1985, 1987-1988, 1990-1991, 1993-1994, 1996-1997, 1999-2000, 2002-2003, 2005-2006, 2008-2009, 2011-2012, 2014-2015, 2017-2018, 2020-2021, 2023-2024, 2026-2027, 2029-2030, 2032-2033, 2035-2036, 2038-2039, 2041-2042, 2044-2045, 2047-2048, 2050-2051, 2053-2054, 2056-2057, 2059-2060, 2062-2063, 2065-2066, 2068-2069, 2071-2072, 2074-2075, 2077-2078, 2080-2081, 2083-2084, 2086-2087, 2089-2090, 2092-2093, 2095-2096, 2098-2099, 2101-2102, 2104-2105, 2107-2108, 2110-2111, 2113-2114, 2116-2117, 2119-2120, 2122-2123, 2125-2126, 2128-2129, 2131-2132, 2134-2135, 2137-2138, 2140-2141, 2143-2144, 2146-2147, 2149-2150, 2152-2153, 2155-2156, 2158-2159, 2161-2162, 2164-2165, 2167-2168, 2170-2171, 2173-2174, 2176-2177, 2179-2180, 2182-2183, 2185-2186, 2188-2189, 2191-2192, 2194-2195, 2197-2198, 2199-2200, 2202-2203, 2205-2206, 2208-2209, 2211-2212, 2214-2215, 2217-2218, 2220-2221, 2223-2224, 2226-2227, 2229-2230, 2232-2233, 2235-2236, 2238-2239, 2241-2242, 2244-2245, 2247-2248, 2250-2251, 2253-2254, 2256-2257, 2259-2260, 2262-2263, 2265-2266, 2268-2269, 2271-2272, 2274-2275, 2277-2278, 2280-2281, 2283-2284, 2286-2287, 2289-2290, 2292-2293, 2295-2296, 2298-2299, 2301-2302, 2304-2305, 2307-2308, 2310-2311, 2313-2314, 2316-2317, 2319-2320, 2322-2323, 2325-2326, 2328-2329, 2331-2332, 2334-2335, 2337-2338, 2340-2341, 2343-2344, 2346-2347, 2349-2350, 2352-2353, 2355-2356, 2358-2359, 2361-2362, 2364-2365, 2367-2368, 2370-2371, 2373-2374, 2376-2377, 2379-2380, 2382-2383, 2385-2386, 2388-2389, 2391-2392, 2394-2395, 2397-2398, 2399-2400, 2402-2403, 2405-2406, 2408-2409, 2411-2412, 2414-2415, 2417-2418, 2420-2421, 2423-2424, 2426-2427, 2429-2430, 2432-2433, 2435-2436, 2438-2439, 2441-2442, 2444-2445, 2447-2448, 2450-2451, 2453-2454, 2456-2457, 2459-2460, 2462-2463, 2465-2466, 2468-2469, 2471-2472, 2474-2475, 2477-2478, 2480-2481, 2483-2484, 2486-2487, 2489-2490, 2492-2493, 2495-2496, 2498-2499, 2501-2502, 2504-2505, 2507-2508, 2510-2511, 2513-2514, 2516-2517, 2519-2520, 2522-2523, 2525-2526, 2528-2529, 2531-2532, 2534-2535, 2537-2538, 2540-2541, 2543-2544, 2546-2547, 2549-2550, 2552-2553, 2555-2556, 2558-2559, 2561-2562, 2564-2565, 2567-2568, 2570-2571, 2573-2574, 2576-2577, 2579-2580, 2582-2583, 2585-2586, 2588-2589, 2591-2592, 2594-2595, 2597-2598, 2599-2600, 2602-2603, 2605-2606, 2608-2609, 2611-2612, 2614-2615, 2617-2618, 2620-2621, 2623-2624, 2626-2627, 2629-2630, 2632-2633, 2635-2636, 2638-2639, 2641-2642, 2644-2645, 2647-2648, 2650-2651, 2653-2654, 2656-2657, 2659-2660, 2662-2663, 2665-2666, 2668-2669, 2671-2672, 2674-2675, 2677-2678, 2680-2681, 2683-2684, 2686-2687, 2689-2690, 2692-2693, 2695-2696, 2698-2699, 2701-2702, 2704-2705, 2707-2708, 2710-2711, 2713-2714, 2716-2717, 2719-2720, 2722-2723, 2725-2726, 2728-2729, 2731-2732, 2734-2735, 2737-2738, 2740-2741, 2743-2744, 2746-2747, 2749-2750, 2752-2753, 2755-2756, 2758-2759, 2761-2762, 2764-2765, 2767-2768, 2770-2771, 2773-2774, 2776-2777, 2779-2780, 2782-2783, 2785-2786, 2788-2789, 2791-2792, 2794-2795, 2797-2798, 2799-2800, 2802-2803, 2805-2806, 2808-2809, 2811-2812, 2814-2815, 2817-2818, 2820-2821, 2823-2824, 2826-2827, 2829-2830, 2832-2833, 2835-2836, 2838-2839, 2841-2842, 2844-2845, 2847-2848, 2850-2851, 2853-2854, 2856-2857, 2859-2860, 2862-2863, 2865-2866, 2868-2869, 2871-2872, 2874-2875, 2877-2878, 2880-2881, 2883-2884, 2886-2887, 2889-2890, 2892-2893, 2895-2896, 2898-2899, 2901-2902, 2904-2905, 2907-2908, 2910-2911, 2913-2914, 2916-2917, 2919-2920, 2922-2923, 2925-2926, 2928-2929, 2931-2932, 2934-2935, 2937-2938, 2940-2941, 2943-2944, 2946-2947, 2949-2950, 2952-2953, 2955-2956, 2958-2959, 2961-2962, 2964-2965, 2967-2968, 2970-2971, 2973-2974, 2976-2977, 2979-2980, 2982-2983, 2985-2986, 2988-2989, 2991-2992, 2994-2995, 2997-2998, 2999-3000, 3002-3003, 3005-3006, 3008-3009, 3011-3012, 3014-3015, 3017-3018, 3020-3021, 3023-3024, 3026-3027, 3029-3030, 3032-3033, 3035-3036, 3038-3039, 3041-3042, 3044-3045, 3047-3048, 3050-3051, 3053-3054, 3056-3057, 3059-3060, 3062-3063, 3065-3066, 3068-3069, 3071-3072, 3074-3075, 3077-3078,

[illegible][illegible]

PHOTO #1

ALTA/NSPS LAND TITLE SURVEY
FOR
TBR NEWMAN LOFTS CO-TENANT, LLC,
NEWMAN LOFTS MT. LLC, NEWMAN LOFTS CL, LLC,
BERKADIA COMMERCIAL MORTGAGE LLC AND/OR
FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS
SUCCESSORS AND/OR ASSIGNS &
CHICAGO TITLE INSURANCE COMPANY
(NEWMAN LOFTS SITE)
LOCATED IN
LAND LOT 25, 5TH DISTRICT
COWETA COUNTY, GEORGIA

AERIAL PHOTOGRAPH



TRACT ONE	56.24 AC, PT. OF 120.3 AC.
TRACT FOUR	54.38 AC, PT. OF 125.8 AC.
TOTAL AREA	51.9 AC, PT. OF 142.7 AC.

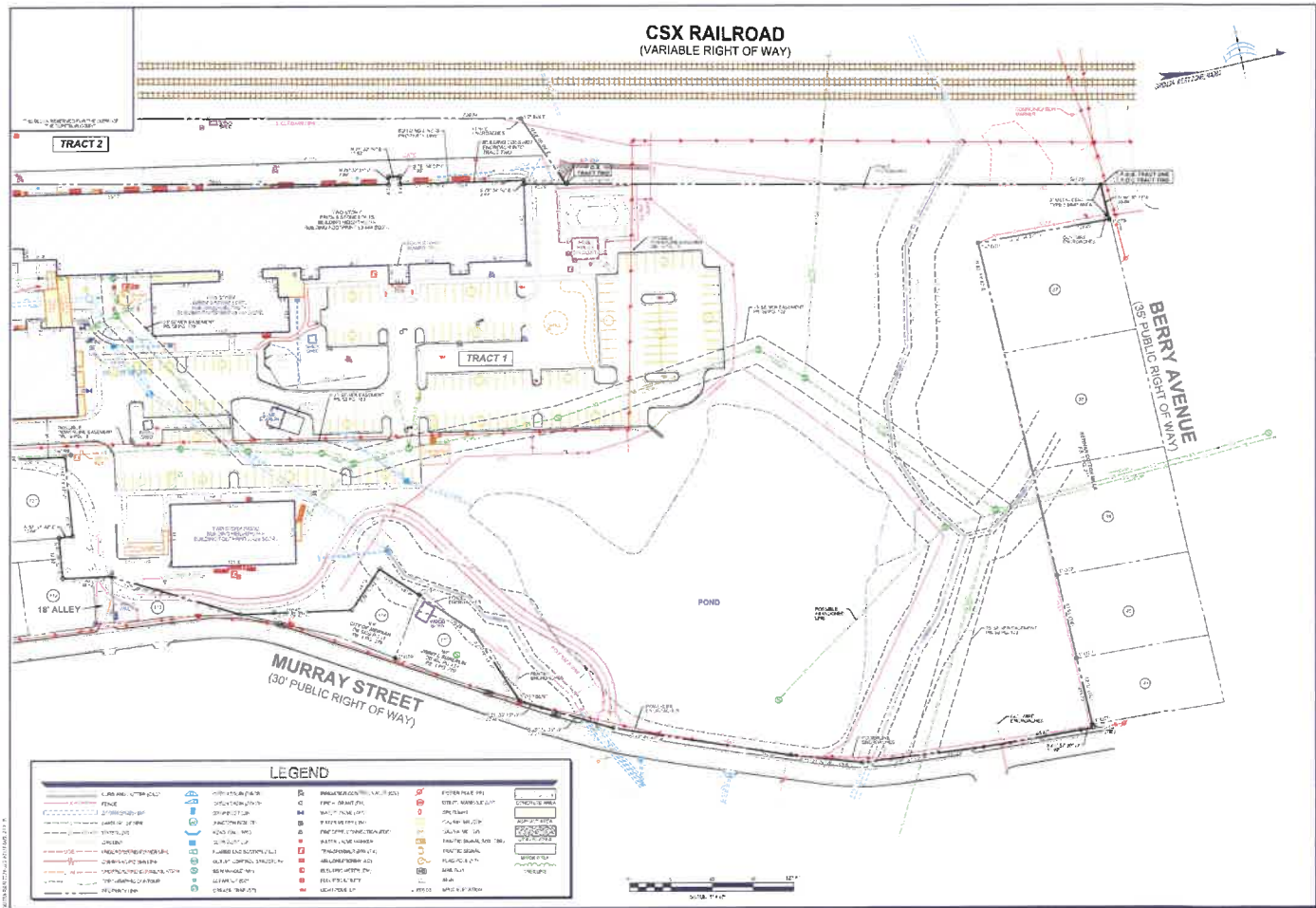
[illegible]

1. What is the purpose of a contract?
A contract is a legally binding agreement between two or more parties that outlines the terms and conditions of their relationship.
2. What are the essential elements of a contract?
The essential elements of a contract are:
 - Offer: A clear and definite proposal made by one party to another.
 - Acceptance: The agreement by the other party to the terms of the offer.
 - Consideration: Something of value exchanged between the parties.
 - Intention: The parties must intend to create a legal relationship.
 - Capacity: The parties must be legally capable of entering into a contract.
3. What is the difference between a contract and a promise?
A promise is a statement of intent, while a contract is a legally enforceable agreement. Not all promises are contracts, but all contracts are promises.
4. What are the types of contracts?
Contracts can be classified into two main types:
 - Express contracts: Where the terms are clearly stated, either orally or in writing.
 - Implied contracts: Where the terms are inferred from the conduct of the parties.
5. What are the consequences of a breach of contract?
A breach of contract occurs when one party fails to fulfill their obligations under the contract. The consequences of a breach can include:
 - Damages: Compensation for the loss suffered by the innocent party.
 - Specific performance: A court order requiring the breaching party to fulfill their obligations.
 - Rescission: The cancellation of the contract and the return of any benefits received.

[illegible][illegible]

LOCATION MAP





NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

ALTAIR ENGINEERING, INC. 1000 N. MAIN ST., NEWNAN, GA 30064
 770.241.1234
 www.altair-engineering.com
 PROJECT: NEWNAN LOFTS
 LOCATION: 1000 N. MAIN ST., NEWNAN, GA 30064
 DATE: 12/31/2024
 SHEET NO. 3/3
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A

Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

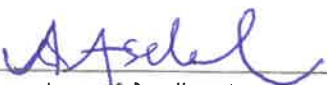
Please list any written proffered conditions below:

In conjunction with and support of the City's recent investment to the LINC trail
located along the property's eastern boundary and existing pond, the Landlord will
work within the environmental constraints defined for the area to improve the
condition, aesthetics, and access to the pond for residents and the public.

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

The chart attached to the applications shows the categories for the mixed use
development.

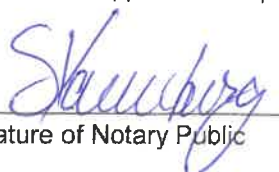
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

Annie Asdal / VP
Type or Print Name and Title

Signature of Applicant's Representative

MELISSA D. GRIFFIS, ATTORNEY
Type or Print Name and Title

 1/26/2022
Signature of Notary Public Date



(Notary Seal Here)



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

As part of an application for a rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials.
(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

In conjunction with and support of the City's recent investment to the LINC trail located along the property's eastern boundary and existing pond, the Landlord will work within the environmental constraints defined for the area to improve the condition, aesthetics, and access to the pond for residents and the public.

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

The chart attached to the applications shows the categories for the mixed use development.

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

Signature of Applicant

[Handwritten Signature]

Signature of Applicant's Representative

Type or Print Name and Title

MELISSA D. GRIFFIS, ATTORNEY

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

8/1/2022

Date



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner TBR Newnan Lofts Co-Tenant, LLC

Telephone Number (404) 242-8864

Address of Subject Property 110 Field Street

Newnan, GA 30263

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

TBR NEWMAN LOFTS CO-TENANT, LLC

Signature of Property Owner

Personally appeared before me

26th July 2022 Anne Asdal

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

Notary Public

26th July 2022

Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Newnan Lofts MT, LLC

Telephone Number (404) 242-8864

Address of Subject Property 110 Field Street

Newnan, GA 30263

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

NEWMAN LOFTS MT, LLC

Signature of Property Owner

Personally appeared before me

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

Notary Public

Date





City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Newnan Lofts CL, LLC

Telephone Number (404) 242-8864

Address of Subject Property 110 Field Street

Newnan, GA 30263

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

NEWNAN LOFTS CL, LLC

Signature of Property Owner

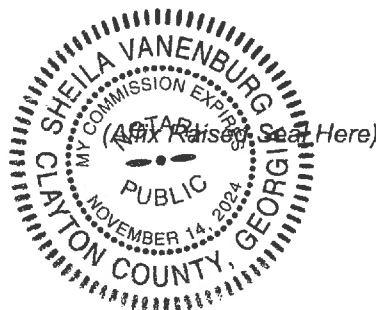
Personally appeared before me

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

Notary Public

26th July, 2022

Date

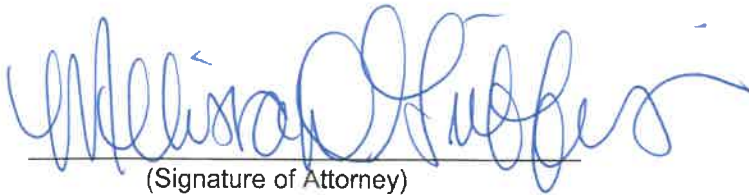




City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 8-1-2022

From: Mike Furbush <MFurbush@cityofnewnan.org>
Date: Thursday, July 14, 2022 at 3:29 PM
To: Kristi Rooks <kristi@thoughtwell.co>
Cc: Tracy Dunnavant <TDunnavant@cityofnewnan.org>
Subject: RE: Tree Management Plan

No tree management plan would be required on this particular project rezoning.



Mike Furbush

City Landscape Architect & Arborist

Main: (770) 254-2354

Desk: (678) 673-5564

Cell: (404) 819-2420

mfurbush@cityofnewnan.org

www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: Kristi Rooks <kristi@thoughtwell.co>
Sent: Thursday, July 14, 2022 10:35 AM
To: Mike Furbush <MFurbush@cityofnewnan.org>
Subject: Tree Management Plan

Good Morning Mr. Furbush,

I am working with a client that is in the process of submitting an application for rezoning, intended only to change the conditions of approval related to the original zoning. The application seeks to convert some commercial space to residential space at the Lofts at Newnan located at 110 Field Street. I have been working with Tracy Dunnavant on the application for some time and was prepared to submit this week. I was just informed that a Tree Management Plan is now required as part of the rezoning application. In speaking with Tracy this morning, she thought that requirement could be waived given that there is no construction related to the rezoning. Again, this is just to change the conditions of approval related to the zoning. If you are amenable to the request, Tracy indicated just an email from you would be sufficient to move forward with the submittal. I am happy to answer any questions you may have related to the matter and appreciate your time in advance.

Thanks,

KRISTI ROOKS
Founder / Principal

404.242.8864

kristi@thoughtwell.co

thoughtwell.co | [@thoughtwell.co](https://www.instagram.com/thoughtwell.co)



BRENT BLANKENSHIP
CHIEF OF POLICE

08/31/22

Reference: Newnan Lofts Rezoning Plans

Dear Tracy,

After reviewing call history for developments that could compare to this one development, it is estimated that there will be a minimum change for calls for service.

It is believed any additional calls for service can be absorbed by current staff and resources.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

23 JEFFERSON STREET • NEWNAN, GA 30263
770-253-1851 (P) • 770-638-8678 (F)



Stephen R. Brown, Fire Chief

9-2-2022

Ref: Rezoning Request

Tracy,

I have reviewed the rezoning request that you sent concerning 18,950 square feet of existing commercial space to be nine residential units. We can provide service to this area with minimal impact to our Department.

Kind regards,

Stephen Brown

Fire Chief

City of Newnan

Tracy Dunnivant

From: Scott Tolar <stolar@newnanutilities.org>
Sent: Tuesday, September 6, 2022 3:58 PM
To: Tracy Dunnivant
Cc: Ronnie Cheek
Subject: Re: [EXTERNAL]Newnan Lofts Rezoning

Newnan Utilities is fine with the change

Thank You

Scott Tolar, P.E.

Engineer

[770-301-0245](tel:770-301-0245)

[770-683-6210](tel:770-683-6210)

[70 Sewell Road, Newnan, GA 30263](https://www.newnanutilities.org/)

<https://link.edgепilot.com/s/3c8ecd41/wx6nzOHTc0SkIrbC9dofTg?u=http://www.newnanutilities.org/>



On Sep 6, 2022, at 3:20 PM, Tracy Dunnivant <TDunnivant@newnanga.gov> wrote:

Good Afternoon,

I just wanted to check and see if you all had comments on the Newnan Lofts rezoning. All they are doing is changing over 18,950 sq ft of office space into nine residential units. Just let me know.

Thanks,

Tracy

Tracy Dunnavant

From: Cheek, Ronnie <ronnie.cheek@cowetaschools.net>
Sent: Tuesday, September 6, 2022 4:19 PM
To: Tracy Dunnavant
Subject: Re: Newnan Lofts Rezoning

Tracy,
The school system has no concerns with this change.
Thanks

On Tue, Sep 6, 2022 at 3:20 PM Tracy Dunnavant <TDunnavant@newnanga.gov> wrote:

Good Afternoon,

I just wanted to check and see if you all had comments on the Newnan Lofts rezoning. All they are doing is changing over 18,950 sq ft of office space into nine residential units. Just let me know.

Thanks,

Tracy



The City of Newnan, Georgia

Office of City Engineer

08.30.2022

REZONING REQUEST

Newnan Lofts– Conversion of Existing Commercial to Residential

Comments:

The conversion of commercial space to residential units will be contained within the existing footprint of the building. There are no environmental concerns to be addressed.

The impact on transportation will be nominal. There are no transportation concerns to be addressed.

Any modifications to parking spaces will require a parking lot permit.

Tribridge Residential (The "Lofts")
Land Lot 25, 5th LD
Tract One: 12.983 acres
Tract Two: 1.254 acres
110 Field
Tax Parcel #N15 0001 001

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 25 OF THE 5th LAND DISTRICT
AT 110 FIELD, TRACT ONE: 12.983 ACRES, TRACT TWO:
1.254 ACRES, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to request a change in zoning conditions for the Master Plan approved under the MXD-1 Zoning Classification for the property shown on Exhibit "A" (hereinafter the "Property") which was zoned M-1/MXD-1 (Light Industrial with Mixed-Use District Overlay) by Ordinance No. 98-47 dated October 13, 1998; and

WHEREAS, in accordance with the requirements of the City Zoning Ordinance, the Planning Commission of the City of Newnan has forwarded its recommendation to the City Council; and

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 25th day of October, 2022; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the requested change in conditions for the Master Plan for the Property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Newnan, Georgia, that the Zoning Map of the City of Newnan be revised as follows:

Section I. That Zoning condition for the Master Plan approved under the M-1/MXD-1 (Light Industrial with Mixed-Use District Overlay) Zoning Classification for the Property described on Exhibit "A" and shown on Plat of Survey attached hereto as Exhibit "B" and by reference made a part hereof be and is hereby amended as follows:

- 1) The amended Master Plan for the project will be consistent with the plan and square footage allocations as specified in the post rezoning calculations: 21,077 square feet of commercial space and 153,073 square feet of multi-family residential space (154 units) shown on Exhibit "C" attached hereto and made a part hereof.

2) The proffered condition of the applicant - "in conjunction with the support of the City's recent investment to the LINC trail located along the property's eastern boundary and existing pond, the landlord will work within the environmental constraints defined for the area to improve the condition, aesthetics and access to the pond for residents and the public."

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

Section III. Severability. In the event any section, subsection, sentence, clause, or phrase of this ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions of the other sections, subsections, sentences, clauses, or phrases of this ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause, or phrase so declared or adjudicated invalid or unconstitutional were not originally a part thereof. The City Council hereby declares that it would have passed the remaining parts of this ordinance or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

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 _____, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Raymond F. DuBose, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

PROPERTY DESCRIPTION TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE FIFTH LAND DISTRICT OF COWETA COUNTY, GEORGIA, AND IN THE CITY OF NEWNAN, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED WITH REFERENCE TO A PLAT OF SURVEY PREPARED BY PATTON, PATTON AND BURCHFIELD, INC., DATED OCTOBER 12, 1985 AS FOLLOWS:

BEGINNING AT A POINT MARKED BY AN IRON ROD FOUND LOCATED AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF CSX RAILROAD (FORMERLY THE ATLANTIC AND WEST POINT RAILROAD) AND THE SOUTHERN RIGHT-OF-WAY OF BERRY AVENUE AND RUNNING THENCE,

SOUTH 88 DEGREES 01 MINUTES 05 SECONDS EAST A DISTANCE OF 35.07 FEET TO AN IRON PIPE FOUND; THENCE,

SOUTH 05 DEGREES 24 MINUTES 23 SECONDS WEST A DISTANCE OF 129.34 FEET TO AN IRON PIPE FOUND; THENCE,

SOUTH 87 DEGREES 35 MINUTES 13 SECONDS EAST A DISTANCE OF 485.74 FEET TO A POINT LOCATED ON THE WESTERLY RIGHT-OF-WAY OF MURRAY STREET, THENCE ALONG SAID RIGHT-OF-WAY

SOUTH 05 DEGREES 27 MINUTES 48 SECONDS WEST A DISTANCE OF 11.75 FEET TO A POINT; THENCE,

SOUTH 05 DEGREES 39 MINUTES 11 SECONDS WEST A DISTANCE OF 95.47 FEET TO A POINT; THENCE,

SOUTH 08 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 119.01 FEET TO A POINT; THENCE,

SOUTH 21 DEGREES 51 MINUTES 44 SECONDS WEST A DISTANCE OF 69.83 FEET TO A POINT; THENCE,

SOUTH 24 DEGREES 17 MINUTES 07 SECONDS WEST A DISTANCE OF 175.96 FEET TO A POINT; THENCE,

SOUTH 31 DEGREES 42 MINUTES 53 SECONDS WEST A DISTANCE OF 72.21 FEET TO A POINT; THENCE,

SOUTH 34 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 22.50 FEET TO AN IRON PIPE FOUND DEPARTING SAID RIGHT-OF-WAY AND RUNNING THENCE,

SOUTH 72 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 81.76 FEET TO AN IRON PIPE FOUND; THENCE,

SOUTH 48 DEGREES 56 MINUTES 25 SECONDS WEST A DISTANCE OF 109.25 FEET TO AN IRON PIPE FOUND; THENCE,

SOUTH 40 DEGREES 47 MINUTES 36 SECONDS EAST A DISTANCE OF 48.20 FEET TO AN IRON ROD FOUND; THENCE,

SOUTH 13 DEGREES 38 MINUTES 40 SECONDS WEST A DISTANCE OF 110.40 FEET TO AN IRON PIPE FOUND LOCATED ON THE WESTERN RIGHT-OF-WAY OF MURRAY STREET; THENCE, DEPARTING SAID RIGHT-OF-WAY AND RUNNING

SOUTH 32 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 130.86 FEET TO AN IRON PIPE FOUND; THENCE,

SOUTH 13 DEGREES 37 MINUTES 29 SECONDS WEST A DISTANCE OF 46.54 FEET TO AN IRON PIN FOUND; THENCE,

NORTH 79 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 20.00 FEET TO AN IRON PIPE FOUND; THENCE,

NORTH 79 DEGREES 52 MINUTES 07 SECONDS WEST A DISTANCE OF 19.99 FEET TO AN IRON PIN SET; THENCE,

NORTH 10 DEGREES 16 MINUTES 18 SECONDS EAST A DISTANCE OF 13.08 FEET TO AN IRON PIN SET; THENCE,

NORTH 79 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 78.00 FEET AND THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINING 12.9813 ACRES AS SHOWN ON THAT CERTAIN SURVEY FOR NEWNAN LOFTS MANAGEMENT, LLC, SUNTRUST BANK, ATLANTA, AND CHICAGO TITLE INSURANCE COMPANY PREPARED BY CHRISTOPHER BROTHERS SURVEYORS, BEARING THE SEAL AND CERTIFICATION OF JOHN R. CHRISTOPHER, GRLS NO.1766, DATED JANUARY 21, 1999, BEARING DRAWING NUMBER 99003, AND AS REVISED.

PROPERTY DESCRIPTION TRACT TWO

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 25, LAND DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF CSX RAILROAD AND THE SOUTH LINE OF LAND LOT 25 AND RUN THENCE SOUTH $13^{\circ} 17' 17''$ WEST ALONG SAID CENTERLINE OF CSX RAILROAD FOR A DISTANCE OF 1,807.63 FEET TO A POINT; RUN THENCE SOUTH $78^{\circ} 35' 17''$ EAST FOR A DISTANCE OF 36.00 FEET, TO A POINT AND THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; FROM SAID TRUE POINT OF BEGINNING RUN

THENCE NORTH 13 DEGREES 17 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 840.00 FEET TO AN IRON BOLT SET; THENCE

NORTH 68 DEGREES 55 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 77.04 FEET TO AN IRON BOLT SET ON THE EAST R/W OF CSX RAILROAD AND THE WEST LINE OF THE PROPERTY OF NEWNAN LOFTS LIMITED PARTNERSHIP; THENCE

SOUTH 13 DEGREES 15 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 40.00 FEET ALONG SAID PROPERTY OF NEWNAN LOFTS LIMITED PARTNERSHIP AND THE EAST R/W OF CSX RAILROAD TO A BUILDING WALL; THENCE

NORTH 77 DEGREES 09 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 3.50 FEET ALONG SAID BUILDING WALL TO THE BUILDING CORNER; THENCE

SOUTH 11 DEGREES 36 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 120.50 FEET ALONG THE FACE OF THE BUILDING WALL TO THE BUILDING CORNER; THENCE

NORTH 79 DEGREES 10 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 7.80 FEET TO THE BUILDING CORNER; THENCE

SOUTH 11 DEGREES 40 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 10.90 FEET TO THE BUILDING CORNER; THENCE

SOUTH 79 DEGREES 10 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 7.50 FEET TO THE BUILDING CORNER AND THE EAST R/W OF CSX RAILROAD; THENCE

SOUTH 13 DEGREES 15 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 710.00 FEET ALONG SAID EAST R/W OF CSX RAILROAD AND THE WEST PROPERTY LINE OF NEWNAN LOFTS LIMITED PARTNERSHIP TO AN IRON PIN FOUND; THENCE

NORTH 78 DEGREES 35 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 64.00 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

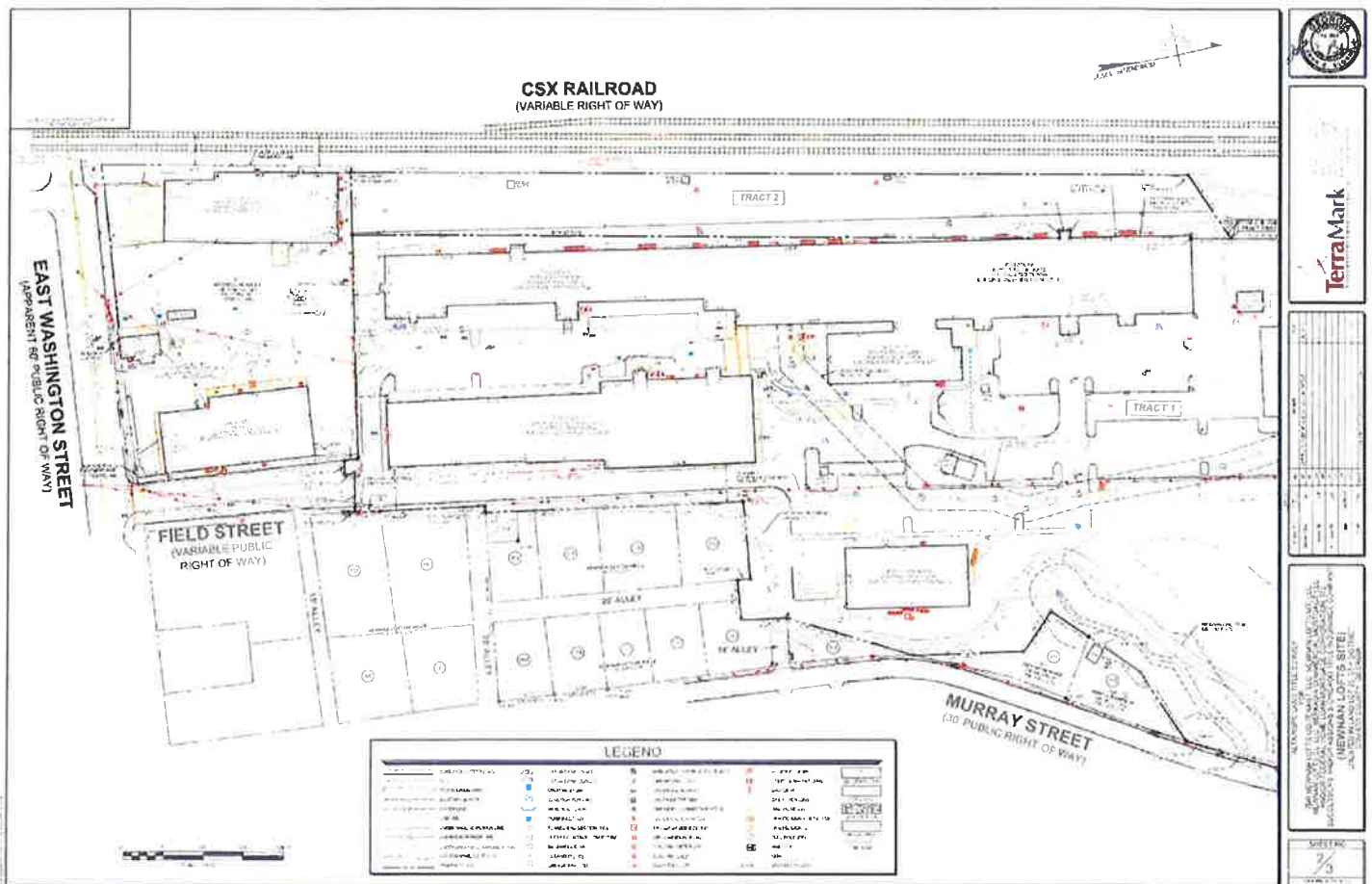
SAID PROPERTY CONTAINS 1.254 ACRES.

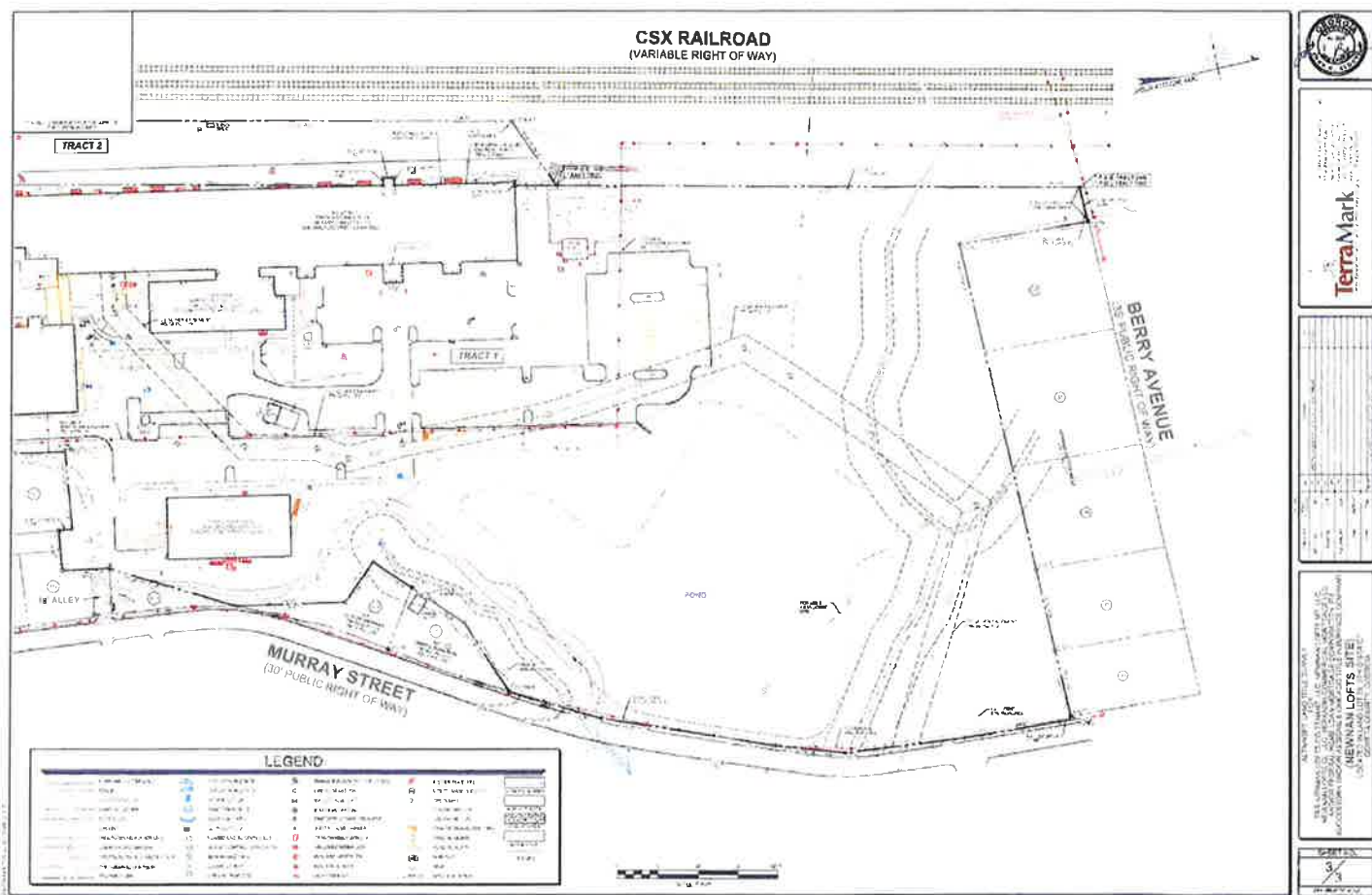
BEING MORE PARTICULARLY SHOWN ON PLAT OF SURVEY DATED JANUARY 3, 2014 PREPARED BY JOHN R CHRISTOPHER, REGISTERED LAND SURVEYOR NUMBER 1766, CHRISTOPHER BROTHERS LAND SURVEYING, LLC, 24 JACKSON STREET, NEGA, 30263, INCORPORATED HEREIN BY REFERENCE.

EXHIBIT B
PAGE 1 OF 3

RECORD PROPERTY DESCRIPTION TRACT ONE ALL THAT CERTAIN LOT OR LOTS OF LAND, TO-WIT: LOT 1, TRACT 1, AS SHOWN ON THE PLAT OF THE NEWNAN LOFTS CO-TENANT, LLC, NEWNAN LOFTS CL, LLC, BERKADIA COMMERCIAL MORTGAGE LLC AND/OR FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS & CHICAGO TITLE INSURANCE COMPANY (NEWNAN LOFTS SITE) LOCATED IN LAND LOT 25, 5TH DISTRICT COWETA COUNTY, GEORGIA		AREA TABLE <table border="1"> <tr> <th>TRACT</th> <th>AREA (AC)</th> <th>AREA (SQ FT)</th> </tr> <tr> <td>TRACT ONE</td> <td>0.10</td> <td>6,918</td> </tr> <tr> <td>TRACT TWO</td> <td>0.10</td> <td>6,918</td> </tr> <tr> <td>TOTAL</td> <td>0.20</td> <td>13,836</td> </tr> </table>		TRACT	AREA (AC)	AREA (SQ FT)	TRACT ONE	0.10	6,918	TRACT TWO	0.10	6,918	TOTAL	0.20	13,836	LOCATION MAP																			
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TOTAL	0.20	13,836																																	
RECORD PROPERTY DESCRIPTION TRACT TWO ALL THAT CERTAIN LOT OR LOTS OF LAND, TO-WIT: LOT 3, TRACT 3, AS SHOWN ON THE PLAT OF THE NEWNAN LOFTS CO-TENANT, LLC, NEWNAN LOFTS CL, LLC, BERKADIA COMMERCIAL MORTGAGE LLC AND/OR FEDERAL HOME LOAN MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS & CHICAGO TITLE INSURANCE COMPANY (NEWNAN LOFTS SITE) LOCATED IN LAND LOT 25, 5TH DISTRICT COWETA COUNTY, GEORGIA		REFERENCE MATERIAL 1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 5. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 6. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 7. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 8. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 9. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 10. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY.		TITLE NOTES 1. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 2. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 3. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 4. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 5. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 6. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 7. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 8. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 9. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. 10. THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY.																															
ABBREVIATIONS <table border="1"> <tr> <th>ABBREVIATION</th> <th>MEANING</th> </tr> <tr> <td>AC</td> <td>ACRE</td> </tr> <tr> <td>AS</td> <td>AS SHOWN</td> </tr> <tr> <td>BL</td> <td>BLOCK</td> </tr> <tr> <td>CD</td> <td>CITY</td> </tr> <tr> <td>CO</td> <td>COUNTY</td> </tr> <tr> <td>CT</td> <td>CITY</td> </tr> <tr> <td>CR</td> <td>CITY</td> </tr> <tr> <td>CS</td> <td>CITY</td> </tr> <tr> <td>CSX</td> <td>CITY</td> </tr> <tr> <td>CSX RAILROAD</td> <td>CITY</td> </tr> <tr> <td>E. WASHINGTON ST</td> <td>CITY</td> </tr> <tr> <td>MURRAY ST</td> <td>CITY</td> </tr> <tr> <td>BERRY AVE</td> <td>CITY</td> </tr> <tr> <td>N.T.B.</td> <td>NOT TO BE</td> </tr> </table>		ABBREVIATION	MEANING	AC	ACRE	AS	AS SHOWN	BL	BLOCK	CD	CITY	CO	COUNTY	CT	CITY	CR	CITY	CS	CITY	CSX	CITY	CSX RAILROAD	CITY	E. WASHINGTON ST	CITY	MURRAY ST	CITY	BERRY AVE	CITY	N.T.B.	NOT TO BE	SURVEYOR'S CERTIFICATE I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY.		SURVEYOR'S CERTIFICATE I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY. I, THE SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE SURVEYOR ON THE DATE OF THE SURVEY.	
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PHOTO #1		PHOTO #2		PHOTO #3		PHOTO #4																													

EXHIBIT B
PAGE 2 OF 3





NEWMAN LOFTS Square Footage Allocation				
MILL PARCEL BUILDINGS	CURRENT CONDITIONS	CURRENT DESIGNATION	POST REZONE CONDITIONS	POST REZONE DESIGNATION
Current Multifamily	133,667	Multifamily (145)	133,667	Multifamily (145)
A Building				
Unit Number	Gross sq. ft.			
A178	1,846	Commercial	1,846	Multifamily
A179	1,846	Commercial	1,846	Multifamily
A180	1,740	Commercial	1,740	Multifamily
A181	1,740	Commercial	1,740	Multifamily
A182	2,068	Commercial	2,068	Multifamily
A183	2,917	Commercial	2,917	Multifamily
A184	2,917	Commercial	2,917	Multifamily
A170	2,917	Commercial	2,917	Multifamily
Total Commercial SF	17,991		0	
Total Multi SF	133,667	145 total units	151,658	153 Total units (8 new units)
COMMERCIAL SPACE "Lofts"				
Boiler Room/Mill Around				
Boiler Room	3,160	Commercial	3,160	Commercial
Mill Around	1,415	Commercial	1,415	Multifamily (1 new unit)
Misc. Space	2,540	Commercial	2,540	Commercial
Boiler Room/Mill Around Total	7,115		5,700	
Pool house (Former Fitness Center)	523	Commercial	519	Commercial
	7,638		6,219	
Dye House AKA "Progressive Building"				
Dye House 1st Floor	7,200	Commercial	7,429	Commercial
Dye House 2nd Floor	7,200	Commercial	7,429	Commercial
Dye House/Progressive Total Commercial	14,400		14,858	
Total Commercial SF	22,038		21,077	
Total Multi SF			1,415	1 new unit
CORNER PARCEL BUILDINGS "Headley Property"				
Corner Parcel Buildings				
Building 1	10,083	Commercial	0	Commercial
Building 2	1,762	Commercial	0	Commercial
Building 3	20,536	Commercial	0	Commercial
Corner Parcel Buildings Commercial Total	32,381		0	
TOTAL COMMERCIAL SF	72,410		21,077	
TOTAL MULTI SF	133,667	145 UNITS	153,073	154 UNITS
SUMMARY OF CURRENT CONDITIONS VS. POST DEVELOPMENT CONDITIONS				
Designation	Current Net SF	Current %	Post Net SF	Post Dev. %
Total Multifamily	133,667	0.65	153,073	0.88
Total Commercial	72,410	0.35	21,077	0.12
Total Square Footage	206,077	1.00	174,150	1.00
PARKING OVERVIEW				
Current Parking Summary			Post Parking Summary	
MF (145 Units)	218		MF (154 Units)	231
Commercial	290		Commercial / Shared	29
20% parking requirement waived per section 27.090	(101)			
Existing Parking Spaces	320		Existing Parking Spaces	260

NEWMAN LOFTS

Site Acreage 14.23 Acres 619,762 Square Feet
FAR 0.28

	POST REZONE CONDITIONS	POST REZONE DESIGNATION
<u>A Building</u>	124,162	Multifamily
<u>B Building</u>	27,496	Multifamily
<u>C Building</u>	5,700 1,415	Commercial Multifamily
<u>Pool house</u>	519	Commercial
<u>Dye House</u>	14,858	Commercial
TOTAL COMMERCIAL SF	21,077	
TOTAL MULTI SF	153,073 (154 UNITS)	

SUMMARY OF CONDITIONS		
Designation	Post Net SF	Post Dev. %
Total Multifamily	153,073	0.88
Total Commercial	21,077	0.12
Total Square Footage	174,150	1.00

PARKING SUMMARY	
Multifamily	231
Commercial / Shared	29
Existing Parking Spaces	260

Foundation Christian Church
30-A East Washington St.
Newnan, GA 30263
Tel (770) 396-2220
Jason@FoundationNewnan.com
www.FoundationNewnan.com



**FOUNDATION
CHRISTIAN
CHURCH**

OCTOBER 17, 2022

Megan Shea
c/o: Newnan City Council
25 LaGrange Street
Newnan, GA 30263

Dear Megan,

Foundation Christian Church has a request for an upcoming MainStreet Newnan event.

In keeping with City protocol, I am writing this letter to request three (3) parking spaces be reserved for our Free Ice Cream Truck for MainStreet's Munchkin Masquerade event on West Washington Street next to the Alamo from 9am to 12pm on 10/31/22. We plan to speak to the surrounding business owners and get their approval as well.

Please let me know if you need anything else for this request. Thank you!

Warm regards,



Jason Walton

COMMUNITY OUTREACH PASTOR

Hey there!

Following up on our phone call from earlier:

I would like to address the City Council at their Oct. 25 meeting regarding the Newnan Times-Herald setting up a table (and possibly a tent) on the West Court Square (across from The Alamo) in order to wrap presents for Plaid Friday shoppers. There's no charge for the service, but we would like to accept donations for the Coweta Community Foundation.

Thanks!

Beth

--

Elizabeth Neely
Co-Publisher
The Newnan Times-Herald
Newnan-Coweta Magazine
770-253-1576

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).