



Newnan City Council Meeting

AUGUST 23, 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 August 9, 2022

REPORTS OF BOARDS AND COMMISSIONS

- B. Swearing In of Newnan Youth Council Students
- C. 1 Appointment - Board of Zoning Appeals, 3 year term
- D. 1 Appointment - Newnan Youth Activities, 3 year term
- E. 1 Appointment - Keep Newnan Beautiful, 3 year term
- F. 2 Appointments - Cultural Arts Commission
- G. Annual Report- Cultural Arts Commission

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [H.](#) Consideration to authorize multiple qualified firms to serve as on-call contractors to perform the clearing and hauling of vegetative debris as a means to carry out the objectives of the ARPA Project: Clearing and Hauling of Downed Vegetative Debris.
- [I.](#) Consideration of Facilities Lease Contract between the City of Newnan and the ChildrenConnect Newnan Children's Museum, Inc.
- [J.](#) Rezoning Request for RZ2022-09 by Freedom Land Holdings, LLC for 5.82+/- acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045); Requested zoning from PDC (Planned Commercial Development District) and PDO (Planned Office and Institutional District), respectively, to PDR (Planned Residential Development District) for the purpose of constructing 39 townhouse-style condominiums – For Information Only
- [K.](#) Rezoning Request for 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 MXD (Mixed Use Development) plan conditions – For Information Only
- [L.](#) Request by owner, Ken Parker, to demolish structure located at 50 Farmer St.

UNFINISHED BUSINESS

- [M.](#) 25 Pinson St - Owner update and request for extension
- [N.](#) 21 Berry Ave - Owner update and request for extension.
- [O.](#) Presentation and Final Report of Ground Penetrating Radar (GPR), Boundary Survey and Literature Review of Farmer Street Cemetery

- P. Public Hearing - Rezoning Request RZ2022-01, Melissa Griffis on behalf of The NRP Group, LLC 30.02 +/- acres on Celebrate Parkway (Tax Parcel Nos.: 086-5053-002 and 086-5044-002); From CCS (Community Shopping Center District) and RMH (Residential Multiple Family Dwelling District-High Density to MXD (Mixed Use Development District for the development of 294 apartment units and 33,000 square feet of commercial space - Consideration of Ordinance.
- Q. Public Hearing - Rezoning Request for RZ2022-07 by Robert Bergmann on behalf of Fourth Quarter Properties, LLC; 8.44± acres located at 440 Newnan Crossing Bypass (Tax Parcel #086 5043 004); Requested change in MXD (Mixed Use Development) plan conditions to add 72 more apartment units (from 278 to 350) - Consideration of Ordinance
- R. Continuation of Public Hearing - Annexation Request - Annex2022-01 by Apex Land Company for 1.1994+/- acres on State Route 34 Bypass (Portion of Tax Parcel 073B 033); Requested zoning of RML (Residential Multiple Family Dwelling - Lower Density); and Rezoning Request - RZ2022-01 by Apex Land Company for 20.0119+/- acres on Roscoe Road (Portion of Tax Parcel 073B 010) from CGN (General Commercial) to RML to be combined with tract requested for annexation for construction of 135 fee-simple townhomes - Consideration of Ordinances

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- S. Request from Caleb Duke on behalf of the Tim Stout Group to close South Court Sq (street and parking spaces) to host movie screening, October 22nd from 6pm-9pm

MOTION TO ENTER INTO EXECUTIVE SESSION

- I. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, August 9, 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 – JULY 12, 2022

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on July 12, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

MINUTES – SPECIAL CALLED MEETING – JULY 25, 2022

Motion by Councilman Alexander, seconded by Councilman Koritko to dispense with the reading of the minutes of the Special Called meeting on July 25, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

MAYOR

Mayor Brady introduced Sarah Jacobs, the new President of the Coweta County Development Authority. Ms. Jacobs said she is excited to be here and be part of the community. She is from St. Louis, Missouri where she worked in economic development.

APPOINTMENTS- BOARD OF ZONING APPEALS, 3 YEAR TERM

Motion by Councilman Koritko, seconded by Councilman Alexander to re-appoint Frank Flournoy for another term.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to place his appointment on the next agenda.

APPOINTMENT- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

Mayor Brady asked the City Manager to place his appointment on the next agenda.

APPOINTMENTS – CULTURAL ARTS COMMISSION, 3 YEAR TERM

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

APPOINTMENT- KEEP NEWNAN BEAUTIFUL, 3 YEAR TERM

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

ANNUAL REPORT- CONVENTION CENTER AUTHORITY

Carol Moore, Newnan Centre Director and liaison to the Convention Center Authority shared the report. She started with an overview of the members of the authority. She explained the different types of events that they hold at the Newnan Centre such as corporate meetings, trainings, employee orientations and special occasions. The outdoor gazebo has been in use now for a full year and it is multi-purpose and very popular with brides.

COVID did impact them and she thanked City Council and City Staff for their support during that time. The concern was if zoom meetings would take away business and thankfully that has not been the case. People want to meet face to face and have personal contact.

There has been a lot of new business with companies such as Berkshire-Hathaway, Subaru, Strack, Inc. and Fairway Construction. The challenges they still face include lack of space to accommodate meals and break out meeting rooms, booking weekday business and lost business. Customer care ratings are at the highest they have been. Future projects will include updating décor, lighting for the gazebo and surveillance cameras.

Next June will be the Newnan Centre's 10-year anniversary. There will be several different celebrations including a public component partnering with the LINC and a client appreciation dinner.

CITY MANAGER

City Manager introduced the new Finance Director, Nicole Hall. She comes to us with over 20 years of accounting experience. She was born and raised in Roanoke, Alabama but has lived in Coweta County for about 20 years.

ORDINANCE TO SET MILLAGE RATE FOR 2022 PROPERTY TAXES

Mr. Terry Zoeller had several questions about the budget. He asked about spending, what is taken in and debt. Mayor Brady stated we have no debt. Mr. Zoller also asked about reserves.

City Manager explained first that the millage rate is being set for the current budget year that runs January to December. The advantages to setting the rate so late in the budget cycle is the ability to project expenditures and revenues and this helps make a better-informed decision on the millage rate. Despite increases in supplies and labor, the recommendation is to take the whole rollback. The rollback is based on the amount of reassessed value in the digest, not new growth. We have approximately a \$32 million budget and projecting revenue to be slightly over that and expenditures to be slightly under. We were operating with almost a 100% fund balance, almost a years' worth of operating in reserves. Unfortunately, the tornado took money out of that balance and the investment into 57 E. Broad St. property. We received about \$6 million back from FEMA. By end of year we should be in the 80% range with fund balance reserves.

Mr. Phillips stated that the proposed ordinance takes the full rollback, reducing the millage rate from 3.57 to 3.05. The gross millage rate proposed is 7.83 but because of the benefit of LOST (Local Option Sales Tax) dollars, the effective millage rate will be 3.05.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to accept the City Manager's recommendation to set the millage rate as presented.

MOTION CARRIED. (7-0)

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

Andrew Moody, ARPA Special Projects Manager stated that the request is for \$55,000 for sign replacement program and will address about 5 signs throughout the City.

Councilwoman Jenkins asked for an update on where we are with allocation? What is left? Mr. Moody stated with adding the \$55,000 there is \$1.1 million remaining in total obligation and of that, \$236,000 is still available for government service allocation.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF AMENDMENT TO CHAPTER 3, ALCOHOLIC BEVERAGES, OF THE CODE OF ORDINANCES TO PROVIDE FOR REGULATION OF SALES AND CONSUMPTION AT GREENVILLE STREET PARK

Assistant City Manager explained that in July Council asked Staff to present an ordinance amendment for this item. There have been modifications made to the alcohol ordinance in different versions since 2017. In 2020, City Council allowed for consumption of alcohol in sidewalks in the downtown area, an open container district and that has been successful. In reviewing that amendment in 2021, the district was seen as larger than originally looked at and is in fact the Central Business District.

This ordinance amendment adds Greenville Street Park to the open container district. The second part of the ordinance also allows for service and sale of alcoholic beverages by an approved caterer with approval from the City Manager under a Special Events Permit in Greenville Street Park.

Motion by Mayor Pro Tem DuBose, seconded by Councilwoman Jenkins to adopt the ordinance amendment as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO GRANT A WAIVER TO TRZ MANAGEMENT AND/OR THEIR LICENSED ALCOHOLIC BEVERAGE CATERER FOR A BENEFIT CONCERT AT 440 NEWNAN CROSSING BYPASS

Assistant City Manager explained that this would be a one-time only waiver of the cash bar provision within the alcohol ordinance. TRZ Management reached out about a potential benefit concert, the same group that brought Alan Jackson to Coweta County last year. They came to the City about hosting a Brantley Gilbert concert. This would allow for the sale and service of beer, wine and distilled spirits at 440 Newnan Crossing Bypass.

Councilman Koritko asked about the boundary of where sales would be allowed? Showing the area on the map, the area for alcohol sales would be smaller and more compact.

Motion by Councilwoman Jenkins, seconded by Councilman Guillaume to adopt the resolution as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF A RESOLUTION FOR TRANSMSITTAL OF THE 2022 UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT (CIE), INCLUDING SHORT-TERM WORK PROGRAM (STWP), TO THREE RIVERS REGIONAL COMMISSION (RC) AND THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA)

Motion by Councilman Koritko, seconded by Councilman Guillaume to adopt the resolution as presented.

MOTION CARRIED. (7-0)

DISCUSSION OF SANITATION BID AWARD

Mr. Lemuel Griffin spoke and expressed his appreciation for the reconsideration of the contract with GFL. He worked in transportation for 42 years. Any company that doesn't have a maintenance program is destined to fail. As he read in the paper when GFL said they had 15 trucks out of service, the problem emanates from the top down. Mr. Griffin asked for consideration to be given to those that can take care of themselves. Can any consideration be given for people to opt out of the contract, people who can go to the dump themselves. This would mean less pickup for the trucks to handle.

City Manager stated that the request from staff is to consider rescinding the bid award made on June 14, 2022 to GFL. Everyone is aware of the service issues and operational disruptions. Since the bid award there has been more of a decline which causes concern. No contract has been executed yet for January. GFL was presented with a 30-day breach of contract letter but the 30 days have not been exhausted yet.

This recommendation does not affect the current contract with GFL, it just rescinds the bid award for a new contract effective January 2023. This would also authorize staff to have discussions and negotiations with all 3 bidders who submitted bids.

Councilman Guillaume asked if GFL has responded with a desire and willingness to make improvements? Mr. Phillips said there was a GFL representative present and there has been a better line of communication. There have been some improvements on the ground but not where we need to be, still missed service especially with recycling. The bid award included new contractual obligations related to technology, integration with City systems and their private systems and the concern now is can they meet those obligations. Staff has been calling the call center on a daily basis and logging the hold times, they are still averaging over an hour.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem DuBose to grant the request to staff to rescind the bid award to GFL and open it back up.

MOTION CARRIED. (7-0)

29 PINSON ST. – OWNER UPDATE AND REQUEST EXTENSION

Matt Murray, Code Enforcement, stated that this was before Council in May and granted a 90-day extension which is set to expire. The owner is requesting another 90 days to complete the project. There has been a considerable amount of work done. The majority of exterior, replaced roof, electrical and plumbing build out and about to start dry wall.

Councilman Koritko asked if a stipulation could be added to keep landscaping in order? Mr. Murray said there was a conversation about that and the owner was going to contact his landscapers. He is aware they have to maintain the landscaping.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve the request for a 90-day extension with the stipulation that the yard is maintained.

MOTION CARRIED. (7-0)

REQUEST FROM CARLES STINSON TO CLOSE ST. CLAIR ST. BETWEEN W. WASHINGTON AND WESLEY, SEPTEMBER 4TH FROM 4PM-10PM FOR GRADUATION BLOCK PARTY

Councilman Alexander asked what the graduation is for? Ms. Carles Stinson said it's for a college graduation party for her daughter who is getting a B.S in Psychology.

Motion by Councilwoman Jenkins, seconded by Mayor Pro Tem DuBose to grant the request.

MOTION CARRIED. (7-0)

REQUEST FROM THE NEWNAN JUNIOR SERVICE LEAGUE TO HOLD THEIR ANNUAL CAN-A-THON ON COURT SQUARE, NOVEMBER 29TH FROM 7AM-7PM

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

MOTION CARRIED. (7-0)

REQUEST TO CLOSE PART OF FRESH BRU DRIVE, SEPTEMBER 24TH & 25TH FROM 6AM-8PM FOR REMOTE CONTROL CAR EVENT

Motion by Councilman Shell, seconded by Councilman Koritko 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 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 3:13PM.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

Motion by Mayor Pro Tem DuBose, 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. (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 4:08pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: Consideration to authorize multiple firms as on-call contractors for the clearing and hauling of vegetative debris to carry out the objectives of the ARPA Project: Clearing and Hauling of Downed Vegetative Debris.

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

Purpose:

Newnan City Council may consider and authorize multiple qualified firms to serve as on-call contractors to perform the clearing and hauling of vegetative debris as a means to carry out the objectives of the ARPA Project: Clearing and Hauling of Downed Vegetative Debris.

Background:

The Newnan City Council, on July 12, 2022, adopted a resolution to approve the use of American Rescue Plan Act (ARPA) funds for the purpose of developing a program to assist City of Newnan residents in the path of the March 2021 tornado clear any remaining vegetative/woody debris on private properties.

Immediately following the adoption of the resolution on July 12th, City Staff began developing the program as well as a Request for Qualifications (RFQ). The program will encompass vegetative and woody debris that is downed, dead, or may create a public nuisance or public health concern to the resident and/or neighboring residents, resulting from the March 2021 tornado event.

On July 14, 2022, the City of Newnan released a Request for Qualifications the ARPA Project: Clearing and Hauling of Downed Vegetative Debris.

The City of Newnan received qualifications from four firms. Please see the list of responding firms below:

Custom Tree Care, Inc.
6021 Southwest 29th Street, PMB #130
Topeka, Kansas 66614

RYANSE, LLC, dba Monster Tree Service
60 Industry Court
Newnan, Georgia 30265

A White-Meadow Co, Inc.
229 Stewart Road
Sharpsburg, Georgia 30277

Horner Services, LLC
1730 Old Watson Springs Road
Watkinsville, Georgia 30677

Upon receipt of proposals, the commission, with support of city staff, performed a detailed investigation of each firm's wherewithal, project understanding, firm's equipment inventory, previous and similar project experience, and proposal responsiveness.

Funding:

1. ARPA Fund

Recommendation:

As a result of reviewing the qualified and fully responsive qualification submissions, City Staff are prepared to recommend all four firms be considered for approval.

The recommendation herein is primarily based upon the following elements:

- Firm's responsiveness; and
- Firm's experience conducting similar services in the region; and
- Firms' equipment inventory; and
- Firms' understanding and commitment to the completion of the program

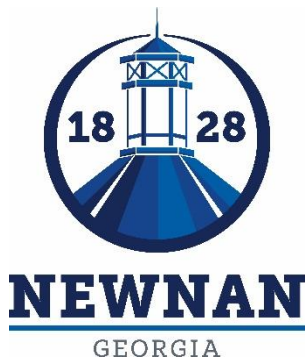
City Council may, upon its discretion, approve Custom Tree Care, Monster Tree Service, A White-Meadows Co, and Horner Services to serve as authorized on-call contractors for the purpose of completing the objective associated to the ARPA Project: Clearing and Hauling of Downed Vegetative Debris.

Attachments:

N/A

Previous Discussions with Council:

On July 12th, 2022 the Newnan City Council adopted a resolution to authorize City Staff to develop an ARPA program designed to alleviate vegetative debris as a result of the March 2021 tornado that remains on private properties.



City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: Facilities Lease Contract between the City of Newnan and the ChildrenConnect Newnan Children's Museum, Inc.

Prepared and Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider a facilities lease contract between the City of Newnan and the ChildrenConnect Newnan Children's Museum, Inc. for the use of the Newnan Male Seminary Building (aka Male Academy) at 30 Temple Avenue .

Background: The City of Newnan has received a request from Wholistic Stress Control Institute, Inc. to allow for the use of Office Room 101 at the Howard Warner Community Center for the provision of administrative space to support youth substance abuse prevention programming.

Agreement items of particular interest:

- Three (3) year term
- Term to begin on September 1, 2022
- General facilities must be open four (4) half days per week
- Tenant is responsible for raising funds to operate programs
- Tenant is responsible for telephone, cable and internet service
- City is responsible for utilities (water, sewer, electricity)
- City will provide reasonable repairs to all facilities
- The Lease Contract is not assignable

Newnan City Attorney assisted with the development and has reviewed the Facilities Lease Contract as presented.

Funding: N/A

Recommendation: In an effort to continue as well as to induce the increased provision of youth development programming, City Staff recommends the execution of the agreement as presented.

Attachments:

1. Facilities Lease Contract between the City of Newnan and the ChildrenConnect Newnan Children's Museum, Inc.

Previous Discussions with Council: Newnan City Council executed a similar lease three years ago.

STATE OF GEORGIA
COUNTY OF COWETA

LEASE CONTRACT

THIS AGREEMENT made and entered into this ____ day of August, 2022, between the CITY OF NEWNAN, a Georgia Municipal Corporation, of the first party, hereinafter called “Lessor”, and the CHILDRENCONNECT NEWNAN CHILDREN’S MUSEUM, INC., a Georgia Non-Profit Corporation, of the second part, hereinafter called “Lessee”.

WITNESSETH

That for and in consideration of the activities set out hereinbelow for Lessee’s use of the premises detailed hereinbelow, the said Lessee has this day rented and leased from said Lessor and Lessor has rented and leased to said Lessee the following premises:

A certain building known as the Newnan Male Seminary Building located at the southeast corner of College Street and Temple Avenue identified as 30 Temple Avenue, to be used for a children’s museum, and discovery center to include classroom and activity space, weekly programs, temporary and long-term exhibits, makerspace, and staff office prepared, maintained and operated by ChildrenConnect Newnan Children’s Museum, Inc. for a targeted audience of toddlers and stay at home parents, home school groups, school field trips, after school activities and community volunteers.

The term of this lease is for a period of three (3) years commencing on the 1st day of September, 2022 and ending on the 31st day of August, 2025, at 12:00 midnight.

It is further agreed, however, that said lease shall be on a year to year basis and either party hereto may cancel said lease by giving a ninety (90) day notice prior to the expiration of any calendar year of the three (3) year lease. In addition, Lessor may terminate said lease by giving a sixty (60) day notice no later than thirty (30) days from the date of the first regular council meeting of each calendar year, otherwise said lease shall automatically renew for the calendar year.

As consideration for said lease, the Lessee agrees to staff, operate, and open the building a minimum of one-half day four days a week and to further staff, operate, and open said building on any special occasion as requested by Lessor.

The Lessee further agrees to perform such janitorial services as are needed to maintain the interior of the building in a clean and neat condition.

The Lessee further agrees to provide and maintain a directional sign on Jackson Street and to also place and maintain a sign on or adjacent to said building. Said signs to comply with Lessor's sign ordinance.

The Lessor agrees to carry fire, hazard, and liability insurance on said building and grounds and to maintain the exterior of said building, the heating, air conditioning and lighting systems and grounds. Lessor agrees to be responsible for all lighting, heating, water and sewerage bills for said building.

Lessee agrees not to assign this lease or to sublet said premises or any part thereof without the written consent of Lessor.

Lessee agrees that it will deliver said premises at the expiration of this lease in as good order and repair as when first received, natural wear and tear expected. Lessee agrees to make no changes of any nature in the above described and named premises without first obtaining the written consent of the Lessor.

Lessor reserves the right to enter on said premises at any time for the purpose of making repairs and inspecting same.

Lessee shall be responsible for carrying and paying the premium for a liability insurance policy to cover the actions of its paid and volunteer workers, naming the Lessor as named insured. Lessee shall be responsible for carrying and paying the premium for a hazard insurance policy covering the contents of the building.

The premises described herein shall not be used for any purpose except the purposes herein designated without the written consent of the Lessor.

Any and all non fixtures which are placed within the building by Lessee shall remain the property of Lessee at the termination or expiration of this lease contract.

IN WITNESS WHEREOF, the Lessor and the Lessee have hereunto set their hands, this day and year first above written.

CITY OF NEWNAN

By: _____
Keith Brady, Mayor

Attest: _____
Megan Shea, City Clerk

Reviewed as to form:

C. Bradford Sears, Jr., City Attorney

CHILDRENCONNECT NEWNAN
CHILDREN'S MUSEUM, INC.

By: _____
Kimberly Bourroughs Debrow, President/CEO

Attest: _____
Michael Prange, Secretary

Reviewed as to form:

Attorney



City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: Rezoning Request for RZ2022-09 by Freedom Land Holdings, LLC for 5.82± acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045); Requested zoning from PDC (Planned Commercial Development District) and PDO (Planned Office and Institutional District), respectively, to PDR (Planned Residential Development District) for the purpose of constructing 39 townhouse-style condominiums – **For Information Only**

Prepared By: Chris Cole, Senior Planner

Purpose: To inform the City Council that RZ2022-09 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

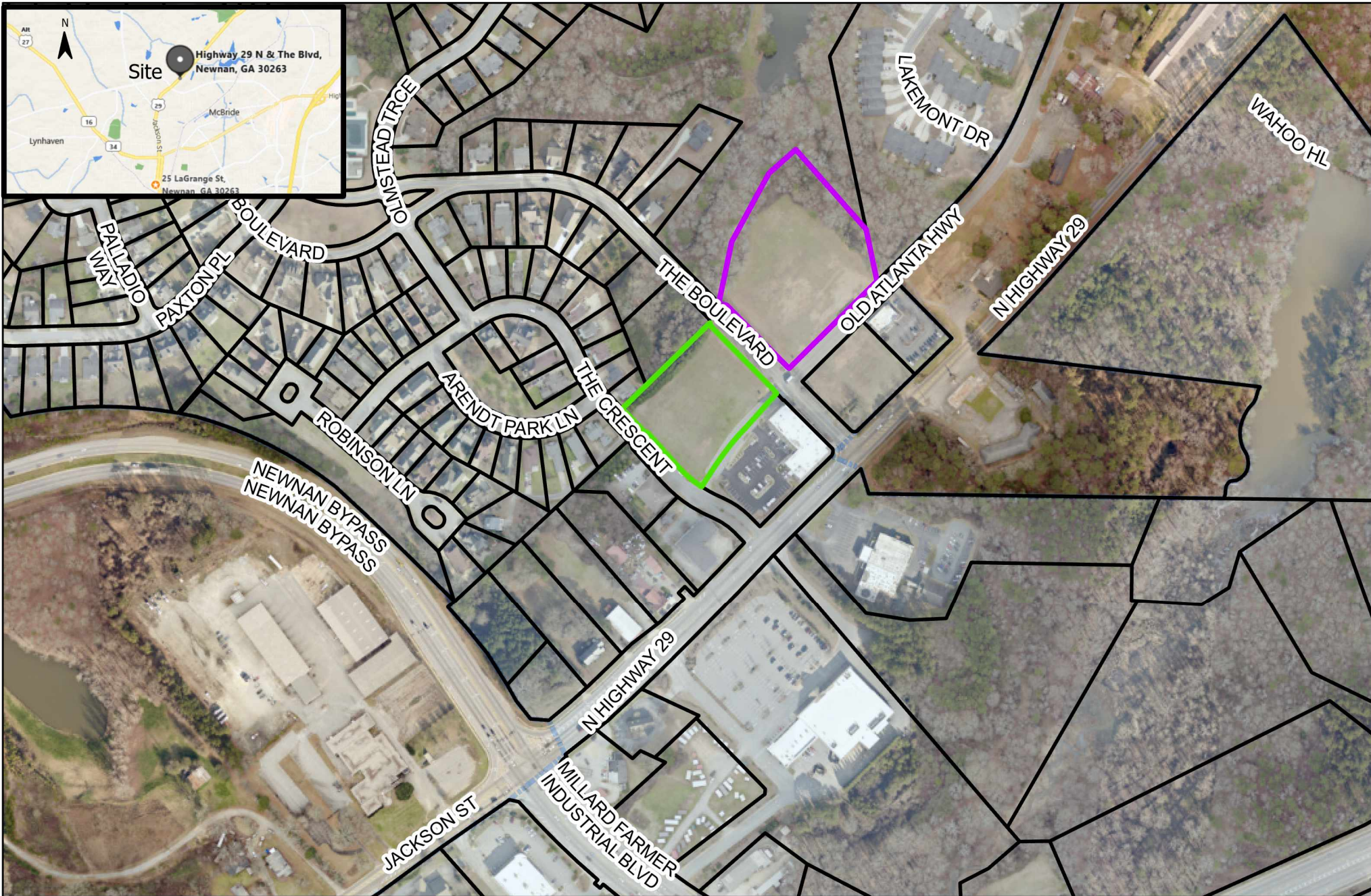
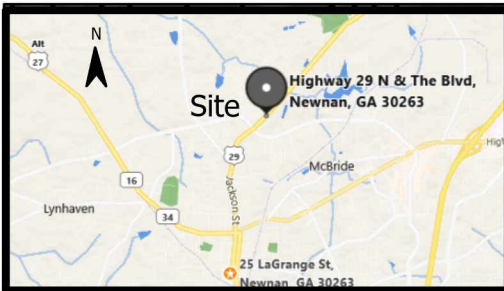
Land Owners	Tax ID Numbers	Acreage	Location
10 The Boulevard, LLC	073C 044	1.99+/- acres	Old Atlanta Highway
10 The Boulevard, LLC	073C 045	3.83+/- acres	Old Atlanta Highway

Background: The petitioner is requesting a zoning designation of PDR (Planned Residential Development District) for these properties located on Old Atlanta Highway. The properties are currently vacant and the applicant is proposing to build 39 townhouse-style condominiums.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: The City Council last considered a rezoning for the subject properties in 2005.



CITY OF NEWNAN



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

Project Location

1 = 4,200 feet

Date: 8/11/2022 4:09 PM



City Limits

Parcel #	Current Zoning
073C 045	 PDO
073C 044	 PDC



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 9, 2022

HAND DELIVERY

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

RE: Application of Freedom Land Holdings, LLC to Amend the Zoning Ordinance
Approximately 5.82± Acres located at Old Hwy. 85, Lots 6 and 7, The Village at Avery Park, Newnan, Georgia

Dear Ms. Dunnivant:

Freedom Land Holdings, LLC, ("Freedom"), 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 5.82 +/- acres to be rezoned from PDC and PDO to PDR.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an PDR zoning as it is a prime location for a good transition between the offices and residential that already exist at Avery Park. The rezoning will allow for development of this property that has been undeveloped and will help in connecting the area by offering different residential options. The PDR zoning will be beneficial to the business owners and residents not only at The Property, but also the surrounding area.

As you will see on the attached conceptual plan, this zoning request allows the opportunity for residential in an area that has been undeveloped for many years. This will be a wonderful addition of opportunities for the community to enjoy as well. The amenities at Avery Park include a clubhouse, pool, pavilion, tennis courts, nature trail with pond and playground.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative

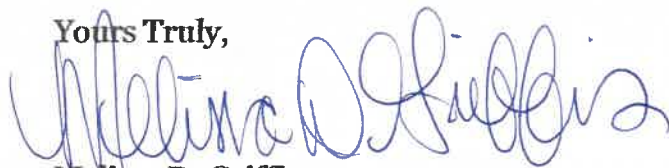
materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

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

Freedom has, at attached Tabs (1) through (14) 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. Freedom, as Applicant and myself as counsel for Freedom, 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 Freedom Land Holdings, LLC

MDG/kr
Enclosure(s)

cc: Mr. James Nicholson



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 Freedom Land Holdings, LLC

Mailing Address 140 Village Circle, Senoia, GA 30276

Telephone (404) 725-2237 Email: james.nicholson@jefflindseycommunities.com

Property Owner (Use back if multiple names) 10 The Boulevard, LLC

Mailing Address c/o Selmar Property Management, 101 Swanson Ridge, Peachtree City, GA 30269

Telephone _____

Address/Location of Property Lots 6 and 7 The Village at Avery Park

Tax Parcel No.: 073^C 044 and 073C 045 Land Lot 72

District/Section 5th Size of Property (Square Feet or Acres) 5.82 acres

Present Zoning Classification: PDC and PDO Proposed Zoning Classification: PDR

Present Land Use: undeveloped land

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 current zoning has been in place for numerous years without success of development. By amending the zoning to PDR, it will allow for consistent development of a residential option within Avery Park.

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 adjoining property was developed, but this property has remained undeveloped as initially proposed for numerous years. The property is a suitable location for a residential option.

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
☐	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

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

27 day of June, 2022

FREEDOM LAND HOLDINGS, LLC

Signature of Applicant

Michelle Thies

Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE _____

RECEIVED BY Chris Cole

DATE OF FILING 8-9-2022

FILING FEE RECEIVED \$645.75

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____





City of Newnan, Georgia

Attachment A

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:

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

Type or Print Name and Title

MELISSA D. GRIFFIS, ATTORNEY

Type or Print Name and Title

Signature of Applicant's Representative

8.16.2022

Signature of Notary Public

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 10 The Boulevard, LLC.

Telephone Number _____

Address of Subject Property Lots 6 & 7 The Village @ Avery Park

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.

Mark A. Lord *managing member*
Signature of Property Owner

Personally appeared before me

Mark A. Lord

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

Cliff Burns

Notary Public

6/28/22

Date



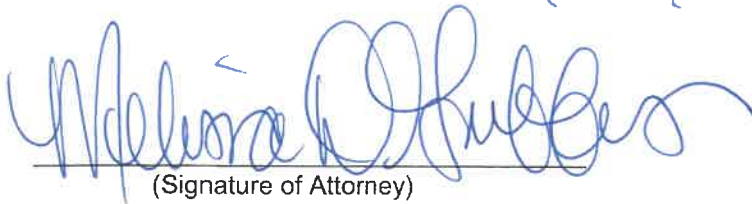
(Affix Raised Seal Here)



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

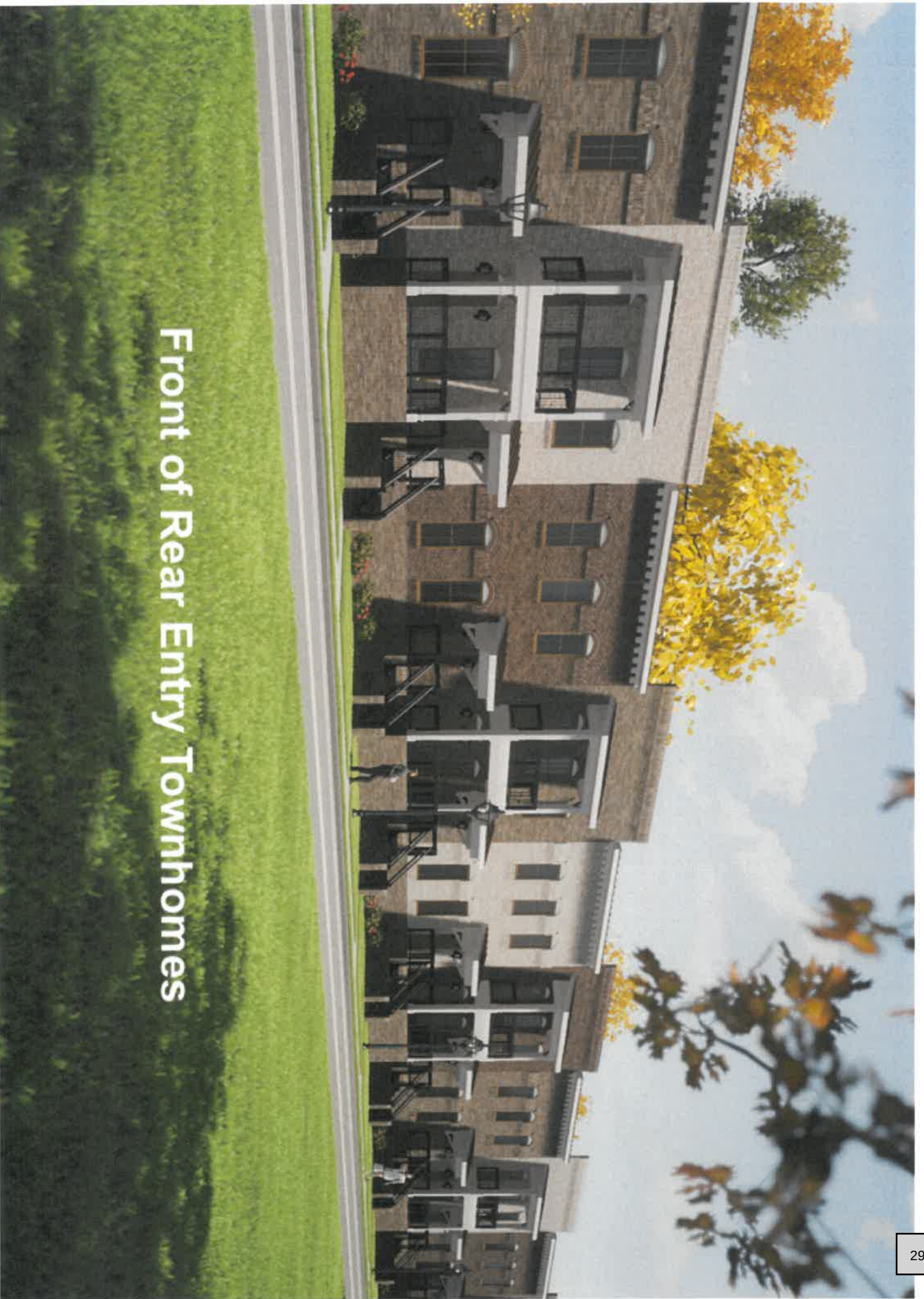
Newnan, GA 30263

Telephone (770) 253-3282

Date 8/9/2022



Front of Rear Entry Townhomes



Front of Rear Entry Townhomes



Rear Entry Townhomes



City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: Rezoning Request for RZ2022-08 by Melissa Griffis on behalf of Tribridge Residential; 14.23± acres located in Ashley Park at 110 Field Street (Tax Parcel #N15 0001 001); Requested change in conditions by amending the development plan – **For Information Only**

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: To inform the City Council that RZ2022-08 is before the Planning Commission for consideration and a recommendation on the requested change in conditions for the mixed-use plan.

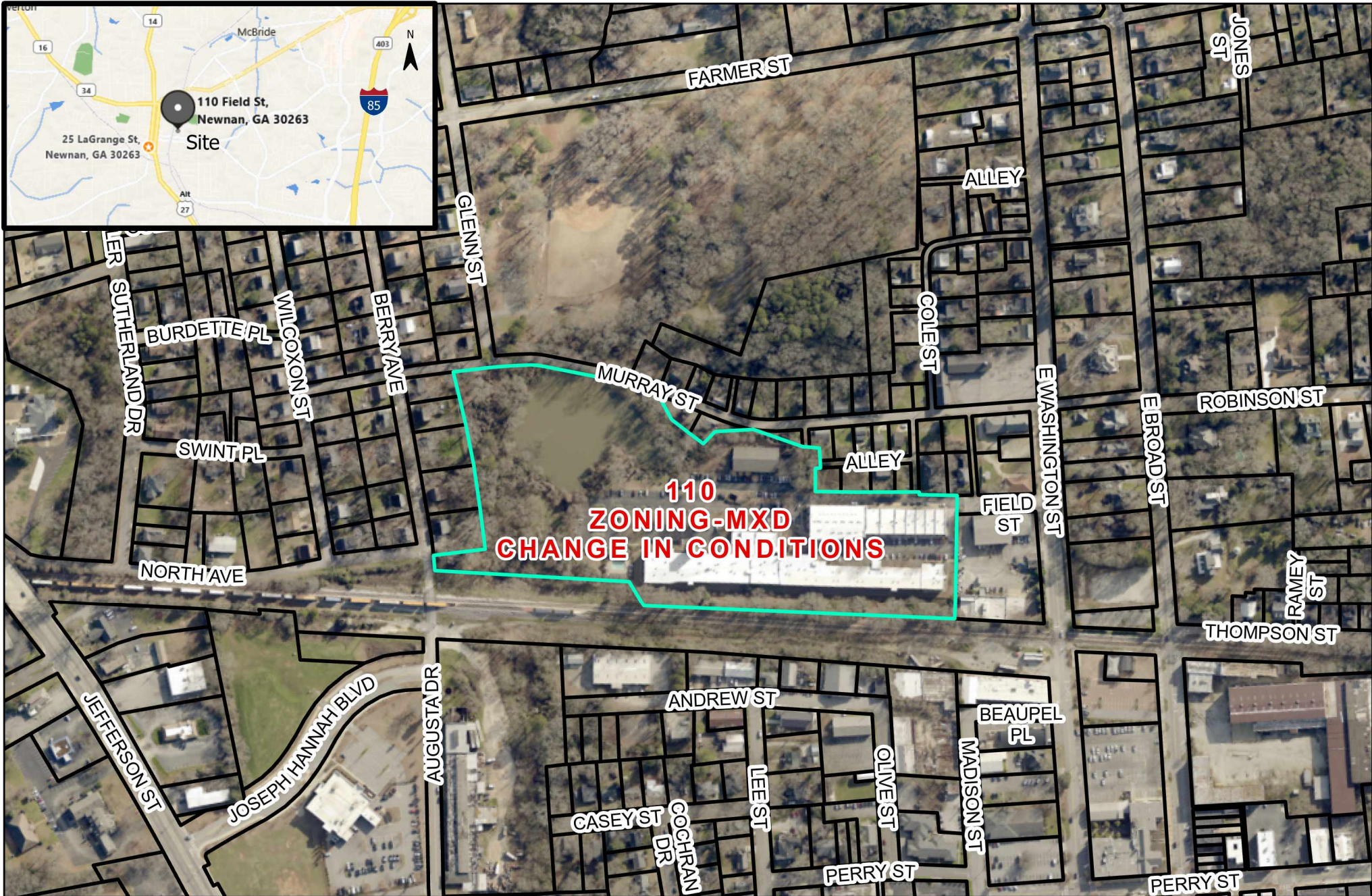
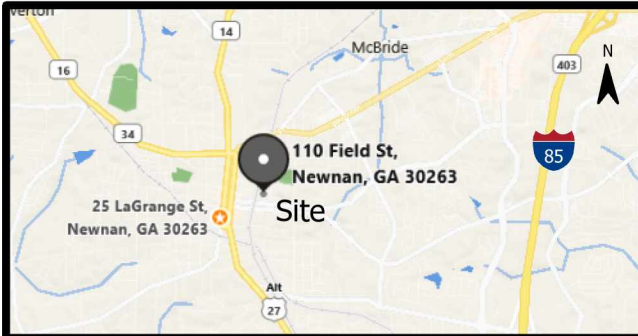
Land Owners	Tax ID Numbers	Acreage	Location
TBR Newnan Lofts Co-Tenant, LLC; Newnan Lofts MT, LLC; and Newnan Lofts CL, LLC	N15 0001 001	14.23± acres	110 Field Street

Background: Back in 1998, a mixed-use development was approved for the subject property with an MXD-1 overlay. As a requirement of 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 map in 2021, 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.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: Project plan approved under old MXD-1 overlay requirements in 1998



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

ADDRESS 33
110 Field
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.

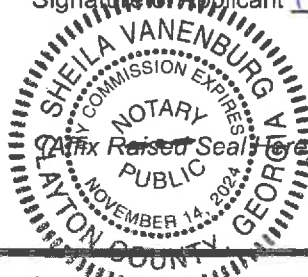
Sworn to and subscribed before me this

26th day of July, 2022

Signature of Applicant

A. Seidel

Sheila Vanenburg
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

NEWNAN LOFTS	
Parking Summary	
Multifamily	231
Commercial / Shared	29
General Parking Spaces	260

NEWMAN LOFTS
REZONING
110 FIELD ST.



TAP
DESIGN
GROUP

SAVING SPACE ALL LOCATION PLAN

A2.0

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

1975-1976, 1976-1977, 1977-1978, 1978-1979, 1979-1980, 1980-1981, 1981-1982, 1982-1983, 1983-1984, 1984-1985, 1985-1986, 1986-1987, 1987-1988, 1988-1989, 1989-1990, 1990-1991, 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 23

While all three studies reported a lower frequency of self-reported use of 25 or more than 10 cigarettes per day, the prevalence of smoking 25 or more cigarettes per day was higher in the ECHS (10.0%) than in the other two studies (6.0% and 6.5%, respectively). The reasons for this finding are apparent: (a) the ECHS design targeted the general adult population, and (b) the other two studies were restricted to the adult population of the military service. However, because of the limited data availability, we cannot rule out the possibility of self-report bias in the ECHS study.

[illegible]

TRACT ONE	585.24 AC., FT. OR 12.87 AC.
TRACT TWO	54.38 AC., FT. OR 1.25 AC.
TOTAL AREA	639.62 AC., FT. OR 14.29 AC.

[illegible][illegible][illegible][illegible]



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

Shirley 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

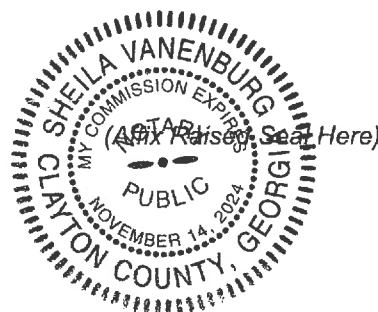
Personally appeared before me

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

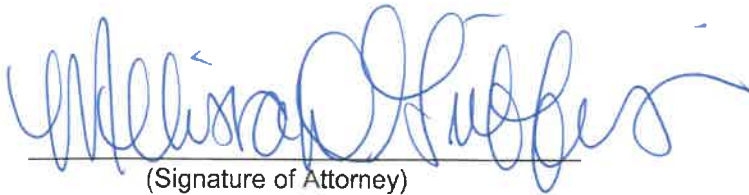




City of Newnan, Georgia
Attachment D
Attorney's Authorization

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)



City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: Public Hearing - Request by owner, Mr. Ken Parker, to demolish structure located at 50 Farmer Street

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner to demolish structure that was built more than 50 years ago and not located in a historical district, (tax record attached). The property address is 50 Farmer Street.

Background: None.

Funding: N/A

Ordinance Considerations:

- a. **Historical significance:** This structure is considered historic due to its age, which the Historical Resources Map of the City of Newnan 1993 Survey shows it to be constructed circa 1950 and of average condition (tax records show 1910). The survey further shows this structure to have been significantly altered and in a noncontributing status. It is not located in a historical district as depicted in the Register of Historic Districts. The current condition is one of deferred maintenance.
- b. **Effect of demolition:** the property has adequate clear space in order to be demolished without disturbing other structures.
- c. **Reasonable preservation of structure, value vs. cost:** the cost of renovating the structure would well exceed 50% of the assessed value of \$31,478.00, which is the threshold used by City ordinance to be considered eligible for demolition in the substandard housing program.
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: None.

Process to comply with the City Ordinance sec. 5-25:

1. Is subject property in any Historical Boundaries as designated by the City of Newnan?
(Historic maps can be found on the City of Newnan web site or through Planning and Zoning).
☐ Yes – Public hearing must be held no earlier than **60 days** after posting the property.
☒ No – Public hearing must be held no earlier than **30 days** after posting the property.
2. Obtain the date of the Council Meetings from our web site or the Building Department that assures the above time frame can be met and in which you can be present. Place that information in the line below.
This date and time are to be used on your posted sign and legal ad.

August 23, 2022 (Always an evening meeting)
Public Hearing **Date and Time** of Meeting (A copy of this application will be forwarded to the Chief Building Official who will notify historical entities and prepare an agenda item for Council).
3. Post a sign on the subject property in a conspicuous location, the sign is to be no smaller than 6 square feet in area (2'x3'), and shall contain the following information:
 - a. Applicants name
 - b. Property owners name
 - c. Subject property address
 - d. The statement "A demolition permit has been applied for and a public hearing will be held at City Hall, 25 Lagrange St., Newnan, GA regarding this application on (*date and time of public hearing from #2 above*)."
4. Place an ad in the legal organ of Coweta County at least 2 times, the earliest of which shall not be published more than 15 days prior to the hearing, and containing the same information as the posted sign in #3 above. Notify the Chief Building Official at 678-673-5476 or email after the ad has been secured.
5. Give personal notice of application to demolish to all persons owning property within 250 feet of the subject property. Such notice can be hand delivered to the **property owners**, or by Certified or Registered Mail. This must be accomplished no later than 15 days prior to the public hearing date. The notice must contain the information shown in #3 above.
6. In deciding whether to grant or deny the demolition, removal or relocation permit, the Mayor and Council shall consider the following factors:
 - a. The historic, scenic or architectural significance of the structure;
 - b. The effect of the demolition, removal or relocation and subsequent use of the property, and whether such would result in substantial detriment to neighboring property owners or the public good;
 - c. Whether reasonable measures can be utilized to preserve the structures, taking into account the value of the structure and the cost to repair the structure;
 - d. The property rights of the applicant; and
 - e. Whether denying the permit application would create great practical difficulty or an unnecessary hardship on the applicant or property owner.
7. The decision of the City Council shall be final.
8. If Mayor and Council grant the request, the Chief Building Official will cause the permit(s) to be issued.



Coweta County, GA

Summary

Parcel Number N34 0001 002
Location Address 50 FARMER ST
Legal Description 2 BLDGS & LOT (50 FARMER ST)
 (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 0.92
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[VP VENTURES LLC](#)
 STE D
 45 SUTHERLAND DR
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Tower Place Auto Mall	Front Feet	41,535	213	195	0.92	1

Commercial Improvement Information

Description Retail Stores-Fair
Value \$41,400
Actual Year Built 1993
Effective Year Built
Square Feet 1952
Wall Height 8
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Retail Stores-Fair
Value \$31,478
Actual Year Built 1910
Effective Year Built 1970
Square Feet 1280
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

THIS STRUCTURE!

Permits

Permit Date	Permit Number	Type	Description
03/12/2020	F-00374	FENCE	FENCE

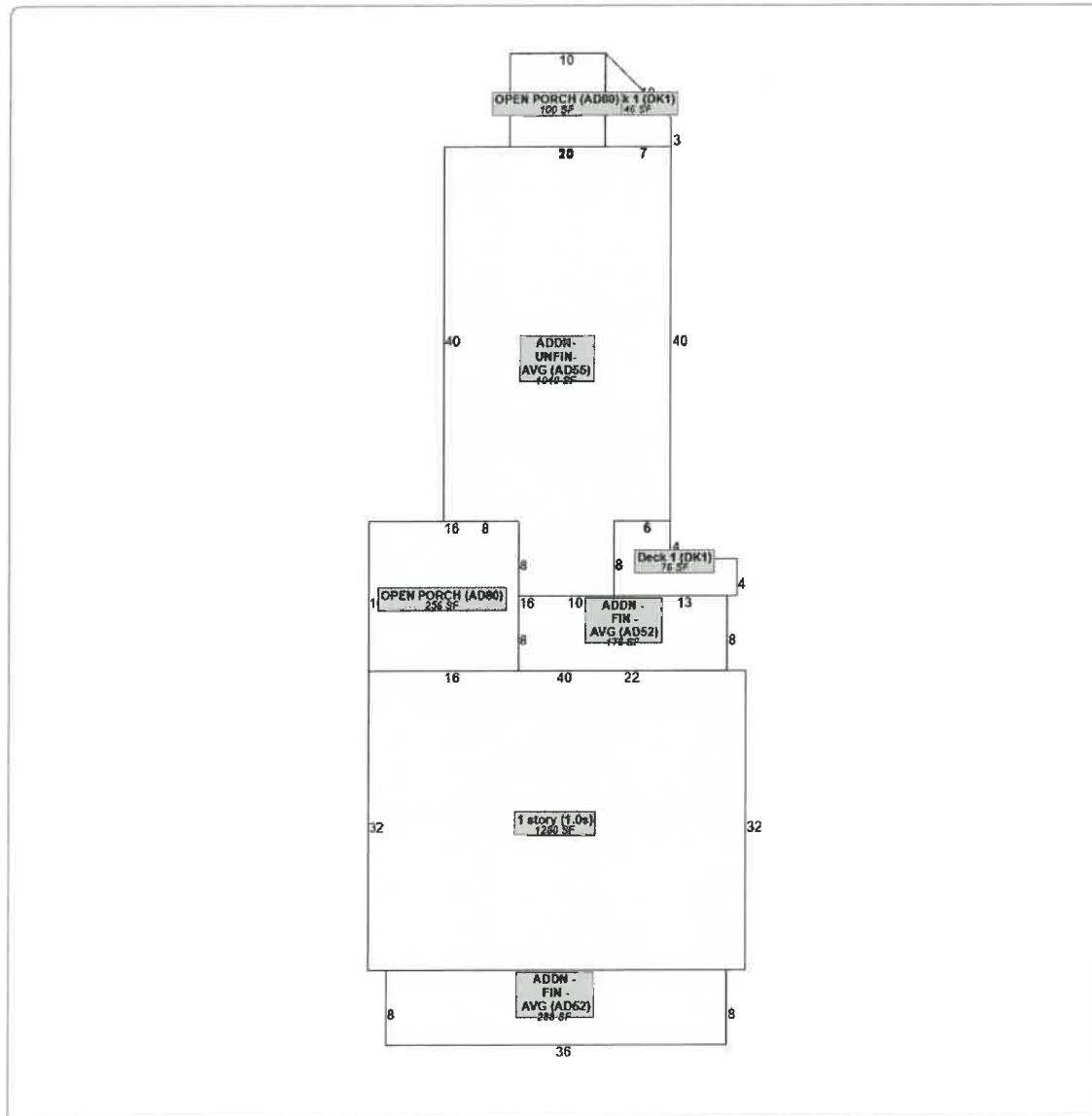
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/4/2019	4964 841	31 293	\$150,500	QUALIFIED IMPROVED	HOCUM JUNE TAYLOR	VP VENTURES LLC
1/1/2014			\$185,000	Real Estate Listing	HOCUM JUNE TAYLOR	HOCUM JUNE TAYLOR
12/20/1999	00	00	\$0	UNQUALIFIED IMPROVED	TAYLOR JUNE M	HOCUM JUNE TAYLOR
1/12/1993	729 538		\$0	UNQUALIFIED IMPROVED		TAYLOR JUNE M
6/30/1983	352 572		\$0	UNKNOWN STATUS		TAYLOR JUNE M&R HARO

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$167,109	\$150,500	\$192,474	\$192,474	\$192,474	\$192,474
Land Value	\$94,231	\$94,231	\$73,684	\$94,231	\$94,231	\$94,231
+ Improvement Value	\$72,878	\$72,878	\$76,816	\$98,243	\$98,243	\$98,243
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$167,109	\$167,109	\$150,500	\$192,474	\$192,474	\$192,474

Assessment Notices 2019
[34985 \(PDF\)](#)
Assessment Notices
[2020 \(PDF\)](#)
[2021 Assessment Notice \(PDF\)](#)
[2022 Assessment Notice \(PDF\)](#)
Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, 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.

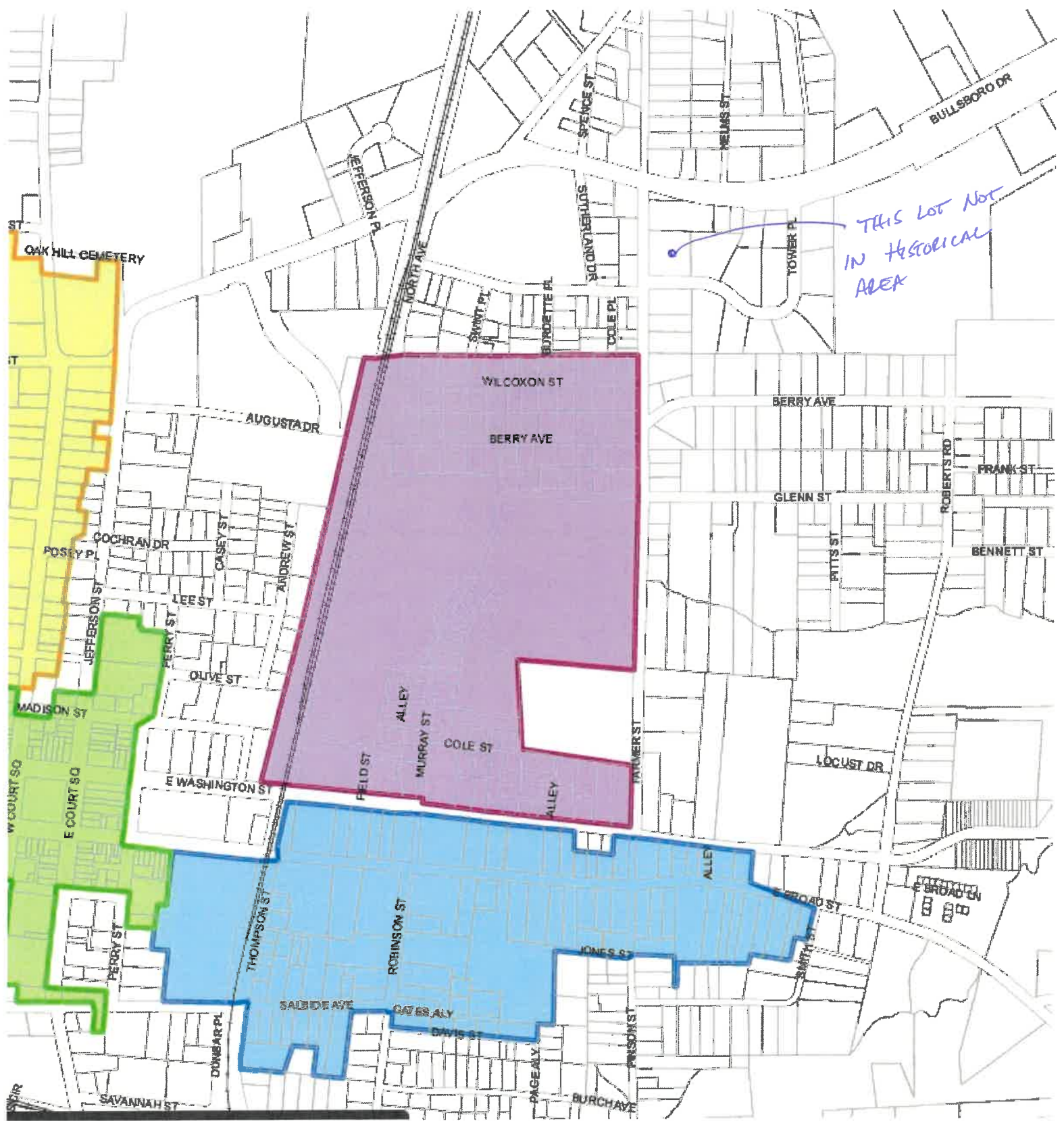
[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 6/20/2022, 12:38:05 AM

Developed by
 Schneider
 GEOSPATIAL

Version 2.3.200

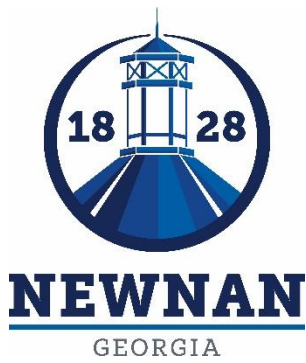




THIS LOT NOT
IN HISTORICAL
AREA







City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: 25 Pinson St

Prepared and
Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: Owner to update council on status and request an extension to repair the dilapidated structure at 25 Pinson St.

Background: Owner: SKA Realty Services LLC

Date Sub-Standard housing file was opened: November 1, 2021

Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 1, 2021 the Building Department conducted an inspection of the premises and found the structure to be unsafe, uninhabitable. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 5, 6, 7, 8, 9, 10).

Options:

1. Accept the extension request from owner in order to complete the repairs to the property.
2. Other direction from council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option1.

Previous Discussions
With Council:

March 31, 2022- Council informed of conditions.

April 12, 2022 – Public Hearing was requested.

May 24, 2022 – A public hearing was conducted and a 90- day resolution deadline was approved by council.





ty of Newnan, Georgia - Mayor and Council

Date: August 23, 2022



Agenda Item: 21 Berry Ave

Prepared and Presented by:
Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

NEWNAN
GEORGIA

Purpose: Owner to update council on status and request an extension to repair the dilapidated structure at 21 Berry Ave.

Background: Owner: Doug and Teresa Calderon

Date Sub-Standard housing file was opened: July 18, 2018.
Does the cost to bring this structure into compliance by means of repair exceed 50% of the structure's assessed tax value? **YES**

On November 20, 2019 the Building Department conducted an inspection of the premises. The structure has been determined to be unsafe as set forth by City Ordinance Section 5-24. (a), Sub-sections (3, 4, 5, 6, 8, 9, 10).

Options:

1. Accept the extension request from owner in order to complete the renovations to the property.
2. Other direction from council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval to proceed with Option 2.

Previous Discussions with Council:

December 12, 2019 – Council informed of conditions.

January 14, 2020 – Public Hearing was requested.

February 25, 2020 – Public hearing was held and resolution was adopted to repair or demolish within 90 days.

August 12, 2021 – Owner was granted 90-day extension by council.

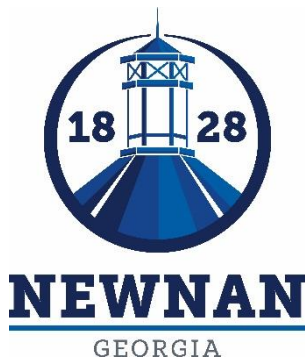
November 9, 2021 – Owner was granted 90-day extension by council.

February 8, 2022 – Owner was granted 180-day extension by council.









City of Newnan, Georgia - Mayor and Council

Date: August 23, 2022

Agenda Item: Receive Presentation and Final Report of Ground Penetrating Radar (GPR), Boundary Survey and Literature Review of Farmer Street Cemetery

Prepared by: Hasco Craver, Assistance City Manager

Presented by: Jeffery Moats, Project Manager, PaleoWest

Purpose:

Newnan City Council will receive a presentation and the final report from PaleoWest related to the Ground Penetrating Radar (GPR), Boundary Survey and Literature Review of Farmer Street Cemetery.

Background:

The Newnan City Council, in late 2020, reconstituted the Farmer Street Cemetery Commission with a charge of planning for the protection, preservation, promotion and maintenance of the Farmer Street Cemetery located along Farmer Street.

In early 2021, the commission began meeting to discuss near and long term objectives. In addition to discussing objectives, the commission considered existing documents that provided details surrounding previous surveying of the site. As a result of numerous commission meetings, including a public information gathering session held in the fall of 2021, as well as a review of existing documents, the commission recognized the need to perform an up-to-date boundary survey of the site, a more thorough literature review of available documents and a ground penetrating radar survey of the site.

On December 22, 2021, the City of Newnan released a Request for Proposals for qualified firms to provide Ground Penetrating Radar (GPR), Boundary Survey and Literature Review of Farmer Street Cemetery.

On March 3, 2022, Newnan City Council awarded the Ground Penetrating Radar (GPR), Boundary Survey and Literature Review of Farmer Street Cemetery to PaleoWest. Over the next several months, working in conjunction with the Farmer Street Cemetery as well as PaleoWest staff and subcontractors, the team is prepared to share the final report with the community and the Newnan City Council.

Funding:

N/A

Recommendation:

N/A

Attachments:

1. GPR Archeological Survey and Study of the Famer Street Cemetery, City of Newnan, Georgia

Previous Discussions with Council:

Members of the Newnan City Council attended the fall 2021 public information gathering session held at the Howard Warner Community Center Gymnasium.

Newnan City Council awarded the contract to perform Ground Penetrating Radar (GPR), Boundary Survey and Literature Review of Farmer Street Cemetery to PaleoWest at the March 3, 2022 Newnan City Council Meeting.



GPR Archaeological Survey and Study of the Farmer Street Cemetery, City of Newnan, Georgia



GPR ARCHAEOLOGICAL SURVEY AND STUDY OF THE FARMER STREET CEMETERY, CITY OF NEWNAN, GEORGIA

Prepared by:

Jeffrey Moates, M.A., RPA
Michael Foster, M.A., RPA
Shannon Bruffett, Ph.D.

Prepared for:

City of Newnan
25 LaGrange Street,
Newnan, Georgia 30263

Technical Report No. 22-173

PaleoWest

916 E. Park Avenue
Tallahassee, Florida 32301
(850) 296-3669

August 16, 2022

MANAGEMENT SUMMARY

PaleoWest conducted a ground penetrating radar (GPR) survey and study of the Farmer Street Cemetery for the City of Newnan located in Coweta County, Georgia. The Study Area for this survey comprises approximately 8.57 acres of Parcel ID N15 0005 001 at 92 Farmer Street in Newnan, Georgia (Coweta County Property Appraiser 2022).

The purpose of the archaeological GPR survey and study was to precisely determine the cemetery boundary, as well as number and location of graves in the Farmer Street Cemetery. The goal of this project is to preserve the cemetery and collect sufficient information to support the site's potential nomination to the National Register of Historic Places (NRHP). The survey was completed in accordance with federal and state regulations, and it was undertaken to comply with the Georgia Standards and Guidelines for Archaeological Investigations provided by the Georgia Council of Professional Archaeologists (GCPA 2019).

PaleoWest and its subconsultant, Bigman Geophysical, approached this project in four distinct phases: Boundary Survey, Data Collection, Literature and Archival Research, and Reporting and Presentation.

Phase I of the fieldwork entailed establishing the precise area required for archaeological survey. The Study Area for the cemetery boundary survey was determined based on property appraiser data, historical topographic maps and aerial images, as well as the results of previous studies that have taken place at the cemetery. The Study Area was then further refined in the field by Bigman Geophysical, which utilized a GPS unit with Real-time kinematic positioning (RTK) correction and a total station for data collection to precisely delineate the area needed for archaeological GPR survey and study.

After the boundary of the Study Area was established during Phase I, the PaleoWest team conducted an archaeological GPR and pedestrian survey. The GPR survey was conducted by Bigman Geophysical using a dual channel system for tight data collection intervals and high-resolution data. The pedestrian survey was conducted at 10-meter intervals across the Study Area to identify all depressions, markers, or other identifiable indicators of graves. The locations of these features were mapped and photographed using a GPS unit with submeter accuracy.

Phase III of the project was conducted from the beginning of the cemetery study. PaleoWest's historian, Dr. Shannon Bruffett, conducted literature and archival research on the Farmer Street Cemetery. The early phases of the research aided in the planning of the fieldwork for Phases I and II, and the extensive literature review and archival research aided in the interpretation and preservation of the cemetery.

Drawing upon the results of Phases I to III, the PaleoWest team prepared a report presenting the findings. This report compares the results of the GPR survey and the pedestrian survey, and incorporates insights derived from the literature and archival research. As a result of this comparison, a discussion of the graves identified during the project and a map detailing all locations of graves is presented. This final report is designed to support the ultimate nomination of the Farmer Street Cemetery to the NRHP.

9CW482 is situated approximately 297 m above mean sea level on a hill under a canopy of pine and oak trees (Figure 14). The GPR anomalies and grave depressions indicate that the cemetery is confined to the southern portion of the Study Area, which measures 18,087 square meters

(4.47 acres). The GPR survey recorded 455 anomalies whose characteristics match typical burial signatures. These anomalies occurred at 0.5 to 1 meter below the surface, were oriented east-west, and found in semi-linear clusters. On the ground surface the depressions recorded during the pedestrian survey are the only discernable evidence of the cemetery. Site integrity appears good, as little to no disturbance of the cemetery is evident.

Additionally, three outlier anomalies were flagged as a cautionary measure but are much less likely to be graves based on their location and characteristics. These were flagged north of the road, and one nearly in the road. They show weak grave characteristics and are most likely not human burials. However, out of an abundance of caution they were tagged for further review in the event of future development in the area. PaleoWest recommends consulting with a professional archaeologist prior to any ground disturbing activities in the vicinity of these anomalies.

Pedestrian survey of the area identified 23 depressions, which are indicators of graves. No other indicators of graves, including grave markers or other adornments, were found during the pedestrian survey. Dense layers of duff cover much of the Study Area, however, hindering further inspection of the depressions and their immediate surroundings. No archaeological materials were encountered during the survey.

PaleoWest recommends that the Farmer Street Cemetery (9CW482) is **eligible for the NRHP**. 9CW482 is recommended as eligible under NRHP Criterion A, as significant historical associations were determined during the archival research conducted for this project. The site is not recommended as eligible under Criterion B, as no specific individuals significant to history have been associated with the cemetery. The site is not recommended as eligible under Criterion C, as the cemetery is not an exemplary or unique sample of its style and does not embody its original character. 9CW482 is recommended as eligible under Criterion D, as it does possess the potential to provide further information of historical importance.

CONTENTS

MANAGEMENT SUMMARY	IV
PROJECT LOCATION AND PURPOSE.....	8
ENVIRONMENTAL SETTING.....	11
HISTORIC CONTEXTS	15
PALEOINDIAN.....	15
ARCHAIC	16
Early Archaic	16
Middle Archaic.....	16
Late Archaic	17
WOODLAND.....	17
Early Woodland	17
Middle Woodland.....	17
Late Woodland	18
MISSISSIPPIAN	18
POST-CONTACT NATIVE AMERICAN	19
COLONIAL GEORGIA AND EARLY STATEHOOD	19
LATE NINETEENTH AND EARLY TWENTIETH CENTURIES	20
LOCAL HISTORY AND LAND USE	20
Introduction	20
History of Newnan, Georgia and Its Black Populace.....	22
PREVIOUS RESEARCH	37
RESEARCH DESIGN AND METHODOLOGY.....	41
RESEARCH DESIGN	41
FIELD METHODOLOGY	41
SITE CRITERIA AND NATIONAL REGISTER CRITERIA.....	41
SURVEY RESULTS.....	43
Site Description	44
Eligibility Recommendation.....	44
CONCLUSIONS AND RECOMMENDATIONS	49
REFERENCES.....	50
 APPENDICES	
Appendix A. Resumes of Project Manager and Principal Investigator	56
Appendix B. Bigman Geophysical GPR Survey Report.....	61
Appendix C. Site Forms	63
 FIGURES	
Figure 1. Project location map showing the Study Area.....	9

Figure 2. Detail view of the project location map showing the Study Area.	10
Figure 3. Study area overview showing Farmer Street to the east.	12
Figure 5. Map of Study Area on topographic map with major water features.	13
Figure 6. Study Area on aerial photography with area soils.	14
Table 1. Summary of historic contexts	15
Figure 7. Historic 1953 topographic map with survey area boundaries overlain (USGS 1953).	24
Figure 8. Historic 1965 topographic map with study area boundaries overlain (USGS 1965).	33
Figure 9. 1979 topographic map with survey area boundaries overlain (USGS 1979)..	34
Figure 10. Map of surveys and recorded resources within one kilometer of the Study Area.....	40
9CW482 is situated approximately 297 m above mean sea level on a hill under a canopy of pine and oak trees (.....	44
Figure 11. Map of survey results.	46
Figure 12. Emlid RS2 GPS unit base station for RTK corrections located along eastern end of Study Area.....	47
Figure 13. Bigman geophysical conducting GPR survey at the Farmer Street Cemetery (McConnel and Theberge 2022).	47
Figure 14. Photograph of depressions within 9CW482 at the central portion of the Study Area, facing west.....	48
Figure 15. Photograph of 9CW482 from the northern portion of the site, facing south..	48

TABLES

Table 1. Summary of historic contexts	15
Table 2. Previously recorded historical resources within one kilometer of the Study Area.....	37

PROJECT LOCATION AND PURPOSE

PaleoWest conducted a ground penetrating radar (GPR) survey and study of the Farmer Street Cemetery for the City of Newnan of located in Coweta County, Georgia. The Study Area for this survey comprises approximately 8.57 acres of Parcel ID N15 0005 001 at 92 Farmer Street in Newnan, Georgia (Figure 1–Figure 2; Coweta County Property Appraiser 2022).

The purpose of the archaeological GPR survey and study was to precisely determine the cemetery boundary, as well as number and location of graves in the Farmer Street Cemetery. The goal of this project is to preserve the cemetery and collect sufficient information to support the site’s potential nomination to the National Register of Historic Places (NRHP). The survey was completed in accordance with federal and state regulations, and it was undertaken to comply with the Georgia Standards and Guidelines for Archaeological Investigations provided by the Georgia Council of Professional Archaeologists (GCPA 2019).

The fieldwork was completed between April 4 to April 15, 2022. Jeffrey Moates served as the Project Manager and Michael Foster served as the Principal Investigator for this project. Mr. Moates and Mr. Foster meet the Secretary of the Interior’s *Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 44716-42), and their resumes are included as Appendix A.

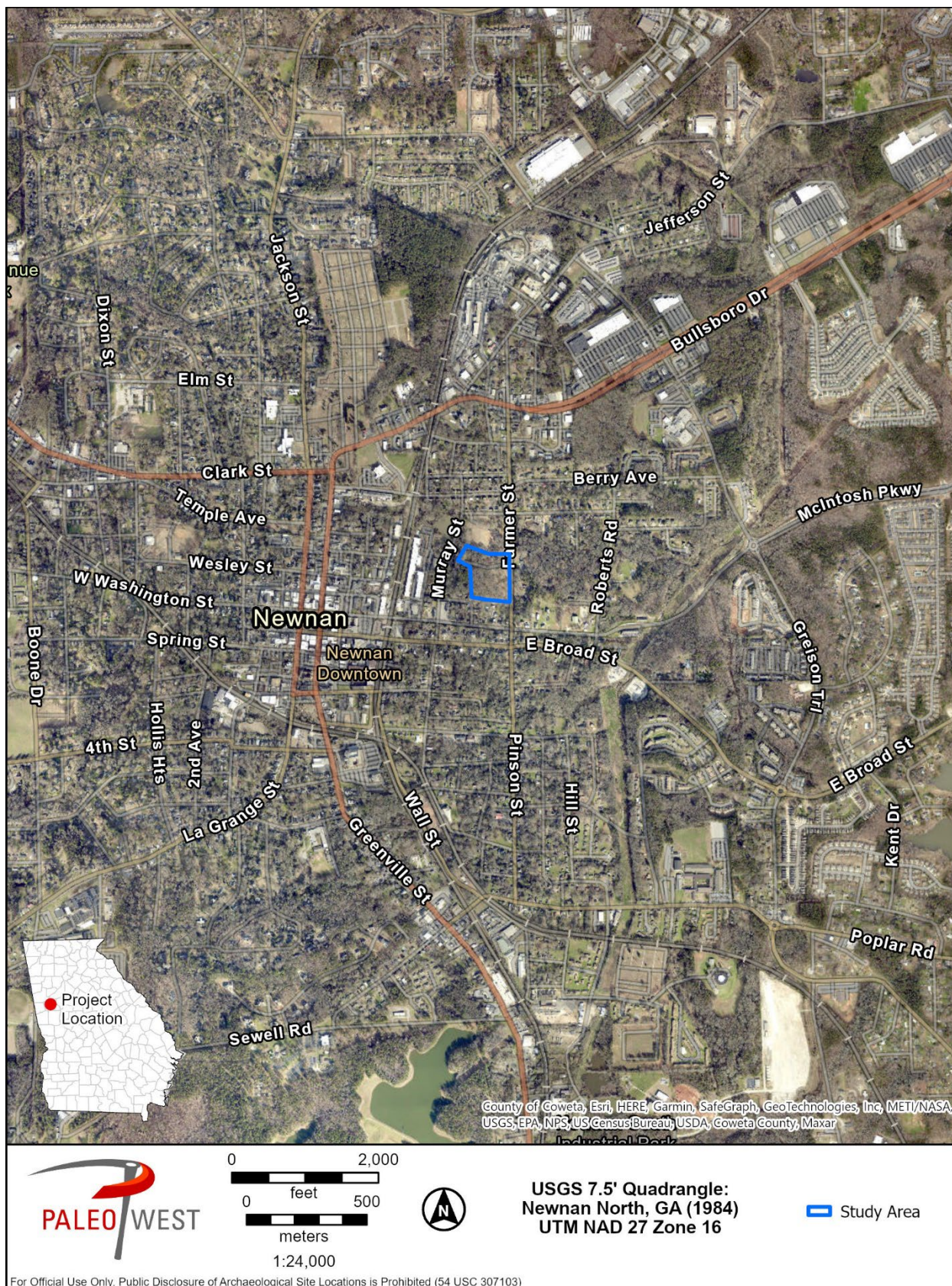


Figure 1. Project location map showing the Study Area.



Figure 2. Detail view of the project location map showing the Study Area.

ENVIRONMENTAL SETTING

The Study Area is situated in the Piedmont physiographic region, which stretches northeast to southwest between the Appalachians to the northwest and the coastal plain to the southeast. The topography in this region typically ranges from low hills to narrow valleys with distinctive temperate forests. Paleoenvironmental reconstructions for this physiographic zone have shown that the vegetation of the region during the last glacial maximum (around 20,000 BP) was dominated by conifer forests similar to boreal forests now present in northern and western North America (Delcourt and Delcourt 1987a). As the climate began to warm, the more northerly vegetation components began to recede (Delcourt and Delcourt 1987b).

The Environmental Protection Agency (EPA) defines the ecoregion of the Study Area as the Southern Outer Piedmont within the larger Piedmont region (Griffith et al. 2001). The Piedmont comprises a transitional area between the mostly mountainous ecoregions of the Appalachians to the northwest and the relatively flat coastal plain to the southeast. The underlying geological formation is thick, variably metamorphosed sedimentary rocks from the late Precambrian Period to early Paleozoic Period. In the Southern Outer Piedmont, bedrock consists of schist, gneiss, and granite rock types, covered with deep saprolite and mostly red, clayey subsoils (Griffith et al. 2001). Landforms in the Southern Outer Piedmont are mostly irregular plains dominated by pines in old fields and pine plantations, as well as mixed oak forests in less heavily altered areas. The Study Area itself lies in an open area with no underbrush under a canopy of mature oak and pine trees (Figure 3 and Figure 4).

The Study Area is located on relatively higher elevation, approximately 680 meters to the west of an intermittent stream. The shallow creek and its associated drainage to the north of the Study Area create low floodplains surrounded by uplands. A pond constructed to the northwest of the Study Area drains water from the lower elevation floodplain to the north (Figure 5). The Study Area is located along Farmer Street, between Glenn Street to the north and East Washington Street to the south.

The US Department of Agriculture (USDA) has classified one variety of soil within the Study Area: well drained Madison-Urban Land complex, 2 to 10 percent slopes (Figure 6; Soil Survey Staff 2022). This soil type is composed of Madison series (60%) and Urban Land (40%). Urban Land soils are from areas where the soils have been altered or obscured by human development. Madison soils are formed naturally in residuum weathered from felsic and intermediate metamorphic or igneous rocks high in mica content. Typical soil profiles consists of gravelly sandy loams or sandy clay loams transitioning to clay or sandy clay loam B horizons between 15 and 90 cm. Depth to parent material for the mapped soils is greater than 90 cm (Soil Survey Staff 2022).



Figure 3. Study area overview showing Farmer Street to the east.



Figure 4. Overview showing center of Study Area, facing north.

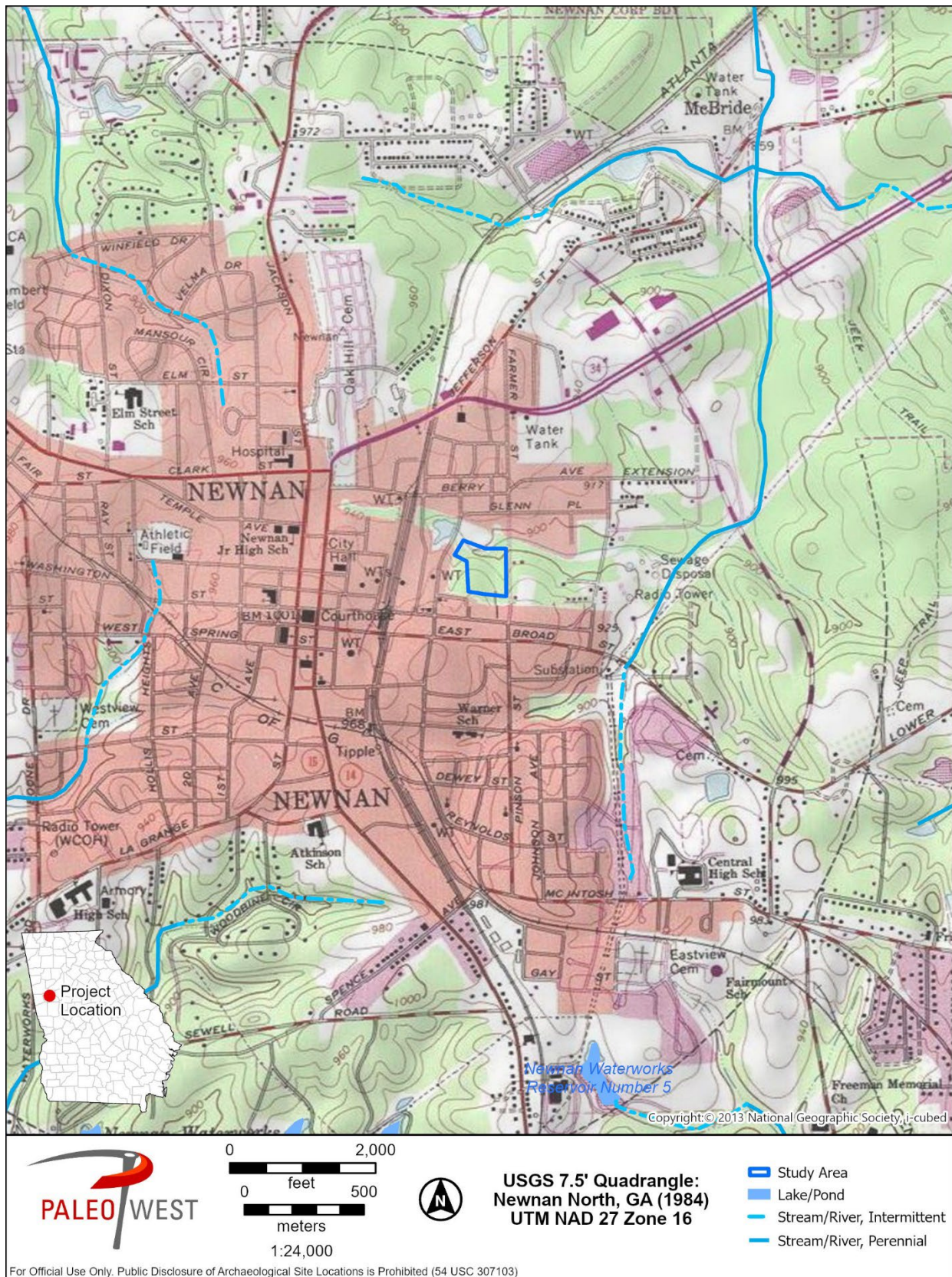


Figure 5. Map of Study Area on topographic map with major water features.

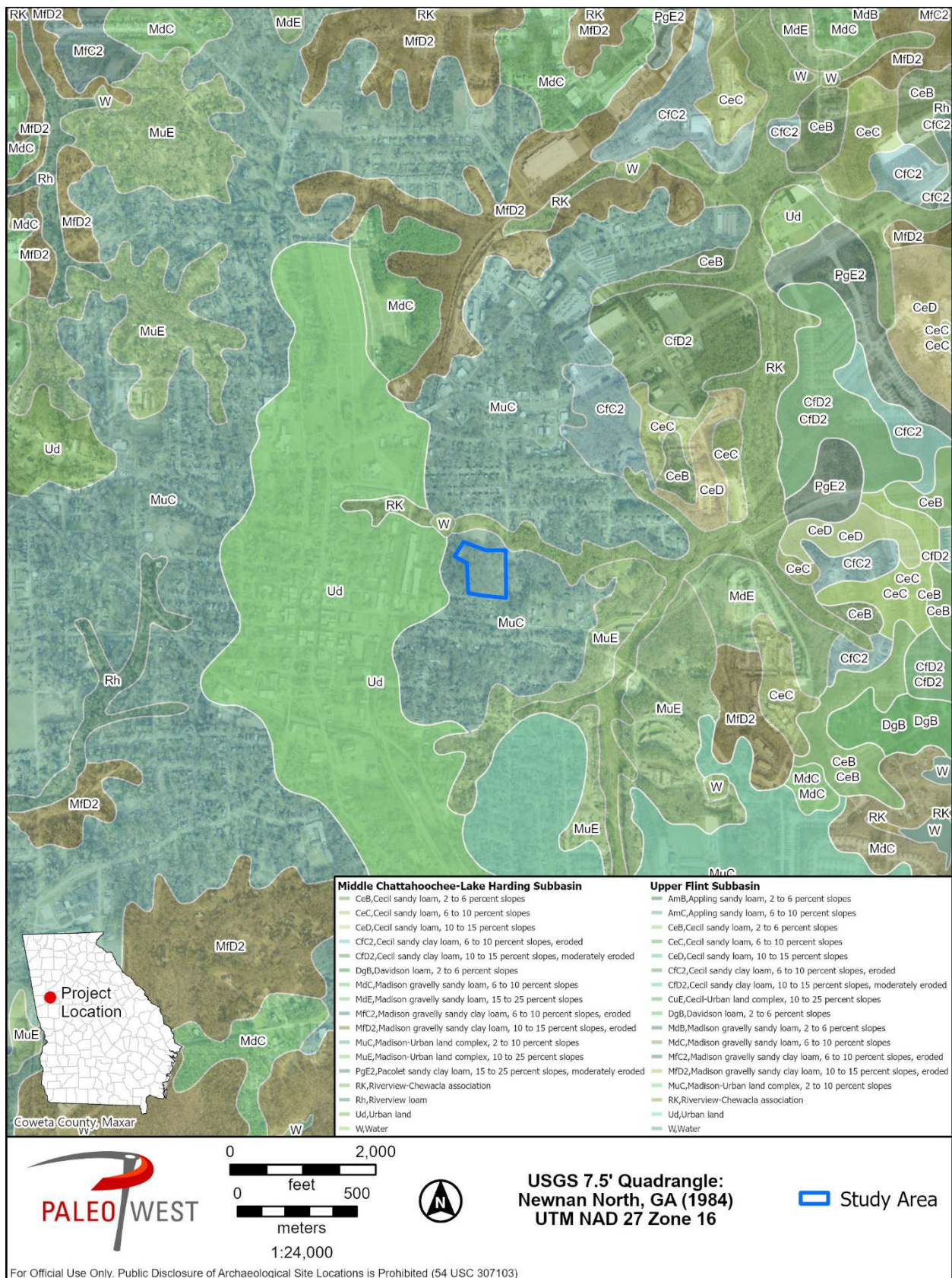


Figure 6. Study Area on aerial photography with area soils.

HISTORIC CONTEXTS

In the southeastern United States, four broad Pre-Contact cultural periods have been defined: Paleoindian (9500–8000 BCE), Archaic (8000–1000 BCE), Woodland (1000 BCE–900 CE), and Mississippian (900–1540 CE). The chronological bounds of these periods given in this report are adapted from the general chronology presented for Georgia by Turk et al. (2011) (**Error! Reference source not found.**).

Table 1. Summary of historic contexts

Time Period or Culture	Date	Diagnostic Artifacts
Paleoindian	9500–8000 BCE	Fluted Georgia clovis points, Suwannee and Simpson points, Dalton points
Early Archaic	8000–6000 BCE	Corner-notched and side-notched projectile points/knives
Middle Archaic	6000–3000 BCE	Stanley, Morrow Mountain, and Guilford points
Late Archaic	3000–1000 BCE	Stallings type fiber-tempered pottery
Early Woodland	1000–300 BCE	Dunlap fiber-marked, cord-marked, or simple-stamped pottery
Middle Woodland	300 BCE–600 CE	Cartersville checked and simple-stamped wares
Late Woodland	600–900 CE	Napier, Woodstock, and Vining ceramic styles
Mississippian	900–1540 CE	Sand- or grit-tempered pottery with plain, stamped, brushed, and corncob-impressed types
Post-Contact Native American	1540–1732 CE	Grit- and grog-tempered pottery with stamping, punctations, and incising
Colonial Georgia and Early Statehood	1732–1838 CE	Glazed or unglazed earthenware (olive jar, majolica), metal weaponry, glass beads; artifacts of European origin introduced
Post-Cession Historic	1838–Present	Creamware, Pearlware, and Whiteware; blown and molded glass; wrought and cut nails

PALEOINDIAN

The earliest evidence of human presence in Georgia is from the Paleoindian period. Following the transition from glacial to late glacial conditions, vegetation in North Georgia changed with the gradually warming climate. An environment previously dominated by pine forest was replaced by oak-dominant vegetation (Delcourt and Delcourt 1984). Intact, stratified deposits

featuring Paleoindian artifacts are rare in Georgia. Archaeological materials associated with the Paleoindian period are often found only in low-density deposits of lithics or as a part of mixed-component sites (Ledbetter et al. 1996:270). Lithic toolkits reflect those expected for an emphasis on big-game exploitation. The Early, Middle, and Late Paleoindian periods are identifiable in Georgia by the presence of fluted Georgia Clovis points, Suwannee and Simpson points, and Dalton points, respectively (Ledbetter et al. 1996:278–281). Settlement patterns and mobility appear to have changed over time through the Paleoindian in Georgia. Populations relocated from Coastal Plain habitation to concentrate above the Fall Line in the Piedmont area, perhaps as a response to environmental changes (Smallwood et al. 2015). Use of exotic raw materials for lithic tool manufacture, a common occurrence in the Early Paleoindian, declined over time, with local raw materials most common by the Late Paleoindian (Ledbetter et al. 1996:284).

Much of our understanding of Paleoindian lifeways in Georgia above the Fall Line comes from the results of the Wallace Reservoir Backhoe survey of the Upper Oconee River drainage, which identified Paleoindian sites with stratified sequences of diagnostic Paleoindian artifacts within alluvial deposits. The stratified deposits of site 9GE309 appear to follow Paleoindian diagnostic sequences identified elsewhere in the broader southeast, with the Early Paleoindian represented by fluted, lanceolate Clovis-like bifaces superposed by later deposits featuring Dalton points, which lie underneath deposits featuring Early Archaic Period Kirk Corner-notched points (Ledbetter et al. 1996).

ARCHAIC

The transition from Paleoindian to Archaic lifeways in the Southeast is classically defined by the increased generalization of resource exploitation in foraging economies, which is thought to be associated with the establishment of warmer and drier climates, and the diminishing availability of large herbivore resources (Sutton 2015:280, Shah and Whitley 2009:2). In Georgia, the subdivisions of Early (8000–6000 BCE), Middle (6000–3000 BCE), and Late (3000–1000 BCE) Archaic periods have been defined by the presence of diagnostic point types (Shah and Whitley 2009).

Early Archaic

In the Early Archaic, site distribution patterns suggest that populations engaged in seasonal, unconstrained mobility up and down watersheds across the landscape (Turk et al. 2011). Sites representing this period above the Fall Line are focused in upland areas rather than within floodplain areas (O’Steen 1996). Projectile point types found in the Early Archaic include Big Sandy Side-Notched, Palmer, Kirk corner-notched, Kirk Stemmed, and LeCroy and other bifurcated types (Shah and Whitley 2009, O’Steen 1996). Raw material usage reflects a preference for high-quality cherts, which are used to manufacture points and other tool types such as wedges and end scrapers (Shah and Whitley 2009).

Middle Archaic

During the Middle Archaic, the climate in the Southeast became warmer and drier, and populations clustered around major river valleys (Sutton 2015:282). Settlement in Georgia became increasingly focused above the Fall Line during the Middle Archaic (Turk et al. 2011:7). Foraging strategies in the greater region appear to reflect high-mobility foraging. Middle Archaic

sites in Georgia are often quite small, and consist of low-density scatters (Shah and Whitley 2009:35). Raw material usage in the Piedmont and northern Georgia in general shifts from a focus on high-quality cherts to the dominance of locally-available quartz in lithic assemblages. Diagnostic point types include Stanley, Morrow Mountain, and Guilford (Shah and Whitley 2009).

Late Archaic

The Late Archaic coincides with a climatic change to wetter and cooler conditions, and changes in technology and settlement patterns reflect changes in subsistence economies toward increasing sedentism (Sutton 2015). Late Archaic sites in Georgia feature a variety of technological tool types including triangular-bladed projectile points, grooved axes, bone and antler tools, net sinkers, steatite vessels, and early fiber-tempered ceramic types. Although three distinct ceramic types have been noted in Georgia in the Early Archaic (Stallings, St. Simons, and Orange), only one specific type is currently known to occur in the Piedmont region—the Stallings type, which features paste tempered with vegetable fibers and a variety of surface decorations including plain, simple-stamped, punctated, and incised (Shah and Whitley 2009). Other “unspecified fiber-tempered” wares have been recovered from Late Archaic contexts in the region as well. Diagnostic point types include the Savannah River Stemmed, Otarre, Elora, Kiokee Creek, and Ledbetter types (Shah and Whitley 2009).

WOODLAND

The Woodland Period in the Southeast is overall characterized by the increasing adoption of horticultural and sedentary lifeways and investment into large-scale public works, as evidenced by the presence of complex earthworks, storage-related pit features, and the proliferation of a variety of sand-tempered ceramic styles (Sutton 2015; Turk et al. 2011).

Early Woodland

The onset of the Early Woodland is characterized by the development of distinct regional ceramic traditions (Sutton 2015:288). Early Woodland occupations in the Georgia Piedmont have yielded cord-marked and simple-stamped sherds, with Dunlap fabric-marked pottery as a diagnostic type (Wood and Bowen 1995:8). Other technology types encountered include mortars, manos, boatstones, and both chert and quartz projectile points (Wood and Bowen 1995:8). Both large, sedentary sites and small, seasonally occupied sites are present (Wood and Bowen 1995:10).

Middle Woodland

By the Middle Woodland, many parts of the Southeast were participating in the Hopewell interaction sphere and bow and arrow technology was used (Sutton 2015:288–289). This period saw the construction of large earthworks in Georgia, as well as evidence for participation in long-distance trade networks for exotic items (Turk et al. 2011:8). The Leake site complex in northern Georgia provides an example of a Middle Woodland occupation with long-term residential features, earthen mounds, exotic trade items, and a high-status tomb (Scot 2013:124). Additional artifact types in Middle Woodland assemblages in North Georgia include copper gorgets, ear spools, clay and copper pipes, ground stone celts, and slate and shale hoes

(Wooden and Bowen 1995:11, 13). Local ceramic types of the Middle Woodland include Cartersville checked and simple-stamped wares; however, exotic wares such as Weeden Island-style and Swift Creek complicated-stamped ceramics have been recovered at sites such as the Leake complex (Scot 2013:128, 130). The occurrence of Swift Creek pottery may have persisted across what is considered the Early Woodland and into Late Woodland in northern Georgia (Wood and Bowen 1995:13).

Late Woodland

By the Late Woodland, almost all existing large mound centers in Georgia appear to have been abandoned. The occurrence of exotic goods and non-local raw materials decreased during this period, and a variety of regionally distinct ceramic styles appeared throughout Georgia. These are taken together as contributing evidence for an intensification of territoriality and geographic restriction (Turk et al. 2011:8). Napier ceramics, followed by Woodstock and Vining ceramic styles, appear in Late Woodland and into initial Early Mississippian contexts in northern Georgia (Birch et al 2016:119–120). As the Late Woodland transitioned into the Emergent Mississippian, some palisaded villages began to appear (Birch et al 2016:126).

MISSISSIPPIAN

In much of the Southeast, the Mississippian Period is marked by the increasing importance of corn agriculture over time, and major protein sources expanded beyond hunting mammals to the increasing utilization of freshwater fish, beans, a variety of crops, waterfowl, and other small animals (Sutton 2015:293). Compared to the Late Woodland, Early Mississippian societies displayed increased specialization and social stratification (Sutton 2015:295). The emergence of the Mississippian in Georgia is marked by a return to construction of mound centers and the establishment of societal elites. Settlement patterns increasingly nucleated, with small farming villages centered around large, fortified settlements (Turk et al. 2011:8). Evidence for Mississippian political structure is observed in northern Georgia by the occurrence of discreet clusters of habitations that are contemporary with ceremonial centers including platform mounds (Hally and Chamblee 2019:422). Mississippian polities in Northern Georgia appear to have risen and fallen frequently throughout the period, with evidence of political successions occurring after periods of 100 or 200 years (Hally and Chamblee 2019:421). Although Mississippian platform mound sites occur in Georgia throughout the period, it appears that most were occupied for the duration of only a single ceramic phase, pointing to a dynamic political landscape (Hally and Chamblee:428).

The material culture of the Mississippian Period is known in northern Georgia from the Etowah site, where occupations began in the Late Woodland prior to large-scale mound construction in the Mississippian (Birch et al. 2016:119). The site is a large town featuring six known mounds situated along the Etowah River (King 2003:50). Early Mississippian Etowah phase ceramics appear to have some continuity with earlier Woodstock forms and feature primarily complicated-stamped, burnished, and plain styles (King 2003:30). This ceramic phase is followed by the predominately coarse-grit tempered Middle Mississippian Savannah ceramic assemblages, which contain thicker sherds and include additional types such as cord-marked, brushed, corncob-impressed, and check-stamped varieties. The Late Mississippian is characterized by Lamar Period assemblages, which are distinguished diagnostically by modified

jar rim features and are composed mainly of complicated-stamped, plain, and incised types (King 2003:30–32).

In the Late Mississippian, the large chiefdoms observed earlier in the period began to break apart, and the patterning of sites in Georgia indicates more dispersed settlement (Turk et al. 2011:8). It is believed that the widespread abandonment of some ceremonial centers began in the Southeast prior to European contact; however, the effects of European arrival on the continent and associated introduction of both disease and warfare would soon serve to accelerate if not initiate the decline and dispersion of the remaining large complex polities of this period (Sutton 2015:295, 306).

POST-CONTACT NATIVE AMERICAN

The Spanish Expedition of Hernando de Soto arrived in northern Georgia in 1540. The expedition made contact with several existing chiefdoms in the region but did not establish any permanent settlements there. Little archaeological material has been evaluated representing this period in the region. Sixteenth-century deposits from the King site, a possible stop on de Soto's expedition, include artifacts of European origin. Sixteenth-century stone tool technology has been evaluated from clusters of stone tool production-related artifacts recovered from sixteenth-century burials at the site. These assemblages show evidence of a generalized toolkit for the manufacture of shafts, bows, and arrow points (Cobb and Pope 1998). By the early seventeenth century, the populations of the large chiefdoms encountered by de Soto had collapsed, likely due in part to the introduction of European diseases against which the Native populations lacked immunity (Nystrom 2019).

COLONIAL GEORGIA AND EARLY STATEHOOD

Although the settlement at Savannah was established by British colonists in 1732 and Georgia entered the union as the fourth state in 1788, European presence in Georgia north of the Fall Line remained small-scale and dispersed throughout much of the eighteenth century. During the eighteenth and early nineteenth centuries, the region was primarily occupied by groups that were referred to by the British as the Creek, now known as the Muscogee (Creek), and Cherokee Indians. These groups participated in widespread trade with the British, who traded goods including guns, rum, and kettles for the deerskins harvested by the American Indians (Saunt 2020).

During the American Revolution, many Cherokee bands in the south upheld their British alliances and fought against U.S. troops. Hostilities between the Chickamauga Cherokee and U.S. expansionists in northern Georgia continued for a decade after the Treaty of Paris in 1783 (Boulware 2020). The collapse of the deerskin trade at the time of the Revolution took a major toll on both the Muscogee (Creek) and Cherokee inhabitants of northern Georgia. The United States quickly became more interested in the lands of northern Georgia than in maintaining trade relations, and pursued a series of cession treaties with the Muscogee (Creek) and Cherokee in the 1820s and 1830s that, coupled with new legislation and aggressive land-seizure, purchase, and settlement campaigns, would eventually result in the complete removal of the Muscogee (Creek) from the region by the end of the 1820s and the Cherokee by the end of the 1830s (Boulware 2020; Saunt 2020). Following the final, forced removal of the remaining Cherokee from Georgia in 1838, U.S. settlement began to expand in northern Georgia with the establishment of a series of rail lines. In the years approaching the Civil War Georgia became

increasingly industrial, an effort aimed at offsetting the states dependency on cotton. During the Antebellum period textiles and railroads grew as the states predominant industries (Vannata and Du 2010).

LATE NINETEENTH AND EARLY TWENTIETH CENTURIES

With the largest population and the largest number of enslaved individuals in the deep South, Georgia played an essential role in the secession movement. Despite the relative lack of slavery in the large wiregrass and mountainous regions of the state and its growing industrial economy, Georgia became the fifth state to secede from the Union in 1861. The most significant moments of the Civil War in Georgia were the fall of Atlanta in 1864 and the later fall of Savannah during general William T. Sherman's March to the Sea. After the commencement of the War, Georgia became the last state to be readmitted to the Union in 1870.

Post-Reconstruction, the push for industrialization of the state that had occurred prior to the war continued. This economic shift, however, largely faltered, and the state remained predominantly rural and agricultural. The arrival of the Boll Weevil and the Great Depression in 1915 and 1930, respectively, dealt successive blows to Georgia's agricultural production and population. Post-World War II, the state's economy rebounded and became more industrialized, and Atlanta grew into a major metropolis. Today, Georgia's economy is composed of agricultural products, manufacturing, transportation (notably Hartsfield-Jackson Atlanta Airport), and tourism and entertainment centered in Atlanta (Cobb and Inscoe 2020).

LOCAL HISTORY AND LAND USE

PaleoWest conducted a review of historic maps and sources to infer past land use in the APE. Sources consulted include topographic maps (USGS 1953, 1965, 1979), historical aeriels (USDA 1984), information from the County property appraiser (Coweta County Property Appraiser 2022), photographs and documents from the Georgia Archives, and historic newspapers, among others.

Introduction

The Farmer Street Cemetery is located in the city of Newnan, which is the county seat of Coweta County, Georgia (Coweta County Property Appraiser 2022; Newnan Times Herald 2021). Bordered on the north by C.J. Smith Park, on the south by residences along Washington and Cole Streets, to the west by an undeveloped area, and to the east by its namesake, Farmer Street, the property is home to a mix of oak, pine, and cedar that form a roughly 8-acre forested area just east of the city's downtown (R.S. Webb 1999:1). The cemetery's location was first established in 1828 but it was not until Chalk Level resident Bobby Olmstead in 1999 convinced residents and city officials that a burial ground existed there that the cemetery's "rediscovery" would take place and the research and documentation of its history would begin (Coweta County Museum 2004). Since then, a commission was formed, a handful of studies have been conducted by firms such as R.S. Webb and Associates (1999) and Southern Historic Research Associates, Incorporated (2001). Numerous newspaper, magazine, and digital articles have also provided several clues, although the history of what was historically known as "Newnan's Colored Cemetery" remains largely a mystery (Khan 2022:56).

However, a comprehensive study of the cemetery was completed by Georgia State University doctoral student Ayesha Khan in 2022, which provides many of the details surrounding its past. In *Finding Lost Voices: An Archaeological Study of Historic, African American Burial Sites in North Georgia*, Khan begins her examination in 1828 and concludes with a ground-penetrating-radar (GPR) survey that examined roughly one acre of the cemetery, finding 163 anomalies consistent with burials (Khan 2022:56, 72). Khan's study answered many questions regarding the cemetery's history, including the sale of the cemetery by a relative of Andrew J. Berry, one of the original owners of the land where the cemetery is located, to the Newnan Cotton Mills and its subsequent sale to the City of Newnan several decades later, but it does not fully investigate the impact of these changes in ownership. Others, such as the Farmer Street Cemetery Commission (founded by the city in 2000), the Coweta County Museum, the Newnan-Coweta Historical Society and the *Newnan Times Herald* have provided additional insight, while bloggers continue to write about the cemetery's history as well as its demise.

Despite the many approaches to recovering the cemetery's history, it has been intertwined with the development of Newnan since the town was first plotted in 1828. Some have speculated that it may have served as the final resting place for enslaved African Americans, which has yet to be confirmed. Others claim it mostly served the residents of Chalk Level, an adjacent prominent Black neighborhood that like the cemetery, has been "mostly forgotten" (Newnan-Coweta Magazine 2010:24). Among the cemetery's 249 confirmed gravesites are a pastor, barber, and nurse, all of which were more than likely Chalk Level residents (Map of Newnan's African History 2020). The only gravesite to be identified was that of three-month-old Charles "Charlie" Burch, who was born on August 11, 1869, and laid to rest by his formerly enslaved parents on November 20, 1869 (Dean 2001:4; Ancestry 2020a). While the other interments remain unknown, Burch's mulatto parents' emancipation and the child's burial within a few years of the Civil War's end highlight the dynamic nature of Newnan's Black community and the changing racial climate of the city that surrounded the cemetery in its sixty-five years of operation (Khan 2022:56).

The Farmer Street Cemetery went mostly unnoticed once it was closed to interment in 1893. As the city grew, its Black population rapidly continued to increase in the early twentieth century. The threat of violence from white supremacists combined with Jim Crow segregation laws prompted the majority of its African American citizens to form self-sufficient communities like Chalk Level, whose churches, schools, and businesses are said to have often rivaled those of the white neighborhoods (Newnan-Coweta Magazine 2010:24; Newnan Times-Herald 2021). It was here that the Black masons, blacksmiths, carpenters, and others who built the city resided, and were ultimately laid to rest. Although a remarkable amount of data has been collected since Bobby Olmstead brought attention to it over two decades ago, to better understand the cemetery's past one must first examine the history of Newnan itself, whose creation and success, like many Southern cities, came largely as a result of the many sacrifices and contributions of its African American populace (Map of Newnan's African History 2020).

History of Newnan, Georgia and Its Black Populace

Antebellum Period (1825–1865)

Coweta County was established in 1826 following the Treaty of Indian Springs (1825). It was named for the Coweta band of the Lower Creek Tribe headed by half-Scottish principal chief and United States General William McIntosh, who ceded the lands to the U.S. Government on behalf of the tribe, in violation of Muscogee (Creek) law, and was ultimately executed for his actions (Anderson 2018:13). The county was soon divided into districts and land was distributed through a lottery authorized by the Georgia legislature just prior to the Treaty of Indian Springs. Lots, 202.5-acres in size, were sold from March to May of 1827, shortly after the county was formed. Few landowners settled the lots, however. Instead, they bought and sold them unseen. Others that did settle are said to have sold quickly and moved on (Evans et al. 2003:8).

Bullsborough, an area roughly 2.5 miles north of Newnan, was initially designated as the seat of Coweta County in 1827 but was replaced by Newnan after its incorporation in February 1828. The city was named for General Daniel Newnan (1780–1851), a former North Carolina resident and veteran of the American Revolutionary War and War of 1812 who is rumored to have “fought well with Jackson against the Indians” (Anderson 2018:14–15). Newnan was home to two “squatter settlers” at the time the city was created – William A. Hicks and James Caldwell – both of whom maintained “houses of entertainment for travelers” (Anderson 2018:20). The only other structure within the vicinity of the town’s “colored cemetery” was a cabin in the town square with a general store (Anderson 2018:14).

Following a land lottery, sale of lots ranging from \$40 to over \$600 began in March 1828, the same year that Andrew J. Berry purchased lot number 88, which would later become home to Newnan’s Colored Cemetery (Dean 2001:14). The earliest known record of the cemetery’s location is in E.M. Cole’s 1923 copy of a map of lots sold dated to 1828. The cemetery was recorded as a “Negro Grave Yard” in Cole’s 1923 map. A historical researcher for the Farmer Street Cemetery Commission indicated that it is unknown how much of the 1923 version of the original 1828 map is based on actual deeds or merely on memory (Dean 2001:8). The 1828 map entitled, “Map of City of Newnan, Georgia from actual survey made in 1828, lots – sold March 25th 1828,” has not been found to date, which has prevented evaluation of the source document.

Andrew J. Berry, he was born in Charleston, South Carolina and had grown up in the Charleston Orphan’s Asylum after losing his mother in childbirth and father at age five. He initially resided in Greenville from 1812 to 1827, at which point he moved to Hillsboro, another section of Coweta County near what would later become Newnan. He then moved to Newnan in 1828, and after marrying Eliza Emma Parks, the couple would have four children, one of whom died at age 10 (Dean 2001:8).

Berry incorporated the Atlanta and LaGrange Railroad in 1847 in hopes of establishing a line from Atlanta to LaGrange (Georgia Department of Transportation 2015:3). He served on its board from 1849 to 1866, acted as a local judge and one of the town’s commissioners in 1856, and was a member of its Baptist church for over four decades. Berry’s youngest son William was born in 1831, shortly after he arrived in Newnan. William married Hiberia Lawrence Dougherty in 1861. Ten years later he was elected president of the First National Bank upon its incorporation and served on the board of the Atlanta and West Point Railroad (1866-1903) as well as briefly acting as its president from 1880 to 1881 (Dean 2001:8).

Coweta County's population reached over 13,000 persons by 1850, with more than 5,000 enslaved Black residents. In comparison to the county's more than 8,000 free whites, the 1850 census enumerated a mere 18 free Black residents. However, enslavement on a large scale proved to be beyond the financial means of many white Georgians, as two-thirds of the state held less than ten enslaved per household. According to Sarah Strickland Pike, one family of enslaved per household was typical, with Black and white residents working side-by-side in fields and often sharing the same successes and misfortunes. In some cases, they also shared food at a common table and attended the same churches as well (Craver 2022).

Construction of the Atlanta & LaGrange Railroad began around 1850 and connected its two namesakes by 1854. By 1857 it was renamed the Atlanta & West Point Railroad, a title that reflected the line's westward expansion to the Chattahoochee River and Alabama state line. By this time a portion of the railroad line passed just to the west of the Farmer Street Cemetery and the Chalk Level African American community. Along with connecting many of the region's largest commercial hubs, the railroad also "helped to facilitate the growth of agricultural exports" throughout Georgia, "particularly the state's northwestern quadrant" (Georgia Department of Transportation 2015). The railroad can be seen in a historic 1953 topographic map (Figure 7), just to the west of the survey area (USGS 1953).

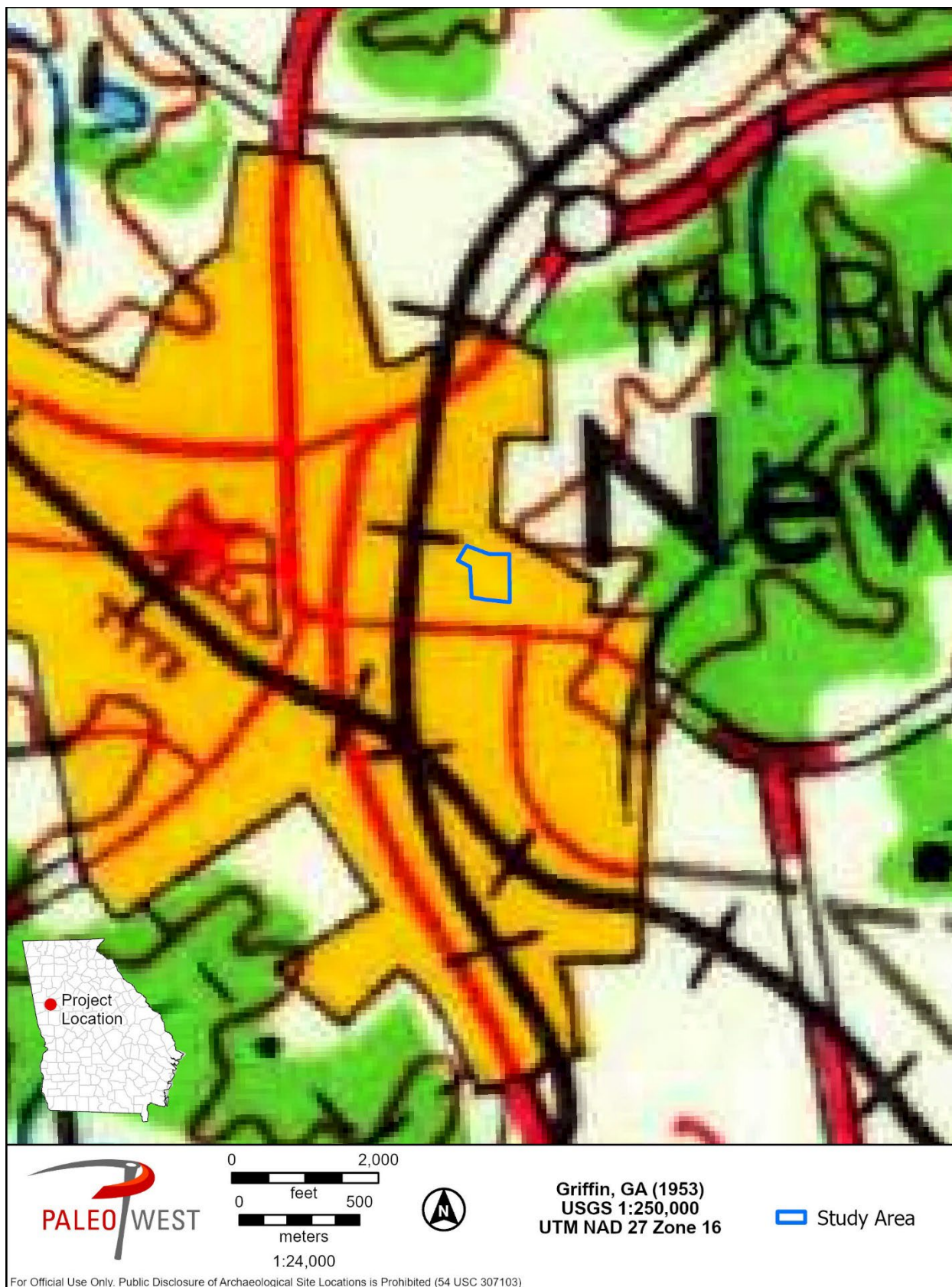


Figure 7. Historic 1953 topographic map with survey area boundaries overlain (USGS 1953).

The construction of the railroad and the city's commercial and agricultural development created an immediate demand for labor, which was met largely by enslaved African American workers prior to the Civil War. Adding to the population of Chalk Level, which had been established by the time Newnan was incorporated, enslaved Black laborers not only constructed the railroad that had brought Andrew J. Berry to the city, but also built many of its buildings, homes, roads, and bridges that would continue to foster its success for decades to come (Anderson 2018:29). Some plantation owners, such as W.B. Pinson are rumored to have established schools for enslaved African Americans and then offered their services to homebuilders in the area in exchange for stock in the Atlanta & West Point Railroad, helping Newnan to later gain a reputation as "the City of Homes" (Map of Newnan's African History 2020, 2021).

Due to the construction of the railroad, its impact to north Georgia's formerly isolated cotton industry, and the demand for labor that both created, Newnan's Black population had nearly eclipsed its white citizenry by this time, reaching over 50% by the 1860s (African American Registry 2022). By this time, Georgia was home to more cotton farms than any other Southern state, and two churches were established in Chalk Level to meet the growing demands of the Black community by the time the Civil War divided the nation, which continue to serve Newnan's Black populace to this day (Dean 2001:4; Khan 2022:56).

Newnan Chapel Methodist Episcopal Church

The establishment of the Newnan Chapel Methodist Episcopal Church (now known as the Newnan Chapel United Methodist Church) began with the one-dollar purchase of 1.75-acre tract located along Robertson Street by "a body of men" for the construction of a Methodist church on September 2, 1840. Jackson Nealy, Ishmeal Dunn, Thomas Carter, Peter V. Terrell, Nathan Davis, Rich Hackney, M. Hackey, and Betty H. Mitchell acted as its first trustees. The church was ultimately founded two years later by the Reverend George Standing after traveling from Steneg, Sussex, England. It first met in a brush arbor using furnishings and a pulpit that Reverend Stanning had brought with him from England. W.H. Groves was appointed as its second minister in 1848 and construction of a wooden structure followed soon after (Craver 2022).

Under the direction of the Reverends W.R. Lovelace, J.N. Shopshire, and H.H. Backstrom, the men, women, and children of the church joined together to construct the congregation's first brick structure. Men dug clay from the banks of the creek that traverses the church property each evening after work with the assistance of women and children to mix it with sand in molds to make the bricks for a new church. The first cornerstone was laid in 1872 and the second followed in 1892. Once enough bricks had been made the structure was completed, and its basement, vestibule, and steps were later added (Craver 2022).

Church member Nettie Walker laid out oak trees to beautify the grounds of the church, which also served as an educational facility for a number of Black children in the area. Classes were taught by Mattie Neal, Fannie Carrington, and Pearl Knight. The church's auditorium also acted as a community center since there were no large public spaces in Newnan where local Black residents could lawfully congregate. Much like its auditorium the church's campus provided many of the recreational, and cultural activities that would have otherwise been absent from Newnan's Black community. The church's recreational area at the intersection of Robertson

and Reynolds Streets hosted several recreational amenities, including tennis courts, see-saws, merry-go-rounds, and croquet facilities. The Reverend C.W. Adams took the initiative to add a pulley for children from the southern corner of the church that spanned the creek (Craver 2022).

Funding for the church and improvements to its campus were largely funded through the sale of refreshments by various social organizations and night bazaars. Music was an integral part of the church since its inception, and its choir was enhanced by the addition of trumpeter Earnest Lumpkin in 1914. College choirs and other groups regularly performed at the church as well, while its choir often traveled to other nearby communities to spread the message of the gospel through song (Craver 2022).

Callie Freeman's \$25,000 donation in 1963 marked the largest contribution in the church's history. Freeman specified that it be used solely for church renovations and to assist those "in dire need," and made the gift in honor of Charlie Reese, Sr., Sherman Walker, Zora Reese, Robert Freeman, Callie Sims, and Aaron Harden. Organizations such as the Missionary Society, the Sunday School Union, the South West Christian Advocate, and Clark College also helped to foster the growth of the church throughout the twentieth century (Craver 2022).

The unification of the Methodist Episcopal Church South, the Methodist Protestant Church, the Methodist Church, and the Evangelical United Brethren Church as the United Methodist Church in 1968 resulted in the Newnan Chapel Methodist Episcopal changing its name to the Newnan Chapel United Methodist Church. The church's choir loft was renovated twice in the decades that followed, while a new parsonage was completed in 1983. A second story was added in 1993 but the building suffered significant damages the following year, with the ceiling collapsing into its sanctuary. The Reverend Hubert Brown and others soon repaired the building, and the presentation of a church sign donated by Annie Kate Hines in honor of her late husband Marion in 1997 marked one of the church's most recent historical moments (Craver 2022).

The church was led by the Reverend Terrilyn D. Lemons in 2020, who became its fourth female pastor in 2015. The *Newnan Times-Herald* interviewed Reverend Lemons in March of that year to ask what being its pastor meant to her. She responded by stating that it was "a blessing to serve at a church that focuses on the great commandment to love others and the great commission to share the love of Jesus Christ (Newnan Times-Herald 2020).

Mount Vernon Baptist Church

As congregation of the Newnan Chapel Methodist Episcopal Church worked to establish a permanent home along Robertson Street in the mid-nineteenth century, they were joined by another group of Black men and women who formed the Mount Vernon Baptist Church in 1863. Its congregation first met under a brush arbor but later constructed a log cabin of pine and sweetgum on the corner of Robinson and Savannah Streets on property owned by Jenny Leigh and Charlotte Williams. The first deacons were ordained in the new structure in 1869. The group consisted of five men: James Reid, Alfred Armstrong, William Armstrong, Moses Armstrong, and Abner Robert Burch. The only headstone to be recovered from what was then Newnan's Colored Cemetery was the three-month-old son of Deacon Abner B. Burch, which

only reinforces not only the connection between the church and the cemetery, but also the graveyard's relationship to the Chalk Level community (Dean 2001:4; Khan 2022:56).

Under the administration of the church's first pastor, the Reverend Charles Scott, a wooden structure was constructed soon after the church's establishment with the help of six members of the white community: George Rainey, the Reverend James H. Hall, William Scott, John E. Robinson, a Mr. Scroggins, and Emma Robinson. Scroggins supplied the land, while Emma Robinson funded the buildings construction at its current site (Newnan Times-Herald 2020). The younger brother of Civil Rights leader the Reverend Dr. Martin Luther King, Jr., the Reverend Alfred Daniel (A.D.) King was installed as its pastor in April 1959. Several members of the King family were in attendance for the event, including King's father Martin Luther King, Sr., his mother, Coretta Scott King. Along with members of the Salem Baptist Church, they came from Alabama to celebrate the event, as Coretta Scott King played organ and piano while her other son Farris sang, and her husband delivered the sermon. Although his tenure as the church's pastor was relatively brief (1959–1961), the Reverend A.D. King was well known for bringing the Black community together through regularly-scheduled events, such as picnics at nearby Reese Park (Newnan Times-Herald 2020).

The church hosted a number of health conferences from the 1930s to 1960s, and the adjacent Verona Rosser Community Center also provided a valuable resource for the Chalk Hill community. Volunteers helped to “keep children out of trouble” there, while the church worked to establish a recreational space similar to that of the New Chapel Methodist Episcopal Church. By conducting “different events at their respective churches” the two Chalk Hill congregations were able sustain much of Newnan's Black population through what were some of the most difficult times that it would experience. The Mount Olive Baptist Church remains an important segment of Newnan's Black community to this day under the guidance of its current pastor, the Reverend Jerome Spence (Newnan Times-Herald 2020).

Chalk Level, Robert Simms Burch, Abner Robert Burch, and Rocky Hill

Chalk Level, once proclaimed by the *Newnan Herald* as “a Summer resort for the wealthy colored people of Newnan,” served as the heart of its African American community for over a century (Map of Newnan's African History 2021). Located approximately three blocks east of the county courthouse, it was bordered by the Atlanta & West Point Railroad on the west, by Broad Street to the north, Ball Street to its east, and the Central Railway of Georgia line to the south. The majority of its homes were constructed along a creek just west of Ball Street, while its streets mostly trace the boundaries of the Georgia Land Lottery and were named for “early slaveholding plantation owners,” such as Robert Simms Burch, for whom Burch Avenue in the heart of Chalk Level is named. Burch was a local attorney who owned as many as twenty-five enslaved African Americans at one point. Believed to be included among them was Abner Robert Burch, the formerly enslaved mulatto father of the three-month old Charlie Burch, who was interred at Newnan's Colored Cemetery in 1869 (Newnan-Coweta Magazine 2010:25; Coweta County Museum 2022).

Abner Robert Burch was born in in Virginia in March 1848 and married Charlie Burch's mulatto mother, Elizabeth (Lizzie) E. Smith Burch on April 7, 1866 (Ancestry 2022b). She was born the

daughter of George and Isabella Smith on February 8, 1848, who had come to Coweta County from Virginia with their enslaver Dr. Ira Smith, who held over fifty enslaved in addition to her parents and siblings, Ira, Walter, Fannie and Georgia (Ancestry 2022c; Coweta County Museum 2022c). Abner and Eliza's oldest son George James Burch was born in 1867 and their second child, Wilburn (Bud) Gay Burch was born soon after. The 1870 census enumerated Abner as a cook and Elizabeth as a housekeeper. (Coweta Museum 2011).

However, after suffering the loss of the couple's third son Charles (Charlie) at three months of age in 1869, Abner would go on to study at Atlanta University. He then became a railroad postal clerk, before opening his own restaurant on East Broad Street in 1887, which remained one of Newnan's most popular dining establishments through the 1930s under the ownership of son Bud. The Burchs owned a large tract nestled between Savannah and Burch Street. The family home faced Burch Street, and at one point a road led from it to the Farmer Street Cemetery, where young Charlie Burch was interred. They were well-respected pillars of the Chalk Level community due to the couple's large property holdings and status as members of the Mount Olive Baptist Church (Coweta County Museum 2011). Although no specific dates or interment sites have been established, Abner Burch died sometime around 1910 and Elizabeth followed in June 1926 (Ancestry 2022b; Ancestry 2022c). Upon her passing, the couple's son George inherited the family homestead in Chalk Level (Coweta County Museum 2011).

Chalk Level was not the only African American community to be established in Newnan during the nineteenth century. Often overlooked is Rocky Hill, a less affluent Black neighborhood located on the west side of downtown Newnan. Bounded by Fair Street, Rowe Street, Belt Road, Richard Allen Drive, and St. Clair Street, the Farmer Street cemetery may have also served the working-class neighborhood as well the "wealthy colored people of Newnan" who resided in Chalk Level. (Bishop 2017:111; Newnan Times-Herald 2016; Map of Newnan's African History 2021). For instance, records show that Rocky Hill resident Jerry Camp was interred there upon his death in April 1883 (Craver 2022).

The Threat of Jim Crow and Hope of Emancipation

Regardless of social or economic status, the majority of Newnan's Black populace lived in the shadow of Jim Crow as its slaveholders had gained a reputation for their often brutal and sometimes deadly treatment of enslaved African Americans by the mid-nineteenth century. Historian W. John Bishop's work illustrates the many forms of violence that Black Newnan residents faced, as well as the laws that circumscribed their freedoms. Whippings, beatings, and rape of enslaved peoples was commonplace, and in some circumstances led to the birth of mixed-race children, as was the case with Morgan Ray, son of Judge John Ray and an enslaved Black woman, who later went on to practice law in Atlanta (Bishop 2017:27-31).

Laws such as the town's 1852 Code of Ordinances also reinforced white supremacy in Newnan. The code stated that "any slave or free person of color found on the street after fifteen minutes past nine o' clock without a permit of owner or guardian shall be given twenty lashes" (Bishop 2017:31). Enslaved workers were required to get a pass from their overseer before leaving their respective plantation, and a failure to do so would result in a beating by whites and them being forced to return. In addition to violence, economics were employed to

limit the town's Black population, as free Black men and women were required to pay a \$100 fee simply to live in Newnan by the 1860s (Bishop 2017:31). Laws such as these illustrate that not all of Newnan's Black residents were enslaved prior to the Civil War, which supports the theory that the Newnan Colored Cemetery could have been a graveyard for freedmen as well as the enslaved.

Hope for both groups came with Georgia's secession from the Union in 1861, as Black Newnan residents turned to the federal government to provide relief from the atrocities its white population continued to inflict, although many initially feared Federal troops upon their arrival due to a misunderstanding of their intent. President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, but it would be another two bloody years before Newnan's enslaved population learned of their freedom (Bishop 2017:31). The Atlanta and West Point Railroad depot became the site of the Battle of Brown's Mill (also known as the Battle of Newnan) during the Union Army's Atlanta Campaign in July 1864. Union Brigadier General Edward Moody McCook and his troops had hoped to eliminate the connections of at least four railroads which led to Atlanta but were forced to retreat after Confederate cavalry troops under the command of General Joseph Wheeler defeated them in one of few victories for the South during the Union campaign. Atlanta would fall after a Union victory at Jonesboro the following August, however, leading to the emancipation of Newnan's enslaved Black residents in 1865 (Evans et al. 2003:1).

Post-Civil War, Reconstruction, and Progressive Era (1866–1899)

Following the Civil War, Isaac Long and Martha Farmbrough became the first couple to be legally wed in Coweta County in October 1865. Upon learning of their freedom, some formerly enslaved Black Coweta County residents remained on the plantations where they had worked, while others sought employment from other former slaveholders in the area (Bishop 2017:32). Many had high hopes following the passage of the Reconstruction Acts in 1867. By 1868 however, racist groups such as the Ku Klux Klan (KKK) undermined their political power through violence and intimidation, making it impossible for the area's Black residents to vote. Combined with a series of Jim Crow laws, these actions soon returned Newnan to home rule as Southern Democrats returned to power the following decade (Foner 2014:173, 269).

Between 1870 and 1877 a national depression caused cotton prices to plummet as much as fifty percent, further fueling hostilities towards Newnan's Black communities while also reducing their limited financial resources (Foner 2014:250). As the threat of violence increased, the majority of Newnan's Black populace withdrew from its white churches and turned inward, worshipping at Chalk Level's Newnan Methodist Episcopal Church and Mount Vernon Baptist Church (Foner 2014:67). William B. Berry inherited the Newnan Colored Cemetery property from his father's estate following his death in 1883 and would sell it to Newnan Cotton Mills, which was established in 1888 (Dean 2001:7). Although no records of the family's sale of plots in the cemetery have been found, a deed for the sale of another property shows that the elder Berry sold land to Providence Church so that another graveyard could be established in 1857. Several other deeds also document the sale of several individual plots in the Berry Subdivision's Oak Hill Cemetery, used by white residents from 1881 to 1912. While there is no evidence of the family selling plots to members of Newnan's Black community, given the political climate of the area during this period it is possible that transactions involving the city's African American graveyard may have occurred without being documented (Dean 2001:7).

The Closing of the Farmer Street Cemetery

Regardless of how plots were purchased, the city's Black residents were commended for "putting their cemetery in order" in June 1883, with thirty-eight burials being recorded that year (Map of Newnan's African History 2020). The 1890s would mark the end of an era for Newnan's Colored Cemetery, while violence towards the town's Black populace would only continue to intensify. Due to crowding, the city decided to close the Newnan Colored Cemetery to any further interments after purchasing ten acres from Mary Bolton "just beyond Chalk Level" in 1893 (Map of Newnan's African History 2020). Complaints from white residents who claimed that the illnesses within its vicinity "were caused by the cemetery," as continued interments there were said to have contaminated the local water supply and surrounding "atmosphere" (Craver 2022). Although these claims were never substantiated, after four decades of providing a final resting place for the enslaved, prominent Black ministers, nurses, businessmen, and even a Black Confederate veteran, the cemetery was permanently closed on December 1, 1893. Located "about one mile from the corporate city limits," the new cemetery for Newnan's Black populace was established by the following year and would later become known as Eastview (Map of Newnan's African History 2020).

Racial Violence in Newnan: The Lynching of Samuel Hose

Following the cemetery's closure, Newnan would gain national attention after the brutal murder of one of its Black residents in 1899. In the same year that the city would gain its first Black physician, Dr. Henry Jordan, a crowd of roughly 2,000 white Newnan residents gathered downtown to witness the lynching of Sam Hose, an African American who stood accused of killing his white employer Alfred Crawford, raping his wife, and attacking his son. Baltimore, Maryland's *Afro-American* reported on April 29, 1899, that the "roasting of a colored man by nearly three thousand white men" had occurred the previous Sunday around 2:00 pm "at a place called Newnan, not in Cuba or the Phillipine Island but in the Christian community commonly called the State of Georgia" (Afro-American 1899). Described as a "great day of frolic for Georgians," Hose was "burned at the stake" after unmentionable acts were performed while he was still alive. His body was reported to have been dismembered as onlookers collected "ghostly relics" of the horrific event (Afro-American 1899).

Within a few days of the lynching, the man who Hose had supposedly implicated in his employer's murder, Lige Strickland, a sixty-year-old Black minister was found "swinging to a limb of a tree" about a mile outside nearby Palmetto, Georgia. A placard reading "we must protect our Southern women" was found attached to his body. Hose is said to have admitted to the killing of Crawford when "put to the torch," claiming that Strickland had paid him twelve dollars to "do the deed" (Afro-American 1899). Once the mob in Palmetto had lynched Strickland, they turned their anger towards Albert Sewell, a local man who "declared that the death of every negro should be avenged" and "put him to death." As the mob's "hunt" continued, at least two others were expected to be lynched before they were finished (Afro-American 1899).

Early-to-Mid-Twentieth Century (1900–1961)

Newnan Cotton Mills, which had been established along the Atlanta & West Point Railroad line in 1888, purchased the Newnan Colored Cemetery property from William Berry for \$5,000 in 1900 (City of Newnan 2022; Dean 2001:7). Described as lot of land "lying east of the Atlanta and West Point Railroad and North of the present lot of said Newnan Cotton Mills and the Old

Colored Cemetery lot," it was said to have contained thirty acres, and though the mill would expand multiple times, more than doubling in size, according to Chalk Hill residents the cemetery area remained largely untouched (Dean 2001:18; Georgia State Historic Preservation Office 2002:10).

Newnan Cotton Mills

While the cemetery faded into obscurity the adjacent Newnan Cotton Mills continued to increase its output, further increasing the demand for labor in the area. By the 1920s the mills were processing as much as 10,000 bales of cotton annually. Its workspaces, like many Southern factories, were segregated by sex and race. The majority of Black men worked in its dye house, opening room, or yard, while women often acted as spinners and twisters. White men worked in the carding room and old men were hired to sweep its floors. Shifts typically lasted eleven hours, Monday through Saturday and workers were paid in cash. During World War II the factory operated twenty-four hours a day, seven days a week in order to produce parachute and harness materials for the military (Georgia State Historic Preservation Office 2002:11).

Newnan Cotton Mills constructed homes for its white workers, most of which were duplexes that could house a family of six and helped it reinforce the company's paternalism. A pasture was also established "north of the mill village" so that neighborhood residents could keep cows for milk (Georgia State Historic Preservation Office 2002:11). According to Chalk Level resident Bobby Olmstead, the Newnan Colored Cemetery acted as part of the pasture, as the area was reported to be forested without roads through the 1930s (R.S. Webb and Associates 1991:6). No homes were constructed for the company's few Black mill workers, however, who are reported to have lived in either Chalk Level along Pinson Street or Rocky Hill. The company would remain in operation through the mid-1950s, at which point it changed ownership several times within a few years (Georgia State Historic Preservation Office 2002:11).

Although the cemetery was but a short distance from the factory, the majority of the area's Black residents and its employees were unaware of its existence until the early 1990s. F.M. Beau Baron, a 94-year-old who worked as paymaster for Newnan Cotton Mills from 1943 to 1949, stated in a 2001 interview that he had no knowledge of its location until a white machinist from the R.D. Cole Manufacturing Company said that there was a graveyard behind his home, as none of the mill's workers had ever mentioned it. In fact, even Mrs. Dorothy Jordan, the daughter-in-law of Newnan's first Black doctor, wasn't aware of it until the 2000s, although she lived along Pinson Street in the 1930s. (Dean 2001:18).

The Creation of Farmer Street and the Closing of Newnan Cotton Mills

The former Newnan Cotton Mills facility had forever changed the landscape of eastern Newnan in the late nineteenth century, but once production began to dwindle in 1960, the City of Newnan purchased the cemetery property from its foundation for the sum of \$5.00 in March of the following year (Dean 2011:8). Farmer Street was established soon after and named for former city councilman, C.W. Farmer (Newnan City Council 1963). The street's location is noted in a historical 1965 topographic map (Figure 8), just to the east of the railroad and west of the former Newnan Cotton Mills water tank (USGS 1964). Farmer also acted as the city's mayor pro-tem in the early-1940s and served as a member of Newnan City Council for over two decades (Dean 2001:18; Newnan City Council 1943a:251). A champion for the city's less fortunate, Farmer once made a motion to set aside city funds for the purchase of swimming

pool passes for underprivileged children in June 1943 (Newnan City Council 1943b:263). His son, Hugh Farmer, Sr., would continue his legacy as a city councilman until his resignation in June 1962, which its members accepted “with regret” (Newnan City Council 1962:371). His son, Hugh Farmer, Jr. recalls playing baseball in the area during the 1930s and 1940s, and a Boy Scout camp but also didn’t remember the cemetery when interviewed in 2001 (Dean 2001:18).

Civil Rights Era to Modern Times (1962–2022)

The cemetery remained an untouched forested area atop a hill until the City of Newnan announced plans to construct a walking trail on the property in February 1999. A 1979 topographic map (Figure 9) illustrates the undeveloped nature of the cemetery, despite the extension of Farmer Street further south from its original 1960s route (USGS 1979). It was at this time that elderly Chalk Level resident, Mr. Bobby Olmstead contacted city officials to inform them of the land’s history. Olmstead had grown up on Murray Street in the nearby Newnan Cotton Mill Village and told them that oral tradition suggested that it was the resting place of enslaved African Americans (Dean 2001:1; Farmer Street Cemetery Commission 2006:1). By June the city hired R.S. Webb to perform delineation services so that a preliminary estimate of the cemetery’s size and grave count could be established. Once 249 possible graves were located, the Newnan City Council adopted an ordinance the following February for its protection and preservation. It was during these efforts that the cemetery became officially known as the Farmer Street Cemetery, as a nine-member, city council-appointed, volunteer commission was formed under its name in February of 2000 as well (Farmer Street Cemetery Commission 2006:1).

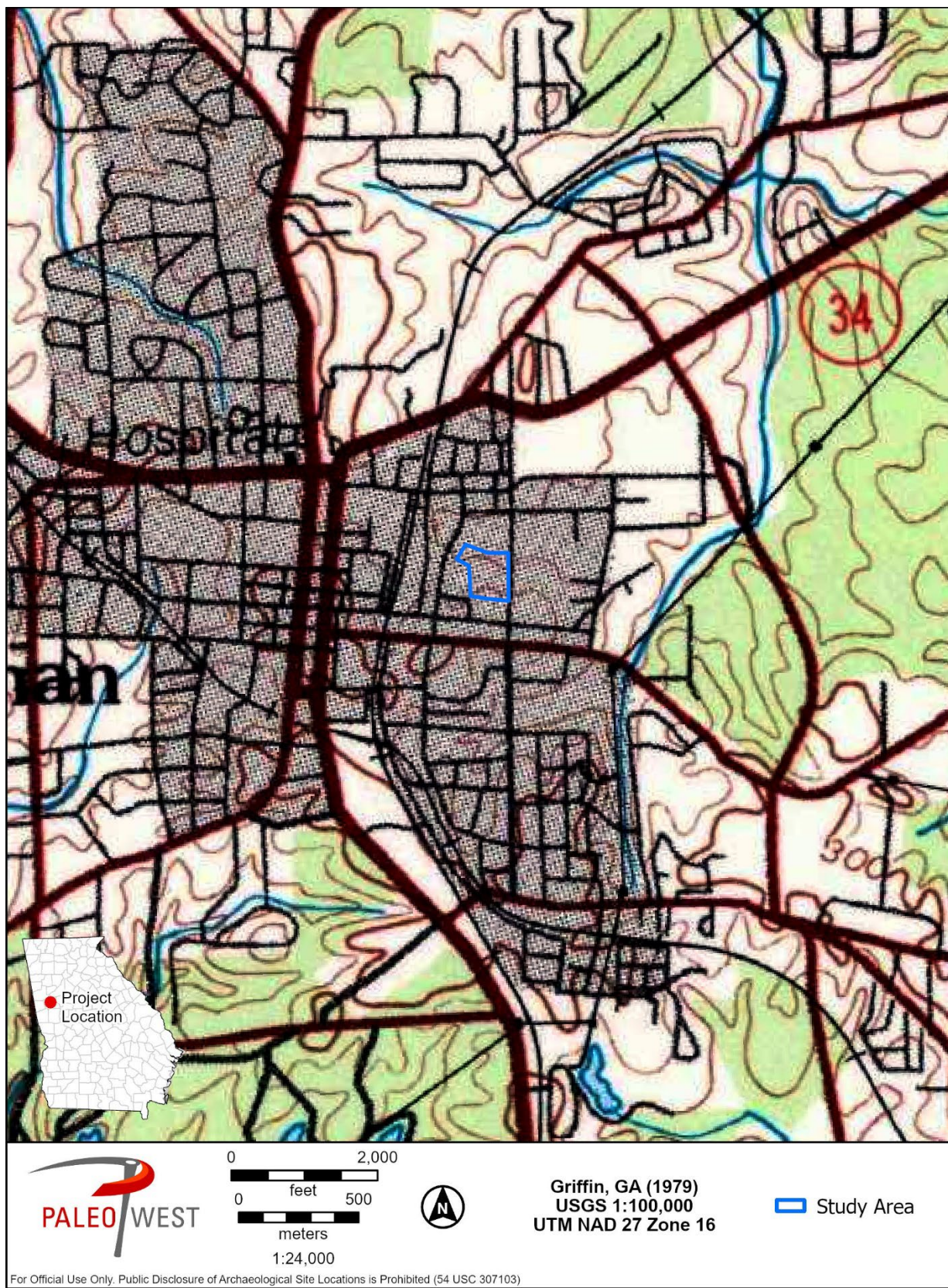


Figure 9. 1979 topographic map with survey area boundaries overlain (USGS 1979).

The Farmer Street Cemetery Commission (FSCC) held its first meeting in April, and by July the city had a boundary survey completed and applied for a state historic preservation grant so that further geological studies could be conducted. The FSCC erected a sign prohibiting trail riding, organized volunteer clean-up days, and established a general maintenance program through the City Beautification Department soon after. Over forty community meetings were held in all, and although the grant application was ultimately unsuccessful, the city employed a competitive bid process which led to the hiring of Southern Research Historic Preservation Associates, Incorporated to “conduct exhaustive geological and archival research” of the cemetery’s history in March 2001 (Farmer Street Cemetery Commission 2003:2). Upon completion of the firm’s research, the commission reviewed its findings and issued its final report and recommendation in July 2003 (Farmer Street Cemetery Commission 2006:1).

Despite the findings of the 1999 and 2001 studies and the diligence of the FSCC, when the Newnan Cotton Mill and Mill Village Historic District was added to the National Register of Historic Places in 2002, the State of Georgia’s historic preservation office stated that “the unmarked African American cemetery located on Farmer Street adjacent to the mill village” had not been included as part of the district because it was not historically associated with the mill and mill village, but that it was currently being documented through “historical, archaeological, and ethnographic research” (Georgia State Historic Preservation Office 2002:9). For over three years the FSCC had gathered and analyzed data to formulate a plan for the cemetery. In its final report it called for the creation of boundaries and a formal entrance for the cemetery, that its “existing Shotgun House,” then known as the Coweta County African American Heritage Museum and Research Center, be used to educate visitors about its history, that a sample grouping of grave markers be established, and that the original cemetery entrance be located. It also recommended that a marker be placed where Charlie Burch’s headstone was found along Cole Street, and that the graveyard retain its established formal name as the “Farmer Street Cemetery” (Farmer Street Cemetery Commission 2003:2). After reviewing the FSCC’s recommendations for the cemetery, the city constructed a meandering walking path in the area. In August 2006 it hired R.S. Webb and Associates to survey the eastern portion of the cemetery to investigate seven presumed graves, six of which were confirmed to be grave shafts (Farmer Street Cemetery Commission 2006:1).

The next city undertaking that had the potential to adversely affect the Farmer Street Cemetery began in August of 2020. With the Farmer Street Cemetery Commission inactive, local residents expressed a concern regarding the potential impact of the construction of a municipal skatepark at C.J. Smith Park, just to the north of the cemetery. It was claimed that construction crews dumped debris within the cemetery boundaries, and some residents worried about the potential construction that they feared might follow. Pastor Render Godfrey gathered with others at the site and then marched to the historic Coweta County Courthouse in protest with signs carrying messages like “don’t dump on our ancestors” and “this disrespect would never happen in Oak Hill,” a reference to the Newnan’s historically white cemetery (New Line Skateparks 2020; Toronto Star 2021).

While the preservation and protection of Farmer Street Cemetery is an ongoing concern for Newnan’s Black community, a devastating EF-4 tornado damaged several homes in the Chalk

Level neighborhood when it struck in March 2021 and created another challenge for one of its historically African American neighborhoods. Described by television station Fox 5 of Atlanta as a community of “multigenerational homes,” the storm ripped through the historic community, tearing the roofs off houses and extensively damaging others. Some, such as Bruce Favors, managed to survive by taking cover, but were financially unable to rebuild as many were uninsured. With the help of the Coweta Community Foundation and a fundraising concert by country music star Alan Jackson for tornado victims in what is his hometown, over 100 Newnan residents, including Bruce Favors, were able to receive assistance and have their homes refurbished (Fox 5 2022). The tornado uprooted several trees within the Farmer Street Cemetery.

PREVIOUS RESEARCH

PaleoWest examined records in the Georgia Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) to determine the location of any previously conducted archaeological surveys or historical resources within one kilometer (0.62 miles) of the Study Area.

According to GNAHRGIS records, 12 professional surveys have been conducted within one kilometer of the APE. There are three previously reported archaeological sites and 46 previously reported historic resources within one kilometer of the APE (Table 3; Figure 10). Forty-one of the sites within one kilometer have been evaluated by the State Historic Preservation Officer (SHPO) as Eligible for the NRHP, five have been evaluated as Not Eligible, and three have not been evaluated at all. There are no previous surveys, archaeological sites, or historic resources recorded in the GNAHRGIS database within the boundary of the Study Area. Two studies conducted by R.S. Webb and Associates, one conducted in 1999 and the other in 2006, took place within the cemetery but are not currently plotted in GNAHRGIS. Results of the 1999 investigations found potential for 249 burials (R.S. Webb 1999). The locations of suspected graves were based on the documentation of visible ground surface depressions within the study area. The extent of both surveys was found to be within the current boundaries of the study area however were not available at the time of this report.

Table 2. Previously recorded historical resources within one kilometer of the Study Area.

Site ID	Name	Resource Type	Eligibility (SHPO)
9CW441	N/A	Archaeological	Unevaluated
9CW9442	N/A	Archaeological	Unevaluated
9CW9443	N/A	Archaeological	Unevaluated
17337	Wealth Club	Historical Structure	Eligible
17347	Clarke Street, N side	Historical Structure	Eligible
17352	East side of Powell Street, N of Clark	Historical Structure	Not Eligible
17370	W. Washinton Street, S side	Historical Structure	Not Eligible
17371	W. Washington Street, S side W of Clair Street	Historical Structure	Eligible
17372	N. side W. Washington Street	Historical Structure	Eligible
17408	N. side Spring Street	Historical Structure	Not Eligible
17427	Melson Street, NE corner Spring Street	Historical Structure	Eligible
17429	W. side First Street	Historical Structure	Eligible
17440	Second Avenue, E side	Historical Structure	Eligible
17443	S. side Second Ave between Fifth & Sixth streets	Historical Structure	Eligible
17445	NW corner of Second Avenue & Fifth Street [sketch shows SW corner]	Historical Structure	Eligible

Site ID	Name	Resource Type	Eligibility (SHPO)
17448	NW corner Second Avenue & Fourth Street	Historical Structure	Eligible
17449	NW corner Second Avenue & Third Street	Historical Structure	Eligible
17451	SW corner Second Ave & Second Street	Historical Structure	Eligible
17452	West side Fourth St between First & Second Ave	Historical Structure	Eligible
17468	W. side First Ave near Spring Street	Historical Structure	Not Eligible
17469	Thrifty Threads	Historical Structure	Eligible
17524	S. side LaGrange between Alpine & Watson Dr.	Historical Structure	Eligible
17536	NW corner LaGrange & First	Historical Structure	Eligible
17546	N. side Nimmons Street	Historical Structure	Eligible
17557	LaGrange & Buchanan	Historical Structure	Eligible
17591	N corner Greenville & Nimmons streets	Historical Structure	Eligible
17593	Dr. J.T. Reese house; Reese-Umberger house	Historical Structure	Eligible
17610	The Alam; The Racket Shop	Historical Structure	Eligible
17617	W. side greenville between Broad & Spring	Historical Structure	Not Eligible
17627	The Print Shop	Historical Structure	Eligible
17710	W. side Mitchell Street	Historical Structure	Eligible
17748	Roscoe Jenkins Funeral Home	Historical Structure	Eligible
17763	Murray Warehouse Block	Historical Structure	Eligible
17764	Central Baptist Church	Historical Structure	Eligible
17765	E. side Perry between Spring & Salbide	Historical Structure	Eligible
17769	Newnan Presbyterian Church	Historical Structure	Eligible
17782	Tat-Cole house; Nixon house	Historical Structure	Eligible
17796	N. side E. Broad between Farmer & Robert	Historical Structure	Eligible
17799	E. Broad & Hooligan alley	Historical Structure	Eligible
17808	Corner of Pinson & E. Broad	Historical Structure	Eligible
17839	Cole Street	Historical Structure	Eligible
17857	N. side W. Washington Street	Historical Structure	Eligible
17889	Wilcoxin Street, S side	Historical Structure	Eligible
17892	Wilcoxin Street	Historical Structure	Eligible
17907	Wilcoxon Street, N side E of Burdett Place	Historical Structure	Eligible
17915	Homespun Heart	Historical Structure	Eligible
17918	NE corner Farmer & E. Washington streets	Historical Structure	Eligible
17920	E. Washington & Farmer streets	Historical Structure	Eligible

Site ID	Name	Resource Type	Eligibility (SHPO)
17922	Farmer Street	Historical Structure	Eligible

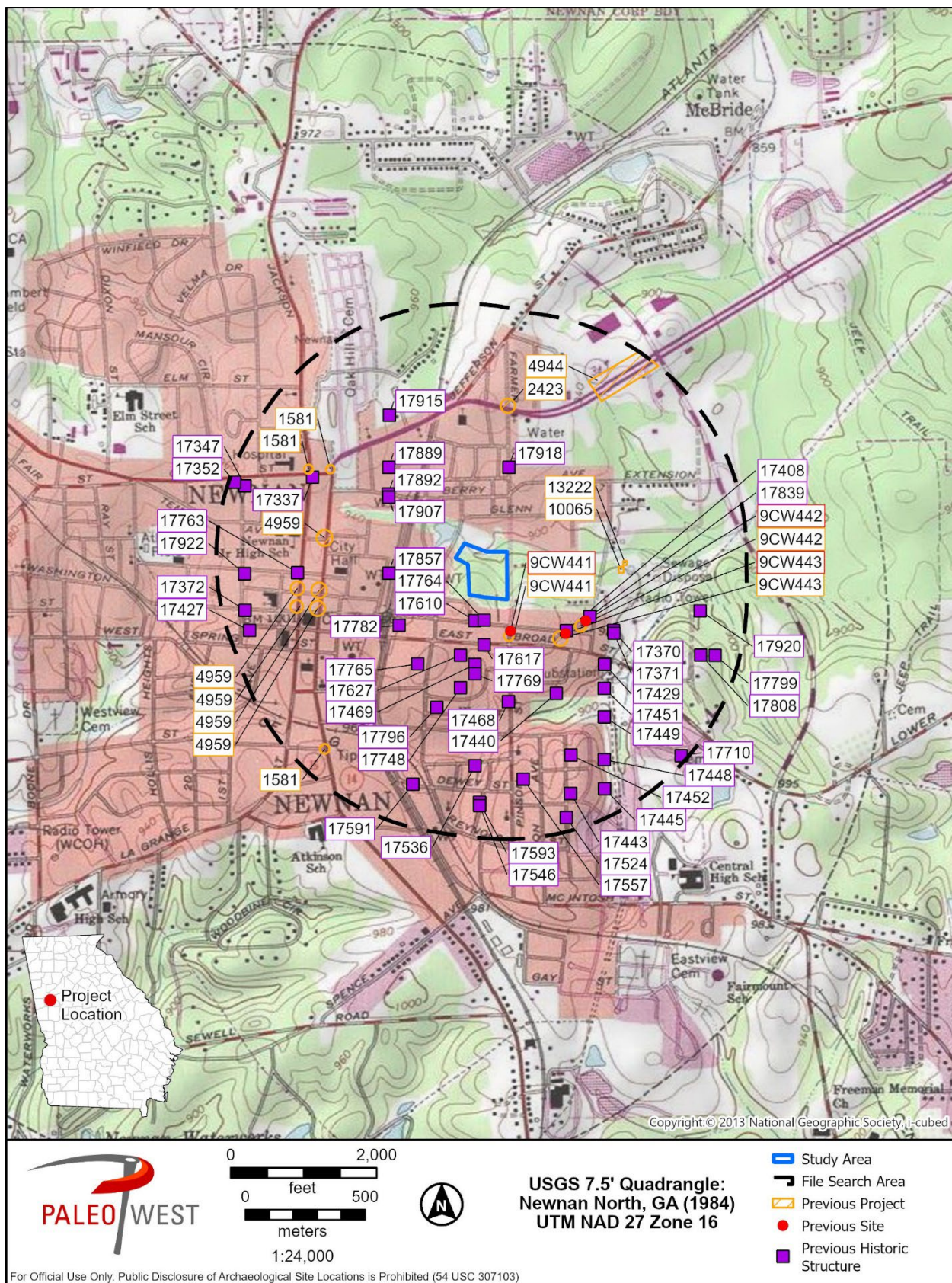


Figure 10. Map of surveys and recorded resources within one kilometer of the Study Area.

RESEARCH DESIGN AND METHODOLOGY

RESEARCH DESIGN

The purpose of the archaeological GPR survey and study was to precisely determine the cemetery boundary, as well as the number and location of graves in the Farmer Street Cemetery. The goal of this project is to preserve the cemetery and collect sufficient information to support the site's potential nomination to the NRHP. PaleoWest surveyed the APE according to guidelines outlined in the Georgia Standards and Guidelines for Archaeological Surveys (GCPA 2019). Based on an examination of archival research and the results of previously conducted surveys, the fieldwork set out to define the cemetery boundary and identify all identifiable indicators of graves.

FIELD METHODOLOGY

The first task for this project (Phase I: Boundary Survey) entailed establishing the precise area required for archaeological survey. The Study Area for the cemetery boundary survey was first determined based on property appraiser data, historical topographic maps and aerial images, as well as the results of previous studies that have taken place at the cemetery. The Study Area was then further refined in the field by Bigman Geophysical, which utilized a GPS unit with Real-time kinematic positioning (RTK) corrections for data collection to precisely delineate the area needed for archaeological GPR survey and study.

After the boundary of the Study Area was established during Phase I, the PaleoWest team conducted an archaeological GPR and pedestrian survey (Phase II: Data Collection). The GPR survey was conducted by Bigman Geophysical using a dual channel system for tight data collection intervals and high-resolution data. The pedestrian survey was conducted at 10-meter intervals across the Study Area to identify all depressions, markers, or other identifiable indicators of graves. The locations of these features were mapped and photographed using a GPS unit with submeter accuracy.

Field data were collected using a digital form designed to capture environmental variables and presence or absence of artifacts. Each depression, marker, or other identifiable indicator of graves was plotted with GPS and assigned a number (Appendix B). Field data forms were completed within the GPS, eliminating the possibility for transcription error after fieldwork. PaleoWest records all sites on Georgia Archaeological Site File forms in accordance with the GCPA (2019).

SITE CRITERIA AND NATIONAL REGISTER CRITERIA

The Georgia Council of Professional Archaeologists defines archaeological sites as a concentration of artifacts, ecofacts, or modifications to the landscape that are associated with past human activity and retain their context (GCPA 2019). Sites must yield three or more artifacts from the same broad cultural period within a 30-m radius or contain two or more shovel tests yielding at least one artifact within 30 meters of each other, although single artifacts with justifiable significance can be designated as archaeological sites. Areas with visible or cultural features and abandoned graves or cemeteries are also considered archaeological sites. PaleoWest archaeologists recorded all sites encountered and documented

isolated artifacts as Isolated Finds (IFs). Isolated Finds consist of two or less artifacts within a 30-m radius or deposits of artifacts that are clearly redeposited and have no integrity (GCPA 2019).

Four criteria are applied during the evaluation of an archaeological site's eligibility for inclusion in the NRHP. Normally, a property must be at least 50 years of age and meet at least one of the following four criteria to be considered eligible for listing in the NRHP:

- Be associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- Be associated with the lives of persons significant in our past (Criterion B); or
- Embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- Yield, or be likely to yield, information important in prehistory or history (Criterion D).

PaleoWest archaeologists used these criteria, in conjunction with evaluations of site integrity, to provide recommendations concerning the NRHP-eligibility status of all archaeological sites located in the APE. Determinations of ineligibility are not possible when the limits of a site are unknown and only a portion has been sampled, but it may be possible to assess a site as potentially significant or eligible based on an incomplete sample.

SURVEY RESULTS

Fieldwork consisted of GPR and pedestrian survey to precisely determine the cemetery boundary, as well as the number and location of identifiable indicators of graves (Figure 11). As a result of the survey, PaleoWest documented the cemetery as a newly recorded archaeological site: Farmer Street Cemetery (9CW482).

The Study Area for the cemetery boundary survey was first determined based on the background research described above. Using this information, the Study Area was then further refined in the field by Bigman Geophysical. Technicians utilized an Emlid RS2 GPS unit and base station for RTK corrections and accurate data plotting (Figure 12). With the GPS and total station Bigman Geophysical surveyed the boundary of the property on foot and recorded the edge of the known cemetery, which, in addition to the property appraiser data, historical topographic maps and aerial images, and results of previous studies that have taken place at the cemetery, refined the Study Area.

After the boundary of the Study Area was established, the PaleoWest team conducted an archaeological GPR and pedestrian survey. The GPR survey was conducted by Bigman Geophysical (Figure 13; Appendix B). Technicians collected 50 gigabytes of data, the majority of which had location accuracy of 5 cm or better (McConnel and Theberge 2022:4). Subsurface anomalies were examined based on characteristics in radar profiles and slices, and how well they conformed to established burial signatures (McConnel and Theberge 2022:6). Anomalies were examined for their length and width, depth below surface, orientation, and clustering on the landscape (McConnel and Theberge 2022:6). It was discovered that the anomalies of appropriate size and shape occurred at 0.5 to 1 meter below the surface, were oriented east-west, and found in semi-linear clusters. The GPR survey recorded 455 anomalies whose characteristics match typical burial signatures (McConnel and Theberge 2022:9). Three outlier anomalies were flagged as a cautionary measure but are much less likely to be graves based on their location and characteristics (see Figure 11; McConnel and Theberge 2022:9). Two were flagged north of an unnamed asphalt drive, and the third is located nearly beneath the asphalt drive (McConnel and Theberge 2022:9). These anomalies show weak grave characteristics, and are most likely not human burials, however, out of an abundance of caution they were recorded for further review in the event of future development in the area (McConnel and Theberge 2022:9). PaleoWest recommends consulting with a professional archaeologist prior to any ground disturbing activities in the vicinity of these anomalies. The overall patterning of the graves suggests that the original cemetery had boundaries as shown in Figure 11. Any physical markers that may have used to delineate that boundary (fence posts, walls, etc.) were not detected in the GPR analysis (McConnel and Theberge 2022:9).

Pedestrian survey was conducted along survey transects and identified 23 indicators of graves (see Figure 11). Pedestrian survey transects ran north-south and were spaced 10 m apart throughout the Study Area. The grave indicators included depressions visible on the ground surface. These were concentrated south of the asphalt drive within the cemetery and north of the property boundary. The eastern side is bounded by a sidewalk west of Farmer Street, and the west side is bounded by the property line and dense vegetation.

Depressions ranged in size between 1-x-1 m and 5-x-3 m with rounded and slightly elongated outlines. The majority of the depressions measured 1-x-2 m (n=14), while others measured 1-x-1 m (n=2), 1.5-x-1.5 m (n=1), 1.5-x-2 m (n=1), 2-x-2 m (n=2), 1-x-3 m (n=1), 2-x-5 m (n=1), and

3-x-5 m (n=1). Seventeen of the depressions are oriented east-west, one is oriented north-south, and five had indiscernible orientations. No other indicators of graves, including grave markers or other adornments, were found during the pedestrian survey. Dense layers of duff cover much of the Study Area, however, which hindered further inspection of the depressions and their immediate vicinity. No archaeological materials were encountered during the survey.

Site Description

9CW482 is situated approximately 297 m above mean sea level on a hill under a canopy of pine and oak trees (Figure 14 and Figure 15). The GPR anomalies and grave depressions indicate that the cemetery is confined to the southern portion of the Study Area, which measures 18,087 square meters (4.47 acres). The GPR survey recorded 455 anomalies whose characteristics match typical burial signatures. These anomalies occurred at 0.5 to 1 meter below the surface, were oriented east-west and were found in semi-linear clusters. On the ground surface the depressions recorded during the pedestrian survey are the only discernable evidence of the cemetery. Site integrity appears good, as little to no disturbance of the cemetery is evident.

Eligibility Recommendation

PaleoWest recommends that the Farmer Street Cemetery (9CW482) is eligible for the NRHP. Site 9CW482 is recommended as eligible under NRHP Criterion A, as researchers determined significant historical associations for the property during the archival review conducted for this project. The Farmer Street Cemetery embodies the history of the African American community in Newnan, as well as the broader American South during the Antebellum through Post-Reconstruction periods, significant periods in American history. The absence of headstones or other grave markers at the cemetery, rather than detracting from the character and integrity of the cemetery, expresses the history of marginalization and enforced neglect that have historically been the fate of most African American cemeteries throughout the South due to racist segregation laws before the Civil War and especially as Reconstruction waned and the era of Jim Crow took effect.

When considering eligibility for a cemetery under Criterion A, B, or C, the National Park Service requires special consideration be applied in these cases (NPS 1990). Under *Criteria Consideration D: Cemeteries*, a cemetery may be eligible if it is associated with the settlement of an area by an ethnic or cultural group if the movement of the group into the area had an important impact. The explanation on special considerations continues to note that a cemetery may also be eligible if few documentary sources have survived to provide information about the group's history. Such is the case in both instances for the Farmer Street Cemetery which illustrates its eligibility under Criterion A. The impact of the Chalk Level and Newnan African American community on the development of the town is significant and understood well. Additionally, only a handful of documents exist that provide connections between this community and the Farmer Street Cemetery. Thus, a significant gap in the history of the group pertaining to mortuary practices of free and enslaved Black residents of the area is evident. Under these considerations, PaleoWest recommends the Farmer Street Cemetery eligible for listing under Criterion A.

Site integrity of the Farmer Street Cemetery is reflected by the visible depressions on the ground surface that represent the location of "slumped" or "caved-in" burials. Site integrity is

also captured in the cleared forested canopy reminiscent of many of the cemeteries of this type where knowledge of its land use has been passed down through the memories of community members as oral histories shared through generations within families who are associated with the Chalk Level and Greater Newnan communities. Mr. Bobby Olmstead, the Chalk Level resident who notified city officials in 1999 of the cemetery's existence embodies the significance of the site today. Community memory such as that expressed by Mr. Olmstead is integral to the cemetery's integrity and significance.

At this time, the cemetery is not recommended to be eligible under Criterion B. However, further research may reveal the identification and documentation of individuals connected to the cemetery by burial or other associations that provide insight into their specific contributions to history of the property. In addition, the site is not recommended to be eligible under Criterion C, as the cemetery is not an exemplary or unique sample of its style and likely does not embody its original character.

9CW482, the Farmer Street Cemetery, is recommended eligible under Criterion D, as it does possess the potential to provide further information of historical importance that has been so often overlooked. The individuals buried at the Farmer Street Cemetery represent the African American community of Newnan and the surrounding area. These individuals were responsible for the growth and industrial progress of the area and were responsible for the development and construction of Chalk Level, the nearby African American neighborhood. Based on a review of historic documents, including Newnan's 1852 Code of Ordinances, it appears that "free persons of color" resided in the area prior to the end of the Civil War and the signing of the Emancipation Proclamation. As such, we assess that the Farmer Street Cemetery contains the burials of both free and enslaved Black residents of Newnan from before, during, and after the Civil War. Insights into the history and mortuary practices of free and enslaved Black residents of the area during this period have the potential to yield important information that has been overlooked in many historic narratives.

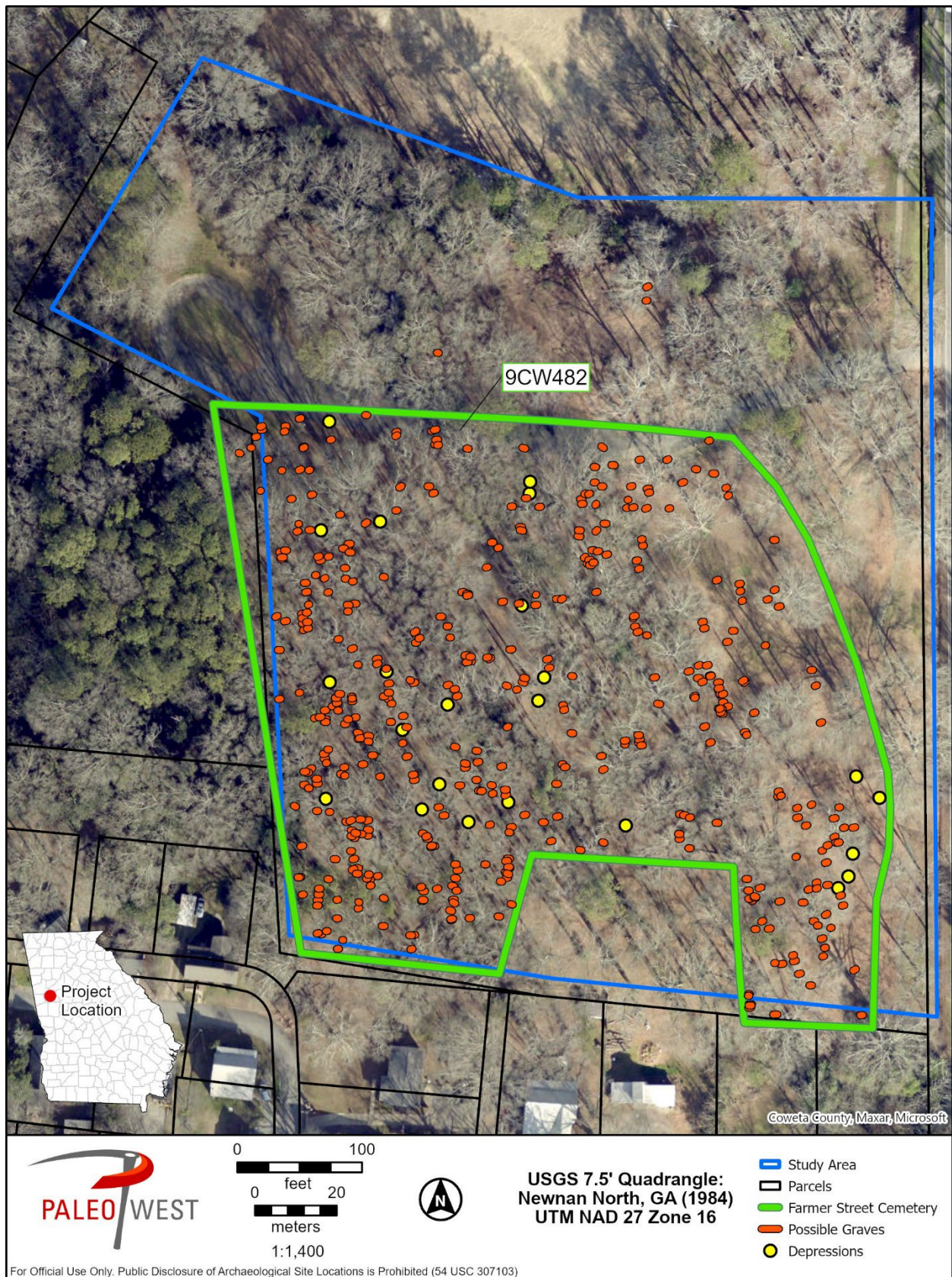


Figure 11. Map of survey results.



Figure 12. Emlid RS2 GPS unit base station for RTK corrections located along eastern end of Study Area.



Figure 13. Bigman geophysical conducting GPR survey at the Farmer Street Cemetery (McConnel and Theberge 2022).



Figure 14. Photograph of depressions within 9CW482 at the central portion of the Study Area, facing west.



Figure 15. Photograph of 9CW482 from the northern portion of the site, facing south.

CONCLUSIONS AND RECOMMENDATIONS

PaleoWest conducted a GPR survey and study of the Farmer Street Cemetery for the City of Newnan located in Coweta County, Georgia. The purpose of the archaeological GPR survey and study was to precisely determine the cemetery boundary, as well as number and location of graves in the Farmer Street Cemetery. The goal of this project is to preserve the cemetery and collect sufficient information to support the site's potential nomination to the NRHP.

PaleoWest's archaeological GPR survey and study established that the Farmer Street Cemetery (9CW482) is confined to the southern portion of the Study Area, and measures 18,087 square meters (4.47 acres). The GPR survey recorded 455 anomalies whose characteristics match typical burial signatures. These anomalies occurred at 0.5 to 1 meter below the surface, were oriented east-west, and found in semi-linear clusters. Pedestrian survey of the area identified 23 depressions, which are indicators of graves. No other indicators of graves, including grave markers or other adornments, were found during the pedestrian survey. Dense layers of duff cover much of the Study Area, however, hindering further inspection of the depressions and vicinity. No archaeological materials were encountered during the survey.

Additionally, three outlier anomalies were flagged as a cautionary measure but are much less likely to be graves based on their location and characteristics. Two of these were flagged north of the asphalt drive, and the third is located nearly beneath the drive. These anomalies show weak grave characteristics, and are most likely not human burials, however, out of an abundance of caution they were recorded for further review in the event of future development in the area. PaleoWest recommends consulting with a professional archaeologist prior to any ground disturbing activities in the vicinity of these anomalies.

PaleoWest recommends that the Farmer Street Cemetery (9CW482) is **eligible for the NRHP**. 9CW482 is recommended to be eligible under Criterion A, as significant historical associations were determined in the archival research conducted for this project. The cemetery is not recommended as eligible under Criterion B. However, further research into the individuals who are likely to be buried in the cemetery and their specific contributions to the property in question and to the greater Chalk Level community have the potential to reveal demonstrably important associations to local and state history. The cemetery is not recommended eligible under Criterion C, as the cemetery is not an exemplary or unique sample of its style and does not embody its original character. While 9CW482, the Farmer Street Cemetery, does meet the eligibility requirements for listing in the NRHP under Criterion D and PaleoWest recommends its application, the cemetery's potential to provide further information of historical importance is attributed to research questions pertaining to the patterning and distribution of burials that has the potential to yield information that is often overlooked for cemeteries of this type.

REFERENCES

African American Registry

2022 The Newnan Slave Cemetery, A Story. Electronic document, <https://aaregistry.org/story/the-newnan-slave-cemetery-a-story/>, accessed April 2022.

Afro-American (Baltimore, MD)

1899 “Only a Negro: The Burning of a Poor Negro by Members of the Anglo-Saxon Race, Last Sunday a Great Day of Frolic for Georgians,” 29 April, p.1.

Ancestry

2022a “Charles Charlie Bunch Burch Birch Infant,” ancestry.com. Accessed August 2022.

2022b “Abner Robert Burch,” ancestry.com. Accessed August 2022.

2022c “Elizabeth Lizzie Smith Schmidt,” ancestry.com. Accessed August 2022.

Anderson, William U.

2018 *A History of Coweta County from 1825 to 1880*, (reprint) London, England, Forgotten Books.

Birch, Jennifer, Jacob Lulewicz, and Abigail Rowe

2016 A Comparative Analysis of the Late Woodland–early Mississippian Settlement Landscape in Northern Georgia. *Southeastern Archaeology* 35(2):115–133. DOI:10.1179/2168472315Y.0000000016.

Bishop, W. Jeff

2017 *Coweta County: A Brief History*, Charleston, South Carolina, History Press.

Boulware, Tyler.

2020 Cherokee Indians. New Georgia Encyclopedia. Electronic document, <https://www.georgiaencyclopedia.org/articles/history-archaeology/cherokee-indians/>, Accessed December 2020.

City of Newnan

2022 Historic Districts. Electronic document, http://www.cityofnewnan.org/visitors/historic_districts/index.php, Accessed April 2022.

Cobb, Charles R., and Melody Pope

1998 Sixteenth-Century Flintknapping Kits from the King Site, Georgia. *Journal of Field Archaeology* 25(1):1–18. DOI:10.1179/jfa.1998.25.1.1.

Cobb, James C., and John C. Inscoe.

2020 Georgia History: Overview. New Georgia Encyclopedia. Electronic document, <https://www.georgiaencyclopedia.org/articles/history-archaeology/georgia-history-overview/>, Accessed 14 December 2020.

Coweta County Museum

2011 Background on Burch Family, Slaves on the Berry Plantation," 12 July, thecowetacountymuseum.blogspot.com. Accessed August 2022.

2004 History of the Farmer Street Cemetery. Electronic document, <https://thecowetacountymuseum.blogspot.com/2004/06/history-of-farmer-street-cemetery.html>, Accessed April 2022.

Coweta County Property Appraiser

2022 Parcel Number N15 0005 001, Coweta County, GA. Web access March 28, 2022, <https://qpublic.schneidercorp.com/Application.aspx?ApplID=704&LayerID=11412&PageTypeID=4&PageID=4878&KeyValue=N15%20%200005%20001>.

Craver, Hasco

2022 "Email correspondence with Jeffrey Moates of PaleoWest," 2 August.

Dean, Tracy

2001 *Historical Research Conducted on the Farmer Street Cemetery, Newnan Georgia, Ellerslie, Georgia*. Southern Research Historic Preservation Consultants, Incorporated.

Delcourt, Paul A., and Hazel R. Delcourt

1987a Late-Quaternary Dynamics of Temperate Forests: Applications of Paleoecology to Issues of Global Environmental Change. *Quaternary Science Reviews* 6:129–146.

1987b Long-term Forest Dynamics of the Temperate Zone: a Case Study of Late-Quaternary Forests in Eastern North America. Ecological Studies Series 63, Springer, New York.

Delcourt, Paul A. and Hazel R.

1984 Late Quaternary Paleoclimates and Biotic Responses in Eastern North America and the Western North Atlantic Ocean. *Palaeogeography, Palaeoclimatology, Palaeoecology* 48:263–184.

Evans, David, Mark Swanson, and J.W. Joseph

2003 Master Plan for Brown's Mill Historic Site, Coweta County, Georgia, Cultural and Interpretive Study, Stone Mountain, Georgia. New South Associates, coweta.ga.us. Accessed April 2022.

Farmer Street Cemetery Commission

2003 Final Report of the Accomplishments Plans, Goals & Recommendations of the City of Newnan Farmer Street Cemetery Commission, Newnan, Georgia, City of Newnan.

2006 Farmer Street Cemetery Commission Timeline. Newnan, Georgia, City of Newnan.

Foner, Eric

- 2014 *A Short History of Reconstruction*. (updated edition) New York, Harper.
- Fox 5 Atlanta
- 2022 Evans, Doug. "Newnan Man Cuts Ribbon on Historic Home Nearly a Year After EF-4 Tornado," 2 February, fox5atlanta.com. Accessed April 2022.
- Georgia Council of Professional Archaeologists (GCPA)
- 2019 Georgia Standards and Guidelines for Archaeological Surveys. Georgia Council of Professional Archaeologists, Atlanta.
- Georgia Department of Transportation
- 2015 Atlanta & West Point (AWP) System Property Information Form, Georgia's Railroads, 1833-2015: Historic Context and Statewide Survey, Atlanta, Georgia, Georgia Department of Transportation, myfiles.dot.ga.gov. Accessed April 2022.
- Georgia State Historic Preservation Office
- 2003 Newnan Cotton Mill and Mill Village Historic District, Coweta County, Georgia National of Register of Historic Places Registration Form, Washington, D.C., National Park Service.
- Griffith, Glenn E., James M. Omernik, Jeffrey A. Comstock, Steve Lawrence, and Trish Foster
- 2001 *Ecoregions of Georgia*. U.S. Environmental Protection Agency, Oregon.
- Hally, David J., and John F. Chamblee
- 2019 The Temporal Distribution and Duration of Mississippian Polities in Alabama, Georgia, Mississippi, and Tennessee. *American Antiquity* 84(3):420–437. DOI:10.1017/aaq.2019.31.
- Keith, Scot
- 2013 The Woodland Period Cultural Landscape of the Leake Site Complex. In *Early and Middle Woodland Landscapes of the Southeast*, Edited by Alice P. Wright and Edward R. Henry. pp.124–137. University Press of Florida.
- Khan, Ayesha
- 2022 *Finding Lost Voices: An Archaeological Study of Historic, African American Burial Sites in North Georgia*. (Ph.D. Thesis), Georgia State University.
- King, Adam
- 2003 *Etowah: The Political History of a Chiefdom Capitol*. Tuscaloosa: University of Alabama Press.
- Ledbetter, Gerald R., Anderson, David G., O'Steen, Lisa D., and Daniel T. Elliot
- 1996 Paleoindian and Early Archaic Research in Georgia. In *The Paleoindian and Early Archaic Southeast*, edited by David G. Anderson and Kenneth E. Sassaman, pp. 270–287. Tuscaloosa: University of Alabama Press.
- Map of Newnan's African American History

2020 Newnan's Historic Colored Cemetery AKA Farmer Street Cemetery. Electronic document, <https://mapofnewnansafrikanhistory.blogspot.com/2020/12/newnans-historic-colored-cemetery-aka.html>, accessed April 2022.

2021 Some History about Chalk Level. Electronic document, <https://mapofnewnansafrikanhistory.blogspot.com/2021/05/some-history-about-chalk-level.html>, accessed April 2022.

McConnel, S. and R. Theberge

2022 *Ground Penetrating Radar Investigation, Farmer Street Cemetery, Newnan, GA.*

New Line Skateparks

2020 Newnan, GA: C.J. Smith Park in Newnan. Electronic document, newlineskateparks.com. Accessed April 2022.

Newnan City Council

1943a Meeting Minutes, 6 April, Newnan, Georgia, City of Newnan, cms2files.revize.com. Accessed April 2022.

1943b Meeting Minutes, 4 June, Newnan, Georgia, City of Newnan, cms2files.revize.com. Accessed April 2022.

1963 Meeting Minutes, 4 November, Newnan, Georgia, City of Newnan, cms2files.revize.com. Accessed April 2022.

Newnan-Coweta Magazine

2010 Bishop, Jeff. "Chalk Level: Historic African American Neighborhood has a Rich History," January-February, p. 24-27, [issu.com](https://newnan-coweta.com). Accessed April 2022.

Newnan Times-Herald

2021 Crumbly, Morgan. "A Timeline of Black History in Coweta County," timesherald.com. Accessed April 2022.

2020 Bell, Candice. "Newnan Chapel UMC, Mount Vernon Baptist Oldest African American Congregations in Coweta," 10 March, timesherald.com. Accessed August 2022.

2016 "Rocky Hill Community Reunion Draws Hundreds," 4 August, times-herald.com. Accessed April 2022.

Nystrom, Elsa A.

2019 Hernando de Soto in Georgia. New Georgia Encyclopedia. Electronic document, <https://www.georgiaencyclopedia.org/articles/history-archaeology/hernando-de-soto-in-georgia/>, accessed 15 December 2020

O'Steen, Lisa D.

1996 Paleoindian and Early Archaic Settlement along the Oconee Drainage. In *The Paleoindian and Early Archaic Southeast*, edited by David G. Anderson and Kenneth E. Sassaman, pp. 92–106. Tuscaloosa: University of Alabama Press.

R.S. Webb and Associates

- 1999 Delineation of an Abandoned Cemetery, City of Newnan, Coweta County, Georgia. R.S. Webb and Associates.
- Saunt, Claudio
- 2020 Creek Indians. New Georgia Encyclopedia. Electronic document, <https://www.georgiaencyclopedia.org/articles/history-archaeology/creek-indians/>, accessed 15 December 2020.
- Shah, Sudha A., and Whitley, Thomas
- 2009 An Overview and Analysis of the Middle Archaic in Georgia. *Georgia Department of Transportation Occasional Papers in Cultural Resource Management* 16:1–91.
- Smallwood, Ashley M., Thomas A. Jennings, David G. Anderson, and Jerald Ledbetter
- 2015 Testing for evidence of Paleoindian responses to environmental changes during the younger dryas chronozone in Georgia. *Southeastern Archaeology* 34(1):23–45. DOI:10.1179/2168472314Y.0000000006.
- Soil Survey Staff
- 2022 Web Soil Survey. Natural Resources Conservation Service. Shapefiles accessed March 2022. <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.
- Southern Research Historic Preservation Consultants, Incorporated
- 2001 Dean, Tracy. *Historical Research Conducted on the Farmer Street Cemetery, Newnan, Georgia*.
- Sutton, Mark
- 2015 Mounds and Towns: The Southeast. In *Prehistory of North America*. pp. 275–307. New York: Routledge.
- Toronto Star
- 2021 Thanawala, Sudhin. Black Leaders Rally to Preserve Cemetery Next to Skate Park, 26 July, [thestar.com](https://www.thestar.com). Accessed April 2022.
- Turk, John A., Mark Williams and John F. Chamblee
- 2011 Examining variation in the human settlement of prehistoric Georgia. *Early Georgia* 39 (1): 5–26.
- U.S. Geological Survey (USGS)
- 1953 Griffin, GA. 30-minute USGS Topographic Quadrangle. USGS, Washington, D.C.
- 1965 Newnan North, GA. 7.5-minute Topographic Quadrangle. USGS, Washington, D.C.
- 1979 Griffin, GA. 7.5-minute Topographic Quadrangle. USGS, Washington, D.C.
- Wood, Dean W. and William R. Bowen
- 1995 Woodland Period Archaeology of Northern Georgia. University of Georgia Laboratory of Archaeology Series 33. Georgia Archaeological Research Design Paper 9. Athens. pp. 1–61.

Vannata, Sean H. and Dan Du

2020 Civil War Industry and Manufacturing. New Georgia Encyclopedia. Electronic document, <https://www.georgiaencyclopedia.org/articles/history-archaeology/civil-war-industry-and-manufacturing/>, accessed 14 December 2020.

Appendix A. Resumes of Project Manager and Principal Investigator

Jeffrey T. Moates, MA RPA

Project Manager

EDUCATION

M.A., History/Historical Archaeology,
University of West Florida, Pensacola,
FL, 2005

B.A., Anthropology, University of West
Florida, Pensacola, FL, 2000

YEARS OF PROFESSIONAL EXPERIENCE

20

YEARS W/ FIRM

<1

REGISTRATIONS / CERTIFICATIONS

Rescue Diver

PERMITS / LICENSURE

RPA

PROFESSIONAL AFFILIATIONS

Register of Professional Archaeologist

Southeastern Archaeological
Conference

Florida Anthropological Society

Mr. Moates is experienced in Public Archaeology, prehistoric/historic and underwater archaeological survey, GPR survey in historic cemeteries, coastal site assessments, site testing, artifact collection, and data recovery. He has contributed to and authored CRAS and GPR survey reports, in addition to assisting in the development and implementation of investigation plans for cemetery/burial verifications. He has worked throughout Florida.

Mr. Moates developed and provided archaeology and education outreach programs and services in Florida. He has managed state and other grant awards for program development as well as developed strategic partnerships in public and private sectors to encourage preservation as business practice and public policy. In addition, Mr. Moates has conducted GPR survey in visible and lost historic cemeteries, working alongside municipalities and community groups in management and truth-finding endeavors.

He has completed coastal site assessment surveys, prepared archaeological collections for curation, and finalized site forms and survey reports. Responsibilities have included conducting and leading fieldwork, documentation of prehistoric and historic cultural resources; report writing and review, laboratory analysis, curation, and documentation of artifacts, and site form and report preparation.

SELECTED CEMETERY PROJECT EXPERIENCE

Bethlehem Methodist Episcopal Cemetery GPR Survey, Archer, FL. *Project Manager/Archaeologist (2020-21)* Developed and conducted GPR survey throughout known cemetery as part of a Cemetery Conservation and Management Master Planning Project. Prepared and submitted survey findings for integration into the final Master Plan document. Client: Morris (Marty) Hylton, Executive Director, Historic Preservation Program, College of Design, University of Florida.

North Greenwood Cemetery GPR Survey and Investigation, Clearwater, FL. *Project Manager/Archaeologist (2020-21)* Worked with local groups and property owners to research and identify location of an erased African American cemetery in North Greenwood neighborhood in Pinellas County, FL. Managed contract, prepared final GPR report, participated in ground-truthing investigations, and acted as lead liaison with community groups. Clients: Cardno, Inc, Pinellas County School Board, Homeless Empowerment Program (HEP); Community groups: Upper Pinellas Branch NAACP, Clearwater African American Cemeteries Memorial Committee

St Matthews Baptist Church Cemetery GPR Survey, Clearwater, FL. *Project Manager/Archaeologist (2020-21).* Worked alongside descendants, community members and groups to research and identify location of an erased African American cemetery in Clearwater Heights neighborhood in Pinellas County, FL. Managed contract/agreement with property

owner and assisted in preparation of final report of initial GPR survey of Crum Property. Clients: Upper Pinellas Chapter of NAACP, Frank Crum Company.

Zion Cemetery GPR Survey and Investigation, Tampa, FL. *Project Manager/Archaeologist (2019-20).* Conducted GPR survey and assisted Tampa Housing Authority's Zion Cemetery Archaeological Consultation Committee in the research, survey, and verification of an erased Jim Crow-era African American Cemetery. Managed contract and assisted in final report of GPR survey of three properties. Clients: Cardno, Inc. and Tampa Housing Authority.

Oaklawn Cemetery Mapping and Shallow Geophysical Survey, Tampa, FL *Project Manager/Archaeologist (2018).* Conducted GPR survey and mapping project of historic cemetery in downtown Tampa. Developed an online StoryMap for use as a management tool for the City of Tampa Parks Department staff. Client: City of Tampa Parks Department.

SELECTED PUBLICATIONS / PUBLIC OUTREACH PROJECTS

"They Taught Us How to Work and How to Love One Another" - video documentary of community-led efforts to preserve African American cemeteries in City of Archer, Alachua County, FL. Worked with community partners to direct videographer and produce documentary, premiered in September 2021.

Michael Foster, MA, RPA

Principal Investigator

EDUCATION

M.A., Archaeology and Heritage,
University of Leicester, UK, 2016

B.A., Anthropology, University of North
Florida, Jacksonville, FL, 2009

YEARS OF PROFESSIONAL EXPERIENCE

12

YEARS W/ FIRM

1

REGISTRATIONS / CERTIFICATIONS

Register of Professional Archaeologists

PROFESSIONAL AFFILIATIONS

Florida Anthropological Society

Mr. Foster has more than 12 years of professional archaeological experience across Florida and the greater Southeast. His research specialties geographically span the Florida peninsula and temporally the late prehistoric to early 20th century.

Mr. Foster conducts all phases of archaeological investigation including survey, site assessments, data recovery, and archaeological monitoring. He has contributed to multiple DOT, DOD, USDA, transmission corridor, and emergency response projects. He has authored more than 100 technical reports and several public outreach presentations.

Mr. Foster earned his master's in Archaeology and Heritage from the University of Leicester in 2016, and his bachelor's in Anthropology from the University of North Florida in 2009. His qualifications exceed those set forth by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716-42).

SELECT PROJECT EXPERIENCE

Farmer Street Cemetery GPR Survey and Study, Coweta County, GA. *Principal Investigator (2022).* PaleoWest conducted a GPR survey and study of an abandoned cemetery in Coweta County, Georgia. Responsible for scientific quality of work. Client: City of Newnan.

Ph. I CRAS, Bremen Tract, Coweta County, GA. *Principal Investigator (2022).* Phase I cultural resource survey of 35 acres in Bremen, Haralson and Carroll Counties, Georgia. Florida. Responsible for scientific quality of work. Client: Greenhouse Consultants Incorporated.

Ph. I CRAS, Grantville, Coweta County, GA. *Principal Investigator (2022).* Phase I cultural resource survey of 15 acres in Grantville, Coweta County, Georgia. Florida. Responsible for scientific quality of work. Client: Greenhouse Consultants Incorporated.

Commerce Industrial Building Archaeological Survey, Jackson County, GA. *Principal Investigator (2021).* PaleoWest conducted a survey of approximately 128 acres, documenting one archaeological site. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Prologis Expansion Desktop Assessment, Butts County, GA. *Principal Investigator (2021).* PaleoWest conducted a desktop assessment of approximately 64 acres in Butts County, Georgia. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Camp Waco Archaeological Survey, Carroll and Haralson Counties, GA. *Principal Investigator (2021).* PaleoWest conducted a survey of approximately 450 acres, documenting a cemetery, three archaeological sites, and 14 historical buildings. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Alcon-Creek Archaeological Survey, Fulton County, GA. *Principal Investigator (2021).* PaleoWest conducted a Phase I archaeological survey of 12.6 acres. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Lancaster Road Archaeological Survey, DeKalb County, GA. *Principal Investigator (2021).*

PaleoWest conducted a Phase I archaeological survey of 63 acres, which resulted in the evaluation of five archaeological sites. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Husley Cemetery GPR Survey, Bartow County, GA. *Principal Investigator (2020).*

PaleoWest partnered with Bigman Geophysical LLC to conduct a survey that combined pedestrian investigations and ground penetrating radar (GPR) to locate a historical cemetery. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

College Park Archaeological Survey, Fulton County, GA. *Principal Investigator (2020).*

PaleoWest conducted a Phase I archaeological survey of 68 acres. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Cedar Grove Commons Archaeological Survey, Dekalb County, GA. *Principal Investigator*

(2021). PaleoWest conducted a Phase I archaeological survey of 0.49 acres and assessed the eligibility of an archaeological site within the project area for the NRHP. Responsible for scientific quality of work. Client: Greenhouse Consultants, Inc.

Stonemont Lakeland Industrial Park CRAS, Polk County, FL. *Principal Investigator (2022).*

PaleoWest conducted a survey for a proposed industrial park in Polk County, Florida. Responsible for scientific quality of work. Client: Kimley-Horn.

Capital City Cascades CRAS, Leon County, FL. *Principal Investigator (2022).*

PaleoWest conducted a survey for Segment 4 of the Capital City Cascades Trail in Leon County, Florida. Responsible for scientific quality of work. Client: George and Associates Consulting Engineers.

Hertford County Cemetery GPR and Testing, Hertford County, NC. *Principal Investigator (2022).*

PaleoWest conducted a GPR and test unit excavations for an abandoned cemetery in Hertford County, North Carolina. Responsible for scientific quality of work. Client: SunEnergy1.

Project Cyprus CRAS, Leon County, FL. *Principal Investigator (2022).*

PaleoWest conducted a survey for a proposed residential development in Leon County, Florida. Responsible for scientific quality of work. Client: Kimley-Horn.

Redundant Power CRAS, Leon County, FL. *Principal Investigator (2022).*

PaleoWest conducted a survey for a proposed utility line corridor in Leon County, Florida. Responsible for scientific quality of work. Client: Florida Environmental and Land Services.

Governor's Drive Archaeological Monitoring, FL. *Principal Investigator (2021).*

PaleoWest conducted archaeological monitoring at the request of the Cherokee Nation for a proposed cellular tower location in Huntsville, Alabama. Responsible for scientific quality of work. Client: EBI Consulting.

Bay Bluffs Park Cultural Resource Assessment Survey, Bay County, FL. *Principal Investigator*

(2021). PaleoWest conducted survey of 22.5 acres within the Bay Bluffs Park in Bay County, Florida. Responsible for scientific quality of work. Client: Bay County.

Big Bend Maritime Center Phase I, Wakulla County, FL. *Principal Investigator (2021).*

PaleoWest conducted a survey of the proposed Big Bend Maritime Center in Wakulla County, Florida. Responsible for scientific quality of work. Client: Wakulla County.

Appendix B.

Bigman Geophysical GPR Survey Report



GROUND PENETRATING RADAR INVESTIGATION FARMER STREET CEMETERY, NEWNAN, GA.



04/28/2022

Prepared by:
Sean McConnel &
Robert Theberge
Bigman Geophysical, LLC
6070 Dawson Blvd,
Norcross, GA 30093

INTRODUCTION

Bigman Geophysical, LLC was contracted to conduct ground-penetrating radar investigation in an area known to contain human burials, the Farmer Street Cemetery in Newnan GA. Although historical records were clear about the presence of an African American cemetery, no surviving headstones were visible on site. The target of the investigation was to cover the whole area and mark locations and depths for all the probable grave signatures that could be found using ground-penetrating radar (GPR). The investigation covers an area of approximately 7.3 acres (Figure 1). The site was primarily forested, with a high canopy and generally well kept forest floor. Slopes were typically mild, except for the Northern boundary of the AOI.

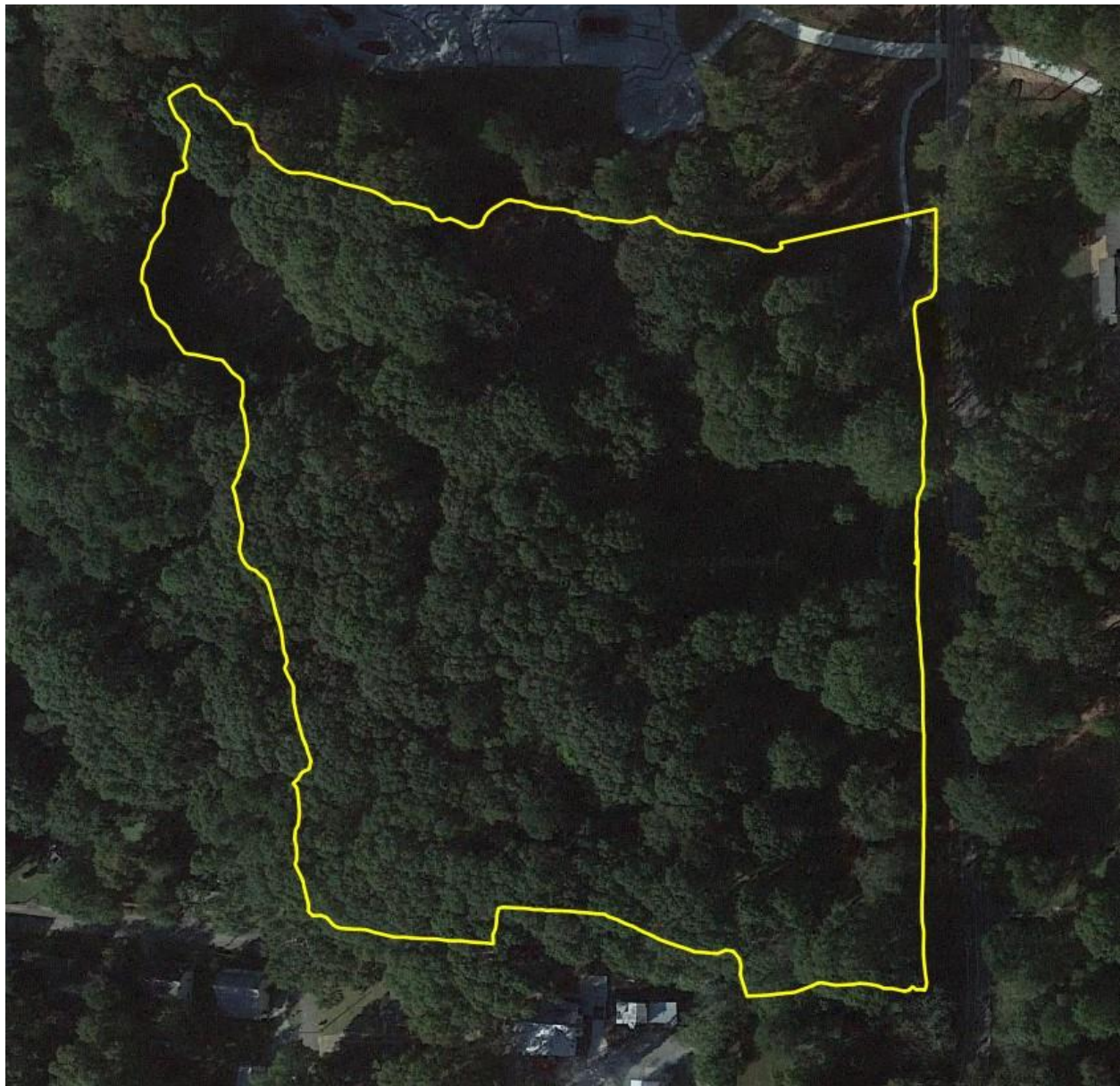


Figure 1: The Area of Investigation (AOI) outlined in yellow.

METHODS

Ground Penetrating Radar (GPR)

This survey utilized GPR to image the subsurface and evaluate the presence of marked and unmarked burials. GPR sends electromagnetic pulses to a transmitting antenna at the ground surface which produces a radio wave that travels through the subsurface (Koppenjan 2009). Wave speed depends on the ability of a given medium to transfer energy (Annan 2009, Conyers 2004). When an approaching wave encounters a discontinuity in the physical properties of the soil and the wave's speed changes, some of the wave front's energy is reflected back toward the ground surface (Annan 2009). According to classic works by Borne and Wolf (1959) and Crawford (1968), the amount of energy that will be reflected when an approaching wave encounters a contrast in dielectric permittivity will vary based on how different the two materials are on either side of the interface. A large difference in dielectric permittivity will result in a large amount of energy reflected off the interface where a small difference on either side of the boundary will result in a small amount of energy being reflected. The two-way travel time (usually recorded in nanoseconds) and the amplitude of the reflection are recorded at the surface by a receiver antenna. Each traverse with the GPR provides a two-dimensional profile of the subsurface. When traverses are collected adjacent to each other, then data can be resampled to create pseudo-3D visuals called time-slices (Conyers 2004).

GPR is a popular and often successful technique for mapping cemeteries and locating unmarked burials. Numerous cemetery case studies document the success of the technique in historic contexts (Bevan 1991; Bigman 2014; Conyers 2006; Davenport 2001; Dionne et al. 2010; Fiedler et al. 2009; Gleason et al. 2011; Honerkamp and Crook 2012; Hunter 2012; Jones 2008; Shaaban et al. 2009; Sjostrom et al. 2009; Tarver and Bigman 2013). Several researchers developed accurate expectations of various burial anomalies by dragging antennas over wood caskets, metal caskets, and grave shafts (Conyers 2006; Fiedler et al. 2009; Sutton and Conyers 2013). While wooden caskets, metal caskets, and stone box graves create a clear high-amplitude reflective signature; burial pits, grave shafts, or deteriorated wooden caskets are more difficult to detect. Grave shafts or burial pits can produce lower amplitude reflections at the ground surface since the top of the grave shaft is less compact than the surrounding, undisturbed ground surface (Bigman 2014). However, in many historic cemeteries that have historical tree growth, responses from other disturbances such as bioturbation or responses from roots can mask those from historic graves making it difficult to interpret data or identify buried features of interest.

DATA COLLECTION AND FILTERING PARAMETERS

This survey was carried out using an IDS Georadar Stream-C multichannel GPR unit paired to thirty-two 600MHz antennas. This unit was chosen for its ability to resolve underground targets at depths appropriate for historic and contemporary cemeteries in the United States, as well as its ability to generate large volumes of data, necessary for resolving faint signatures that were expected to be confounded by numerous tree roots. A step rate of 5cm was utilized for appropriate resolution of buried features. This means that a series of radar pulses are emitted every 5cm of forward travel by the GPR, the reflections of which are recorded by a receiving antenna. The GPR was integrated with an Emlid RS2 GPS rover and base station for RTK corrections and accurate data plotting. The antenna was driven along the ground surface with a three-wheeled survey cart in an approximately north-south direction in an attempt to encounter possible graves perpendicular to their length, this technique was deployed in order to best capture hyperbolic reflections from decomposing human remains laid in the typical East-West orientation common to Christian populations. An image of the device during field collection is shown below (Figure 2).

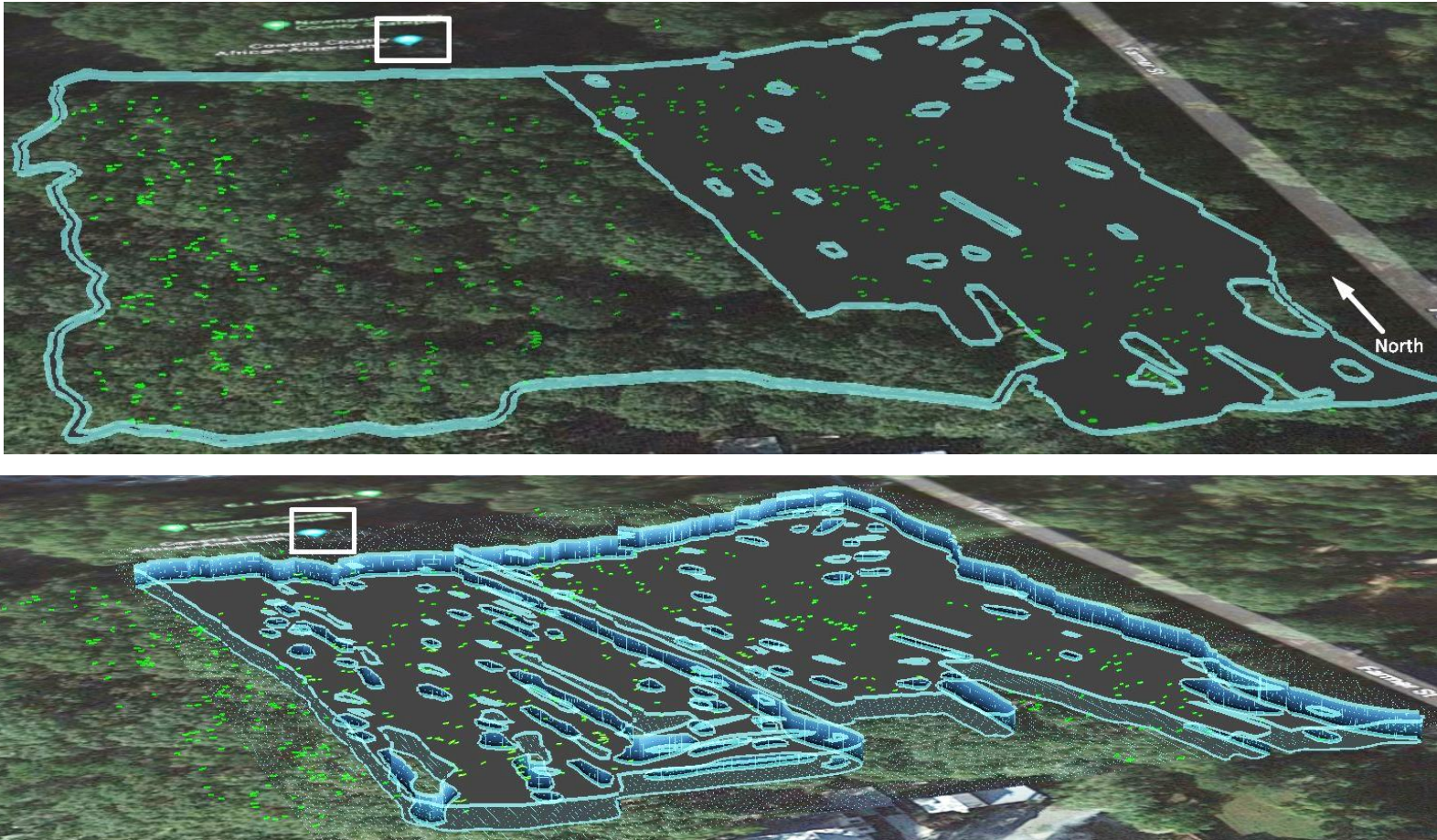


Figure 2: The GPR and GPS Rover deployed on site.

Data was processed in both GPR-Slice V7 and in IDS IQ Maps software, which is a proprietary software designed specifically for multichannel data from the Stream series GPR equipment. In both software suites background and bandpass filters were applied to data to remove horizontal and vertical banding, respectively. Data were migrated to correct for signal distortion and a Hilbert transformation was applied to plot absolute amplitude of responses in time-slice (top down) view. Finally, gains were adjusted to develop consistent amplitude across each section.

RESULTS

Nearly 50 gigabytes of GPR data was collected, the majority of which had location accuracy of 5cm or better. The resulting slices were processed in both GPR-Slice and IQ maps (Figures 3-6 below), however in both cases the large data volumes were too much to process the whole AO at once, and measures were taken to process the data in pieces and combine the results.



Figures 3 & 4: The main project area (south of the museum road) in IQ maps, probable burials marked in green.

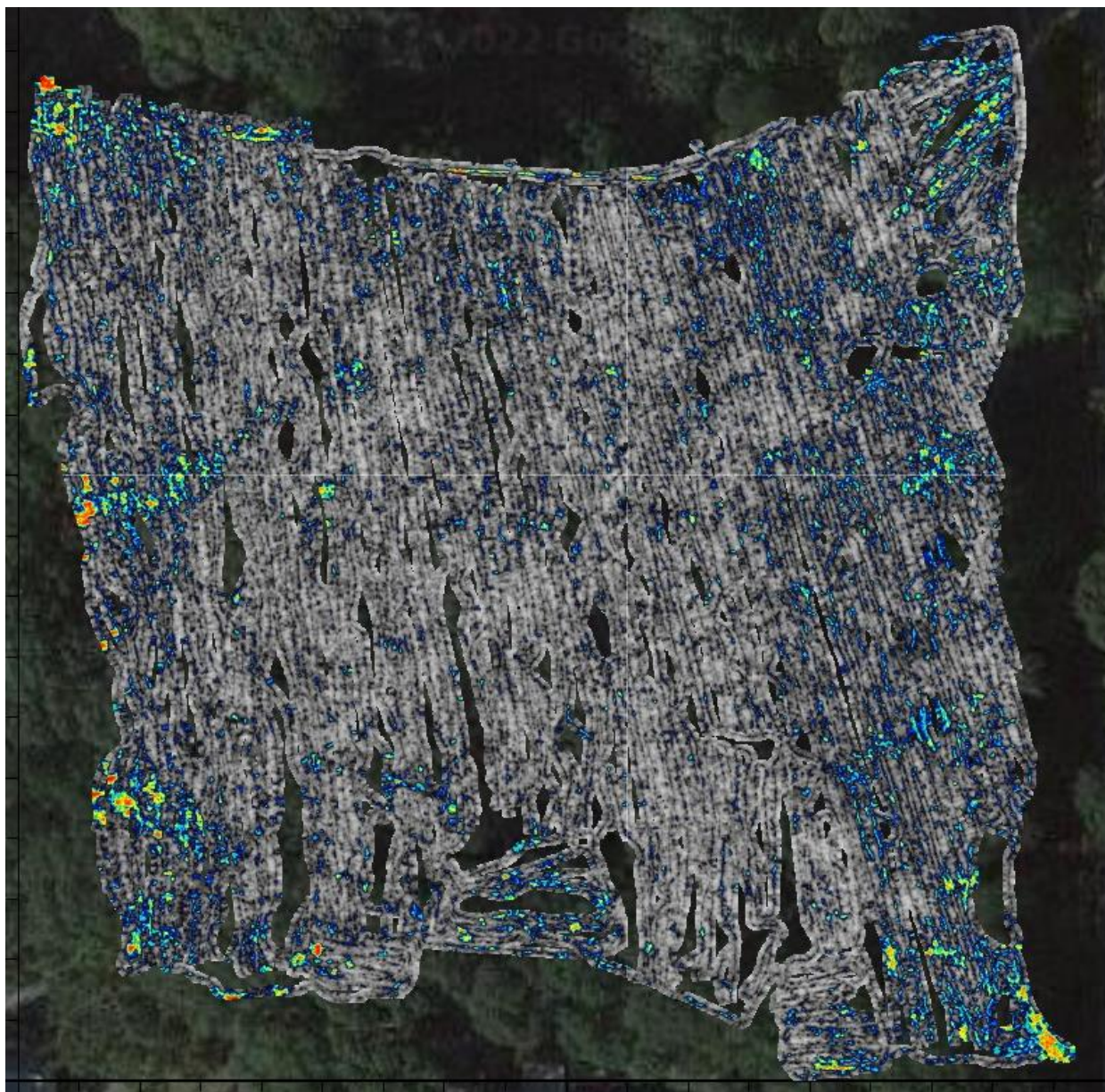


Figure5: The main project area (south of road) shown as a single Slice, at 70cm below surface in GPR Slice. At this zoom level probable graves are barely visible dots.

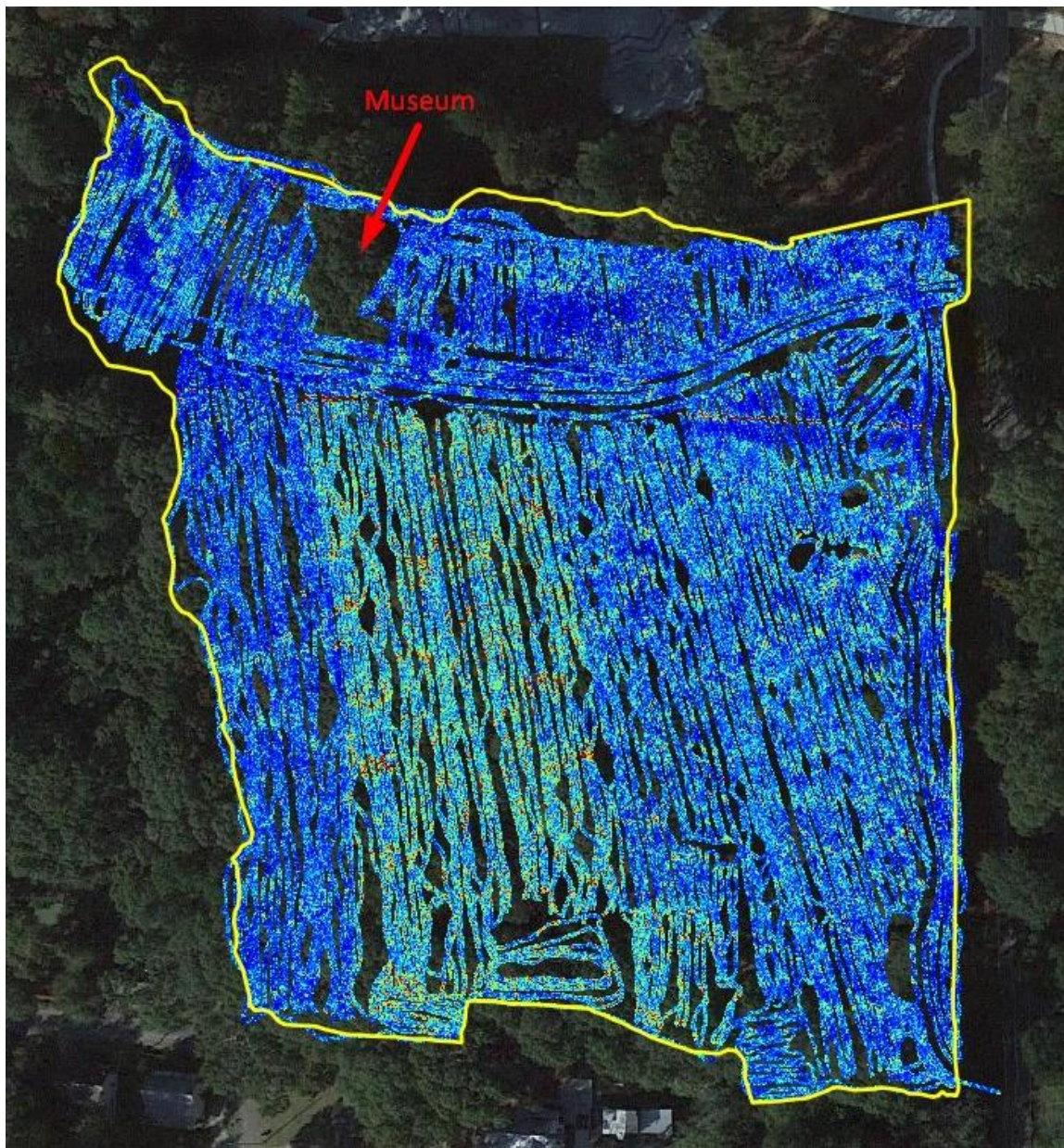


Figure 6: An image showing the total GPR coverage. Gaps were caused by tree locations and the museum.

IQ maps was chosen as the platform for drawing the subsurface anomalies identified as probable or possible graves, which were marked at depth as cylindrical objects to indicate the size, depth, and orientation of each subsurface feature. Each feature was marked based on its characteristics in radar profiles and slices, and how well they conformed to established burial signatures. In particular, objects were examined for their length and width, depth below surface, orientation, and clustering on the landscape. It was discovered that the anomalies of appropriate size and shape occurred at .5 to 1 meter below the surface, were orientated East-West, and found in semi-linear clusters. Images showing the analytical process of marking those signatures are shown below (Figures 7-9).

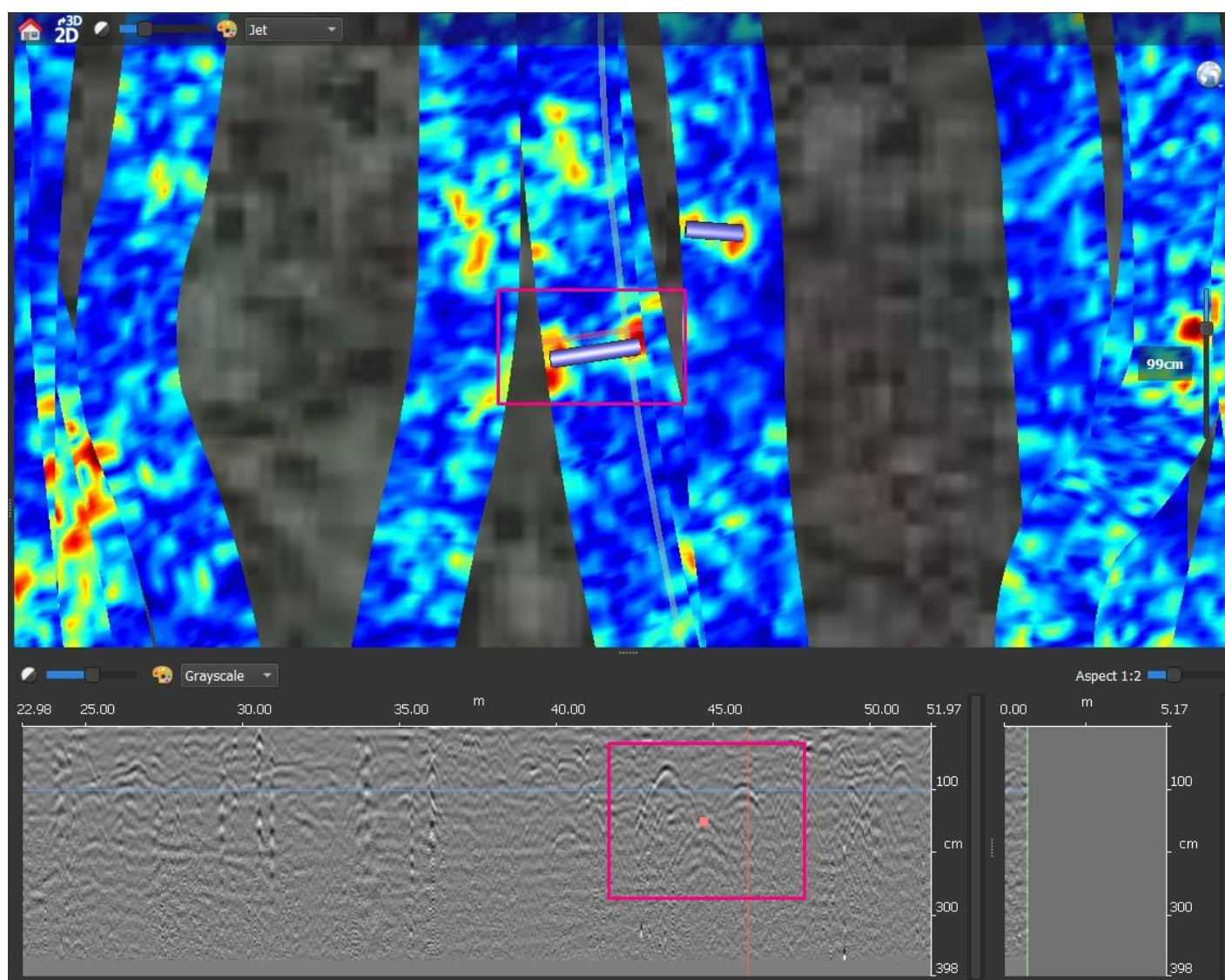
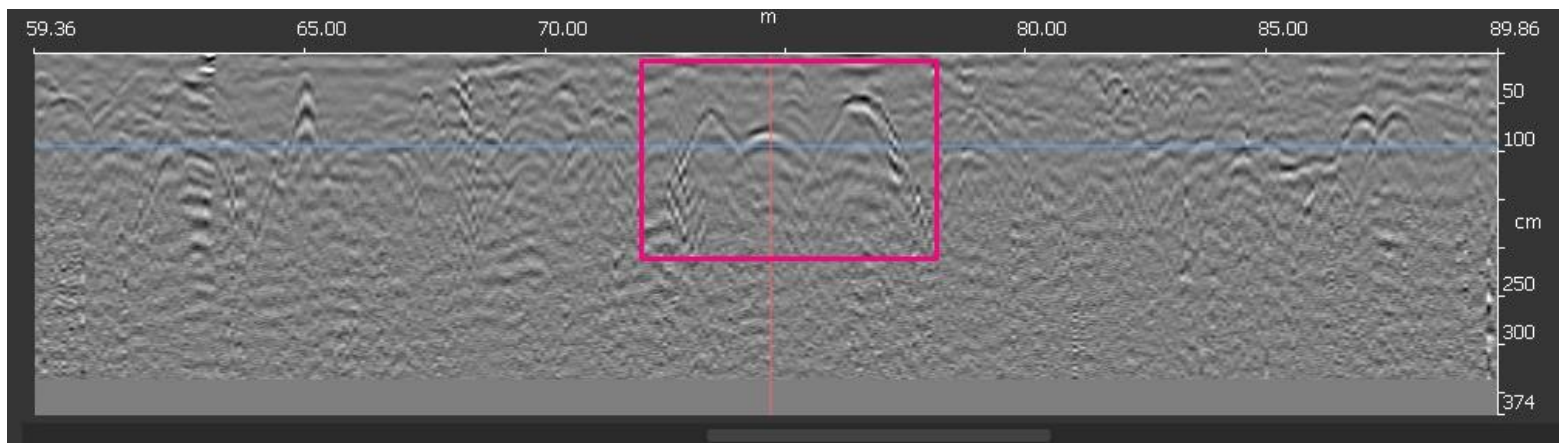
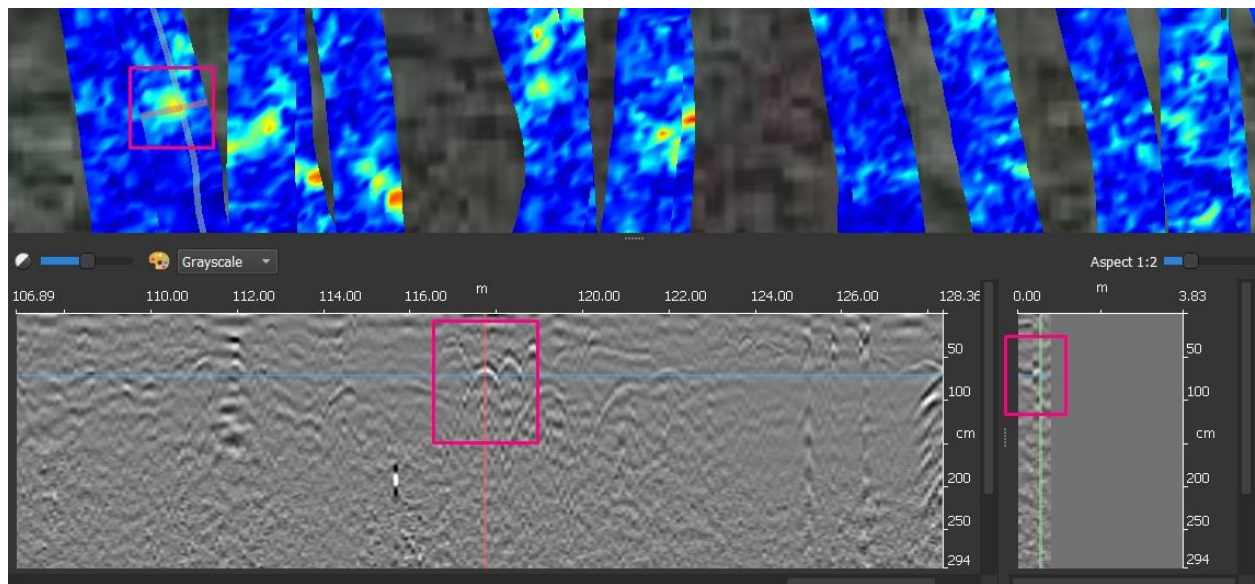


Figure 7: Image highlighting hyperbolic reflections indicative of potential burials in profile (bottom) as well as the corresponding reflection in time slice (top) for reference.



Figures 8 & 9: Hyperbolic reflections indicative of potential burials among tree roots (top), and an adjacent profile showing had the roots spread at angles to the probable grave signature (lower).

The GPR recorded 455 anomalies whose characteristics match observed burial signatures found elsewhere. These signatures are shown below in Figure 10. A handful of outlier signatures were flagged as a cautionary measure, but are much less likely to be graves based on their location and other characteristics.

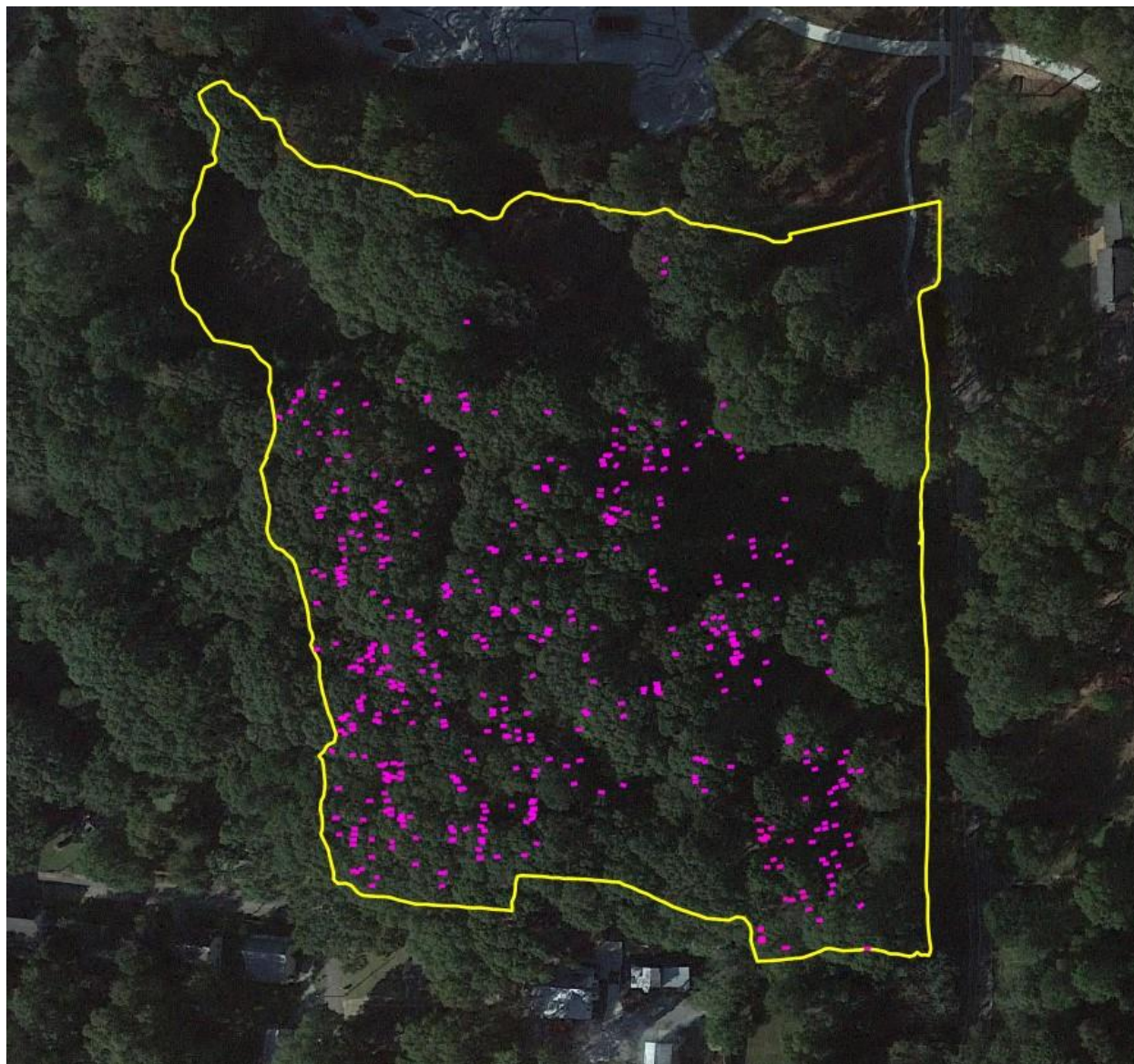


Figure 6: The 476 possible grave signatures (magenta) detected by GPR investigation.

Three possible burials were flagged north of the road, and one nearly in the road. These signatures bear weak grave characteristics, and are most likely not human burials, however in an abundance of caution they were tagged for further review in the event of future development in the area. The overall patterning suggests that the original cemetery had boundaries as shown in Figure 11, however whatever physical markers were used to delineate that boundary were not detected in the GPR analysis. It is likely a simple wooden fence or hedge row served as the original boundaries.



Figure 11: The edge of detected burials (white) versus the AOI boundary (yellow). The three outliers have only low potential for being graves, but were marked as a cautionary measure.

Conclusions

The GPR investigation at Farmer Street Cemetery detected 455 anomalies whose characteristics were sufficiently similar to established burial signatures that they were tagged as probable human graves. The presence of heavy forestation both current and historically indicates that a high level of bioturbation has occurred, and many burials were likely disturbed by natural processes. Uncounted root signatures from both living trees, and their decomposing counterparts provided a degree of camouflage for graves beneath and between them, much care was taken to separate the highly similar decomposing plant matter signatures from human remains.

The vast majority of graves were found to occur at less than 80cm below surface, which is common for 19th century American burials. Hyperbolic signatures were detected for nearly all of the identified graves, a phenomenon that results from the “void space” associated with graves that refracts radar very differently than its surroundings. The hyperbolas were generally very mild, however, indicating that many of the graves were either casketless, or the bioturbation and soil changes had reduced the physical volume of void space.

The weather was very wet, springtime weather, just before the foliage and grasses start growing, which was ideal for transferring the antennas smoothly across the ground surface. Wet soils generally reduce radar penetration depth, but greatly enhance the ability to resolve soil differences and decomposed features. Despite the high resolution of the data and the excellent field conditions, burial shafts themselves were rarely visible. The graves were generally marked by locating hyperbolic reflections occurring at grave depth (40-120 cmbs), forming roughly 2m long objects which were orientated east-west. These types of signatures, however, may not have been generated for all burials in the area. It is likely that a significant number of burials may exist that were not detectable in this investigation, due to variable preservation. Likewise, human remains beneath existing trees could not be sampled, so their existence can only be speculated.

This investigation covered all of the available surface of the cemetery area, and the identified probable grave signatures give strong evidence to the layout and boundaries of the cemetery. It is evident that modern roads were built a safe distance from the burials to prevent disturbing them on the North and East sides, and the residential plots along the south are probably in the same location or further from the cemetery than when it was in operation. The western boundary was not detected with certainty, as existing foliage makes that area impassable to humans on foot, and thus GPR investigation. It is likely that the foliage line honors the original cemetery boundary, but no evidence for or against that boundary can be made from this dataset.

The staff at Bigman Geophysical hopes that the locations of probable burials detected in this project can be used to aid preservation initiatives in the future, guide historical and archaeological research projects, and allow the city of Newnan to make informed decisions for future developments.

REFERENCES

- Annan AP (2009) Electromagnetic Principles of Ground Penetrating Radar. In: Jol HM (ed) *Ground Penetrating Radar: Theory and Applications*, Elsevier, Amsterdam, pp 3-40
- Bevan BW (1991) The search for graves. *Geophysics* 56:1310–1319
- Bigman DP (2014) Mapping Social Relationships: Geophysical Survey of a 19th Century American Slave Cemetery. *Archaeological and Anthropological Sciences* 6:17-30
- Born M, Wolf E (1999) *Principles of optics: Electromagnetic theory of propagation, interference and diffraction of light, Seventh Edition*. Cambridge University Press, Cambridge
- Conyers LB (2004) *Ground-Penetrating Radar for Archaeology*. Alta Mira Press, Lanham.
- Conyers LB (2006) Ground-penetrating Radar Techniques to Discover and Map Historic Graves. *Historical Archaeology* 40:64-73
- Crawford Jr FS (1968) *Waves: Berkeley Physics Course – Volume 3*. Education Development Center Inc, Newton.
- Davenport GC (2001) Remote Sensing Applications in Forensic Investigations. *Historical Archaeology* 35:87-100
- Dionne CA, Wardlaw DK, Schultz JJ (2010) Delineation and Resolution of Cemetery Graves Using a Conductivity Meter and Ground-Penetrating Radar. *Technical Briefs in Historical Archaeology* 5:20-30
- Fiedler S, Illich B, Berger J, Graw M (2009) The Effectiveness of Ground-Penetrating Radar Surveys in the Location of Unmarked Burial Sites in Modern Cemeteries. *Journal of Applied Geophysics* 68:380-385
- Gleason P, Smith L, Goffinet C, White N, Harrivel G, Hinga B (2011) Detecting Graves in a Lime Marl Environment: A Comparison of Soil Resistivity and Ground Penetrating Radar Methods. *Symposium on the Application of Geophysics to Engineering and Environmental Problems* 2011:226
- Honerkamp N, Crook R (2012) Archaeology in a Geechee Graveyard. *Southeastern Archaeology* 31:103-114
- Hunter D (2012) The Mala MIRA at the Wallaga Lake Aboriginal Cemetery. *ISAP News*. 31:2-4
- Jones G (2008) Geophysical Mapping of Historic Cemeteries. *Technical Briefs in Historical Archaeology* 3:25-38
- Koppenjan S (2009) Ground Penetrating Radar Systems and Designs. In: Jol HM (ed) *Ground Penetrating Radar: Theory and Applications*, Elsevier, Amsterdam, pp 73-97

Shaaban FA, Abbas AM, Atya MA, Hafez MA (2009) Ground-penetrating Radar Exploration for Ancient Monuments in the Valley of Mummies –Kilo 6, Bahariya Oasis, Egypt. *Journal of Applied Geophysics* 68:194-202

Sjostrom K, Ryerson K, Watson J, Bock D, Rush D (2009) Geophysical Mapping of an Entire Municipal Cemetery. *Symposium on the Application of Geophysics to Engineering and Environmental Problems* 2009:1032-1041

Sutton MJ, Conyers LB (2013) Understanding Cultural History Using Ground-Penetrating Radar Mapping of Unmarked Graves in the Mapoon Mission Cemetery, Western Cape York, Queensland, Australia. *International Journal of Historic Archaeology* 17:782-805

Tarver G, Bigman DP (2013) Preservation of McVicker Family Cemetery, Jonesboro, Georgia. *Early Georgia* 41:211-241

Appendix C. Site Forms

GEORGIA ARCHAEOLOGICAL SITE FORM**Official Site Number:** 9CW482

Institutional/Field Number: _____ **Site Name:** Farmer Street Cemetery
County: Coweta **Location Accuracy:** High **Map Name:** Newnan North (USGS)
UTM Zone: 16N **UTM Easting:** 705397 (NAD27) **UTM Northing:** 3694948 (NAD27)

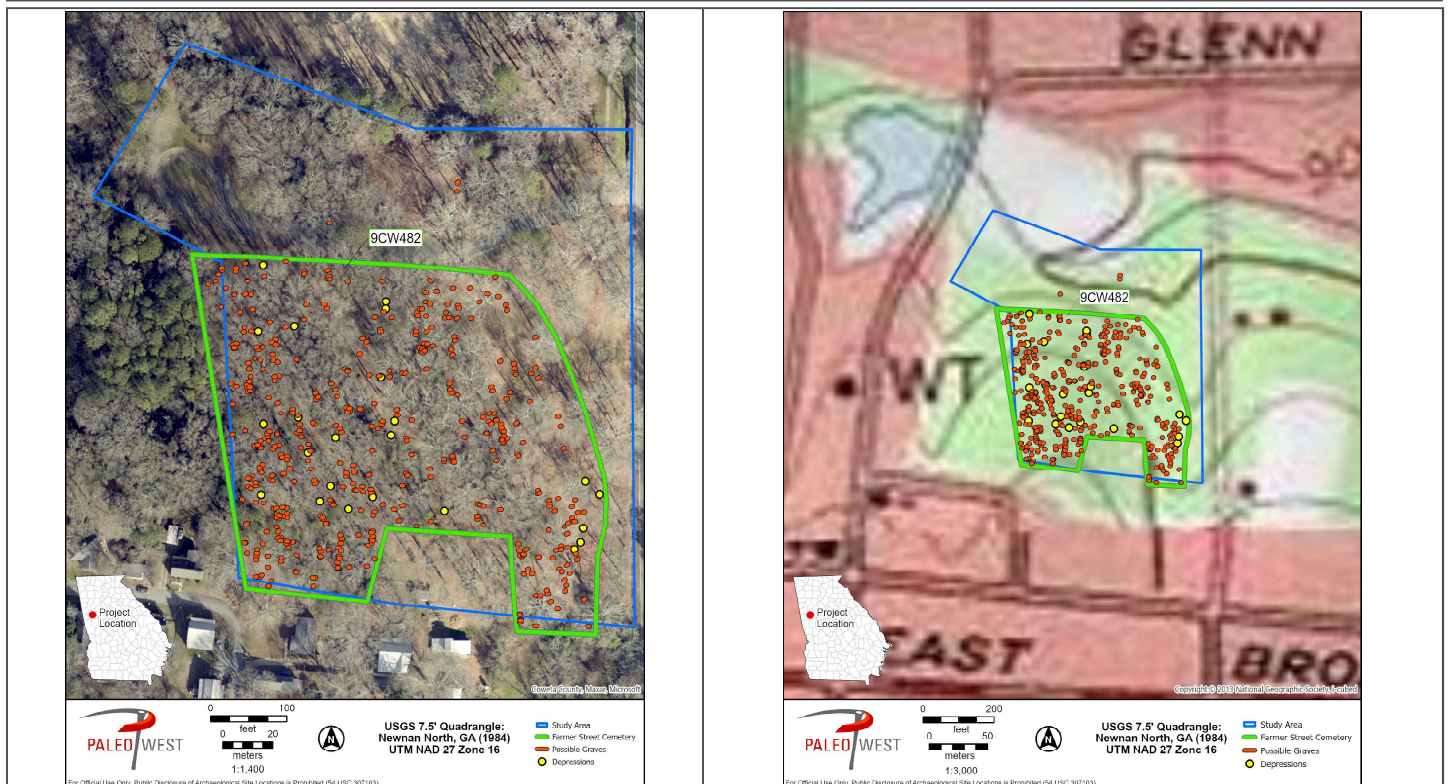
Owner Name: City of Newnan **Address:** 92 Farmer St, Newnan, GA 30263 **Ownership:** City
Site Length: 134 (meters) **Width:** 151 (meters) **Elevation:** 297 (meters ☒ or feet ☐
Basis for Site Dimensions: GPS High Accuracy **Orientation:** Round **Investigation Status:** Professional
Investigation Type (select up to 3): 1. Survey 2. Select... 3. Select...

Surface Collection Strategy (select as many as appropriate):N/A ☒ Grab Sample ☐ Diagnostics ☐ Controlled-Total ☐ Controlled-Sample ☐ Other _____**Standing Architecture:** Absent **Midden:** Absent **Features:** Present**Percent Disturbance:** None **Context of Artifacts:** Subsurface **Slope %:** 2-10**Type of Site** (select up to 3): 1. Historic Cemetery2. Select... 3. Select...**For additional types, choose from a list of site types provided by GASF and include in Additional Information below.***Has the site been excavated?** Yes ☐ No ☒ **Estimate percentage of site excavated:** _____**Topography:** Hillside/Bench **Current Vegetation** (woods, pasture, etc.): Woods, open understory**Nearest Water Source:** a. Name: _____ b. Type: Intermittent Stream

c. Major Drainage (name): _____ d. Minor Drainage (name): _____

Distance to Water: a. Horizontal 680 (meters ☒ or feet ☐ b. Vertical _____ (meters ☐ or feet ☐)**Additional Information:** **Please include descriptions for items selected as Other in the above dropdown menus.*

Farmer Street Cemetery surveyed with GPR and pedestrian survey. Boundary of cemetery (green boundary in maps below) was delineated by survey.



State Site Number: 9CW482 Institutional/Field Number: _____

Public Status: Unknown National Register Status: Recommended Eligible

National Register Level of Significance: Unknown

Preservation State (select up to two): 1. Undisturbed 2. Select...

Preservation Prospects: 1. Safe ☒ 2. Endangered by: Select... 3. Unknown ☐

Describe Current Land Use:

Currently not in use

RECORD OF INVESTIGATIONS

Supervisor: Michael Foster Affiliation: PaleoWest

Date of Fieldwork: 04-04-2022 Date of Report: 05-05-2022

Report Title:

GPR Archaeological Survey and Study of the Farmer Street Cemetery, City of Newnan, Georgia

Other Reports:

Artifacts Collected (select as many as appropriate):

Lithic Debitage ☐ Lithic Tools ☐ FCR ☐ Precontact Ceramic ☐ Historic Ceramic ☐ Faunal Remains ☐
Botanical Remains ☐ Building Material ☐ Nails ☐ Glass ☐ Metal ☐ Midden ☐ Other ☐

Artifact Details:

None recorded

Were ancestral and/or human skeletal remains found? Yes ☐ No ☒

Location of Collections: _____ Location of Field Notes: PaleoWest, Tallahassee, FL

Private Collections: _____

Private Owner Name: _____ Address: _____

CULTURAL AFFINITY

Cultural Periods: 1. Historic Non-Indian 2. Select... 3. Select...

4. Select... Other: _____

Phases: 1. Select... 2. Select... 3. Select...

4. Select... Other: _____

FORM PREPARATION AND REVISION

Date: 05-05-2022 Institutional Affiliation: PaleoWest

Name: Michael Foster Phone: _____ Email: mfoster@paleowest.com

Is this form a revisit of an existing archaeological site? Yes ☐ No ☒



For General Inquiries:

T: 886.563.2536

F: 602.254.6280

info@paleowest.com

Tallahassee, FL

850.296.3669

916 East Park Avenue

Tallahassee, FL 32301

info@paleowest.com





City of Newnan, Georgia – Mayor and City Council

Date: July 19, 2022

Agenda Item: Rezoning Request – RZ2022-04
30.02± acres located off Celebrate Life Parkway (Tax
Parcels # 086-5053-002 and #086-5044-002)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

Melissa Griffis, Attorney at Law (representing)
The NRP Group
1389 Peachtree Street NE
Atlanta, GA 30309

The NRP Group seeks to develop the subject properties with a mixture of commercial and multifamily uses. In order to accomplish this, the applicant is seeking an MXD (Mixed Use Development District) zoning for the aggregate total of 30.02 ± acres located on Celebrate Life Parkway.

SITE INFORMATION:

The site consists of 30.02± acres located on Celebrate Life Parkway. The tax parcel ID numbers are 086-5053-002 and 086-5044-002. The tracts are currently vacant and are zoned CCS (Community Shopping Center District) and Residential Multiple Family Dwelling District-High Density (RMH). The properties front on Celebrate Life Parkway. Tax Parcel #086-5053-002 is bisected by Celebrate Life Parkway, with a portion of the parcel sandwiched between Celebrate Life Parkway and Interstate 85.

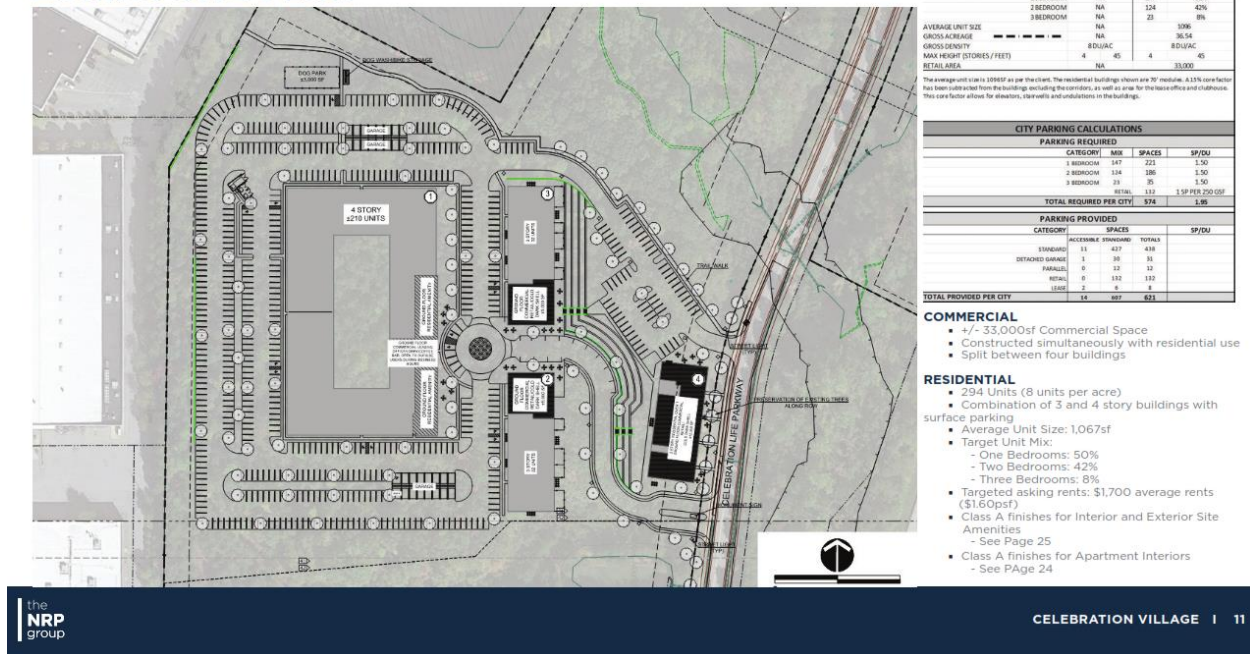
OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of a portion of 30.02± acres located on Celebrate Life Parkway for a mixed use development. The properties consist of two zoning districts: CCS (Community Shopping Center District) and Residential Multiple Family Dwelling District-High Density (RMH) and the applicant is requesting that the properties be rezoned to MXD (Mixed Use Development District). The applicant plans to use the western portion of the total acreage (approximately 14 ± acres) to construct a 294 unit multifamily community with four story residential complexes; some detached garages; swimming pool and clubhouse with fitness, gaming and meeting/lounge spaces. Other amenities include a dog park and walking trail/pedestrian path; plaza park and “communal amphitheater”.

The commercial development will consist of 33,000± square feet of commercial space, a portion of which will have residential units above the planned commercial space.



ZONING SITE PLAN



The gross density for residential units is 7.6 units per acre. The applicant states that out of the 30.02 acre total, approximately 11 acres is developable. Deducting the areas that are not developable, this equates to a net density of approximately 27 units per acre. With MXD zoning, the density is not pre-determined, but contingent upon the overall MXD concept plan that is submitted by the applicant.

The targeted unit mix is 50% one-bedroom, 42% two-bedrooms and 8% three-bedrooms. The average unit size would be 1,067 square feet. City zoning requires that the average square footage for multifamily development is 800 square feet. The proposed average unit size exceeds the City's minimum requirements.

STANDARDS:

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

1. **Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** The proposed use would be primarily surrounded by commercial designations with CCS zonings the west, south and east sides of the subject project. A 189-unit apartment complex zoned RMH lies to the north of the subject project site. Additionally, a portion of the subject site is zoned multifamily RMH zoning.

Staff feels the uses would be suitable given that there would be no change in the commercial use that is being proposed and there is already an existing apartment

complex on the northern property side from where the apartments would be located and there is existing multifamily zoning (RMH) on site. Also, the apartments will help the shopping center remain vibrant as they would provide built-in consumers and potential employees.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

2. **Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?** In terms of use, the apartment portion will actually generate less trips than if the tract was developed with commercial/service uses. In addition, the location will allow residents multiple access points from Celebrate Life Parkway to Interstate 85, via Bullsboro Drive, as well as access to McIntosh Parkway and Newnan Crossing Bypass. The proposed site plan illustrates two driveways for ingress and egress onto the site.

The apartments are expected to generate roughly 1,246 additional trips per day based on data from the Institute of Transportation Engineer's (ITE) Trip Generation Manual 10th edition. Without specific data on the types of commercial uses, the number of additional trips is less precise, but would conservatively increase that figure to over 1,400 trips per day. Celebrate Life Parkway is a two lane road and current serves as a collector and there are traffic signals at its intersection with Bullsboro Drive, but not at McIntosh Parkway. A traffic study (included in the packet) was performed and found that the proposed development would generate an additional 2,697 trips. The traffic study states, "...Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network...."

Staff Assessment – ADVERSE AFFECT WILL BE MINIMAL ✓

3. **Are there substantial reasons why the property cannot or should not be used as currently zoned?** The property could be used as currently zoned (RMH) and (CCS). The tract is surrounded by commercial uses and the future land use map designates this property as mixed use and business/office use.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

4. **Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. A copy of the full assessment has been provided with the accompanying documentation for this report. A summary of the assessment's findings and additional information that has been provided since the study was completed is as follows:

- **Police:** Police Chief Blankenship has indicated that his department can service the development if an additional officer is added to the Newnan Police Department. Chief

Blankenship estimates this development would generate an increase of approximately 828 calls in a two year period.

- Fire: Chief Stephen Brown has indicated that NFD anticipates an additional 202 calls in a two year period and further states that the anticipated demand would potentially decrease response times in other service areas, stating that NFD does not currently have the resources to service the project. Chief Brown adds that he would need to add one additional firefighter over the next two years to maintain proper service.
- 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 proposed facility. Needs from the developer in terms of each service has been included in the applicant's packet.
- Engineering: The Engineering Department has accepted the revised traffic impact study included in this application, recommending that the developer propose mitigation for any negative impact to the level of service at the studied intersections; Dedicated right turn lanes at each location proposed for driveway connection to Celebrate Life Parkway and sidewalks be provided throughout the proposed development, both internally and around the perimeter of the site.
- Traffic: A traffic impact study was performed for the multifamily portion of the proposed development. Pertinent excerpts from the traffic analysis are as follows:

The analysis included the evaluation of Future operations for "No-Build" and "Build" conditions, the differences between "No-Build" and "Build" accounts for increases in traffic due to the addition of the proposed project. The results of future traffic operations analysis indicate that the signalized intersection of SR 34 (Bullsboro Drive) at Celebrate Life Parkway will be operating at an overall level of service "E" or better in both the AM and PM peak hours. The unsignalized intersection approaches will be operating at a level of service "C" or better in both the AM and PM peak hours. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

Per the completed traffic study:

7.1 Recommendation

The following improvements are recommended at the proposed full access site driveway intersections:

Site Driveway 1: Full Access Northern Driveway on Celebrate Life Parkway

- One entering and one exiting lane
- Stop-sign controlled on the driveway approach with Celebrate Life Parkway remaining free flow.
- Deceleration lane for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full Access Southern Driveway on Celebrate Life Parkway

- One entering and one exiting lane
- Stop-sign controlled on the driveway approach with Celebrate Life Parkway remaining free flow.
- Deceleration lane for entering traffic.
- Provide adequate sight distance per AASHTO standards.

- Coweta County Schools: Coweta County School System Director of Facilities, Ronnie Cheek responded to the request for the proposed development's impact on the school system. Mr. Cheek stated that the proposed apartment complex presents challenges when planning for school enrollment and meeting students' needs due to the transient nature of apartment residents as compared to single-family dwelling residents. Due the higher density housing in the area of the proposal, school capacity is an ongoing concern. Many schools serving the area in question are at or near capacity. Mr. Cheeks requested that if approved, the school system be provided with advance notice of the project's construction schedule, build-out timeline and the target market for the housing.
- Tax Revenue: Per the CIA, it is estimated that the fair market value of the property identified as Tax Parcel 086-5053-002 would increase by \$63.7 million with the proposed improvements. The following table shows the estimated change in tax revenues for the County, City and School System:

Estimated Increase in Annual Property Tax Value				
Existing 100% Appraised Value			\$	2,860,324.00
Estimated Increase in 100% Appraised Value			\$	63,685,000.00
Estimated New 100% Appraised Value			\$	66,545,324.00
Estimated New 40% Assessed Value			\$	26,618,129.60
Taxing Authority	Millage Rate	Existing Assessment	Improved Taxable Value	Estimated Increase in Property Tax
Coweta County	0.00654	\$ 7,482.61	\$ 174,082.57	\$ 166,599.96
Coweta County Schools	0.0173	\$ 19,793.45	\$ 460,493.64	\$ 440,700.19
City of Newnan	0.003643	\$ 4,168.07	\$ 96,969.85	\$ 92,801.78
Totals		\$ 31,444.13	\$ 731,546.06	\$ 700,101.93

In addition to the estimated tax revenue, the CIA indicates that the property would require significant impact fees paid to the City of Newnan and Newnan Utilities totaling over \$779,000.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, most of the service providers that have responded have indicated that with additional resources added to their departments, they will be in position to meet the demands. School system has expressed concern about their ability to meet the proposal's projected population.

Staff Assessment – PROJECT HAS AN IMPACT ON SERVICE PROVIDERS X

5. **Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?** The Future Land Use Map shows this property as mixed use and business/office.

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

6. **Is the proposed use consistent with the purpose and intent of the proposed zoning district?** The Mixed Use Development District (MXD) is intended to accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including on the ground floor and/or residential uses above non-resident areas. This zoning district is intended to provide for vertical and horizontal mixed uses, integrating uses primarily within the same building or group of buildings. The purpose of the MXD is not to allow smaller lots or reduce development requirements, but to achieve other goals including the protection of sensitive environmental resources as the provisions of site amenities such as plazas, parks, open space, walking trails, etc. The MXD district is not intended to encourage greater density of development nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments.

Elements of a mixed use district include a mixture of residential uses in a project site., i.e., a variety of residential housing types is encouraged. The current proposal only submits one type of residential housing type – apartments.

Key elements of an MXD project include:

- Diverse Mix of Uses – Proposal identifies two uses – residential apartments and unspecified commercial uses.
- Attractive Central Plaza – The applicant’s concept plans illustrate a “communal green area”, and pavilion area located between the residential component and a detached commercial component. There is a plaza area designated between the two commercial units facing Celebrate Life Parkway, but the plaza is not central to the overall development area.
- Pedestrian-Friendly Building Design – Concept renderings provided in the application seem to support that this element has been met.
- Appropriately Scaled Height – The site is located within the I-85 Building Height Overlay which would allow any non-residential development to build up to a maximum height of 85 feet.
- Distinctive – The elevation and renderings that have been provided are more in alignment with other projects approved by the City and they have incorporated existing design elements in the City of Newnan as a part of this proposed project.
- Sign Package – Proposed sign package meets City standards.

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

7. **Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?** The Future Land Use map also shows the property as mixed use and business/office.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN SHOW THE PROPERTY AS A USE CONSISTENT WITH MIXED USE DEVELOPMENT ✓

8. **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?**

Within the past five years, the City has approved 2,019 new multifamily developments (including townhouse developments), the majority of which are market rate rentals. The project that is being proposed would fall into the market rate category. The City is currently navigating various zoning processes that involve multifamily development, including the proposed zoning actions in front of the Planning Commission on July 19, 2022, that, if approved, would add 463 additional multifamily units.

The site is limited by natural features, topography and floodplain that restrict development. The applicants have worked with staff to address concerns during the concept stages and have developed a proposal that reflects a reasonable balance.

Staff Assessment – THE PROPOSED PROJECT DOES REFLECT A REASONABLE BALANCE, THE QUESTION IS WHETHER THIS IS AN APPROPRIATE LOCATION FOR THE TYPE OF MULTIFAMILY DEVELOPMENT BEING PROPOSED ✓

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **6 of the 8 standards**.

REVIEW STANDARDS FOR MXD REZONING

1. Conformity with the intent and purpose of the MXD District.
2. Conformity with the Comprehensive Plan.
3. Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding developments as shown on the Future Land Use Plan.
4. Quality of architectural, landscaping and site design.
5. Preservation of natural features.
6. Provision and type of open space and the provision of other amenities designed to benefit the general public.
7. Adequacy of utilities and other public works.

The proposed project demonstrates overall conformity with these review standards.

PLANNING COMMISSION RECOMMENDATION

On July 19, 2022, the Planning Commission held a public hearing pertaining to this rezoning petition. There were no opponents to the rezoning petition from the public who came forward during the public hearing. At the conclusion of the public hearing, the Planning Commission voted to forward a recommendation of denial on the rezoning petition to City Council, by a vote of 3-2.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Should the Mayor and City Council vote to approve this request, Staff would recommend the following condition be considered:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- The project shall not exceed 294 residential units, nor will the building height exceed 4 stories.

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
 Community Impact Assessment
 Traffic Study

The NRP Group
30.02 ± acres, located on Celebrate Life Parkway
Land Lots 44 and 53, 5th Land District, Coweta
County, Georgia
Tax parcels
086 5044 002 and a portion of 086 5053 002

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED ON CELEBRATE LIFE PARKWAY CONTAINING 30.02± ACRES IN
LAND LOTS 44 AND 53, OF THE FIFTH LAND DISTRICT, IN THE CITY OF
NEWNAN, GEORGIA**

WHEREAS, the owner has filed an application for rezoning of the property described on Exhibit "A" attached hereto and by reference made a part hereof from the City of Newnan Classification CCS (Community Shopping Center District, and Residential Multiple Family Dwelling District-High Density (RMH) to MXD (Mixed Use Development District); 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 23rd day of August, 2022, and

WHEREAS, after the above-referenced public hearing, the City Council has annexed the property and has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

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 the property described on Exhibit "A" attached hereto and by reference made a part hereof containing 30.02± acres be rezoned as MXD (Mixed Use Development District) subject to the conditions which follow.

1. The project shall be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as

provided as a part of the application. The architectural details shall be as shown on Exhibit "B" attached hereto.

2. The density of the multi-family development shall not exceed 294 units and shall not exceed four stories in height.

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

Section III. 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:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Raymond F. DuBose, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

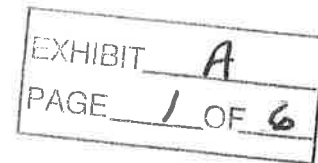
Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

TAX MAP PARCELS "TRACT 1"
APORTION OF 086 5053 002

Parcel 086 5044 002



All that tract or parcel of land lying and being in Land Lots 44 and 53 of the 5th Land District, of Coweta County, Georgia and being more particularly described as follows:

Commencing at the intersection of the Southerly Right of way of Bullsboro Drive (aka GA HWY 34) and the Westerly Right of Way of Celebrate Life Parkway (PB 91, PG 339) thence along said Westerly Right of Way South $01^{\circ}20'16''$ East 360.00 feet to a point; thence, South $88^{\circ}43'16''$ West, 10.00 Feet to a point; thence, South $12^{\circ}17'53''$ West, 81.88 feet to a point; thence, 23.35 feet along the arc of a curve deflecting to the left, having a radius of 202.00 feet and a chord bearing and distance of South $28^{\circ}56'42''$ East, 23.34 to a point; thence South $42^{\circ}35'12''$ East, 19.76 feet to a point; thence, 118.85 feet along the arc of a curve, deflecting to the left, having a radius of 415.67 and a chord bearing and distance of South $14^{\circ}09'05''$ West, 118.45 feet to a point; thence, 73.52 feet along the arc of a curve, deflecting to the left, having a radius of 415.67 feet and a chord bearing and distance of South $00^{\circ}53'36''$ West, 73.42 feet to a point; thence, South $04^{\circ}10'25''$ East 41.02 feet to a point; thence, 105.41 feet along the arc of a curve, deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South $03^{\circ}48'27''$ West, 105.07 feet to a point; thence, 8.49 feet along the arc of a curve deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South $12^{\circ}25'53''$ West, 8.49 to a point; thence, 14.56 feet along the arc of a curve, deflecting to the right, having a radius of 378.38 feet and a chord bearing and distance of South $14^{\circ}10'36''$ East, 14.56 feet to a point; thence, South $15^{\circ}16'45''$ West, 578.49 feet to a point; thence, South $15^{\circ}54'13''$ West, 224.34 feet to a $\frac{1}{2}$ inch rebar marking the point of beginning.

Leaving said Point of beginning and continuing along said Right of way South $15^{\circ}53'47''$ West, 83.65 feet to a point; thence 124.75 feet along the arc of a curve, deflecting to the left, having a radius of 64.00 feet and a chord bearing and distance of South $21^{\circ}10'11''$ West, 105.92 to a point; thence, 229.82 feet along the arc of a curve, deflecting to the right, having a radius of 2790.00 feet and a chord bearing and distance of South $20^{\circ}24'28''$ West, 229.76 feet to a point; thence, South $22^{\circ}46'04''$ West, 259.11 feet to a point; thence, South $22^{\circ}46'04''$ West, 89.70 feet to a point; thence, 187.63 feet along the arc of a curve, deflecting to the left, having a radius of 685.00 feet and a chord bearing and distance of South $14^{\circ}55'15''$ West, 187.04 feet to a point; thence, South $07^{\circ}04'25''$ West, 191.48 feet to a point; thence, South $07^{\circ}04'25''$ West, 167.60 feet to a point; thence, leaving said Right of Way and running North $82^{\circ}55'35''$ West, 50.50 feet to a point; thence, South $07^{\circ}04'25''$ West, 11.91 feet to a point; thence, 48.32 feet along the arc of a curve, deflecting to the right, having a radius of 37.82 feet and a chord bearing and distance of South $31^{\circ}42'35''$ East, 45.10 feet to a point; thence, South $04^{\circ}53'30''$ West, 46.27 feet to a point; thence, 151.49 feet along the arc of a curve, deflecting to the right, having a radius of 200.14 feet and

a chord bearing and distance of South 26°34'32" West, 147.90 feet to a point; thence, 14.84 feet along the arc of a curve, deflecting to the right, having a radius of 20.00 feet and a chord bearing and distance of South 69°30'43" West, 14.50 feet to a point; thence, 378.27 feet along the arc of a curve, deflecting to the left, having a radius of 1755.99 feet and a chord bearing and distance of South 84°35'35" West, 377.54 feet to a point; thence, 53.09 feet along the arc of a curve, deflecting to the right, having a radius of 100.00 feet and a chord bearing and distance of North 86°22'09" West, 52.47 feet to a point; thence, 148.18 feet along the arc of a curve, deflecting to the left, having a radius of 73.76 feet and a chord bearing and distance of South 51°17'10" West, 124.49 feet to a point; thence, South 06°16'04" East, 65.00 feet to a ½" rebar found; thence, 74.17 feet along the arc of a curve, deflecting to the right, having a radius of 243.88 and a chord bearing and distance of South 02°26'41" West, 73.88 feet to a ½" rebar disturbed; thence, South 11°09'25" West, 181.00 feet to a point; thence, 28.96 feet along the arc of a curve, deflecting to the right, having a radius of 31.62 feet and a chord bearing a distance of South 37°23'42" West, 27.96 feet to a point; thence, South 63°37'59" West, 42.91 feet to a point; thence, 136.80 feet along the arc of a curve, deflecting to the right, having a radius of 78.95 feet, and a chord bearing and distance of North 66°43'28" West, 120.32 feet to a point; thence, North 89°16'03" West, 8.38 feet to a point; thence, North 00°43'57" East, 553.77 feet to a point; thence, North 00°43'57" East, 205.58 feet to a point; thence, North 00°43'57" East, 619.42 to a 5/8" rebar found; thence, North 28°48'37" East, 90.43 to a point; thence, North 28°55'15" East, 242.03 feet to a 5/8" rebar found; thence, South 62°58'04" East, 413.27 feet to a 5/8" rebar found; thence, North 29°34'40" East, 384.88 feet to a ¾" rebar found; thence, North 49°42'51" West, 274.97 feet to a 5/8" rebar found; thence, South 82°11'13" East 690.83 feet back to the original Point of Beginning.

Said Parcel having an area of 1,307,671 square feet, 30.02 acres more or less. As shown on an ALTA/NSPS Land Title Survey prepared by Land Engineering, Inc. dated January 21, 2022 and revised February 28, 2022.

ALTA/NSPS LAND TITLE SURVEY

Celebrate Life Parkway

LAND LOTS 53 & 44, 5th DISTRICT,
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

[illegible][illegible]

ZONING NOTE:

CITY OF ALABAMA
R1 (RESIDENTIAL, SINGLE-FAMILY, HIGH-
DENSITY) ZONING DISTRICT, 1000
CON (GENERAL COMMERCIAL)

LOCAL ZONING ORDINANCES

FRONT

MULTIFAMILY
MAJOR ST 100' MIN
OTHER ST 50' MIN

MAJOR ST 30' MIN
OTHER ST 15' MIN
WORLDWIDE GARAGE 10' MIN

SIDE

MULTIFAMILY 12'
OTHER 10'

REAR

URBAN 10' MIN OR 5'
MULTIFAMILY 40'
OTHER 20'

ACCESS NOTE:

1. 1/4 ACRES
2. 1/4 ACRES
3. 1/4 ACRES
4. 1/4 ACRES
5. 1/4 ACRES
6. 1/4 ACRES
7. 1/4 ACRES
8. 1/4 ACRES
9. 1/4 ACRES
10. 1/4 ACRES
11. 1/4 ACRES
12. 1/4 ACRES
13. 1/4 ACRES
14. 1/4 ACRES
15. 1/4 ACRES
16. 1/4 ACRES
17. 1/4 ACRES
18. 1/4 ACRES
19. 1/4 ACRES
20. 1/4 ACRES
21. 1/4 ACRES
22. 1/4 ACRES
23. 1/4 ACRES
24. 1/4 ACRES
25. 1/4 ACRES
26. 1/4 ACRES
27. 1/4 ACRES
28. 1/4 ACRES
29. 1/4 ACRES
30. 1/4 ACRES
31. 1/4 ACRES
32. 1/4 ACRES
33. 1/4 ACRES
34. 1/4 ACRES
35. 1/4 ACRES
36. 1/4 ACRES
37. 1/4 ACRES
38. 1/4 ACRES
39. 1/4 ACRES
40. 1/4 ACRES
41. 1/4 ACRES
42. 1/4 ACRES
43. 1/4 ACRES
44. 1/4 ACRES
45. 1/4 ACRES
46. 1/4 ACRES
47. 1/4 ACRES
48. 1/4 ACRES
49. 1/4 ACRES
50. 1/4 ACRES
51. 1/4 ACRES
52. 1/4 ACRES
53. 1/4 ACRES
54. 1/4 ACRES
55. 1/4 ACRES
56. 1/4 ACRES
57. 1/4 ACRES
58. 1/4 ACRES
59. 1/4 ACRES
60. 1/4 ACRES
61. 1/4 ACRES
62. 1/4 ACRES
63. 1/4 ACRES
64. 1/4 ACRES
65. 1/4 ACRES
66. 1/4 ACRES
67. 1/4 ACRES
68. 1/4 ACRES
69. 1/4 ACRES
70. 1/4 ACRES
71. 1/4 ACRES
72. 1/4 ACRES
73. 1/4 ACRES
74. 1/4 ACRES
75. 1/4 ACRES
76. 1/4 ACRES
77. 1/4 ACRES
78. 1/4 ACRES
79. 1/4 ACRES
80. 1/4 ACRES
81. 1/4 ACRES
82. 1/4 ACRES
83. 1/4 ACRES
84. 1/4 ACRES
85. 1/4 ACRES
86. 1/4 ACRES
87. 1/4 ACRES
88. 1/4 ACRES
89. 1/4 ACRES
90. 1/4 ACRES
91. 1/4 ACRES
92. 1/4 ACRES
93. 1/4 ACRES
94. 1/4 ACRES
95. 1/4 ACRES
96. 1/4 ACRES
97. 1/4 ACRES
98. 1/4 ACRES
99. 1/4 ACRES
100. 1/4 ACRES
101. 1/4 ACRES
102. 1/4 ACRES
103. 1/4 ACRES
104. 1/4 ACRES
105. 1/4 ACRES
106. 1/4 ACRES
107. 1/4 ACRES
108. 1/4 ACRES
109. 1/4 ACRES
110. 1/4 ACRES
111. 1/4 ACRES
112. 1/4 ACRES
113. 1/4 ACRES
114. 1/4 ACRES
115. 1/4 ACRES
116. 1/4 ACRES
117. 1/4 ACRES
118. 1/4 ACRES
119. 1/4 ACRES
120. 1/4 ACRES
121. 1/4 ACRES
122. 1/4 ACRES
123. 1/4 ACRES
124. 1/4 ACRES
125. 1/4 ACRES
126. 1/4 ACRES
127. 1/4 ACRES
128. 1/4 ACRES
129. 1/4 ACRES
130. 1/4 ACRES
131. 1/4 ACRES
132. 1/4 ACRES
133. 1/4 ACRES
134. 1/4 ACRES
135. 1/4 ACRES
136. 1/4 ACRES
137. 1/4 ACRES
138. 1/4 ACRES
139. 1/4 ACRES
140. 1/4 ACRES
141. 1/4 ACRES
142. 1/4 ACRES
143. 1/4 ACRES
144. 1/4 ACRES
145. 1/4 ACRES
146. 1/4 ACRES
147. 1/4 ACRES
148. 1/4 ACRES
149. 1/4 ACRES
150. 1/4 ACRES
151. 1/4 ACRES
152. 1/4 ACRES
153. 1/4 ACRES
154. 1/4 ACRES
155. 1/4 ACRES
156. 1/4 ACRES
157. 1/4 ACRES
158. 1/4 ACRES
159. 1/4 ACRES
160. 1/4 ACRES
161. 1/4 ACRES
162. 1/4 ACRES
163. 1/4 ACRES
164. 1/4 ACRES
165. 1/4 ACRES
166. 1/4 ACRES
167. 1/4 ACRES
168. 1/4 ACRES
169. 1/4 ACRES
170. 1/4 ACRES
171. 1/4 ACRES
172. 1/4 ACRES
173. 1/4 ACRES
174. 1/4 ACRES
175. 1/4 ACRES
176. 1/4 ACRES
177. 1/4 ACRES
178. 1/4 ACRES
179. 1/4 ACRES
180. 1/4 ACRES
181. 1/4 ACRES
182. 1/4 ACRES
183. 1/4 ACRES
184. 1/4 ACRES
185. 1/4 ACRES
186. 1/4 ACRES
187. 1/4 ACRES
188. 1/4 ACRES
189. 1/4 ACRES
190. 1/4 ACRES
191. 1/4 ACRES
192. 1/4 ACRES
193. 1/4 ACRES
194. 1/4 ACRES
195. 1/4 ACRES
196. 1/4 ACRES
197. 1/4 ACRES
198. 1/4 ACRES
199. 1/4 ACRES
200. 1/4 ACRES
201. 1/4 ACRES
202. 1/4 ACRES
203. 1/4 ACRES
204. 1/4 ACRES
205. 1/4 ACRES
206. 1/4 ACRES
207. 1/4 ACRES
208. 1/4 ACRES
209. 1/4 ACRES
210. 1/4 ACRES
211. 1/4 ACRES
212. 1/4 ACRES
213. 1/4 ACRES
214. 1/4 ACRES
215. 1/4 ACRES
216. 1/4 ACRES
217. 1/4 ACRES
218. 1/4 ACRES
219. 1/4 ACRES
220. 1/4 ACRES
221. 1/4 ACRES
222. 1/4 ACRES
223. 1/4 ACRES
224. 1/4 ACRES
225. 1/4 ACRES
226. 1/4 ACRES
227. 1/4 ACRES
228. 1/4 ACRES
229. 1/4 ACRES
230. 1/4 ACRES
231. 1/4 ACRES
232. 1/4 ACRES
233. 1/4 ACRES
234. 1/4 ACRES
235. 1/4 ACRES
236. 1/4 ACRES
237. 1/4 ACRES
238. 1/4 ACRES
239. 1/4 ACRES
240. 1/4 ACRES
241. 1/4 ACRES
242. 1/4 ACRES
243. 1/4 ACRES
244. 1/4 ACRES
245. 1/4 ACRES
246. 1/4 ACRES
247. 1/4 ACRES
248. 1/4 ACRES
249. 1/4 ACRES
250. 1/4 ACRES
251. 1/4 ACRES
252. 1/4 ACRES
253. 1/4 ACRES
254. 1/4 ACRES
255. 1/4 ACRES
256. 1/4 ACRES
257. 1/4 ACRES
258. 1/4 ACRES
259. 1/4 ACRES
260. 1/4 ACRES
261. 1/4 ACRES
262. 1/4 ACRES
263. 1/4 ACRES
264. 1/4 ACRES
265. 1/4 ACRES
266. 1/4 ACRES
267. 1/4 ACRES
268. 1/4 ACRES
269. 1/4 ACRES
270. 1/4 ACRES
271. 1/4 ACRES
272. 1/4 ACRES
273. 1/4 ACRES
274. 1/4 ACRES
275. 1/4 ACRES
276. 1/4 ACRES
277. 1/4 ACRES
278. 1/4 ACRES
279. 1/4 ACRES
280. 1/4 ACRES
281. 1/4 ACRES
282. 1/4 ACRES
283. 1/4 ACRES
284. 1/4 ACRES
285. 1/4 ACRES
286. 1/4 ACRES
287. 1/4 ACRES
288. 1/4 ACRES
289. 1/4 ACRES
290. 1/4 ACRES
291. 1/4 ACRES
292. 1/4 ACRES
293. 1/4 ACRES
294. 1/4 ACRES
295. 1/4 ACRES
296. 1/4 ACRES
297. 1/4 ACRES
298. 1/4 ACRES
299. 1/4 ACRES
300. 1/4 ACRES
301. 1/4 ACRES
302. 1/4 ACRES
303. 1/4 ACRES
304. 1/4 ACRES
305. 1/4 ACRES
306. 1/4 ACRES
307. 1/4 ACRES
308. 1/4 ACRES
309. 1/4 ACRES
310. 1/4 ACRES
311. 1/4 ACRES
312. 1/4 ACRES
313. 1/4 ACRES
314. 1/4 ACRES
315. 1/4 ACRES
316. 1/4 ACRES
317. 1/4 ACRES
318. 1/4 ACRES
319. 1/4 ACRES
320. 1/4 ACRES
321. 1/4 ACRES
322. 1/4 ACRES
323. 1/4 ACRES
324. 1/4 ACRES
325. 1/4 ACRES
326. 1/4 ACRES
327. 1/4 ACRES
328. 1/4 ACRES
329. 1/4 ACRES
330. 1/4 ACRES
331. 1/4 ACRES
332. 1/4 AC

CON. ZONING & MAPS
FINDST. MAPS 451708
\$225.00
IND. 25.60
\$250.00
\$250.00
\$250.00

CON. ZONING & MAPS
FINDST. MAPS 251455
\$225.00
IND. 25.60
\$250.00
\$250.00
\$250.00

NOTES: 1. NO INDIANAPOLIS CITY PWD.
2. MAPS 1 & 2 INDIANAPOLIS CITY PWD.

ENCLOSURE NOTE

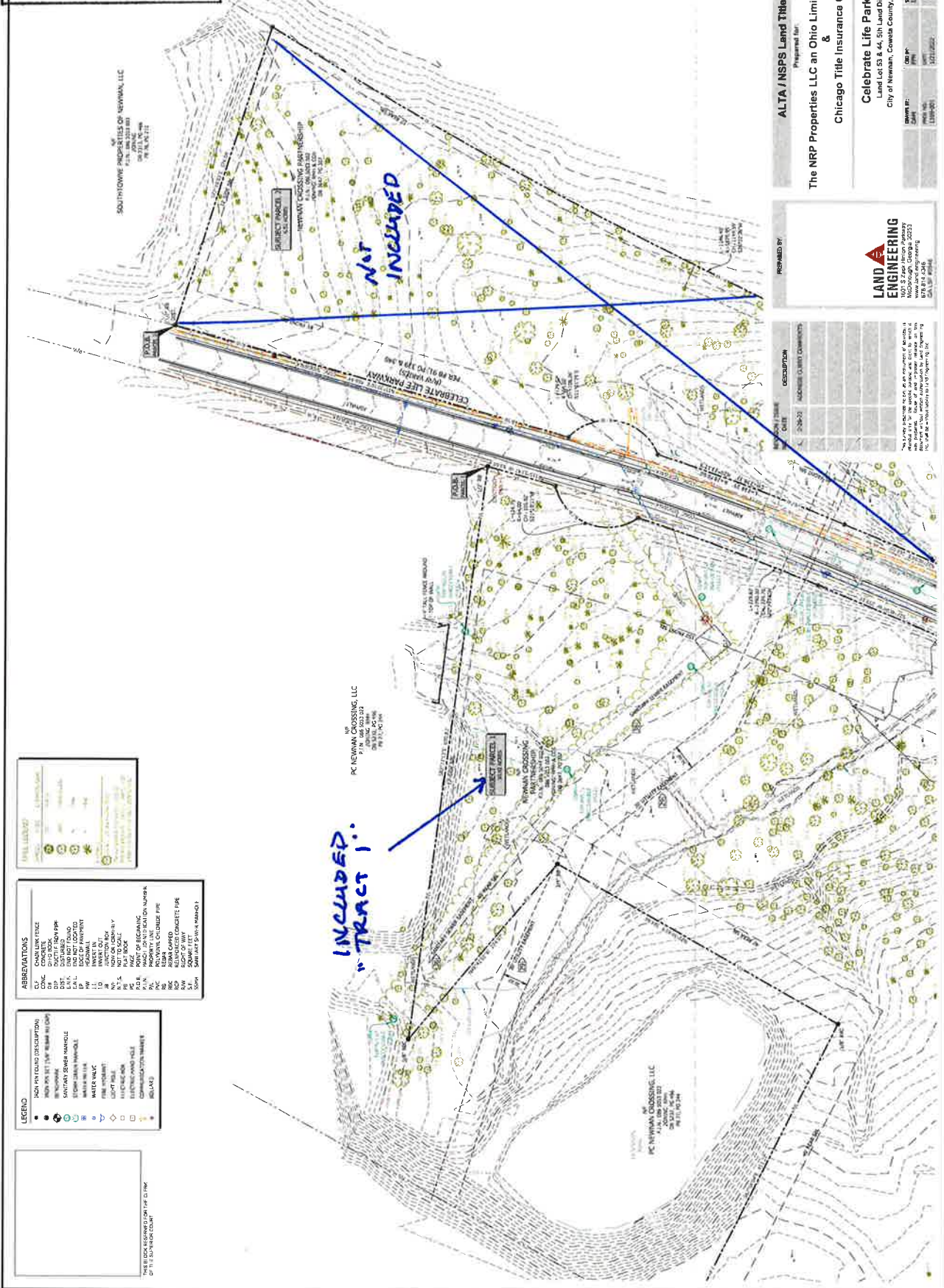
[illegible][illegible]

PREPARED BY:

LAND ENGINEERING

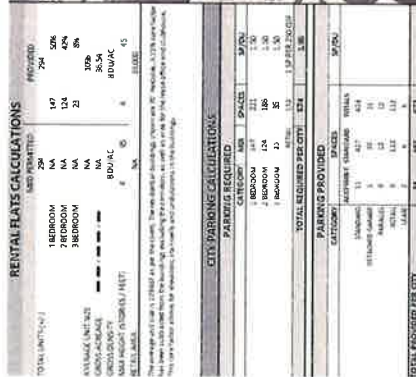
1501 S. Zask Inman Parkway
McDonough, Georgia, 30253
www.land-engineering.com
678 534 4346
CALL US NOW

ALTA / NSPS Land Title Survey
Prepared For:
The NRP Properties LLC an Ohio Limited Liability Company;
Chicago Title Insurance Company
Celebrate Life Parkway
Land Lot 53 & 54, 5th and District,
City of Newman, Cowas County, Georgia





171



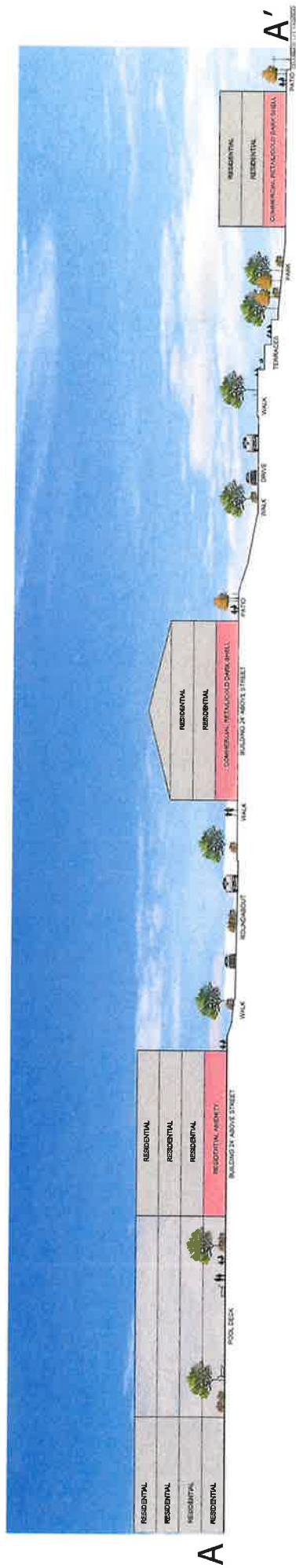


EXHIBIT B
PAGE 2 OF 5



NEWNAN CELEBRATION LANE NEWNAN, GEORGIA Illustrative Site Sections

FOR ILLUSTRATIVE PURPOSES ONLY









06/02/22

After reviewing NRP Group revising of their rezoning request, the revising would still fall within the parameters of the first request.

Reference: Celebrate Life Parkway - apartment complex and commercial space

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 828 calls in a two year period for this development.

In addition to 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.

Due to the additional calls for service and the increased density to the area it is believed that a minimum of one additional police officer will be needed to manage the impact of this development.

Thanks,

Brent Blankenship

Chief of Police

Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

June 13, 2022

Tracy Dunnavant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Rezoning Request Celebrate Life Parkway

Ms. Dunnavant,

We have reviewed the rezoning request referenced above and offer the following comments based on the information provided:

This application requests rezoning of 30 acres from Coweta County into the City of Newnan. If approved, this request would change the current zoning from commercial use to a higher density residential zoning. The proposed plan indicates a 293 unit multi-family development. Additionally, in our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the higher density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

What is the construction schedule for the project?
What is the proposed build-out timeline
Will the project be built in phases?
Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County Schools
(770)254-2750 x203
ronnie.cheek@cowetaschools.net

cc: Vince Bass

Coweta Committed to Student Success



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

February 4, 2022

Reference: Community impact for proposed development on Celebrate Life Parkway apartment complex and commercial space

Tracy,

I have reviewed the call history that compare to the proposed development. The estimate is an increase of 202 calls in a two-year period.

Not only would it be an impact on Newnan Station 4's call volume, it would also be an increase in population and traffic, thus potentially decreasing response times in other service areas.

We do currently have the resources to service the project. However, it will have impact and the department would need one new firefighter over the next two years to maintain proper service throughout the city.

Sincerely,

Stephen Brown
Fire Chief



January 19, 2022

Ramona Booker
Resource Coordinator/Permit Expeditor
48 Atlanta St SE
Marietta, GA 30060

RE: 300 Unit Multi-Family Apartment in Newnan, GA, Parcel #086 5053 002

Ms. Novak,

I am writing per your request to confirm that Newnan Utilities will be the 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 086 5053 002
- 30 Acres
- Attached concept plan

1. 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 of sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - 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.

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

2. Water:

- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of 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. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar". The signature is fluid and cursive, with the first name "Scott" and last name "Tolar" clearly distinguishable.

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



The City of Newnan, Georgia

Office of the City Engineer

July 12, 2022

City Engineer Review

REZONING REQUEST

Proposed Multi-Use Development
Parcel 086 5035 002
30.00 Acres
Celebrate Life Parkway

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.

Transportation:

1. Existing sidewalk adjacent to the parcel proposed for development along Celebrate Life Parkway shall be inspected prior to any issuance of a Certificate of Occupancy for ADA compliance, and any repairs or maintenance needs identified shall be made a part of this project. A minimum width of 5 foot sidewalks shall be provided throughout the proposed development, around the perimeter of the buildings, along both sides of all streets, interconnecting buildings, and shall connect to the sidewalks in the Right of Way for Celebrate Life Parkway.
2. Traffic impact study submitted, and accepted. Mitigation shall be proposed for any negative impact to the level of service (LOS) at the studied intersections. Dedicated right

turn lanes at each location proposed for driveway connection to Celebrate Life Parkway shall be provided and designed in accordance with design standards for the Georgia Department of Transportation (GDOT). Pavement markings shall be designed in accordance with the GDOT and the Manual on Uniform Traffic Control Devices (MUTCD).

3. The developer shall maintain existing street lighting along Celebrate Life Parkway, adjacent to the parcel, in style with existing.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering

**TRAFFIC IMPACT STUDY
FOR
PROPOSED MULTI-USE DEVELOPMENT AT
CELEBRATE LIFE PARKWAY,
CITY OF NEWNAN, GEORGIA**



Prepared for:

***PEC Planners and Engineers Collaborative
350 Research Court, Peachtree Corners, GA 30092
Cobb Office: 48 Atlanta Street SE, Marietta, GA 30060***

Prepared By:



A&R Engineering Inc.

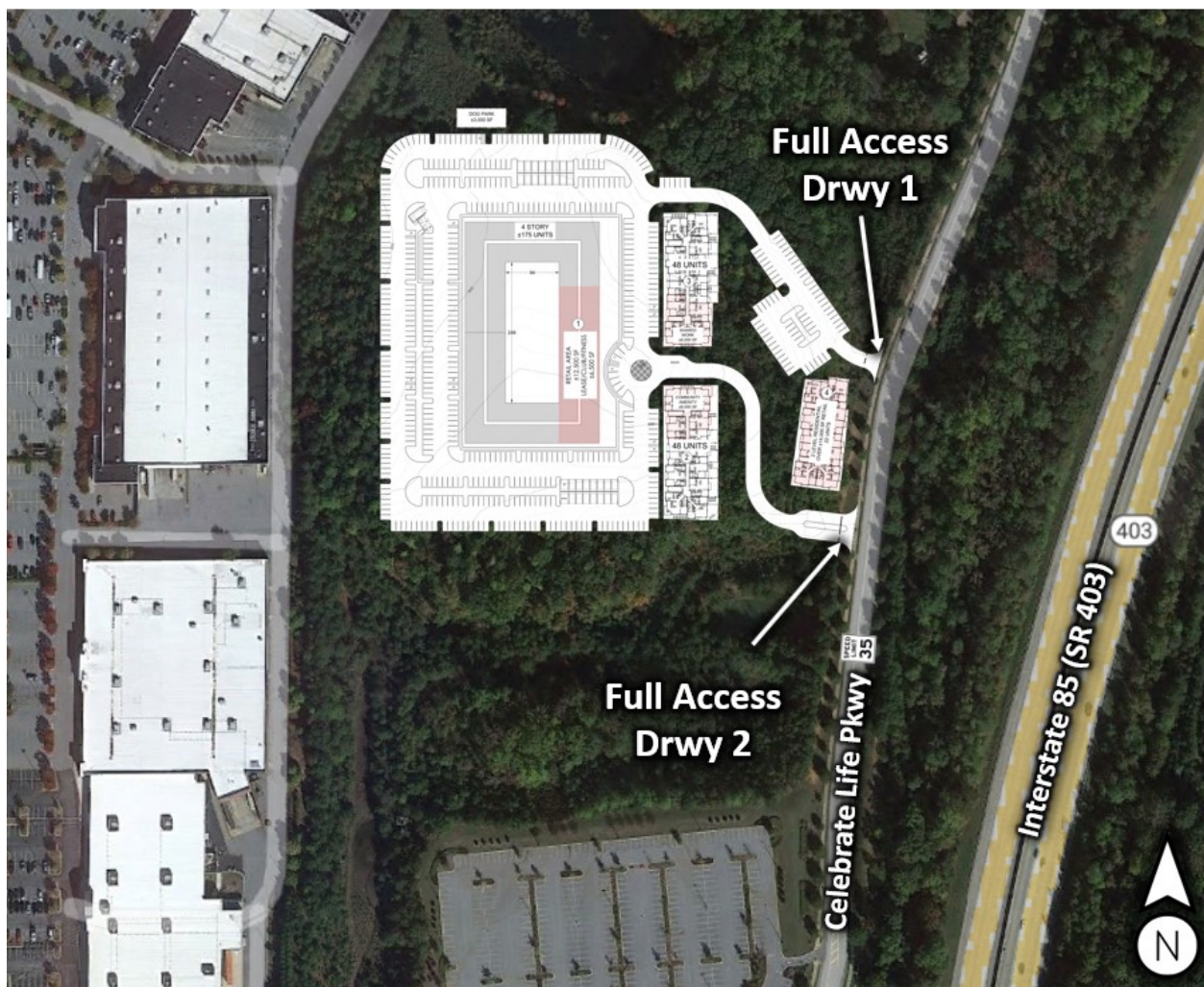
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areneg.com

June 17, 2022
A & R Project # 21-221

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact due to the proposed multi-use development, which will be located along Celebrate Life Parkway in the City of Newnan, Georgia. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development. The proposed multi-use development will consist of:

- Multifamily Housing (Mid-Rise): 175 Units
- Multifamily Housing (Low-Rise): 96 Units
- Low-Rise Residential with Ground-Floor Commercial - GFA (1-25k) – 22 Units
- Retail: 26,500 sf



The development proposes access at the following locations:

- Site Driveway 1: Proposed northern full access driveway on Celebrate Life Parkway
- Site Driveway 2: Proposed southern full access driveway on Celebrate Life Parkway

The AM and PM peak hours have been analyzed in this study. In addition to the site access points, this study includes the evaluation of traffic operations at the intersections of:

- Celebrate Life Parkway at SR 34 (Bullsboro Drive)
- Celebrity Life Parkway at Access Drive / Driveway
- Celebrate Life Parkway at Parkway North

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

The purpose of this study is to determine the traffic impact due to the proposed mixed-use development which will be located along Celebrate Life Parkway, in City of Newnan, Georgia. The proposed residential development will consist of:

- Multifamily Housing (Mid-Rise): 175 Units
- Multifamily Housing (Low-Rise): 96 Units
- Low-Rise Residential with Ground-Floor Commercial - GFA (1-25k) – 22 Units
- Retail: 26,500 sf

The development proposes access at the following locations:

- Site Driveway 1: Proposed Northern Full Access driveway on Celebrate Life Parkway
- Site Driveway 2: Proposed Southern Full Access driveway on Celebrate Life Parkway

Existing and future operations after completion of the project were analyzed at the intersections of:

- Celebrate Life Parkway at SR 34 (Bullsboro Drive)
- Celebrate Life Parkway at Access Drive / Driveway
- Celebrate Life Parkway at Parkway North
- Celebrate Life Parkway at Site Driveway 1 (North)
- Celebrate Life Parkway at Site Driveway 2 (South)

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, the differences between “No-Build” and “Build” accounts for increases in traffic due to the addition of the proposed project. The results of future traffic operations analysis indicate that the signalized intersection of SR 34 (Bullsboro Drive) at Celebrate Life Parkway will be operating at an overall level of service “E” or better in both the AM and PM peak hours. The unsignalized intersection approaches will be operating at a level of service “C” or better in both the AM and PM peak hours. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendation

The following improvements are recommended at the proposed full access site driveway intersections:

Site Driveway 1: Full Access Northern Driveway on Celebrate Life Parkway

- One entering and one exiting lane
- Stop-sign controlled on the driveway approach with Celebrate Life Parkway remaining free flow.
- Deceleration lane for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full Access Southern Driveway on Celebrate Life Parkway

- One entering and one exiting lane
- Stop-sign controlled on the driveway approach with Celebrate Life Parkway remaining free flow.
- Deceleration lane for entering traffic.
- Provide adequate sight distance per AASHTO standards.

5/17/2022

Re: **Zoning Site Constraints Report**
Celebrate Life Parkway Rezoning (+/-38.7 acres)
PEC+ Project No. 21029.00A

Dear Community Development officials,

On behalf of The NRP Group we are respectfully requesting the Newnan County Mayor and Council, Planning Commission and Planning Staff support and approve our rezoning request for a Class A Multi-Family Mixed-Use development located along Celebrate Life Parkway. As a part of the rezoning application, the applicant desires to rezone the subject property from CCS (Commercial Shopping Center District) to MXD (Mixed-Use). The proposed development covers the requirements and standards of a mixed-use development district within the City Code of Ordinances through creating a residential use in conjunction with commercial activities without putting a strain on existing infrastructure.

The subject development is currently a ±38.7-acre vacant and undeveloped piece of property off Celebrate Life Parkway with existing commercial development to the west and hospital to the south, with residential multi-family units to the north. Though the site is sizeable, the property is greatly constrained (as detailed below) allowing approximately 11 acres of truly developable land. The developable area has minimal street frontage along Celebrate Life Parkway and must be terraced approximately thirty feet (30') higher than the average elevation of Celebrate Life Parkway due to topography.

The design and concept of the proposed development is best situated for the site effectively making use of the developable area, leaving the nearly two-thirds in a natural state (See Exhibit A). Our current program includes approximately 300 Class-A four-story (with interior elevator) multifamily units, with approximately 10,000sf of street facing commercial space primarily catered for medical office space. Through engaging numerous office and retail brokers, street facing presence is critical to ensure a viable end-product to benefit the City in a positive manner. Commercial presence interior to our site was not recommended due to the tremendous grade change, though we intend to provide communal co-working commercial space open to the public.

As outlined below, our site is greatly constrained reducing allowable developments. These site constraints exist in the form of the topography of the site, communal water detention bodies, visibility from the roadway and the existing ecological conditions – all of which were considered in designing our current program. We believe these constraints limit commercial uses and/or office uses as alternate developments; thusly making the proposed program most viable. Our site constraints are detailed below to provide greater detail on the challenges with this site and why our program should be accepted as the best use moving forward.

Topography & Water Bodies (See Exhibit B)

- The northern third of the property has a stream running through it which essentially cuts off this portion of the site from possible development. The required stream buffers and property line setbacks from the residential development to the north limits land development and would largely create an outparcel without any connection to the overall site.
- The topography of the site also forces any development to be situated centrally as the site becomes steeper to the northeastern near the stream, and to the south. Based on the current site design, it is already anticipated that earthwork will require approximately 3,233 cubic yards of cut. Additionally, a 200-foot long and 16-foot high concrete retaining wall will be needed along the rear property line to keep geogrid out of the setbacks.
- During a site visit, rock was seen above grade and a preliminary geotechnical report has also confirmed the presence of rock in the same location approximately 13 feet below existing grade. From these findings, it is anticipated the rock will be found in other areas within the site; therefore, blasting will be required. To

better protect the ecology and quality of the land, the current location of the proposed development will allow the site to be developed with minimal disturbance.

- The proposed development will also not cause any disturbance to the stream or existing water bodies.

Detention Pond & Drainage Easement (See Exhibit C)

- The lower third of the site is dedicated as a drainage easement and two detention ponds.
- Due to the topography in this area, runoff drains from the parking lot to the south and the commercial development to the west.
- As this portion of the property is in use for storm water management, it is not financially feasible, nor conducive for the area to be built upon without drastically impacting the neighboring properties.

Roadway Visibility (See Exhibit D)

- Celebrate Life Parkway is classified by GDOT as a local roadway with one lane running in either direction.
- The road is lined with sidewalks and street trees on both sides with the land steeply dropping away into the subject property.
- The development proposes $\pm 6,000$ square feet of commercial space with landscaping upon entering the site that will limit the visual impact of the residential portion of the development.
- The placement of the residential buildings allows limited visual impact to the scenic views of the parkway as the existing tree canopy and proposed landscaping will obscure them.

Tree Canopy & Shape (See Exhibit E)

- The ecology of the site is better protected through less invasive development and promotes aesthetic quality along Celebrate Life Parkway.
- With almost two-thirds of the land remaining in its natural state, mass grading is easily prevented and tree preservation is achieved.

Attached with this letter are the previously noted exhibits. Due to the irregular shape of the property, tree canopy, topography and the waterbodies, buildable space is limited. The viability of a larger commercial area is not conducive to this site as the use requires larger areas to be graded. Based on the noted constraints, the location, size and design of the mixed-use development takes advantage of these parameters and provides a product that will enhance the surrounding area and allow for balanced development (See Exhibit F). We would appreciate your support and approval of this project and look forward to speaking with you further on it.

Sincerely,

Planners and Engineers Collaborative, Inc.

A handwritten signature in blue ink, appearing to read "Hendrick", is written over a horizontal line.

EXHIBIT A



EXHIBIT B

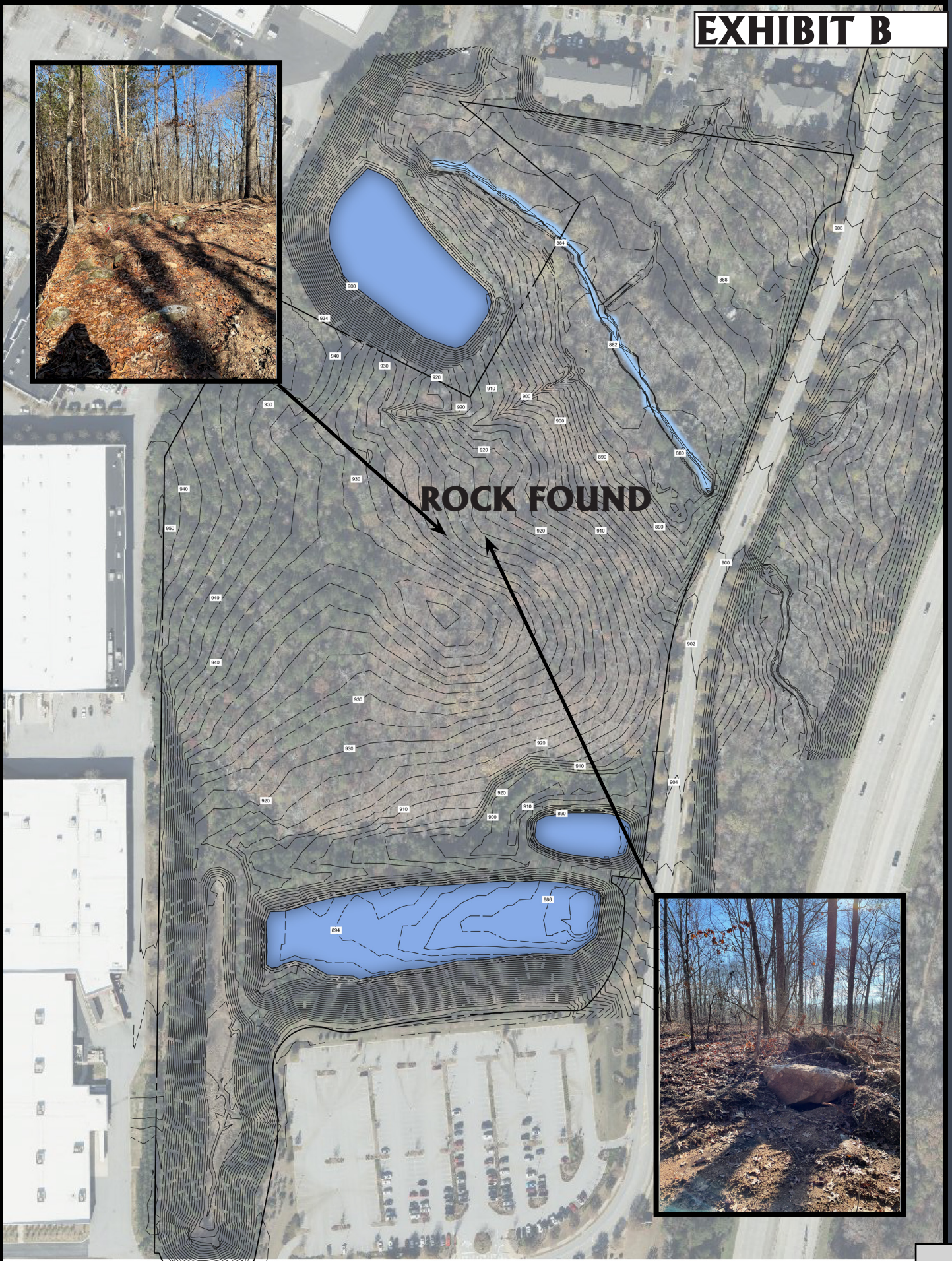


EXHIBIT C

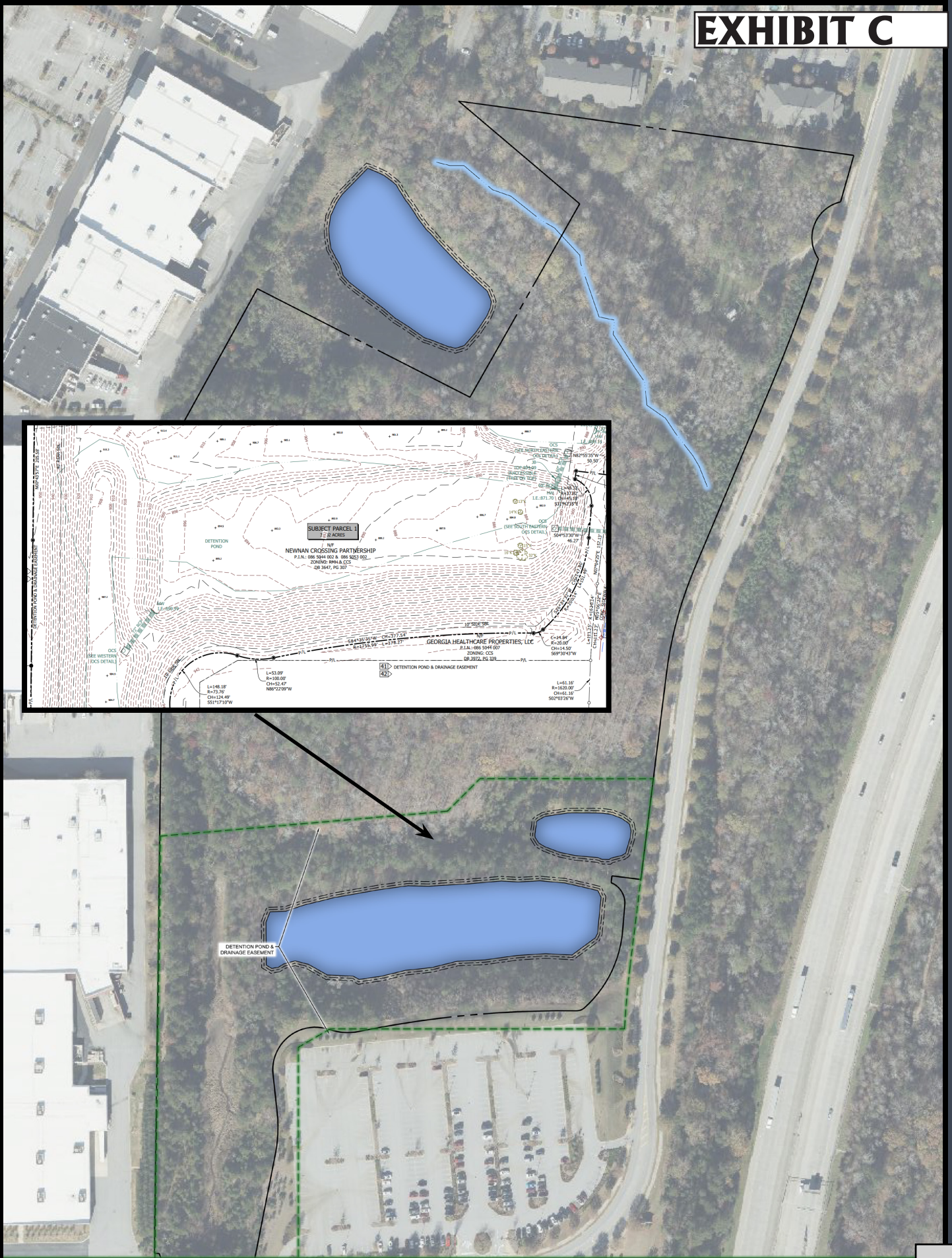


EXHIBIT D



NORTH STREET VIEW



SOUTH STREET VIEW

EXHIBIT E



CROSSING

EXHIBIT F



Chase Beasley
Vice President of Development
The NRP Group
May 5, 2022

Noell Consulting Group was recently hired by the NRP Group to evaluate your proposed project along Celebrate Life Parkway in Newnan, GA. This letter summarizes our findings regarding the supply and demand for the multifamily housing at the site, as well as our initial assessment of commercial land use as part of a mixed-use development at the site.

Multifamily Supply and Demand

The South Suburbs¹ of Atlanta have been undersupplied with rental housing since the recession of 2007-2009. This is evident in the region's dramatic decline in new multifamily construction activity, elevated rents, and declining vacancy rates.

- From 2003 to 2010, the South Suburbs captured 23% of all Class A metro Atlanta apartment absorption. Since 2010, this region has only captured 6% of metro apartment absorption, primarily due to a lack of supply. If the region had captured the same share of apartment units as it did pre-recession, this region would have an additional 9,754 units of Class A rental housing.
- This lack of supply in the region is evident in both vacancy rates and in rent growth. Since 2015, the region has had a vacancy rate that was lower than the metro on average (6.9% vs. 7.9% for the metro), and has seen rent growth higher than the metro (8.9% per year vs. 6.5% for the metro).
- Newnan specifically is undersupplied, with rent growth since 2015 comparable to the South Suburbs region, at 8.7% average annual rent growth. While overall vacancy rates in Newnan

¹ We define the South Suburbs as Carroll, Clayton, Coweta, Douglas, Fayette, Henry, Newton, and Rockdale counties as well as South Fulton County



are at 7.2% as of Q1 2022, this is due to several projects being in lease-up. Stabilized vacancy rates at just 3.8%, the lowest in 20 years.

These are three clear indicators that the region is undersupplied: a proven ability to absorb a much higher level of new construction than the region has over the last decade; vacancy rates lower than the rest of the metro market; and rent growth that has outpaced the market.

NCG's market analysis indicates that there is ample demand in the market for NRP's proposed project on Celebrate Life Parkway, even factoring in the known pipeline of competitive projects.

Commercial Frontage on Celebrate Life Parkway

In NCG's preliminary analysis, the location of NRP's Celebrate Life Parkway project is not a natural commercial location, especially within the context of a primarily multifamily mixed-use development. The primary concern for the site for commercial usage is its limited visibility and relatively low traffic counts, as well as the potential for better-located competition.

While traffic counts are not available for this stretch of Celebrate Life Parkway, 2022 traffic counts on Amlajack Boulevard and Herring Rd just north of Bullsboro Drive are just 6,260 AADT and 5,386 AADT, respectively. Celebrate Life Parkway likely has lower traffic counts since it is less developed, is not a major connector route, and its route is mirrored by the higher trafficked Newnan Crossing Bypass. Amlajack Blvd and Herring Rd are dominated by industrial uses.

By contrast, Bullsboro Dr has 48,958 AADT and Lower Fayetteville Road had 18,852. Bullsboro Dr is a major retail corridor, while Lower Fayetteville Road, McIntosh Parkway, and Newnan Crossing Bypass all have higher traffic counts than NRP's location, greater natural connectivity, and large amounts of developable land. The long-term viability of retail on these arterials should be stronger than at NRP's location, and the amount of developable land along them represents a significant concern for 3rd party leased commercial property on Celebrate Life Parkway.



NRP GROUP - NEWNAN, GA

MULTIFAMILY RENTAL MARKET ANALYSIS

Newnan Area Apartment Supply, 2022-2026

	2022	2023	2024	2025	2026	Total
--	------	------	------	------	------	-------

NOTES:

1. The numbers found beneath the year columns for each project indicate the percentage of the year the projects are expected to be in lease-up.
2. Projects that are currently under construction are designated in **GREEN**.
3. There are currently 363 units under construction in the Newnan area. There are an additional 628 units planned, bringing the total pipeline to 991 units not including the subject site
4. Based on the expected delivery of the subject site and the number of competitive projects in the market at that time, we project the project to average **15 units per month** through the life of its lease-up, 18 if a concession is offered. At that lease up pace, we anticipate stabilization **14 months**.

5 Year Pipeline						Total
<i>Halcyon Fo Newnan (Allen Development)</i>	0.50					94
<i>Alta Ashley (Wood Partners)</i>	0.75	0.25				269
<i>Ashley Park (Stan Thomas)</i>				1.00		278
<i>Poplar Place (Barry Companies)</i>					1.00	350

Total, Projects Known	1.3	0.3	0.0	1.0	1.0	991
Subject Site				0.50	1.00	271
Total Deliveries (in units)	94	269	271	350	278	1,262



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

March 7, 2022

HAND DELIVERY

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

RE: Application of The NRP Group to Amend the Zoning Ordinance
Approximately 38.70± Acres located at Celebrate Life Parkway, Newnan,
Georgia

Dear Ms. Dunnavant:

The NRP Group, 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 38.70 +/- acres to be rezoned from CGN, CCS and RMH to MXD.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for an MXD zoning as it is a prime location for a good transition between CTCA and RMH multi-family residential. The rezoning will allow for development of this property that has been undeveloped and will help in connecting the area by offering different residential and commercial components. The MXD zoning will be beneficial to the business owners and residents not only at The Property, but also the surrounding area. Further, the Future Land Use Map shows this property as an MXD designation.

As you will see on the attached conceptual plan, this unique zoning request allows the opportunity for multi-family residential, commercial and community park area for hosting events sponsored in conjunction with the City of Newnan and other organizations to have events on the lawn in this part of town. This will be a wonderful addition of opportunities for patients, families and staff at CTCA to enjoy as well.

Tracy Dunnavant, Planning Director
March 7, 2022
Page 2

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 Ms. amendment will facilitate the smart growth and development that is expected in the City of Newnan.

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

The NRP Group 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 NRP Group, as Applicant and myself as counsel for The NRP Group, 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 The NRP Group

MDG/kr
Enclosure(s)

cc: Mr. Chase Beasley



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 The NRP Group

Mailing Address 1389 Peachtree Street, NE, Atlanta, GA 30309

Telephone (770) 862-1573 Email: cbeasley@nrpgroup.com

Property Owner (Use back if multiple names) Newnan Crossing Partnership

Mailing Address _____ Telephone (770) 850-6121

Address/Location of Property Celebrate Life Parkway

Tax Parcel No.: 086 5053 002 and 086 5044 002 Land Lot 53 and 20

District/Section 5 Size of Property (Square Feet or Acres) 38.70± acres

Present Zoning Classification: CGN, CCS and RMH Proposed Zoning Classification: MXD

Present Land Use: undeveloped land

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 Subject Property is the perfect location for a MXD zoning with multi-family residential, and commercial components adjacent to I-85 on Celebrate Life Parkway. The Future Land Use Map designation is MXD.

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 adjoining properties have RMH and commercial zoning classifications, so this will be a transitional zoning in between the multi-family residential and the CTCA property.

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
☒	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

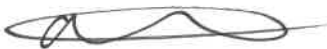
PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

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

1st day of MARCH, 2022

Signature of Applicant

Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE _____

RECEIVED BY Dean Smith

DATE OF FILING 3/7/22

FILING FEE RECEIVED \$1,467.50

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____



City of Newnan, Georgia
Attachment A
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:

Please see the attached plans, profiles, elevations, or other demonstrative materials presented with the application. The wooded portion between the proposed development and the RMH zoned property as shown on the conceptual plan submitted with the application shall remain undeveloped.

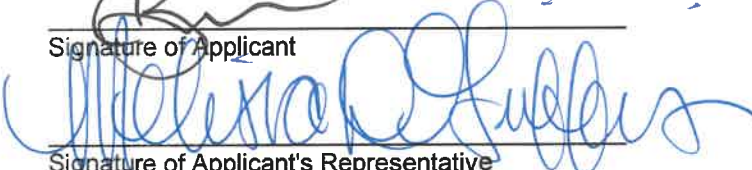
Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

All plans, profiles, elevations, or other demonstrative materials presented with the application serve as proffered conditions.

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


Signature of Applicant

Chase Beasley, VP of Development
Type or Print Name and Title


Signature of Applicant's Representative

Melissa D. Griffis, Attorney
Type or Print Name and Title

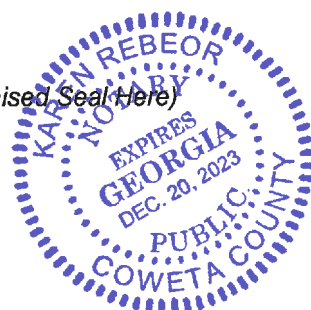

Signature of Notary Public

3-1-2022

Date



(Affix Raised Seal Here)



Karen Rebeor 3.7.2022



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 Crossing Partnership

Telephone Number Andy Ulsh 770 850 6121

Address of Subject Property Celebrate Life Parkway, Newnan, Georgia
Tax Parcels 086 5053 002 and 086 5044 002

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 Crossing Partnership, a Georgia general
partnership
by: Agave Investments, Ltd., a Delaware corporation**

by:


Signature of Property Owner

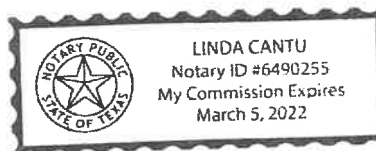
Miguel Ferriz, President

Its Managing General Partner

Personally appeared before me

Miguel Ferriz

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




Notary Public

(Affix Raised Seal Here)

Date

01 / 21 / 2022



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 3-7-2022

Community Impact Analysis

Celebrate Life Parkway
Newnan, Georgia

March 2022



1389 Peachtree Street NE
Atlanta, GA 30309

Prepared by:



350 Research Court
Peachtree Corners, GA 30092

Celebrate Life Parkway Community Impact Analysis March 2022



Introduction

The site is located to the west of Celebrate Life Parkway and south of Parkway North in Newnan, Georgia. The site is listed as parcel number 086 5053 002 by the Coweta County Tax Appraiser. Per the property card (See Attached - Appendix A), the total site is approximately 38.7 acres in size. Celebrate Life Parkway, as the development will be known, is proposed by The NRP Group. The project will be constructed on the western ± 14 acres of the overall parcel.

The development is proposed to consist of 271 multi-family dwellings. A conceptual site plan has also been provided within this document (See Attached - Appendix B).

Primary access to the site is provided by a full access driveway connection to Celebrate Life Parkway to the south of the proposed commercial space. A secondary access point is provided about 300 feet to the north, also along Celebrate Life Parkway.

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

- The City of Newnan Police Department;
- The City of Newnan Fire Department;
- Newnan Utilities; and
- The Coweta County School System.

It should be noted that the above agencies were previously requested to respond based on a 300-unit count before the programming was reduced. Those initial responses are included as attachments to this report. It is anticipated that the decrease in unit count should lessen the impact on city and county resources.

In addition to the above information, a traffic study has also been prepared and is provided under a separate cover. This report includes a detailed traffic methodology statement.

The last portion of this document includes, and discusses, an analysis of the property taxes and impact fees.

Celebrate Life Parkway Community Impact Analysis March 2022



Traffic Impact

Preparation of a traffic study is to be provided under a separate cover. While a detailed traffic study methodology was previously done for the 300-unit count, a new one is in the process of being completed for the revised proposal of 271 units. The revised traffic study will be provided once completed. (See Attached - Appendix C Placeholder).

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 (See Attached - Appendix D).

Police Chief Blankenship provided a letter summarizing that there would be an estimated increase of approximately 828 calls in a two year period for the proposed development. Along with impacting response times of the police due to the increase in traffic, it is anticipated that an additional police officer will be needed to manage the impact of the development.

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 (See Attached - Appendix E).

Fire Chief Brown anticipates an estimated increase of 202 calls in a two-year period based on the size of the proposed development. While the city's fire department does have the resources to service the project, the increase in traffic could potentially decrease response time. Additionally, a new firefighter would need to be hired over the next two years to maintain proper service.

Celebrate Life Parkway Community Impact Analysis March 2022



Newnan Utilities

A request was made to Newnan Utilities for information regarding the capability to serve this development (See Attached - Appendix F).

Based on the published water usage estimates by the Georgia Department of Public Health, this development is anticipated to use and generate 82,800 gallons of potable water and sanitary sewage per day. This is based on an average number of bedrooms per unit of two (2) for the 300 units at 150 gallons per day per bedroom.

Coweta County School System

A request was made to Coweta County School System for information regarding the impacts to the school system regarding this development (See Attached - Appendix G).

Ronald Cheek, Director of Facilities, states that due to the nature of multi-family developments, this may present challenges when planning for school enrollment and meeting students needs. School capacity is an ongoing concern and with many schools in the area at or near capacity, the county school system would request advance notice of the proposed development.

Celebrate Life Parkway Community Impact Analysis March 2022



Tax Revenue

The overall tax parcel, 086 5053 002, has a 100% appraised value of \$2,860,324 per the 2021 Annual Assessment Notice (See Attached, Appendix H).

At an average unit appraised value of \$235,000 and a proposed quantity of 271 units, the approximate fair market value of the site will increase by \$63,685,000. The table below summarizes the existing and estimated increase in value and property tax revenue.

Estimated Increase in Annual Property Tax Value				
Existing 100% Appraised Value			\$	2,860,324.00
Estimated Increase in 100% Appraised Value			\$	63,685,000.00
Estimated New 100% Appraised Value			\$	66,545,324.00
Estimated New 40% Assessed Value			\$	26,618,129.60
Taxing Authority	Millage Rate	Existing Assessment	Improved Taxable Value	Estimated Increase in Property Tax
Coweta County	0.00654	\$ 7,482.61	\$ 174,082.57	\$ 166,599.96
Coweta County Schools	0.0173	\$ 19,793.45	\$ 460,493.64	\$ 440,700.19
City of Newnan	0.003643	\$ 4,168.07	\$ 96,969.85	\$ 92,801.78
Totals		\$ 31,444.13	\$ 731,546.06	\$ 700,101.93

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 an estimated \$779,648.03.

Fee Type	Unit Cost	Total (271 Units)
Development Impact Fee	\$ 1,110.81	\$ 301,029.51
Water & Sewer Impact Fee	\$ 1,766.12	\$ 478,618.52
Total Impact Fees		\$ 779,648.03

APPENDIX H - Tax Revenue

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

Official Tax Matter - 2021 Tax Year

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

Annual Assessment Notice Date: 6/25/2021Last date to file a written appeal: 8/9/2021

*** This is not a tax bill - Do not send payment ***

County property records are available online at: www.cowetatax.com

10417673-38498-1 1 3 38498 1 AV 0.398 86



NEWNAN CROSSING PARTNERSHIP
C/O GLOVER & DAVIS P A
PO BOX 1038
NEWNAN GA 30264-1038

9799PRNA 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
12368	086 5053 002	30.00	08		NO-S0
Property Description	30.00 AC TR 2 & 3 LL 53 5 LD				
Property Address	0				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	2,860,324	2,860,324	0	
40% Assessed Value	0	1,144,130	1,144,130	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
STATE	0	0	1,144,130	0.000000	0.00
COUNTY M & O	0	0	1,144,130	0.006540	7,482.61
SCHOOL M & O	0	0	1,144,130	0.017300	19,793.45
FIRE	0	0	1,144,130	0.000000	0.00
NEWNAN CITY TAX	0	0	1,144,130	0.003643	4,168.07

C

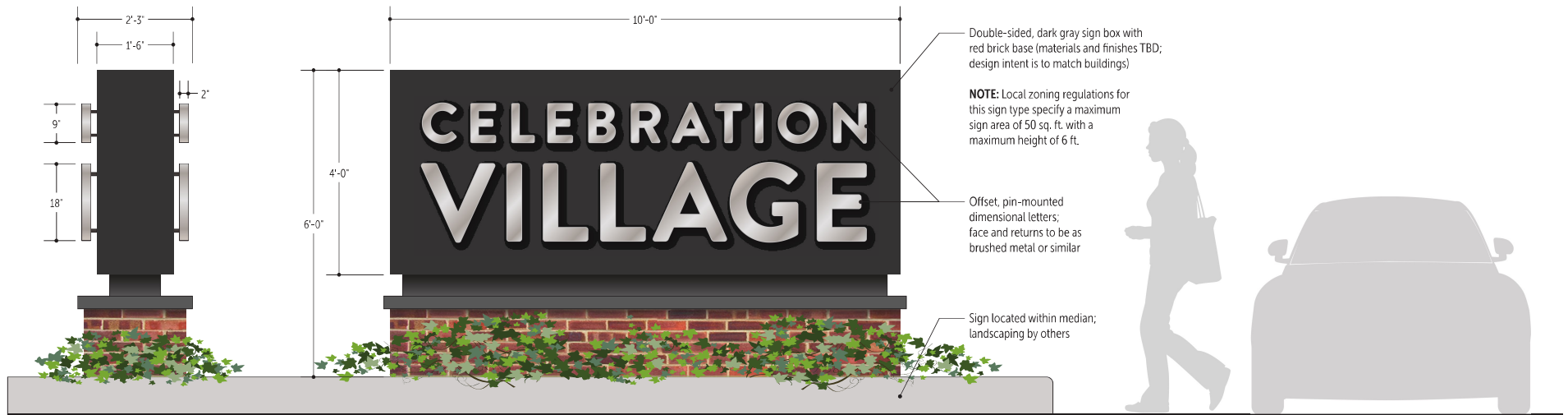
Total Estimated Tax 31,444.13

Signage Concepts | Location Plan



Sign Type & Description	Power	Blocking	Notes
1 Ground Monument: Property main entrance identification; double-sided	120v power run underground for spot/flood lighting	N/A	Verify sign regulations: 50 sq. ft. max sign area, 6 ft. max height
2 Secondary Entrance ID/ Directional: TBD Small, double-sided ground monument or post & panel	120v power run underground for spot/flood lighting	N/A	Verify sign type and messaging
3a Dimensional Letters: Identification at Building 1 main entrance canopy	120v power run to behind or inside wall	To be coordinated with Architect/Engineer	Verify messaging: "Leasing Office" vs. "Newman Celebration Lane" or both ???
3 Dimensional Letters: Residence building/entry identification	120v power run to behind or inside wall	To be coordinated with Architect/Engineer	Verify building/entry #s Building 1, Entry A-D Building 2, Entry A, B Building 3, Entry A, B Building 4, Entry A, B
4 Dimensional Letters: Garage unit identification; mounted above garage doors	N/A	To be coordinated with Architect/Engineer	Approx. 32 garage units; Two garage buildings: G1-1, G1-2, etc., and G2-1, G2-2, etc.
5 Vehicular Directional: Post & panel signs directing to residence buildings/entrances, Amenities/retail ???	N/A	N/A	Verify messaging per sign type 3
6 Small Post & Panel: Future Resident Parking and ADA Parking at Leasing Office; EV Parking quantities and locations TBD	N/A	N/A	Verify all quantities, locations, and messaging requirements for this sign type
7 Exterior Amenities Regulatory: Mounted sign panel or post & panel as required: a. Courtyard/Pool rules b. Dog Park rules c. Dog Wash rules d. Bike Storage rules e. Trash rules	N/A	To be coordinated with Architect/Engineer if applicable	Verify all sign types, quantities, locations, and messaging requirements for amenities

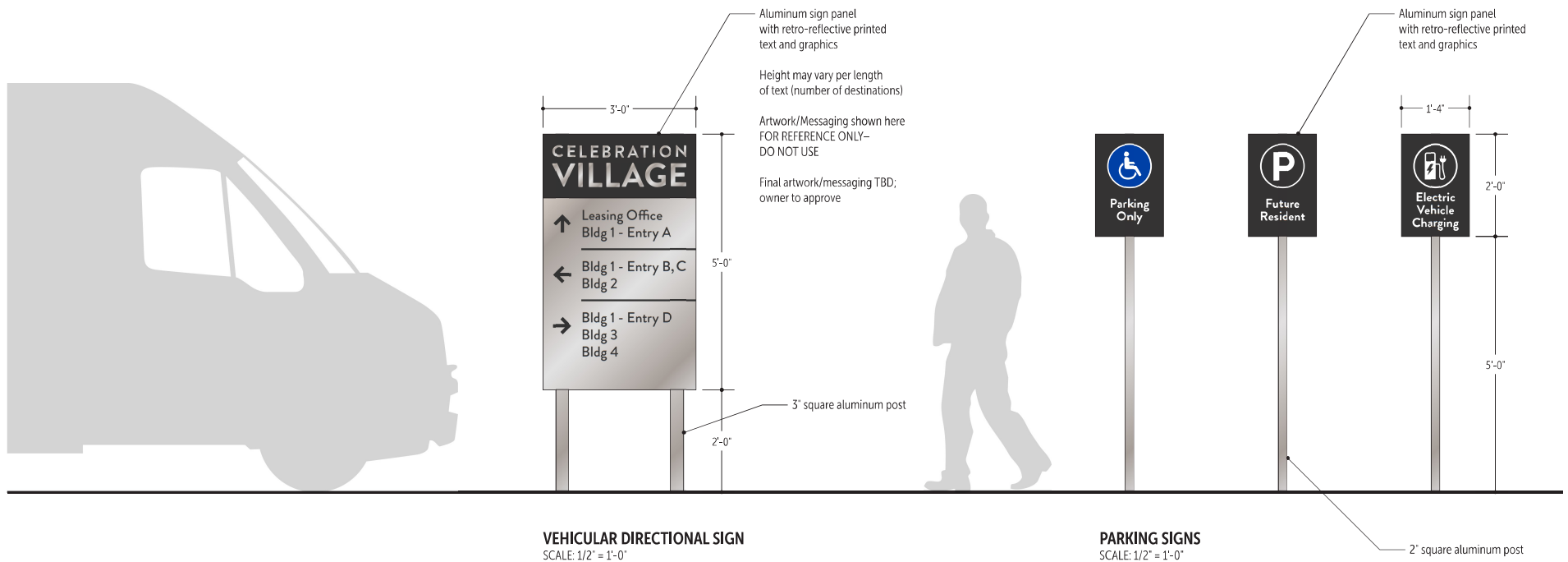
Signage Concepts | Entrance Ground Monument



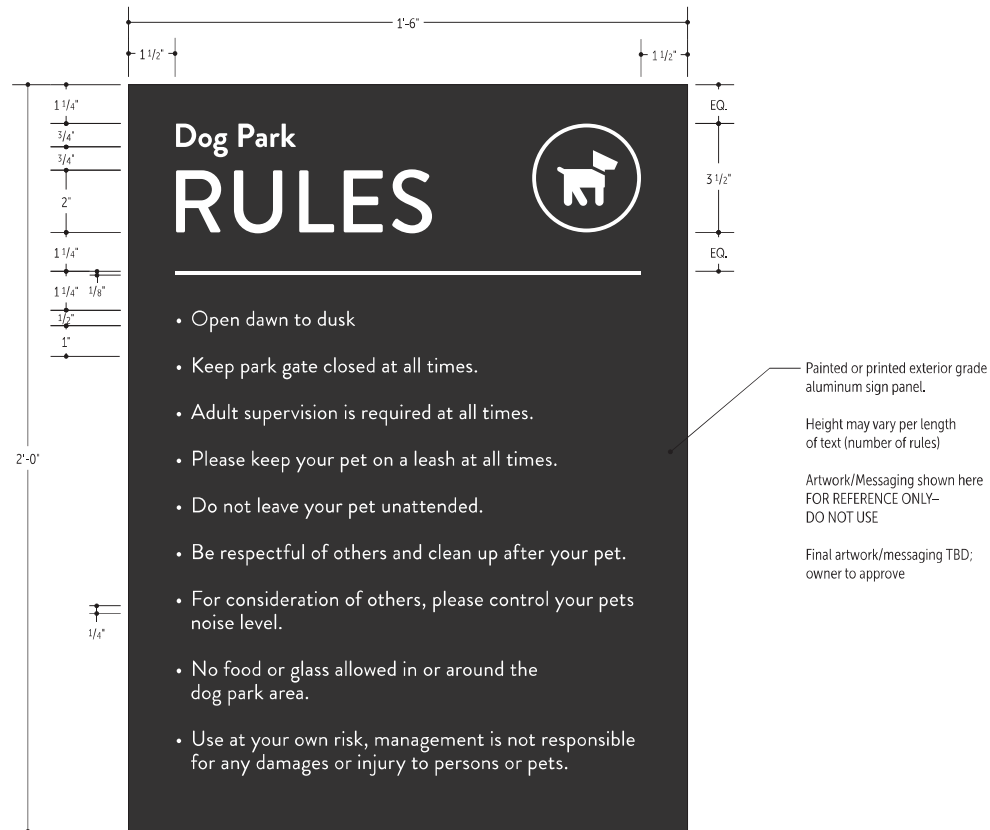
SIDE VIEW

ENTRANCE GROUND MONUMENT SIGN
SCALE: 1/2" = 1'-0"

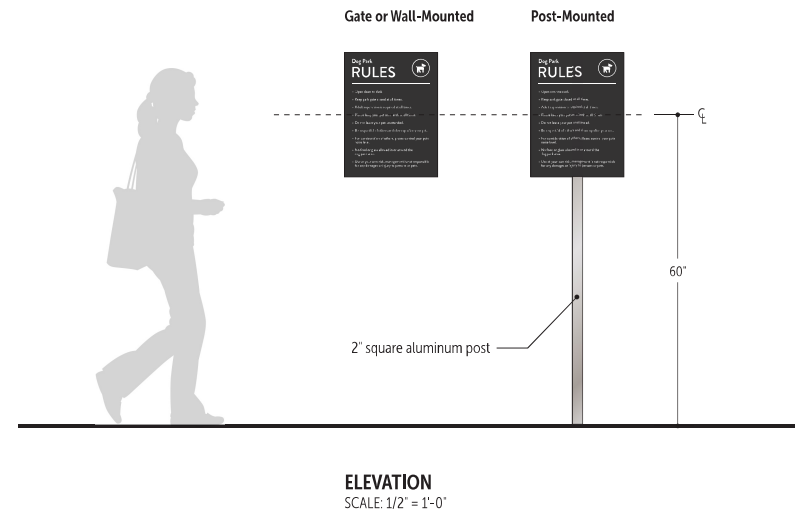
Signage Concepts | Vehicular Directional and Small Post & Panel



Signage Concepts | Exterior Amenities Regulatory



SIGN PANEL DETAIL
SCALE: 3" = 1'-0"





CELEBRATION VILLAGE

Celebrate Life Parkway, Newnan, Georgia

A master planned Mixed-Use Development by The NRP Group,
Moya Architects and Planners & Engineers Collaborative

Initial Zoning Submission: March 7, 2022

Update to Zoning Submission: June 17, 2022

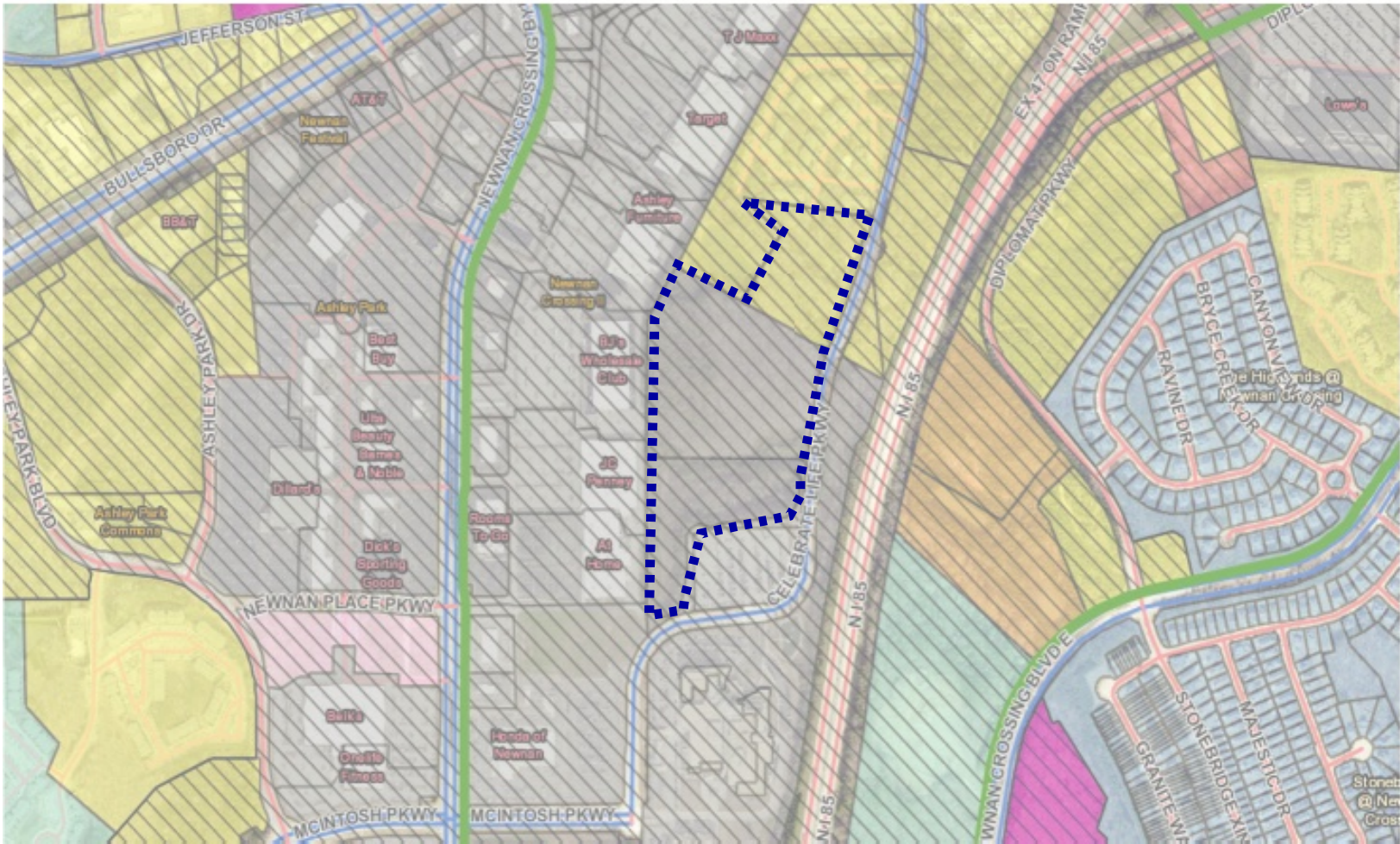


SITE LOCATION



SITE LOCATION

EXISTING ZONING



BuildingHeightOverlay



QDC



Zoning

zoning

- PDR
- RU-7
- RS-15
- RU-1
- RU-2
- CGN
- CBD
- OSD-2
- RML
- IMV
- CUN
- CCS
- CHV
- DI-1
- FOC
- ILT
- OCR
- RMH
- POO
- MXD
- DI-2

- NOTE: SUBJECT PROPERTY IS ONE OF FOUR UNDEVELOPED PROPERTIES WITH A FUTURE LAND USE DESIGNATION OF MIXED USE.**

COMMUNITY VISION

MASTER PLAN INTENT

Celebration Village is proposed as a 36.53-acre, 294-unit (8 units per acre), mixed-use development inclusive of 33,000sf of Commercial Space located along Celebrate Life Parkway, in Newnan, Georgia. The property is currently undeveloped land that has been vacant for years under its current zoning of CGN (General Commercial District) and CCS (Community Shopping Center). The site has many challenges including stream buffers running through the northern portion of the site, extensive drainage ponds / easements to the southern portion of the site, topographic change of thirty feet from Celebrate Lifeway to the rear of the site, and presence of shallow rock.

In best working with the challenges presented, our proposed plan is one that creates the best use for the property while providing a mix of uses to comply with the Future Land Use Map designation of 'Mixed-Use'. All while creating continuity and a sense of place between City of Hope Cancer Treatment Center to the south, Bullsboro Road to the north and the Commercial Center along Newnan Crossing Boulevard to the west.

The proposed plan is a unique opportunity to address these challenges while providing a walkable mixed-use experience for the apartment residents and further activating the surrounding uses and existing developments. In order to accommodate a true mixed-use feeling, the proposed 33,000sf of commercial space (that will be constructed simultaneously as the residential units) was designed to maintain continuity between the four proposed buildings.

COMMERCIAL

- +/- 33,000sf Commercial Space
- Constructed simultaneously with residential use
- Engaged brokers for interests inclusive of café, coffee shop, bodega, medical office, fitness and continuity with City of Hope Cancer Treatment Center
- Split between four buildings

RESIDENTIAL

- 294 Units (8 units per acre)
- Combination of 3 and 4 story buildings with surface parking
- Average Unit Size: 1,067sf
- Target Unit Mix:
 - One Bedrooms: 50%
 - Two Bedrooms: 42%
 - Three Bedrooms: 8%
- Targeted asking rents: \$1,700 average rents (\$1.60psf)
- Class A finishes for Interior and Exterior Site Amenities
 - See Page 25
- Class A finishes for Apartment Interiors
 - See Page 24



COMMUNITY VISION

POSITIONING

Coweta County and the city of Newnan have seen tremendous growth from 2010-2020, posting annual growth rates of 3.6% and 7.6% respectfully, rivaling that of Atlanta and some of the fastest growing cities / counties in Georgia. More recently, the COVID-19 pandemic created additional growth due to desire of commutable cities rich with charm. This growth compounded with sound employment centers, rising home prices and interest rates has led to an undersupplied housing market throughout the southern core of Atlanta, and Newnan.

Through garnering both Apartment Market and Commercial Market Studies, we learned the subject site is best positioned for a residential rental use with a small retail component. Mainly due to the increased population growth within the City of Newnan, low occupancy of existing multifamily product, above average rent growth for existing product, proximity of the subject site to I-85 (along with other major thoroughfares) and lack of locational and market demand support for a fully implemented commercial development. In addition to the subject site being most appropriate for the proposed Celebration Village program, the region is considered undersupplied with 1,262 multifamily units (including Celebration Village) in the Pipeline for the years 2022 through 2026 relative to the 2,297 multifamily units that should be absorbed to keep up with City growth trends.

The Class A product, inclusive of heavily clad brick facades and expensive retail storefronts, is like no product constructed or proposed within the City of Newnan. Celebration Village will distinguish itself as the premier mixed-use multifamily development with the best aesthetic, amenities and execution. It will create immediate value to Celebrate Life Parkway, activating the corridor by attracting nurses / doctors (who may work at City of Hope Cancer Treatment Center), creating a walkable connection to Newnan Crossing II Shopping Center and through providing a sense of place for a currently vacant property.

OWNERSHIP & CONSTRUCTION

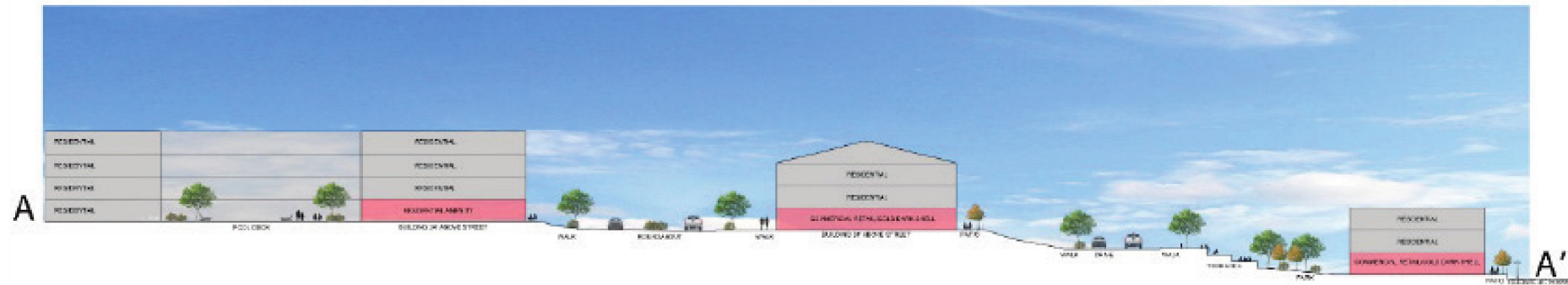
NRP Group is vertically integrated and plans to develop, construct, operate and own Celebration Village.

Our highly experienced construction arm is licensed in 15 states, providing construction services for multifamily and single-family homes. Over 40,000 units have been constructed since inception allowing us to imploy best practices on the toughest of builds. Once constructed, NRP's Property Management Team will operate Celebration Village. Our Property Management arm is a full-service manager with over 25,000 Market Rate, Affordable and Senior Rental Units under management. We typically own our Market Rate developments from 4-12 years. Though Celebration Village lies within a Federal Designated Qualified Opportunity Zone and provides several tax incentive opportunities via long-term hold strategies, our ownership interest is not intended to be of a long duration.

To ensure we operate in the best standing and practice of development, we plan to imploy a number of sustainability initiatives for Celebration Village, inclusive of engaging building envelope consultants, green accreditations, and all applicable accessible design and practices.



SITE CROSS SECTIONS



SITE CROSS SECTIONS

- Detail topographic constraints
- Approx. 30' of elevation change from Celebrate Life Parkway to Retail portion of most western building



ARCHITECTURE VISION

In designing Celebration Vision, NRP alongside our Architecture Team, desired to take inspiration from Downtown Newnan and its historic character. Clad with brick, awnings, and approachable storefronts we pulled details, materiality and color scheme for application to our exteriors. The result is a Class A mixed-use development with a historic feel inclusive of retail presence as you walk or drive up the main entry drive of the development. You will notice in the Renderings (page 16-19) a large presence of Red Iron Spot Brick, Black Painted Brick and storefront which no other newly constructed development within the City of Newnan contains.



Steppin' Out Performing Arts, Madison Street



Mural on exterior wall of Glover Insurance Company, Spring Street



Private Offices, Perry Street



Knife and Stone + Christy's Cafe, Perry Street



Alamo Theater Newnan, W Ct Square



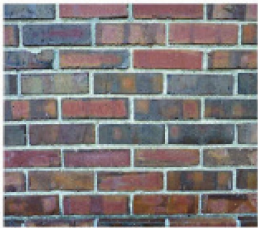
714 Bistro, Spring Street



Coweta County Visitors Center, Court Square



Newnan Carnegie Library, Lagrange Street



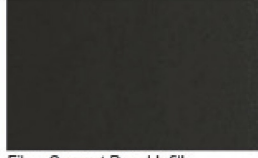
Red Iron Spot Brick



Black Painted Brick



Fiber Cement Siding



Fiber Cement Panel Infill

PROPOSED MATERIAL PALETTE

ARCHITECTURAL RENDERING



ARCHITECTURAL RENDERING



ARCHITECTURAL RENDERING



ARCHITECTURAL ELEVATIONS



1 01_Front Elevation
AS1/2 SCALE: 1/8" = 1'-0"



2 02_Back Elevation
AS1/2 SCALE: 1/8" = 1'-0"



3 03_Side Elevation 1
AS1/2 SCALE: 1/8" = 1'-0"

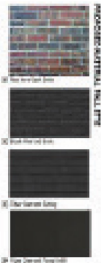


4 04_Side Elevation 2
AS1/2 SCALE: 1/8" = 1'-0"



Materials
Brick: 1/2" x 4" x 8" (AS1)
Stone: 1/2" x 4" x 8" (AS2)

ARCHITECTURAL ELEVATIONS



Perimeter Building L.L.	
Roofing Material	10%
Decorative Elements	20%



COMMERCIAL DESIGN INTENT

Each building within Celebration Village provides ground-floor commercial space. Totalling 33,000sf.

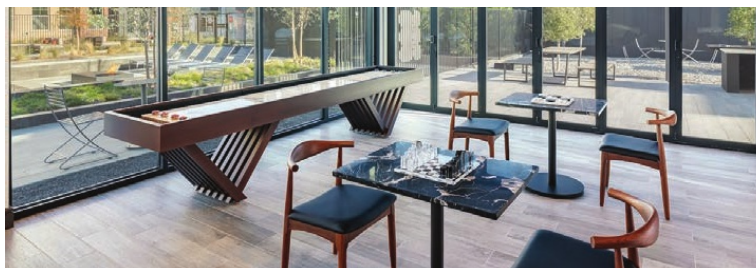
Spaces will be constructed simultaneously with residential spaces. Large storefronts and materials to match Downtown Newnan have been a basis of design. Overall intent is to create a walkable commercial presence that allows patrons to walk from one commercial space to the next with ease.



AMENITY INTERIORS

The images below and to the left reflect the quality and detail in how we intend to program our interior amenities throughout Celebration Village. Each space is curated to create a sense of place for residents, allowing for a multitude of uses and activities. We anticipate interior amenities spaces to include programming for Fitness, Coworking, Lounge / Clubroom, Mailroom, Bike Storage, Gaming and additional spaces centrally located to create easily accessible points of interest. Aesthetic for our interior amenities will align with the development architecture to create continuities and to align true quality indoors and outdoors.

These areas will allow the residents to interact with each other more regularly and in a more informal capacity than what might otherwise occur. These spaces will also allow the residents to host events that would have otherwise had to have occurred within their home.



APARTMENT INTERIORS

Below are images of model units from comparable NRP developments. The finishes are representative of the level of quality that will be provided at the development. Attention to detail and selection of quality materials ensure renters feel the Class A product provided, inclusive of:

- Quartz Countertops
- Tile backsplash in the kitchens and tile surrounds in the showers and tubs in the bathrooms
- Stainless steel appliance package with micro-hoods
- Full size washers and dryers
- Faux hardwood flooring in the kitchens and bathrooms
- Kitchen islands and downlighting
- Balconies



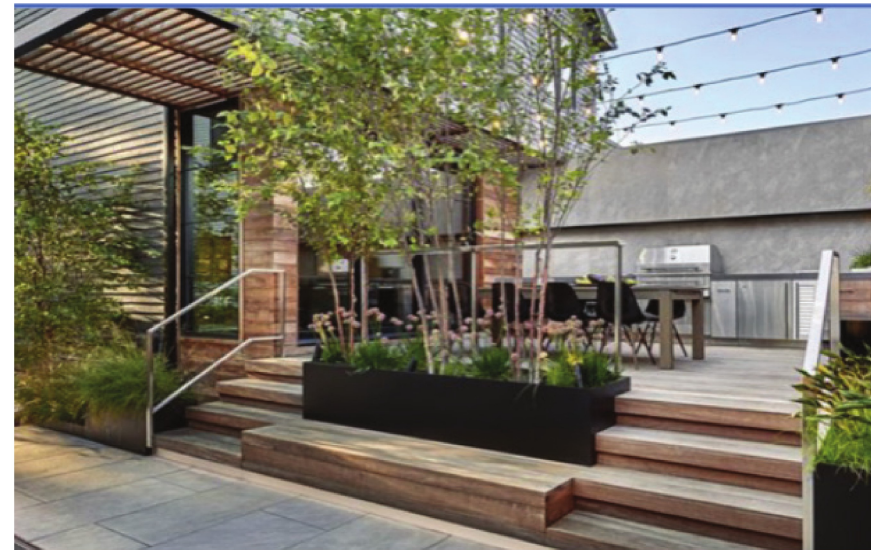
AMENITY EXTERIOR

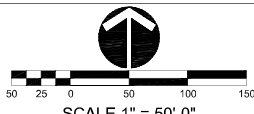
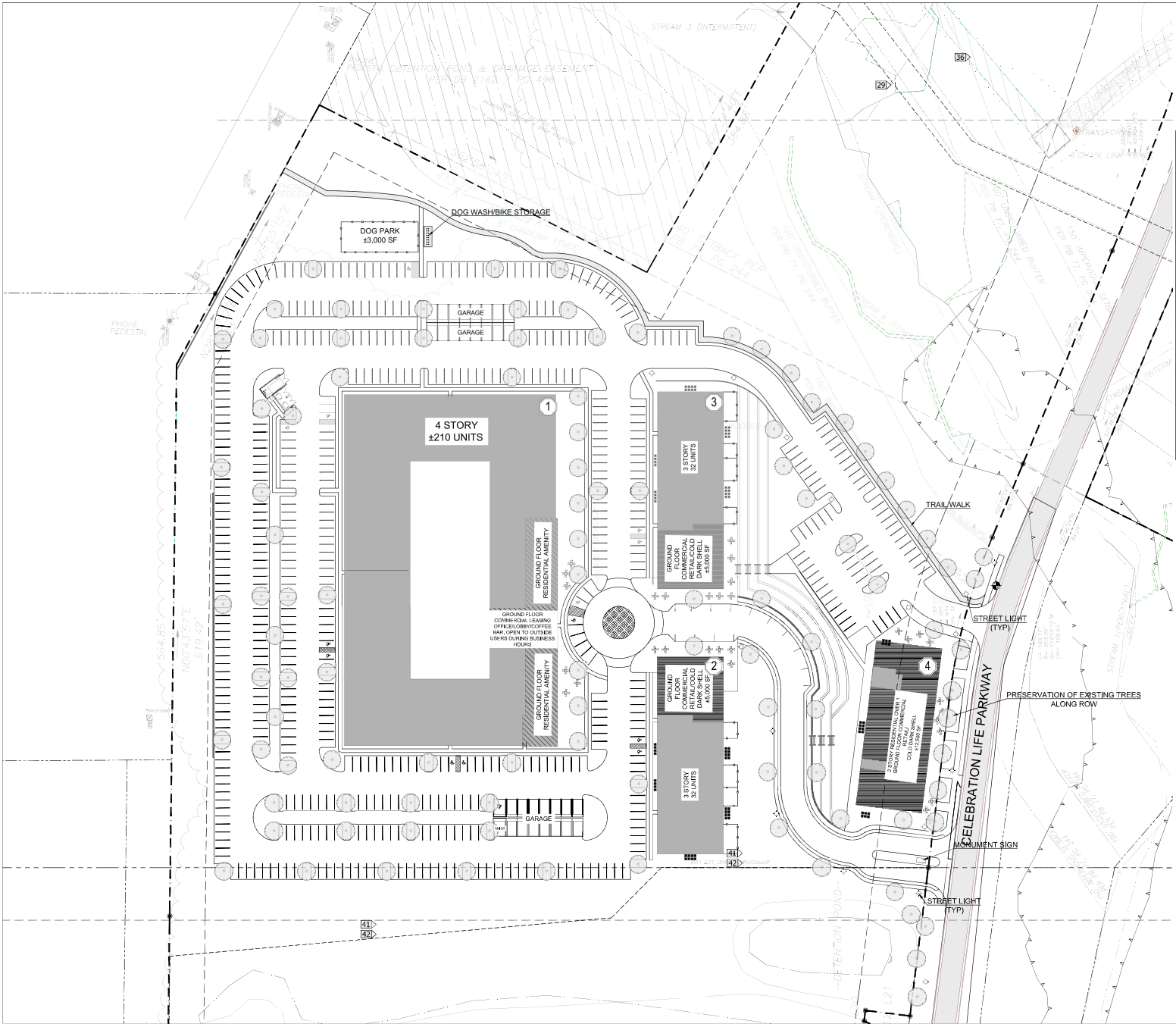
The photos within this slide are examples of expected exterior site amenities. The community will feature a resort-style pool, outdoor lounges, fire pits, grilling areas, communal amphitheater seating area, exterior open spaces, dog walk area and dog wash.



OPEN SPACE ELEMENTS

Continuing the theme of active amenity spaces, to the left are images of additional elements that could be found throughout the development. The community will feature outdoor seating and grilling areas, walking trails, a bocce ball and corn hole court, and a dog park and dog wash area.





SCALE 1" = 50'-0"

THESE CALCULATIONS, NOTES, AND ASSUMPTIONS ARE FOR INTERNAL USE ONLY AND ARE NOT TO BE REPLICATED ON ANY FORMAL OR INFORMAL MUNICIPAL SUBMITTALS.

RENTAL FLATS CALCULATIONS			
TOTAL UNITS (+/-)	MKD PERMITTED		PROVIDED
	204	204	204
1 BEDROOM	NA	147	50%
2 BEDROOM	NA	124	42%
3 BEDROOM	NA	23	8%
AVERAGE UNIT SIZE	NA	1067	
GROSS ACREAGE	NA	36.54	
GROSS DENSITY	8 DU/AC	8 DU/AC	
MAX HEIGHT (STORIES / FEET)	4	45	45
RETAIL AREA	NA	33,000	

The average unit size is 1067 SF as per the client. The residential buildings shown are 70' modules. A 15% core factor has been subtracted from the buildings excluding the corridors, as well as area for the lease office and clubhouse. This core factor allows for elevators, stairwells and undulations in the buildings.

CITY PARKING CALCULATIONS			
PARKING REQUIRED			
CATEGORY	MIX	SPACES	SP/DU
1 BEDROOM	147	221	1.50
2 BEDROOM	124	186	1.50
3 BEDROOM	23	35	1.50
RETAIL		132	1 SP PER 250 GSF
TOTAL REQUIRED PER CITY		574	3.95
PARKING PROVIDED			
CATEGORY	ACCESSIBLE STANDARD	TOTALS	SP/DU
STANDARD	11	427	438
DETACHED GARAGE	1	30	31
PARALLEL	0	12	12
RETAIL	0	132	132
LEASE	2	6	8
TOTAL PROVIDED PER CITY		621	

- NOTES:
- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
 - THESE FOOTPRINTS WERE PROVIDED BY THE PROJECT ARCHITECT. THESE FOOTPRINTS ARE SUBJECT TO CHANGE. THE PROJECT ENGINEER SHOULD CONFIRM THAT ALL ARCHITECTURAL INFORMATION IS CURRENT BEFORE THE RELEASE OF ANY PERMITS.
 - THE BOUNDARY AND BASE INFORMATION WAS PROVIDED IN CAD FORMAT BY THE CLIENT.
 - A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED. TOPOGRAPHY WAS TAKEN FROM THE LOCAL ONLINE GIS DATABASE.
 - A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
 - GRADING IS FOR DESIGN INTENT ONLY. ACTUAL GRADING WILL NEED TO BE PERFORMED BY THE PROJECT ENGINEER.
 - THE RESIDENTIAL FLATS BUILDINGS ARE 4 STORY. BUILDING 4 IS 2 STORY RESIDENTIAL OVER GROUND LEVEL RETAIL.
 - TRANSFORMERS WILL BE LOCATED AT A LATER DATE WHEN LOCAL MEP IS INVOLVED.
- ASSUMPTIONS:
- THE LOCATION AND SIZE OF THE EXISTING STORM WATER MANAGEMENT FACILITY IS ASSUMED TO BE ADEQUATE. THE FINAL LOCATION AND SIZE WILL NEED TO BE DETERMINED BY THE PROJECT ENGINEER.
 - THIS SITE IS LOCATED IN CITY OF NEWNAN, GEORGIA.
 - THIS SITE IS ZONED RMK, CCS, AND CON. THIS PLAN ASSUMES A REZONE TO MKD. ZONING CRITERIA WAS TAKEN FROM THE ONLINE ZONING ORDINANCE.
 - THIS PROJECT IS SUBJECT TO THE INTERNATIONAL BUILDING CODE AND FIRE CODE.
 - THIS PLAN ASSUMES NO ADDITIONAL ROW DEDICATION IS REQUIRED ALONG THE FRONTAGE.
 - PROPOSED CUTFILL IS ASSUMED TO BE PERMITTED AS SHOWN.
 - PARKING PROVIDED FOR RETAIL AREA IS ASSUMED TO BE ADEQUATE.

LEE AND ASSOCIATES
1405 W KOLING LANE
AUSTIN, TX 78756
(512) 345-8477
www.leeandassociates.net

the nrp group

DATE	6/15/2022
PROJ. NO.	2M02
FILE NAME	2002 BASE 12

NEWMAN CELEBRATION LANE
CITY OF NEWMAN, GEORGIA
CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL OR CONSTRUCTION

CSP-1

236



City of Newnan, Georgia – Mayor and City Council

Date: August 23, 2022

Agenda Item: Rezoning Request – RZ2022-07
8.44± acres located off Newnan Crossing Bypass and
Ashley Park Boulevard (Tax Parcel # 086 5043 004)

Prepared and Presented by: Tracy Dunnavant, Planning Director

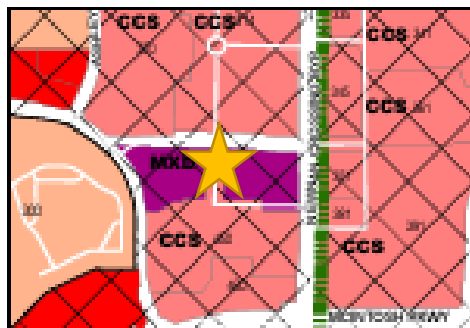
REZONING ASSESSMENT

APPLICANT INFORMATION:

Robert Bergmann on behalf of Fourth Quarter Properties 93, LLC
47 East Aviation Way
Newnan, GA 30263

SITE INFORMATION:

The site consists of 8.44± acres located between Newnan Crossing Bypass and Ashley Park Boulevard. The tax parcel ID number is 086 5043 004. The tract is currently vacant and is zoned MXD (Mixed Use Development District). The property fronts on both Newnan Crossing Bypass and Ashley Park Boulevard and is bisected by a frontage road with parking that connects the Belk building to the Ashley Park stores located across Newnan Place Parkway to the north.



The land is part of a Development of Regional Impact (DRI) that was approved back in 2005. All required improvements related to the DRI must be completed prior to the final CO being issued since this will be the last phase of this development.

OVERVIEW OF REQUEST:

Thomas Land & Development Company is completing the final phase of Ashley Park by developing the remaining undeveloped land with a mixture of commercial and multi-family uses. In order to accomplish this, the applicant sought and received an MXD (Mixed Use Development District) zoning on May 26, 2020 for the final 8.44 ± acres located just north of the Belk building. The approval was based on a specific plan that showed 4.46 acres of commercial

development and 3.98 acres of multi-family. Although the project was approved in 2020, it has not been started and the applicant claims the construction cost for the apartment portion has increased so significantly that the apartment developer needs additional units to make the project economically viable. Therefore, the applicant is requesting an increase in the number of multi-family units from 278 to 350.

The commercial development will be located on the eastern portion of the overall site and will remain unchanged. It will consist of 55,000± square feet of retail and restaurant establishments with the facades being consistent in look and landscape to the other phases of Ashley Park. The commercial development will have to meet the Quality Development Corridor Overlay, while the apartments will have to adhere to the standards for multi-family developments.

The applicant plans to construct a 6 level, 350-unit apartment building that is wrapped around a 4-level parking deck with recreational amenity facilities on a surface level above the deck. The previous plan showed 5 levels with 278 units. In addition to the apartments, a portion of the building will be 15 two-level townhomes that face Ashley Park Boulevard with two car garages on the basement level and four stories of apartments above. Since the building will now be 6 stories, the applicant is also amending the plan for a maximum building height of 75 feet. The plan currently allows a maximum of 70 feet.



The targeted unit mix is 30% one-bedroom, 60% two-bedrooms and 10% three-bedrooms. The development will be market rate with square footages that will meet the City's Zoning Ordinance requirements of a one-bedroom unit - 700 square feet, two-bedroom unit - 950 square feet and three-bedroom unit – 1,100 square feet. In addition, the average square footage for all residential units must be a minimum of 800 square feet, per the Zoning Ordinance. This remains consistent with the approved project.

In terms of amenities, the complex will feature a fitness center, pet services & grooming, a clubhouse/common area on the basement level. A pool with adjacent sunning decks and a passive recreation area would be on the third level above the parking structure.

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? As with the initial assessment, the project would be primarily surrounded by commercial designations with CCS zonings. A 500-unit apartment complex zoned RMH lies to

the west across Ashley Park Boulevard and there is a proposed CGN development on McIntosh Parkway to the southwest that would have a mixture of commercial and office uses. Staff feels the uses would be suitable given that there would be no change in the commercial use and apartments have already been approved in the original plan.

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 change to the plan is an increase in the number of apartment units. This will increase traffic; however, the location allows residents multiple access points from Ashley Park Boulevard and Newnan Place Parkway from which to enter onto either Bullsboro Drive, Newnan Crossing Bypass or McIntosh Parkway. The 278 apartments were expected to generate roughly 1,500 additional trips per day according to the updated Community Impact Assessment. An additional 72 units will add approximately 400 more trips for a total of 1,900.

An updated traffic study (included in the packet) was performed and found that the proposed development “does not significantly impact any of the study intersections”. However, the City Engineer has asked that an additional study be undertaken prior to completion of the multi-family portion of the project to assess the appropriate traffic signal cycle lengths for several intersections on Bullsboro and Newnan Crossing Bypass. This request has been included as a suggested condition if the rezoning is approved.

Staff Assessment – ADVERSE AFFECT WILL BE MINIMAL ✓

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 a maximum of 278 units; however, the applicant has indicated that construction costs over the last two years have made the apartment portion of the project not “economically viable” without the increase in units.

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? As a requirement for multifamily developments exceeding 150 units, the applicant must submit a Community Impact Assessment (CIA) which looks at the services listed above and provides a financial analysis of the project. In this case, staff reached out to each provider to assess what impact the additional 72 units would have on service provision. A summary of the provider’s responses are as follows:

Police: Police Chief Blankenship anticipated seeing an increase of approximately 506 calls, 27 motor vehicle accidents and 329 traffic stops in a 3-year period for the development. He wrote that his department can manage the increase at the current staffing levels, but it would place a strain on calls for service and would cause additional maintenance on equipment.

Fire: Chief Stephen Brown has indicated that NFD can service this development. However, the Chief cautions that once fully developed, the increased call volume will impact their department through “additional wear and tear on equipment and will influence the effectiveness and strength of their manpower”. He indicates that this project coupled with other requests in the area, does

create cause for concern regarding the effectiveness of fire services and may require the need for additional equipment and manpower in the future.

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 proposed facility. He did indicate that the developer will need to avoid the existing sanitary sewer line and may have to reroute it to keep from building over it.

Engineering:

1. ADA compliant sidewalks shall be provided along the public right of way adjacent to the development and within the development to comply with DRI 591, 01.19.2005.

This includes extending sidewalk from Ashley Park Dr to existing across from Belk.

Install 6-foot sidewalk along Ashley Park Dr, modifying existing curb ramps to meet ADA standards, and refreshing crosswalk pavement markings.

Install 6-foot sidewalk along driveway connecting Ashley Park Dr to Newnan Crossing Bypass (Newnan Place Pkwy, private); note possible conflict with existing post lights

Ensure pedestrian connectivity between this parcel and adjacent parcels.

2. By completion of the multifamily development, the developer shall conduct a traffic study to assess the appropriate traffic signal cycle lengths for the signals at Intersections 2 and 3 on SR 34, Bullsboro Dr, and Intersection 5 on Newnan Crossing Bypass, and implement such changes in signal cycle lengths as determined appropriate.

3. Notice of Decision- DRI 591- The Forum at Newnan Crossing, 01.19.2005

The existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

Coweta County Schools: Ronnie Cheek, Coweta County School System, indicated that many of the schools within the County are near capacity and requested that a schedule be provided so that they can prepare for the additional impact. It should be mentioned that the applicant previously indicated that the target resident is either an older individual looking to downsize or millennials as opposed to young families with school aged children.

Tax Revenue: Below is a chart from the CIA which shows the estimated change in tax revenues for the County, City and School System for the project as a whole:

ANNUAL PROPERTY TAX ESTIMATION				
EXISTING 100% APPRAISED VALUE				\$1,226,749
INCREASED 100% APPRAISED VALUE				\$52,500,000
TOTAL IMPROVED 100% APP. VALUE				\$53,726,749
TOTAL IMPROVED 40% ASSESSED VALUE				\$21,490,700
TAXING AUTHORITY	MILLAGE RATE	EXISTING ASSESSMENT	IMPROVED ASSESSMENT	INCREASED TAX REVENUE
COWETA CO	0.00654	\$3,209	\$140,549	\$137,340
COWETA SHOOLS	0.0173	\$8,489	\$371,789	\$363,300
CITY OF NEWNAN	0.003643	\$1,788	\$78,291	\$76,503
TOTAL		\$13,486	\$590,629	\$577,143

The initial plan showed an increase in appraised value at \$36.7 million dollars. With the additional 72 units, that number has increased to \$52.5 million. In addition to the estimated tax revenue, the CIA indicates that the property would require significant impact fees paid to the City of Newnan and Newnan Utilities totaling over \$913,783. That figure was estimated at \$717,000 back in 2020.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers that have responded have indicated that they are able to address the needs of the development with the current equipment and manpower. However, both fire and police have mentioned the strain and maintenance concerns that continue to arise as these types of developments are added to the community.

Staff Assessment – PROJECT WILL HAVE IMPACT, BUT IMPACT OF AN ADDITIONAL 72 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 COMMERCIAL ✓

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.

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? Over the past few years, the City has approved several new multi-family projects; however, this project is different in that it is a 6-story (plus basement) urban building wrapped around a parking deck and its amenity areas. The only change to the existing plan is the number of apartment units and a 5-foot increase in height, which is still less than the 85’ permitted along the I-85 corridor just across Newnan Crossing Bypass. The footprint will not change; nor will the proposed uses.

The complex would be an integral part of the Ashley Park development and would provide easy pedestrian access to both work and shopping areas for its residents. In addition, one of the concerns for these types of shopping centers is their long-term viability. With the residential component, Ashley Park would have a built-in customer base that should allow it to continue to thrive even in economic downturns.

Staff Assessment – THE PROPOSED PROJECT WOULD CONTINUE TO REFLECT A REASONABLE BALANCE EVEN 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 July 19, 2022 meeting, held a public hearing and voted 4-1 to recommend approval of the rezoning request with the following conditions:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as updated and provided as part of the application. This includes limiting the number of multi-family units to 350 and allowing a maximum height of 75 feet.
- By completion of the multifamily development, the developer shall conduct a traffic study to assess the appropriate traffic signal cycle lengths for the signals at Intersections 2 and 3 on SR 34, Bullsboro Dr, and Intersection 5 on Newnan Crossing Bypass, and implement such changes in signal cycle lengths as determined appropriate.

- In accordance with the DRI #591, the existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

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
Community Impact Assessment
Traffic Study
Letters from Service Providers



CITY OF NEWNAN | Project Location



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



1 inch = 150 feet

LEGEND

Date: 6/24/2022

 Project Location

 PARCELS

 CITY LIMITS

Parcel # 086 5043 004

ADDRESS

440 Newnan Cr
NEWNAN GA. 30263

244

THOMAS LAND & DEVELOPMENT, LLC

47 East Aviation Way
Newnan, GA 30263
678.423.5445

June 16, 2022

Tracy Dunnivant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Ashley Park Phase 3 – MXD Zoning Letter of Intent
Increase of Multifamily Residential to 350 Total Units

Dear Tracy,

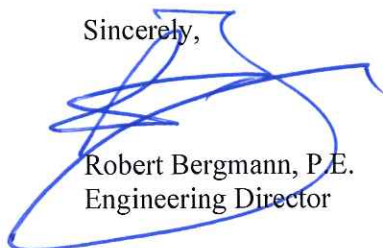
The City of Newnan approved the rezoning of 8.44 acres in Ashley Park to MXD on May 26, 2020 with 278 multifamily residential units. The components and conditions of the approved zoning ordinance were adequate to continue the project development with one exception. The construction costs for the intense apartment wrap concept have so dramatically increased in the last two years for the higher-end quality product, that the apartment developer needs more units to make the project economically viable.

Therefore, Thomas Land & Development requests that the total units be increased from 278 to 350 units. The additional units would be added with one additional apartment floor and one more parking level below grade, therefore we also request modifying the maximum height from 70' to 75'. The 2-level townhomes would be unchanged, but the complex would become a 6-level apartment wrap with a 4-level parking deck. The MXD zoning designation would be unchanged. All components and conditions of the 2020 zoning ordinance would be valid and unchanged except for the total units.

In support of this modification according to governing covenants, Belk has approved the increase in units and height, and welcomes the higher-end quality product to Ashley Park. The zoning package accompanying this Letter of Intent includes:

1. Zoning Application,
2. Names and addresses of owners within 250 feet,
3. Legal Description,
4. Certified Plat and Concept Plan,
5. Completed Proffered Conditions,
6. Disclosure of Campaign Contributions and Gifts,
7. Property Owner's Authorization,
8. Community Impact Study including a revised Traffic Study, and
9. \$711 check for the 8.44 acre commercial and residential zoning tract.

Sincerely,



Robert Bergmann, P.E.
Engineering Director



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 Fourth Quarter Properties 93, LLC - Robert Bergmann, Engineering Director

Mailing Address 47 East Aviation Way, Newnan GA 30263

Telephone 678-423-5445 Email: rbergmann@thomasent.com

Property Owner (Use back if multiple names) Fourth Quarter Properties 93, LLC

Mailing Address (same as above)

Telephone (same as above)

Address/Location of Property Ashley Park Blvd; NW section of Tract F-3A, Rev Final Plat of Phase 2 Ashley Park

Tax Parcel No.: 086 5043 004 Land Lot 43

District/Section 5th / Coweta Co. Size of Property (Square Feet or Acres) 8.44 Ac

Present Zoning Classification: MXD Proposed Zoning Classification: MXD

Present Land Use: Commercial / Undeveloped

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 total residential units are insufficient, and are requested to be increased.

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 N/A

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 proposed apartment building will continue as planned with a slightly higher density.

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

16th day of June, 2022 Signature of Applicant [Signature]

Julie E. Banks
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
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:

1. Multifamily residential density - increase to 88 units/acre,
2. Setbacks - No Change - 30' along Ashley Park Blvd, and zero setback along the south property line.
3. Building Height - 50' (unchanged) for a commercial tower, and 75' for the multi-level residential building,
4. Signs - no change to maintain an additional monument sign along Newnan Bypass, and one along Ashley Park Blvd,

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

1. Master Concept Plan displaying conditions listed above,
2. Residential Wrap 6-Level Revised Floor Plan
3. Residential Wrap - Revised Building Section
4. Community Impact Study - including an updated Traffic Study
5. Architectural Rendered Elevations

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



Signature of Applicant

Robert Bergmann, Engineering Director

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title



Signature of Notary Public
(Robert's Signature only)



(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on June 16, 2022, 20__ for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

8.44 acres of Tract F-3A on the Revised Final Plat of Ashley Park, Phase 2: located in LL 43 of the 5th District of Coweta County.

The property fronts on Ashley Park Boulevard and also has an address of 440 Newnan Crossing Bypass.

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:

N/A

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.

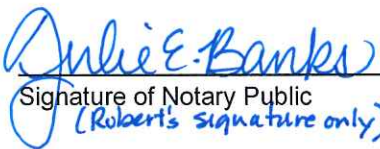

Signature of Applicant

Robert Bergmann, Engineering Director

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 C

Property Owner's Authorization

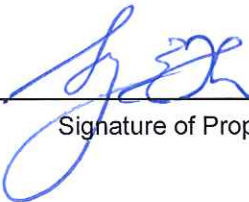
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner FOURTH QUARTER PROPERTIES 93, LLC

Telephone Number 678-423-5445

Address of Subject Property 440 Newnan Crossing Bypass, Newnan, GA

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

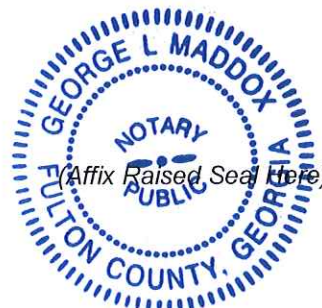
Stanley E. Thomas

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


Notary Public

My Commission
expires 9/25/23

6/17/22
Date



ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
June 17, 2022

1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 continues the existing MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily “Apartment Wrap”. The residential complex proposes to increase the 5-level, 278-unit apartment building around a 3-level parking deck to a total 6-level apartments with a 4-level parking deck with recreational amenity facilities on a surface level above the deck. The 15 two-level townhomes facing Ashley Park Blvd with two car garages will continue as planned.

2. Individual Land Use Category

A. Commercial (AP Phase 3A) - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation, and is unchanged with this request. All of the commercial summaries below are maintained UNCHANGED from the 2020 MXD rezoning.

- (1) Open Space – 0.23 acres of the Ashley Park Mainstreet walk and 0.36 acres of perimeter landscape strips surrounding the east parking lot comprise dedicated open space areas within Phase 3A, for a total of 0.59 acres.
- (2) Density – The proposed Floor Area Ratio is 0.30.
- (3) Setbacks – The front right-of-way setback is maintained at 40’, while most side and internal setbacks are 10’. The exception is a zero setback along the south line adjacent to the Belk drive and parking.
- (4) Building Height – Primary building heights are maintained at 40’, while isolated specific tower features are a maximum of 50’.
- (5) Signs – Internal monument sign spacing along Newnan Bypass is requested at 175’, to allow one additional sign between the existing Ashley Park monument signs at the two driveways.
- (6) Streets and Utilities – All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – Buildings within Phase 3A shall conform to the QDC Overlay District

- B. Residential (AP Phase 3B)** - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. Provision should also be made for commercial and service businesses to operate and support residences within the complex along the Mainstreet frontage. The density proposed is for a total of 350 units.
- (1) Open Space – UNCHANGED - *0.41* acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is *0.47* acres of dedicated open space within Phase 3B. Lastly, *0.20* acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is *1.08* acres within the 3.98 acre tract.
 - (2) Density – The proposed unit density is 88 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
 - (3) Setbacks – UNCHANGED - The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
 - (4) Building Height – The 6-level (plus 4-level garage and half-basement) residential wrap requires a maximum building height of 75' from the rear ground level.
 - (5) Signs – UNCHANGED - One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
 - (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
 - (7) Building Architecture – UNCHANGED - The residential building within Phase 3B shall conform to the Newnan Zoning Ordinance Article 3-7 for Standards for Residential Uses. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.



**LANDIS EVANS
+ PARTNERS**
www.landisevans.com

3810 NORTHDAL BLVD.
SUITE 200
TAMPA, FLORIDA 33624
OFFICE: 813-949-7449
FBI CERT. OF AUTH. #4548

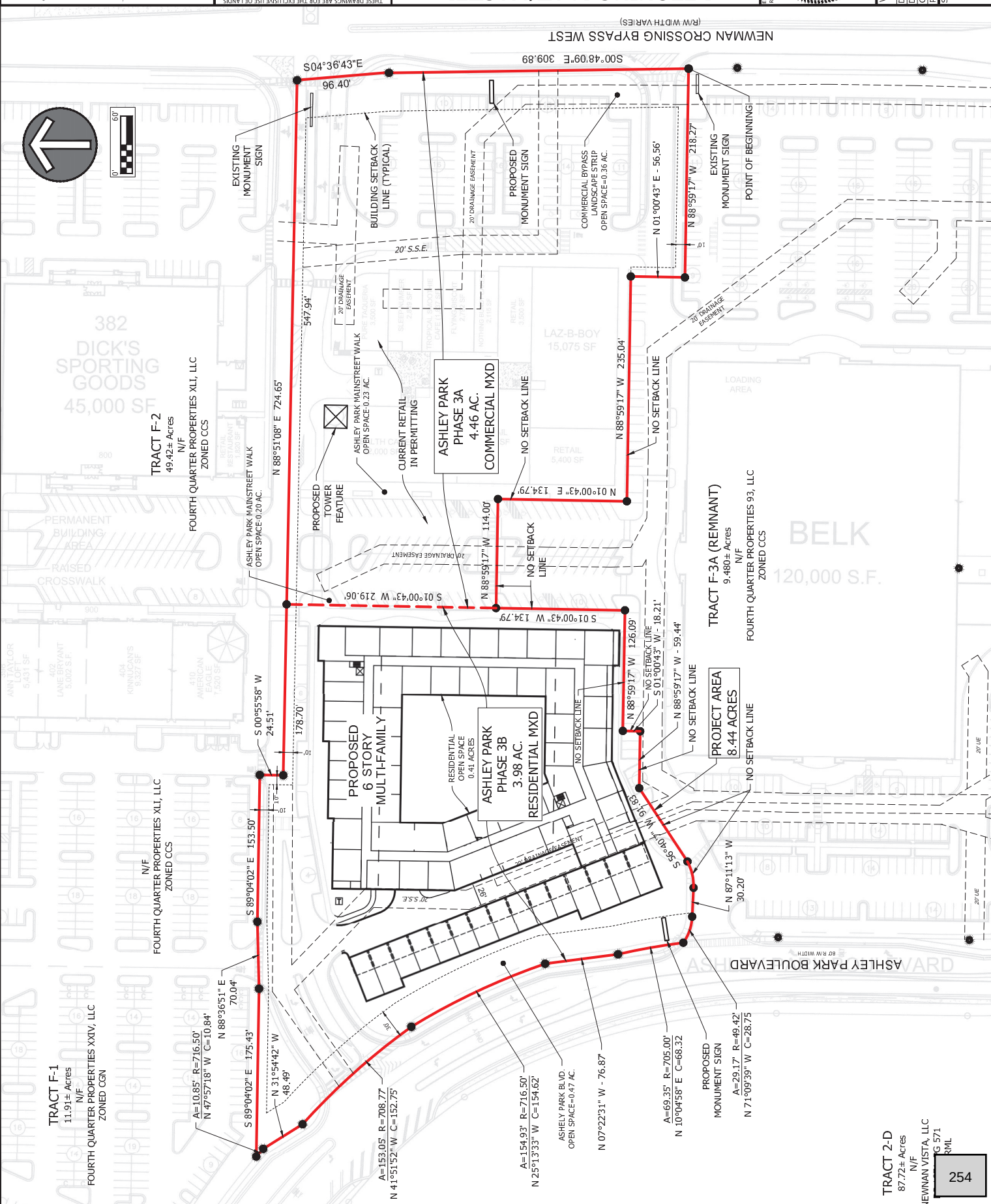
THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF LANDIS EVANS AND PARTNERS, INC. AND MAY NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDIS EVANS AND PARTNERS, INC. ALL RIGHTS RESERVED.

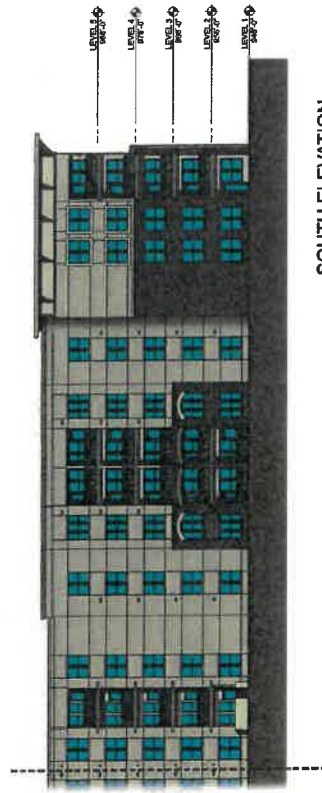
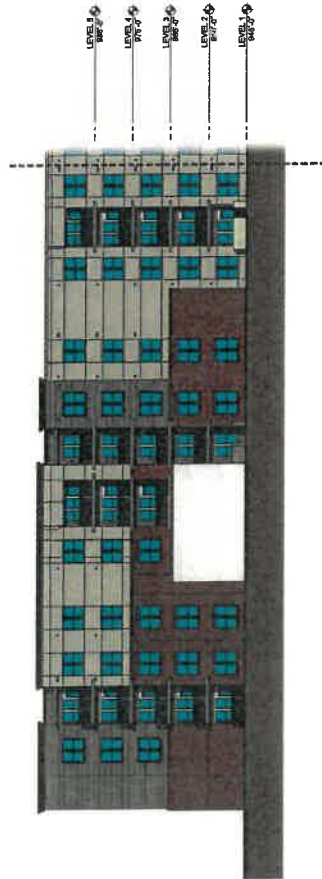
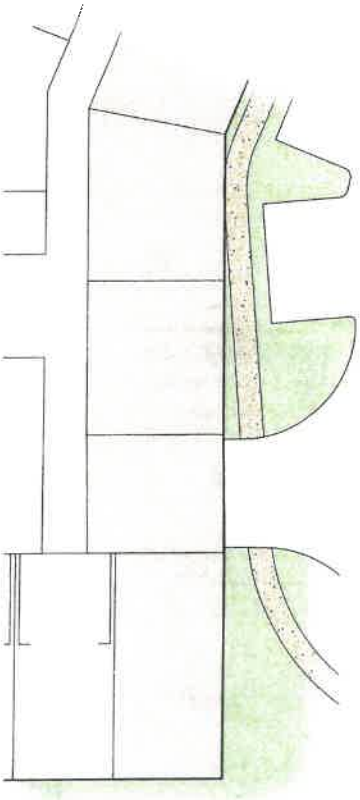
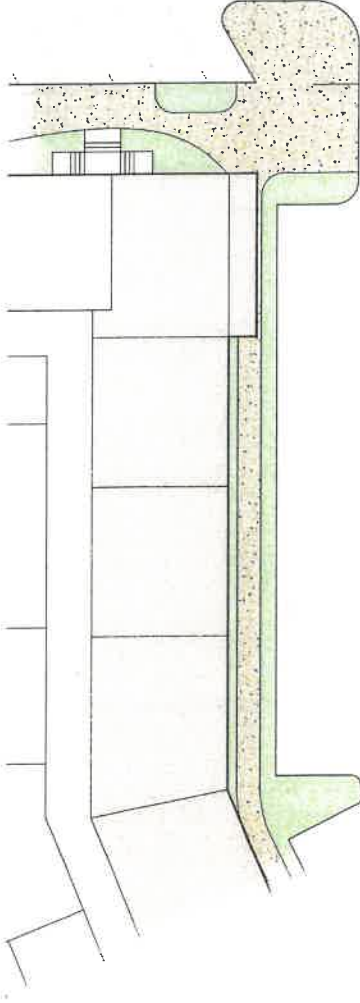
REZONING PLAT/MASTER CONCEPT PLAN ASHLEY PARK - PHASE 3A & 3B January 30, 2020 CITY OF NEWMAN, COWETA COUNTY, GEORGIA



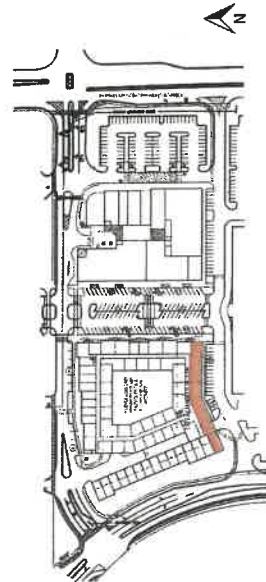
VERT. DATUM:
DESIGNED BY:
DRAWN BY: N.S.
CHECKED BY: J.D.E.
PROJECT NO.: 1648-20
SHEET NUMBER:

1 of 1





SOUTH ELEVATION

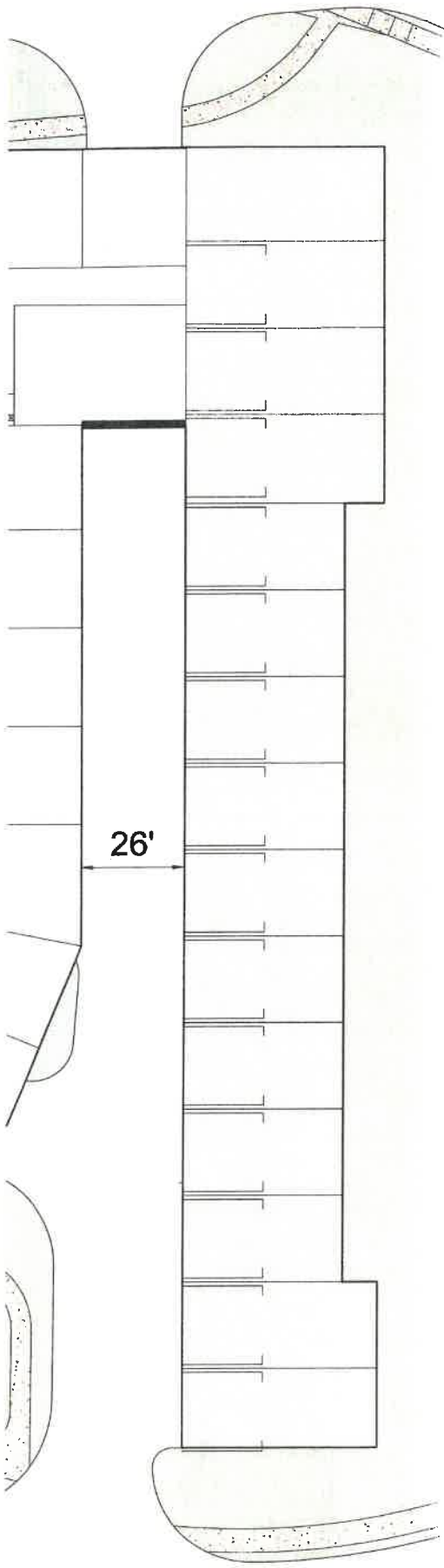


PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
FEBRUARY 17, 2020

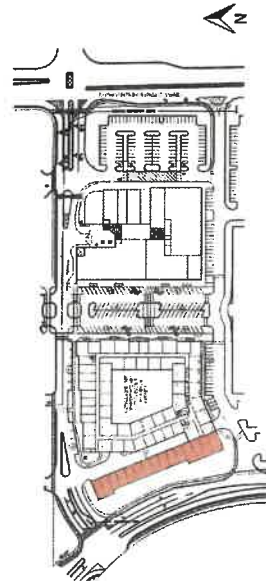
NELSON

TID

Thomas Land & Development
WS.1603000.000



WEST ELEVATION



PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS

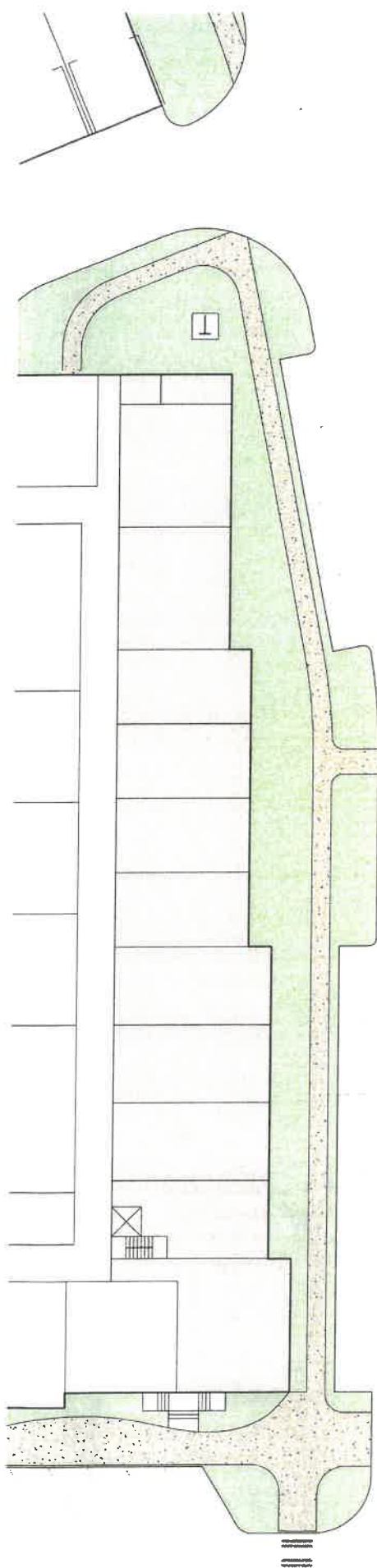
NEWNAN, GEORGIA
FEBRUARY 17, 2020

NELSON

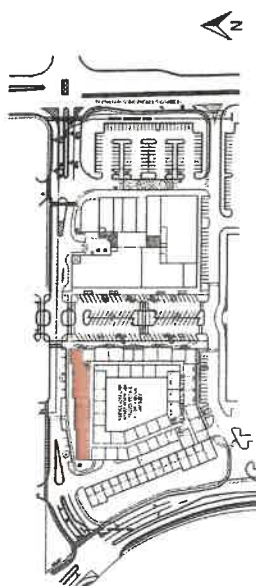
TUD

Thomas Land & Development

WS.1803000.000



NORTH ELEVATION



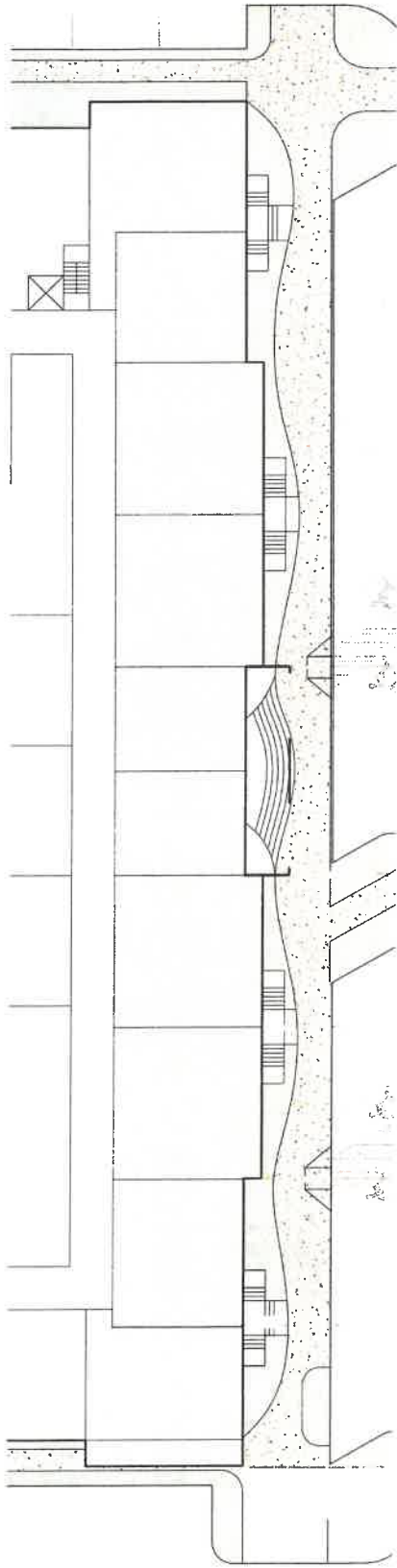
**PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS**
NEWNAN, GEORGIA
FEBRUARY 17, 2020

NELSON

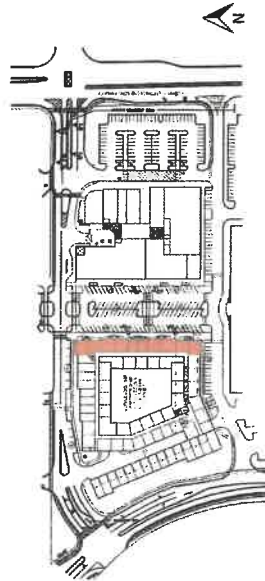
at

Thomas Land & Development

WB.1803000.000



EAST ELEVATION



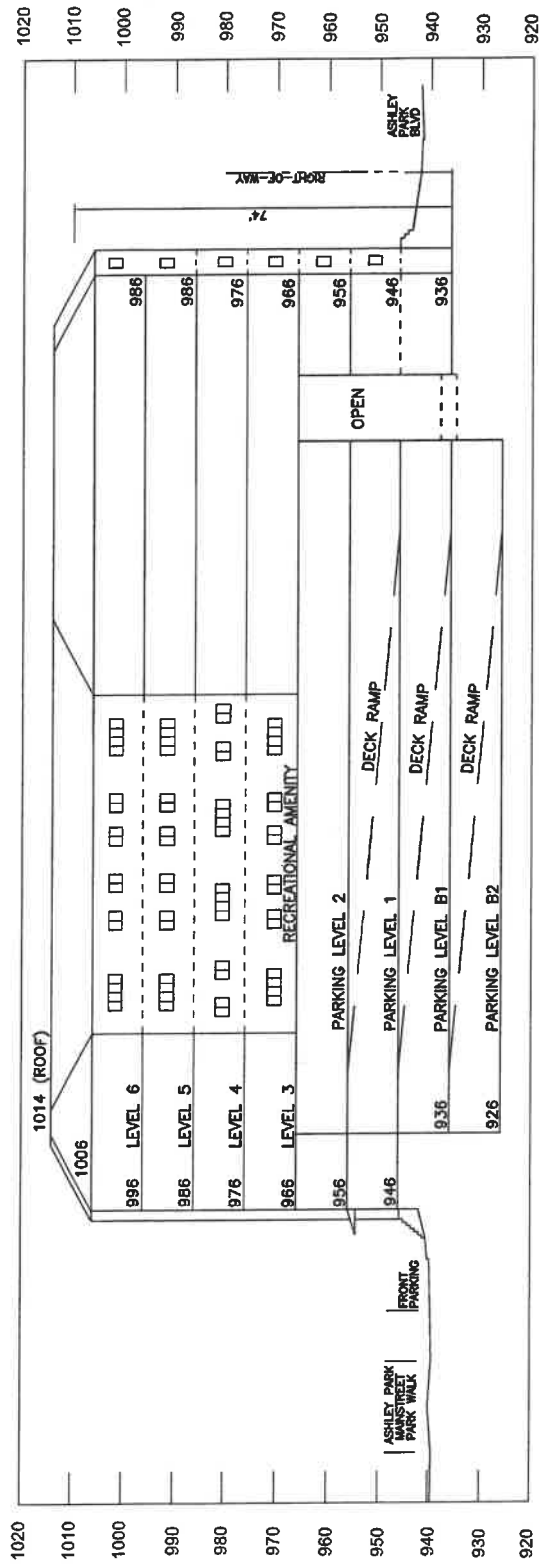
PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
FEBRUARY 17, 2020

NELSON

TUD

Thomas Land & Development

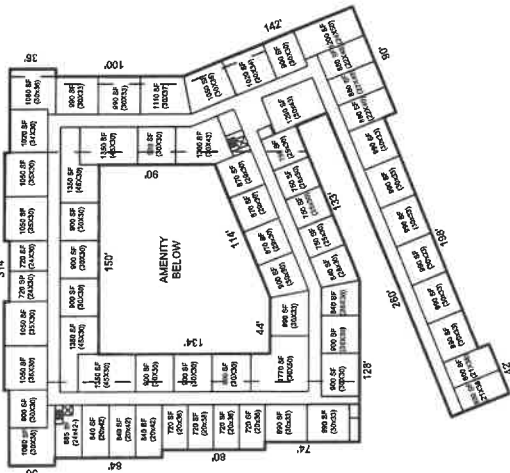
WB 1603000.000



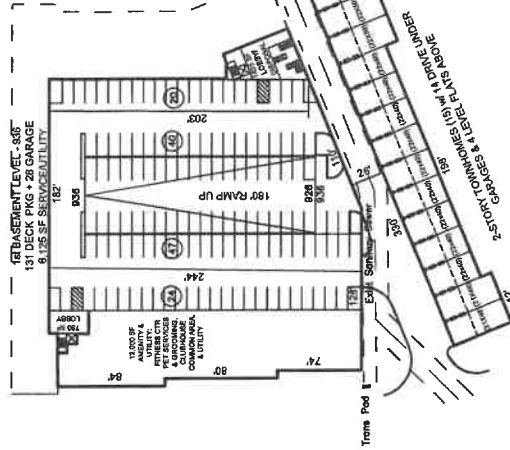
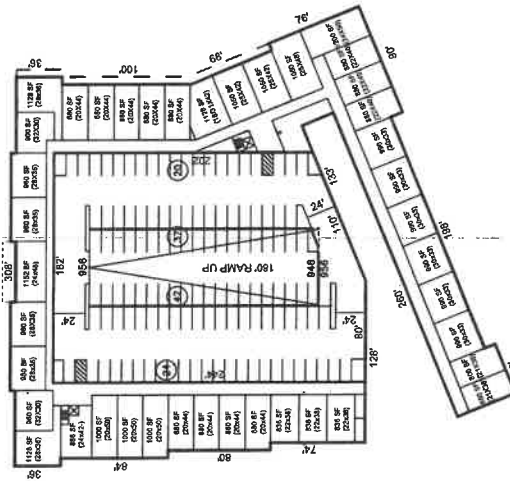
RESIDENTIAL WRAP
NORTH ELEVATION -
BUILDING SECTION



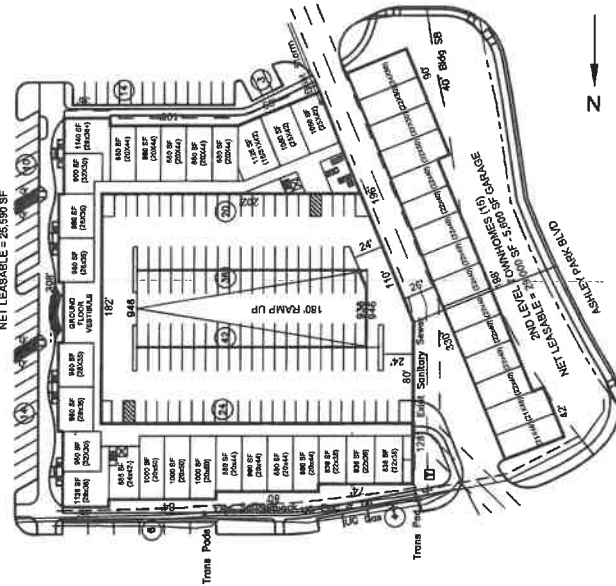
LEVELS 4-6 (978-986) - 47 UNITS
NET LEASABLE = 62,485 SF
AMENITY BELOW



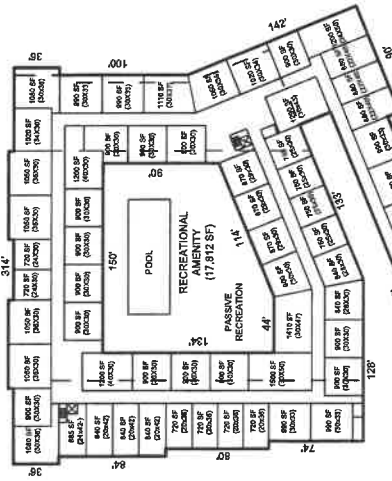
2ND LEVEL (859) - 41 UNITS
123 DECK PKG
NET LEASABLE = 39,180 SF



GROUND LEVEL (946) - 27 UNITS
123 DECK PKG
NET LEASABLE = 25,590 SF



3RD LEVEL (989) - 46 UNITS
NET LEASABLE = 61,015 SF
RECREATION AMENITY LEVEL



BUILDING DATA:

COMPONENT	ELEV	UNITS	PARKING	GROSS SF	NET LS SF
PKG DECK/BST	925-96	488	14,575	-	-
TOWNHOM (2 LV)	936	15	28	29,000	23,400
1ST LEVEL	946	27	51	34,425	25,690
2ND LEVEL	956	41	50,755	39,160	60,015
3RD LEVEL	966	66	76,395	62,465	62,465
4.586TH LVL	976/986/96	67	434,335	335,560	335,560
TOTAL		350	547	434,335	335,560



COMMUNITY IMPACT STUDY

for:

Residential Apartment Wrap

Ashley Park Phase 3B

Newnan, GA

June 16, 2022

Prepared by:

Thomas Land & Development

47 East Aviation Way

Newnan, GA 30263

INTRODUCTION

This study investigates and reports on the increase of residential units for the proposed multifamily apartment project in Ashley Park Phase 3B, that was previously studied and reported on January 31, 2020 for 272 units. The corrected 278-unit project was approved by the City of Newnan on May 26, 2020. The current project plans 350 units, or an increase of 28.6% over the 272-unit study.

The project is located at the southeast corner of Ashley Park Boulevard and the privately owned Newnan Place Parkway, on tax parcel number 086 5043 004, reported as 7.98 acres. The residential sub-parcel component of the MXD zoned tract is 3.98 acres. The conceptual site plan for the 350-unit project is attached in Appendix A, which is the same as the 272-unit project with the additional units added by an additional floor.

The Community Impact Assessment consists of responses from the following community departments and review of the influences for:

1. Traffic,
2. Tax Revenue,
3. Impact Fees,
4. City of Newnan Police Department,
5. City of Newnan Fire Department
6. Newnan Utilities, and
7. Coweta County School Board.

1. TRAFFIC

The 2020 Traffic Study analyzing 272 units generated 1481 Average Daily Trips. The 350-unit project anticipates a total of 1906 Average Daily Trips. The 2020 study analyzed ten (10) intersections, identifying peak AM and PM traffic patterns with background traffic counts and newly generated trips distributed across the selected intersections.

The current study uses the same intersections and 2020 traffic counts that are escalated for the new timeframe of development. The 2020 study projected a two-year buildout, or a 2022 completed traffic impact. The project still anticipates the same two-year buildout, therefore producing a 2024 completed traffic impact. The current study identifies the increased traffic generated by the 350-unit project and summarizes the total future impact in 2024. For convenience, the study presents the 2020, 2022, and 2024 traffic impacts displaying the incremental increase due to the 350-unit project continues to not result in an adverse impact to the community traffic. The study is presented in Appendix B.

2. TAX REVENUE

The 7.98 acre undeveloped tax parcel 086 5043 004 posted a fully appraised value of \$2,459,663 in 2021 per the tax record in Appendix C. The pro-rated land value for the 3.98 acre residential parcel is \$1,226,749. An average unit appraised value for the apartment wrap (around the internal parking deck) is estimated at \$150,000, therefore the new appraised improvement for 350 units is \$52,500,000. The table below summarizes the existing and estimated increase in value and property tax revenue.

ANNUAL PROPERTY TAX ESTIMATION				
EXISTING 100% APPRAISED VALUE				\$1,226,749
INCREASED 100% APPRAISED VALUE				\$52,500,000
TOTAL IMPROVED 100% APP. VALUE				\$53,726,749
TOTAL IMPROVED 40% ASSESSED VALUE				\$21,490,700
TAXING AUTHORITY	MILLAGE RATE	EXISTING ASSESSMENT	IMPROVED ASSESSMENT	INCREASED TAX REVENUE
COWETA CO	0.00654	\$3,209	\$140,549	\$137,340
COWETA SHOOLS	0.0173	\$8,489	\$371,789	\$363,300
CITY OF NEWNAN	0.003643	\$1,788	\$78,291	\$76,503
TOTAL		\$13,486	\$590,629	\$577,143

3. IMPACT FEES

The City of Newnan Development Impact and the Newnan Utilities Sewer Impact Fees for the 350-unit multifamily development are:

Development.....	\$1,110.81/unit x 350 units.....	\$388,783.50
Sewer.....	\$1,500/ unit x 350 units.....	\$525,000.00
TOTAL IMPACT FEES.....		\$913,783.50

4. COMMUNITY DEPARTMENT IMPACTS

Requests were made to the City of Newnan Police Department, City of Newnan Fire Department, Newnan Utilities, and the Coweta County School Board on June 7, 2022 for a report of the anticipated impact to or requirements to serve the project from their respective departments. At the time of this report, responses have not yet been received. The request letters to each agency are included in Appendix D. An addendum will be issued when all four departments return their responses.

APPENDIX A – CONCEPTUAL SITE PLAN

**A DEVELOPMENT BY:
THOMAS**



APPENDIX B – TRAFFIC STUDY

TRAFFIC IMPACT STUDY

for:

Residential Apartment Wrap
Ashley Park Phase 3B
Newnan, GA

June 16, 2022

Prepared by:

Thomas Land & Development

47 East Aviation Way
Newnan, GA 30263

SUMMARY

This study assesses the traffic impacts for the increase of residential units for the proposed multifamily apartment project in Ashley Park Phase 3B, that was previously studied and reported on January 31, 2020 for 272 units. The final, corrected 278-unit project was approved by the City of Newnan on May 26, 2020. The current project plans 350 units, or an increase of 28.6% over the 272-unit study.

The project is located at the southeast corner of Ashley Park Boulevard and the privately owned Newnan Place Parkway on the 3.98-acre MXD zoned residential sub-parcel component. The site location plan for the 350-unit project is presented in Figure 1, which is the same as the 272-unit project with the additional units added by an additional floor.

This report reviews the incremental impact of the additional traffic generated by the 78 additional apartment units at the future completion date of 2024 when compared to the 272-unit study and 2022 completion date. Where many of the studied intersections operated at a minimum level of service (LOS) of 'D', the addition of the 350-unit project traffic continues to not significantly impact any of the study intersections.

STUDY BASIS

The 2020 Traffic Study analyzing 272 units generated 1481 Average Daily Trips. The 350-unit project anticipates a total of 1906 Average Daily Trips. The 2020 study analyzed ten (10) intersections, identifying peak AM and PM traffic patterns with background traffic counts and newly generated trips distributed across the selected intersections. Figure 2 identifies the ten intersections used in the 2020 study and repeated identically in this current study.

The current study uses the same 2020 traffic counts that are escalated at 2% per year for the new timeframe of development. The 2020 study projected a two-year buildout, or a 2022 completed traffic impact. The project still anticipates the same two-year buildout, therefore producing a 2024 completed traffic impact. The current study identifies the increased traffic generated by the 350-unit project and summarizes the total future impact in 2024. For convenience, the Traffic Summary spreadsheets in Appendix A present the 2020, 2022, and 2024 traffic impacts displaying the incremental increase due to the 272-unit and ultimately the 350-unit projects.

FIGURE 1 CONCEPT PLAN



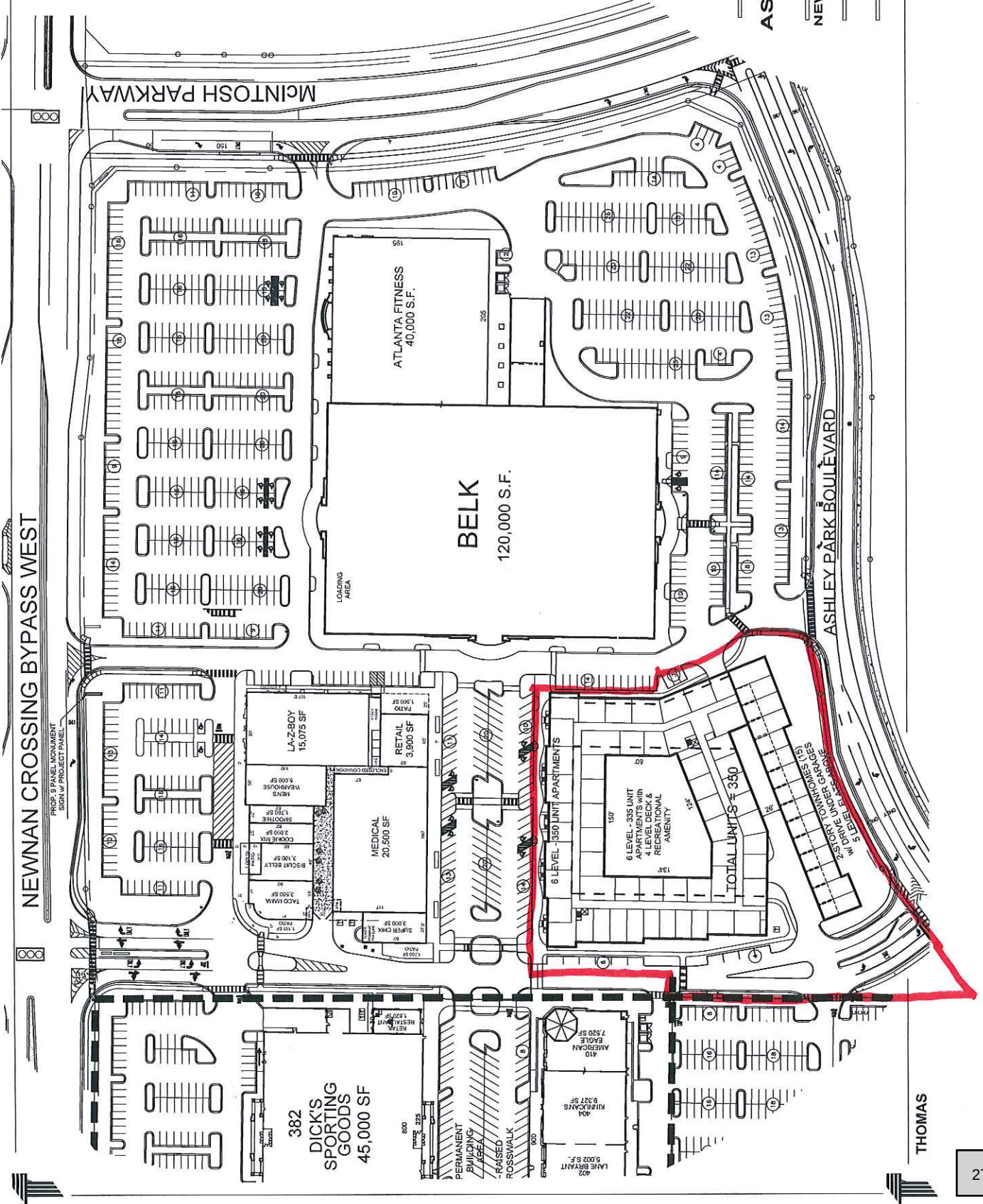
SCALE: 1" = 50'

ASHLEY PARK PHASE III

NEWNAN, GEORGIA

JUNE 7, 2022

A DEVELOPMENT BY:
THOMAS



THOMAS

STUDY INTERSECTIONS, TRIP GENERATION, & DISTRIBUTION

Peak hour traffic trip generation for the proposed 350-unit development was estimated using the ITE *Trip Generation Manual 10th Edition* as used in the 2020 study. The same AM & PM Peak Hour Trip-End distributions for entering and exiting the project were applied to the primary site access intersections #5 & #6, and summarized in Table 1. Similarly, the same traffic pattern distribution applied to the ten intersections in the 2020 study is repeated for the 2024 study.

TABLE 1 - TRIP GENERATION & INTERNAL CAPTURE SUMMARY							
DEVELOPMENT TYPE	SIZE (Units)	Land Use Code	Average Daily Traffic	AM PEAK HOUR TRIP ENDS		PM PEAK HOUR TRIP ENDS	
				Enter(%)	Exit(%)	Enter(%)	Exit(%)
Multifamily (Mid-Rise)	272	221	1481	23(25%)	68(75%)	71(61%)	45(39%)
		Internal Capture		0/(0%)	2(100%)	34(62%)	21(38%)
		Net Total		23(26%)	66(74%)	37(61%)	24(39%)
Multifamily (Mid-Rise)	350	221	1906	29(25%)	88(75%)	91(61%)	58(39%)
		Internal Capture		0/(0%)	3(100%)	44(62%)	27(38%)
		Net Total		29(26%)	85(74%)	47(61%)	31(39%)

The graphic summary of the project and background traffic volumes are depicted on:

Figure 2.1 – 2022 AM Peak Hour

Figure 2.2 – 2022 PM Peak Hour

Figure 2.3 – 2024 AM Peak Hour

Figure 2.4 – 2024 PM Peak Hour

INTERSECTION & LEVEL OF SERVICE ANALYSES

The 2020 study revealed several background intersections operated at a LOS 'D' with some turning movement LOS at 'E' and 'F', but that they remained unchanged with the introduction of project traffic. In fact, some delay times actually decreased with project traffic. Only one intersection reduced the LOS from 'A' to 'B' for a right turn with no significant impact.

A closer examination of the ten intersections reveals that five are most affected; four on Ashley Park Blvd at Bullsboro Road (#2), McIntosh Pkwy (#9), Newnan Crossing Bypass (#10), and the primary entrance at Newnan Place Pkwy (#6), and the other primary entrance of Newnan Place Pkwy at Newnan Crossing Bypass (#5). Of the five, the two primary site access intersections produced the most significant increase in traffic, as would be expected, and a specific discussion of each is presented below. For convenience, the change in traffic volumes due to the project have been highlighted in bold blue text on the Traffic Summary spreadsheets in Appendix A.

Primary Site Access Intersection #5: The peak AM-EB-L turning movement produced the most significant increase in traffic volumes (114% in 2022, and 146% in 2024) and in potential delays. Comparing the background to the proposed impact in the 2022 study, the Control Delay (d) actually decreased in time as the LOS 'D' remained the same. The Adjusted traffic Flow Rate (AFR) for 2024 only increased by 15% over the 2022 AFR, thereby maintaining minimal effect to traffic. The peak PM-NB-L turn is the only other increase in traffic volume to mention (18% in 2022, and 22% in 2024), but the Control Delay remains essentially unchanged with LOS 'D'. The corresponding 2024 AFR increase was only 9%.

Primary Site Access Intersection #6: The peak AM-WB-L turning movement produced the most significant increase in traffic volumes (383% in 2022, and 456% in 2024). The 2022 proposed impact resulted in a LOS reduction from 'A' to 'B' only due to increasing the Control Delay from 10.0 seconds to 10.3 seconds, being insignificant. The increase in the 2024 AFR was 24%, thereby also maintaining minimal effect on traffic. The less significant peak PM-SB-L turn resulted in traffic volume increases of 29% (2022) and 36% (2024), while maintaining a LOS 'A' with a consistent Control Delay of 7.7 seconds and a 2024 AFR increase of 11%.

Honorable Mention – Intersection #2: The peak AM-NB-L turning movement produced a moderate increase in traffic volumes (43% in 2022, and 54% in 2024). The extreme delays in 2022 background traffic (84.2 seconds) and 2022 proposed traffic (85.3 seconds) yielded a LOS 'F'. The statistically insignificant impact of the increased 2024 AFR is 11%.

The aforementioned movements for the three intersections are highlighted in red on the respective Traffic Summary spreadsheets in Appendix A. The remaining most affected intersections #9 and #10 could only muster a maximum of 16% increase in 2024 traffic volumes (#10-AM-NB-L) for critical through or left turning movements.

CONCLUSION AND RECOMMENDATIONS

Similar to the 2022 traffic study conclusion, the introduction of project traffic does not significantly impact the levels of service or the intersection delays for the proposed 350-unit multifamily development to be completed by 2024. The 2022 study suggested that halving the traffic signal cycle length for Intersections #2 & #3 on Bullsboro Road from 180 seconds to 90 seconds could improve all but one of the LOS 'E' & 'F' to LOS 'D'. Of course, the remaining movements would also be affected.

APPENDIX C – PROPERTY TAX RECORD

THOMAS LAND & DEVELOPMENT, LLC - 47 East Aviation Way - Newnan, GA 30263

Summary

Parcel Number	086 5043 004
Location Address	440 NEWNAN CROSSING BYPS
Legal Description	7.98 AC LL 43 LD 5 (Note: Not to be used on legal documents)
Class	C4-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	NEWNAN 08 ANNEX (District 08)
Millage Rate	26.876
Acres	7.98
Neighborhood	Comm/Ind Newnan (G10000)
Homestead Exemption	No (S0)
Landlot/District	43 / 5

[View Map](#)

Owner

[FOURTH QUARTER PROPERTIES 93 LLC](#)
 % THOMAS ENTERPRISES
 45 ANSLEY DR
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Ashley Park	Square Feet	347,609	0	0	7.98	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	2008	1x20000 / 0	0	\$26,400

Permits

Permit Date	Permit Number	Type	Description
03/11/2020	ZSP-0063		SITE PREP
03/11/2020	ZLD-0064		LAND DISTURBANCE

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/28/2008	3352 446		\$0	UNQUALIFIED VACANT	CITY OF NEWNAN	FOURTH QUARTER PROPERTIES 93, LLC
3/21/2008	3333 849		\$14,560	UNQUALIFIED VACANT	NEWNAN VISTA LLC	FOURTH QUARTER PROPERTIES 93 LLC
2/15/2008	3335 232		\$0	UNQUALIFIED VACANT	CITY OF NEWNAN	FOURTH QUARTER PROPERTIES 93, LLC
4/8/2005	2720 169		\$8,188,500	QUALIFIED MULTIPLE	NEWNAN CROSSING PARTNERSHIP	FOURTH QUARTER PROPERTIES 93 LLC
4/17/1989	514 001		\$0	UNKNOWN STATUS	SIGNA DEVELOPMENT CORP	NEWNAN CROSSING PARTNERSHIP

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$2,459,663	\$2,472,463	\$2,472,463	\$2,472,463	\$2,472,463
Land Value	\$2,433,263	\$2,433,263	\$2,433,263	\$2,433,263	\$2,433,263
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$26,400	\$26,400	\$39,200	\$39,200	\$39,200
= Current Value	\$2,459,663	\$2,459,663	\$2,472,463	\$2,472,463	\$2,472,463

Assessment Notices 2019

Assessment Notices

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

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

10417673-14376-1 2 2 14376 1 AV 0.398 34



FOURTH QUARTER PROPERTIES 93 LLC
% THOMAS ENTERPRISES
45 E AVIATION WAY
NEWNAN GA 30263-7107

Official Tax Matter - 2021 Tax Year

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

Annual Assessment Notice Date: 6/25/2021

Last date to file a written appeal: 8/9/2021

***** This is not a tax bill - Do not send payment *****

County property records are available online at: www.cowetatax.com

9799PRNA 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:

- (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
268942839	086 5043 004	7.98	08		NO-S0
Property Description	7.98 AC LL 43 LD 5				
Property Address	440 NEWNAN CROSSING BYPS				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	2,459,663	2,459,663	0	
40% Assessed Value	0	983,865	983,865	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
STATE	0	0	983,865	0.000000	0.00
COUNTY M & O	0	0	983,865	0.006540	6,434.48
SCHOOL M & O	0	0	983,865	0.017300	17,020.86
FIRE	0	0	983,865	0.000000	0.00
NEWNAN CITY TAX	0	0	983,865	0.003643	3,584.22

Total Estimated Tax 27,039.56

APPENDIX D – AGENCY REQUEST LETTERS



06/23/22

Reference: Ashley Park Phase 3B

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 506 calls, 27 motor vehicle accidents and 329 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, but can be manage at current staff level.

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

June 20, 2022

Dear Tracy,

The following information is regarding the request by Robert Bergmann for an update to community impact analysis on proposed expansion of Ashley Park Phase 3B apartment complex property.

At this time, the Newnan Fire Department has the resources to provide services for the proposed addition of 72 apartment units, to the previous plan of 278 units, for a total of 350 units. However, upon full completion, it will impact the specific area with a significant increase in population and traffic. The growth in population and traffic will ultimately result in more motor vehicle accidents, increased call volume and response times to the proposed property and to the current established areas served. 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
Ashley Park Phase 3B Apartment Complex	Newnan Promenade	298	33
72 Additional units	Stillwood Apts	298	19
300 Total	Springs @ Newnan	320	21

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. 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



March 6, 2020

Attn: Tracy S. Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Parcel # 086 5043 004 – Proposed 272 Unit Multi-Family Development, Newnan, GA

Ms. Dunnavant,

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:

1. Parcel Number 086 5043 004
2. 7.98 Acres
3. 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.
4. 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

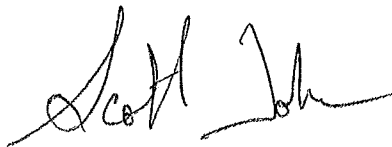
- iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any 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.
- vii. Possible relocation of existing sewer will be the responsibility of the owner/develop of the property.

5. 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. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

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

From: Scott Tolar <stolar@newnanutilities.org>
Sent: Tuesday, June 28, 2022 12:05 PM
To: Tracy Dunnavant <TDunnavant@cityofnewnan.org>
Subject: Re: [EXTERNAL]RE: Ashley Park Phase 3B

Newnan Utilities only comment is that, they will need to avoid the sanitary sewer, and possibly reroute to sewer not to have any built over it.

Thank You

Scott Tolar, P.E.

Engineer

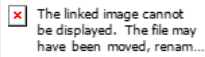
[770-301-0245](tel:770-301-0245)

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

70 Sewell Road, Newnan, GA 30263

[https://link.edgepilot.com/s/beffcdbf/eVxxeQ6zBkaBydnfxV1zFg?](https://link.edgepilot.com/s/beffcdbf/eVxxeQ6zBkaBydnfxV1zFg?u=http://www.newnanutilities.org/)

[u=http://www.newnanutilities.org/](http://www.newnanutilities.org/)



On Jun 28, 2022, at 11:55 AM, Tracy Dunnavant <TDunnavant@cityofnewnan.org> wrote:

Good Afternoon,

I was just checking to see if you have any comments regarding the increase in units from 278 to 350.

Thanks,

Tracy

COWETA COUNTY SCHOOL SYSTEM

170 Werz Industrial Blvd.
Newnan, GA 30263
Ph: 770-254-2750

July 14, 2022

Tracey Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Community Impact Assessment - Ashley Park Phase 3B

Ms. Dunnavant,

In response to the request for input on the community impact of the proposed development referenced above, we offer the following based on the information available:

Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity.

If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

What is the construction schedule for the project?

What is the proposed build-out timeline?

Will the project be built in phases?

Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County School System



The City of Newnan, Georgia

Office of City Engineer

06.24.2022

REZONING REQUEST

Ashley Park Phase 3B – Proposed Multifamily Development

Comments:

1. ADA compliant sidewalks shall be provided along the public right of way adjacent to the development and within the development to comply with DRI 591, 01.19.2005.

This includes extending sidewalk from Ashley Park Dr to existing across from Belk

Install 6 foot sidewalk along Ashley Park Dr, modifying existing curb ramps to meet ADA standards, and refreshing crosswalk pavement markings.

Install 6 foot sidewalk along driveway connecting Ashley Park Dr to Newnan Crossing Bypass (Newnan Place Pkwy, private); note possible conflict with existing post lights

Ensure pedestrian connectivity between this parcel and adjacent parcels.

2. By completion of the multifamily development, the developer shall conduct a traffic study to assess the appropriate traffic signal cycle lengths for the signals at Intersections 2 and 3 on SR 34, Bullsboro Dr, and Intersection 5 on Newnan Crossing Bypass, and implement such changes in signal cycle lengths as determined appropriate.
3. Notice of Decision- DRI 591- The Forum at Newnan Crossing, 01.19.2005

The existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

Fourth Quarter Properties 93, LLC
8.44 ± acres, located off Newnan Crossing ByPass
And Ashley Park Boulevard
Coweta County, Georgia
Tax Parcel 086 5043 004

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED OFF NEWNAN CROSSING BYPASS AND ASHLEY PARK
BOULEARD, CONTAINING 8.44± ACRES IN LAND LOTS OF THE FIFTH
LAND DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner has filed an application to amend the conditions of the property described on Exhibit "A" attached hereto and by reference made a part hereof said property having been re-zoned to MXD (Mixed Use Development District with certain conditions in Ordinance No. 2020-8 dated May 26, 2020); 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 23rd day of August, 2022; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the request to amend the conditions of zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

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 by amending the MXD (Mixed Use Development District) conditions affected to the property in Ordinance 2020-8 adopted May 26, 2020, as follows:

Section I. That the property described on Exhibit "A" attached hereto and by reference made a part hereof containing 8.44± acres continue to be zoned as MXD (Mixed Use Development District) subject to the amended conditions which follow.

1. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as

updated and provided as part of the application and attached hereto as Exhibit "B". This includes limiting the number of multi-family units to 350 and allowing a maximum height of 75 feet.

2. By completion of the multifamily development, the developer shall conduct a traffic study to access the appropriate traffic signal cycle lengths for the signals at Intersections 2 and 3 on SR 34, Bullsboro Dr, and Intersection 5 on Newnan Crossing Bypass, and implement such changes in signal cycle lengths as determined appropriate.

3. In accordance with the DRI #591, the existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

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

Section III. 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

LEGAL DESCRIPTION

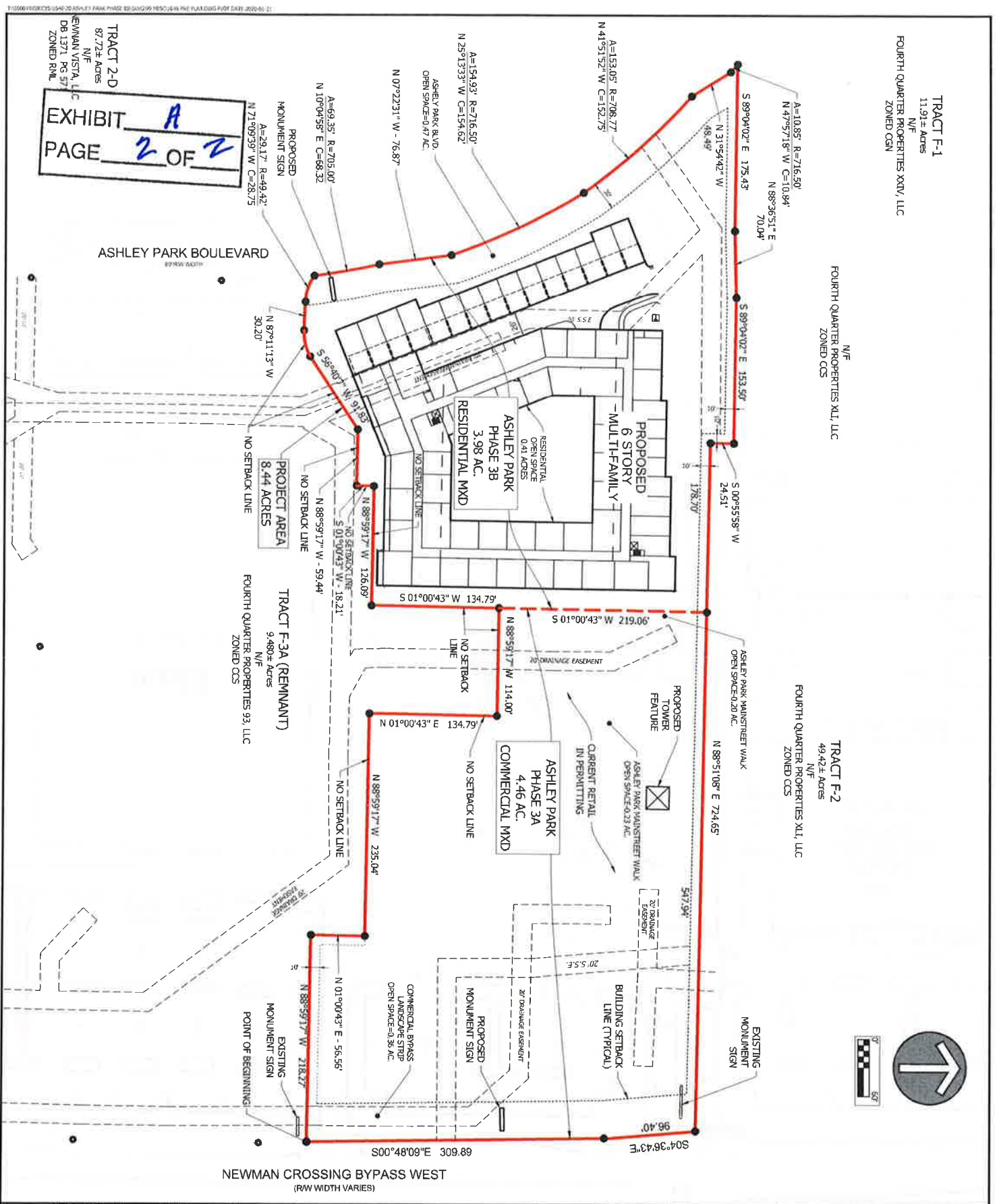
ASHLEY PARK PHASE 3A & 3B MXD TRACT

BEGINNING AT THE SOUTH END OF A MITERED INTERSECTION FORMED BY THE NORTH RIGHT OF WAY OF MCINTOSH PARKWAY WITH THE WEST RIGHT OF WAY OF NEWNAN CROSSING BYPASS; FROM SAID POINT OF BEGINNING, THENCE RUNNING N44°16'05"E A DISTANCE OF 41.39'; THENCE ALONG THE WETERNLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS N00°58'42"E A DISTANCE OF 20'; THENCE N00°43'06"E A DISTANCE OF 186.74'; THENCE N06°25'45"E A DISTANCE OF 98.93'; THENCE N00°40'46"E A DISTANCE OF 193.56'; THENCE N00°48'09"W A DISTANCE OF 54.41' TO **THE POINT OF BEGINNING**; THENCE N88°59'17"W A DISTANCE OF 218.27'; THENCE N01°00'43"E A DISTANCE OF 56.56'; THENCE N88°59'17"W A DISTANCE OF 235.04'; THENCE N01°00'43"E A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 114.00'; THENCE S01°00'43"W A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 126.09'; THENCE S01°00'43"W A DISTANCE OF 18.21'; THENCE N88°59'17" A DISTANCE OF 59.44'; THENCE S56°40'07"W a distance of 91.83; thence ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.58'; WITH A RADIUS OF 50.78; WITH A CHORD BEARING OF S76°54'07"W; WITH A CHORD LENGTH OF 28.20' TO A POINT; THENCE N87°11'13"W A DISTANCE OF 30.20'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.17'; WITH A RADIUS OF 49.42'; WITH A CHORD BEARKING OF N71°09'39"W; WITH A CHORD LENGTH OF 28.75' TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF ASHLEY PARK BOULEVARD; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.72'; WITH A RADIUS OF 705.00'; WITH A CHORD BEARING OF N06°02'42"W, WITH A CHORD LENGTH OF 168.32' TO A POINT; THENCE N04°22'31"W A DISTANCE OF 76.87'; THENCE ALONG A CURVE TURNING LEFT WITH AN ARC LENGTH OF 154.93'; WITH A RADIUS OF 708.77', WITH A CHORD BEARING OF 41°51'52"W; WITH A CHORD DISTANCE OF 152.75' TO A POINT; THENCE N31°54'42"W A DISTANCE OF 48.49'; THENCE N31°54'42"W A DISTANCE OF 48.49', THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.85'; WITH A RADIUS OF 716.50'; WITH A CHORD BEARING OF N47°57'18"W; WITH A CHORD LENGTH OF 10.84'; THENCE S89°04'02"E A DISTANCE OF 175.43'; THENCE N88°36'51"E A DISTANCE OF 70.04'; THENCE S89°04'02"E A DISTANCE OF 153.50; THENCE S00°55'58"W A DISTANCE OF 24.51'; THENCE S88°51'08"E A DISTANCE OF 726.65'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS S04°36'43"W A DISTANCE OF 96.40'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°48'09"E A DISTANCE OF 309.89 TO **THE POINT OF BEGINNING**, SAID PARCEL BEING 8.44 ACRES.

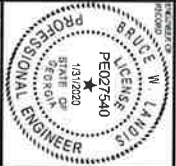
TRACT F-1
11.91± Acres
N/F
FOURTH QUARTER PROPERTIES XXIV, LLC
ZONED CGN

N/F
FOURTH QUARTER PROPERTIES XL, LLC
ZONED CCS

TRACT F-2
49.42± Acres
N/F
FOURTH QUARTER PROPERTIES XL, LLC
ZONED CCS



REZONING PLAT/MASTER CONCEPT PLAN ASHLEY PARK - PHASE 3A & 3B January 30, 2020 CITY OF NEWNAN, COWETA COUNTY, GEORGIA



1 of 1

DESIGNED BY:
DRAWN BY: M.S.
CHECKED BY: J.D.E.
PROJECT NO: 1548-20
SHEET NUMBER:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF LANDIS EVANS AND PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDIS EVANS AND PARTNERS, INC. ALL RIGHTS RESERVED.

3810 NORTHDALE BLVD.
SUITE 100
TAMPA, FLORIDA 33624
OFFICE 813-999-7449
FAX 813-999-7448

ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
June 17, 2022



1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 continues the existing MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily "Apartment Wrap". The residential complex proposes to increase the 5-level, 278-unit apartment building around a 3-level parking deck to a total 6-level apartments with a 4-level parking deck with recreational amenity facilities on a surface level above the deck. The 15 two-level townhomes facing Ashley Park Blvd with two car garages will continue as planned.

2. Individual Land Use Category

A. Commercial (AP Phase 3A) - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation, and is unchanged with this request. All of the commercial summaries below are maintained UNCHANGED from the 2020 MXD rezoning.

- (1) Open Space – 0.23 acres of the Ashley Park Mainstreet walk and 0.36 acres of perimeter landscape strips surrounding the east parking lot comprise dedicated open space areas within Phase 3A, for a total of 0.59 acres.
- (2) Density – The proposed Floor Area Ratio is 0.30.
- (3) Setbacks – The front right-of-way setback is maintained at 40', while most side and internal setbacks are 10'. The exception is a zero setback along the south line adjacent to the Belk drive and parking.
- (4) Building Height – Primary building heights are maintained at 40', while isolated specific tower features are a maximum of 50'.
- (5) Signs – Internal monument sign spacing along Newnan Bypass is requested at 175', to allow one additional sign between the existing Ashley Park monument signs at the two driveways.
- (6) Streets and Utilities – All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – Buildings within Phase 3A shall conform to the QDC Overlay District

ASHLEY PARK PHASE 3A & 3B
MXD DEVELOPMENT SUMMARY REPORT

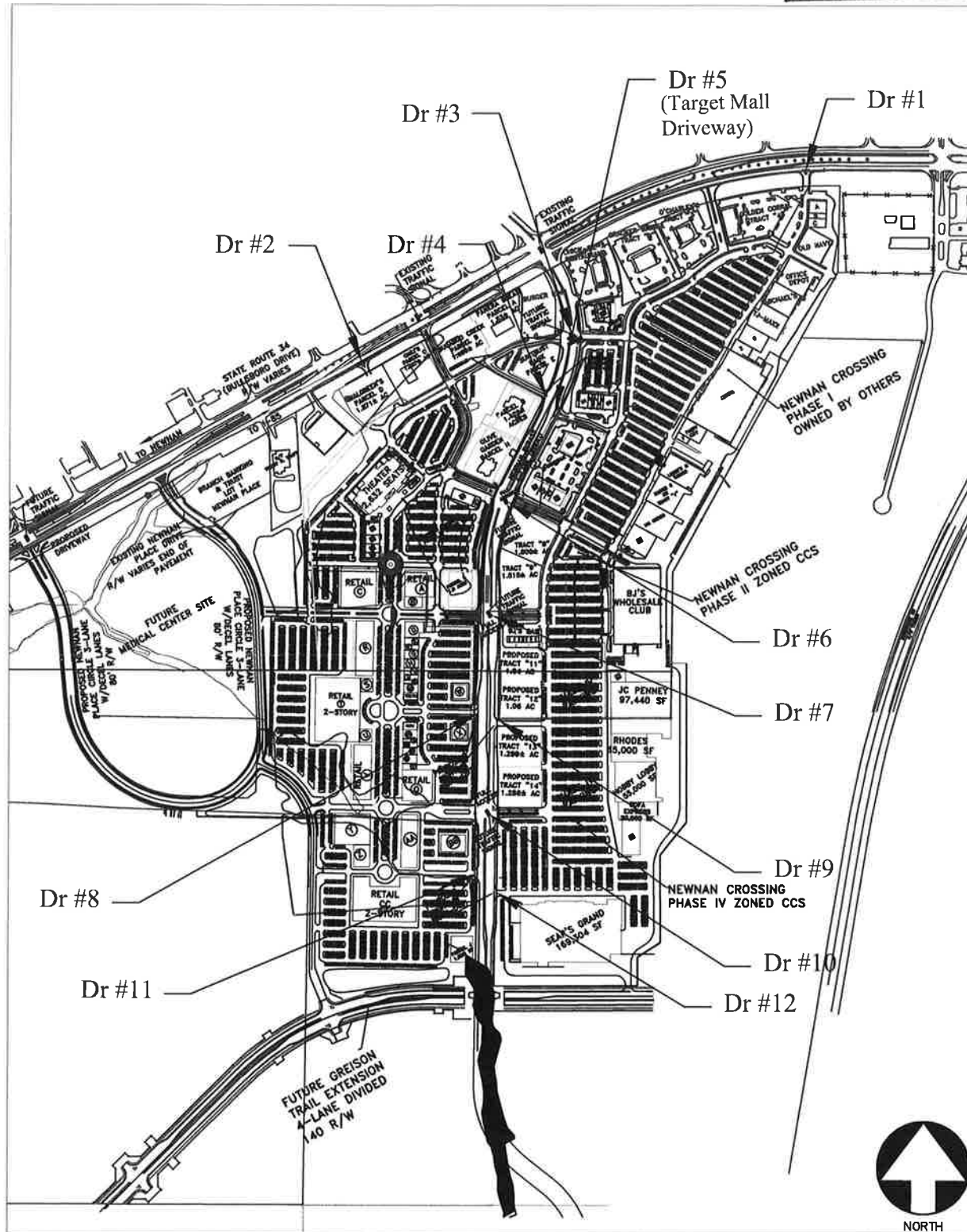
June 16, 2022

Page 2 of 2

EXHIBIT	<u>B</u>
PAGE	<u>2</u> OF <u>9</u>

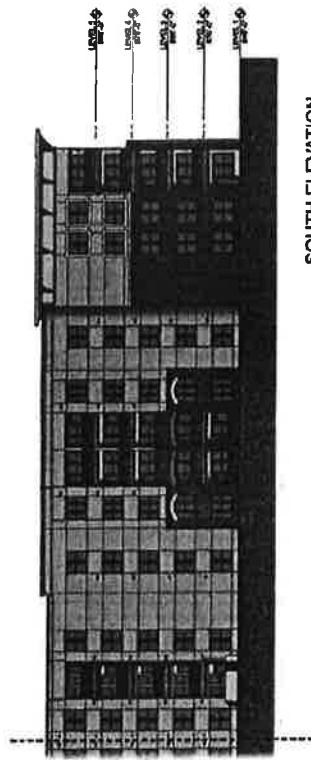
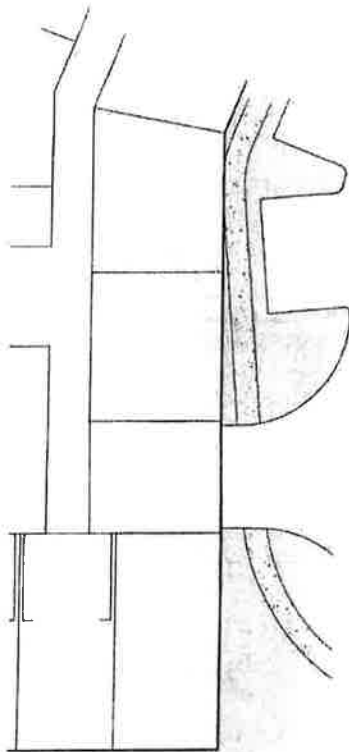
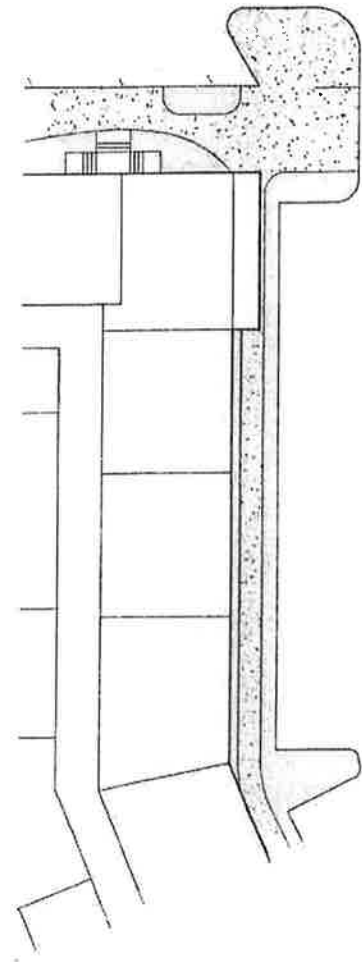
B. Residential (AP Phase 3B) - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. Provision should also be made for commercial and service businesses to operate and support residences within the complex along the Mainstreet frontage. The density proposed is for a total of 350 units.

- (1) Open Space – UNCHANGED - 0.41 acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is 0.47 acres of dedicated open space within Phase 3B. Lastly, 0.20 acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is 1.08 acres within the 3.98 acre tract.
- (2) Density – The proposed unit density is 88 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
- (3) Setbacks – UNCHANGED - The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
- (4) Building Height – The 6-level (plus 4-level garage and half-basement) residential wrap requires a maximum building height of 75' from the rear ground level.
- (5) Signs – UNCHANGED - One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
- (6) Streets and Utilities – UNCHANGED - All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – UNCHANGED - The residential building within Phase 3B shall conform to the Newnan Zoning Ordinance Article 3-7 for Standards for Residential Uses. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.



SITE PLAN

FIGURE 2
A&R Engineering



SOUTH ELEVATION

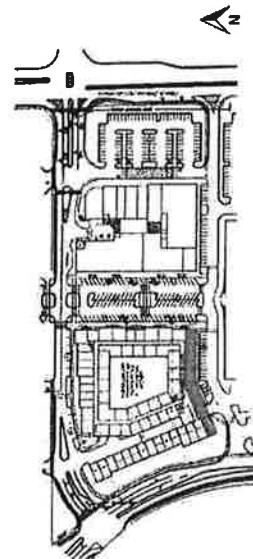
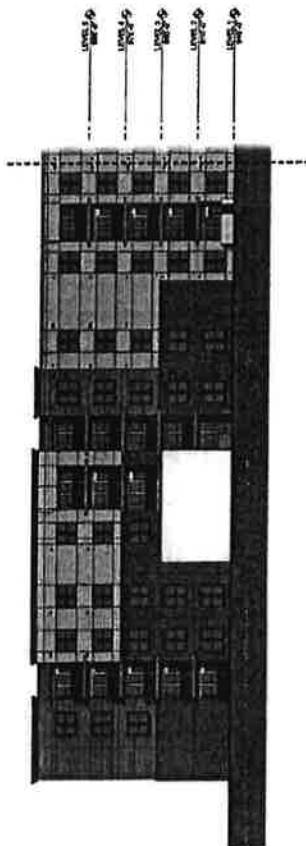


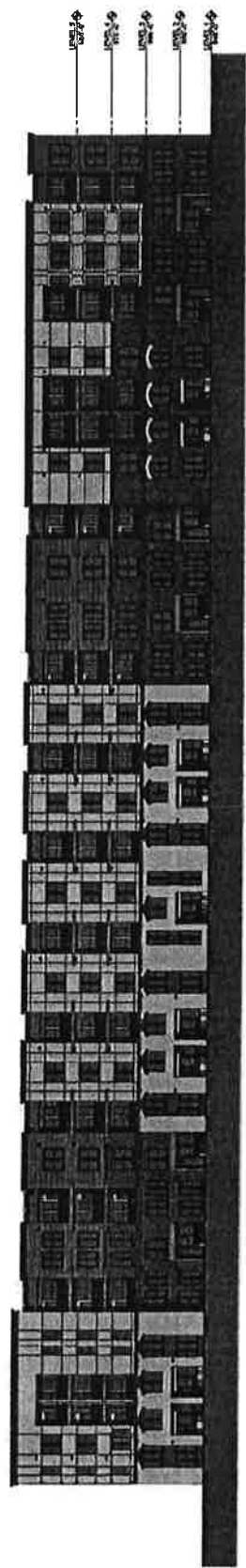
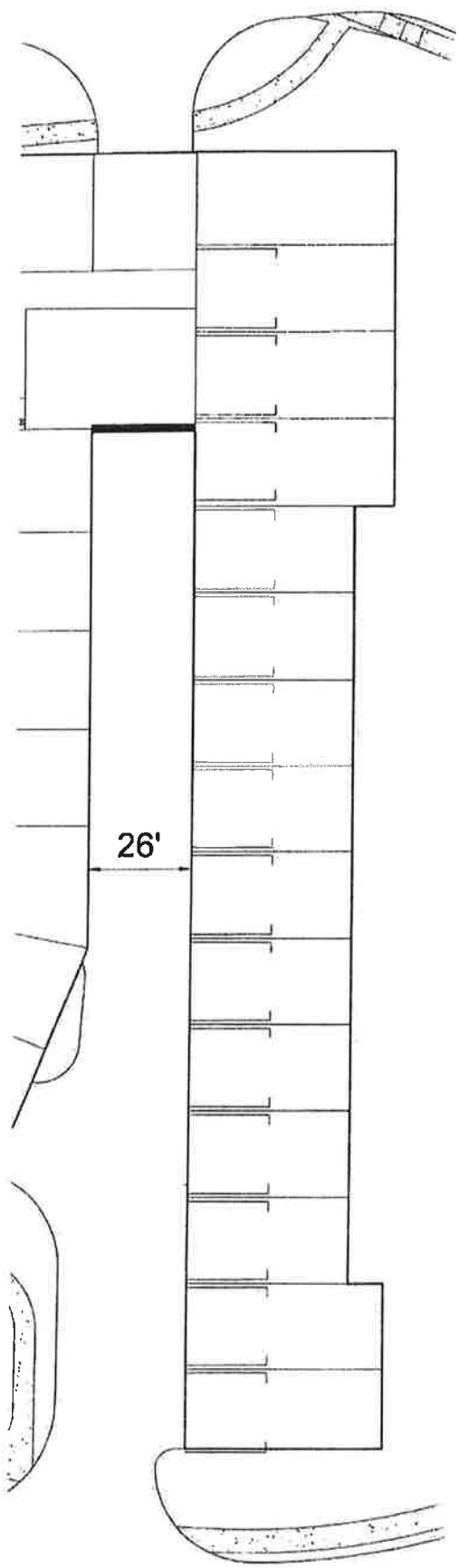
EXHIBIT B
PAGE 4 OF 9

NELSON

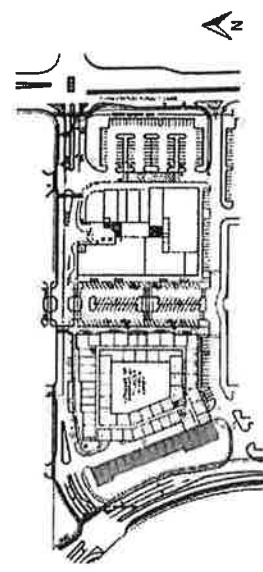
TID

Thomas Land & Development
WB-1603000.000

PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
NEWNAN, GEORGIA
FEBRUARY 17, 2020



WEST ELEVATION



PSP.001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP - ELEVATIONS
 NEWNAN, GEORGIA
 FEBRUARY 17, 2020

NELSON

TLD

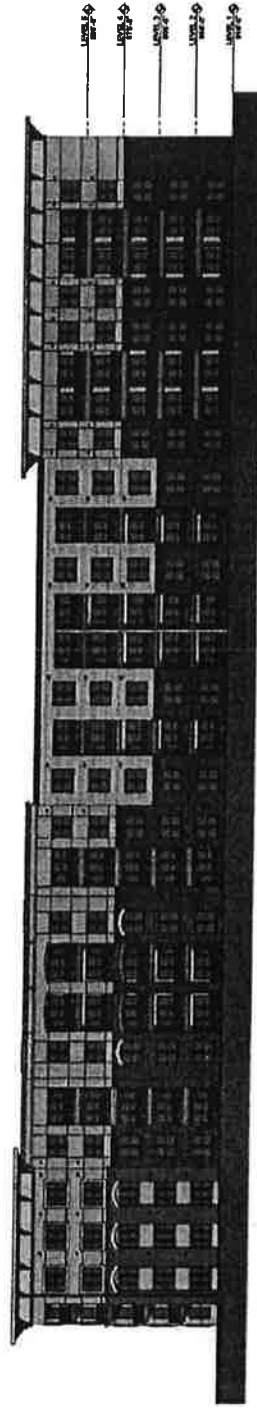
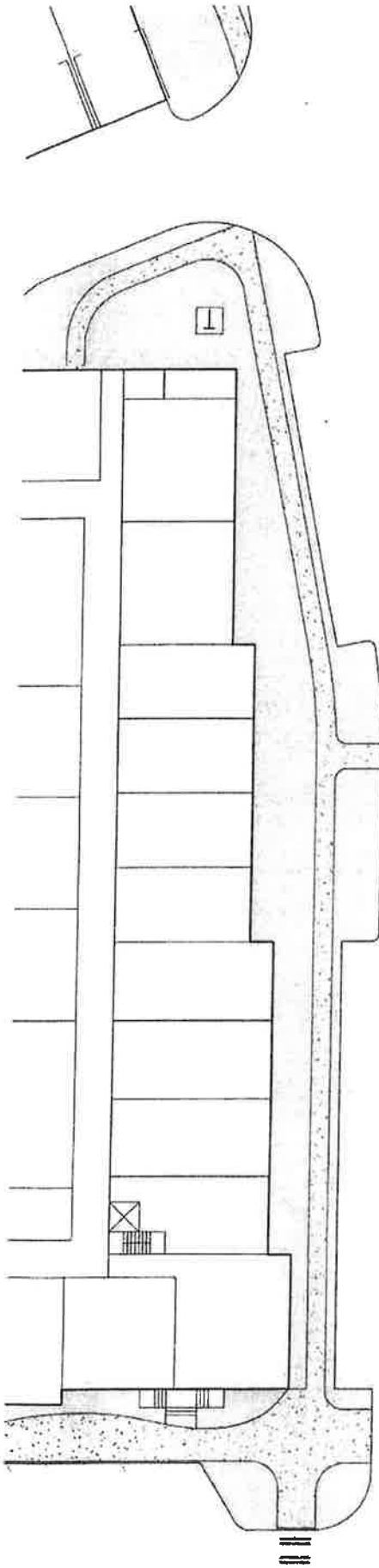
Thomas Land & Development
 WB. 1603000.000

TLD

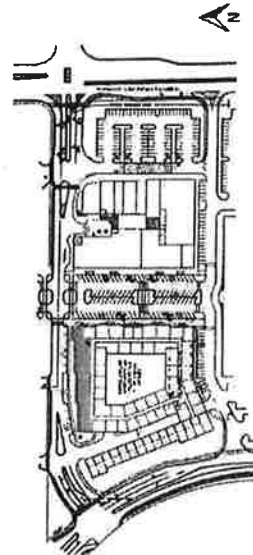
Thomas Lord & Development
 WS-1803000.000

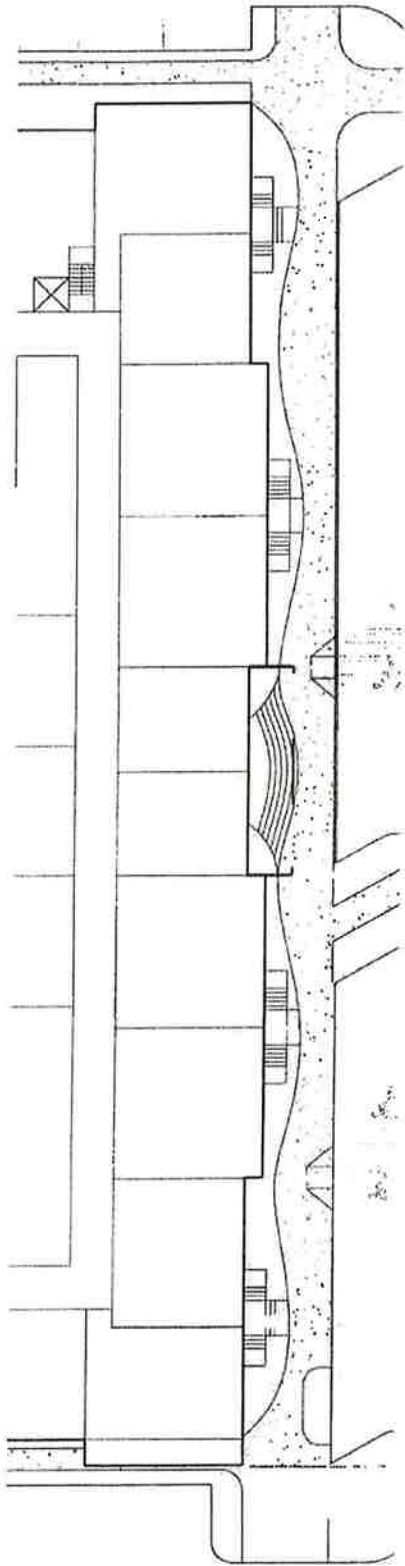
NELSON

PSP.001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP - ELEVATIONS
 NEWMAN, GEORGIA
 FEBRUARY 17, 2020



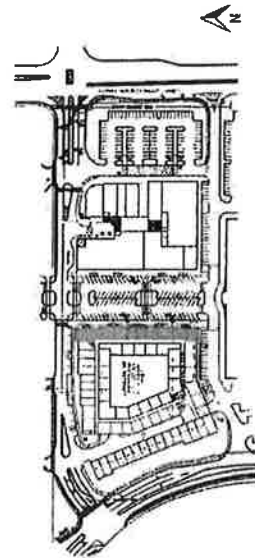
NORTH ELEVATION





1003.16
 1003.15
 1003.14
 1003.13
 1003.12
 1003.11

EAST ELEVATION



N

EXHIBIT B
 PAGE 7 OF 9

NELSON

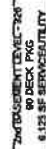
PSP 001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP - ELEVATIONS
 NEWNAN, GEORGIA
 FEBRUARY 15, 2020

TUD

Thomas Land & Development
 WB-1603000.000



**ASHLEY PARK PHASE 3B
6-LEVEL RESIDENTIAL WRAP
BUILDING ELEVATION/SECTION**

**BUILDING DATA:**



City of Newnan, Georgia – Mayor and City Council

Date: August 23, 2022

Agenda Item: Rezoning Request – RZ2022-01; 20.0119+/- acres on Roscoe Road (Portion of Tax Parcel #073B 010)

Annexation Request – Annex2022-01; 1.1994+/- acres on State Route 34 Bypass (Portion of Tax Parcel #073B 033)

Prepared by: Chris Cole, Senior Planner

PURPOSE:

Apex Land Company has applied for the rezoning of 20.0119± acres on Roscoe Road (Portion of Tax Parcel 073B 010). The request is to rezone the subject property from CGN (General Commercial District) to RML (Residential Multiple-Family Dwelling – Lower Density District) for the purpose of constructing 135 fee-simple townhomes. In addition, the proposed fee-simple townhomes will be on individual lots as demonstrated on the concept plan. Note – The rezoning application lists the request to be for 138 fee-simple townhomes. Since the submission of this application, the applicant has changed the request to 135 fee-simple townhomes.

Apex Land Company has also applied for annexation of 1.1994+/- acres on State Route 34 Bypass (Portion of Tax Parcel #073B 033). This tract will be combined with the existing 20.0119+/- acre tract that is seeking rezoning for the development of the 135 fee-simple townhomes (merging the rezoning-request and annexation-request properties). This property is adjacent to the aforementioned 20.0119+/- acre tract and is eligible to pursue annexation. The resulting total project size will be 22.00+/- acres as demonstrated on the concept plan.

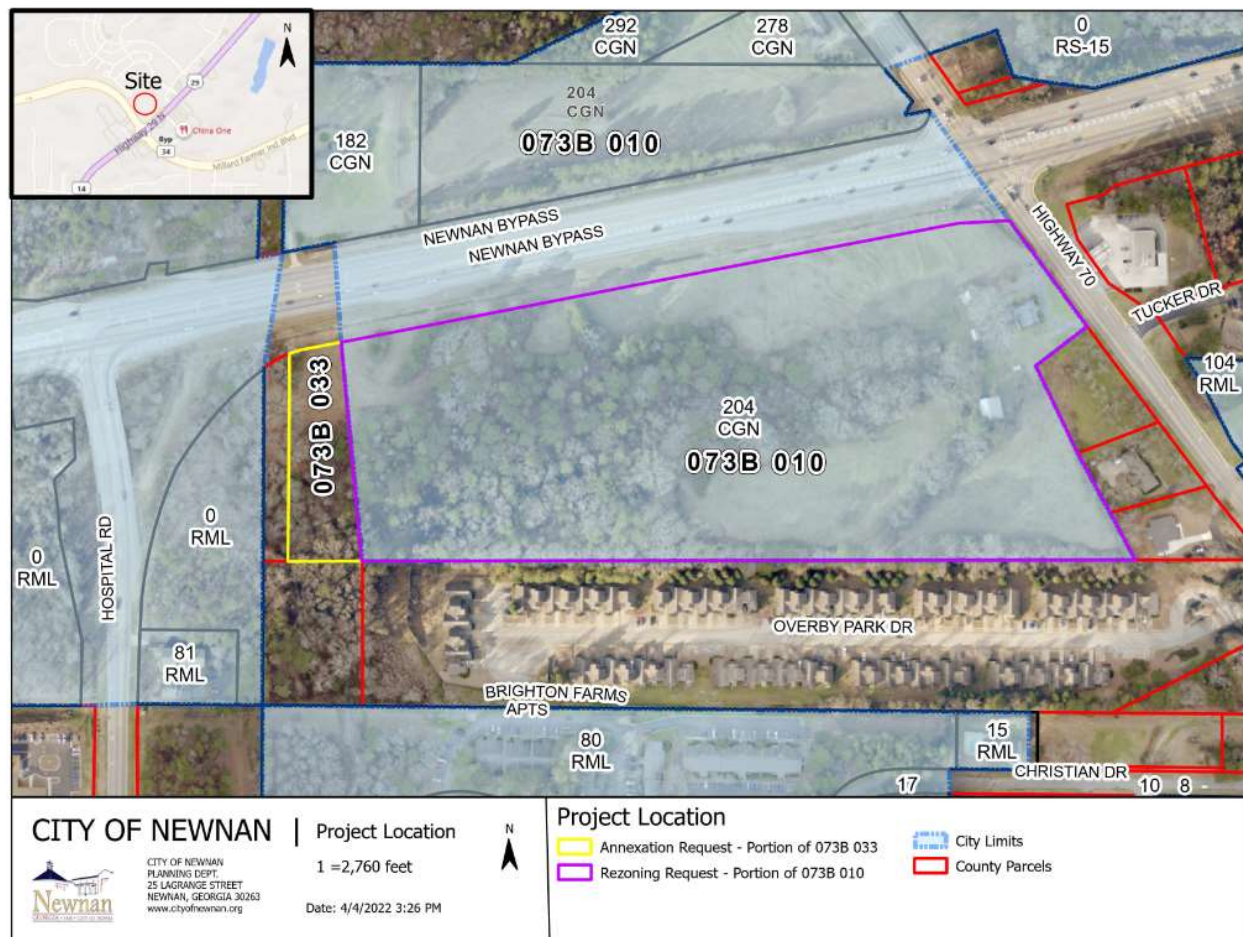
Since the tract seeking annexation is part of the proposed townhouse project, the applicant has asked that both items be processed at the same time. Due to the interrelated nature of these two applications, staff has decided to do a single staff report to better explain the requests.

REZONING and ANNEXATION ASSESSMENT

APPLICANT INFORMATION:

Melissa Griffis on behalf of Apex Land Company
4080 McGinnis Ferry Road
Suite 203
Alpharetta, GA 30005

SITE INFORMATION:



Portion of Tax Parcel 073B 010 (Rezoning Request)

As shown on the map above, Tax Parcel 073B 010 is located on both sides of the State Route 34 Bypass and consists of 25.63+/- acres. However, only the 20.0119+/- acre tract portion south of the Bypass (on Roscoe Road) is being requested for rezoning. This parcel was rezoned to CGN (General Commercial) with conditions by the City in 2010. There is an abandoned home on this property, along with a small structure that is not being used. The remainder of this property is undeveloped.

The petitioner is requesting a zoning designation of RML (Residential Multiple-Family Dwelling – Lower Density District) to allow for the parcel's combination with the adjacent 1.1994± acre tract to develop 135 fee-simple townhomes. This property is shown as *Emerging Missing Middle Residential* on the City's Future Land Use Map. This category is for areas identified as medium-density residential (between 4 and 7 units per acre) allowing for a variety of housing products, including single-family homes, duplexes, triplexes, quadplexes, cottage homes, and small apartment buildings.

Portion of Tax Parcel 073B 033 (Annexation Request)

As shown on the map above, Tax Parcel 073B 033 is located along the State Route 34 Bypass and consists of 1.71+/- acres. The tract is currently under the County's jurisdiction and is zoned RC (Rural Conservation). The tract is also shown as *Growth Strategy – Growth Priority Residential Development* on the County's Future Land Use Map. Coweta County informed staff that this future land use category is a new development tool that they are utilizing for higher density near the city limits (based on a points system related to location, utilities, and transportation).

This vacant parcel abuts the 20.0119+/- tract. The petitioner is requesting a zoning designation of RML (Residential Multiple-Family Dwelling – Lower Density District) to allow for a portion of the vacant parcel to be combined with the adjacent tract for the development of 135 fee-simple townhomes. The reason only a portion of this parcel is being requested for annexation is that the applicant intends to let remain in the County a 50-foot strip on the western side of the property in order not to "landlock" the parcel directly to the south (Tax Parcel # 073B 007A – owned by RL Ward LLC).

OVERVIEW OF REZONING REQUEST:

Apex Land Company has applied for the rezoning of 20.0119± acres located on Roscoe Road (Portion of Tax Parcel 073B 010). The request is to rezone the subject property from CGN to RML for the purpose of constructing 135 fee-simple townhomes on public roads. RML allows 6 dwelling units per acre with a minimum lot size of 2,600 square feet.

According to the rezoning application, "The Townhome community will be fee simple ownership with a maximum of 20% allowed as rentals. There are many proffered conditions in the attached zoning application packet. The proposed amendment will facilitate smart growth and development that is expected in the City of Newnan." The application continued, "The Property is the best 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 RML-Townhomes zoning will be beneficial to the residents not only at The Property, but also residents and business owners in the surrounding area. For the reasons stated above, Apex Land Company believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance."

The applicant expects the price points to be in the mid- to upper-\$200's. The minimum square footage of the townhomes will be 1,700 square feet. The anticipated average square footage of the units will be 1,800 to 1,900 square feet. The applicant included the following feature details:

- Homes will be constructed with a mixture of brick, stone, cementitious shake, and fiber cement siding.
- The individual units will be offset and the facades of each unit in a building will differ.
- The townhomes will have a maximum principal building height of 45 feet.
- Front stoops and porches will be included on each unit.
- The applicant included a Proffered Condition (that was updated on May 9, 2022 by the applicant) that states, "The Subject Property is proposed with 135 total townhome units with 67 front facing and 68 rear facing entry. The amenities included on the plan are a pool and pool/clubhouse, playground, dog park, and three (3) picnic areas. There will be no buildings built on the small tract seeking annexation and the small tract seeking rezoning, but remains in the county."

Regarding how conditions have changed that renders the zoning map designation invalid and no longer applicable, the applicant stated, "The subject property is a great location for RML-Townhomes as it is adjacent to a county townhome subdivision and other residential zoning districts." Regarding the explanation as to why this property should be placed in a different zoning district than all adjoining property, as well as answering how does this property differ from adjoining property and why should it be subject to different restrictions, the applicant stated, "The adjoining property is located in the County and has a different classification, but is a townhome development."

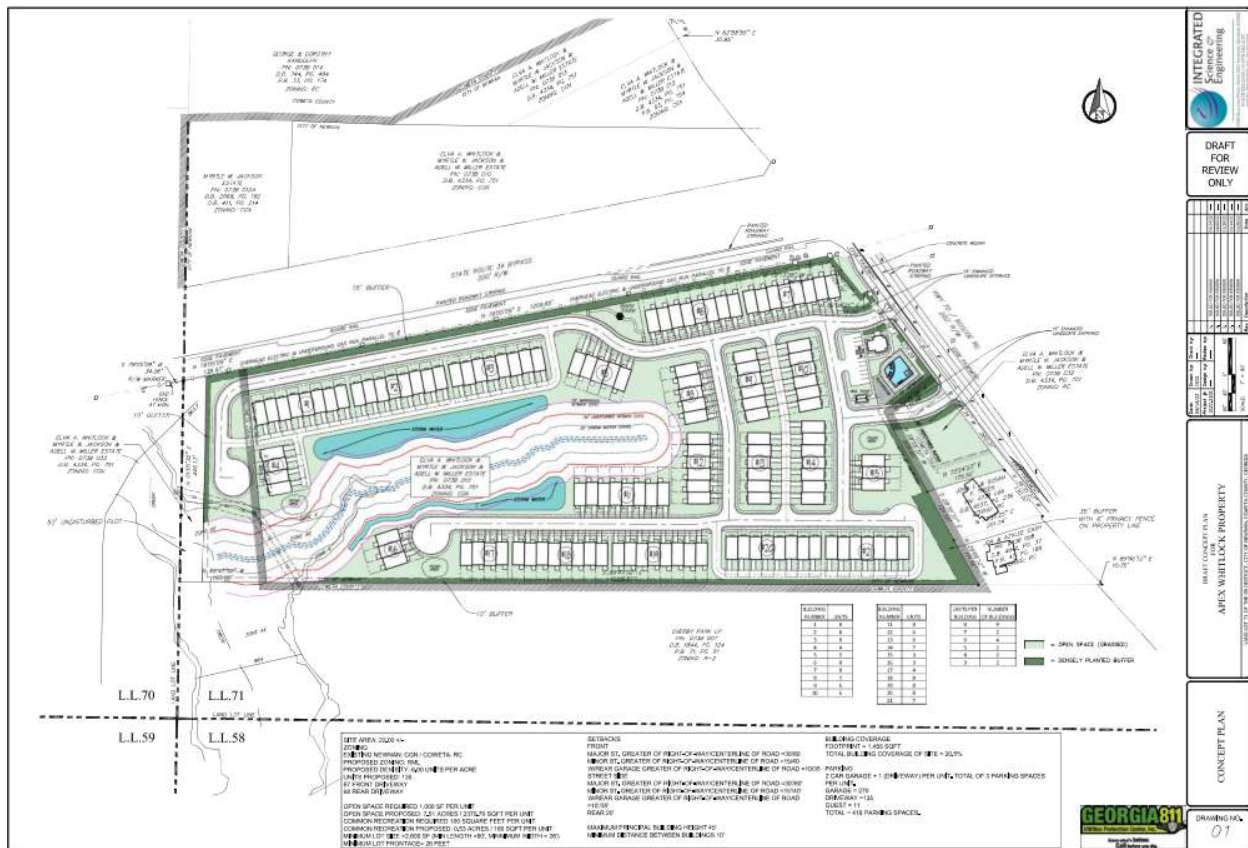
Per the concept plan, the development will be housed in 21 buildings (with each building housing between 3 and 8 townhomes). The minimum distance between buildings is proposed to be 10 feet. The minimum parking spaces per dwelling unit requirement is 2 spaces per unit (this would equate to a required 270 spaces). The applicant proposes 416 parking spaces (270 garage parking, 135 driveway parking, and 11 guest parking). The development will also be required to have two entrances per the City's Subdivision Regulations since there are more than 25 lots being proposed.

The minimum required open space per dwelling unit is 1,000 square feet. The applicant proposes 2,370.70 square feet per dwelling unit. The maximum permitted building coverage is 25% of the lot area. The applicant's proposed building coverage is 20.5% of the site. Although no specific unit square footages are listed, the applicant will be required to meet the City's Zoning Ordinance requirements of a one-bedroom unit - 700 square feet, two-bedroom unit - 950 square feet, and three-bedroom unit - 1,100 square feet. In addition, all the townhome lots will be sited on the parcel under consideration for rezoning (the 20.0119+/- acre parcel).

The concept plan shows a proposed site density of 6 units per acre. The Zoning Ordinance allows 6 units per acre for townhomes. The requested zoning would allow up to 135 townhomes according to staff's calculations. It should be noted that the applicant initially sought 138 townhomes in the submitted rezoning application. On April 28, 2022, the applicant submitted a revised plan showing 135 lots.

It should also be noted that one of the parcels shown on the concept plan is needed to provide the required second entrance to the site off of Roscoe Road. This is Tax Parcel # 073B 032 and is 0.79+/- acre. This tract cannot be annexed into the City as it would create an island which is not permitted under state law. As shown on the concept plan, the second entrance can be seen as the entrance furthest to the south along Roscoe Road. The applicant appeared before the Coweta County Board of Commissioners on April 19, 2022 to ask for rezoning from Rural Conservation (RC) to Multifamily Residential District (R-2) in order to include this parcel (and the needed access point) in the development plan. The Board of Commissioners approved the request at this meeting allowing for the second entrance.

According to a recent analysis by staff, there are five townhome developments either existing or under construction in the city limits. Currently, there are 318 townhome units under construction with 101 existing townhome units. However, there are no townhome developments on the western side on Newnan (specifically west of Jackson Street). Note – Please see the attached Current Projects Type map.



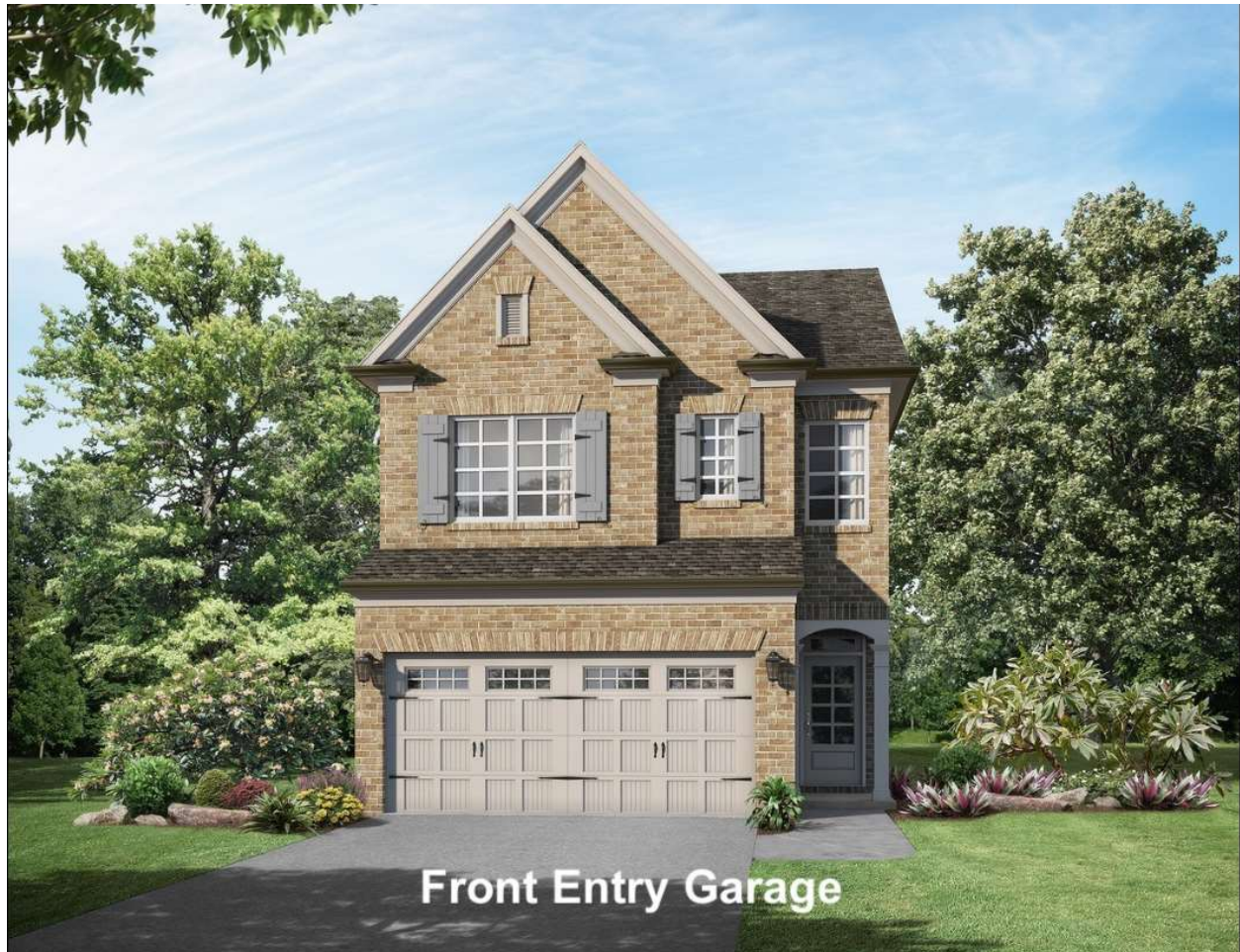
OVERVIEW OF ANNEXATION REQUEST:

Apex Land Company has applied for the annexation of 1.1994± acres located on State Route 34 Bypass (Portion of Tax Parcel 073B 033). According to the annexation application, "The Property provides a suitable environment for the extension of the RML-Townhomes zoning at this site and is a very desirable use at this location. The applicant is requesting that the Property be annexed into the City of Newnan. The Property is the most appropriate site for the zoning designation requested insofar as it is located adjacent to property in the City of Newnan in close proximity to other uses. The City of Newnan already provides services in the area. The proposed annexation will facilitate the smart growth and development that is expected in the City of Newnan. Further, there will be no homes placed on this annexation property."

The applicant concluded, "For the reasons stated above, Apex Land Company believes that this application is not only consistent with, but advances the intent of the City of Newnan's Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of additional RML-Townhomes residential townhome development in a manner consistent with principles of smart development so highly valued by the City of Newnan."

Townhouse-Design Requirements

Regarding adherence to the townhouse-design requirements from the Zoning Ordinance, the applicant must meet the requirements prior to obtaining site plan approval or any permits. Below are two of the proposed elevations provided by the applicant. Please see the attached Application to Amend Zoning Map to see all the proposed elevations.





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 annexation 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?

Rezoning - The rezoning site is primarily surrounded by properties in unincorporated Coweta County. All 135 fee-simple townhomes are proposed to be on this tract. The State Route 34 Bypass is directly north of the subject property. The property directly south is the Overby Park Townhome Community (that has a zoning classification of R-2 in Coweta County). Coweta County's R-2 (Multifamily Residential District) zoning is a multifamily residential district requiring water and sewerage service for development. To the east of the rezoning site are two single-

family detached homes and a vacant tract (all located in unincorporated Coweta County). All three of these lots are zoned RC (Rural Conservation District) in Coweta County. Coweta County's RC zoning district permits agriculture, forestry, and low density single-family residential land uses. To the west of the subject property is the vacant tract that is included in the annexation request (described in the next paragraph). For the existing residents that are adjacent to the subject property, the proposed use would provide a residential neighbor instead of a potential new commercial use (that would be allowed by right with the existing CGN zoning on the rezoning site). The proposed rezoning would also provide a similar use as the adjacent Overby Park Townhome Community.

Annexation - The annexation site is vacant land primarily surrounded by undeveloped properties in the city limits and in unincorporated Coweta County. To the north is the State Route 34 Bypass. The parcel to the west is vacant land and the parcel to the east is the rezoning site (both within the city limits). Directly south is a vacant tract and to the southeast is the Overby Park Townhome Community (both in unincorporated Coweta County). Staff feels the use of this property (that is only proposed to provide road infrastructure to the overall townhome development) would be suitable given the adjacent Overby Park Townhome Community, as well as the fact that annexation will allow for a residential use instead of a new (possibly more intrusive) commercial use.

Staff Assessment – The proposed uses for each of the sites under review are suitable.



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

Rezoning - As with most residential developments, the greatest impact on adjacent or nearby properties resulting from this rezoning would be additional traffic. According to the City's Engineering Department, Roscoe Road is considered an urban minor arterial and would be sufficient for the proposed dual entrances (per a conversation with the City's Director of Engineering Michael Klahr on April 7, 2022). The Engineering Department added in their report in part, "Two entrances to the development will be required. The two entrances as shown in the concept are proposed to connect to Roscoe Road which is under the jurisdiction of Coweta County."

Annexation – Regarding the annexation site, staff would agree with the comments from the County's annexation staff review that indicated, "Due to no homes being built on the property and the nominal size of the lot, the change in zoning should not have adverse or substantial effects." In regards to no homes being constructed on this tract, the County's report added, "Thus, there will not be a substantial increase in density for the subject location." The adjacent and nearby properties will also be benefited by the natural buffers and required planted buffers between the rezoning site and the Overby Park Townhome Community (as well as the two single-family homes that are adjacent to the rezoning site along Roscoe Road).

Staff Assessment – The adverse effect is minimal due to the urban minor arterial access, the required buffers, and the fact that a commercial site (which would be allowed as currently zoned) will not be developing on the rezoning site if the rezoning is approved.



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

Rezoning – There are no substantial reasons as to why the rezoning property cannot or should not be used as currently zoned. The rezoning site is zoned CGN (General Commercial) zoning.

Annexation - The annexation property is currently zoned RC (Rural Conservation) in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. The annexation property could be used as currently zoned for low density single-family residential land use. Since the petitioner plans to build a total of 135 lots, they are seeking annexation and rezoning as the development would not be permitted under the County's current regulations.

Staff Assessment – The rezoning property and the annexation property could both 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?

Rezoning and Annexation - The applicant was not required to submit a Community Impact Assessment (CIA) as only 135 units are being proposed (under the 150-unit threshold for a CIA). Copies of the departmental reports have been provided with the accompanying documentation for this report. It should be noted that the reviewing departments based their comments on the original 138-lot configuration. A summary of the departmental reports are as follows:

Police: Police Chief Brent Blankenship stated, “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 320 calls in a three-year period” (or roughly 106 additional calls per year) “for this development. In addition to 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 affecting call service and response times to other parts to the city. Due to the additional calls for service and the increased density to the area, it is believed that a strain would be placed on calls for service but can be managed at current staff level.”

Fire: Fire Chief Stephen Brown stated, “...The Newnan Fire Department can provide fire protection upon annexation. The Columbia Woods and Chastain Park comparisons show approximately 40 extra calls per year.”

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and provided a letter, which is included in the agenda packet, indicating that there is ample capacity to serve the project. He added that the developer would responsible for all costs necessary to serve the project.

Engineering: Director of Engineering Michael Klahr stated the following:

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
Note on-site, runoff reduction now required.
2. The development plan shall include a three-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. A flood study may be required. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan.

Prior to issuance of a permit for conducting land disturbing activities, documentation and or/ sufficient evidence must be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigations measures, permits with the United States Army Corps of Engineers (404 Permit), or the Federal Emergency Management Agency.

4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

Transportation:

1. Two entrances to the development will be required. The two entrances as shown in the concept are proposed to connect to Roscoe Road which is under the jurisdiction of Coweta County. Note: Roscoe Road south of State Route 34 Bypass is not State Route 70 as shown in the concept. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has been satisfied with their requirements, and has so indicated to the City.

Similarly, as the one driveway connection is in close proximity to State Route 34 Bypass, the City will require an indication of approval, if required, from the Georgia Department of Transportation.

2. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all public streets, and extended to the Right-of-Way for Roscoe Road.
3. Please furnish a copy of any Traffic Impact Study, to the City that Coweta County or the Georgia Department of Transportation may require.

Coweta County Schools: Ronnie Cheek, Director of Facilities for the Coweta County School System indicated that his department has reviewed the application for rezoning and annexation and offers the following comments based on the information provided:

“This application requests annexation and rezoning from County: RC / City: CGN (General Commercial District) to RML (Residential Multi-Family), with 138 proposed units. This may present challenges when planning for school enrollment and meeting student needs. Due to the

high-density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes”:

What is the construction schedule for the project?

What is the proposed build-out timeline?

Will the project be built in phases?

Will there be a targeted market, e.g., senior citizens?

Fiscal Impact Analysis

In an effort to ascertain impact, staff conducted a fiscal impact analysis and sought comments from pertinent departments/agencies, which have been included in this report. Note – These calculations were analyzed with the original requested amount of 138 fee-simple townhomes. As the request has been updated to be 135 fee-simple townhomes, the financial impact will be lessened.

Methodology:

- Total # of proposed households – 138
- Average # of people per household based on 2016 – 2020 average for Newnan – 2.61
- Total new people added for the subdivision: $138 \times 2.61 = 360$ new persons
- Total 2021 Population based on census projections for Newnan – 42,549
- Total 2022 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 58,336

Annual General Fund Expenditures per Operating Category based on 2022 Budget:

- General Government: $\$8,439,445 / (42,549 + 58,336) = \83.65 per person;
 $\$83.65 \times 360 = \mathbf{\$30,114.00}$
- Public Safety: $\$14,569,405 / (42,549 + 58,336) = \144.42 per person; $\$144.42 \times 360 = \mathbf{\$51,991.20}$
- Public Works: $\$3,155,886 / (42,549 + 58,336) = \31.28 per person;
 $\$31.28 \times 360 = \mathbf{\$11,260.80}$
- Community Development: $\$3,361,951 / (42,549 + 58,336) = \33.32 ;
 $\$33.32 \times 360 = \mathbf{\$11,995.20}$
- Other Services (Main Street, Business Development, Carnegie Building): $\$1,263,013 / (42,549 + 58,336) = \12.52 per person; $\$12.52 \times 360 = \mathbf{\$4,507.20}$

Projected Annual Expenditures: **\$109,868.40**

Annual Revenues based on 2022 Budget:

- Property Taxes: Based on \$275,000 home with a 3.574 millage rate = \$393.14;
 $\$393.14 \times 138 = \mathbf{\$54,253.32}$
- Sales Tax Generated: \$9,500,000 budgeted / (42,549 + 58,336) = \$94.17 per person;
 $\$94.17 \times 360 = \mathbf{\$33,901.20}$
- Inspections and Permits: \$685,500 / (42,549 + 58,336) = \$6.79 per person;
 $\$6.79 \times 360 = \mathbf{\$2,444.40}$

Projected Annual Revenues for the Subdivision: **\$90,598.92**

Note – The applicant’s anticipated starting price point will be in the mid- to upper- 200’s. Staff used \$275,000 as a median amount utilizing this range.

Up Front Revenues during Construction:

- Impact Fees: $138 \times \$1,110.81$ (residential fee not including Newnan Utilities) =
\$153,291.78
- Permits and Inspections: (1,850 square foot house at \$275,000) $\$1,300 \times 138 =$
\$179,400.00

Projected up front revenues for the subdivision: **\$332,691.78**

Note – The applicant’s anticipated average square footage of the units will be 1,800 square feet to 1,900 square feet. Staff used 1,850 square feet as a median measurement utilizing this range.

Staff Assessment – As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development. The project will have impact, but the impact would not be excessive or burdensome. ✓

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

Rezoning – The Future Land Use Map shows the rezoning site under consideration as future Emerging Missing Middle Residential. The Comprehensive Plan describes this category as “areas identified as medium-density residential (between 4 and 7 units per acre) allowing for a variety of housing products, including single-family homes, duplexes, triplexes, quadplexes, cottage homes, and small apartment buildings.” In this case, the proposed density falls between the range of 4 and 7 units. The townhome lots also encourage affordability by providing housing choices for those who are seeking to purchase or rent smaller-sized lots.

Annexation - The annexation site is outside of the city limits and therefore was not considered in the City’s Comprehensive Plan. The County’s Comprehensive Plan shows the lot as *Growth Strategy – Growth Priority Residential Development* on the County’s Future Land Use Map. Coweta County informed staff that this category is a new development tool that they are utilizing for higher density near the city limits (based on a points system related to location, utilities, and

transportation). This County category would be consistent with the RML zoning designation being requested.

Staff Assessment – The rezoning site and the annexation site both meet the intent of their respective Future Land Use categories. It should also be mentioned that the City’s Comprehensive Plan does identify the lack of available land for development purposes as a Need and Opportunity. It also points out the need to balance more intense uses with usable greenspace and amenities in appropriate locations. The project’s concept plan shows over seven acres of gross open space. ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district?

Rezoning - The proposed zoning category of the rezoning site is RML. The RML district is intended to provide for medium density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one of several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two-family dwellings, garden apartments, apartment buildings, condominiums, and townhouses. RML functions as a buffer or transition between major streets, or commercial or higher-density residential areas. New RML districts are most appropriately located adjacent to existing RML districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the Future Land Use Map indicates would be appropriate for high density residential uses.

In this case, fee-simple townhomes are the stated use of the land and are permitted in the RML zoning district. In terms of location, the request would meet the intended parameters as the concept plan shows a concentration of dwelling units with open spaces (that include common areas and recreational facilities).

Annexation - The annexation site currently has the Coweta County zoning designation of Rural Conservation (RC). If approved, the annexed site would be joined with the larger, adjacent rezoning site and share its proposed RML-zoning designation. Like the larger rezoning site, the proposed use of the annexation site would be consistent with the purpose and intent of the proposed zoning district.

Staff Assessment – The proposed uses of the rezoning site and the annexation site are consistent with the proposed zoning district. ✓

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

Rezoning - The City completed a full update of its Comprehensive Plan in 2021, which included the Future Land Use Map. The Future Land Use Map shows the rezoning site as Emerging Missing Middle Residential. In September of 2017, the City adopted a new Zoning Ordinance and corresponding Zoning Map which showed the rezoning site zoned as CGN.

Annexation - The City completed a full update of its Comprehensive Plan in 2021, which included the Future Land Use Map. The annexation site was not included in the City's Comprehensive Plan, as the property is in unincorporated Coweta County and is listed as Growth Strategy – Growth Priority Residential Development on the County's Future Land Use Map.

Staff Assessment – There are no new or changing conditions that would impact the rezoning site's future land use designation as “Emerging Missing Middle Residential.” There are also no new or changing conditions that would impact the annexation site's future land use designation (as shown in the County) or under a future City designation if approved and made part of the townhome 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?

Rezoning and Annexation - The general area where the subject properties are located primarily contain residential and commercial uses within the city limits and in unincorporated Coweta County. As mentioned earlier in this report, the rezoning site is currently zoned CGN and consists of 20.0119+/- acres. There are many intense uses that are permitted in the CGN zoning category, ranging from automobile dealerships to convenience stores that are often not ideal uses to be located next to residences. Staff believes the proposed use of a townhome development provides a use extremely similar to the adjacent property of the rezoning site (the Overby Park Townhome Community). Across the State Route 34 Bypass, there is also CGN zoning. The idea of a providing a noncommercial use for the rezoning site that is slated on the City's Future Land Use Map as Emerging Missing Middle Residential, and that is adjacent to many residences, is appropriate.

This area has also seen the development of nearby RML-zoned properties, including Brighton Farms Apartments (just south of the Overby Park Townhome Community), Rolling Hills Apartments (on Roscoe Road), Jefferson Grove, Preston Mill Apartment Homes, and Jefferson Point Apartment Homes. The zoning of these existing developments matches these current requests. In addition, one of the Land Use Goals and Policies in the City's Comprehensive Plan is “Encouraging higher densities in appropriate locations as a means for continued growth and development.” These proposals would certainly help pursue this goal.

Staff Assessment – The proposed project would reflect a reasonable balance. ✓

SUMMARY OF STAFF FINDINGS:

After assessing the projects based on the standards to be considered for rezoning and annexation requests, staff found that each of the requests meets **7 of the 8 standards.**

COWETA COUNTY RESPONSE TO THE ANNEXATION:

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City that the Coweta County Board of Commissioners voted on March 22, 2022 to file not objection to the above referenced annexation petition and provided no conditions to be included in the final ordinance if approved.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission at their April 12, 2022 meeting held a public hearing regarding the requests and voted 3-2 to approve the annexation of the small parcel and the rezoning of both parcels to RML with the following conditions: (Note - Condition #11 is the proffered condition.)

1. The Project will meet all City requirements and be consistent with the concept plan, density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended by the Planning Commission on April 12, 2022 to include a reduction of lots from 138 to 135 and shown on the revised Concept Plan attached hereto as Exhibit "C" and by reference made a part hereof, and revised façade and amenity depictions attached hereto as Exhibit "D" and by reference made a part hereof.
2. The applicant shall provide a second entrance to the property if the County Board of Commissioners denies the rezoning request to be heard on April 19, 2022 for Tax Parcel #073B 032 along Roscoe Road.
3. The subdivision will be limited to 135 units.
4. A final plat will be provided reflecting the combination of all tracts.
5. The Concept Plan and final plat will be revised to reflect any and all required City buffers.
6. The 50-foot strip on the far western portion of the annexation site will remain undisturbed and supplemented with additional plantings if necessary.
7. Elevations on rear facades visible from public rights-of-way be consistent with the front elevations depicted on Exhibit "D".
8. Enhancements to the architectural elevations shall be made to include more architectural difference between the townhomes (example – placement of dormers/different types of materials to "break-up" the roof lines.)
9. A 35-foot densely planted buffer be established in accordance with the City's Landscaping Ordinance along the property lines with Cash and Green.
10. A 6-foot privacy fence be installed along the property lines with Cash and Green.
11. The Subject Property shall be limited to no more than 135 total townhome units with 67 front facing and 68 rear facing entry. The amenities included on the Concept Plan are a pool and pool/clubhouse, playground, dog park, and three (3) picnic areas. There will be no buildings built on the 1.1994+/- acre tract annexed on this date and no building shall be built on the small adjoining tract on Roscoe Road that remains in the county and has been rezoned by the County.

OPTIONS:

Annexation Request:

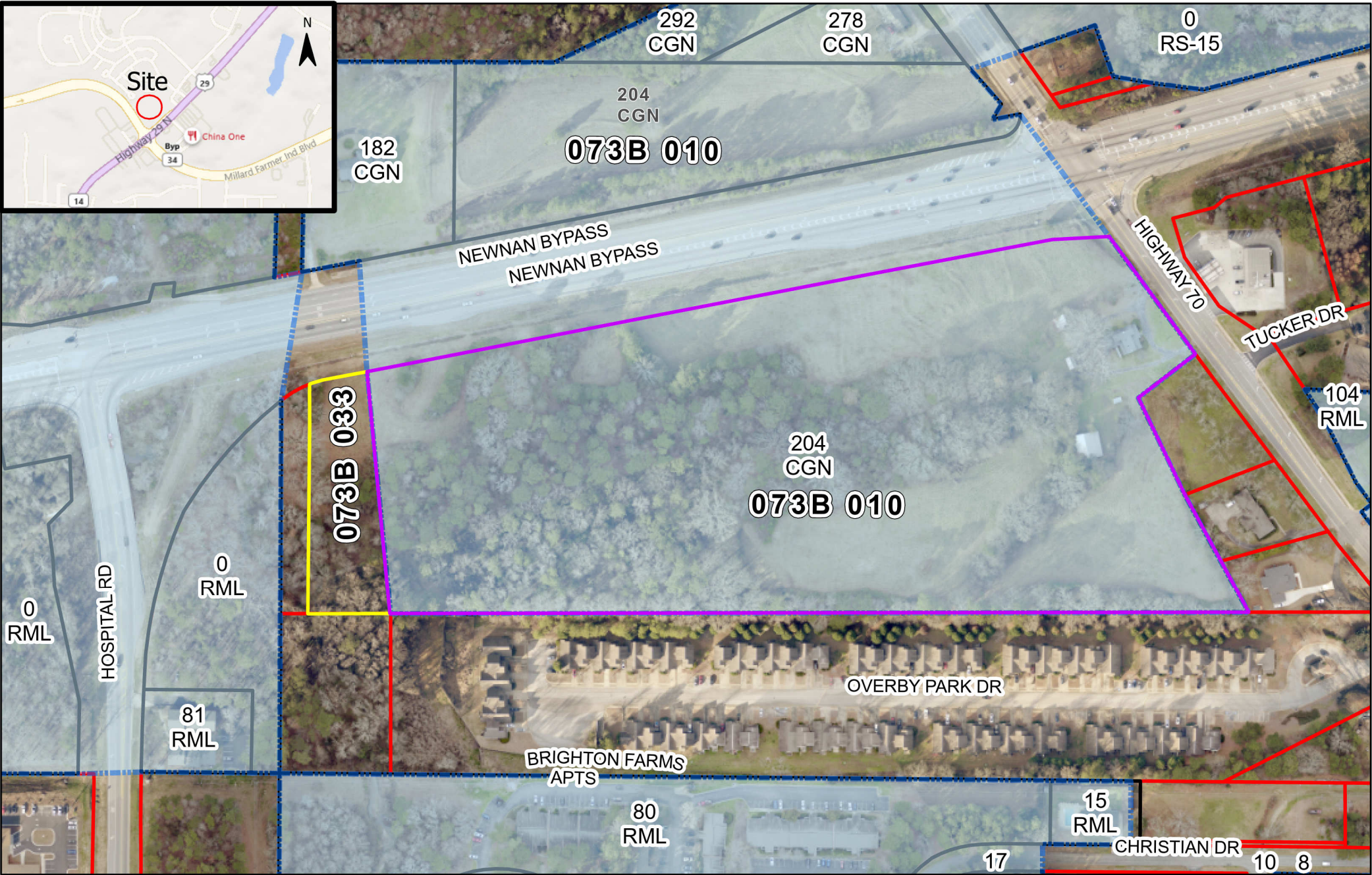
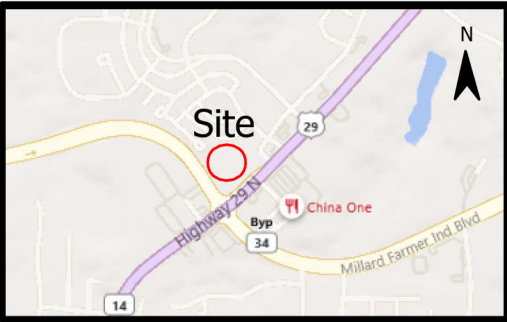
- A. Approve the annexation request as submitted
- B. Approve the annexation request with conditions
- C. Deny the annexation request

Rezoning Request:

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

ATTACHMENTS: Applications for Rezoning and Annexation
 Location Maps
 County Comments
 Service Provision Comments

PREVIOUS DISCUSSION WITH COUNCIL: February 22, 2022; May 24, 2022; June 14, 2022;
July 12, 2022



CITY OF NEWNAN



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

Project Location

1" = 2,760 feet

Date: 4/4/2022 3:26 PM



Project Location

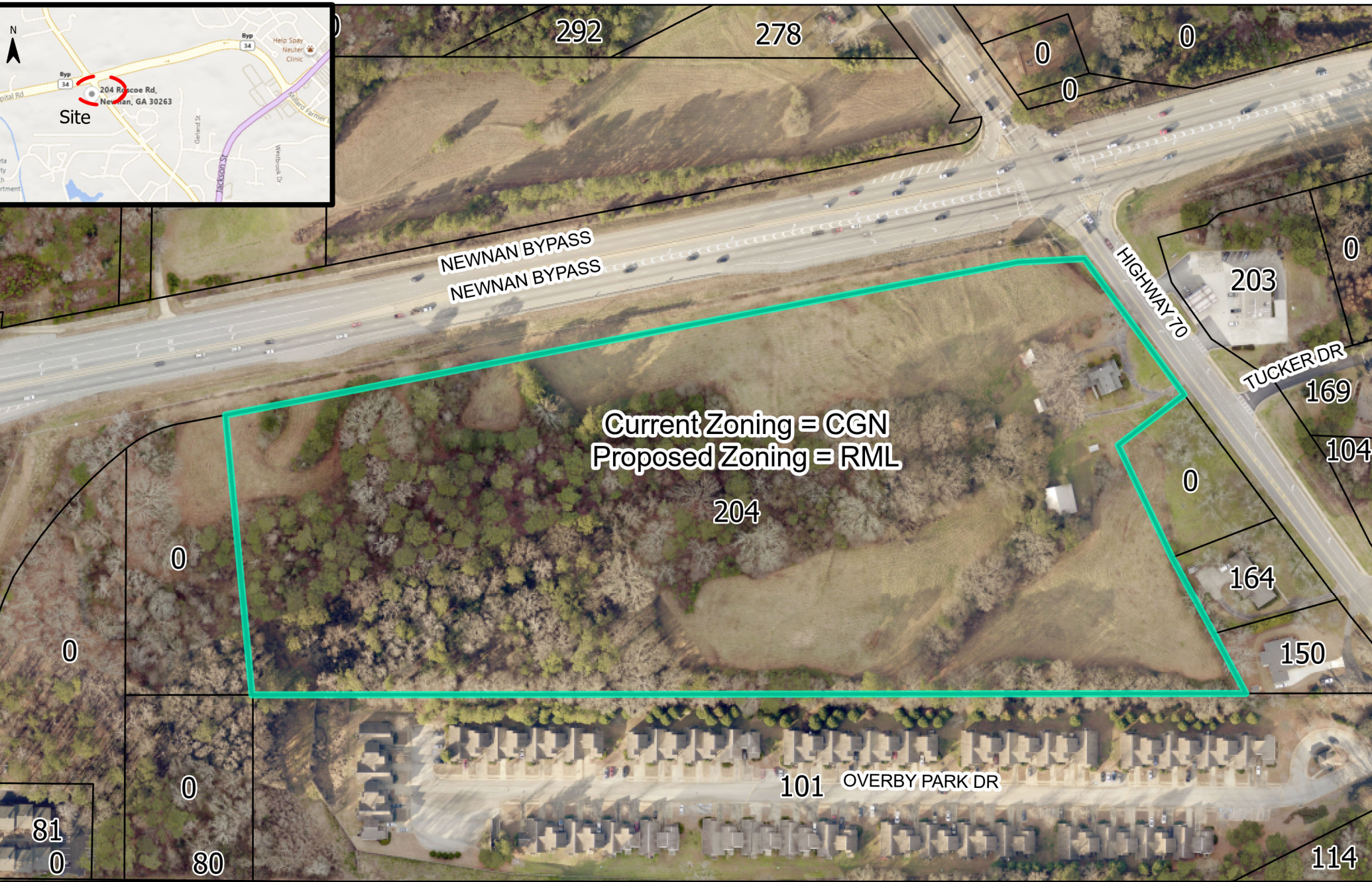
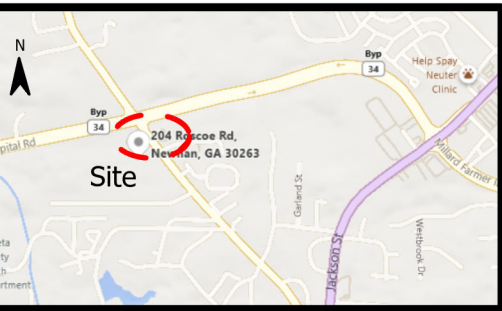
- Annexation Request - Portion of 073B 033
- Rezoning Request - Portion of 073B 010



City Limits



County Parcels



CITY OF NEWNAN



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

Project Location

1" = 2,400 feet

Date: 2/14/2022 12:52 PM

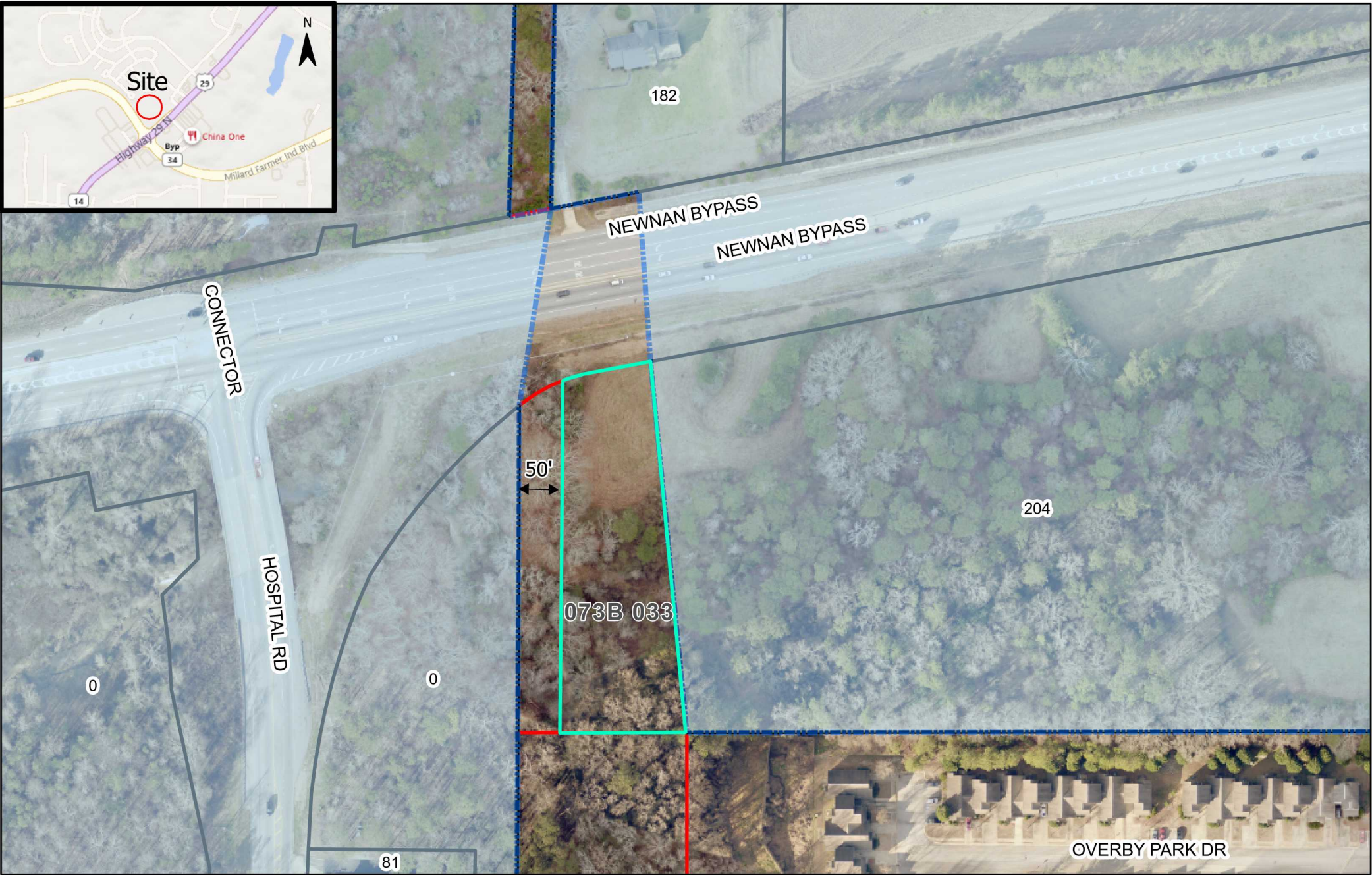
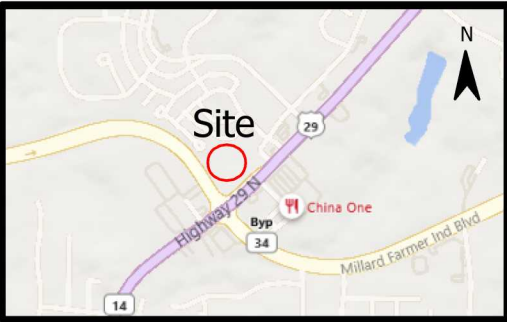


Rezoning CGN to RML

Project Location

Parcel # 073B 010

ADD 316
204 Roscoe Rd,
Newnan, GA 30263



CITY OF NEWNAN



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

Project Location

1 = 1,800 feet

Date: 2/14/2022 2:00 PM



Annexation Request

Project Location

City Limits

County Parcels

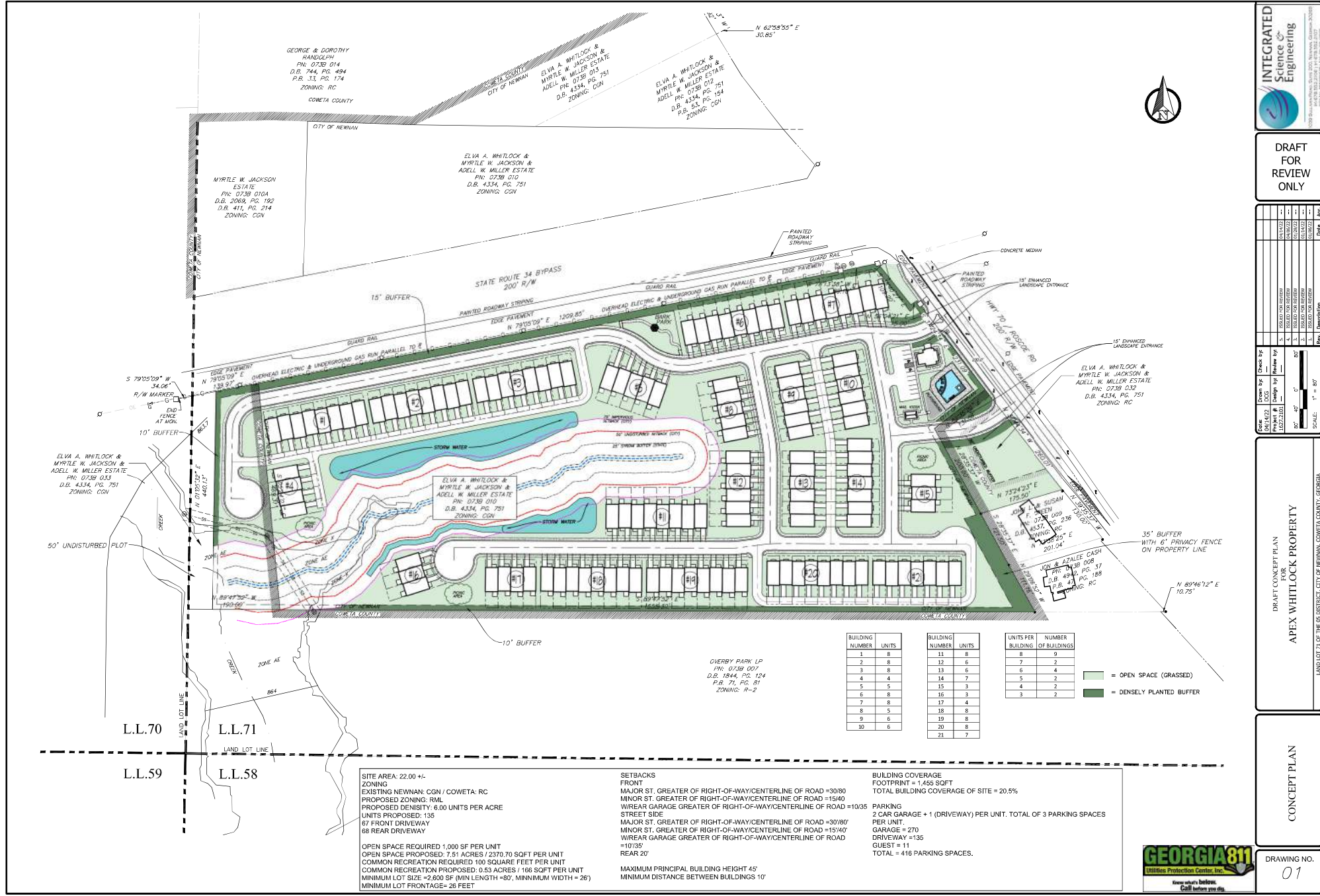
Parcel # 073B 033

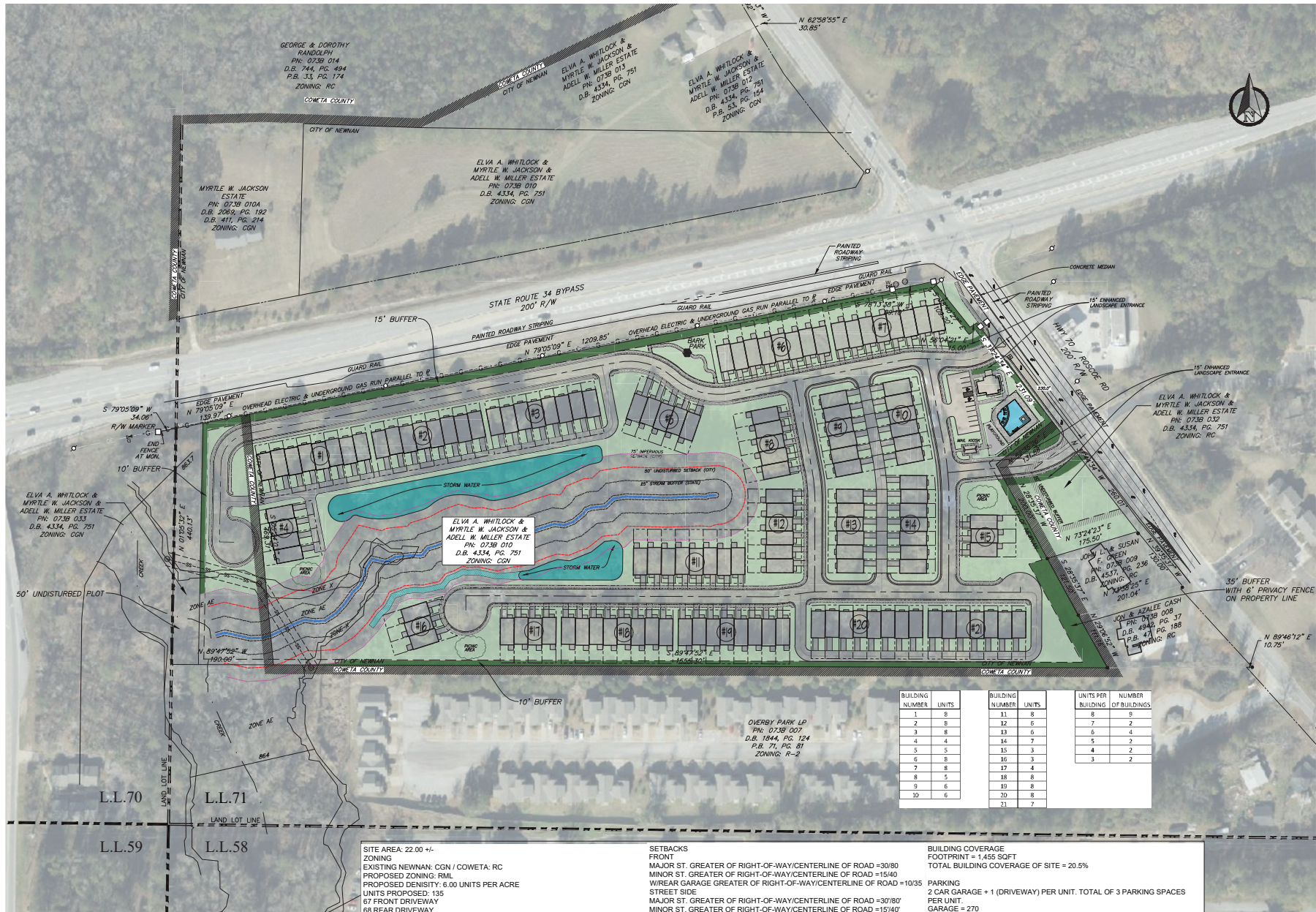
ADD 317
Newnan, GA 30263

Date	Drawn by	Check by	Project #	Design by	Review by	Scale	Date
12/27/2017	S. J. JONES	S. J. JONES	12271017	S. J. JONES	S. J. JONES	1" = 80'	12/27/2017

DRAFT CONCEPT PLAN FOR APEX WHITLOCK PROPERTY

CONCEPT PLAN





BUILDING NUMBER	UNITS	BUILDING NUMBER	UNITS	UNITS PER BUILDING	NUMBER OF BUILDINGS
1	8	11	8	8	9
2	8	12	6	7	2
3	8	13	6	6	4
4	4	14	7	5	2
5	5	15	3	4	2
6	8	16	3	3	2
7	8	17	4		
8	5	18	8		
9	6	19	8		
10	6	20	8		
		21	7		

SITE AREA: 22.00 +/-
ZONING: EXISTING NEWNAN: CGN / COWETA: RC
PROPOSED ZONING: RML
PROPOSED DENSITY: 6.00 UNITS PER ACRE
UNITS PROPOSED: 135
67 FRONT DRIVEWAY
68 REAR DRIVEWAY

OPEN SPACE REQUIRED 1,000 SF PER UNIT
OPEN SPACE PROPOSED: 7.51 ACRES / 2370.70 SQFT PER UNIT
COMMON RECREATION REQUIRED 100 SQUARE FEET PER UNIT
COMMON RECREATION PROPOSED: 0.53 ACRES / 166 SQFT PER UNIT
MINIMUM LOT SIZE = 2,600 SF (MIN LENGTH = 80', MINIMUM WIDTH = 26')
MINIMUM LOT FRONTAGE = 26 FEET

SETBACKS
FRONT
MAJOR ST. GREATER OF RIGHT-OF-WAY/CENTERLINE OF ROAD = 30/80
MINOR ST. GREATER OF RIGHT-OF-WAY/CENTERLINE OF ROAD = 15/40
WIREAR GARAGE GREATER OF RIGHT-OF-WAY/CENTERLINE OF ROAD = 10/35
STREET SIDE
MAJOR ST. GREATER OF RIGHT-OF-WAY/CENTERLINE OF ROAD = 30/80
MINOR ST. GREATER OF RIGHT-OF-WAY/CENTERLINE OF ROAD = 15/40
WIREAR GARAGE GREATER OF RIGHT-OF-WAY/CENTERLINE OF ROAD = 10/35
REAR 20'

MAXIMUM PRINCIPAL BUILDING HEIGHT 45'
MINIMUM DISTANCE BETWEEN BUILDINGS 10'

BUILDING COVERAGE
FOOTPRINT = 1,455 SQFT
TOTAL BUILDING COVERAGE OF SITE = 20.5%

PARKING
2 CAR GARAGE + 1 (DRIVEWAY) PER UNIT. TOTAL OF 3 PARKING SPACES PER UNIT.
GARAGE = 270
DRIVEWAY = 135
GUEST = 11
TOTAL = 416 PARKING SPACES.

□ = OPEN SPACE (GRASSED)
■ = DENSELY PLANTED BUFFER

Date	Drawn by	Check by	Project #	Design by	Review by	Scale	Date	Rev
06/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		
07/14/22	S. J. JONES	S. J. JONES	16272101	S. J. JONES	S. J. JONES	1" = 80'		



= OPEN SPACE (GRASSED)
 = DENSELY PLANTED BUFFER



Date	Drawn by	Check by	Project #	Design by	Review by	Scale	Sheet
08/14/23	08/14/23	08/14/23	12072101	08/14/23	08/14/23	1" = 40'	1 of 1
08/14/23	08/14/23	08/14/23	12072101	08/14/23	08/14/23	1" = 40'	1 of 1
08/14/23	08/14/23	08/14/23	12072101	08/14/23	08/14/23	1" = 40'	1 of 1

DRAFT CONCEPT PLAN
 FOR
 APEX WHITLOCK PROPERTY
 LAND LOT 71 OF THE 66 DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

ENTRANCE / BUFFER
 BLOWN UP

DRAWING NO.
 03



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

MELISSA D. GRIFFIS (GA, AL)

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

February 1, 2022

VIA HAND DELIVERY

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

RE: Application of Apex Land Company to Amend the Zoning Ordinance from
CGN with Conditions to RML-Townhomes
Approximately 20.0119 ± Acres located on Roscoe Road, Newnan, Georgia

Dear Ms. Dunnavant:

Apex Land Company, 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 20.0119 +/- acres to be rezoned from CGN with conditions to RML-Townhomes. The Townhome community will be fee simple ownership with a maximum of 20% allows as rentals.

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 an RML-Townhomes 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 RML-Townhomes zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

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

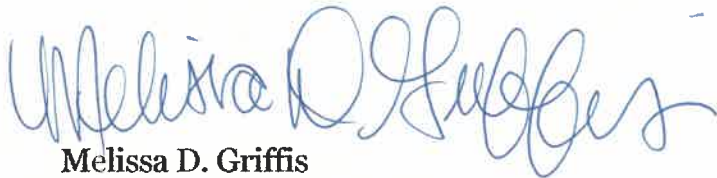
Apex Land Company has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you

Ms. Tracy Dunnavant, Planning Director
February 1, 2022
Page 2

have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Apex Land Company, as Applicant and myself as counsel for Apex Land Company, 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 Apex Land Company

MDG/kr
Enclosure(s)



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

February 7, 2022

VIA HAND DELIVERY

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

**RE: Annexation Application and Rezoning Application Filed on
Behalf of Apex Land Company on Tuesday, February 1, 2022**

Dear Ms. Dunnavant:

Please be advised that the Applicant, Apex Land Company, hereby requests that the City of Newnan run the annexation application and rezoning application requests simultaneously so that the rezoning does not come prior to the annexation request, but that both requests are heard at the same time.

If you should need any additional information to process this request, please do not hesitate to contact me.

Yours Truly,

Melissa D. Griffis
For Apex Land Company

MDG/kr

c: Mr. Aaron Rissler



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 Apex Land Company

Mailing Address 4080 McGinnis Ferry Road, Suite 203, Alpharetta, GA 30005

Telephone (404) 732-4136 Email: aaronrissler@icloud.com

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____

Address/Location of Property _____

Tax Parcel No.: 073B 010 Land Lot 71

District/Section 5th Size of Property (Square Feet or Acres) 20.012 acres

Present Zoning Classification: CGN with conditions Proposed Zoning Classification: RML - Townhomes

Present Land Use: Undeveloped land

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 Subject Property is a great location for RML-Townhomes as it is adjacent to a county townhome subdivision and other residential zoning districts. The Townhome community will be fee simple ownership with a maximum of 20% allowed as rentals.

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 adjoining property is located in the County and has a different classification, but is a townhome development.

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
☐	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

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.

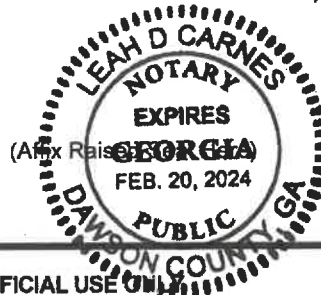
Sworn to and subscribed before me this

26 day of January, 2022

Signature of Applicant

AARON RISSLER

Leah D. Carnes
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE multiple held prior to submitted

RECEIVED BY Tracy S. Dunnavant

DATE OF FILING 02/01/2022

FILING FEE RECEIVED \$1000.30

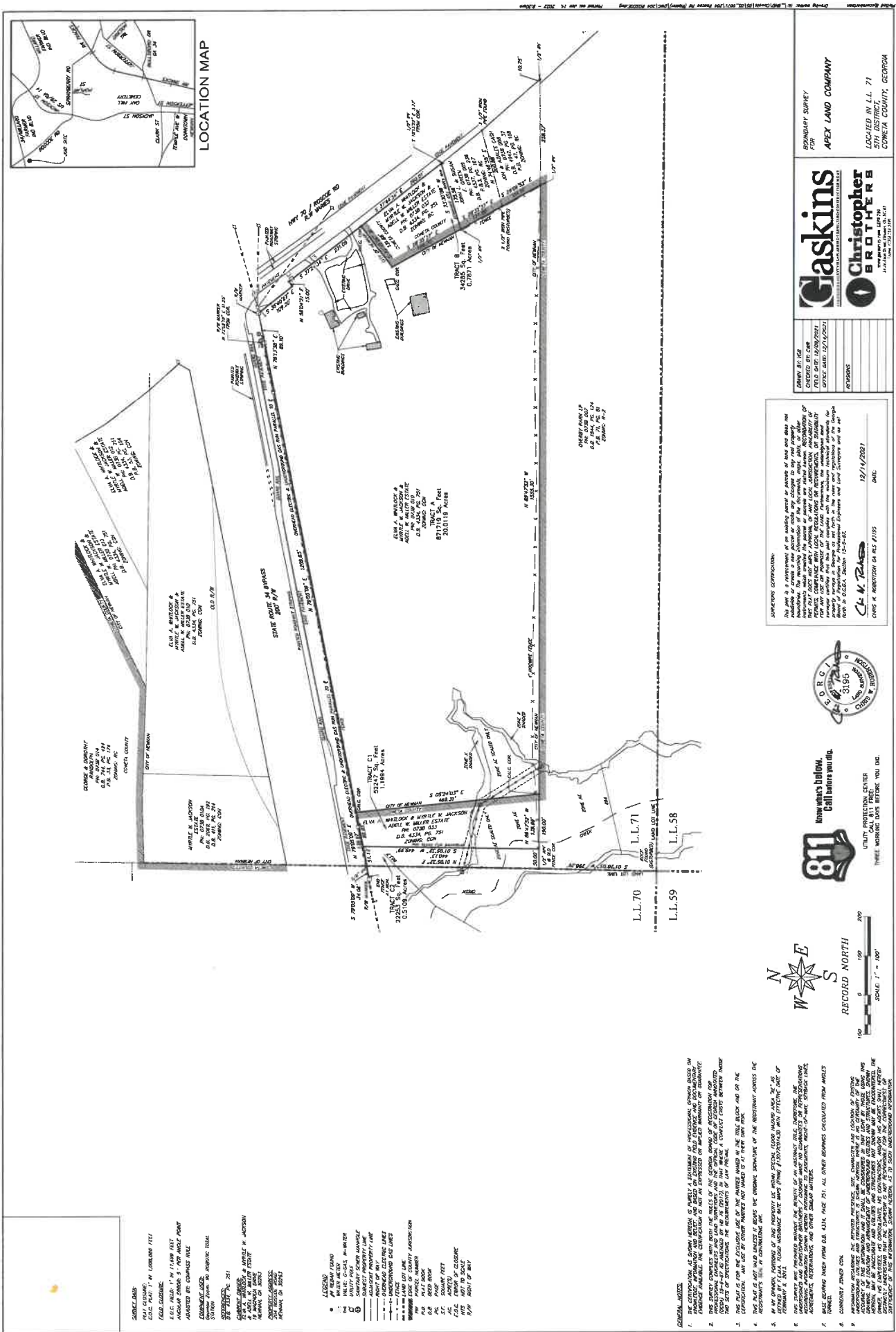
DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____





City of Newnan, Georgia
Attachment A
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 is proposed with 138 total townhome units with 69 front facing and 69 rear facing entry. The amenities included on the plan are a pool and pool/clubhouse, playground, dog park, and three (3) picnic areas. There will be no buildings built on the small tract seeking annexation and the small tract seeking rezoning, but remains in the county.

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

The Application has submitted separately demonstrative materials with plans, amenities, and profiles as proffered conditions.

On May 9, 2022, applicant requested the Proffered Conditions above to be changed to 135 townhome units (to include 67 front driveway and 68 rear driveway). Chris Cole 5-9-2022

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

Aaron Rissler

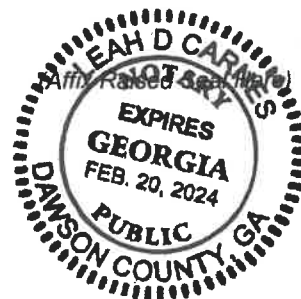
Type or Print Name and Title

Melissa D. Griffin, Attorney

Type or Print Name and Title

Geeth D. Connes *1/26/22*
Signature of Notary Public Date

Karen Rebeor *2.1.2022*





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 Estate of Myrtle W. Jackson

Telephone Number

Address of Subject Property

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.

ESTATE OF MYRTLE W. JACKSON

By:

Joe B. Jackson
Signature - JOE B. JACKSON, EXECUTOR OF THE
ESTATE OF MYRTLE W. JACKSON

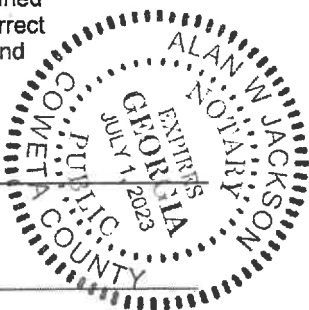
Personally appeared before me

Joe B. Jackson

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

Alan W. Jackson
Notary Public

1/25/22
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 Estate of Adell W. Miller

Telephone Number _____

Address of Subject Property _____

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.

ESTATE OF ADELL W. MILLER
By:

Joe B. Jackson
Signature – JOE B. JACKSON, ADMINISTRATOR WITH
WILL ANNEXED OF THE ESTATE OF ADELL W. MILLER

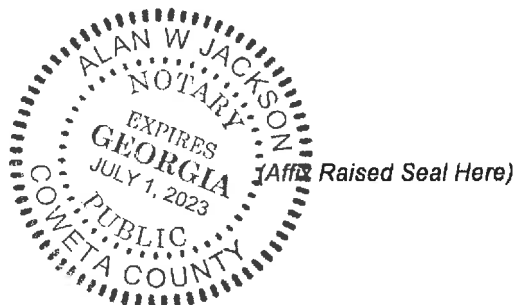
Personally appeared before me

Joe B. Jackson

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

Alan W. Jackson
Notary Public

1/25/22
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 Elva A. Whitlock

Telephone Number _____

Address of Subject Property _____

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.

Elva A. Whitlock
Signature – ELVA A. WHITLOCK

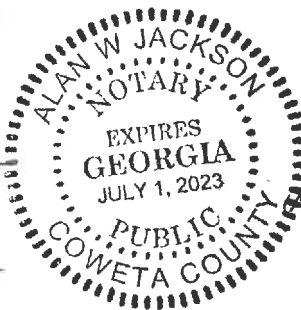
Personally appeared before me

Elva A. Whitlock

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

Alan W. Jackson
Notary Public

1/25/22
Date



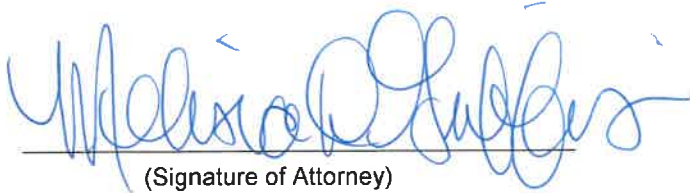
(Affix Raised Seal Here)



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.

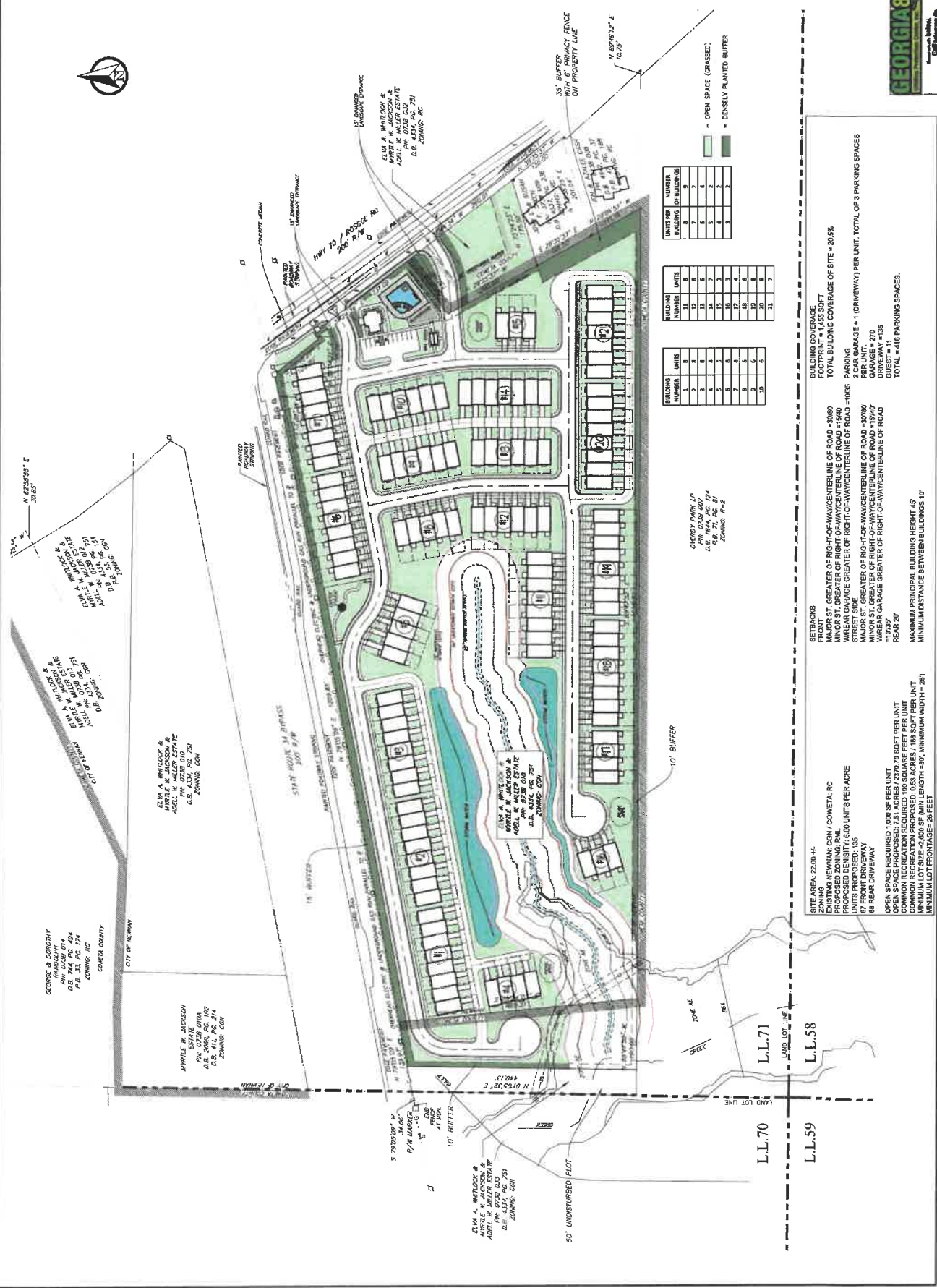
Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 1-31-2022

Rev	Description	Date
1	1. INITIAL CONCEPT	01/12/17
2	2. REVISIONS	01/12/17
3	3. REVISIONS	01/12/17
4	4. REVISIONS	01/12/17
5	5. REVISIONS	01/12/17
6	6. REVISIONS	01/12/17
7	7. REVISIONS	01/12/17
8	8. REVISIONS	01/12/17
9	9. REVISIONS	01/12/17
10	10. REVISIONS	01/12/17



UNIT PER LOT	NUMBER
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

BUILDING	UNITS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

BUILDING	UNITS
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

SETBACKS
FRONT: 10' BUFFER
REAR: 10' BUFFER
SIDE: 10' BUFFER
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
STREET SIDE: 10' BUFFER
REAR SIDE: 10' BUFFER
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
REAR ST. 10' BUFFER
MINIMUM PRINCIPAL BUILDING HEIGHT: 10'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

BUILDING COVERAGE
FOOTPRINT = 1,455 SQ FT
TOTAL BUILDING COVERAGE OF SITE = 20.5%
PARKING
2 CAR GARAGE + 1 (DRIVEWAY) PER UNIT, TOTAL OF 3 PARKING SPACES
GARAGE = 270
DRIVEWAY = 135
TOTAL = 410 PARKING SPACES

SETBACKS
FRONT: 10' BUFFER
REAR: 10' BUFFER
SIDE: 10' BUFFER
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
STREET SIDE: 10' BUFFER
REAR SIDE: 10' BUFFER
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
REAR ST. 10' BUFFER
MINIMUM PRINCIPAL BUILDING HEIGHT: 10'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

SETBACKS
FRONT: 10' BUFFER
REAR: 10' BUFFER
SIDE: 10' BUFFER
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
STREET SIDE: 10' BUFFER
REAR SIDE: 10' BUFFER
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 5000
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD = 1000
REAR ST. 10' BUFFER
MINIMUM PRINCIPAL BUILDING HEIGHT: 10'
MINIMUM DISTANCE BETWEEN BUILDINGS: 10'

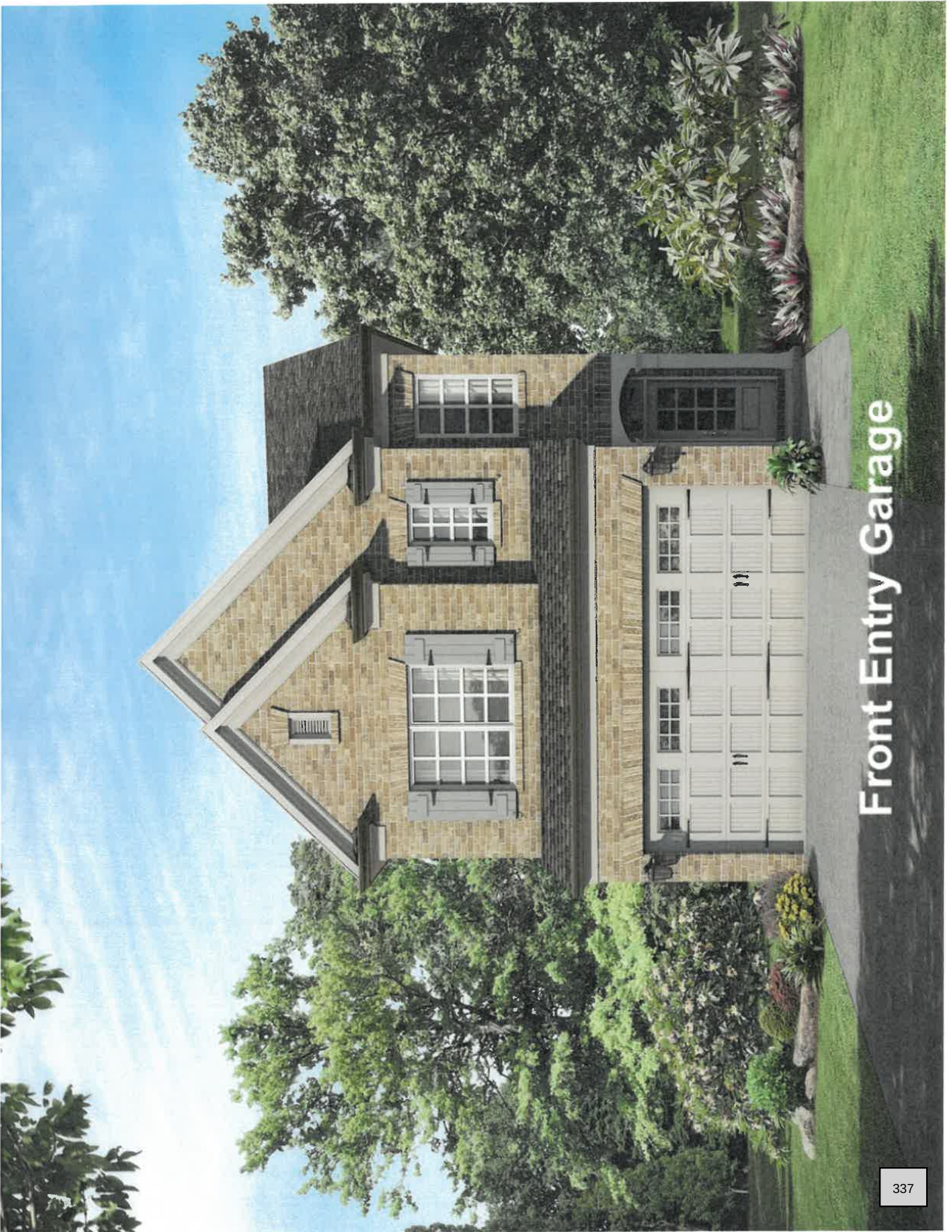


BUILDING NUMBER	UNITS	BUILDING NUMBER	UNITS	UNIT TYPE	NUMBER OF UNITS
1	8	12	12	7	2
2	8	13	12	7	2
3	8	14	6	4	4
4	4	15	14	5	2
5	5	16	3	4	2
6	8	17	12	4	2
7	8	18	8	3	2
8	8	19	8	4	2
9	6	20	8	4	2
10	6	21	7		

[illegible]

Rev.	Description	Date
1	ISSUED FOR REVIEW	11/11/2019
2	ISSUED FOR REVIEW	11/11/2019
3	ISSUED FOR REVIEW	11/11/2019
4	ISSUED FOR REVIEW	11/11/2019
5	ISSUED FOR REVIEW	11/11/2019
6	ISSUED FOR REVIEW	11/11/2019
7	ISSUED FOR REVIEW	11/11/2019
8	ISSUED FOR REVIEW	11/11/2019
9	ISSUED FOR REVIEW	11/11/2019
10	ISSUED FOR REVIEW	11/11/2019

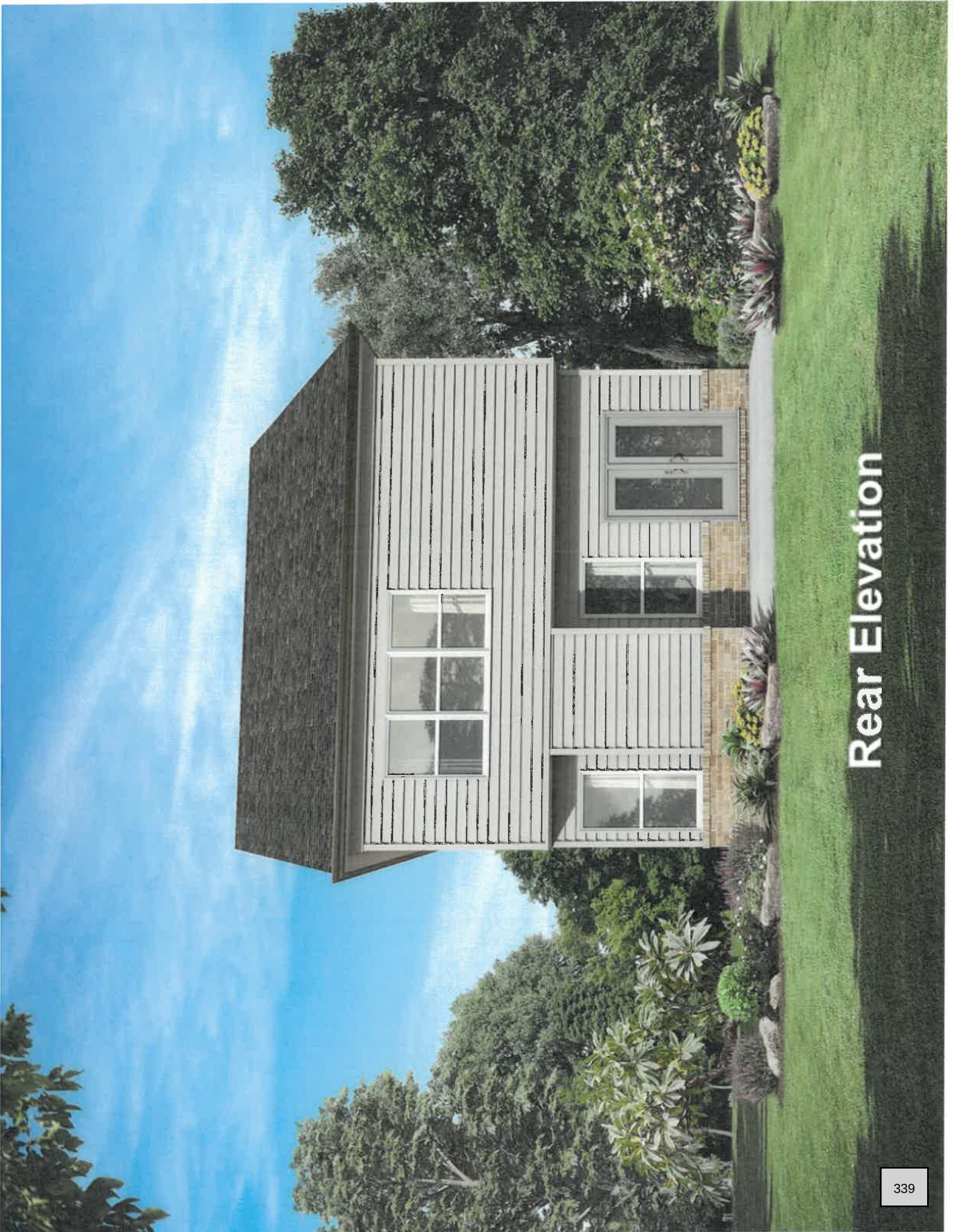




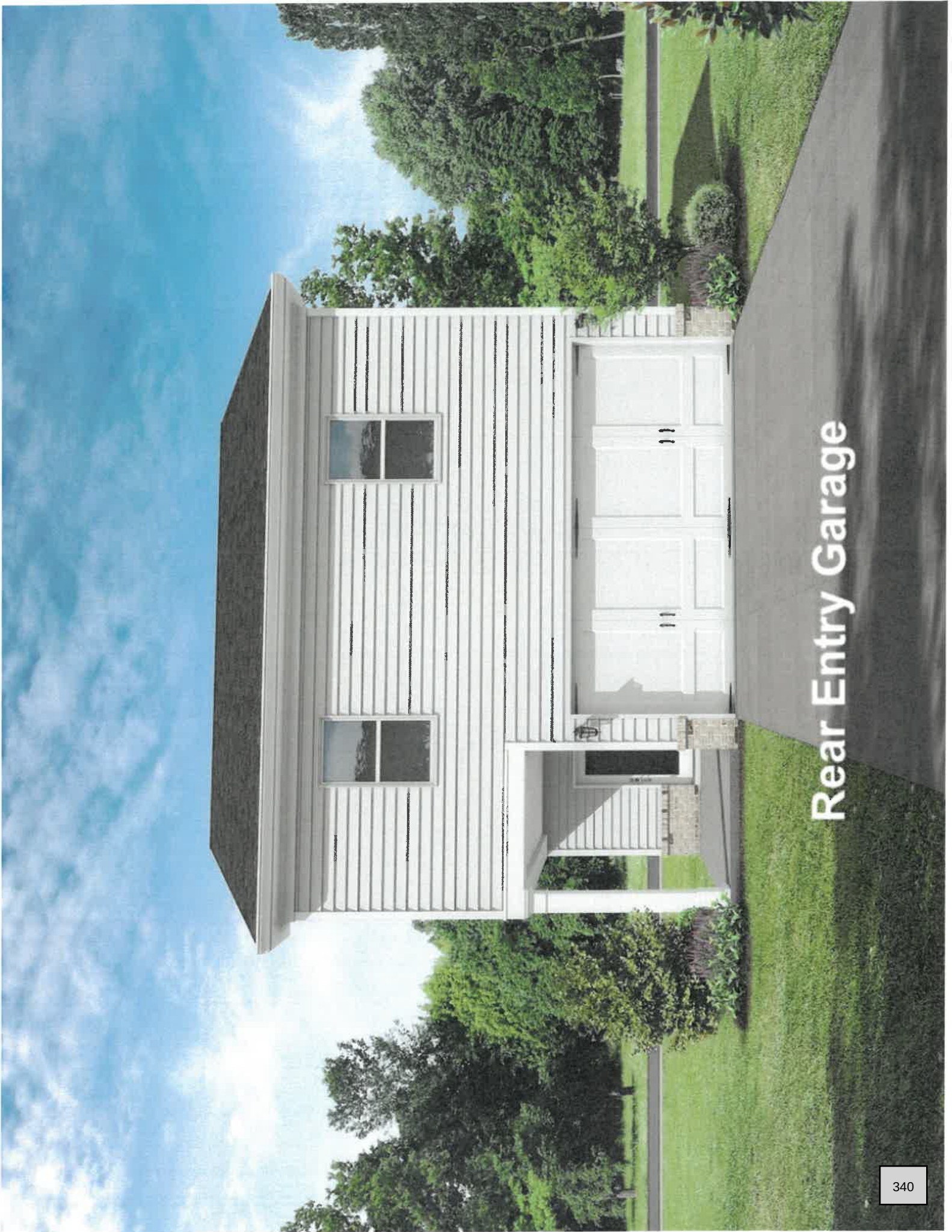
Front Entry Garage



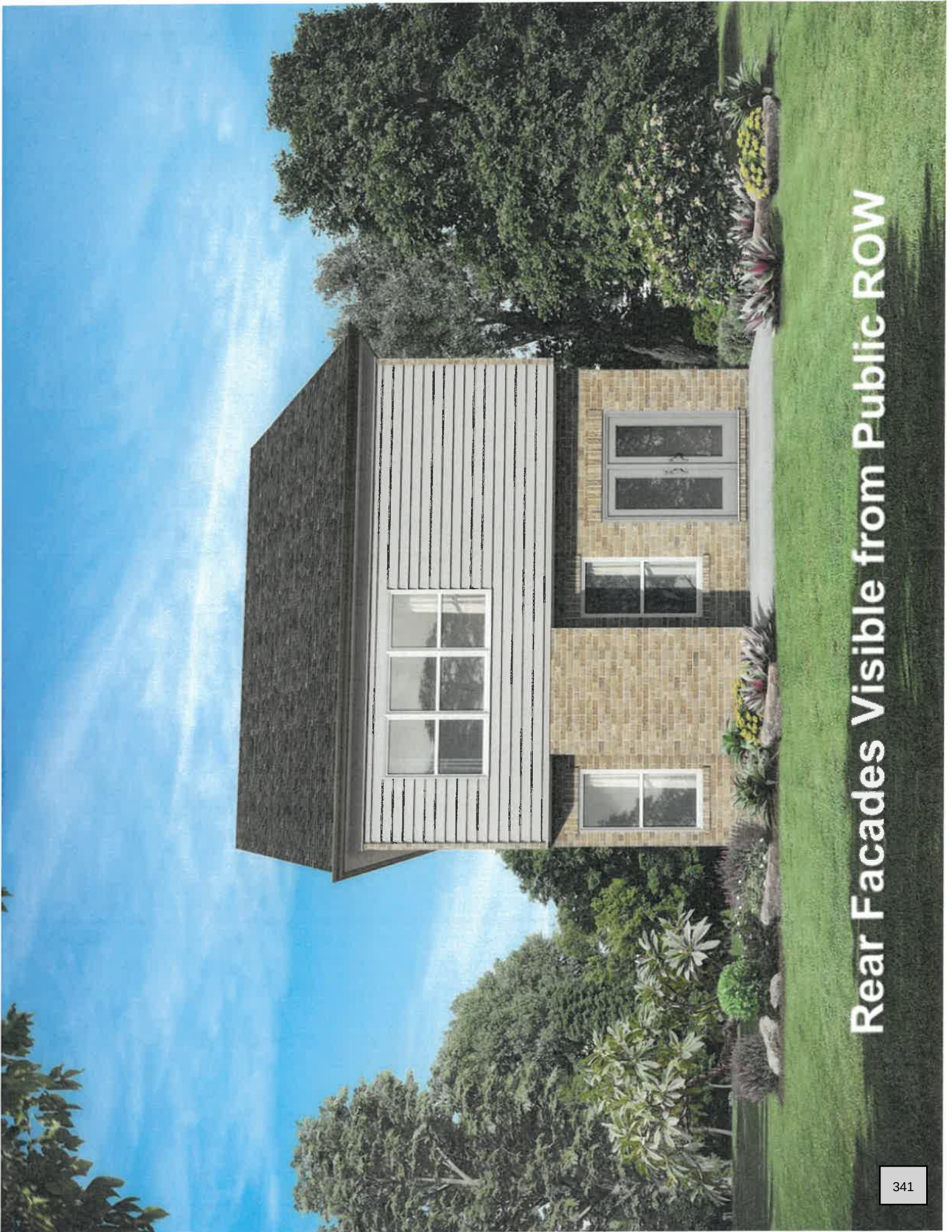
Front of Rear Entry Garage



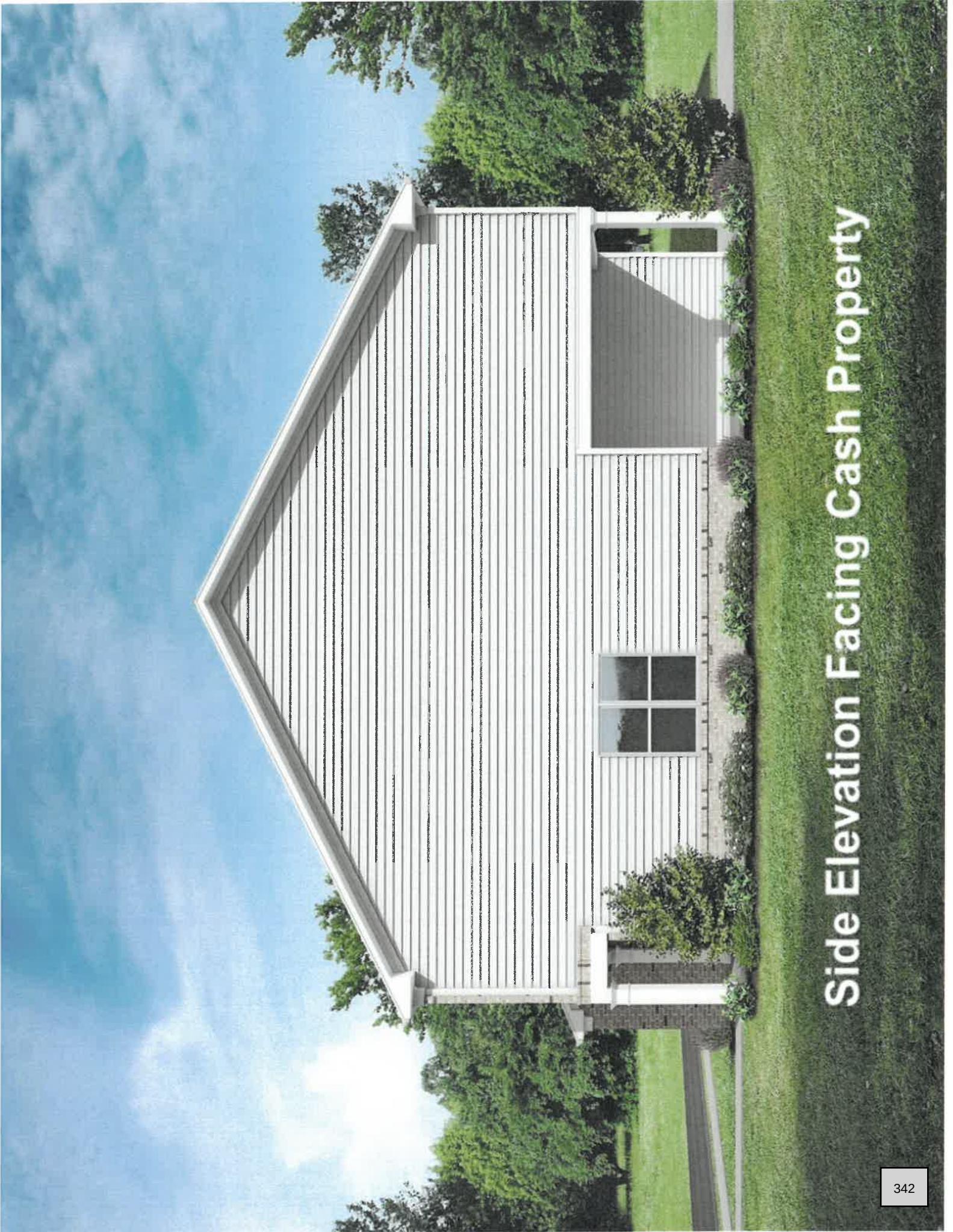
Rear Elevation



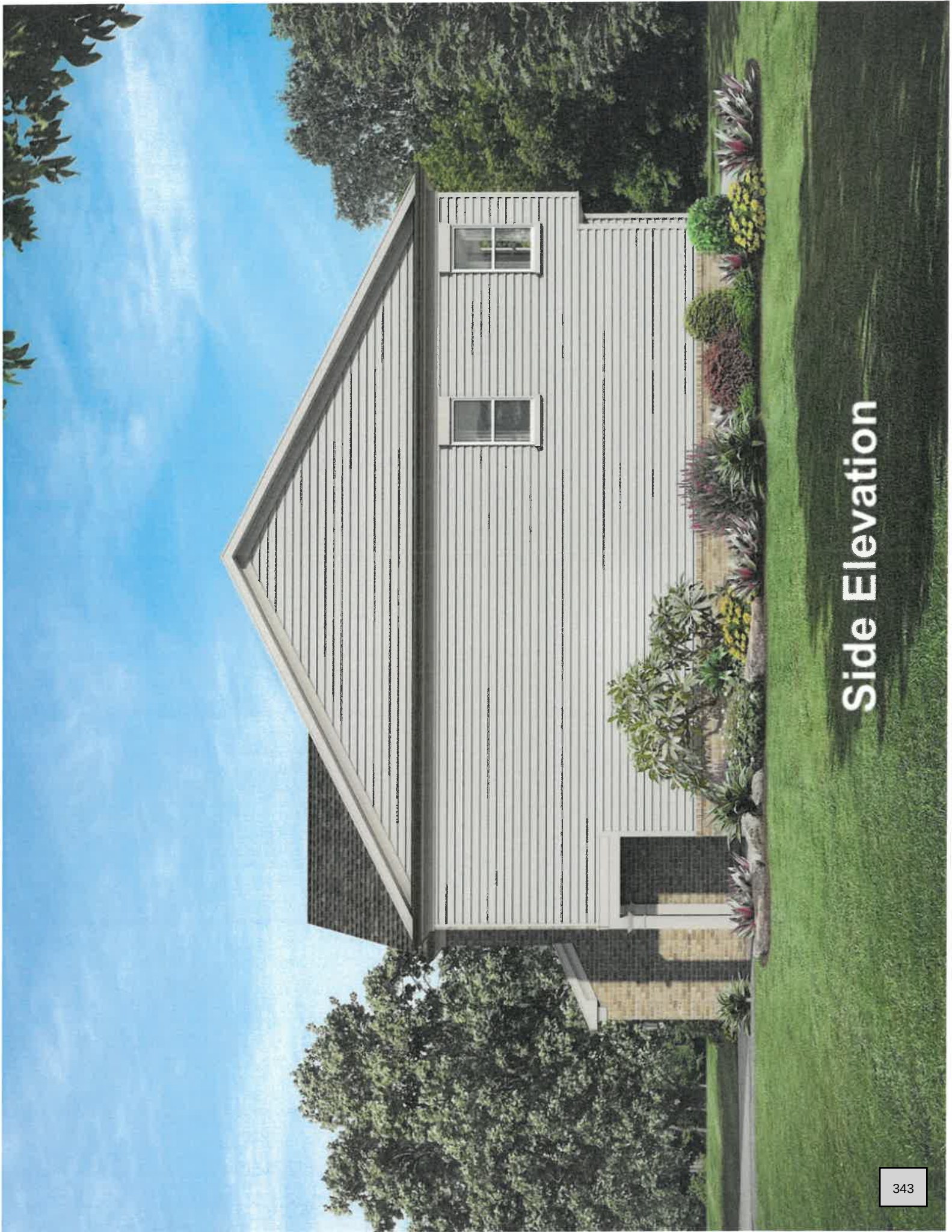
Rear Entry Garage



Rear Facades Visible from Public ROW

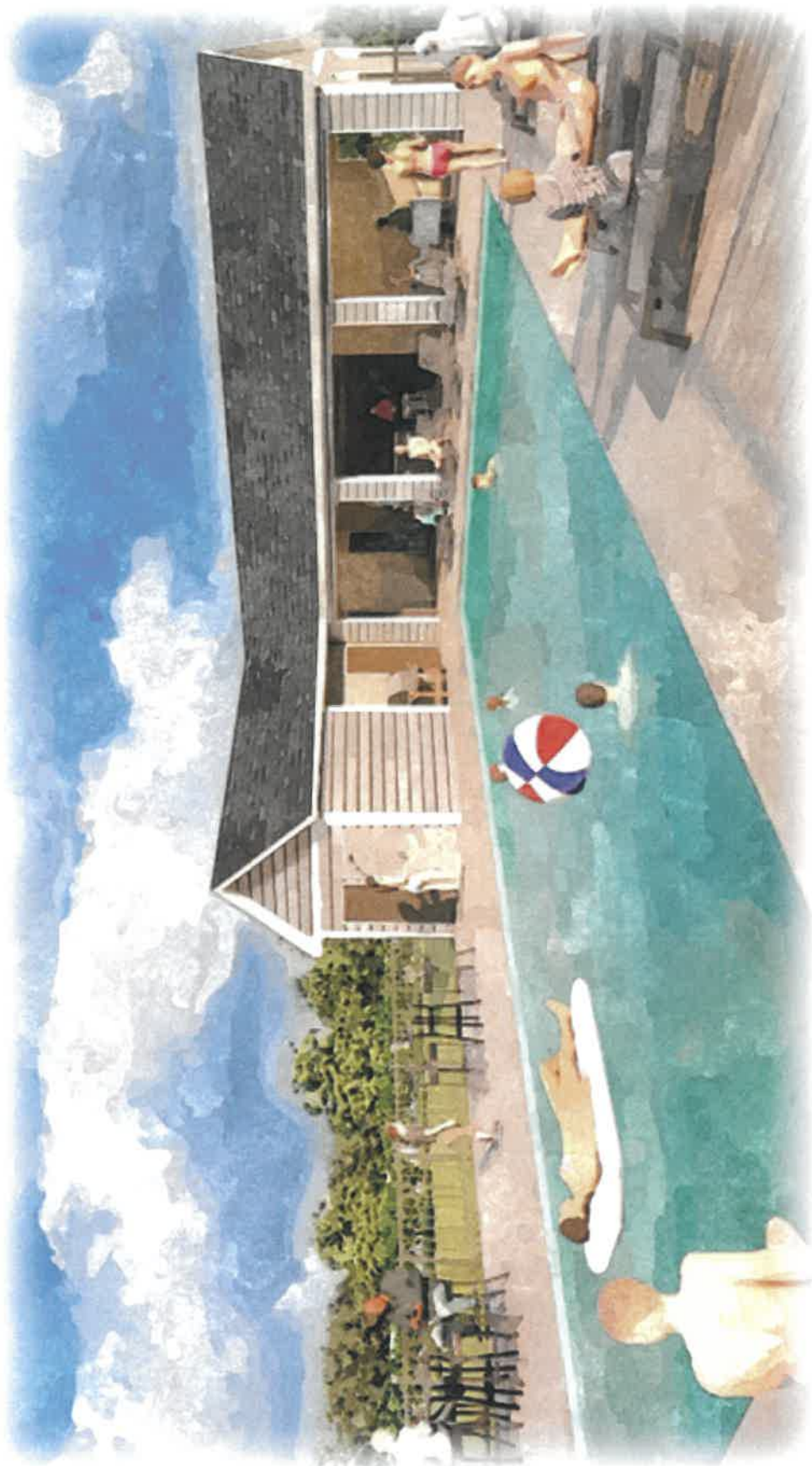


Side Elevation Facing Cash Property



Side Elevation







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

February 1, 2022

VIA HAND DELIVERY

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

**RE: Annexation Application of Apex Land Company
Approx. 1.1994 +/- Acres Located on State Route 34 Bypass,
Newnan, Georgia**

Dear Ms. Dunnivant:

Apex Land Company, the Applicant of the above-described property ("the Property") in Newnan, Georgia, hereby makes this application to annex the Property from RC in Coweta County, Georgia to RML-Townhomes in the City of Newnan. The Property provides a suitable environment for the extension of the RML-Townhomes zoning at this site and is a very desirable use at this location. The applicant is requesting that the Property be annexed into the City of Newnan.

Apex Land Company has its mailing address at 4080 McGinnis Ferry Road, Suite 203, Alpharetta, GA 30005 and telephone number at (770) 777-4704. The address for the Property is Roscoe Road, Newnan, Georgia 30263. The tax map number of the Property is: 073B 033.

The Property is the most appropriate site for the zoning designation requested insofar as it is located adjacent to property in the City of Newnan in close proximity to other similar uses. The City of Newnan already provides services in the area. The proposed annexation will facilitate the smart growth and development that is expected in the City of Newnan. Further, there will be no homes placed on this annexation property.

For the reasons stated above, Apex Land Company believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Additionally, the proposed zoning designation and use will facilitate provision of additional RML-Townhomes residential townhome development in a manner consistent with principles of smart development so highly valued by the City of Newnan.

Ms. Tracy Dunnavant
February 1, 2022
Page 2

Apex Land Company has, at attached Tabs (A) through (I), 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.** Apex Land Company, as Applicant, and myself, as counsel for Apex Land Company 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 Apex Land Company

MDG/kr
Enclosures



CITY OF NEWNAN, GEORGIA Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Newnan, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant Apex Land Company

Mailing Address 4080 McGinnis Ferry Road, Suite 203, Alpharetta, GA 30005

Telephone (404) 732-4136 Email: aaronrissler@icloud.com

Property Owner (Use back if multiple names) see attached

Mailing Address _____

Telephone _____ Fax _____

Address/Location of Property State Route 34 Bypass

County Zoning Classification RC Requested Zoning Classification RML

Present Land Use undeveloped land

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application. The City Council shall evaluate the application, and if it is decided that the City will pursue annexation, the zoning request for the property is forwarded to the Planning Commission for a zoning recommendation.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

X A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:

- ✓ Petitioner 's Name
- ✓ Mailing Address
- ✓ Contact Telephone Number
- ✓ Address or Tax Map Number of the property(s) proposed for annexation
- ✓ County Zoning Classification(s)
- ✓ Requested Zoning Classification(s)
- ✓ Present Land Use of the property(s)
- ✓ Proposed Land Use of the property(s)

X A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.

X A legal description of the property(s) and a legal description for each zoning classification being requested.

Application for Annexation Zoning

City of Newnan, Georgia

X A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.

X A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.

- | | |
|---|------------------|
| ☐ Single-Family Zoning Classification..... | \$15.00 Per Acre |
| ☒ Multi-Family Zoning Classification..... | \$25.00 Per Acre |
| ☐ Office/Institutional Zoning Classification..... | \$15.00 Per Acre |
| ☐ Commercial Zoning Classification..... | \$25.00 Per Acre |
| ☐ Industrial Zoning Classification..... | \$15.00 Per Acre |

X A list of all property owners with addresses within 250 feet of the property(s) being annexed.

The City Council may reject the application or refer it to the Planning Commission to consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. If the annexation is to be passed to the Planning Commission, the City shall notify Coweta County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The procedure for rezoning of the property is identical to that of a conventional rezoning except the hearing before the Council shall be conducted prior to the annexation of the subject property into the City.

The zoning classification approved by the City following the hearing shall become effective on the later of:

- > The date the zoning is approved by the Council, and
- > The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Article 10, §10-4 of the Newnan Zoning Ordinance).

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

Applicant's Signature

Date

FOR OFFICIAL USE ONLY

DATE RECEIVED _____

RECEIVED BY _____

Property Owners

Mrs. Elva A. Whitlock
Estate of Myrtle W. Jackson
Estate of Adell W. Miller
19 Magnolia Drive
Newnan, GA 30263



City of Newnan, Georgia

Attachment A

Property Owner's Authorization

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

Name of Property Owner Estate of Adell W. Miller

Telephone Number _____

Address of Subject Property State Route 34 Bypass

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.

ESTATE OF ADELL W. MILLER

By:

Joe B. Jackson Jr.

Signature, JOE B. JACKSON, JR., ADMINISTRATOR WITH
THE WILL ANNEXED OF THE ESTATE OF ADELL W.
MILLER

Personally appeared before me

Joe B. Jackson Jr.

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

Notary Public

Alan W. Jackson

Date

1/25/22



(Affix Raised Seal Here)



City of Newnan, Georgia

Attachment A

Property Owner's Authorization

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

Name of Property Owner Estate of Myrtle W. Jackson

Telephone Number _____

Address of Subject Property State Route 34 Bypass

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.

ESTATE OF MYRTLE W. JACKSON

By:

Joe B. Jackson, Jr.

Signature, JOE B. JACKSON, JR., EXECUTOR
OF THE ESTATE OF MYRTLE W. JACKSON

Personally appeared before me

Joe B. Jackson, Jr.

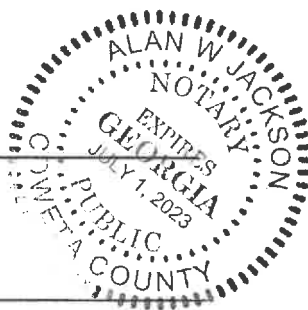
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

Notary Public

Alan W. Jackson

Date

1/25/22



(Affix Raised Seal Here)



City of Newnan, Georgia

Attachment A

Property Owner's Authorization

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

Name of Property Owner Elva A. Whitlock

Telephone Number _____

Address of Subject Property State Route 34 Bypass

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

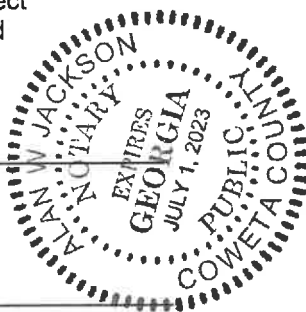
Elva A. Whitlock

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


Notary Public

1/25/22

Date



(Affix Raised Seal Here)



22 East Broad St.
Newnan, GA 30263
Email: awhite@coweta.ga.us
770-254-2635

March 25, 2022

Tracy S. Dunnavant
Planning Director
City of Newnan
P.O. Box 1193
Newnan, GA 30264

RE: Annexation– City of Newnan

Applicant: Apex Land Company
1.1944± acres located off SR 34 Bypass
Tax ID# 073B-033
Petition # AN 001-22

Dear Ms. Dunnavant,

The Coweta County Board of Commissioners voted on March 22, 2022 to file no objection to the above referenced annexation petition.

A copy of the report that was submitted to the BOC for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved at the April 5, 2022 meeting.

Please forward a copy of your official minutes in which you formalize the annexation so that we may have that for our records.

If we can be of further assistance, please feel free to contact our office.

Sincerely,

Angela B. White
Assistant Director,
Community Development

C: Michael Fouts, County Administrator
Jerry Ann Conner, County Attorney
Jon Amason, Director
Lisa Eschman, Zoning Coordinator
Clint Richmond, GIS
Ashley Gay, Director of Elections and Voter Registration
Dean Henson, Chief Appraiser/Director



Jon Amason, Director
22 East Broad St.
Newnan, GA 30263
Email: jamason@coweta.ga.us
770-254-2635

To: Board of Commissioners

From: Lisa J Eschman, Zoning Coordinator

Date: March 16, 2022

Re: Proposed Annexation, City of Newnan
HB 2 Annexation Procedures
Applicant: Apex Land Company
Applicant Representative: Melissa Griffis
1.1944-acres off SR Bypass
Tax ID# 073B-033
Petition # AN 001-22
3rd Commission District

The City of Newnan is proposing the annexation of 1.1994-acres located on SR 34 Bypass.

The applicant, Apex Land Company is requesting the City of Newnan zoning of RML (Residential Multiple-Family Dwelling – Lower Density District).

According to the City of Newnan Zoning Ordinance - RML, Residential Multiple-Family Dwelling – Lower Density “Sec 2-12 (e)” which allows: ***The RML, Residential Multiple Family Dwelling-Lower Density District, is intended to provide for medium density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities, thereby resulting in medium gross densities. The principal use of land may be one or several dwelling types, ranging from manufactured homes to low-rise multiple-family dwellings, and including two-family dwellings, garden apartments, apartment buildings, condominiums, and townhouses. Recreational, religious, and educational uses normally located to service adjacent residential areas are also permitted to meet the basic needs of a balanced, orderly, convenient, economical, and attractive residential area. Allowed uses are required to utilize public water and sewer infrastructure. RML, Residential Multiple Family Dwelling District – Lower Density District, functions as a buffer or transition between major streets, or commercial or higher density residential areas.***

The subject 1.1994-acre tract will be combined with an adjacent 20.0119± acre tract currently located within the city limits of Newnan, in which the applicant will seek rezoning to accommodate 138 townhomes. According to the applicant, there will be no residential units placed on the 1.1994-acre tract.

Various county departments have reviewed the annexation proposal and specifically identified their comments as follows:

Building Department/Emergency Management/Fire/Environmental Health/Water and Sewerage Authority

After review by these respective offices, there are no objections to the Annexation Request.

Public Works-Engineering/Transportation Department

No objection to the proposed annexation.

Planner

After reviewing the Annexation Petition from the City of Newnan for AN 001-22, I provide the following information:

1. A substantial change in zoning or land use

The property is currently zoned Rural Conservation (RC). The rural conservation district is intended to provide low-density single-family residential and agricultural land use. The proposed annexation is for residential use through a city zoning of RML- Townhomes. Due to no homes being built on the property and the nominal size of the lot, the change in zoning should not have adverse or substantial effects.

2. Substantial increase in density.

The proposed annexation with a city zoning district of RML-Townhome will increase the permitted density of the location. However, the annexation notification states that no homes will be located on the subject parcel. Thus, there will not be a substantial increase in density for the subject location.

Community Development

The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to **any one or more of the following:**

- 3.** Substantial change in zoning or land use
- 4.** Substantial increase in density
- 5.** Substantial infrastructure demands related to the proposed change in zoning or land use

In order for an objection to be valid, the proposed change in zoning or land use must result in:

- 1.** A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; **OR**
- 2.** A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; **AND**
- 3.** Differ substantially from the existing uses suggested for the property pursuant to the county's zoning ordinance or its land use ordinances.

Findings:

As reviewed by staff, there is **NOT** substantial infrastructure demands related to the proposed change in zoning or land use.

As noted, the subject property will not involve any structural development other than an extended cul-de-sac street to serve the proposed adjoining 138 townhome development, which is located within the city limits of Newnan.

Therefore, based upon the above staff comments and the O.C.G.A. §36.36 Annexation Procedures for Objection, the Coweta County Community Development Department recommends that **no objection** be filed to the annexation due to the constraints of the law.

cc: Michael Fouts, County Administrator
Jerry Ann Conner, County Attorney
Tracy Dunnavant – Planning Director, City of Newnan
Cleatus Phillips – City Manager



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

3-29-22

Ref: Rezoning Annexation Request Roscoe Rd and Newnan Bypass

Dear Tracy,

I have reviewed the annexation/rezoning request that you sent. The Newnan Fire Department can provide fire protection upon annexation. The Columbia Woods and Chastain Park comparisons show approximately 40 extra calls per year.

Stephen Brown

Fire Chief

City of Newnan

March 29, 2022

Attn: Tracy S. Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

REF: Proposed Annexation, Parcel 073B 033 and 073 010, 138 Townhomes near Intersection of Roscoe Road and Bypass

Dear Ms. Dunnavant,

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

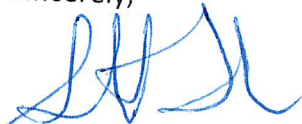
1. The City of Newnan approves the annexation of the proposed property as shown in Exhibit "A".
2. Parcel Number 073B 033 and 073B 010
3. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD dwg. files for electrical design.
 - b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet
 - c. Electrical shall be built out per Newnan Utilities contractor manual
4. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost 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.
 - 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,

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

- 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.
 - vii.
5. 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. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
6. Other Items to be addressed: at developers/owners expense
- a. Develop/Owner shall design the gravity sewer to allow future gravity flow from liftstation located behind the gas station at the corner of Roscoe Road and Bypass.

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

Sincerely,



Scott Tolar, P.E.
Newnan Utilities

EXHIBIT "A"



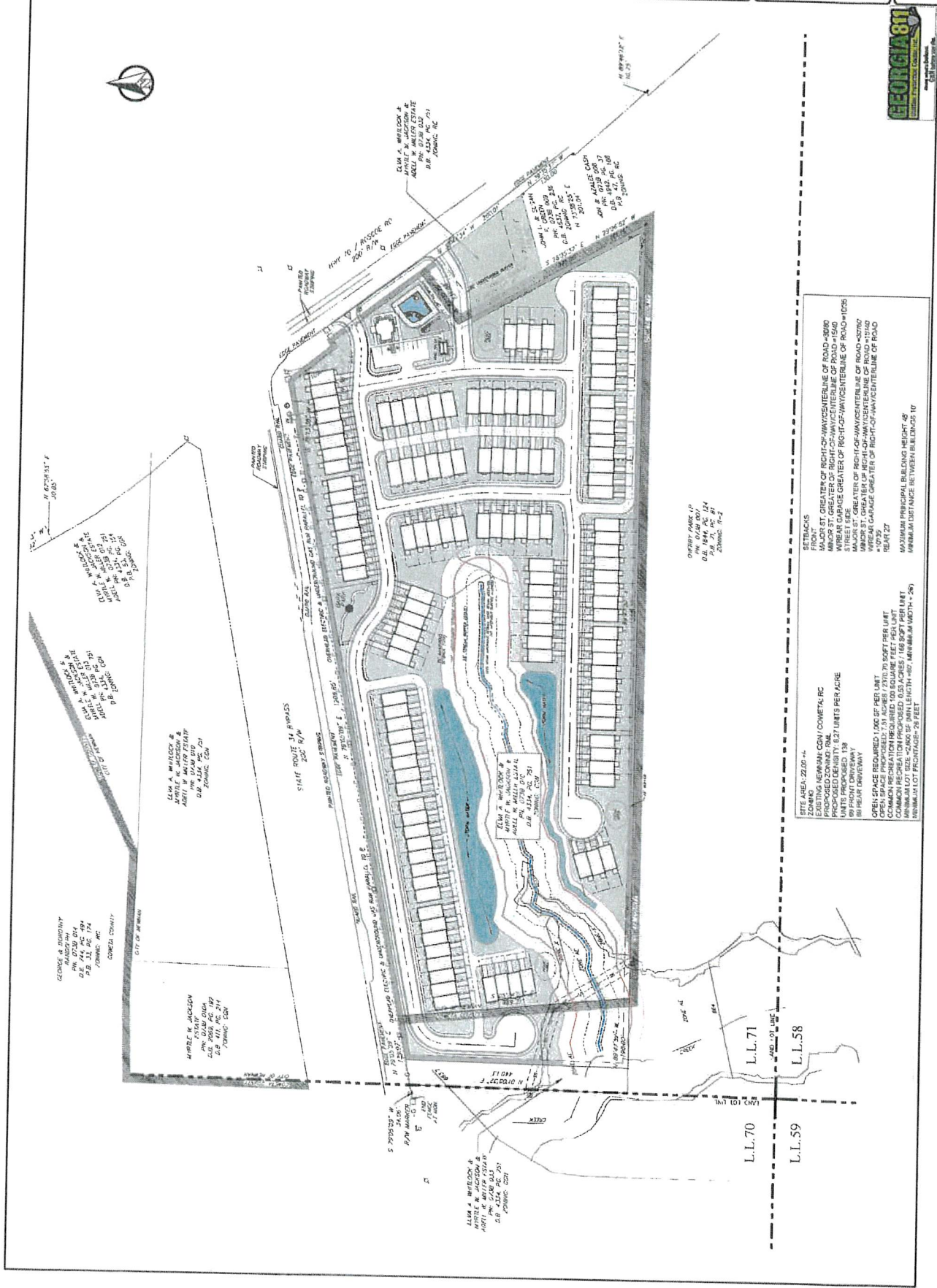
DRAFT FOR REVIEW ONLY

DATE	DESCRIPTION
07/28/22	1. PRELIMINARY
08/01/22	2. REVISIONS
08/01/22	3. REVISIONS
08/01/22	4. REVISIONS
08/01/22	5. REVISIONS
08/01/22	6. REVISIONS
08/01/22	7. REVISIONS
08/01/22	8. REVISIONS
08/01/22	9. REVISIONS
08/01/22	10. REVISIONS

DRAFT CONCEPT PLAN
FOR
APEX WHITLOCK PROPERTY
LAMP 07.71 OF THE 06.01(DT) CITY OF ATLANTA, COUNTY OF DEKALB

CONCEPT PLAN

DRAWING NO.
01



STREETS
FRONT
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
STREET SIDE
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500

STREETS
REAR
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
STREET SIDE
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500

STREETS
SIDE
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
STREET SIDE
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500

STREETS
REAR
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
STREET SIDE
MAJOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500
WREAR GARAGE GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 5000
MINOR ST. GREATER OF RIGHT-OF-WAY CENTERLINE OF ROAD + 1500



BRENT BLANKENSHIP
CHIEF OF POLICE

03/25/22

Reference: Newnan Bypass and Hwy. 70 – 138 unit townhouse 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 320 calls in a three year period for this development.

In addition to 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.

Due to the additional calls for service and the increased density to the area it is believed that a strain would be placed on calls for service but can be manage at current staff level..

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



The City of Newnan, Georgia

Office of the City Engineer

March 29, 2022

City Engineer Review

REZONING REQUEST: Parcel # 073B 010, 204 Roscoe Road, Newnan, GA 30263

ANNEXATION REQUEST: Parcel # 073B 033

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
Note on-site, runoff reduction now required.
2. The development plan shall include a three-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. A flood study may be required. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan.

Prior to issuance of a permit for conducting land disturbing activities, documentation and or/ sufficient evidence must be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigations measures, permits with the United States Army Corps of Engineers (404 Permit), or the Federal Emergency Management Agency.

4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

Transportation:

1. Two entrances to the development will be required. The two entrances as shown in the concept are proposed to connect to Roscoe Road which is under the jurisdiction of Coweta County. Note: Roscoe Road south of State Route 34 Bypass is not State Route 70 as shown in the concept. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has been satisfied with their requirements, and has so indicated to the City.

Similarly, as the one driveway connection is in close proximity to State Route 34 Bypass, the City will require an indication of approval, if required, from the Georgia Department of Transportation.

2. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all public streets, and extended to the Right-of-Way for Roscoe Road.
3. Please furnish a copy of any Traffic Impact Study, to the City that Coweta County or the Georgia Department of Transportation may require.

Respectively,

Michael Klahr

William M. Klahr, P.E., CFM
Director of Engineering



NEWNAN
GEORGIA

City of Newnan, Georgia –

Date: April 6, 2022

Prepared By: Mike Furbush, City Landscape Architect/Arborist

Rezoning/Annexation Plan Review Comments...

1. Provide and label 15 foot landscape strip along State Route 34 By-pass.
2. Provide and label 10 foot landscape strip along Roscoe Road.
3. Provide and label, at least, a 25 foot densely planted property between the subject property and the two existing (Green and Cash) residential lots currently zoned RC. Under the current zoning (CGN) , there is a 35 densely planted buffer required. It seems to me that if the current zoning requirement for a buffer is 35 feet that it should not be reduced to 25 feet because the subject property is being rezoned.
4. Provide and label 25 foot densely planted property between the subject property and Overby Park subdivision.
5. The adjacent property to be annexed to the west of the subject property shall remain as a 50 foot undisturbed buffer with supplemental buffer plantings required if necessary.

Coweta County School System

170 Werz Industrial Blvd.
Newnan, GA 30263
Phone: 770-254-2750

March 28, 2022

Tracy Dunnavant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Rezoning Request 204 Roscoe Rd.

We have reviewed the application for rezoning for the above-referenced development and offer the following comments based on the information provided:

This application requests annexation and rezoning from County: RC / City: CGN (General Commercial District) to RML (Residential Multi-Family), with 138 proposed units. This may present challenges when planning for school enrollment and meeting student needs. Due to the high-density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

What is the construction schedule for the project?
What is the proposed build-out timeline?
Will the project be built in phases?
Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronnie Cheek

Ronald C. Cheek
Director of Facilities
Coweta County Schools
(770)254-2750 x203
ronnie.cheek@cowetaschools.net

cc: Vince Bass

Coweta Committed to Student Success

**Elva A Whitlock, Myrtle W. Jackson,
Adell W. Miller Estate and Apex Land Company
1.1994± acres, located off Roscoe Road
Land Lot 71, 5th Land District, Coweta
County, Georgia
A portion of Tax Parcel #073B 033**

**ORDINANCE TO ANNEX TO THE EXISTING CORPORATE LIMITS OF THE CITY OF
NEWNAN, GEORGIA CERTAIN UNINCORPORATED LAND ADJOINING THE
EXISTING CORPORATE LIMITS OF SAID CITY IN ACCORDANCE WITH SECTION
36-36-21 OF THE OFFICIAL CODE OF GEORGIA, AND FOR OTHER PURPOSES**

BE IT ORDAINED, by the Mayor and City Council of the City of Newnan, and it is hereby ordained by authority of the same and by the authority granted to the governing authority of the City of Newnan by Section 36-36-21, Official Code of Georgia, annotated, that the following described property is hereby annexed and shall hereinafter be treated and considered as a part of the corporate limits of the City of Newnan, Georgia, to-wit:

All that tract or parcel of land lying and being in Land Lot 71 of the 5th Land District of Coweta County, Georgia, containing 1.1994± acres and being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof and identified as Tract C-1 on Plat of Survey for Apex Land Company dated December 14, 2021 by Gaskins/Christopher Brothers attached hereto as Exhibit "B" and by reference made a part hereof.

BE IT FURTHER ORDAINED, that said property is annexed into the corporate limits of the City of Newnan.

BE IT FURTHER ORDAINED that said property annexed be zoned RML (Residential Multi-Family Dwelling-Low Density District) subject to the conditions set out and as provided in the separate rezoning ordinance adopted in connection herewith.

BE IT FURTHER ORDAINED that said property is hereby incorporated into the City of Newnan's Election District 2.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

BE IT FURTHER ORDAINED that this ordinance shall be effective upon adoption and as provided in O.C.G.A. §36-36-2.

DONE, RATIFIED AND PASSED by the City Council of the City of Newnan, Georgia, this ____ day of _____, 2022 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Raymond F. DuBose, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

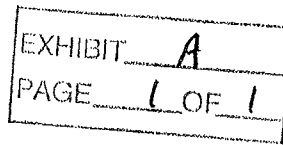
Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



TRACT C1

All that tract or parcel of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;

thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;

thence S 89°47'52" E a distance of 50.01' leaving said land lot line to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 01°05'32" E a distance of 449.99' to a point on the southerly 200' right-of-way of State Route 34 Bypass;

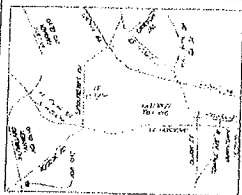
thence N 79°05'09" E a distance of 88.85' along said right-of-way to a point;

thence S 05°24'03" E a distance of 469.31' leaving said right of way to a point;

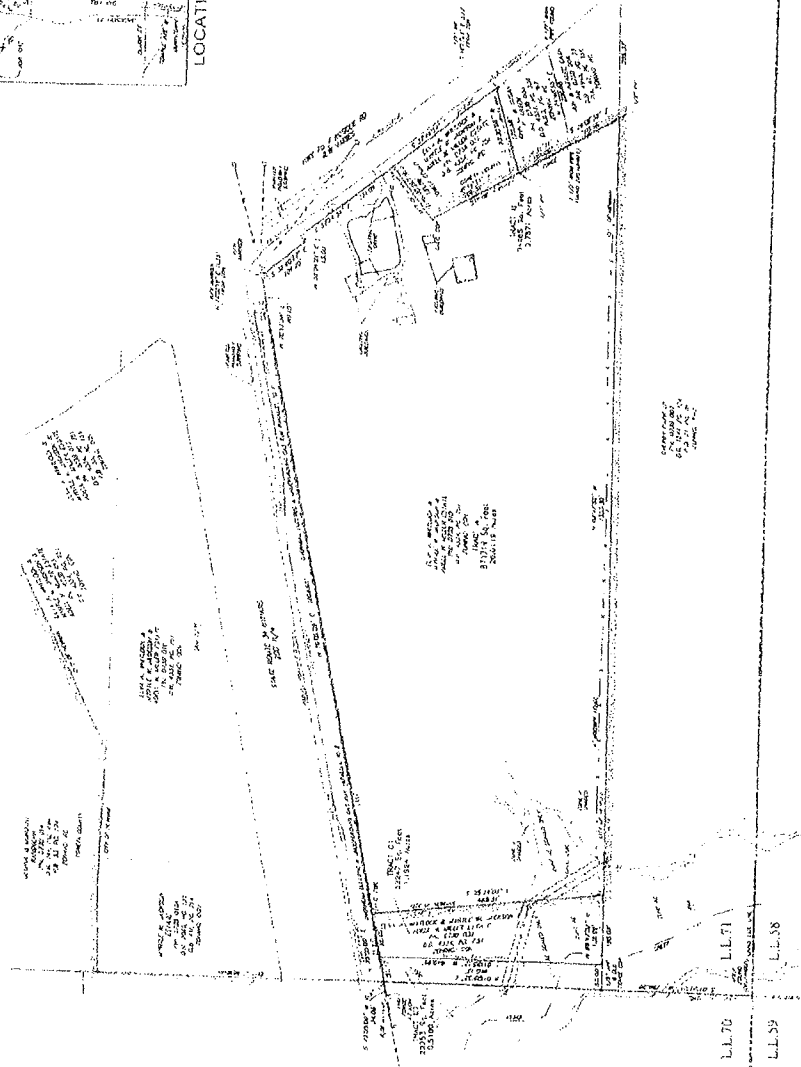
thence N 89°47'52" W a distance of 139.99' to a point which is the true point of beginning,

having an area of 52247 square feet, 1.1994 acres

EXHIBIT B
PAGE 1 OF 1



LOCATION MAP



READY-TO-BUY
APEX LAND COMPANY
PORTER, JR. & SONS
CHANDLER COUNTY, ILLINOIS

Gaskins
Christopher BROTHERS

CHAS. W. GASKINS
CHAS. W. CHRISTOPHER
CHAS. W. BROTHERS

CHAS. W. GASKINS
CHAS. W. CHRISTOPHER
CHAS. W. BROTHERS



CHAS. W. GASKINS
CHAS. W. CHRISTOPHER
CHAS. W. BROTHERS



RECORD NORTH
100' 0" 100' 0" 100' 0"

1. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

2. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

3. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

4. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

5. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

6. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

7. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

8. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

9. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

10. THE SURVEYED AREA IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF PHOENIX, ILLINOIS, AND IS SHOWN AS BEING A PORTION OF THE SURVEYED AREA OF THE CITY OF MESA, ILLINOIS.

Elva A. Whitlock, Myrtle W. Jackson,
Adell W. Miller Estate and Apex Land Company
21.2113 ± acres, located off Roscoe Road
Land Lot 71, 5th Land District,
Coweta County, Georgia, a portion of
Tax Parcel #073B 010 and a portion of
Tax Parcel #073B 033

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 71 OF THE 5th LAND DISTRICT
IDENTIFIED AS 21.2113± ACRES OFF ROSCOE ROAD IN THE CITY OF
NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone the property described on Exhibit "A" attached hereto identified as 21.2113 ± acres located off Roscoe Road in Land Lot 71, 5th Land District, Coweta County, Georgia, identified as Tract A and Tract C-1 and shown on Plat of Survey for Apex Land Company dated December 14, 2021 by Gaskins/Christopher Brothers attached hereto as Exhibit "B", a portion of which from the County Zoning Classification RC (Rural Conservation) as to a portion of Tax Parcel #073B 033 and City of Newnan Zoning Classification CGN (General Commercial District) as to a portion of Tax Parcel 073B 010 to the City of Newnan Zoning Classification RML (Residential Multi-Family Dwelling District-Lower Density) ; 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 24th day of May, 2022; and

WHEREAS, after the above-referenced public hearing, the City Council has determined the re-zoning of the property would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia; and

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 the property described on Exhibit "A" attached hereto identified as Tract A and Tract C-1 and shown on Plat of Survey for Apex Land Company dated December 14, 2021 by Gaskins/Christopher Brothers, attached hereto as Exhibit "B", containing 21.2113± acres attached hereto and by reference made a part hereof be rezoned City of Newnan Zoning Classification

RML (Residential Multi-Family Dwelling District-Lower Density) subject to the following conditions:

1. The Project will meet all City requirements and be consistent with the concept plan, density, project data, amenities, proffered conditions and elevations provided as part of the application that was amended by the Planning Commission on April 12, 2022 to include a reduction of lots from 138 to 135 and shown on the revised Concept Plan attached hereto as Exhibit "C" and by reference made a part hereof, and revised façade and amenity depictions attached hereto as Exhibit "D" and by reference made a part hereof.
2. The applicant shall provide a second entrance to the property if the County Board of Commissioners denies the rezoning request to be heard on April 19, 2022 for Tax Parcel #073B 032 along Roscoe Road.
3. The subdivision will be limited to 135 units.
4. A final plat will be provided reflecting the combination of all tracts.
5. The Concept Plan and final plat will be revised to reflect any and all required City buffers.
6. The 50-foot strip on the far western portion of the annexation site will remain undisturbed and supplemented with additional plantings if necessary.
7. Elevations on rear facades visible from public rights-of-way be consistent with the front elevations depicted on Exhibit "D".
8. Enhancements to the architectural elevations shall be made to include more architectural difference between the townhomes (example – placement of dormers/different types of materials to "break-up" the roof lines.)
9. A 35-foot densely planted buffer be established in accordance with the City's Landscaping Ordinance along the property lines with Cash and Green.
10. A 6-foot privacy fence be installed along the property lines with Cash and Green.
11. The Subject Property shall be limited to no more than 135 total townhome units with 67 front facing and 68 rear facing entry. The amenities included on the Concept Plan are a pool and pool/clubhouse, playground, dog park, and three (3) picnic areas. There will be no buildings built on the 1.1994± acre tract annexed on this date and no

building shall be built on the small adjoining tract on Roscoe Road that remains in the county and has been rezoned by the County.

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

Section III. This ordinance shall be effective upon adoption.

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

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2022 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Raymond F. DuBose, Mayor Pro-Tem

Reviewed:

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

TRACT A

All that tract or parcel of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;

thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a ½" aluminum pipe found at an old fence corner;

thence N 01°05'32" E a distance of 440.13' along the west line of land lot 71 to a 5/8" iron rebar found on the southerly 200' right-of-way of State Route 34 Bypass;

thence N 79°05'09" E a distance of 139.97' along said right-of-way of State Route 34 Bypass to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 79°05'09" E a distance of 1209.85' 97' along said right-of-way of State Route 34 Bypass to a point;

thence N 78°13'38" E a distance of 89.10' along said right-of-way of State Route 34 Bypass to a point;

thence S 38°40'27" E a distance of 109.20' leaving said right-of-way of State Route 34 Bypass and along the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence N 56°04'21" E a distance of 15.00' along the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 37°24'34" E a distance of 231.09' along the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 52°35'26" W a distance of 131.88' leaving the westerly varying right-of-way of Hwy 70 / Roscoe Rd to a point;

thence S 28°35'37" E a distance of 321.50' to a 2 ½" iron pipe found;

thence S 29°06'52" E a distance of 111.16' to a ½" iron rebar found;

thence N 89°47'52" W a distance of 1555.30' to a point;

thence N 05°24'03" W a distance of 469.31' to a point on the southerly 200' right-of-way of State Route 34 Bypass which is the point of beginning,

having an area of 871719 square feet, 20.0119 acres

TRACT C1

All that tract or parcel of land lying and being located in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

First, start at a rock found marking the corner common to land lots 58, 59 70 and 71;

thence N 01°28'05" E a distance of 298.26' along the west line of land lot 71 to a 1/2" aluminum pipe found at an old fence corner;

thence S 89°47'52" E a distance of 50.01' leaving said land lot line to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

thence N 01°05'32" E a distance of 449.99' to a point on the southerly 200' right-of-way of State Route 34 Bypass;

thence N 79°05'09" E a distance of 88.85' along said right-of-way to a point;

thence S 05°24'03" E a distance of 469.31' leaving said right of way to a point;

thence N 89°47'52" W a distance of 139.99' to a point which is the true point of beginning,

having an area of 52247 square feet, 1.1994 acres

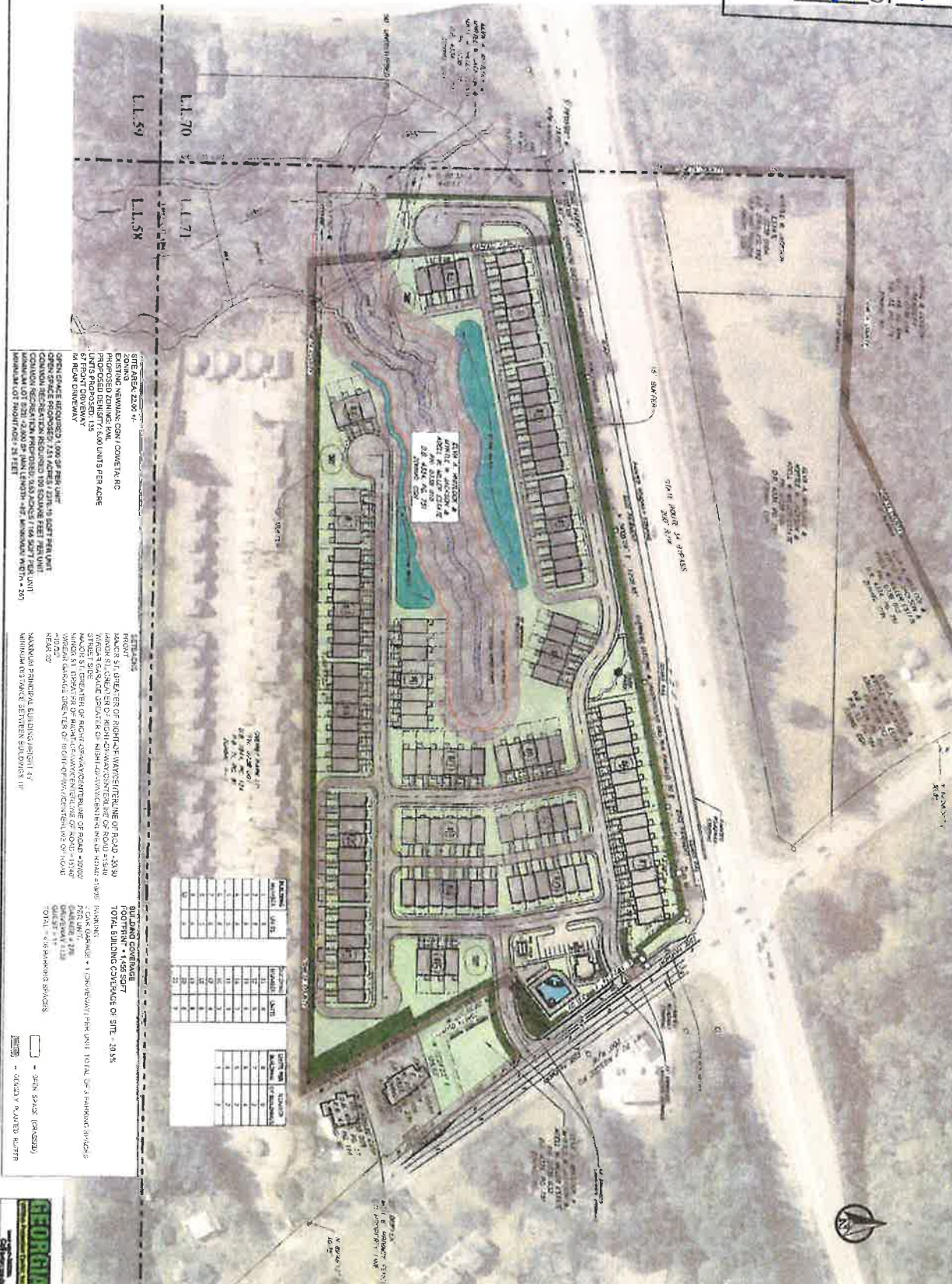




EXHIBIT D
PAGE 1 OF 9

Front Entry Garage

EXHIBIT D
PAGE 2 OF 9

Front of Rear Entry Garage

EXHIBIT 7
PAGE 3 OF 9

EXHIBIT _____
PAGE _____ OF _____

Rear Elevation

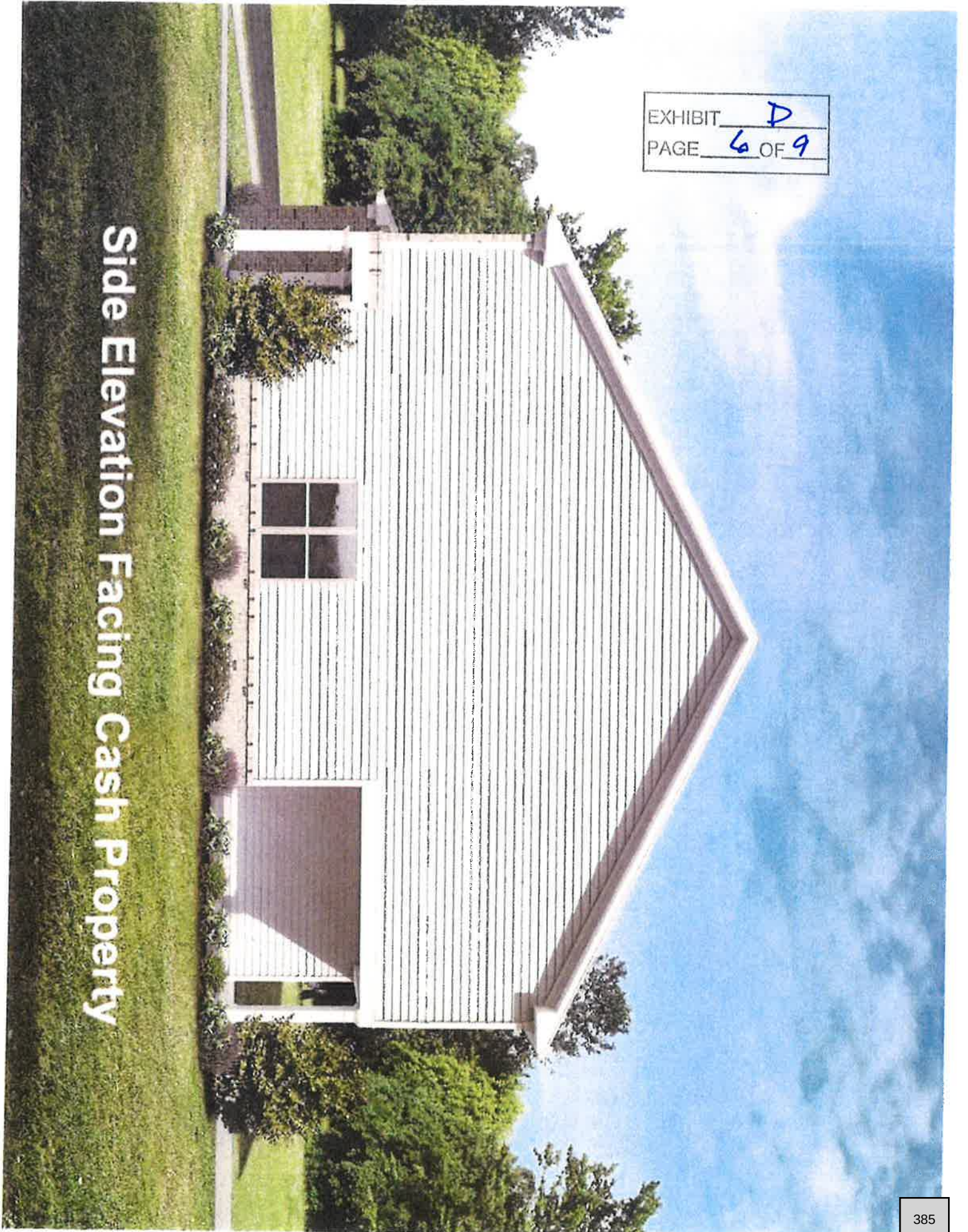


Rear Entry Garage

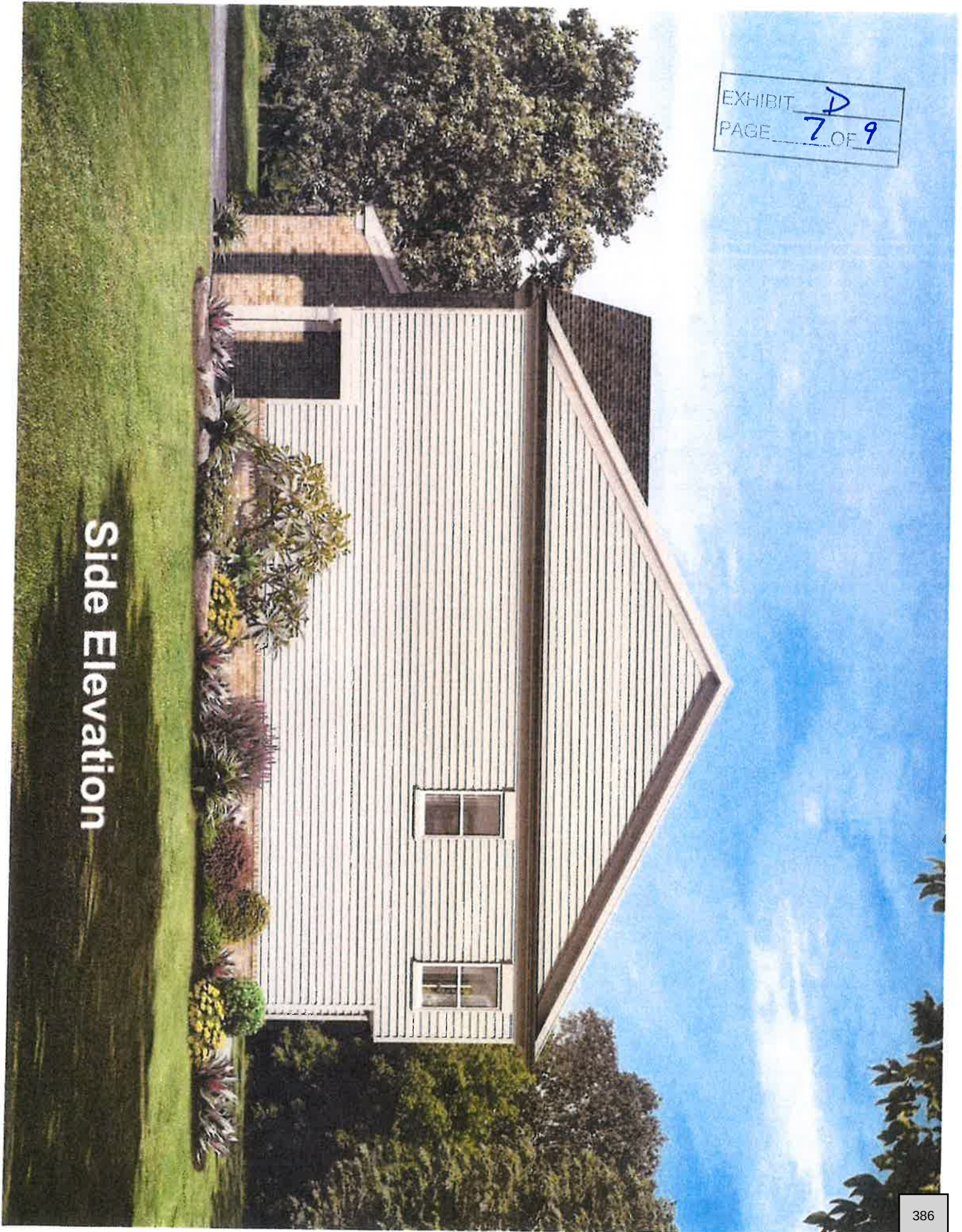
EXHIBIT D
PAGE 5 OF 9

Rear Facades Visible from Public ROW

Side Elevation Facing Cash Property



Side Elevation







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).