City of Newnan
Planning Commission

Agenda for September 16, 2026 Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
   a. August 11, 2026, PC Minutes
3. Public Hearings
   a. PD2026-02 - Variance request by David and Angela Higgs - 185 Lake Shore Drive -Impervious surface buffer reduction for an inground pool installation.
4. Other Business
5. Adjourn

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

CITY OF NEWNAN
Planning Commission
Meeting Minutes
August 11, 2026
7:00 p.m.

Commissioners Present:	Alton West, Jordan Marchman, John Pulicare, Janet Marie Gunnels, Joe Crain, Jr.
Commissioners Absent:	Anne Yancey & Clay McEntire
Others in Attendance:	Tracy Dunnavant, Planning & Zoning Director Chris Cole, Senior Planner Dean Smith, Senior Planner Debbie Snider, Administrative Assistant Planning & Zoning Brad Sears, City Attorney

CALL TO ORDER

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

READING OF MINUTES

Chairman West asked if everyone reviewed the July 14, 2026, meeting minutes. Commissioner Gunnels made a motion to approve the minutes, seconded by Commissioner Pulicare.

MOTION CARRIED (5-0)

PUBLIC HEARINGS

RZ2026-01 – 0.16 ± acres located at 125 Temple Avenue

Chairman West opened a public hearing and explained the protocol. He then asked Dean Smith to present the staff report.

Senior Planner, Dean Smith, presented this case regarding a request to rezone from CUN with BEQ overlay to CHV for the purpose of a used vehicle sales lot. Used vehicle sales are only allowed in CHV by special exception approvals; therefore, the applicant is also asking, as part of the rezoning petition, for a special exception allowing used vehicle sales at this location. Mr. Smith explained the mixture of residential and commercial uses in this area. He further discussed nearby used car sales and heavy auto repair businesses currently operating under a grandfathered status. Staff note that there might be a slight increase in traffic. Mr. Smith found this property could be used as currently zoned, which is the one standard of consideration not met. He went on to further recommend that, if approved, limit the CHV designation to used vehicle sales only. This protects the neighborhood from more injurious types of businesses that may be allowed under this general designation.

Chairman West asked the applicant to come forward. Brian Witcher came forward. He stated that he did not have anything further to add to the staff report.

Chairman West asked if anyone would like to come forward in favor or in opposition to this request. None coming forward, Chairman West closed the public hearing. He asked if any of the commissioners had questions or comments.

Commissioner Crain questioned if Temple Avenue was set for street renovation. Mr. Smith stated that he had not heard any recent conversations regarding the future streetscape of the area. Ms. Dunnavant concurred. Commissioner Crain detailed the main corridors coming into Newnan with Bullsboro Drive having new and used cars, Greenville Street having auto shops and used cars, and Temple Avenue having the same. He touched on the number of cars already sitting idle on Temple Avenue.

Commissioner Gunnels stated the future land use of the area, as proposed in this year's Comprehensive Plan, was a desire for redevelopment. Ms. Dunnavant clarified that the Comprehensive Plan has not yet been adopted, and the area is proposed to be redevelopment/mixed use. Commissioner Gunnels inquired how this rezoning would lock this land for future usage. Ms. Dunnavant explained that zoning designation dictates the allowed uses. She further explained that the future land use map serves as a guide for future rezonings but would not change/affect the existing zoning. Mr. Smith added that a proposed mixed-use would require a rezoning request that would come before the Planning Commission.

Commissioner Pulicare questioned, if approved as CHV with used vehicle sales only, would other CHV use require a rezoning. Mr. Smith confirmed this.

Chairman West asked for examples of other permitted uses under the CHV designation. Mr. Smith pulled up the ordinance and went on to display and explain the designation in detail.

With no further questions, Chairman West detailed the options for a motion. Commissioner Crain asked Mr. Witcher how many cars would be on his lot, if approved. Mr. Witcher indicated 10 to 20 at most.

With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve the rezoning, with the special exception, as requested. The motion died due to a lack of second. Commissioner Gunnels made a motion to deny the rezoning. Commissioner Marchman seconded the motion.

MOTION DENIED (4-1)
Pulicare opposed

OTHER BUSINESS

Certificate of Appropriateness – 15 Reynolds Street

Senior Planner, Dean Smith, presented the staff report. This request being for the purpose of a new residential duplex. All new residential builds in the Historic Residential Overlay Design District (HRDO) are required to obtain a certificate of appropriateness. Mr. Smith then presented the standards of consideration in this case. Elevations, materials, dimensions, the lot, and surrounding area were also presented. It was further explained that the applicant plans to file for an administrative variance to reduce the side building setbacks. RU-I zoning requires setbacks based on existing area averages; therefore, this type of request is not unusual. Staff recommend approval with the condition of obtaining the side setback reductions.

Chairman West asked the applicant to come forward. Keith Gettinger came forward. He thanked the commission for hearing his request. He stated that he has been working in Chalk Level for a couple of years, and he feels like he is making an impact in the area. He discussed upgrades regarding the siding and front porch. Those were added in consideration of past recommendations and the inclusion of Chalk Level as a recognized historic district. He discussed this being a two-story home but felt this would not stand out as the lot is downhill and the structure would line up with the existing homes.

Chairman West asked if there were any questions. Commissioner Crain complimented Mr. Gettinger on his prior projects and asked if this was going to be a sale or rental property. Mr. Gettinger stated that he would own and manage this property. He has multiple properties in the neighborhood and feels invested in the area. He further stated that he has good tenants and the properties are kept clean. Chairman West asked for clarification on the upcoming setback variance. Mr. Smith and Mr. Gettinger agreed that it will be sides only.

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

MOTION CARRIED (5-0)

Certificate of Appropriateness – 87 Martin Luther King, Jr. Drive/NURA

Senior Planner, Chris Cole, presented the staff report. This request being for the purpose of a new residential home in the Chalk Level community (HRDO). The property is currently vacant,

and the Newnan Urban Redevelopment Agency (NURA) seeks approval for a single-family home as part of the Chalk Level Housing Rehabilitation Program. This program is intended to expand housing opportunities and support neighborhood revitalization. Mr. Cole discussed and presented the square footage, elevations, exterior finishes, colors, and view of proposed setbacks. The applicant will also appear before the Board of Zoning Appeals for a setback reduction. This is not uncommon with the inconsistent lot sizes in an older area. Mr. Cole went into detail regarding the setback variance request. He further presented a sample of homes in the area as compared to the proposed home. Concluding with the standards of consideration, staff recommend approval.

Chairman West asked the applicant to come forward. J.C. Meghrian of the NURA Board came forward and discussed the Martin Luther King, Jr. Drive and Landers Street COAs. Mr. Meghrian spoke of the intention of these homes, partnership with HUD, and the need for such homes in Newnan. He further added that quality, affordability, and functionality have been kept in mind for these homes. Concluding with a request that the Planning Commission grant the requested COAs, he thanked the commissioners.

Chairman West asked if anyone had questions. Commissioner Pulicare asked if this is the first wave of building since Murray Street. Ms. Dunnavant clarified this will be under the Warnock-EDI Grant and this would be one of the first houses built under that program. Chiarman West requested the square footage of the lot. Mr. Smith retrieved the information from the tax assessor's website and provided the information. Chairman West requested information on the price point. Andrew Moody came forward to discuss how pricing is set in the cases of these homes. Commissioner Gunnels additionally questioned building into the grade versus the proposed positioning. Mr. Moody explained that minimal grading would be required of the proposed area. He further discussed an older retaining wall and possible future sidewalk improvements that may come over time. Commissioner Marchman questioned where parking is proposed to be. Mr. Moody discussed the eastern side with an existing curb cut. He also pointed out that parking could go behind the house, but that had not yet been planned. Ms. Dunnavant added, regarding price, that these are 3-bedroom houses, where Murray Street were 2-bedroom houses. Chairman West inquired if a driveway could encroach on the setback. Mr. Smith discussed the four-foot setback at the right of way, past that, it can be snug to the property line.

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

MOTION CARRIED (5/0)

Certificate of Appropriateness – 20 Landers Street & 22 Landers Street/NURA

Senior Planner, Chris Cole, presented the staff report. This request is for the purpose of two new residential homes in the Chalk Level community (HRDO). The Newnan Urban Redevelopment Agency (NURA) seeks approval for these single-family homes as part of the Chalk Level Housing Rehabilitation Program. These properties are currently vacant and zoned RU-7, which is residential. These lots have historically been two separate lots that were combined for tax

purposes. Mr. Cole presented a historic plat and discussed the previous home that was demolished several years ago. He further discussed an approved administrative variance to reduce the minimum square footage for both homes and another approved (Board of Zoning Appeals) variance to reduce the side setback, from 25 feet to 10 feet, for 22 Landers Street. He went on to present elevations, square footage, exterior finishes/materials, and colors. Finding these projects to meet the standards of consideration, staff recommend approval.

Chairman West asked if the applicant had anything he would like to add. With no further comment from the applicant, Chairman West asked if the commissioners had additional questions for staff or the applicant. With no further questions, Chairman West asked if anyone would like to make a motion. Commissioner Pulicare made a motion to approve the COA as requested. Commissioner Gunnels seconded the motion.

MOTION CARRIED (5/0)

ADDITIONAL COMMENTS

Planning & Zoning Director, Tracy Dunnavant, explained the September Planning Commission meeting needed to be rescheduled. The newspaper did not run our legal ad in time for the regularly scheduled meeting. Ms. Dunnavant discussed alternate days and meeting space availability.

Commissioner Gunnels made a motion to have the meeting on September 16, 2026, at 7:00 p.m. in the City Council Chambers. Commissioner Pulicare seconded the motion.

MOTION CARRIED (5/0)

ADJOURN

With no further business, the meeting adjourned at 7:47 p.m. on a motion from Commissioner Crain, seconded by Commissioner Gunnels.

MOTION CARRIED (5-0)

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Chairman West

City of Newnan, Georgia – Planning Commission

Date: September 16, 2026

Application Number: PD2026-02

Agenda Item: 185 Lake Shore Drive

Prepared and presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request to an impervious surface buffer to accommodate the construction of an in-ground swimming pool.

Applicant: Angela Higgs
David Higgs
185 Lake Shore Drive
Newnan, GA 30265

Zoning: Planned Development Residential (PDR)

Present Use: Single family detached residential structure

Proposed Use: Single family detached residential structure

Pertinent Regulations: Impervious surface buffer requirements are contained in Article 9 of the Zoning Ordinance and in Chapter 10 of the Code of Ordinances for the City of Newnan.

Applicant's Position:

September 10, 2026, after consultation with the City of Newnan's Engineering staff and Planning and Zoning staff, the applicant is requesting to withdraw this variance request as there is additional research and information that they need to prepare for the City to consider this request. (see attached email from Angela and David Higgs).

Due to the fact that the City of Newnan has advertised the hearing for the September 16 2026 meeting, the Planning Commission will have to meet to vote on the applicant's request.

Options:

A. Approve the withdrawal request
B. Deny the withdrawal request
C. Other direction as determined by the Planning Commission

Staff recommends Option A.

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From: Angela Higgs <angeladavidhiggs@gmail.com>
Sent: Thursday, September 10, 2026 2:52 PM
To: Dean Smith; craigs@jmpools.com
Cc: Tracy Dunnavant; Michael Klahr
Subject: Re: 185 Lake Shore Drive Variance Application - Scheduled for 9.16.26 hearing date

Good afternoon Dean.
We would like to withdraw our request for the variance application pending further investigation of the site.

Thank you for your understanding.
Best Regards,

Angela & David Higgs
678 521 7252