



Newnan City Council Meeting

JUNE 14, 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 Special Called Meeting on May 24, 2022
- B. Minutes from Regular Meeting on May 24, 2022

REPORTS OF BOARDS AND COMMISSIONS

- C. 2 Appointments- Newnan Youth Activities, 3 year term
- D. Resignation of Madeline Barrow- Newnan Youth Activities, effective 5/23/22
- E. 2 Appointments- Convention Center Authority, 3 year term
- F. 5 Appointments- Cultural Arts Commission, 3 year term
- G. 4 Appointments- Keep Newnan Beautiful, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

- H. Consideration of Adoption of an Updated Pay Classification Plan and Mid-Year 2022 Budget Amendment

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- I. Consideration of Georgia Power Underground Easement on Lower Fayetteville Rd.
- J. Consideration of Grounds Lease Agreement between the City of Newnan and the Community Action for Improvement (CAFI)
- K. Consideration of a Contract Award for the project; Mill, Resurface and Reclamation of Various Streets
- L. Consideration of entering into an Agreement with a qualified firm to provide Residential Refuse and Recycling Services
- M. To present internal requests for funding under the American Rescue Plan Act (ARPA)
- N. To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants
- O. Public Hearing - Request by owner (City of Newnan), to demolish structure older than 50 years. Property address is 100 E. Washington Street.
- P. Rezoning Request for RZ2022-05 by George Rosenzweig on behalf of Southtree Commercial Development, LLC and STG Newnan, LLC; 0.741± acres located at 18 Savannah Street (Tax Parcel #N12 0001 010); Requested zoning from ILT (Light Industrial District) to CBD (Central Business District) for the purpose of operating a microbrewery – For Information Only
- Q. Rezoning Request for RZ2022-06 by George Rosenzweig; 35.49± acres located at 2037 Newnan Crossing Bypass (Tax Parcel #087 5011 003); Requested zoning from RS-15

(Suburban Residential Single-Family Dwelling District – Medium Density) to RML (Residential Multiple-Family Dwelling – Lower Density District) for the purpose of constructing 196 “attached cottage apartments” – For Information Only

UNFINISHED BUSINESS

- R. Status Reports - Various storm damaged properties
- S. Consideration of a Resolution to abandon unimproved right-of-way known as Highland Avenue
- T. Public Hearing - Rezoning Request - RZ2022-03 by Cher McWilliams; 0.22± acres located at 14 Lee Street (Tax Parcel #N05 0004 006); From OI-1 (Low Density Office and Institutional District) to RU-I (Urban Residential Dwelling District - Historical and Infill) - Consideration of Ordinance
- U. Public Hearing - Rezoning Request - RZ2022-02 by Alice Cornejo for DUI School of Coweta, Inc.; 0.27± acres located at 39 Main Street (Tax Parcel # N58 0004 007); From RU-7 (Urban Residential Single-Family Dwelling District -High Density) to CGN (General Commercial District) - Consideration of Ordinance
- V. Applicant Request to Continue to July 12, 2022 City Council Meeting; 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

MOTION TO ENTER INTO EXECUTIVE SESSION

- W. Motion to Enter into Executive Session

ADJOURNMENT

The special called meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 24, 2022 at 5:30pm 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: Rhodes Shell, George Alexander; Cynthia E. Jenkins, Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea; Assistant City Manager, Hasco Craver and City Attorney, Brad Sears

DISCUSSION REGARDING REVIEW OF POLICIES, PROCEDURES AND PRACTICES

City Manager explained that this a follow up from an update given at the April 12th City Council meeting. The original resolution that was passed referred to policies, procedures and practices. Mr. Phillips gave a brief definition of policies and procedures to help differentiate between them. Policies are reviewed and adopted by Council, such as ordinances, policy or code. Procedures are established by management to implement the policies adopted by Council.

Some of the significant policies adopted by Council are the Personnel policy, Financial policy, facility use policy and movie filming policy. Procedures implemented by management include operating procedures in the police department, fire department, finance, human resources, municipal court, Carnegie and leisure services. There are many departments that do not have operating procedures but rather use work orders, assignments or manufacturer specifications.

Councilman Alexander asked about the police procedures and what ones are state related? Chief Blankenship explained that they do have a code book set by the state and that gets updated every year. The NPD is state certified so there are operating procedures mandated from the state that they have to stay on top of as well. When those policy changes are received there is a program used to push that out to all officers and they have to sign off on it.

Councilwoman Jenkins asked if any outside consultants were used in developing any of the department's procedures? City Manager stated no, other than ones that Council may have had a hand in but no professional consultant input. Chief Blankenship stated that they use other agencies around the state to get input such as the Georgia Police Accreditation Coalition (GPAC) and Georgia Association of Chiefs of Police.

Councilwoman Jenkins asked about citizen input? She stated that this all started with citizens asking for input, to get information and have better communication. The intent is

not to make vast changes but about having citizens see a level of transparency, accountability and understanding. How are we addressing citizens' concerns and complaints, how do we handle that? Mayor Brady stated if someone has an issue with one of the departments there is a process. City Manager stated he feels we are super responsive to any type of complaint or inquiry.

Councilwoman Jenkins explained that she thinks there should be a review of processes regarding citizen interaction and how they make complaints or input into City operations. Councilman Alexander said that when a citizen reaches out to him with an issue he contacts the City Manager or Assistant City Manager to help and that's the procedure. Councilman Guillaume expressed concern of citizens having input on things such as police procedures. This could cause some serious issues and not be beneficial.

City Manager explained that citizens have several ways in which they can contact the City and make a complaint such as the website, email or in person.

Councilwoman Jenkins said that Chief Blankenship sat down this week with her neighborhood association to discuss things that are being implemented. She would not have known about these things if they didn't have the conversation. She expressed that while they are doing great things there should be some sort of citizen input on how they are dealt with by their city. Councilman Guillaume commented that the interaction with the PD and Councilwoman Jenkins neighborhood is good, healthy interaction and allows people to get to know the PD.

There was a discussion regarding citizen complaints and citizen engagement. Citizens are always welcome to attend City Council meetings and voice issues or concerns. Chief Blankenship has implemented having the police officers when they are out patrolling chat with the citizens and engage more. Councilman Koritko asked if other public facing departments would be willing to go out and engage with the public in that same manner? He questioned if the issue is that citizens want input or do they just want the interaction to get to know the City better? He suggested that maybe the public facing policies can be available on the website as well in the interest of transparency.

The responsibilities of Council members to the citizens was discussed. Many councilmembers stated that when there is an issue or complaint it should be brought to the City Manager and Mayor Brady explained that is per the City Charter.

City Manager stated that he supports citizen engagement 100%. Staff has a lot of public interaction and engagement on a daily basis. We can definitely go out and do that more and get feedback. He stated that Chief Blankenship has done a great job in his first year as chief. The police department has made a lot of improvements in the last 10-12 years and now Chief Blankenship is working to raise the standards to another level.

The previous resolution adopted in June 2020 was discussed and Assistant City Manager gave an overview again of what happened after that and how things stalled. Councilman Koritko asked if there were any other consulting firms willing to take on the project?

Assistant City Manager said there may be but staff needs direction from Council to reignite that process. Councilwoman Jenkins stated her wish to finish this process.

Motion made by Councilwoman Jenkins to continue with the resolution executed in June 2020 and find a replacement for Merris Management and continue the process.

Motion died for lack of second.

ADJOURNMENT

Motion by Councilman Shell, seconded by Councilman Koritko to adjourn the meeting at 6:21PM

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 24, 2022 at 6:30 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: Rhodes Shell, George Alexander; Ray DuBose, 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 – MAY 10, 2022

Motion by Mayor Pro Tem DuBose, seconded by Councilman Koritko to dispense with the reading of the minutes of the Regular Council meeting on May 10, 2022 and adopt them as presented.

MOTION CARRIED. (7-0)

NEWNAN YOUTH COUNCIL ATTENDEE

Councilwoman Jenkins introduced the members of the Newnan Youth Council who were in attendance; Adele Bulford, Miles Fabre and Sam Knight.

APPOINTMENTS- NEWNAN YOUTH ACTIVITIES, 3 YEAR TERM

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

CONSIDERATION OF WORK AUTHORIZATION WITH INTEGRATED SCIENCE & ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES FOR SIDEWALK IMPROVEMENTS ALONG SPRAYBERRY RD.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the work authorization as presented.

MOTION CARRIED. (7-0)

INTERNAL REQUESTS FOR FUNDING UNDER AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody, ARPA Special Projects Manager stated that there are several internal applications for funding.

The first is the Planning/Zoning department, partnering with NURA (Newnan Urban Redevelopment Agency) and the Housing Authority. They will construct 7 affordable homes on Murray St. and the Planning department will handle the administration of the grant funds. The Housing Authority will collect rent and manage the properties. Councilman DuBose asked about the time frame on the project.

Sandra Strozier, President and CEO of the Housing Authority of Newnan stated that this would be similar to the NSP funds and be revolving. Two years was put in the application as initial construction. City Manager explained that the expertise of NURA will be utilized when it comes to admin and management. The properties will be rent to own.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to approve this request as presented.

MOTION CARRIED. (7-0)

Mr. Moody presented the second request from the Public Works department, for culvert repair and rehabilitation program. There are 7 culverts identified as potentially benefiting from this; Newnan Crossing Bypass, Savannah and Pinson, E. Broad at substation, Dixon below Willow Dr., Sprayberry Rd near McBride, 38 The Boulevard and Avery Park and near Fairhaven. City Manager explained that the culvert at Savannah and Pinson was on the list for CDBG funding and that was denied. Public Works Director, Ray Norton's original list did not include Savannah and Pinson and the request totaled \$6.1 million. City Manager suggested if Council wishes to add Savannah and Pinson culvert the price should be raised by an additional \$750,000.

City Manager explained that this particular culvert is concrete but unfortunately is undersized so creating flooding issues. There are also not pedestrian safety features for it. Mr. Norton initially looked at metal culverts. If everything is awarded, still have remaining \$1.5 million. This includes all internal requests with the exception of one being drafted by City Manger pertaining to debris removal on private properties.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to include an additional \$750,000 in the \$6.1 million request for culvert repairs.

MOTION CARRIED. (7-0)

Mr. Moody presented the next request from Facilities Maintenance, the second phase of Wadsworth improvements.

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

MOTION CARRIED. (7-0)

The next request was for Facilities Maintenance to upgraded the HVAC systems and introduce ionization devices and replace bathroom fixtures.

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

MOTION CARRIED. (7-0)

The next request was for the IT Department for replacement email archiver, helping to adhere to State retention schedules.

Motion by Councilman Alexander, seconded by Mayor Pro Tem DuBose to approve the request as presented.

MOTION CARRIED. (7-0)

The last internal request was for the IT Department for backup server to help combat cyber-attacks.

Motion by Mayor Pro Tem DuBose, seconded by Councilman Alexander to approve the request as presented.

MOTION CARRIED. (7-0)

EXTERNAL REQUESTS FOR FUNDING AMERICAN RESCUE PLAN ACT (ARPA)

Andrew Moody, ARPA Special Projects Manager presented two external requests for funding. The first was for Habitat for Humanity for an affordable housing program in a qualified census tract. The applicant did note that a correction was needed on the application.

Eric Miller, President and CEO for Newnan-Coweta Habitat for Humanity stated that the correction is on the timeline of when the homes would be completed.

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

MOTION CARRIED. (7-0)

The second request was for The Cellar. The applicant meets all the criteria under the small business program and exhibited a substantial decrease in gross receipts as a result of the pandemic. They are eligible to receive the maximum amount of \$75,000.

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

MOTION CARRIED. (7-0)

RESOLUTION TO APPOINT 2022 MEAG POWER ANNUAL ELECTION VOTING DELEGATES

Mayor Brady stated that there is an open seat on the board. The voting delegates would be Councilman Alexander and Councilman Shell.

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

MOTION CARRIED. (7-0)

CONSIDERATION OF CONTRACT AWARD TO RETAIN A CONTRACTOR FOR DEMOLISHING STRUCTURES AS NEEDED

Bill Stephenson, Chief Building Official stated that this a demolition contract to be awarded to Complete Demolition Services.

Motion by Councilman Shell, seconded by Mayor Pro Tem DuBose to approve the contract award as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF DESIGN PROPOSAL AGREEMENT FOR WADSWORTH PARKING LOT IMPROVEMENT PROJECT- PHASE 1

Motion by Mayor Pro Tem DuBose, seconded by Councilman Shell to approve the design agreement as presented.

MOTION CARRIED. (7-0)

CONSIDERATION OF RESOLUTION TO ABANDON UNIMPROVED RIGHT-OF-WAY ON HIGHLAND AVENUE

Dean Smith, Planner, explained that this was brought to Council in January. Mr. Kirk Avery is seeking to abandon the right-of-way to add to his property so he can have enough street frontage to build 3 single-family detached homes. Property owners to the South may object. Research shows at one-point Highland Avenue was abandoned in the past, half went to Housing Authority and half went to Free Masons Lodge. There are two

options, one to divide right-of-way with each property owner getting one half and the second option is to give all to one property owner.

David Woodruff and Crystal Woodruff on behalf of Coweta Lodge 60 at 56 Sewell Rd. spoke. Ms. Woodruff explained that the lodge members are opposed to having the proposed development on the property. The lodge has been there for decades. There are questions as to the property lines because of changes over the years. They are requesting to have the property surveyed before any decision is made.

Ms. Woodruff explained they are asking for a stay on this and then they do have a surveyor on hand to get out there. Then the issue can be re-visited. Mayor Brady asked if the Lodge agrees to pay for the survey? Ms. Woodruff stated she is sponsoring the survey. The Lodge does not want anything built.

City Attorney explained that the right-of-way has been surveyed with the two options available. There was a survey of the Lodge property, done when the City of Newnan owned it. The property can be built on without the abandonment. The abandonment would allow of larger lots with larger homes.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to continue this item.

MOTION CARRIED. (7-0)

178 LAGRANGE ST. – OWNER UPDATE AND REQUEST EXTENSION

Matt Murray, Code Enforcement, explained this was before Council in April and was granted 45-day extension. The property was under contract at the time and the probate issues have been resolved. Closing is set for May 26th. The new owner is asking for a 45-day extension, he wants to demo and rebuild.

Mayor Brady asked if there are any guarantees that he will demo in 45 days? Mr. Murray stated that is just what he has told the City. Mayor proposed giving a 15-day extension. Resolution deadline is May 30th. City Attorney suggested a condition on the motion giving the extension provided the closing happens.

Councilwoman Jenkins asked about supply chain issues and any guarantees the owner can get this done. Mr. Murray stated the owner is confident he could have the demo done in 45 days. Council expressed concern about this happening.

Motion by Councilman Alexander, seconded by Councilman Shell to grant a 30-day extension from May 30th for repair or demolish. Opposed: Jenkins

MOTION CARRIED. (6-1)

PUBLIC HEARING- 5 SMITH ST. – RESOLUTION TO REPAIR OR DEMOLISH

Matt Murray, Code Enforcement, stated that this property and the next 7 on the agenda are the bulk of properties left from the red tag list after the storm. All properties are greater than 50% of value to repair versus assessed value.

This property has significant roof damage, house is unsecured and open to the elements. Lot has been cut. Owner is asking for 45-days.

Mayor Brady opened a public hearing.

Brian Bailey, grandson to descendent of property owner spoke. He stated that they are going through the probate process. Their intention is to repair the home. They want to convey the property to a buyer to repair.

Mayor Brady closed the public hearing.

Councilwoman Jenkins asked what time frame they are asking for exactly? Mr. Bailey stated 60 days. He said he has two interested buyers, he is a licensed agent in Georgia.

Motion by Councilwoman Jenkins, seconded by Councilman Alexander to adopt a 60-day repair or demolish resolution.

MOTION CARRIED. (7-0)

PUBLIC HEARING- 21 JOHNSON AVE. – RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened a public hearing.

Matt Murray explained that this property and the next one are both approved for funding through the Coweta Community Foundation, under their long-term recovery group.

Rich DeWees explained that the homeowner has a case open with long-term recovery. It is a complex situation. They are waiting on bids for the repairs. The City had a report showing what needed to be done and the construction estimation was \$115,000 which is more than what they usually allocate. They can offer demo assistance but that does not address long term future for the family.

Ryan Smith, owner of the property stated he did get bid information this week and is getting additional ones.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adopt a 60-day repair or demolish resolution.

MOTION CARRIED. (7-0)

PUBLIC HEARING- 66 ROBINSON ST. – RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened the public hearing.

Rich DeWees stated that Cranford Construction is already secured to demolish. It should have already been done but there was an issue getting utilities turned off.

Mayor Brady closed the public hearing.

Motion by Councilman Shell, seconded by Councilman Alexander to adopt a 30-day repair or demolish resolution.

MOTION CARRIED. (7-0)

PUBLIC HEARING- 22 SMITH ST. – RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened the public hearing.

Matt Murray stated this property had severe storm damage. The property owner has done a great job staying in touch with the City. He had some issues with insurance but that has been settled now. The last few weeks the house has been transformed, repaired exterior damage, new roof, siding. He is asking for additional time to complete trim work and interior.

Zhou Ni Shuai, owner, explained that his personal home had roof damage from the storm. He had 4 properties affected by the storm and insurance was a nightmare to deal with but it is finally done. On this particular property it was difficult to find contractors but they finally did. The budget is getting close so he will finish the inside himself.

Ken Horne, contractor, spoke to the time frame. He stated they do have a permit, mechanical is going in right now. Plumbing and HVAC is done for rough. He suggested 60-90 days to finish.

Mayor Brady closed the public hearing.

Councilwoman Jenkins asked if this project at this point even falls under the resolution? Mayor Brady asked if the 50% rule applies and Mr. Murray stated probably not.

Motion by Councilman Koritko, seconded by Councilwoman Jenkins to not order a resolution for this property.

MOTION CARRIED. (7-0)

PUBLIC HEARING- 157 LAGRANGE ST. – RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened a public hearing.

Matt Murray stated that this property has extensive damage. There has been some communication with owners and they were also having insurance issues. Their plan was to sell the property. There has been less communication in the last few months. The owners were not in attendance.

Mayor Brady closed the public hearing.

Councilwoman Jenkins asked how old the home is? Mr. Murray said it was built in 1910 and the 50% rule does apply. The owners are local but have moved to Peachtree City.

Motion by Councilman Shell, seconded by Councilman Alexander to adopt a 45-day repair or demolish resolution.

MOTION CARRIED. (7-0)

PUBLIC HEARING- 25 PINSON ST. – RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened a public hearing.

Matt Murray stated another extensively damaged property. The owner had the property tested and found asbestos. He then decided to sell it and Mr. Murray has communicated with the new owner.

Ron Arnold, representing SKA Properties spoke. He explained they want to restore the property; a new roof is needed. They probably need 90 days.

Mayor Brady closed the public hearing.

Motion by Councilman Alexander, seconded by Councilman Shell to adopt a 90-day repair or demolish resolution.

MOTION CARRIED. (7-0)

PUBLIC HEARING- 5 MINK HOLLOW CT. – RESOLUTION TO REPAIR OR DEMOLISH

Mayor Brady opened the public hearing.

Matt Murray stated there has been no communication with the owner. There have been no permits, no progress since the storm. The roof is completely collapsed and exposed.

Mayor Brady closed the public hearing.

Councilwoman Jenkins asked if the property was occupied at the time of the storm? Mr. Murray is not sure; the owner was listed at this address. Mail communication has been sent.

Motion by Councilman Shell, seconded by Councilman Alexander to adopt a 45-day repair or demolish resolution.

MOTION CARRIED. (7-0)

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 AND REZONING REQUEST – RZ2022-01 BY APEX LAND COMPANY FOR 20.0119 + ACRES ON ROSCOE RD (PORTION OF TAX PARCEL 073B 010) FROM CGN TO RML

Mayor Brady opened the public hearing.

Mayor Brady stated that the applicant has requested to continue this to the June 14, 2022 meeting. The public hearing will be continued at that time.

Motion by Councilman Alexander, seconded by Councilman Shell to continue the public hearing to June 14, 2022.

MOTION CARRIED. (7-0)

REQUEST FROM BRIDGING THE GAP TO USE CJ SMITH PARK FOR SUMMER LUNCH, JUNE 6TH-AUGUST 5TH

Assistant City Manager explained that they will also use a few parking spaces to set up a distribution center.

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

MOTION CARRIED. (7-0)

REQUEST FROM FIRST BAPTIST CHURCH TO CLOSE BROWN ST. BETWEEN W. WASHINGTON ST AND MADISON ST DURING VACATION BIBLE SCHOOL, JUNE 13TH-JUNE 17TH FROM 8AM-12:30PM

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

MOTION CARRIED. (7-0)

VISITORS

Mr. Kirk Avery did not get to speak on the abandonment of Highland Ave that was previously discussed. Mayor Brady explained that the issue was continued so he will need to come back and have an opportunity to speak.

Mr. Avery asked if he could speak on his behalf. He explained that this has dragged on for a year now. The property was marked, he spent \$6500 with Gaskin to do that. City Attorney is aware and was helping Mr. Avery through the process. There was no response from the Masons.

Mayor Brady asked Mr. Avery to come back to the June 14th meeting when this will be back on the agenda and Council will decide at that time.

COUNCIL

Councilwoman Jenkins discussed the process for repairing and demolishing homes. She wants to make sure extra care is being taken, certified mail being sent or something so people know what is going on. Mayor Brady suggested checking with the Coweta County Tax Assessors office or look for a lien on the property and what address they may have on file.

Councilman Koritko stated that this past week was Public Safety appreciation and he expressed appreciation for all the effort and time that is put into making our City a great place to live.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 7:35pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Pay Plan and Budget Amendment

Prepared By: Cleatus Phillips, City Manager

Purpose:

To consider adoption of an Updated Pay Classification Plan and Mid-Year 2022 Budget Amendment

Background:

Staff has spent the last two months developing an updated pay plan that will assist the City in recruiting and retaining a highly qualified workforce. Several departments within the City have recently struggled to fill vacant positions. Particularly, positions such as police officers, mechanics, maintenance workers, and accountants have been difficult to fill. Others positions have been filled by starting new hires higher up in the pay range which creates pay compression amongst existing employees. As of this report, the Newnan Police Department has a total of 13 vacant positions for sworn officers. The Police Department has a total of 96 budgeted positions for sworn officers.

The updated pay plan moves almost every pay classification at least 1 pay grade. Each pay grade is approximately a 5% increase. Several positions saw a 2 pay grade move and a few positions were moved 3 grades. The new pay plan was prepared by reviewing each position's job description and comparing that description to other positions within the city and the overall job market/economic conditions.

After the updated pay plan was drafted, Department Directors were asked to review each of their employees to make certain that each employee's salary was within the 'pay range' of their new pay grade and then to recommend further adjustments as warranted based upon factors such as years of service, education and training, compression adjustment, additional duties, etc.

Some of the highlights of the updated pay plan are as follows:

- The positions of Police Officer and Fire Fighter both moved from Pay Grade 10 to Pay Grade 12. The minimum starting pay for a both positions increased to \$46,800. The pay adjustment for existing employees in the rank of Police Officer and Fire Fighter ranges from 9.5% to 12.75%.
- Pay adjustments for all positions of sworn officers ranges from 6.75% to 12.75%.
- Pay adjustments for all positions of certified fire fighters ranges from 7.2% to 12.5%.
- The minimum pay adjustment for any existing employee is 5%.
- The average pay adjustment for all existing employees is 8.0%.
- The lowest classification in the City now starts at Pay Grade 10, as opposed to Pay Grade 9. This is a change from \$15.33/hour to \$16.25/hour.
- Pay adjustments for Department Directors ranged from 5.5% to 11%. The average was 6.9%.

Funding:

The impact to the 2022 Budget is \$794,778, broken into the appropriate Funds as follows:

General Fund:	\$778,990
Sanitation Fund:	\$12,985
ARPA Fund:	\$2,803

The budget amendment reflects changes to Wages, FICA, and Retirement.

Recommendation: It is the recommendation that the Mayor and City Council adopt the Updated Pay Plan and the associated 2022 Budget Amendment as presented. The effective date of the Updated Pay Plan will be June 23, 2022.

Previous Discussion with Council: N/A

Attachments:

Resolution to Adopt Pay Plans
General Employees Pay Plan
Police Pay Plan
Fire Pay Plan

Ordinance to Amend 2022 Budget
Budget Amendment Table

RESOLUTION NO. _____

A RESOLUTION TO AMEND 2022 PAY PLAN EFFECTIVE 06/23/2022.

WHEREAS, the City of Newnan has a formal pay plan to provide an equitable basis for assigning pay rates for all employees; and

WHEREAS, the pay plan is reviewed as necessary and updated to reflect changes in classifications and pay grade assignments; and

WHEREAS, the pay plan has been drafted to change job classifications; and

WHEREAS, the pay plan has been drafted to adjust the minimum pay grade assignment at pay grade 10; and

WHEREAS, funds have been provided in the 2022 Amended Budget for the Pay Plan as presented;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEWNAN, GEORGIA:

The City Manager is authorized to implement the 2022 Pay Plan, which is attached hereto is adopted by the City Council this 14th day of June 2022 and is effective June 23, 2022.

DONE, RATIFIED AND PASSED in regular session.

ADOPTED AND APPROVED by the Mayor and Council of the City of Newnan this 14th day of June 2022.

ATTEST:

Megan Shea, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

Raymond F. DuBose, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus W. Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification / Job Title	(N)on or (E)xempt	Minimum	Maximum
1			\$ 19,510.40	\$ 30,264.00
			\$ 9.38	\$ 14.55
2			\$ 20,675.20	\$ 32,073.60
			\$ 9.94	\$ 15.42
3			\$ 21,944.00	\$ 33,987.20
			\$ 10.55	\$ 16.34
4			\$ 23,254.40	\$ 36,046.40
			\$ 11.18	\$ 17.33
5			\$ 24,648.00	\$ 38,209.60
			\$ 11.85	\$ 18.37
6			\$ 26,124.80	\$ 40,497.60
			\$ 12.56	\$ 19.47
7			\$ 27,684.80	\$ 42,931.20
			\$ 13.31	\$ 20.64
8			\$ 29,348.80	\$ 45,510.40
			\$ 14.11	\$ 21.88
9			\$ 31,886.40	\$ 49,462.40
			\$ 15.33	\$ 23.78
10	Beautification Worker	N	\$ 33,800.00	\$ 52,395.20
	Cemetery Maintenance Worker	N	\$ 16.25	\$ 25.19
	Crossing Guard (PT)	N		
	Facilities Attendant (PT and FT)	N		
	Receptionist	N		
	Reference Assistant (PT)	N		
	Sanitation Collection Worker	N		
	Street Maintenance Worker	N		
	Trolley Driver (PT)	N		
11	Administrative Assistant	N	\$ 35,817.60	\$ 55,536.00
	Cemetery Equipment Operator	N	\$ 17.22	\$ 26.70
	Clerk-Municipal Court	N		
	Clerk-Police (FT and PT)	N		
	Inmate Crew Supervisor	N		
	Permit Technician	N		
	Sanitation Equipment Operator	N		
	Senior Beautification Worker	N		
	Senior Carnegie Assistant (PT)	N		
	Senior Facilities Attendant	N		
	Senior Street Maintenance Worker	N		
	Street Maintenance/Concrete Finisher	N		

CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification / Job Title	(N)on or (E)xempt	Minimum	Maximum
12	Animal Control Officer	N	\$ 38,001.60	\$ 58,884.80
	Communications Operator	N	\$ 18.27	\$ 28.31
	Finance Technician	N		
	Fleet Coordinator	N		
	Parking Enforcement Officer	N		
13	Facilities Maintenance Technician	N	\$ 40,268.80	\$ 62,420.80
	Sanitation Driver/Collector	N	\$ 19.36	\$ 30.01
14	Administrative Specialist	N	\$ 42,681.60	\$ 66,164.80
	Automotive Mechanic	N	\$ 20.52	\$ 31.81
	Customer Service Billing Technician	N		
	Deputy Court Clerk	N		
	Erosion Control Inspector	N		
	Leisure Services Coordinator	N		
	Senior Accounting Technician	N		
	Special Events Coordinator	N		
15	Beautification Supervisor	N	\$ 45,240.00	\$ 70,116.80
	Building Inspector	N	\$ 21.75	\$ 33.71
	Code Enforcement Officer	N		
	Communications Specialist	N		
	Erosion Control Inspector	N		
	Human Resources Coordinator	N		
	KNB Coordinator	N		
16	Accounting Specialist	N	\$ 47,964.80	\$ 74,360.00
	Cemetery Maintenance Supervisor	N	\$ 23.06	\$ 35.75
	Customer Service Billing Supervisor	N		
	Lead Mechanic	N		
	Licensing Specialist	N		
	Municipal Court Deputy Clerk	N		
	Street Maintenance Supervisor	N		
17	Beautification Manager	N	\$ 50,856.00	\$ 78,790.40
	Senior Building Inspector	N	\$ 24.45	\$ 37.88
	Senior Facilities Maintenance Supervisor	N		
	Stormwater Coordinator	N		
	IT Systems Analyst	N		

CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification / Job Title	(N)on or (E)xempt	Minimum	Maximum
18	Human Resources Specialist	N	\$ 53,892.80	\$ 83,532.80
	IT Senior Systems Analyst	N	\$ 25.91	\$ 40.16
	Planner	N		
	Plans Examiner	N		
19	Accountant	N	\$ 57,116.80	\$ 88,545.60
	Deputy Building Official	N	\$ 27.46	\$ 42.57
	GIS Analyst	N		
	Housing Development Coordinator	E		
	Main Street Manager	N		
	Senior Planner	E		
20	Sanitation Superintendent	E	\$ 60,548.80	\$ 93,849.60
	Street Superintendent	E	\$ 29.11	\$ 45.12
	Cemetery Superintendent	E		
21	ARPA Special Projects Manager	E	\$ 64,168.00	\$ 99,486.40
	Carnegie Director	E	\$ 30.85	\$ 47.83
	City Clerk	E		
	Communications Manager	E		
	Municipal Court Clerk Manager	E		
	Program Manager	E		
22	Assistant Finance Director	E	\$ 68,057.60	\$ 105,476.80
	Business Development Director	E	\$ 32.72	\$ 50.71
	Civil Engineer	E		
	Facilities Maintenance Director	E		
	Leisure Services Director	E		
23			\$ 72,113.60	\$ 111,779.20
			\$ 34.67	\$ 53.74
24	Chief Building Official	E	\$ 76,460.80	\$ 118,497.60
	Landscape Architect	E	\$ 36.76	\$ 56.97
	Information Technology Director	E		
	Planning and Zoning Director	E		
25			\$ 81,036.80	\$ 125,611.20
			\$ 38.96	\$ 60.39

**CITY OF NEWNAN, GEORGIA
GENERAL EMPLOYEES
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022**

Grade	Classification / Job Title	(N)on or (E)xempt	Minimum	Maximum
26	City Engineer	E	\$ 85,904.00	\$ 133,120.00
	Public Works Director	E	\$ 41.30	\$ 64.00
27	Finance Director	E	\$ 91,062.40	\$ 141,148.80
	Human Resources Director	E	\$ 43.78	\$ 67.86
28			\$ 96,532.80	\$ 149,593.60
			\$ 46.41	\$ 71.92
29	Assistant City Manager	E	\$ 102,294.40	\$ 158,558.40
			\$ 49.18	\$ 76.23
30			\$ 108,451.20	\$ 168,084.80
			\$ 52.14	\$ 80.81

*Annual Salary Based on 2,080 Hours Per Year

CITY OF NEWNAN, GEORGIA
POLICE CERTIFIED
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification Title	Exempt (E) Non-exempt (N)	Minimum	Maximum
1			\$ 24,648.00 \$ 11.85	\$ 38,209.60 \$ 18.37
2			\$ 25,480.00 \$ 12.25	\$ 40,476.80 \$ 19.46
3			\$ 27,684.80 \$ 13.31	\$ 42,910.40 \$ 20.63
4			\$ 29,348.80 \$ 14.11	\$ 45,489.60 \$ 21.87
5	Police Recruit	N	\$ 31,137.60 \$ 14.97	\$ 48,256.00 \$ 23.20
6			\$ 33,009.60 \$ 15.87	\$ 51,168.00 \$ 24.60
7			\$ 34,985.60 \$ 16.82	\$ 54,225.60 \$ 26.07
8			\$ 37,065.60 \$ 17.82	\$ 57,449.60 \$ 27.62
9			\$ 39,291.20 \$ 18.89	\$ 60,902.40 \$ 29.28
10			\$ 41,662.40 \$ 20.03	\$ 64,584.00 \$ 31.05
11			\$ 44,158.40 \$ 21.23	\$ 68,452.80 \$ 32.91
12	Police Officer	N	\$ 46,800.00 \$ 22.50	\$ 72,550.40 \$ 34.88
13	Police Corporal	N	\$ 49,608.00	\$ 76,897.60
	Police Crime Scene Investigator	N	\$ 23.85	\$ 36.97
	Police Investigator	N		

CITY OF NEWNAN, GEORGIA
POLICE CERTIFIED
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification Title	Exempt (E) Non-exempt (N)		
			Minimum	Maximum
14	Police Detective	N	\$ 52,603.20	\$ 81,536.00
			\$ 25.29	\$ 39.20
15	Police Sergeant	N	\$ 55,744.00	\$ 86,403.20
			\$ 26.80	\$ 41.54
16			\$ 59,092.80	\$ 91,603.20
			\$ 28.41	\$ 44.04
17	Police Lieutenant	N	\$ 62,628.80	\$ 97,073.60
			\$ 30.11	\$ 46.67
18			\$ 66,393.60	\$ 102,918.40
			\$ 31.92	\$ 49.48
19			\$ 70,387.20	\$ 109,096.00
			\$ 33.84	\$ 52.45
20	Police Captain	E	\$ 74,588.80	\$ 115,606.40
			\$ 35.86	\$ 55.58
21			\$ 79,081.60	\$ 122,574.40
			\$ 38.02	\$ 58.93
22	Deputy Chief of Police	E	\$ 83,824.00	\$ 129,937.60
			\$ 40.30	\$ 62.47
23			\$ 88,857.60	\$ 137,737.60
			\$ 42.72	\$ 66.22
24			\$ 94,182.40	\$ 145,974.40
			\$ 45.28	\$ 70.18
25			\$ 99,840.00	\$ 154,752.00
			\$ 48.00	\$ 74.40

CITY OF NEWNAN, GEORGIA
POLICE CERTIFIED
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification Title	Exempt (E) Non-exempt (N)	Minimum	Maximum
26	Chief of Police	E	\$ 105,830.40 \$ 50.88	\$ 164,028.80 \$ 78.86
27			\$ 112,195.20 \$ 53.94	\$ 173,908.80 \$ 83.61
28			\$ 118,913.60 \$ 57.17	\$ 184,308.80 \$ 88.61
29			\$ 126,068.80 \$ 60.61	\$ 195,416.00 \$ 93.95
30			\$ 133,640.00 \$ 64.25	\$ 207,147.20 \$ 99.59

*Annual Salary Based on 2,080 Hours Per Year

CITY OF NEWNAN, GEORGIA
FIRE CERTIFIED
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification Title	Exempt (E) Non-exempt (N)	Minimum	Maximum
1			\$ 24,625.92 \$ 8.48	\$ 38,158.56 \$ 13.14
2			\$ 18,699.20 \$ 8.99	\$ 28,974.40 \$ 13.93
3			\$ 27,675.12 \$ 9.53	\$ 42,892.08 \$ 14.77
4			\$ 29,359.44 \$ 10.11	\$ 45,505.68 \$ 15.67
5	Fire Recruit (2080 hours)		\$ 31,101.84 \$ 10.71	\$ 48,206.40 \$ 16.60
6			\$ 32,989.44 \$ 11.36	\$ 51,139.44 \$ 17.61
7			\$ 34,964.16 \$ 12.04	\$ 54,188.64 \$ 18.66
8			\$ 37,084.08 \$ 12.77	\$ 57,470.16 \$ 19.79
9			\$ 39,320.16 \$ 13.54	\$ 60,954.96 \$ 20.99
10			\$ 41,672.40 \$ 14.35	\$ 64,584.96 \$ 22.24
11			\$ 44,169.84 \$ 15.21	\$ 68,476.32 \$ 23.58
12	Firefighter/EMT (2904 hours)	N	\$ 46,812.48 \$ 16.12	\$ 72,570.96 \$ 24.99
13	Firefighter/Paramedic (2904 hours)	N	\$ 49,629.36 \$ 17.09	\$ 76,926.96 \$ 26.49
14			\$ 52,591.44 \$ 18.11	\$ 81,515.28 \$ 28.07

CITY OF NEWNAN, GEORGIA
FIRE CERTIFIED
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification Title	Exempt (E) Non-exempt (N)	Minimum	Maximum
15	Fire Lieutenant (2904 hours)	N	\$ 55,756.80 \$ 19.20	\$ 86,423.04 \$ 29.76
16			\$ 59,096.40 \$ 20.35	\$ 91,592.16 \$ 31.54
17	Fire Captain (2904 hours) Fire Marshall (2080 hours) Training Captain (2080 hours)	N N N	\$ 62,639.28 \$ 21.57	\$ 97,080.72 \$ 33.43
18			\$ 66,385.44 \$ 22.86	\$ 102,888.72 \$ 35.43
19			\$ 70,363.92 \$ 24.23	\$ 109,074.24 \$ 37.56
20			\$ 74,603.76 \$ 25.69	\$ 115,637.28 \$ 39.82
21			\$ 79,046.88 \$ 27.22	\$ 122,519.76 \$ 42.19
22	Battalion Chief (2904 hours)	E	\$ 83,780.40 \$ 28.85	\$ 129,866.88 \$ 44.72
23			\$ 88,833.36 \$ 30.59	\$ 137,678.64 \$ 47.41
24			\$ 94,147.68 \$ 32.42	\$ 145,926.00 \$ 50.25
25			\$ 99,810.48 \$ 34.37	\$ 154,696.08 \$ 53.27
26	Fire Chief (2080 hours)	E	\$ 105,792.72 \$ 36.43	\$ 163,988.88 \$ 56.47
27			\$ 112,123.44 \$ 38.61	\$ 173,804.40 \$ 59.85

CITY OF NEWNAN, GEORGIA
FIRE CERTIFIED
2022 SALARY RANGES BASED ON GRADE
Effective 06/23/2022

Grade	Classification Title	Exempt (E) Non-exempt (N)	Minimum	Maximum
28			\$ 118,860.72 \$ 40.93	\$ 184,229.76 \$ 63.44
29			\$ 126,004.56 \$ 43.39	\$ 195,294.00 \$ 67.25
30			\$ 133,554.96 \$ 45.99	\$ 206,997.12 \$ 71.28

AN ORDINANCE TO AMEND THE 2022 FISCAL YEAR BUDGETS

BE IT ORDAINED, and it is hereby ordained that the City Council has authorized an amendment to the 2022 General Fund revenue and expense budgets in the amount of \$778,990.00 each; the 2022 Sanitation Fund expense budgets, including Sanitation Refuse and Brush & Bulk in the amount of \$12,985.00 and the ARPA Fund budget expense budget in the amount of \$2,803.00. This amendment ensures that all appropriations for 2022 have been approved by Council. Therefore, the 2022 Budget is hereby amended to include the additional appropriations, per the attached 2022 Budget Amendment worksheet.

DONE, RATIFIED AND PASSED in regular session this the _____ day of _____, 2022.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Councilmember

Raymond F. Dubose, Mayor Pro-Tem

George M. Alexander,

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin K. Kortiko, Councilmember

Paul L. Guillaume, Councilmember

City of Newnan

2022 Budget Amendments



Account	Account Description	2022 Adopted Budget	2022 Budget Amendment
Fund 100 - General Fund			
REVENUE			
31.3100	Local Option Sales Tax	9,500,000.00	700,000.00
31.6200	Insurance Premiums Tax	3,000,000.00	78,990.00
GENERAL FUND REVENUE TOTALS		\$30,789,700.00	\$778,990.00
EXPENSE			
Department 11 - City Manager			
51.1100	Wages - Full Time Employees	577,434.00	22,597.00
51.2200	FICA (Soc Sec)	44,459.00	1,729.00
51.2400	Retirement	81,363.00	3,164.00
City Manager Totals		\$703,256.00	\$27,490.00
Department 13 - Finance			
51.1100	Wages - Full Time Employees	396,025.00	8,403.00
51.12	Wages - Part Time Employees	19,929.00	745.00
51.2200	FICA (Soc Sec)	32,088.00	700.00
51.2400	Retirement	54,877.00	1,177.00
Finance Totals		\$502,919.00	\$11,025.00
Department 21 - Information Technology			
51.1100	Wages - Full Time Employees	184,242.00	7,897.00
51.2200	FICA (Soc Sec)	14,218.00	604.00
51.2400	Retirement	25,529.00	1,106.00
Information Technology Totals		\$223,989.00	\$9,607.00
Department 20 - Human Resources			
51.1100	Wages - Full Time Employees	185,920.00	5,438.00
51.2200	FICA (Soc Sec)	14,264.00	416.00
51.2400	Retirement	27,367.00	761.00
Human Resources Totals		\$227,551.00	\$6,615.00
Department 23 - Facilities			
51.1100	Wages - Full Time Employees	197,149.00	6,529.00
51.2200	FICA (Soc Sec)	15,120.00	499.00
51.2400	Retirement	27,286.00	914.00
Facilities Totals		\$239,555.00	\$7,942.00
Department 22 - City Engineer			
51.1100	Wages - Full Time Employees	322,293.00	10,369.00
51.2200	FICA (Soc Sec)	24,738.00	793.00
51.2400	Retirement	44,413.00	1,452.00
City Engineer Totals		\$391,444.00	\$12,614.00

City of Newnan

2022 Budget Amendments



Department 14 - Municipal Court			
51.1100	Wages - Full Time Employees	162,551.00	9,438.00
51.2200	FICA (Soc Sec)	12,984.00	722.00
51.2400	Retirement	23,089.00	1,321.00
Municipal Court Totals		\$198,624.00	\$11,481.00
Department 40 - Police Department			
51.1100	Wages - Full Time Employees	5,373,768.00	210,232.00
51.1200	Wages - Part Time Employees	29,316.00	994.00
51.2200	FICA (Soc Sec)	414,759.00	20,420.00
51.2400	Retirement	758,540.00	37,231.00
Police Department Totals		\$6,576,383.00	\$268,877.00
Department 50 - Fire Department			
51.1100	Wages - Full Time Employees	3,551,109.00	223,326.00
51.2200	FICA (Soc Sec)	274,786.00	17,084.00
51.2400	Retirement	489,936.00	31,266.00
Fire Department Totals		\$4,315,831.00	\$271,676.00
Department 67 - Public Works			
51.1100	Wages - Full Time Employees	110,396.00	4,498.00
51.2200	FICA (Soc Sec)	8,487.00	344.00
51.2400	Retirement	15,237.00	630.00
Public Works Totals		\$134,120.00	\$5,472.00
Department 60 - Streets			
51.1100	Wages - Full Time Employees	798,205.00	24,060.00
51.120	Wages - Part Time Employees	28,119.00	745.00
51.2200	FICA (Soc Sec)	64,224.00	1,897.00
51.2400	Retirement	111,212.00	3,369.00
Streets Totals		\$1,001,760.00	\$30,071.00
Department 68 - Garage			
51.1100	Wages - Full Time Employees	262,843.00	12,301.00
51.2200	FICA (Soc Sec)	21,202.00	941.00
51.2400	Retirement	38,042.00	1,722.00
Garage Totals		\$322,087.00	\$14,964.00
Department 69 - Cemetery			
51.1100	Wages - Full Time Employees	317,270.00	10,319.00
51.120	Wages - Part Time Employees	19,149.00	613.00
51.2200	FICA (Soc Sec)	26,738.00	837.00
51.2400	Retirement	45,270.00	1,445.00
Cemetery Totals		\$408,427.00	\$13,214.00

City of Newnan

2022 Budget Amendments



Department 95 - Leisure Services			
51.1100	Wages - Full Time Employees	175,089.00	5,716.00
51.120	Wages - Part Time Employees	89,760.00	2,870.00
51.2200	FICA (Soc Sec)	20,472.00	657.00
51.2400	Retirement	23,820.00	800.00
Leisure Services Totals		\$309,141.00	\$10,043.00
Department 61 - Beautification			
51.1100	Wages - Full Time Employees	710,551.00	23,210.00
51.2200	FICA (Soc Sec)	54,587.00	1,775.00
51.2400	Retirement	96,463.00	3,249.00
Beautification Totals		\$861,601.00	\$28,234.00
Department 90 - Library			
51.1100	Wages - Full Time Employees	95,307.00	3,689.00
51.120	Wages - Part Time Employees	49,188.00	2,448.00
51.2200	FICA (Soc Sec)	11,181.00	470.00
51.2400	Retirement	13,157.00	517.00
Library Totals		\$168,833.00	\$7,124.00
Department 71 - Building Inspection			
51.1100	Wages - Full Time Employees	562,177.00	19,776.00
51.120	Wages - Part Time Employees	18,971.00	1,036.00
51.2200	FICA (Soc Sec)	45,081.00	1,592.00
51.2400	Retirement	78,228.00	2,768.00
Building Inspection Totals		\$704,457.00	\$25,172.00
Department 70 - Planning & Zoning			
51.1100	Wages - Full Time Employees	311,744.00	9,743.00
51.2200	FICA (Soc Sec)	23,862.00	746.00
51.2400	Retirement	42,813.00	1,364.00
Planning & Zoning Totals		\$378,419.00	\$11,853.00
Department 80 - Business Dev & MainStreet			
51.1100	Wages - Full Time Employees	107,947.00	3,126.00
51.2200	FICA (Soc Sec)	8,576.00	239.00
51.2400	Retirement	15,387.00	438.00
Business Dev & MainStreet Totals		\$131,910.00	\$3,803.00
Department 82 - Keep Newnan Beautiful			
51.1100	Wages - Full Time Employees	42,819.00	1,408.00
51.2200	FICA (Soc Sec)	3,488.00	108.00
51.2400	Retirement	5,966.00	197.00
Keep Newnan Beautiful Totals		\$52,273.00	\$1,713.00
GENERAL FUND EXPENSE TOTALS		\$30,789,700.00	\$778,990.00

City of Newnan

2022 Budget Amendments



Account	Account Description	2022 Adopted Budget	2022 Budget Amendment
Fund 540 - Sanitation Fund			
Department 63 - Sanitation Refuse			
51.1100	Wages - Full Time Employees	76,331.00	2,304.00
51.2200	FICA (Soc Sec)	5,725.00	176.00
51.2400	Retirement	11,149.00	323.00
Sanitation Refuse Totals		\$93,205.00	\$2,803.00
Department 65 -Brush & Bulk			
51.1100	Wages - Full Time Employees	227,530.00	8,370.00
51.2200	FICA (Soc Sec)	18,134.00	640.00
51.2400	Retirement	32,537.00	1,172.00
Sanitation Brush & Bulk Totals		\$278,201.00	\$10,182.00
Sanitation Fund Expense Totals		\$371,406.00	\$12,985.00

Account	Account Description	2022 Adopted Budget	2022 Budget Amendment
Fund 230 - ARPA			
Department 11 - ARPA - City Manager			
51.1100	Wages - Full Time Employees	59,072.00	2,304.00
51.2200	FICA (Soc Sec)	4,560.00	176.00
51.2400	Retirement	7,511.00	323.00
ARPA City Manager Totals		\$71,143.00	\$2,803.00
ARPA Fund Expense Totals		\$71,143.00	\$2,803.00

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2022030153 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 10522657-GPC4013-KPT-12.01
NAME OF LINE/PROJECT: GPC GRID NEWNAN #4 M3302-2809 (COWETA COUNTY) DISTRIBUTION LINE

PARCEL NUMBER 004

STATE OF GEORGIA
COWETA COUNTY

U N D E R G R O U N D E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **THE BOARD OF EDUCATION OF COWETA COUNTY AND THE CITY OF NEWNAN, GEORGIA** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **P.O. BOX 280, Newnan, GA 30264**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 1523 LOWER FAYETTEVILLE RD, NEWNAN, GA 30265 (Tax Parcel ID No. 098 5020 004) in Land Lot 20, 45 of the 5 District of Coweta County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary apparatus, fixtures and appliances; the right to stretch communication or other

PARCEL 004

NAME OF
LINE/PROJECT:

GPC GRID NEWMAN #4 M3302-2809 (COWETA COUNTY)
DISTRIBUTION LINE

lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 004

NAME OF
LINE/PROJECT:

GPC GRID NEWNAN #4 M3302-2809 (COWETA COUNTY)
DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the
presence of:

THE BOARD OF EDUCATION OF COWETA COUNTY

Witness

Notary Public

By: _____ (SEAL)

Name:

Title:

Attest: _____ (SEAL)

Name:

Title:

[CORPORATE SEAL]

Signed, sealed and delivered in the
presence of:

THE CITY OF NEWNAN, GEORGIA

Witness

Notary Public

By: _____ (SEAL)

Name:

Title:

Attest: _____ (SEAL)

Name:

Title:

[CORPORATE SEAL]

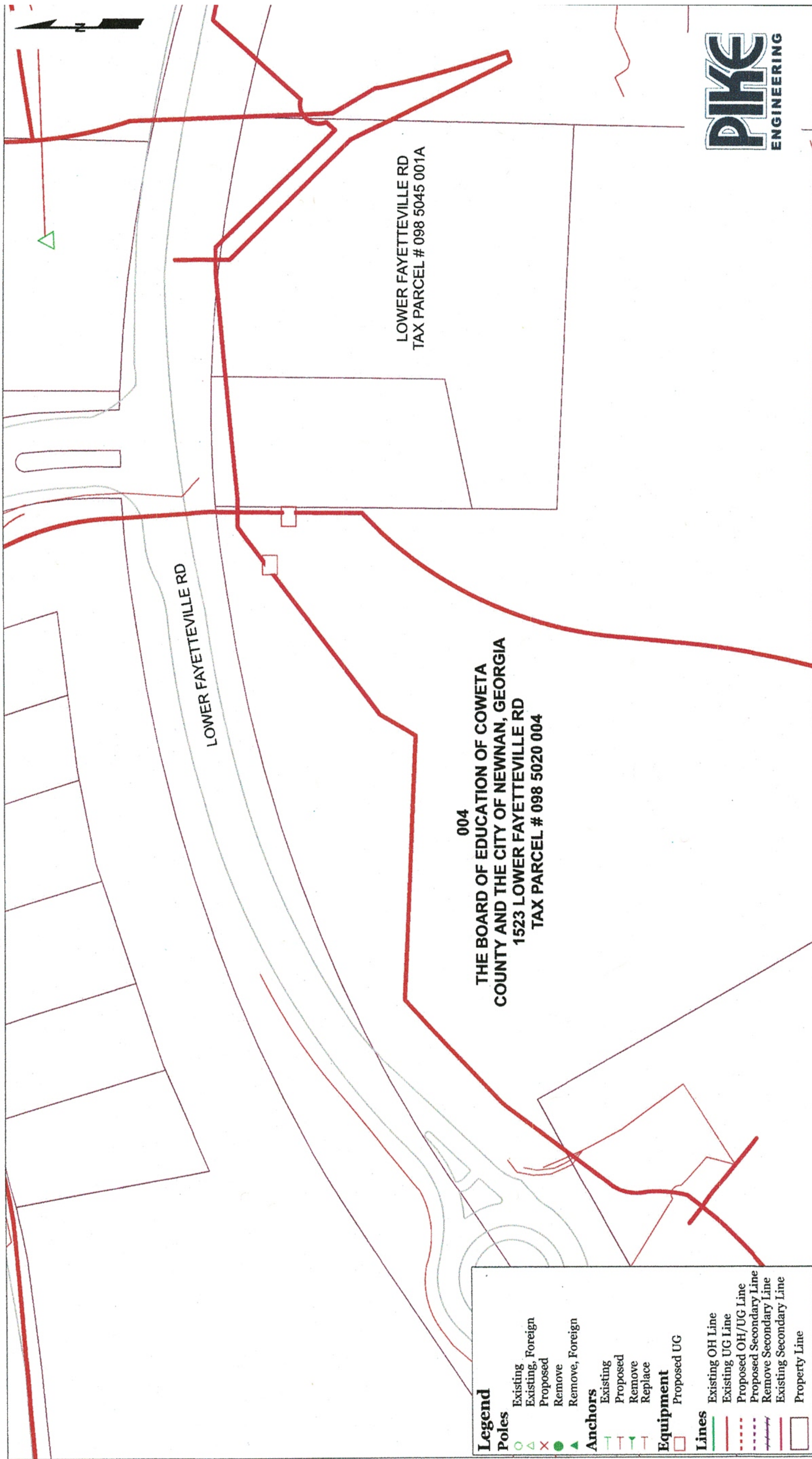


Exhibit A
PARCEL 004

MAP NOT TO SCALE



GPC GRID NEWNAN #4 M3302 UG
COWETA COUNTY
DISTRIBUTION LINE
LIMS# 2022030153

Prepare Date: 05/25/2022

Grid Investment Plan

Equipment Details

Typical Equipment Continued

Three Phase Terminating Cabinet .85



Location: Residential or Commercial (as needed)

Approximate size: 70" L x 24" W x 30" H (in)

Clearance area: Approx. 10' (feet) from the center of equipment on all sides

Purpose: Run service to a side street or property off the direct path of the line

Three Phase Transformer .16



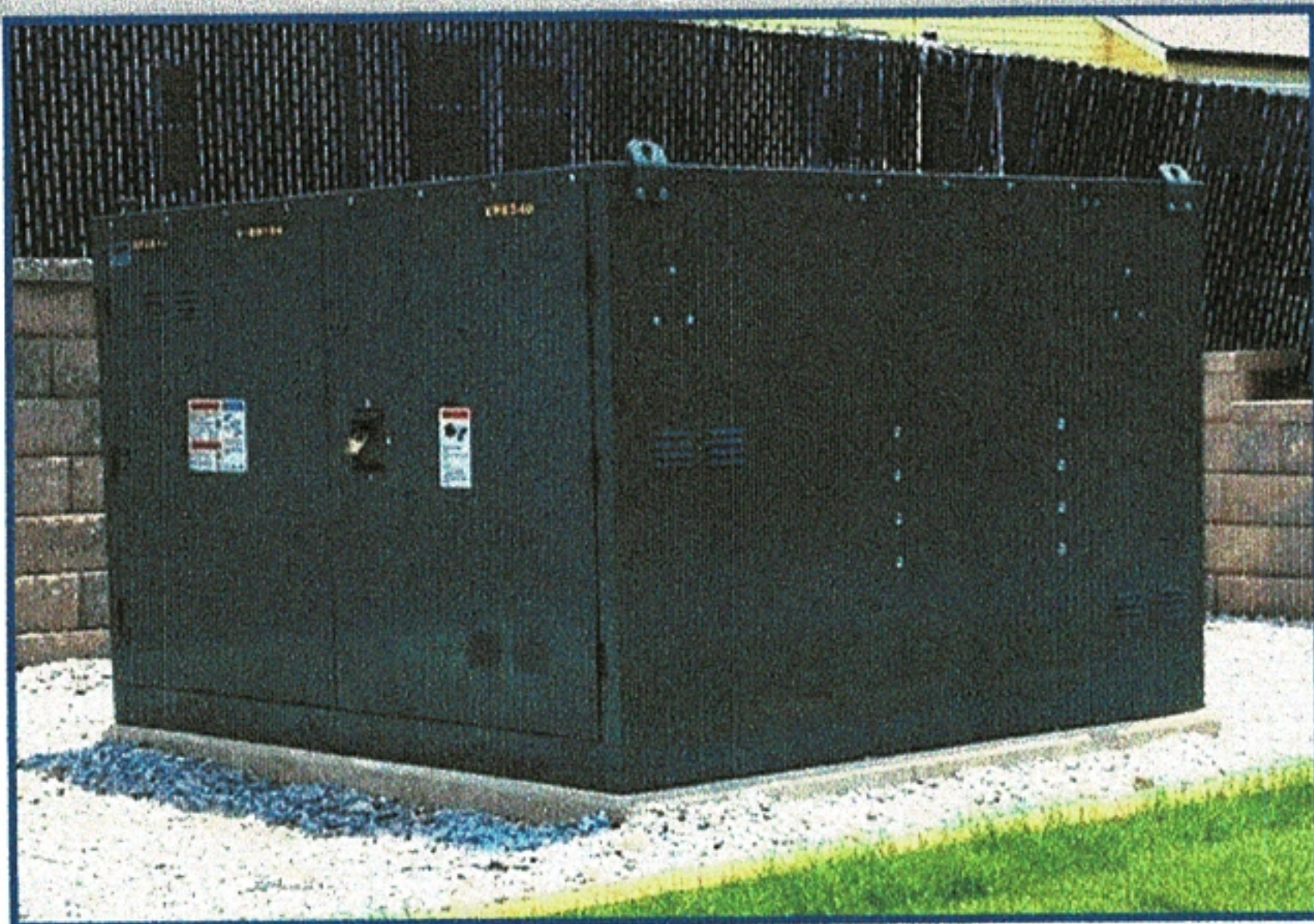
Location: Commercial or Apartment

Approximate size: 72" L x 54" W x 70" H (in)

Clearance area: Approx. 10' (feet) from the center of equipment on all sides

Purpose: Power delivery to customers

(Viper) Switching Cubicle .75 & .76



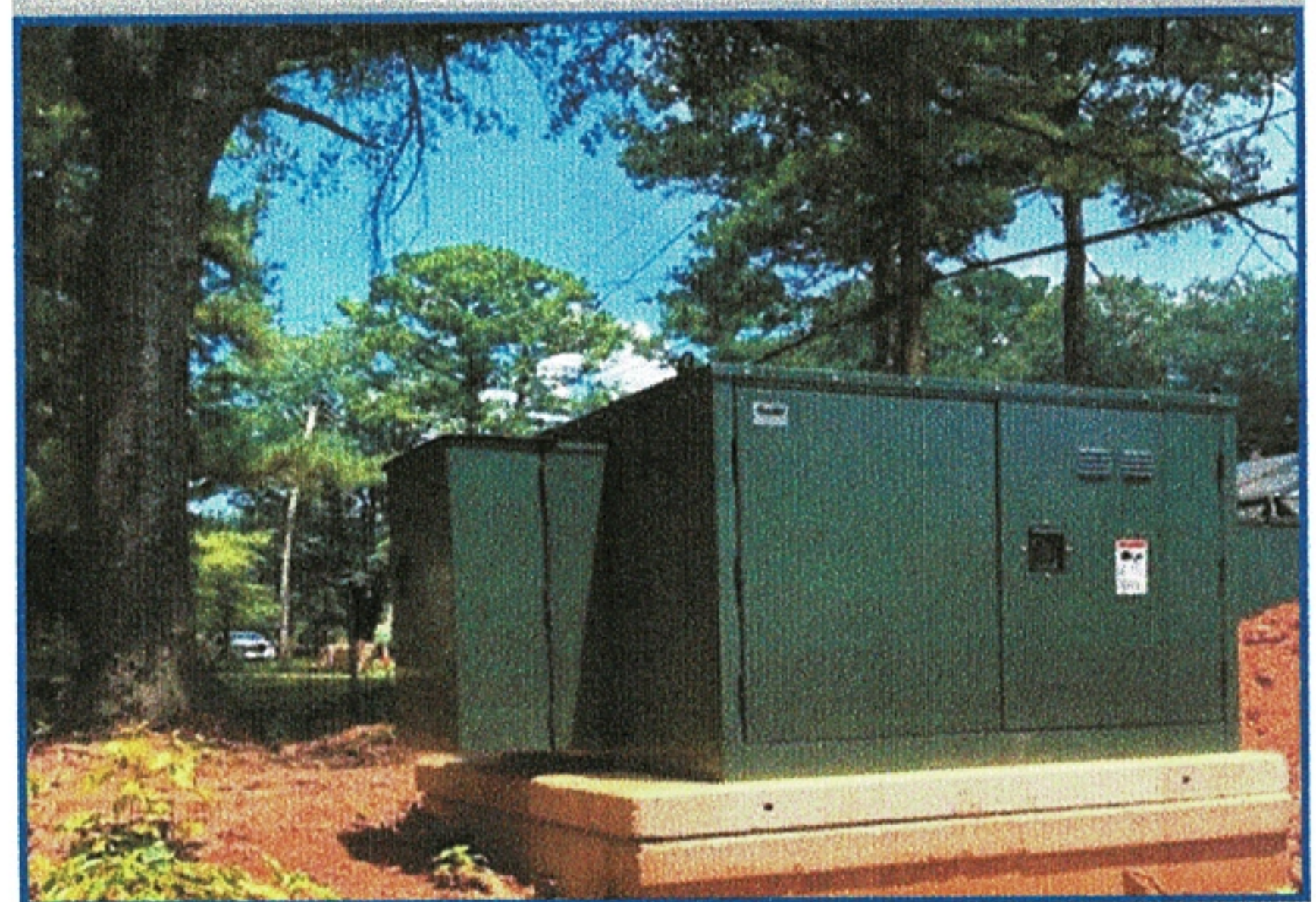
Location: Residential or Commercial (as needed along path of main line)

Approximate size: 81" L x 78" W x 60" H (in)

Clearance area: Approx. 15' (feet) from the center of equipment on all sides

Purpose: Allows connection and switching between lines

(Trident) Padmount Recloser .55



Location: Residential or Commercial (as needed along path of main line)

Approximate size: 91" L x 71" W x 55" H (in)

Clearance area: Approx. 15' (feet) from the center of equipment on all sides

Purpose: Allows power to return quickly after a small fault

For more information, call us at 888-404-1056, email us at G2GPgrid@southernco.com, or visit the Georgia Power website at www.georgiapower.com/grid to learn more!





City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Consideration of Grounds Lease Agreement between the City of Newnan and the Community Action for Improvement (CAFI)

Prepared By: Ronda Helton, Program Manager

Purpose: Newnan City Council shall consider a five-year renewable Agreement for the property located 53 Savannah Street between the City of Newnan and CAFI for the purpose of providing a facility to offer specific programs to low-income families in the City of Newnan and surrounding areas.

Background: The City of Newnan and CAFI have, for many years, had an agreement in place for the use of the facility located at 53 Savannah Street to offer community programs to low-income families. The current Lease Agreement will expire July 2022.

CAFI Director, Jennifer Corcione has reviewed the agreement and accepts the terms presented.

Programs that CAFI offers are:

- Housing Stability & Homeless Prevention
- Utility & Energy Service Stabilization
- Benefits Assistance/ Advocacy
- Case Management
- Youth Leadership Training
- Referrals for Veterans Benefits
- Referrals for employment/job readiness networks

Funding: N/A

Recommendation: In an effort for CAFI to continue to have a presence here in Newnan for assisting low-income families, staff recommends Council approves the 5-year renewable Grounds Lease Agreement between the City of Newnan and the Community Action for Improvement.

Attachments: Proposed Grounds Lease Agreement between the City of Newnan and the Community Action for Improvement (CAFI)

Previous Discussion with Council:

**STATE OF GEORGIA
COUNTY OF COWETA**

GROUND LEASE AGREEMENT

THIS LEASE, made and entered into on this _____ day of _____, 2022, between THE CITY OF NEWNAN, GEORGIA, of the first part, hereinafter called Lessor, and COMMUNITY ACTION FOR IMPROVEMENT, INC., a non-profit organization, of the other part, hereinafter called Lessee.

WITNESSETH:

That the said Lessor has this day rented and leased and Lessee hereby accepts from Lessor the property described in Exhibit "A", attached hereto, hereinafter referred to as the "premises" or the "leased premises", the same being identified as 53 Savannah Street, Newnan, Georgia, 30263. The parties hereby acknowledge that the interest herein created is a usufruct and is not an estate for years.

TERMS

1) TERM. Lessor leases to Lessee the premises for an initial term of three years, commencing _____, 2022, and ending on _____, 2027. The Lessee shall have the option to renew this Lease for a maximum of two three-year renewal terms, which shall be consecutive to the initial term and consecutive to each other. Lessee's option to renew may be exercised by Lessee's written notice to Lessor delivered not later than three (3) months and not sooner than six (6) months prior to the end of the preceding term. Lessor reserves the right to waive in writing the necessity for Lessee's formal compliance with the notification deadlines set forth herein.

2) RENTAL. The rent during the term of this Lease as set forth herein, shall be one dollar (\$1.00) per year, payable in advance.

3) NOTICES. Whenever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder or not, when deposited in the United States Mail, postage paid, certified or registered mail, return receipt requested, shall be addressed to the Lessor or Lessee at its respective address as set forth below or such other addresses as either party may hereinafter specify for itself to the other by written notice.

If to Lessor: City of Newnan, Georgia
Attn: City Manager
P. O. Box 1193
Newnan, Georgia 30264-1193

If to Lessee: Community Action for Improvement, Inc.
1380 LaFayette Parkway
LaGrange, Georgia 30241

4) INDEMNIFICATION. Lessee will indemnify the Lessor and save it harmless from and against any and all claims, actions, damages, liability and expenses in connection with loss of life, personal injury and damage to property arising from or out of any occurrence in, upon or at the premises, or the occupancy or use by lessee of the premises or any part thereof, or occasioned wholly or in part by an act or omission of Lessee, its agents, contractors, employees, servants, lessees or concessionaires. In case Lessor shall be made a party to any litigation arising in any way or manner from this Lease commenced by or against the Lessee, then Lessee shall protect and hold Lessor harmless and shall pay all costs, expenses, and reasonable attorney's fees that may be incurred or paid by Lessor in enforcing the covenants and agreements in this Lease or defending itself against said litigation.

5) LIABILITY INSURANCE. Lessee agrees during the term hereof or any renewals hereof to carry and maintain at its expense public liability insurance covering the premises in an amount of not less than \$300,000 for injury or death to any one person and \$500,000 for injury or death to any number of persons in any one incident in the names of the Lessor and Lessee, as insured's under said policy and to pay said premiums thereafter and to deliver said policy or certificate thereof to Lessor. Said liability policy shall be kept in full force and effect at all times during the term of this Lease and any renewals thereof. The Lessee shall be responsible for obtaining any insurance to protect said premises against damages from fire and casualty and to protect the contents of said building.

6) USE OF PREMISES. The premises shall be used solely to provide assistance/programs to low income families of the City of Newnan and Coweta County, and surrounding areas. Lessee shall not discriminate based upon race, creed, color, religion, sex or national origin.

7) RIGHT OF ENTRY. The Lessor and its agents reserve the right to enter upon the leased premises to view the condition of the premises and buildings, but shall have no duty to do so.

8) ASSIGNMENT AND SUBLEASING. This Lease may not be assigned nor the leased premises sublet.

9) UTILITY BILLS. Lessee shall pay certain utility costs, including but not limited to data, phone, and gas for the leased premises. Lessor shall maintain water and electric only.

10) CONDITION OF PREMISES. Lessee shall maintain the leased premises and building thereon in good order, and shall keep said premises free of debris. No junked or abandoned vehicles, excessive number of vehicles, machinery or the like shall be stored or kept on the premises. Lessor will maintain grounds as far as grass cutting, mulching, and pruning as necessary and when applicable.

11) DUTY TO REPAIR AND RESTORE. In case of damage or destruction, from time to time, by fire or otherwise, to repair, restore or rebuild the buildings and

improvements on the demised premises, in accordance with plans and specifications to be approved by the Lessor, with all reasonable dispatch and in any event within six (6) months from the time of such damage or destruction; provided, that in case of any such damage or destruction the Lessor and Lessee shall apply any and all insurance money recovered by or paid to it to such repair, restoration or rebuilding under plans and specifications approved by the Lessor; and provided, further that in case the Lessee shall not so repair, restore or rebuild within six (6) months, then such insurance money recovered by the Lessor may be retained by it as liquidated damages for the breach of the Lessee's covenant to so repair, restore or rebuild.

12) ALTERATIONS. The Lessee shall not make any alteration in the external elevation or interior design of the buildings to be placed on the leased premises, or in injure or remove any of the principal walls or timbers thereof without the written consent of Lessor.

13) NEW BUILDINGS. The Lessee agrees not to erect or permit to be erected on the leased premises any new buildings or to make or permit to be made any addition to the said building to be erected or to any buildings which may at any time during the said term be erected upon the land hereby demised, except in accordance with plans and specifications previously approved by the Lessor in writing. The Lessee may at its own cost erect upon the premises a building or addition in accordance with the plans and specifications as agreed to in writing by the Lessor. Said building or addition in accordance with the plans and specifications as agreed to in writing by the Lessor. Said building or addition shall be completed within twelve (12) months of such written permission by the Lessor, unless prevented by accident or unavoidable causes. Before any construction the Lessee shall execute and deliver to the Lessor a bond, in proper form and with one or more sureties satisfactory to the Lessor, conditioned for the indemnity of Lessor against all mechanics' and other liens which may arise or be created in the erection of said building, and that when completed said building and premises shall be free from all liens. Additionally, said bond and surety shall guarantee performance and completion of said new building or addition to the Lessor.

14) LIENS AND ENCUMBRANCES. The Lessee shall not suffer the premises or any erection or improvements thereon to become subject to any lien, charge or encumbrances whatsoever, and shall indemnify the Lessor against all such liens, charges and encumbrances; it being expressly agreed that the Lessee shall have no authority, express or implied, to create any lien, charge or encumbrance.

15) ASSENT NOT WAIVER OF FUTURE BREACH OF COVENANTS. The failure of Lessor to insist, in any one or more instances, upon strict performance of any of the covenants and conditions of this Lease shall not be deemed a waiver or relinquish for a future breach of any covenant or condition of this Lease.

16) TERMINATION DUE TO LOSS OF NON-PROFIT STATUS. Should Lessee lose its status as a non-profit organization as defined by Section 501(c) of the Internal Revenue Code as amended, Lessor may at its option immediately terminate this Lease and any renewal thereof.

17) DEFAULT. If the Lessee abandons, vacates or fails to maintain the leased premises in good order, the Lessor shall have the option of terminating the Lease, in addition to and not in limitation of, any other remedies provided by law.

18) SURRENDER. At the termination of this Lease, the Lessee shall surrender the premises with all buildings erected thereon and additions thereto in such condition and repair as shall be in accordance with the covenants herein contained.

19) ENTIRE AGREEMENT. The Lease contains the entire agreement of the parties and no other agreements are effective. No amendment shall be effective unless in writing and signed by both parties.

20) SEVERABILITY. A determination by a court of competent jurisdiction that any provision of this Lease is unenforceable shall not invalidate the remainder of the Lease.

This Lease is executed in duplicate, each copy of which is to be construed as an original, and both parties acknowledge receipt of a copy.

IN WITNESS WHEREOF, the parties have hereunto set their hands and their seals on the day and year first above written.

	<u>LESSOR:</u>
Signed, sealed and delivered in the presence of:	THE CITY OF NEWNAN, GEORGIA
_____	By: _____
Witness	Mayor
_____	Attest: _____
Notary Public	City Clerk

	<u>LESSEE:</u>
Signed, sealed and delivered in the presence of:	COMMUNITY ACTION FOR IMPROVEMENTS., INC.
_____	By: _____
Witness	Title: _____
_____	Attest: _____
Notary Public	Title: _____



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Contract Award

Item: Mill, Resurface and Reclamation of Various Streets

Prepared By: Michael Klahr, Director of Engineering

Purpose: Council may consider a contract award for the above referenced project

Background: Two separate sealed bids were received at the office of the City Manager, May 24, 2022. The low bid, submitted by **Piedmont Paving, Inc.**, has been found to be responsive to the request for bids. All criteria outlined in the bid documents have been met.

The work includes the variable depth milling and resurfacing of approximately **1.56** centerline miles on **8** streets, the full depth reclamation of approximately **34998 SY** on **3** streets, and the application of reflective thermoplastic traffic stripe and pavement markings.

The City of Newnan has received funding assistance (LMIG FY 2022) from the Georgia Department of Transportation (GDOT) in the amount of **\$428,192.61**

The contract will be quantity based.

Funding: SPLOST 2019

Recommendation: Award a contract to **Piedmont Paving, Inc.** for a base bid amount of **\$2,316,865.81**

Attachments: Bid Tabs
List of Streets



City of Newnan, Georgia

BID OPENING: Mill, Resurface and Reclamation of Various Streets
Tuesday, May 24th, 2022- 2pm

BIDDER	BID AMOUNT	COMMENTS
Blount Construction Company Marietta, GA	\$2,987,393.84	
Piedmont Paving Newnan, GA	\$2,316,865.81	

BIDS OPENED BY

Exhibit A

Listing of Streets for Mill, Deep Patch, Overlay

Mill, Resurface/ Full Depth Reclamation Various Streets- 2022

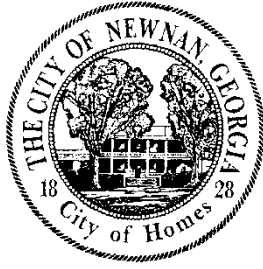
ROAD NAME	BEGINNING	ENDING	LENGTH (Feet)	DESCRIPTION OF WORK
Alpine Dr	LaGrange St	Woodlane Dr	1837	Mill, deep patch, overlay, flush w/ gutter
Woodlake Dr	City Limit	Cul-de-Sac	625	Mill, deep patch, overlay, flush w/ gutter
Mosswood Tr	Mosswood Dr	Cul-de-Sac	1178	Mill, deep patch, overlay, flush w/ gutter
Mosswood Ln	Mosswood Tr	Cul-de-Sac	715	Mill, deep patch, overlay, flush w/ gutter
Mosswood Dr	City Limit	Cul-de-Sac	390	Mill, deep patch, overlay, flush w/ gutter
Ginger Gold Dr	Vista Bella Way	Vista Bella Way	550	Mill, deep patch, overlay, flush w/ gutter
Hampshire Ln	Vista Bella Way	William Pride Way	770	Mill, deep patch, overlay flush w/ gutter
Williams Pride Way	Vista Bella Way	Vista Bella Way	2165	Mill, deep patch, overlay, flush w/ gutter
			8230	
			1.56 miles	

Exhibit B

Listing of Streets, Full Depth Reclamation

Mill, Resurface/ Full Depth Reclamation Various Streets- 2022

ROAD NAME	BEGINNING	ENDING	LENGTH (Feet)	DESCRIPTION OF WORK
Spring St	Near 1 st Ave	RR	960	Full Depth, 8 in Reclaimed Base
Spring St	RR	Boone Dr	2024	Full Depth, 8 in Reclaimed Base
4 th St	1 st Ave	Boone Dr	2675	Full Depth, 8 in Reclaimed Base
Hospital Rd	Temple Ave	Joint near SR 34 Bypass	4911	Full Depth, 10 in Reclaimed Base
			10570	
			2.00 miles	



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Consideration of entering into an Agreement with a qualified firm to provide Residential Refuse and Recycling Services.

Prepared by: Hasco Craver, Assistant City Manager

Presented by: Cleatus Phillips, City Manager

Purpose:

Newnan City Council may consider entering into an agreement with Waste Industries of Atlanta, LLC dba Green for Life Environmental (GFL) to provide residential refuse and recycling services within the City of Newnan, Georgia, as required by the Code of Ordinances of the City of Newnan, Chapter 17 Solid Waste.

Background:

The Newnan City Council, at their February 22, 2022 Special Called Meeting to discuss the future of the City of Newnan's Solid Waste program, agreed unanimously to continue providing residential refuse and recycling services to all residential units, not including multi-family units, commercial uses nor downtown customers managed by a sperate program, via a qualified contractor (February 22, 2022 Special Called Meeting Official Meeting Minutes attached herein). Newnan City Council instructed City staff to issue a Request for Proposals to secure a residential refuse and recycling contractor.

On March 24, 2022, City staff issued a Request for Proposals (RFP) for qualified firms to provide residential refuse and recycling services within the City of Newnan.

City staff hosted a pre-proposal conference on April 22, 2022 to answers questions related to the RFP and the proposed residential refuse and recycling program. There were nine individuals representing eight refuse and recycling outfits present at the meeting (see sign in sheet attached herein). In addition to the questions considered at the pre-proposal conference, several questions were submitted and answered, in accordance with the RFP (a copy of the questions and answers is attached herein.)

The Request for Qualifications were due on May 10, 2022.

Three (3) firms submitted proposals for consideration.

Amwaste, LLC
420 West 7th Street
West Point, Georgia 31833

Coastal Waste & Recycling
2481 NW Second Avenue, Unit 200
Boca Raton, Florida 33762

Waste Industries of Atlanta, LLC dba GFL Environmental
6905 Roosevelt Highway
Fairburn, Georgia 30213

A Selection Committee of 5 City staff members, including a representative from the City Manager's Office, Public Works Department and Sanitation Department, invited all proposers to an interview on May 25, 2022. The following firms elected to participate in the interview:

1. Amwaste, LLC
2. Waste Industries of Atlanta, LLC dba GFL Environmental

A comprehensive and methodical evaluation of the interviewed firms resulted in a n unanimous determination that Waste Industries of Atlanta, LLC dba GFL Environmental should be recommended to the Newnan City Council as the firm most qualified and prepared to provide the services as required by ordinance and desired by the Newnan City Council.

The Selection Committee based its finding on the outfit's extensive experience and understanding of the current 12,500 customers, cost to provide residential refuse and recycling services and the firm's direct ability to service the 12,500 current customers with existing and on-hand infrastructure and equipment (available Automatic Side Loader and Rear Loader Trucks, access to nearby landfill and recycling center, local call center, etc.).

Please note that there still remains a per month per account cost that will be in addition to the monthly costs for services presented by the qualified contractors. More specifically, the City of Newnan Sanitation Department, which operates within an enterprise fund, will likely require an additional \$10.00 per month charge per account to provide brush and bulk services as well as to manage the billing and administrative functions of the department. Recall that the Newnan City Council, at the February 22, 2022 Special Called Meeting, agreed unanimously to allow the City of Newnan Sanitation Department to manage the administration and billing functions of the sanitation program (i.e. account set up, invoicing/payment processing and receipt, customer service, etc.).

Funding:

Sanitation Fund (Enterprise Fund)

Recommendation:

City staff recommends that the Newnan City Council enter into an agreement with Waste Industries of Atlanta, LLC dba Green for Life Environmental (GFL) to provide residential refuse and recycling services within the City of Newnan, Georgia.

Attachments:

1. February 22, 2022 Special Called Meeting Official Meeting Minutes
2. Pre-Proposal Sign In Sheet
3. Questions and Answers
4. Bid Forms from three (3) responding firms

Previous Discussions with Council:

Beginning in February 2022, the Newnan City Council has hosted several public meetings related to the continued management of a solid waste program within the City of Newnan.



**Bid Form - To Be Submitted on Front Page of Proposal
Residential Refuse and Recycling Services**

I. Base Services	
<i>Service</i>	<i>Monthly Rate Per Residential Unit</i>
Weekly Residential Refuse Service	10.45
Weekly Residential Recycling Service	
Excluding glass bottles and jars	
Including glass bottles and jars	6.50
II. Additional Carts	
<i>Service</i>	<i>Monthly Rate per Additional Cart</i>
Additional Residential Refuse Cart	8.77
Additional Recycling Cart	5.46
III. Replacement Cart (Due to Customer Neglect)	
One-Time Fee per Replacement Cart	57.82
IV. Backdoor Service (not including those demonstrating disability or medical hardship)	
<i>Service</i>	<i>Monthly Rate Per Residential Unit</i>
Weekly Residential Refuse Service	25.25
Weekly Residential Recycling Service	25.25
V. Other Services, Programs, Incentives, etc	
<i>Description – Leave Blank if None, or Add Additional Sheets if Needed</i>	<i>Fee or Credit</i>
1.	
2.	
3.	

Name: Eric Bergin, Regional Vice President

Company: Waste Industries of Atlanta, LLC dba GFL Environmental

Address: 6905 Roosevelt Highway, Fairburn, GA 30213

Phone Number: 770-474-9273

Email Address: ebergin@gflenv.com

Signature: 

**Bid Form - To Be Submitted on *Front Page* of Proposal
Residential Refuse and Recycling Services**

I. Base Services	
<i>Service</i>	<i>Monthly Rate Per Residential Unit</i>
Weekly Residential Refuse Service	\$ 17.18
Weekly Residential Recycling Service	
Excluding glass bottles and jars	\$ 6.52
Including glass bottles and jars	N/A
II. Additional Carts	
<i>Service</i>	<i>Monthly Rate per Additional Cart</i>
Additional Residential Refuse Cart	\$ 5.00
Additional Recycling Cart	\$ 5.00
III. Replacement Cart (Due to Customer Neglect)	
One-Time Fee per Replacement Cart	\$ 109.00
IV. Backdoor Service (not including those demonstrating disability or medical hardship)	
<i>Service</i>	<i>Monthly Rate Per Residential Unit</i>
Weekly Residential Refuse Service	\$ 26.43
Weekly Residential Recycling Service	\$ 15.77
V. Other Services, Programs, Incentives, etc	
<i>Decription – Leave Blank if None, or Add Additional Sheets If Needed</i>	<i>Fee or Credit</i>
1. SEE Attachment B. Alternate	
2.	
3.	

Name: Randy Lee

Company: Amwaste of Georgia

Address: 420 W. 7th St, West Point, GA 31833

Phone Number: 205-604-9891

Email Address: RLee@amwasteusa.com

Signature: Randy C Lee

* THE pricing is all inclusive not dependant of one another.

**Bid Form - To Be Submitted on *Front Page* of Proposal
Residential Refuse and Recycling Services**

I. Base Services	
<i>Service</i>	<i>Monthly Rate Per Residential Unit</i>
Weekly Residential Refuse Service	\$17.40
Weekly Residential Recycling Service	
Excluding glass bottles and jars	\$11.60
Including glass bottles and jars	\$12.83
II. Additional Carts	
<i>Service</i>	<i>Monthly Rate per Additional Cart</i>
Additional Residential Refuse Cart	\$13.92
Additional Recycling Cart	\$ 9.28
III. Replacement Cart (Due to Customer Neglect)	
One-Time Fee per Replacement Cart	\$95.00
IV. Backdoor Service (not including those demonstrating disability or medical hardship)	
<i>Service</i>	<i>Monthly Rate Per Residential Unit</i>
Weekly Residential Refuse Service	\$22.81
Weekly Residential Recycling Service	\$17.01
V. Other Services, Programs, Incentives, etc	
<i>Description – Leave Blank if None, or Add Additional Sheets If Needed</i>	<i>Fee or Credit</i>
1. Coastal would like to offer a reduced rate to Seniors at a credit of:	\$ 5.00 off per month
2. Community Clean-Ups for 2 weeks - 2x (twice per year) Spring & Fall:	No Charge
3. Coastal will join and support the Newnan KAB Program at:	\$ 7,500.00 per year

Name: Brendon Pantano

Company: Coastal Waste & Recycling

Address: 2481 Second Ave, Unit 200, Boca Raton, FL. 33431

Phone Number: 954-947-4000

Email Address: bavery@coastalwasteinc.com

Signature: 

The special called work session of the City Council of the City of Newnan, Georgia was held on Tuesday, February 22, 2022 at 5pm 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: Rhodes Shell, George Alexander; Cynthia E. Jenkins (arrived at 6:10pm), Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; City Clerk, Megan Shea; Assistant City Manager, Hasco Craver and City Attorney, Brad Sears

PRESENTATION AND DISCUSSION ON SANITATION WASTE PROGRAM

Assistant City Manager, Hasco Craver stated that Abby Goldsmith, Consultant would be going through the survey results and he explained that Staff is looking for direction from Council on 4 items. First is curbside residential garbage and recycling service, does Council want to continue to provide with a contractor or should the City do this? Second, billing for services which is currently handled by GFL.

Ray Norton, Public Works Director, explained the other 2 items to get direction on. He stated that there are a few options with Brush & Bulk service. This is something the City performs but can look at size limits and service frequency to help give better service and cut costs. Also want to look at downtown commercial service, should this stay the same?

Abby Goldsmith stated she would go through each survey question and the findings. The first question was for which services should the City consider hiring a contractor and the majority wanted services to stay as they are with contractor collecting residential garbage and recyclables weekly.

She gave an overview of the costs for the City to get into the business and explained that the biggest challenges right now are hiring drivers and procuring equipment. Total cost for new equipment is \$3,612,545 and annual costs of \$2,477,688. At the current payment rate of 80% customers paying, the rate would be \$28.64 and potentially \$22.94 at 100%. Councilman Koritko asked what customers current rate is and Ms. Goldsmith stated the cost is \$16.71 and Mr. Craver clarified that the percentage rate is 80% with GFL doing the billing. Ms. Goldsmith explained that as a comparison if the City stays as it is now with a contractor and takes billing in house then the cost would be \$8-9 per customer at 90% payment rate. She stated that it is probably less expensive for a contractor to continue to collect for the City.

Mayor Brady commented that at this point going with a contractor seems the best way to proceed. Council agreed with that. Mr. Craver stated that staff will proceed with an RFP

for bids from contractors. Councilman DuBose stated he wants to ensure the quality of customer service is a focus and Mr. Norton said that with billing coming in house that helps give them control over the customer service, knowing it's City Staff handling that.

Ms. Goldsmith moved on to the next survey question, should the City enforce a requirement that all garbage fit in a can? This is already in the City's ordinance but it's not enforced. Majority of Council thought there should be limits. City Manager asked Mr. Norton what percentage of households put garbage outside of their can? Mr. Norton stated a rough estimate would be 15-20%. There was discussion regarding offering a second can for a fee and making exceptions around certain holidays.

Survey question regarding how often recyclables should be collected showed slight majority for weekly as opposed to every other week. Council discussed this and decided that weekly was the best option to go with for the RFP. They then discussed how often yard waste should be collected and the survey showed the majority wanted weekly.

The next survey question was regarding setting limits for yard waste. The majority had stated yes there should be a volume limit. Mr. Craver explained this would require a change to the ordinance as there is nothing in there currently about this. Mr. Norton stated they can work with residences that combine their piles. There was discussion as to numbers with the proposed limit being 3 cubic yards. Council agreed that residents will have different amounts of yard waste at different times of the year.

City Manager stated that limiting yard waste will be the biggest change. Residents will have to pay an additional fee, either monthly or once or twice a year. This is already a city service so it will not be part of the RFP but will be part of the total charged to residents. The current cost for bulk and brush is \$5.81.

The next survey question talked about how often bulk items should be collected. Half of the results wanted weekly. Mayor Brady asked how often are there repeat houses with bulk items and Mr. Norton said all the time. There was a discussion to changing to a call for service on bulk items and perhaps an ala carte menu for bulky items. Mr. Norton estimated 30-40% of houses have bulky items weekly. Ms. Goldsmith stated in the Benchmark Study most communities charge for bulky items and make residents call for service. The most common charge is \$25 per item and call for pickup.

For costs, the majority showed the residents should be charged full costs for sanitation services. The extra services to pay for would be bulky items and garbage not in the can.

There was a discussion regarding the City handling the billing. Council agreed that the property owner should be charged as opposed to the resident. City Attorney concurred as tenants can sometimes move out quickly. As far as a preferred billing mechanism, there was a split on the survey for either utility bill, annual assessment or separate sanitation bill. Council agreed that Newnan Utilities should not be asked to do this. Ms. Goldsmith stated that for the City of Atlanta the tax commissioner sends a separate bill. Councilman Shell asked what happens if an owner won't pay? City Attorney stated they can be cited

and will be easier to go after the property owner as opposed to renters. He also explained that Municipal Court cannot be used to collect monies owed the city.

Mr. Craver stated the last item needing direction is downtown commercial service which was not covered in the survey. Historically \$140,000 is spent on this and \$190,000 is budgeted for this year and the general fund subsidy is about 50%. This isn't just trash collection, it also includes added services of keeping alleyways and sidewalks clean and keeping the downtown looking better. Mayor Brady stated that he thinks the number should be allocated to a more justifiable cost per customer. Mr. John Martin with the Public Works Department stated that about 80% of garbage in downtown comes from the restaurants.

Councilman Koritko asked if raising prices for downtown office 1 and residential would affect the fund? City Manager stated it would be minor and restaurants are going to give the biggest impact. Councilman DuBose said we should remember where we were 10-15 years ago with downtown sanitation. Mayor Brady stated there should be an annual adjustment.

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the meeting at 6:13PM

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor

Residential Refuse and Recycling- SIGN IN SHEET
April 22, 2022 (PLEASE PRINT LEGIBLY)

Name	Contractor Name	Contact Email	Phone
Michael Cosman	Arm Waste	Michael@ArmWasteUSA.com	615-838-1748
Kenny Kidd	Rehrig Pacific	KLIDD@rehrig.com	202-731-3937
Nick Smart	Rehrig Pacific	nsmart@rehrig.com	843-816-9057
Bob Wolk	WASTE PRO	RWOLK@WASTEPROUSA.COM	386-5472350
ERIC BERGIN	SFL	ebergin@SFLENV.com	770-8453489
Mandy Davis	Pugh	MPugh@pughproduction.com	770-856-4634
Monica Mosley	BEI Waste Services LLC dba Services of GA Republic	mmosley@publicservices.com	404-202-1536
Alan Owens	Georgia Waste Systems dba WMY	al Owens@wm.com	770-668-4766
Brad Ausary	Coastal Waste & Recycling Inc.	Bausary@CoastalWasteInc.com	813-438-9390

Addendum 1

City of Newnan Request for Proposals – Residential Refuse and Recycling Services

Questions received on/before 2:00pm(EST) on April 18, 2022

Answers provided on/before 3:00pm(EST) on April 22, 2022

Please note that questions have been listed as submitted (no edits/changes); in no particular order.
Answers are shown in red ink below submitted question

- 1) Please explain the difference between the stated 12,500 residential units and Table 1 where is has only 9,664 residential units. Is the difference multifamily or duplexes receiving FEL service?

The City of Newnan currently provides residential refuse and recycling services to approximately 12,500 residential units.

- 2) Will need this information to determine the number of carts needed for the initial startup.

See above

- 3) Page #9 has the statemen that RFID is an “and/or” – then on page #10 it has RFI as an “and RFID tag” ? please clarify?

Both references to RFID use the phrase “and/or”.

- 4) Will the City consider a Fuel Adjustment clause based upon the unknown fluctuations in pricing that is due to the current governmental regulations?

Currently, the City of Newnan considers an adjustment according to the Consumer Price Index, which is universally recognized and includes commodities such as fuel. In addition, the RFP does allow for a fee increase in addition to an annual increase, as follows: “In addition, the monthly fee per Residential Unit may be adjusted in response to increases in direct operational costs related to provision of the Services over which Contractor has no control under mutual agreement by the City and the Contractor.”

- 5) How many tons of MSW is collected annually?

The City of Newnan’s current hauler co-mingles waste from multiple sources. Therefore, the City of Newnan cannot provide an absolute annual collection amount. However, an industry standard should be applied by interested proposers/haulers.

- 6) How many tons of recycling is collected annually?

See above

- 7) Please confirm if “residential construction debris” is included in the waste stream as described in the definition of “bulk”.

Residential construction debris that is originated/created by the homeowner is included in the waste stream. Other construction debris originated/created by a contractor (not the homeowner) is not included in the waste stream.

- 8) Section 3.0 indicates that there are approx. 12,500 residential units, however, the Table 1 in the same section lists only 9,664 units. Please clarify the difference in these two numbers.

See above answer to question #1

- 9) Section 3.0 shows "Public Works (DPW) collects yard trimmings and bulk items". Does the city plan to continue this service as currently done? What about the City's collection of the Central Business District?

The City of Newnan will continue to collect brush and bulk items. The City of Newnan will continue to collect waste from the Central Business District. Proposers will not be responsible for brush and bulk items nor the Central Business District.

- 10) Please clarify what fees for YW, bulk and any *host fees* that will be due the city as described in the last sentence of Section 3.0.

The selected hauler will NOT be remitting YW, bulk or host fees to the City of Newnan.

The City of Newnan will be managing the account set-up, invoicing and collection for service. In the past, the selected hauler provided the aforementioned service.

- 11) Also the last sentence of section 3.0 appears to state that the vendor does the billing, while Section 5.1.2 indicates that the contractor bills the city. Please clarify how all billing processes are to be carried out.

The City of Newnan will be managing the account set-up, invoicing and collection for service. In the past, the selected hauler provided the aforementioned service. The selected hauler will be paid by the City of Newnan for services rendered.

- 12) Are onboard cameras required on collection equipment?

Yes

- 13) Section 5.2.1- Please provide how many extra tons get collected from extra bags after the two holidays described in the last paragraph.

The City of Newnan's current hauler co-mingles waste from multiple sources. Therefore, the City of Newnan cannot provide an absolute annual collection amount. However, an industry standard should be applied by interested proposers/haulers.

- 14) Is any RFID technology required for this project?

The City of Newnan is desirous of the selected hauler to be able to accurately document the absence or misplacement of refuse/recycling to address citizen reports. RFID is a time-tested technology that provides the desired information. The selected hauler shall provide a clear and precise system for exact documentation, as stated herein.

- 15) Are there any requirements to receive back door service (medical, etc.)?

Yes. Section 17-59 of the Code of Ordinances of the City of Newnan requires a physician's certificate.

16) Will the City allow a limit to the number of back door accounts? Typically no more than 3%.

No

17) Section 5.2.5 "Missed Collections". This section describes fees the contractor will be charged for missed collections. Will the contractor be ***paid*** a fee when it is able to show that no miss occurred?

No additional funds will be paid for performing the service, as described in the contract.

18) Section 5.2.7- Please provide more info about the "quantitatively supporting organizations that conduct educational activities focused on recycling and waste reduction."

The current contracted hauler provides support (financial and personnel) to the Keep Newnan Beautiful program, which supports education and outreach programs for residents. The support aims to reduce waste and increase environmental awareness.

19) Section 5.2.8 Additional Services- Are there any frontload or roll off services required for any city locations as free services?

No

20) Section 5.2.8 Additional Services- are the "rollouts" described here carts? What sizes?

Yes, the residential refuse and recycling carts are 95 gallons.

21) Section 5.2.8 Additional Services- what are the sizes/volumes of the "decorative cans"? Are these MSW or recycle?

Most of the decorative cans in the City of Newnan are 35 gallons. However, there may exist a few cans that are 25 gallons.

22) Section 5.3.2 paragraph 1- Please clarify what "real-time access" is required here?

The hauler must make all photo, video and data available within one business day of a request from the City of Newnan.

23) Section 5.3.3 please clarify "The person(s) in charge of the Contractor's operations with the City cannot be changed without the written approval of the City's Contract Administrator". Are contractors unable to manage their own staff?

The City of Newnan is interested in maintaining a relationship with the contracted vendor.

24) Is recycle collection an elective service? Will all residents be billed for recycle?

No. Recycling collection is a service provided to all customers. Yes. All customers are billed for recycling.

- 25) The bid form states "not including those demonstrating disability or medical hardship". How do these differ from the other back door accounts?

In the bid form, the City of Newnan is providing the contractor with an opportunity to charge a different fee for those residents requesting back door service unrelated to a demonstrated disability (See above). The intention is to differentiate from those receiving service for the same cost as curbside as a result of a demonstrable disability or medical hardship.

- 26) Who is the current vendor for these services?

GFL is the current vendor for residential refuse and recycling services within the City of Newnan.

- 27) Are there any multi-family units included in this project? If so, what is the means of collection?

Free standing buildings with 4 or less units are required to use City of Newnan contractor for residential refuse and recycling service.

- 28) Please provide a copy of the most recent invoice from the current vendor for these services.

Due to the hauler managing billing and collection (then remitting to the City of Newnan), an invoice is not held by the City of Newnan.

- 29) Are there any franchise fees associated with this project?

No

- 30) Are any bonds required for this project?

No

- 31) Please provide current MSW & Recycle route days of collection.

The map of service districts indicating the day of service was included in the RFP in Section 5.1.

- 32) I have more questions coming but my operations team is asking of the 12,500 homes, how many homes are currently being serviced on the days below and what day does the City collect Bulk and Yard Waste and the 31 residential townhomes properties?

Monday

Tuesday

Wednesday

Thursday

The City of Newnan does not currently manage the billing operation. Therefore, an exact number of accounts being serviced/per day is unavailable. The City of Newnan provides brush and bulk service to residential customers on the same days as the current hauler provides residential refuse and recycling service.

- 33) When would does your current contract end and what is the anticipated start date for this contract?

The current contract ends in December 2022 (EOY). The new contract is expected to begin in January 2023.

34) 2.0 Definitions

Bulk waste

How is it determined whether construction debris is produced by a resident or a contractor?

The City of Newnan is responsible for collecting bulk waste.

35) 3.0 Background

The last sentence reads “Currently, the Contractor bills residential units directly and remits payment to the City for yard trimmings and bulk item collection and for a host fee.”

Please clarify how this process works.

1. Does the City set the fee that is charged to the residents?
2. What is the “host fee”

The City of Newnan will be managing the account set-up, invoicing and collection for service. In the past, the selected hauler provided the aforementioned service. The selected hauler will be paid by the City of Newnan for services rendered. The hauler will not be responsible for remitting a host fee.

36) 5.2.3 Provision of Carts

Would it be acceptable that the carts do not include RFID technology given that documentation is photographed and includes date, time, and location as mentioned in 5.2.1 – Please clarify?

The City of Newnan is desirous of the selected hauler to be able to accurately document the absence or misplacement of refuse/recycling to address citizen complaints. RFID is a time-tested technology that provides the desired information. The selected hauler shall provide a clear and precise system for exact documentation, as stated herein.

37) Will the City of Newnan retain ownership of the 95 gallon carts used for residential refuse and recycling service?

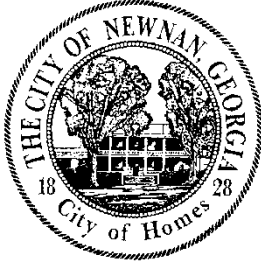
No.

38) 5.3.2 Equipment

“Each vehicle shall be equipped with an on-board camera to which the City has real-time access...”

Could you please elaborate what on real-time access and the city's expectation?

The hauler must make all photo, video and data available within one business day of a request from the City of Newnan.



City of Newnan, Georgia - Mayor and Council

Date: June 14th, 2022

Agenda Item: Presentation of internal requests for funds under the American Rescue Plan Act (ARPA)

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

Purpose:

To present internal requests for funding under the American Rescue Plan Act (ARPA)

Background:

On October 26th, 2021 the Council adopted the first resolution to accept and establish guidelines and requirements for the obligation and expenditure of ARPA funds. On February 8th, 2022 Council adopted a resolution to amend the first ARPA resolution in regard to updated guidance from the United States Treasury on the Revenue Replacement category. Under the Treasury guidance and amended resolution the City may obligate and expend up to ten million dollars (\$10,000,000.00) for government services. Internal applicants may also seek to apply for categories outside of the government services realm so long as the applications meet the guidelines associated to the category. The decision to obligate the funds requested in applications lies with the City Council. Council may decide to fund the request entirely, amend the request, obligate partially, or not at all.

ARPA Internal Funding Requests:

1. Police Department, Replacement Computers, 6.1 Provision of Government Services,
\$130,523.40
3. Police Department, Vehicle Storage Vaults, 6.1 Provision of Government Services:
\$25,752.36

COMBINED TOTAL: \$156,275.76

Recommendation:

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

Attachments: Application summaries for;

1. Police Department, Replacement Computers, 6.1 Provision of Government Services
2. Police Department, Vehicle Storage Vaults, 6.1 Provision of Government Services

Previous Discussions with Council:

On May 24th, 2022, the Council awarded six internal applications with a combined total of \$9,128,601.52



Internal Application for ARPA

City of Newnan

Submitted On:

June 3, 2022 10:49am

America/New_York

Applicant Name	Brent Blankenship
Position Title	Chief of Police
Department	Police
Additional Applying Department(s), or Applying on Behalf Of:	None
Project Title (5 words or less, may include acronyms)	Replacement computers, computer power adapters, and power adapter mounting brackets for police vehicles.
Project Description	The Police Department is requesting funding to replace forty-five aging and nonrepairable computers in police vehicles. Replacement parts are unattainable due to the fact that the manufacturer, Fujitsu, no longer conducts sales in North America.
Proposed Funding Amount	\$130, 523.40
Proposed Timeline	The purchase of these computers, computer power adapters, and computer power adapter mounting brackets would be over a three-year period with fifteen purchased in 2022, fifteen purchased in 2023, and another fifteen in 2024.
How will the proposal project impact the community?	By purchasing these computers, officers will continue to maintain the highest level of service to the citizens of Newnan. Officers will not have to return to police headquarters to complete reports, obtain information for a call for service, or complete inquiries due to inoperable computers. This will allow the officer to remain on patrol and in the community.
How urgent is the proposal? Explain?	Urgent. Inoperable computers cause downtime for officers. This downtime in return could disrupt calls for service.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Brent Blankenship
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	No
Upload File(s)	https://seam.ly/D4lyOI94 Computer Quote.pdf



Internal Application for ARPA

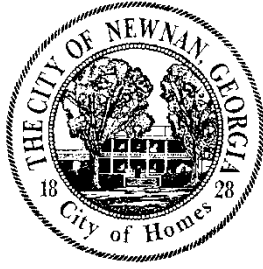
City of Newnan

Submitted On:

March 2, 2022 1:23pm

America/New_York

Applicant Name	Brent Blankenship
Position Title	Chief of Police
Department	Police
Additional Applying Department(s), or Applying on Behalf Of:	
Project Title (5 words or less, may include acronyms)	Storage vaults for police vehicles
Project Description	Storage vaults and storage systems to secure weapons and evidence in police vehicles.
Proposed Funding Amount	\$25,752.36
Proposed Timeline	First Quarter 2022
How will the proposal project impact the community?	By providing secure storage for weapons and evidence, these storage vaults and storage systems will offer a locked barrier to protect these weapons and evidence from theft and also adhere to the chain of evidence procedures and court requirements for prosecution. This will also satisfy state certification standards for the police department.
How urgent is the proposal? Explain?	Urgent, approximately half of the current police fleet does not have these vaults and storage systems. This purchase would greatly assist in the cost of future upfit.
Who would administer and report on key indicators for this project, who within the department will be the primary contact?	Brent Blankenship
Will the project require contracting with external providers? If so, who will be involved in the project implementation?	Yes, Brent Blankenship



City of Newnan, Georgia - Mayor and Council

Date: June 14th, 2022

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

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

Purpose:

To present requests for funding under the American Rescue Plan Act (ARPA) for external applicants

Background:

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

Funding Request:

1. Housing Authority of Newnan; 2.15 Long-Term Housing Security: Affordable Housing, **\$583,600**

COMBINED TOTAL: **\$583,600**

Recommendation:

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

Attachments: Application summaries for;

1. Housing Authority of Newnan; 2.15 Long-Term Housing Security: Affordable Housing

Previous Discussions with Council:

On May 24th, 2022 the Council approved two external ARPA applications for \$558,000



City of Newnan ARPA Funding Application

City of Newnan

Submitted On:

April 5, 2022 3:19pm

America/New_York

Primary Applicant	Sandra Strozier
Additional Applicant(s):	Sandra Strozier
Organization Name (if applicable):	Newnan Housing Authority
Additional Applying Organization(s):	
Address:	48 Ball Street Newnan GA 30263
Phone Number	7706838237
Email	sstrozier@numail.org
Organization Purpose, Mission, Objectives (if applicable):	The Housing Authority of the City of Newnan is committed to achieving excellence in providing safe, clean, and modern housing assistance while promoting self-sufficiency. Our goal is to be a leader in the City of Newnan housing industry by building a reputation for excellent community service
Employer Identification Number (EIN) - (if applicable):	58-60002694
DUNS Number (if applicable):	042227202
Expenditure Category Applied:	3.10 – Housing Support: Affordable Housing; 3.11 – Housing Support: Services for Unhoused Persons
If selected category (1.12, 2.13, 3.5, 3.13, 5.17) contains "other" please explain this selection and determination below.	
Project Title (5 words or less, may include acronyms)	Affordable Housing - Chalk-Level Homeowners
Affiliated Organization(s) and Leader(s)	
Project Description	The Housing Authority of Newnan (HAN) will use the ARPA funds to build replacement homes for displaced homeowners living in the Chalk-Level Area of Newnan, GA. These families were directly impacted by the Tornado that devastated Newnan and Coweta County on March 26, 2021. The targeted families will be those families living in the Chalk Level Community without insurance or resources to rebuild their homes. HAN will create a rent to own lease option for each homeowner.
Why does the chosen Expenditure Category best describe your	The targeted homeowners are displaced and live in a temporary home or shelter. They are low income (AI \$21,958) and do not have the funds to rebuild their homes. There is a lack of

project?	affordable housing in Newnan and Coweta County. According to Best Places, the median home costs in Newnan is \$270,900.
Proposed Funding Amount	The total budget for the four homes is \$583,600. (3 - 2 bedroom – 2 bath home and 1 - 3 bedroom – 2 bath home(See attached budget)
Proposed Timeline	Application Submission: April 8, 2022 City of Newnan review and award: May 2022 Design and Bid Solicitation: June 2022 Contract Award: August 2022 1st Home Completed: December 2022 2nd Home Completed: June 2023 3rd and 4th Homes Completed: December 2023 Lease Option Signed by homeowners: December 2022, June 2023, December 2023
Please list your strategic goals.	The strategic goal of this project is to build replacement housing for low-income families displaced by the tornado on March 26, 2021. We will build three, 2 bedrooms, 2 bath homes and one, 3 bedrooms, 2 bath home on existing lots owned by the homeowners. Three of the home will received assistance from the Coweta Foundation to demolish their homes, we will assist one homeowner with the demolition of their home. HAN will develop a lease-to-own homeownership option.
How will the proposal have a positive impact on the City of Newnan?	This proposal will have a positive impact on the City of Newnan by providing low-income families living in the Chalk Level community with decent, safe, and affordable housing. This proposal will give four families displaced by the March 26, 2022, tornado permanent housing. These individuals are currently living in RVs owned by HAN. One family moved into a HAN apartment. This proposal will show the citizens of Newnan the power of coming together to help those who can not help themselves.
Does the project seek to make a targeted impact within a disadvantaged population in the City of Newnan, such as a Census Bureau defined Qualified Census Tract? If so, How?	This project will serve the people living in the Chalk-Level Community. The average income of the three homeowners is \$21,958. These families did not have insurance on their homes and cannot repair or rebuild their homes. The homeowners have already received letters for the Code Enforcement Department informing them that their home must be repaired/demolished to comply with city codes. The home is considered “unsafe” and a “public nuisance”. The Census Tract of the homes in 1706.
What is/are the specific geographically boundary/boundaries within the City of Newnan does your project focus on? Please provide a very specific description. (Provide street names, addresses, QCT numbers, etc.)	2 Johnson Ave; 31 Jones Street; 66 Robinson Street; and 21 Johnson Street
Applicants should demonstrate their capabilities to implement the project and the competencies of the staff assigned to the project to include the financial management of funding. The applicant should detail the level of support for the project, as well as the expertise of the individual(s) who will be responsible for managing the project.	HAN is a public housing authority created in 1950 by the City of Newnan to provide low-income citizens of Newnan/Coweta County with affordable housing. HAN administers 436 public housing units, 98 conventional units, and 7 NSP homes. HAN works with the City of Newnan to administer the NSP program. We purchased foreclosed homes, renovated, and leased 15 NSP homes. Eight of the homes have been purchased by eligible homeowners. HAN has the capacity to bid out and monitor the construction process.

Were Newnan residents involved in the development of this proposal? How?	HAN met with the residents of HAN, informed the Sustainable Housing Task Force, Long-Term Recovery and Family Connection Partners of our plans. We also conducted a on-line survey of local residents.
Will Newnan residents be involved in driving project implementation? How?	HAN will keep the residents of Newnan and local partners updated on the design and construction of the homes.
What organization/entity would administer and report on key indicators for this project, who within the organization will be the primary contact?	The HAN will administer and submit the necessary reports to the City of Newnan. Sandra M. Strozier, President/CEO will be the primary contact.
Which partner organizations will be involved in a project implementation?	
Will you seek other resources of funding sources in to use conjunction with this proposal?	HAN will seek all resources necessary to complete the project
Use of evidence - What research, data, and other forms of evidence serve to explain the problem your project aims to address and the actions you plan to take to address the problem?	As noted by the Substance Abuse and Mental Health Services Administration (SAMHSA) (2017), "people in the United States and around the world who are of low socioeconomic status (SES) are more likely to live in housing that is vulnerable to disasters" (p.2). This was the case for the families targeted by this grant application. All the homes included in this application had deferred maintenance issues and after being hit by trees and winds damages are no longer inhabitable. (See attachment)
Upload File(s)	https://seam.ly/U6mfg3sN ARPA Project Budget.pdf
Upload File(s)	https://seam.ly/J9QqEcMc LogicModelWorksheet HAN ARPA Grant 2.docx
Upload File(s)	https://seam.ly/386WDPKe ARPA Home Designs.pdf
Upload File(s)	https://seam.ly/7HhGWnsM ARPA Application - Use of evidence .docx
Upload File(s)	https://seam.ly/55E2i5XA ARPA Support Letter BTG.pdf



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Public Hearing - Request by owner to demolish structure located at 100 East Washington Street

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner (City of Newnan) 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 100 East Washington Street.

Background: Council voted on February 22, 2022 to proceed with an application for demolition.

Funding: NURA (Newnan Urban Redevelopment Agency)

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 1910 and of average condition. It is not located in a historical district as depicted in the Register of Historic Districts. The current condition is one of deferred maintenance.

Ms. Emily Kimbell with the Coweta County Historical Society has been emailed this information and is aware of the date of the public hearing.

- 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 \$57,255.00, 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: Council voted on February 22, 2022 to have an application for demolition to be submitted for public hearing.



DEMOLITION PERMIT APPLICATION

Building Department
25 LaGrange Street
Newnan, GA 30263
Ph. 770-254-2362 Fax 770-254-2361
Email – Jcantrell@cityofnewnan.org



Date of Application: 4.27.2022

Subject Property
Address: 100 E. WASHINGTON ST.
Number and Street Subdivision

Applicant Name and Contact #: Bill Stephenson 678-673-5474
Name Contact Phone Number

Owner Name and Contact #: City of Newnan "
Name Contact Phone Number

Check one box only – Every structure needs its own permit. If there are two buildings on one lot, you will be required to obtain two permits. If there is more than one building on a lot, please provide a photo (aerial or ground) of the structure(s) intended to be demolished.

- ☐ Interior demolition only (no routing necessary, permit can be issued)
- ☐ Complete or partial demo or relocation of structure constructed within 50 years from date of application (application must be routed through zoning for sign-off before permit is issued)

Zoning Representative Sign-off

- ☒ Complete or partial demo or relocation of structure constructed more than 50 years from date of application. Application must be routed through the Chief Building Official. Permit cannot be issued without Council approval in accordance with City Ordinance sec. 5-25.1. Please see next page for procedures.

B. Stephenson
Signature of Applicant

4.27.2022
Date Signed

Notification to cut power, gas and water is the responsibility of the owner before demolition. Be sure to make the utility companies aware that the structure will be demolished and to terminate them **at the street.**

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.

JUNE 14, 2022 6:30 pm (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.



Summary

Parcel Number N33 0001 038
Location Address 100 E WASHINGTON ST
Legal Description H/L 100 E WASHINGTON STREET
 (Note: Not to be used on legal documents)
Class E1-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NEWNAN 02 (District 02)
Millage Rate 26.876
Acres 0.71
Neighborhood NEWNAN 0200 0782 (0782)
Homestead Exemption No (S0)
Landlot/District 0 / 0

[View Map](#)

Owner

[CITY OF NEWNAN](#)
 25 LAGRANGE ST
 NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	RES FF 225.00	Front Feet	22,816	87	368	0.71	1

Residential Improvement Information

Style 1 Family (Detached)
Heated Square Feet 1526
Interior Walls Plaster
Exterior Walls Asbestos/Composition
Foundation Crawl/Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1900
Roof Type Asphalt Shingle
Flooring Type Pine
Heating Type Radiant
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$57,255
Condition Average
Fireplaces\Appliances Fireplace N.V. 2
House Address 100 WASHINGTON

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Homesite Imp: 3 Avg	2019	0x0 / 1	1	\$5,000
Shed (semi-enclosed w/slab)	2004	22x30 / 0	0	\$1,225

Permits

Permit Date	Permit Number	Type	Description
12/18/2012	2012-00084	PLUMBING	

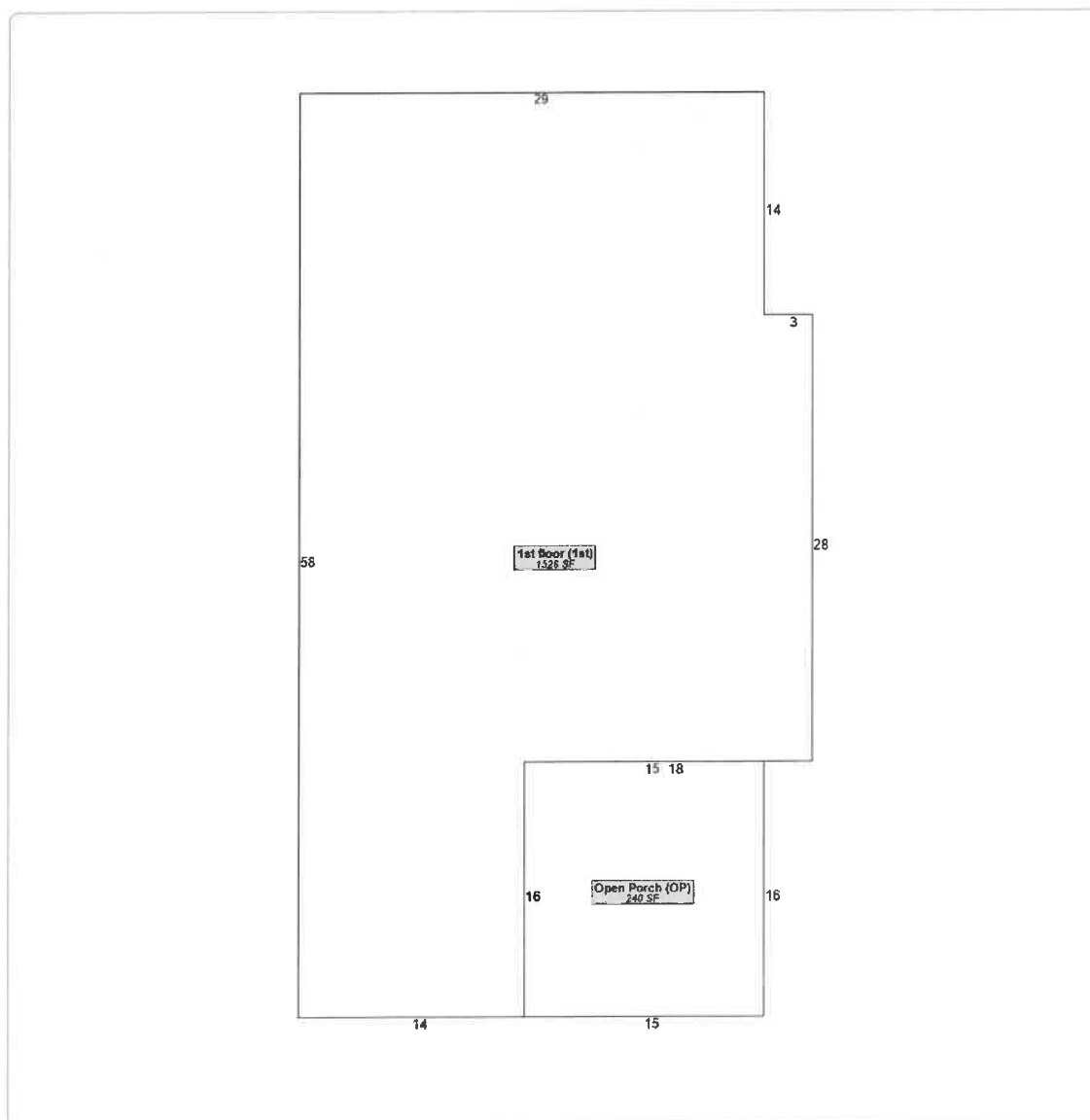
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/3/2015	4305 90		\$0	UNQUALIFIED IMPROVED	THOMPSON PATRICK J & ASHLEY TH	CITY OF NEWNAN
5/3/2007	3181 56		\$53,500	QUALIFIED IMPROVED	DAVIS WILLIAM O DBA WILLIAM	THOMPSON PATRICK J & ASHLEY THOMPSON
1/31/2002	1835 618		\$0	UNQUALIFIED MULTIPLE	DAVIS CURTIS & WILLI	DAVIS WILLIAM O DBA WILLIAM
4/26/1999	1384 312		\$42,000	QUALIFIED IMPROVED	CARR IRENE D (ROBERS	DAVIS CURTIS & WILLI
8/30/1994	877 590		\$0	UNQUALIFIED IMPROVED	CARR IRENE D (ROBERS	CARR IRENE D (ROBERS
9/22/1975	258 040		\$0	UNKNOWN STATUS		CARR IRENE D (ROBERS

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$81,805	\$57,813	\$57,813	\$41,798	\$41,798
Land Value	\$25,714	\$18,325	\$18,325	\$18,325	\$13,744
+ Improvement Value	\$57,255	\$57,255	\$38,877	\$38,877	\$27,443
+ Accessory Value	\$6,225	\$6,225	\$611	\$611	\$611
= Current Value	\$89,194	\$81,805	\$57,813	\$57,813	\$41,798

Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Assessment Notices 2018, Assessment Notices 2019, Assessment Notices, 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](#)

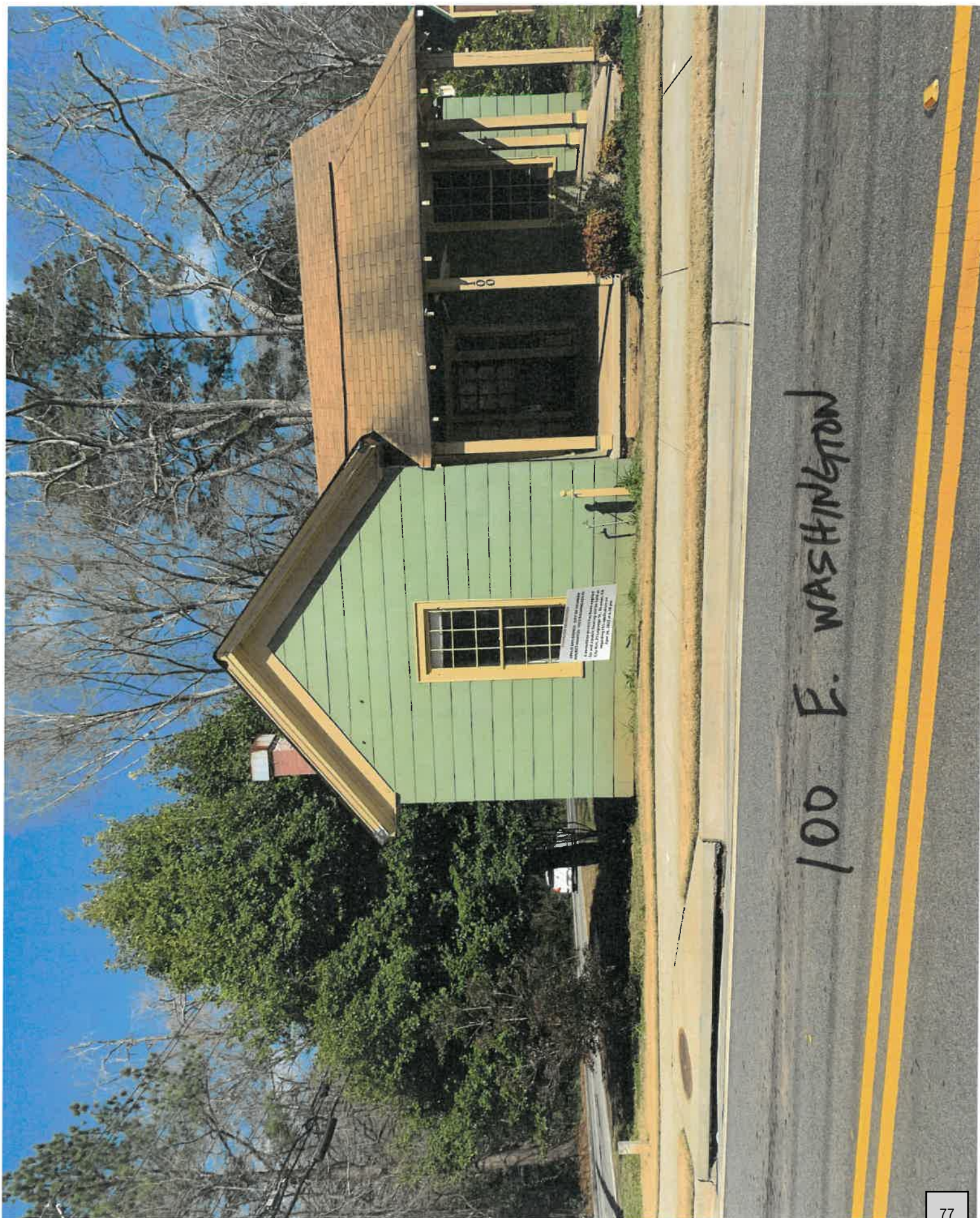
Developed by
 Schneider
GEOSPATIAL

Last Data Upload: 2/23/2022 12:38:44 AM

Version 2.3.177

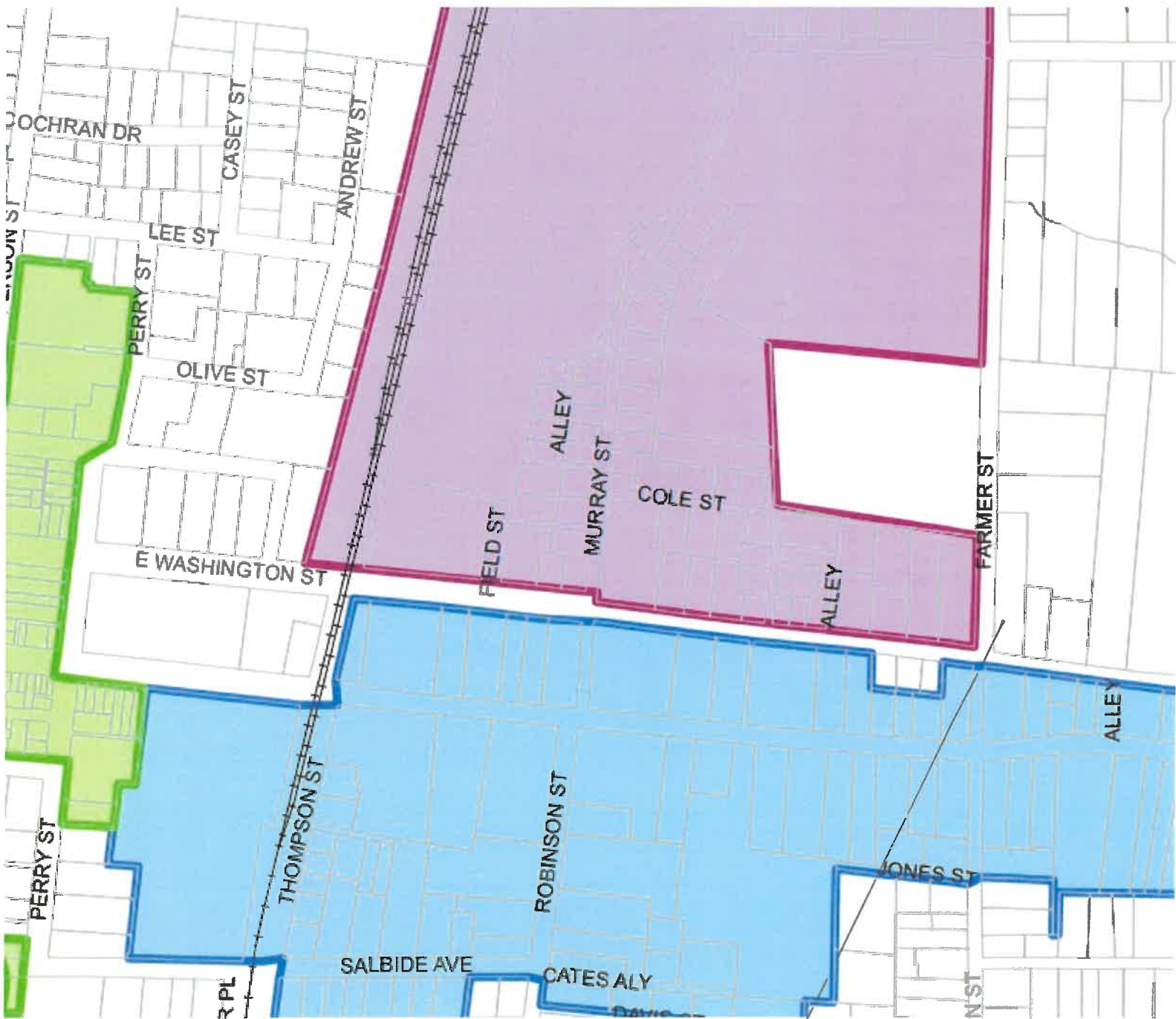


100 E. WASHINGTON



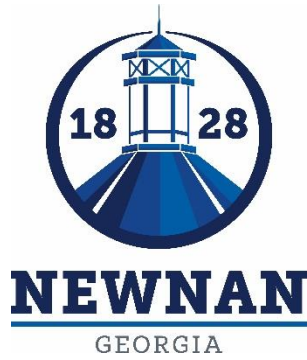


100 E. WASHINGTON



THIS PROPERTY - NOT LOCATED IN
A DESIGNATED HISTORICAL DISTRICT

100 E. WASHINGTON



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Rezoning Request for RZ2022-05 by George Rosenzweig on behalf of Southtree Commercial Development, LLC and STG Newnan, LLC; 0.741± acres located at 18 Savannah Street (Tax Parcel #N12 0001 010); Requested zoning from ILT (Light Industrial District) to CBD (Central Business District) for the purpose of operating a microbrewery – **For Information Only**

Prepared By: Tracy S. Dunnavant, Planning Director

Purpose: To inform the City Council that RZ2022-05 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

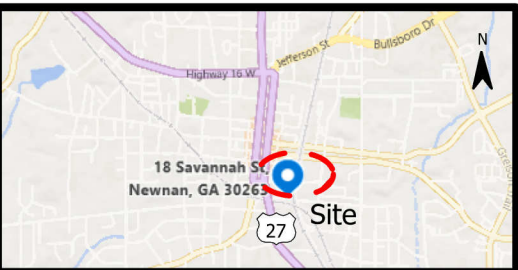
Land Owners	Tax ID Numbers	Acreage	Location
STG Newnan, LLC	N12 0001 010	0.741± acres	18 Savannah Street

Background: The petitioner is requesting a rezoning from ILT (Light Industrial District) to CBD (Central Business District) for the property located at 18 Savannah Street. The applicant would like to operate a microbrewery on the site and plans to use and expand the existing structure.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN



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

Proposed Rezoning

1" = 600 feet

Date: 5/26/2022 12:41 PM



Current Zoning - ILT
Proposed Zoning - CBD

-  Proposed Rezoning Location
-  City Limits

Parcel # N12 0001 010

ADD 81
18 SAVANNAH ST
Newnan Ga. 30263

**SOUTHTREE COMMERCIAL
DEVELOPMENT LLC & STG
NEWNAN LLC
REZONING APPLICATION**

**18 SAVANNAH STREET
0.455 ACRES ± TO CBD**

Southtree Commercial Development LLC
STG Newnan LLC
Applicants' Representative:
George C. Rosenzweig
Rosenzweig Law PC
75 Jackson Street, Suite 405
Newnan, Georgia 30263
(470) 347-3651
george@cowetalaw.com
State Bar: 614925



May 20, 2022

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

**RE: Rezoning Application- 18 Savannah Street, Newnan, Georgia- 0.741 Acres ±
Tax Parcel No. N12 0001 010
From ILT to CBD**

Dear Ms. Dunnivant:

On behalf of the Applicants, I am submitting the following letter of intent, proposing the rezoning of the above-referenced property from ILT to CBD for the purpose of brewing fresh, unique, and flavorful hand-crafted beers appealing to everyone- from the most avid craft beer fan to the casual consumer— melding traditional time proven brewing processes with cutting edge techniques. Southtree intends to model the proposed use after Line Creek Brewing Company in Peachtree City and Fayetteville which Southtree developed and which Southtree's principals currently own and operate. The proposed development will also include a tap room (for tasting and the sale of package beer), and facilities for private events, and entertainment.

Additional information regarding the proposed use of the Property is as follows:

- Size of the parcel or tract- 0.741 acres ±
- Zoning Classification- ILT to CBD
- Number of units proposed- 1
- Density of development- 7,500 square feet
- Name and mailing address of all property owners within 250 of the subject property- See attached in Section 3
- Legal description of property- See attached in Section 4
- Certified plat- See attached in Section 5
- Concept plan and conceptual renderings- See attached in Section 6
- Preliminary Tree Management Plan- See attached in Section 7
- Proffered Conditions- See Attachment A in Section 8
- Completed Disclosure of Campaign Contribution and Gifts Form- See Attachments B in Section 9
- Property Owner's Authorization and/or Authorization of Attorney Form- See Attachments C and D in Section 10

GEORGE C. ROSENZWEIG

75 Jackson Street, Suite 405, Newnan, Georgia 30263

Tel: 470-347-3651 Fax: 470-241-1251 Email: george@cowetalaw.com

www.rosenzweig.law

Tracy Dunnavant, Planning Director
May 20, 2022
Page Two

The proposed rezoning is a logical extension of the CBD District and the proposed use will be an invigorating addition to the community. The Southtree team and I look forward to working with you and your team in the processing and approving this application.

Sincerely,

A handwritten signature in purple ink, appearing to read "George C. Rosenzweig", with a long, sweeping horizontal line extending to the right.

GCR/amc



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 George C. Rosenzweig representing Southtree Commercial Development LLC and STG Newnan LLC

Mailing Address 75 Jackson Street, Suite 405, Newnan, Georgia 30263

Telephone 470-347-3651

Email: george@cowetalaw.com

Property Owner (Use back if multiple names) STG Newnan LLC

Mailing Address 133 Luckie Street, 8th Floor, Atlanta, Georgia 30303

Telephone 770-631-049999

Address/Location of Property 18 Savannah Street, Newnan, Georgia 30263

Tax Parcel No.: N12 0001 010

Land Lot N/A

District/Section 02

Size of Property (Square Feet or Acres) 0.741 Acres ±

Present Zoning Classification: ILT

Proposed Zoning Classification: CBD

Present Land Use: Warehouse building

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

The area around the Property is revitalizing, making the Property a logical area for expansion of the Central Business District.

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 The revitalizing area south and east of the Court Square makes the Property a

logical area for expanding the Central Business District.

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? _____

N/A

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.

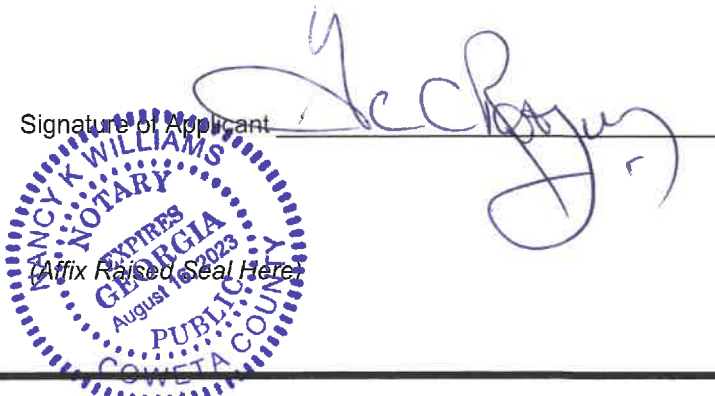
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

20th day of May, 2022

Signature of Applicant

Nancy K. Williams
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 5/20/22

FILING FEE RECEIVED: \$525.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

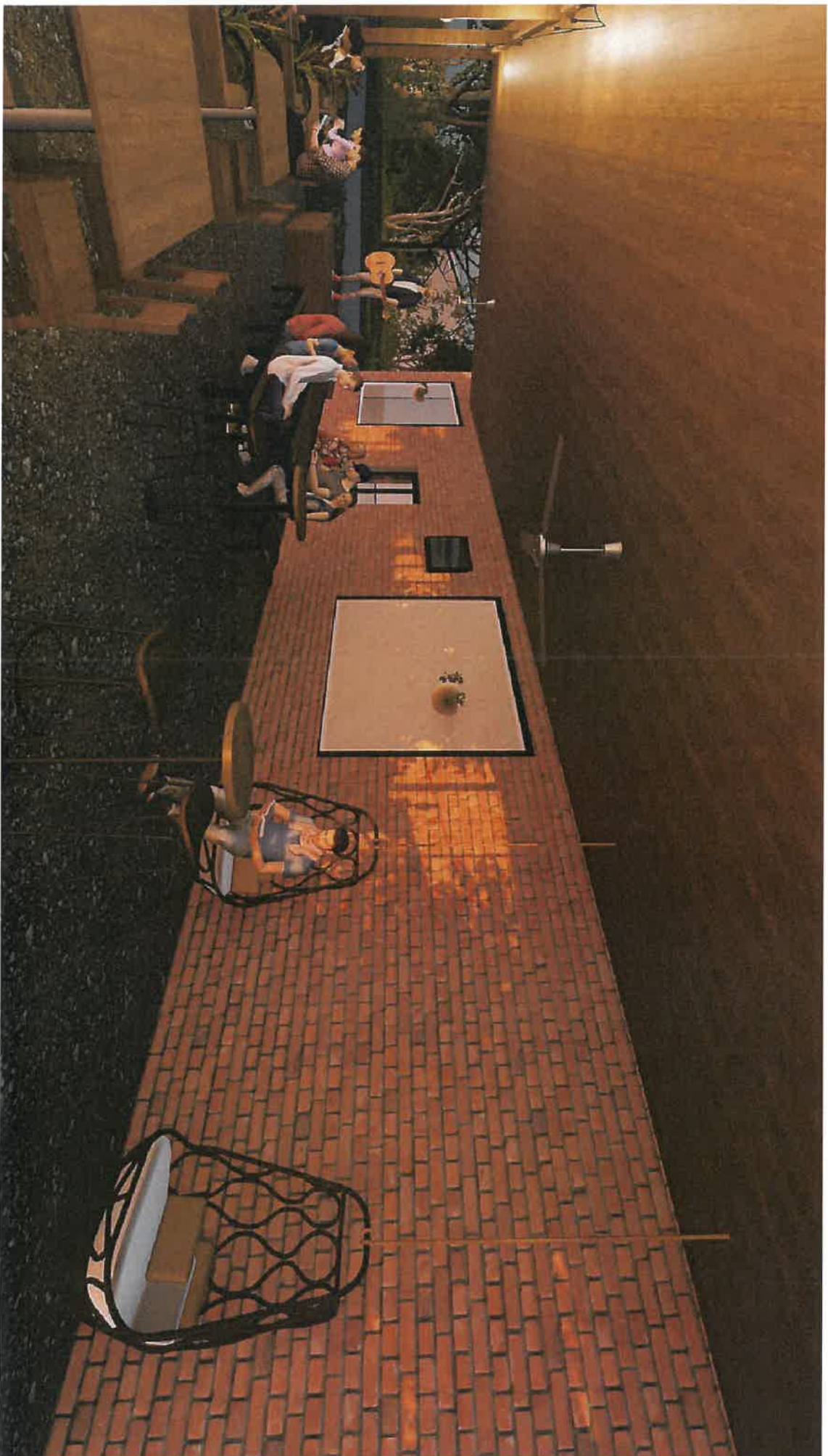
89



18 Savannah Street
Conceptual Images



*18 Savannah Street
Conceptual Images*



18 Savannah Street
Conceptual Images



18 Savannah Street
Conceptual Images



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Conceptual Images



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Conceptual Images



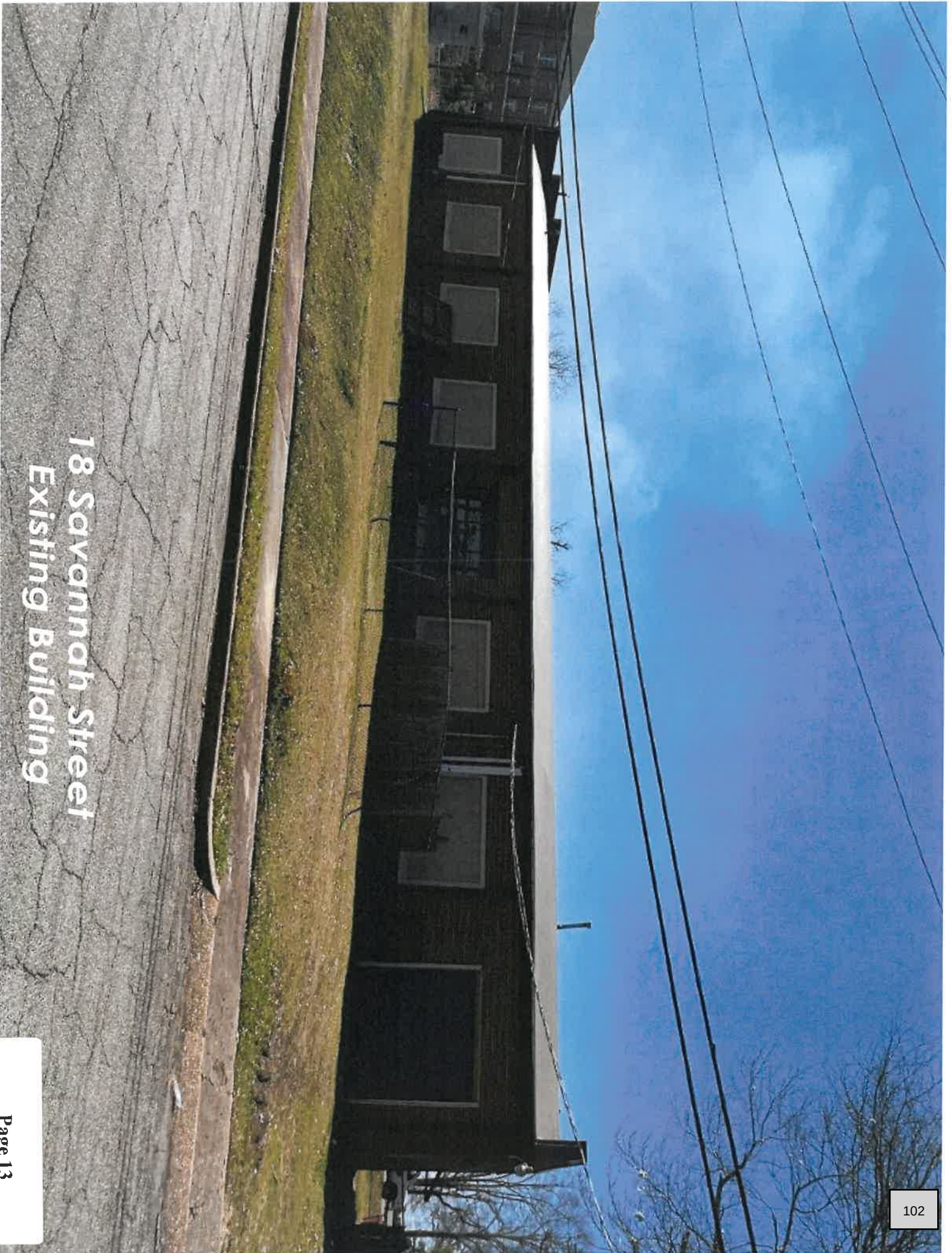
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Conceptual Images



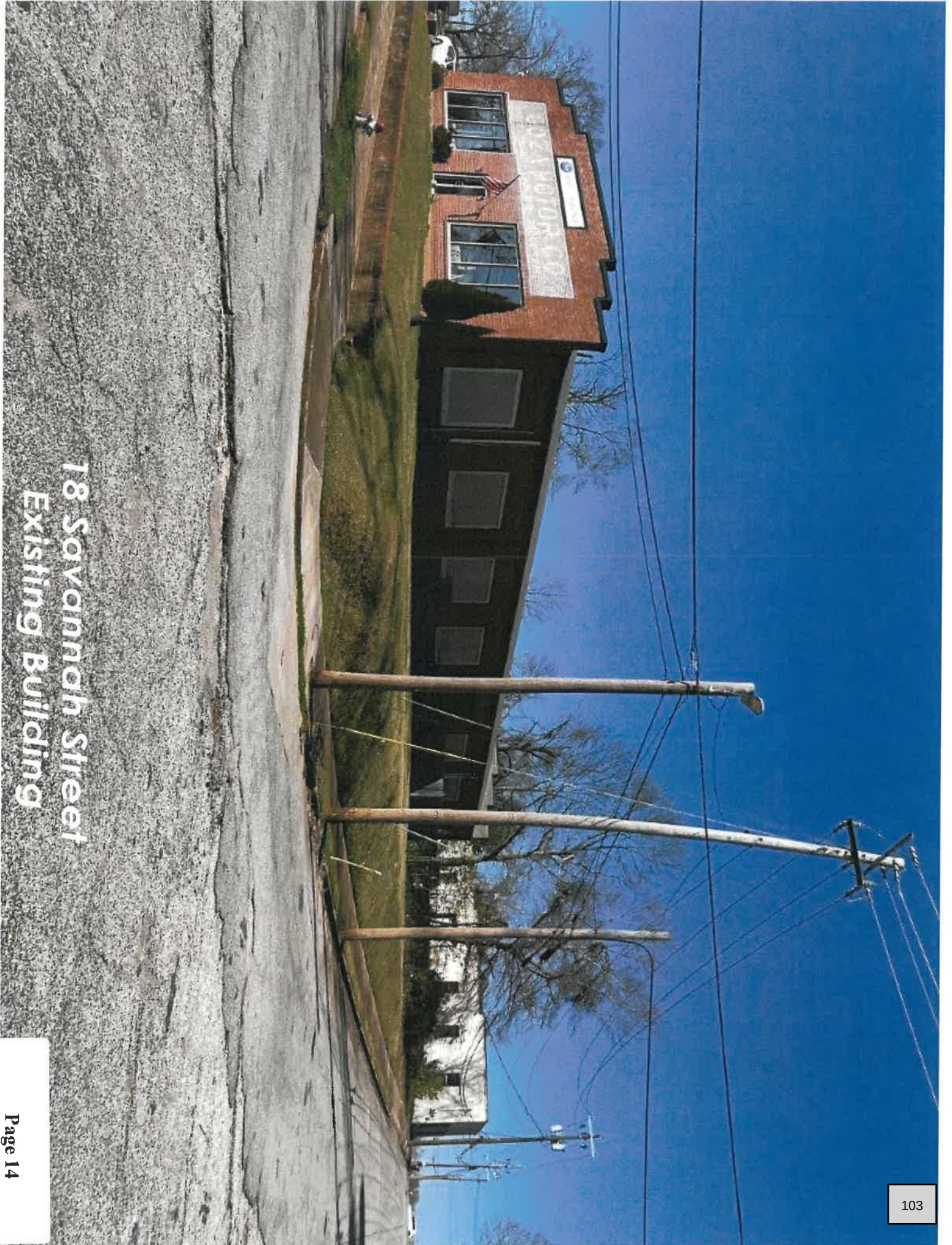
18 Savannah Street
Conceptual Images



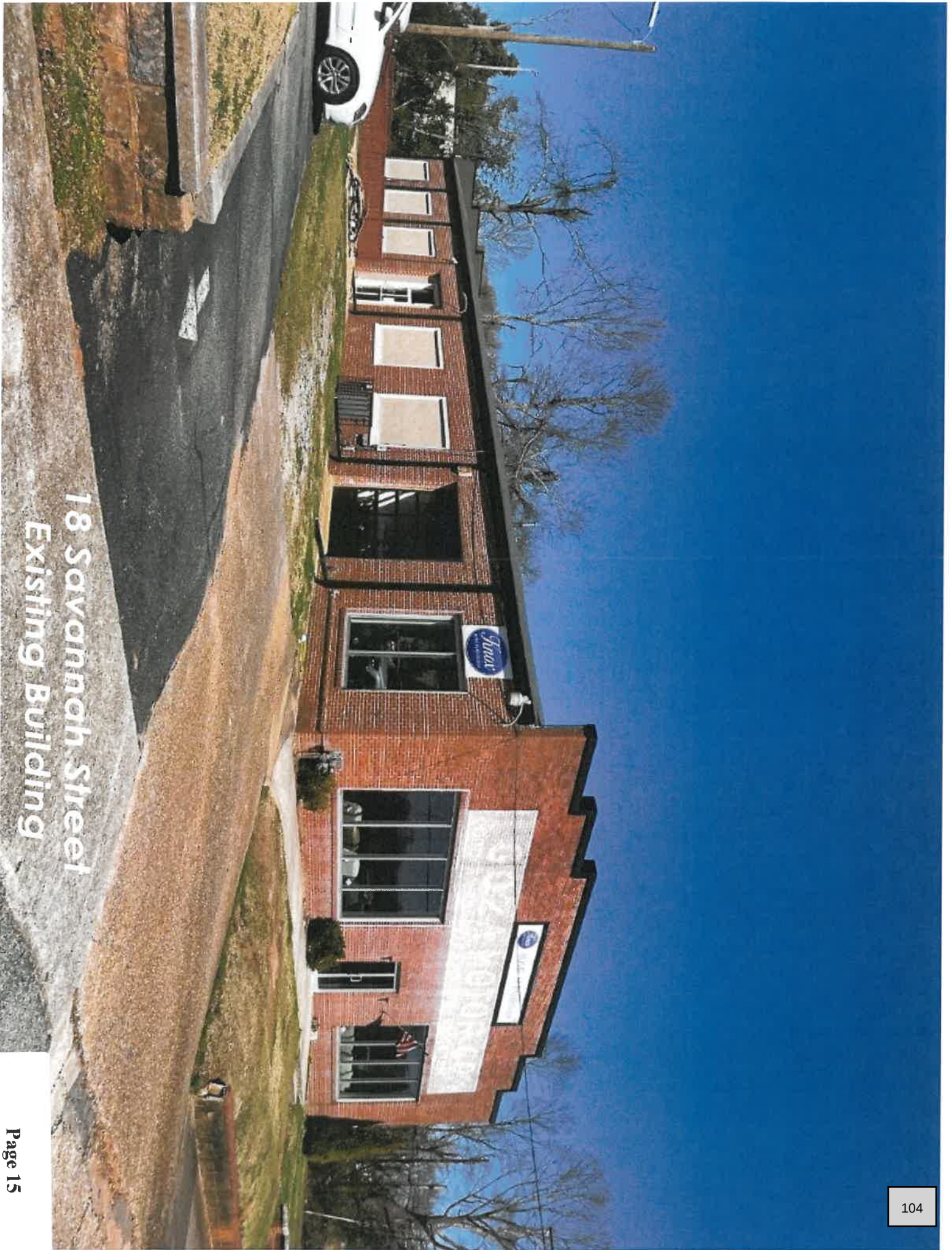
18 Savannah Street
Conceptual Images



18 Savannah Street
Existing Building



18 Savannah Street
Existing Building



18 Savannah Street
Existing Building

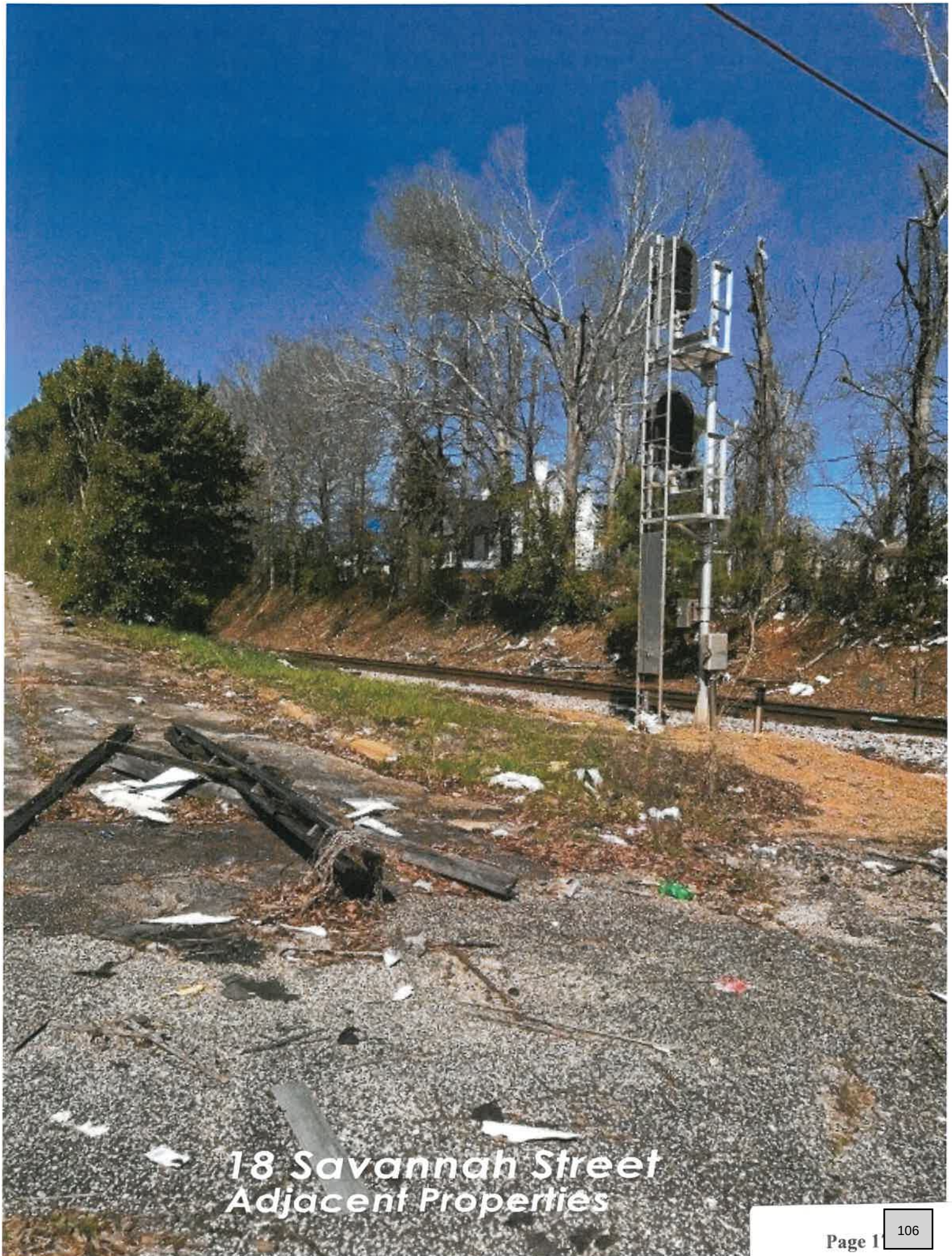


Educating, feeding, and nourishing
the people of Newnan through
sustainable gardening!

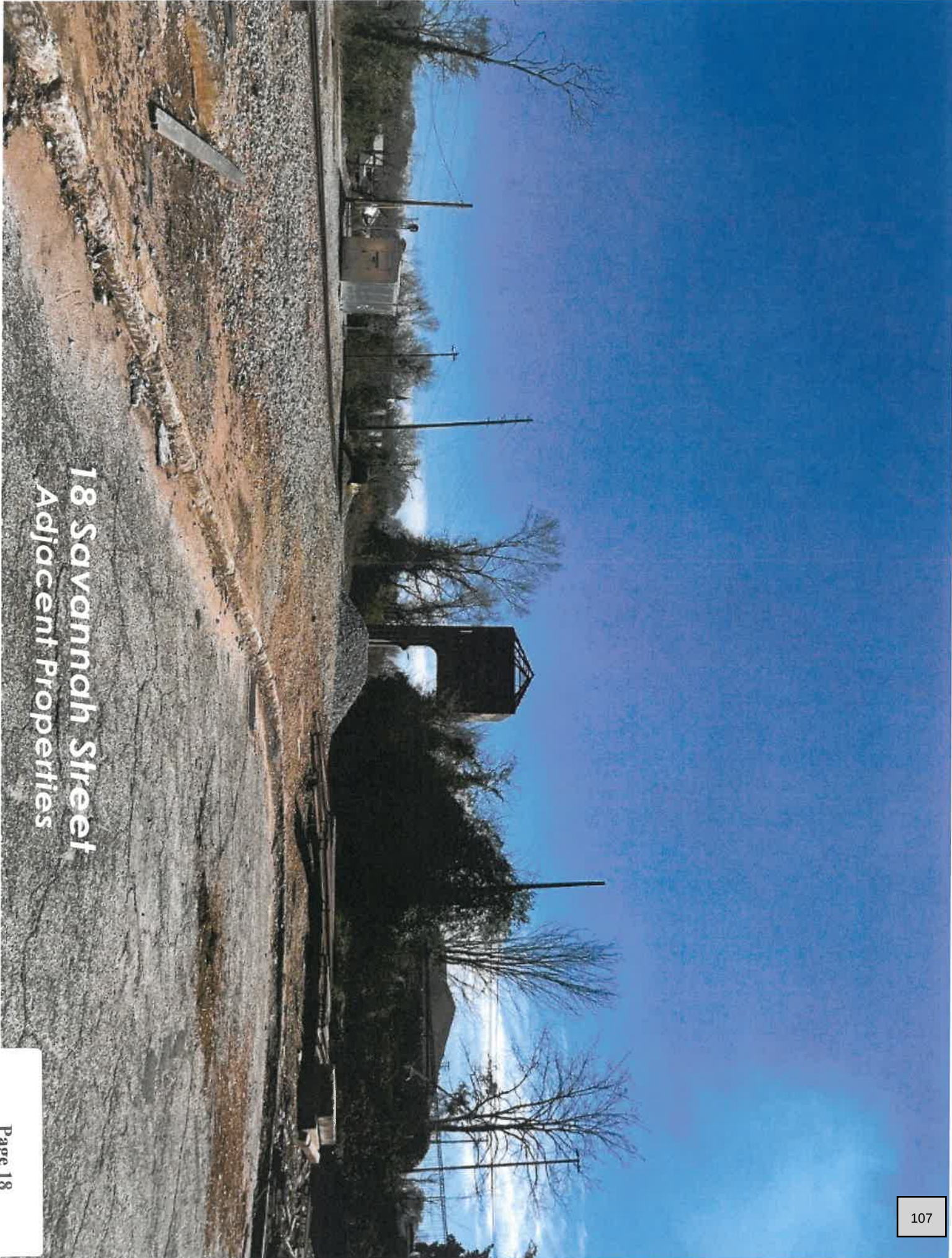
www.newleafcommunitygarden.com



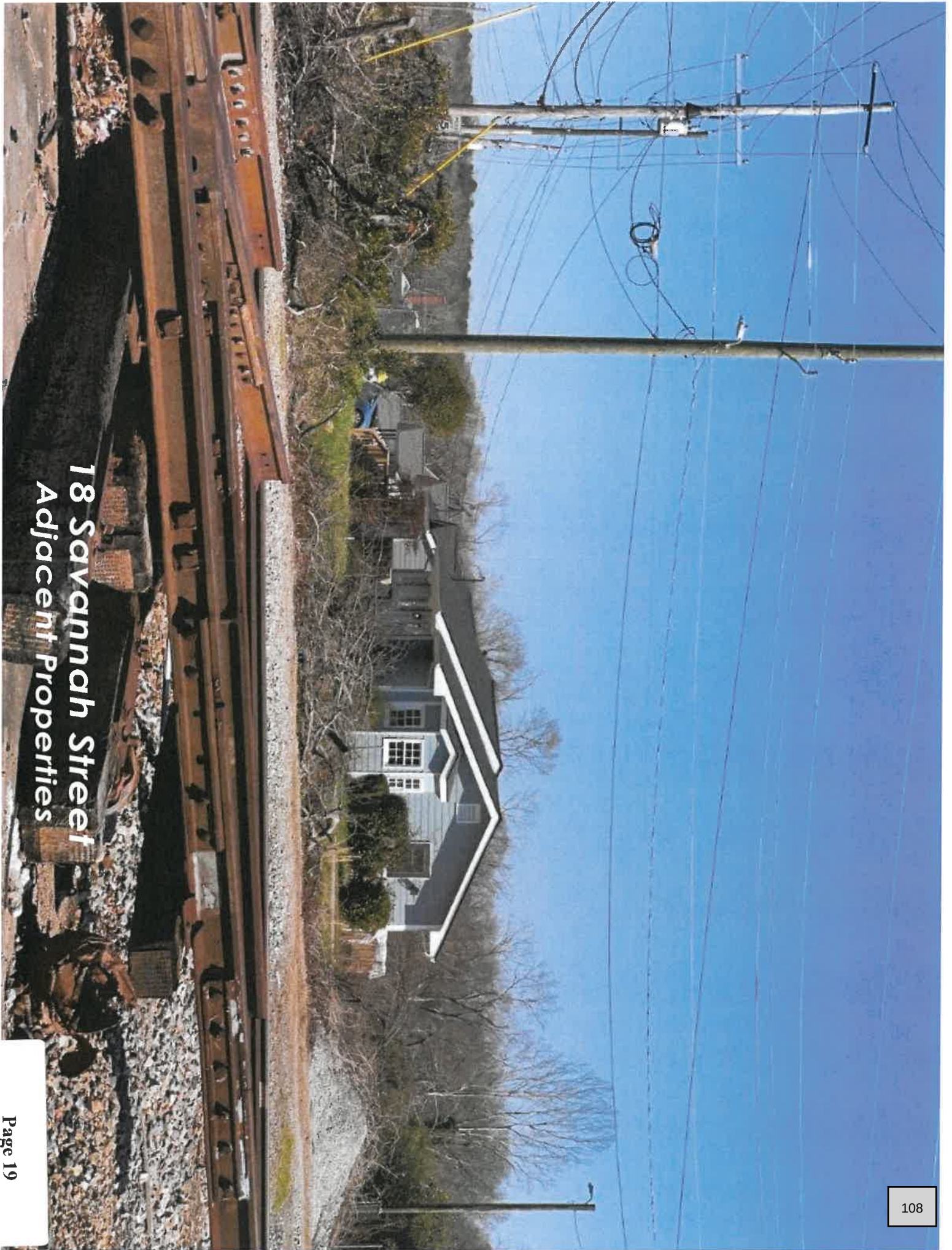
18 Savannah Street
Adjacent Properties



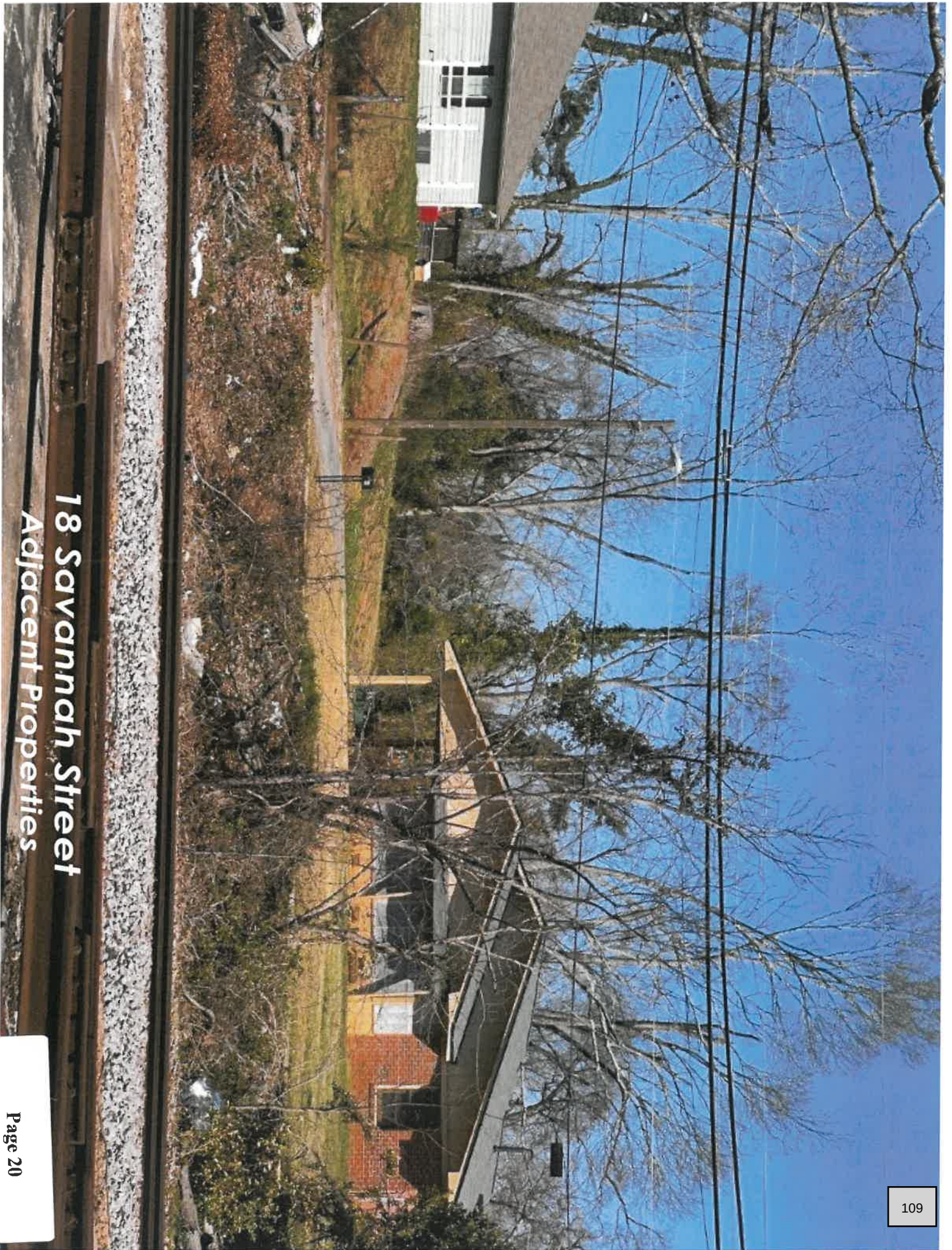
**18 Savannah Street
Adjacent Properties**



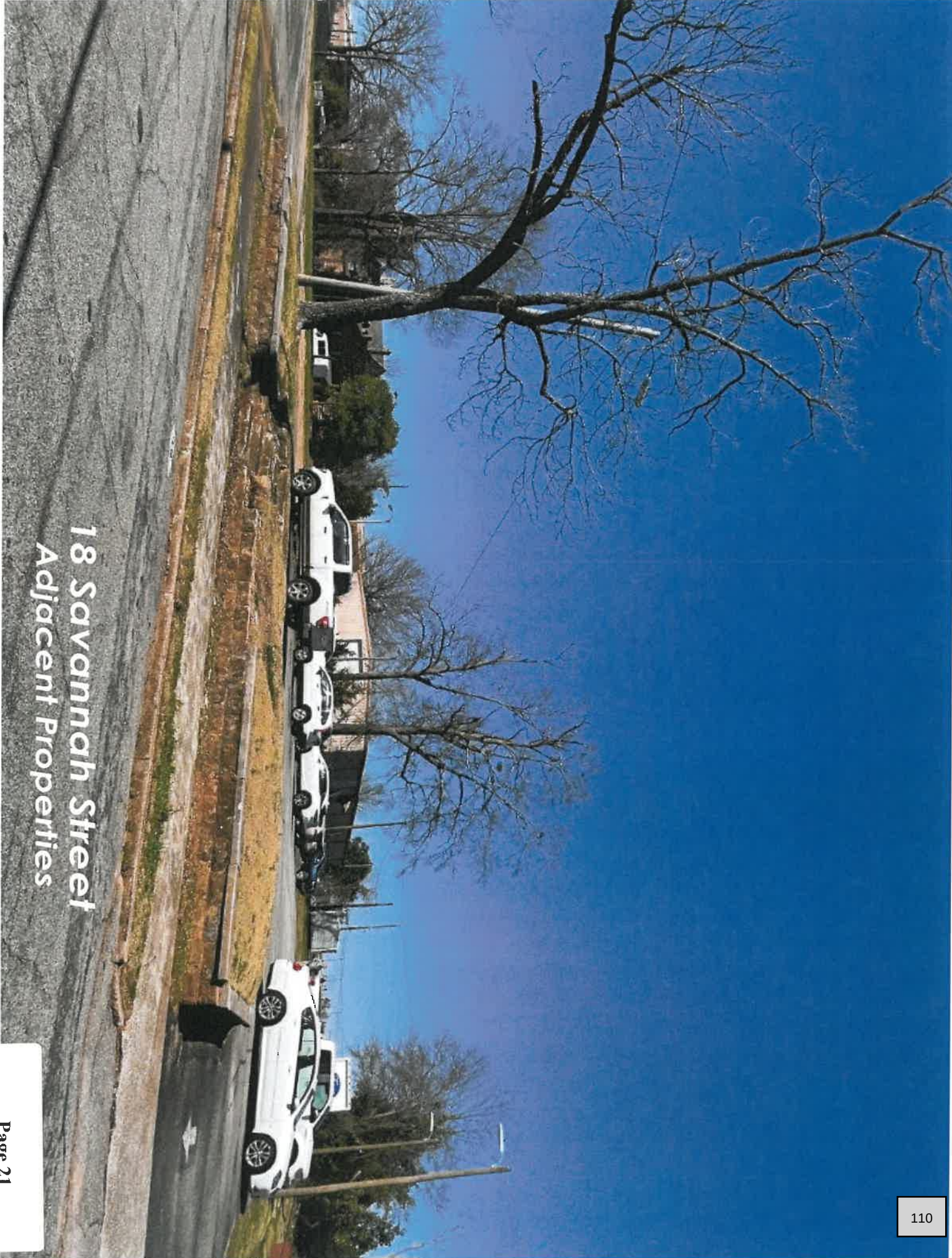
*18 Savannah Street
Adjacent Properties*



18 Savannah Street
Adjacent Properties



18 Savannah Street Adjacent Properties



18 Savannah Street
Adjacent Properties



NEWNAN
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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 development will be consistent with the conceptual renderings being submitted with this application.

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

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

SOUTHTREE COMMERCIAL DEVELOPMENT LLC

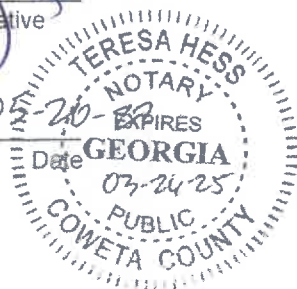
Signature of Applicant

Chuck Odetree Managing member
Type or Print Name and Title

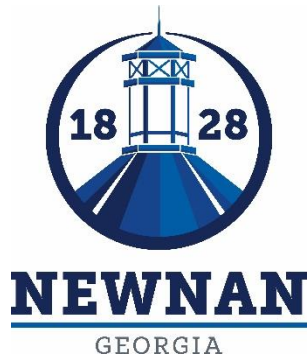
Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public



(Affix Raised Seal Here)



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Rezoning Request for RZ2022-06 by George Rosenzweig; 35.49± acres located at 2037 Newnan Crossing Bypass (Tax Parcel #087 5011 003); Requested zoning from RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density) to RML (Residential Multiple-Family Dwelling – Lower Density District) for the purpose of constructing 196 “attached cottage apartments” – **For Information Only**

Prepared By: Tracy S. Dunnivant, Planning Director

Purpose: To inform the City Council that RZ2022-06 is before the Planning Commission for consideration and a recommendation on the requested zoning classification.

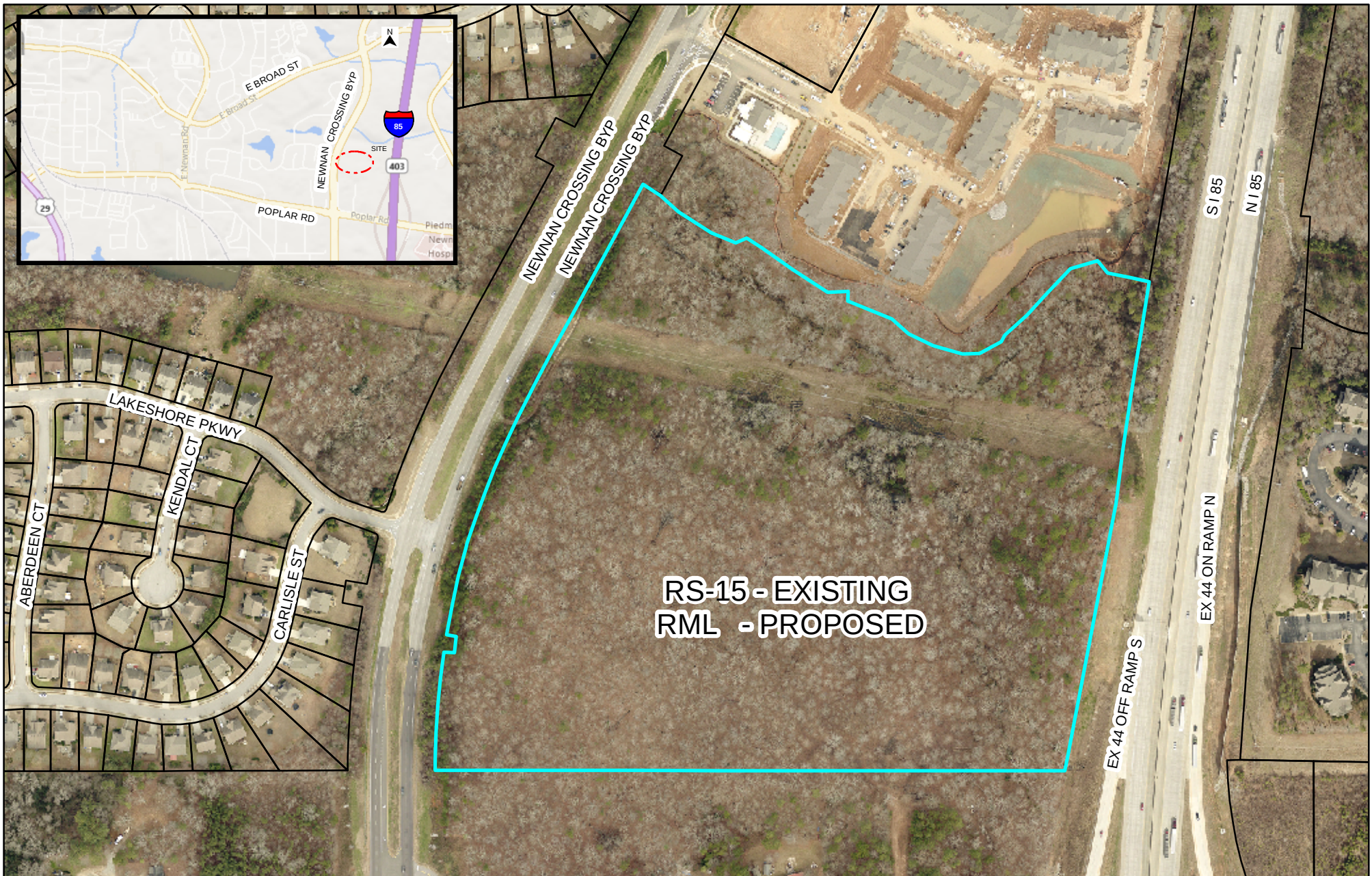
Land Owners	Tax ID Numbers	Acreage	Location
Cates Family Partnership	087 5011 003	35.49± acres	2037 Newnan Crossing Bypass

Background: The petitioner is requesting a zoning designation of RML (Residential Multiple-Family Dwelling – Lower Density District) for the property located at 2037 Newnan Crossing Bypass. The property is currently vacant and the applicant is proposing to build 196 “attached cottage apartments” with gated access, a clubhouse, pool and a dog park. Jim Chapman Communities is the proposed builder for the development.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None



CITY OF NEWNAN | Project Location



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



1 inch = 300 feet

Date: 6/3/2022

LEGEND

Project Location

PARCELS

CITY LIMITS

Parcel # 087 5011 003

ADDRESS

2037 NEWNAN CROS
Newnan, GA 30263

113

**JIM CHAPMAN COMMUNITIES &
CATES FAMILY PARTNERSHIP
REZONING APPLICATION**

**35.4892 ACRES
TAX PARCEL: PORTION OF
087 5011 003
FROM RS-15 TO RML**

Jim Chapman Communities
Cates Family Partnership
Applicants' Representative:
George C. Rosenzweig
Rosenzweig Law PC
75 Jackson Street, Suite 405
Newnan, Georgia 30263
(470) 347-3651
george@cowetalaw.com
State Bar: 614925



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 George C. Rosenzweig representing Jim Chapman Communities and Cates Family Partnership

Mailing Address 75 Jackson Street, Suite 405, Newnan, Georgia 30263

Telephone 470-347-3651 Email: george@cowetalaw.com

Property Owner (Use back if multiple names) Cates Family Partnership

Mailing Address 815 Sherlin Lane, Great Falls, Virginia 22066

Telephone 703-309-0909 Bypass and Interstate 85, in the City of Newnan, Coweta County, Georgia

Address/Location of Property The real property comprising approximately 36 acres located in a Federally created Opportunity Zone between Newnan Crossing Bypass and Interstate 85, in the City of Newnan, Coweta

Tax Parcel No.: Portion of 087 5011 003 County, Georgia. Land Lot 11 & 12

District/Section 5 Size of Property (Square Feet or Acres) 35.4892 acres

Present Zoning Classification: RS-15 - Suburban Single-Family Dwelling District - Medium Density Proposed Zoning Classification: RML- Residential Multi-Family Dwelling - Lower Density District

Present Land Use: Vacant Proposed Unit Count: 196 Proposed Density: 5.5 units/acre
Accessory Building: 1

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 property has been on the market for 10 years, with no offers as zoned. During that time, the surrounding area has changed substantially. The new zoning will align with the neighboring zoning.

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 The property to the north, although zoned MXD, is effectively being used for RMH

with the Springs Apartments.

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 use is bounded on the north by Springs at

Newnan, a 320-unit luxury apartment development and Ashlynn Ridge, a 202-unit affordable senior development. Three

of the lots in unincorporated Coweta County, to the south of the development, have been rezoned by Coweta County to

C-8 for an indoor self-storage facility. The remainder of the lots for sale are for more intense uses than the current RC zoning

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

31 day of May, 2022

Signature of Applicant

Amy M. Coria
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: 04/18/2022

RECEIVED BY: Tracy S. Dunnavent

DATE OF FILING: 05/31/2022

FILING FEE RECEIVED: \$1,400.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



May 31, 2022

BY HAND DELIVERY

City of Newnan, Georgia
Planning and Zoning Department
25 LaGrange Street
Newnan, Georgia 30263

**RE: LETTER OF INTENT FOR REZONING- MAP AMENDMENT
From RS-15 to RML for the 35.4892 Acre Portion of Tax Parcel
087 5011 003 for 196 Cottage Apartments, Density 5.5 Units/Acre.
Bounded on West by Newnan Crossing Bypass, North by Springs at Newnan
Apartments, East by Interstate 85, and South by transitional lots in
unincorporated Coweta County.**

Dear City of Newnan:

I represent Jim Chapman Communities and Cates Family Partnership.

On my clients' behalf, I am submitting this letter of intent for a rezoning map amendment, as part of a rezoning application, in order to develop an approximately 35.4892-acre tract of land located between Newnan Crossing Bypass and Interstate 85 in the City of Newnan for a high-quality, attached, one-story, gated-accessed cottage apartment community with private streets containing no more than 196 units with a density of 5.5 units per acre and one accessory building.

The Property, currently zoned RS-15 ("Suburban Single-Family Dwelling District Medium Density") is located in the Emerging Missing Middle Residential District on the recently adopted City of Newnan Future Land Use Map as well as a Federally created Opportunity Zone. The Property is adjoined on the north by Springs at Newnan, a 320-unit luxury apartment development and, further to the north, Ashlynn Ridge, a 202-unit affordable senior apartment development. The Property is bounded on the south by lots unincorporated Coweta County. These lots have been rezoned by the County to C-8. Three of the lots to the south have been rezoned to C-8 for an indoor self-storage facility. The remainder of the lots to the south are on the market for more intense uses than RC. The Property is also adjoined to the west by Newnan Crossing Bypass and to the east by Interstate 85. It is anticipated that buffers will meet or exceed all code requirements. No buffer modifications are anticipated. Public water and sewer facilities, from Newnan Utilities, are available to the site.

GEORGE C. ROSENZWEIG

75 Jackson Street, Suite 405, Newnan, Georgia 30263

Tel: 470-347-3651 Fax: 470-241-1251 Email: george@cowetalaw.com

www.rosenzweig.law

The Application is Consistent with the City of Newnan Comprehensive Plan

The proposed cottage apartment development is consistent with the recently completed City of Newnan Comprehensive Plan. It is shown as Emerging Missing Middle Residential on the Future Land Use Map. “**Emerging Missing Middle**” is defined in the new Comprehensive Plan as “**Medium-Density Residential (between four and seven units per acre) allowing for a variety of housing products, including single-family homes, duplexes, triplexes, quadraplexes, cottage homes, and small apartment buildings.**” Thus, the Land Use Plan Map has identified the Property as an appropriate location for a Missing Middle Residential development and the accompanying conceptual site plan meets all objective criteria under the recently completed Comprehensive Land Use Plan.

The Application Meets All Objective Zoning Criteria

The Jim Chapman Communities, high-quality, attached cottage apartment community meets all of the objective requirements which the Newnan Zoning Ordinance requires be given reasonable consideration in granting a rezoning application.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed community is bounded on the north by the Springs and Ashlynn Ridge multi-family developments. To the east and west, respectively, the Property is bounded by the Newnan Bypass and Interstate 85. The single-family residences and vacant land in unincorporated Coweta County, bounding the proposed Jim Chapman Community south, have currently either been rezoned by Coweta County to C-8 for an indoor self-storage facility or earmarked for more intense development. The proposed community is therefore suitable in view of the zoning, development, and future of adjacent and nearby property.

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? As with most multi-family developments, the greatest impact on adjacent or nearby properties resulting from the rezoning would be additional traffic. However, Newnan Crossing Bypass is a major, four-lane road designed to handle increased volumes of traffic. As part of this application, Jim Chapman Communities is presenting significant traffic mitigation features in order to minimize the impact of traffic on the surrounding area.

Are there substantial reasons why the property cannot or should not be used as currently zoned? The Property has been on the market for 10 years, zoned for a suburban subdivision, with no offers in a time of high demand for building lots. During that time, the surrounding area has changed, substantially. To the north, the property was rezoned MXD, with the Springs multi-family development already in place and a presently undeveloped commercial segment remaining on the Newnan Bypass. To the south, the property is either the subject of a Coweta County rezoning application to C-8 for an indoor self-storage facility, or earmarked for future non-residential development. Furthermore, the challenging topography of the Property (particularly

to the north), the adjoining utilities easement, combined with the location sandwiched between Interstate 85, a major highway, an apartment development, and future mixed-use development, make the Property undesirable for a detached single-family residential subdivision. Therefore, the Property cannot be efficiently used as currently zoned for an isolated suburban subdivision bordered by busy highways, apartments, and future mixed-use developments.

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? The development will have a very low impact on schools. Police, fire, utilities, and engineering should be able to handle the impact of the new Jim Chapman Communities development. Based on the attached CIA, the development will generate a significant estimated tax revenue including \$ 294,808 in additional annual school taxes, \$ 276,421 in additional total property taxes, and development impact and sanitary sewer impact fees totaling \$ 516,670. Therefore, although the development will have an impact, the impact will not be excessive or burdensome.

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The proposed cottage apartment development is consistent with the recently completed City of Newnan Comprehensive Plan. It is shown as Emerging Missing Middle Residential on the Future Land Use Map. “Emerging Missing Middle” is defined in the new Comprehensive Plan as **“Medium-Density Residential (between four and seven units per acre) allowing for a variety of housing products, including single-family homes, duplexes, triplexes, quadraplexes, cottage homes, and small apartment buildings.”** Thus, the Land Use Plan Map has identified the Property as an appropriate location for a Missing Middle Residential development and the accompanying plan meets all objective criteria under the recently completed Comprehensive Land Use Plan.

Is the proposed use consistent with the purpose and intent of the proposed zoning district?

The RML (Residential Multiple-Family Dwelling – Lower Density District) zoning designation 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. The proposed Jim Chapman Community, thus fits squarely within the definition of the RML Zoning District.

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?

There are no new or changing conditions in the vicinity of the property, since the recent adoption of the Comprehensive Plan and Map, identifying the Property as a location for the type of development proposed by applicants. In 2019, the Bleakly Advisory Group completed a Residential Market Analysis and provided strategic recommendations to the

City of Newnan, Georgia
May 31, 2022
Page Four

City of Newnan. The study indicated that Newnan, like many other cities, has a lack of housing stock that falls between apartments and single-family homes. Known as the “Missing Middle” the housing study advocated regulations facilitating such housing. This policy was adopted by Newnan, in its recent Comprehensive Land Use Plan and Comprehensive Land Use Plan Map.

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 the property?

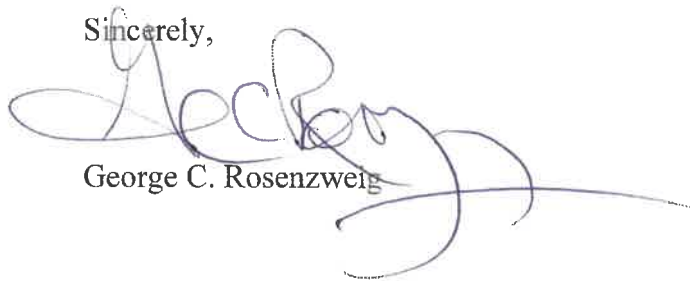
The proposed development, is not only consistent with the Land Use Plan and Map, it also meets all eight of the objective criteria contained in the Newnan Ordinance for evaluating a rezoning application. The development is therefore consistent that therefore reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right of property owners to the unrestricted use of their property.

In summary, Jim Chapman Communities is a highly accomplished builder and developer. The application is consistent 1) with the recently adopted Comprehensive Land Use Plan, recently adopted Comprehensive Land Use Plan Map, 2) the Bleakly Advisory Group 2019 Study of Newnan housing, 3) adjoining uses, and 4) all objective standards set forth in the Newnan Zoning Ordinance.

The Jim Chapman Communities team and I welcome the opportunity to answer any questions relating to this application and to a successful presentation to the City of Newnan Planning Commission and Newnan City Council.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Rosenzweig", with a long horizontal flourish extending to the right.

George C. Rosenzweig

GCR/amc

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 11 & 12, 5th District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

Beginning for the same at a concrete right of way monument found at the intersection of the South Line of aforesaid Land Lot 11 and the Easterly Right-of-Way Line of Newnan Crossing Bypass, (a variable width right of way), as described in a deed recorded among the Land Records of Coweta County in Deed Book 1267, Page 158; thence, leaving the said Point of Beginning and running with the said line of Newnan Crossing Bypass

1. North 00° 02' 01" East, 18.88 feet; thence,
2. 296.78 feet along the arc of a curve deflecting to the right, having a radius of 1,809.86 feet and a chord bearing and distance of North 04° 15' 48" East, 296.45 feet; thence,
3. South 81° 02' 20" East, 25.00 feet; thence,
4. 37.38 feet along the arc of a curve deflecting to the right, having a radius of 1,784.86 feet and a chord bearing and distance of North 09° 33' 40" East, 37.38 feet; thence,
5. North 79° 50' 20" West, 25.00 feet; thence,
6. 579.02 feet along the arc of a curve deflecting to the right, having a radius of 1,809.86 feet and a chord bearing and distance of North 19° 19' 35" East, 576.56 feet; thence,
7. North 28° 29' 29" East, 459.07 feet; thence, leaving the aforesaid line of Newnan Crossing Bypass and running
8. South 61° 32' 28" East, 19.45 feet; thence, running adjacent to the property now or formerly owned by Continental, 449 Fund LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 4818, Page 179
9. South 54° 47' 38" East, 49.60 feet; thence,
10. South 47° 40' 50" East, 55.07 feet; thence,
11. South 56° 53' 40" East, 89.01 feet; thence,
12. South 68° 18' 39" East, 60.40 feet; thence,
13. North 66° 34' 33" East, 27.86 feet to a point in the centerline of a creek; thence, running with the centerline of said creek and continuing to run adjacent to the aforesaid Continental, 449 Fund LLC property
14. South 57° 04' 51" East, 40.44 feet; thence,
15. South 54° 52' 18" East, 86.87 feet; thence,
16. South 56° 44' 45" East, 95.07 feet; thence,
17. North 87° 51' 48" East, 47.03 feet; thence,
18. South 01° 25' 26" West, 22.18 feet; thence,
19. South 67° 48' 20" East, 108.92 feet; thence,
20. South 47° 54' 30" East, 50.58 feet; thence,
21. South 64° 35' 48" East, 62.13 feet; thence,
22. South 74° 31' 32" East, 70.29 feet; thence,
23. North 89° 21' 50" East, 38.61 feet; thence,
24. North 61° 50' 05" East, 56.69 feet; thence,
25. North 26° 02' 33" East, 17.77 feet; thence,
26. North 48° 10' 17" East, 69.00 feet; thence,
27. North 42° 28' 18" East, 62.16 feet; thence,
28. North 43° 22' 34" East, 82.62 feet; thence,
29. North 74° 13' 26" East, 64.34 feet; thence,
30. South 40° 33' 53" East, 36.18 feet; thence,
31. South 77° 49' 00" East, 56.05 feet to a point on the Westerly Right-of-Way Line of Interstate 85, (a variable width right of way); thence, running with the said line of Interstate 85
32. South 16° 05' 54" West, 13.59 feet to a concrete right of way monument found; thence,
33. South 00° 35' 22" West, 309.10 feet to a concrete right of way monument found; thence,
34. South 06° 16' 03" West, 167.45 feet to a concrete right of way monument found; thence,
35. South 10° 46' 58" West, 615.08 feet to a point of intersection with the South Line of aforesaid Land Lot 12; thence, leaving the aforesaid line of Interstate 85 and running with the said line of Land Lot 12
36. South 89° 34' 53" West, 177.58 feet to a 1 ¼ inch open top pipe found at the common corner of Land Lots 5 & 6, 2nd District of Coweta County; thence, continuing with the common line of aforesaid Land Lots 6, 11 & 12
37. South 89° 26' 39" West, 148.81 feet to a ¾ inch open top pipe found; thence,
38. North 87° 54' 51" West, 149.59 feet to a 1 ¼ inch open top pipe found; thence,
39. North 89° 00' 01" West, 298.97 feet to an axle found; thence,
40. North 88° 19' 10" West, 101.28 feet to an angle iron found; thence,
41. North 89° 52' 25" West, 98.96 feet to a 1 ¼ inch open top pipe found; thence,
42. North 88° 48' 32" West, 100.58 feet; thence,

43. North 88° 59' 55" West, 197.00 feet; thence,
44. North 88° 29' 32" West, 99.59 feet to a 3/8 inch rebar found at the intersection with the aforesaid line of Newnan Crossing Bypass; thence, running with the said line of Newnan Crossing Bypass
45. North 89° 24' 05" West, 60.31 feet to the Point of Beginning, containing 1,545,908 square feet or 35.4892 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

SITE MAP



CHALLENGE ONE: CREDIBILITY. SINCE ABOUT 1970, CREDITORS' ACCOUNTS "LOOKING FOR THE OTHER SIDE OF THE STREET" HAVE BEEN ASSOCIATED WITH THE "WALL STREET" CREDITORS' ACCOUNTS. THE OTHER SIDE OF THE STREET CREDITORS' ACCOUNTS HAVE BEEN ASSOCIATED WITH THE "WALL STREET" CREDITORS' ACCOUNTS.

1. PLAT OF PROPERTY ON CHURCH ST. IN THE CITY OF
MEMPHIS, TENNESSEE, CONTAINING THIRTY-ONE
ACRES OF LAND, BEING PARCELS 22 AND 23 OF TRACT 1
AMONG THE LANDS OWNED BY CONTESSA COMPANY, GEORGIA
2. MADE BY DAVID P. BOWEN
ADMINISTRATOR OF THE ESTATE OF JOHN P. BOWEN
DECEASED 11-18-17
3. RECORDED IN BOOK 10 PAGE 103 FILE 11-18-17

ACCORDING TO THE THIRD EDITION RESPONSE SURVEY OF GOVERNMENT, BUSINESS AND LABOR INTERESTS, DATED FEBRUARY 1, 2016, ABOUT 75 PERCENT OF THE PROPERTY LIES WITHIN A REGIONAL TUTORIAL ZONE AREA AND IS BEING DEVELOPED BY PRIVATE.

THE STUDY WAS PREPARED WITHOUT THE ASSISTANCE OF A FEASIBILITY REPORT, WHICH COULD HAVE BEEN OBTAINED FROM THE BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR, BUT IT PROBABLY WOULD NOT HAVE MADE ANY DIFFERENCE IN THE RESULTS.

[illegible][illegible]

REPRODUCTION AND DISTRIBUTION MADE TO THE ENTITIES AS LISTED IN THE TITLE OF THIS DOCUMENT IS AUTHORIZED BY THE NATIONAL ARCHIVES. REPRODUCTION OF THIS DOCUMENT FOR OTHER THAN THE ENTITIES AS LISTED IN THE TITLE OF THIS DOCUMENT IS NOT AUTHORIZED. REPRODUCTION OF THIS DOCUMENT FOR OTHER THAN THE ENTITIES AS LISTED IN THE TITLE OF THIS DOCUMENT IS NOT AUTHORIZED. REPRODUCTION OF THIS DOCUMENT FOR OTHER THAN THE ENTITIES AS LISTED IN THE TITLE OF THIS DOCUMENT IS NOT AUTHORIZED.

**1,545,908 SQ.FT.
OR
35.4892 AC.**

[illegible]

BOUNDARY SURVEY
FOR
DOMINIUM INC.
(NEWMAN FAMILY PROPERTY)
LOCATED IN
LAND LOTS 11 & 12, 5TH DISTRICT
CITY OF NEWMAN, COWETA COUNTY, GEORGIA

SHEET NO. $1/2$



LOCATION MAP
NOT TO SCALE
LOT 127, 128, 129, 130, 131
132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942

TerraMark
TerraMark Land Servicing, Inc.
7510 North Main Road
Lanham, Maryland 20655
Phone (410) 421-1827
Fax (410) 451-0555
www.terraMark.com
TerraMark Land Servicing 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833

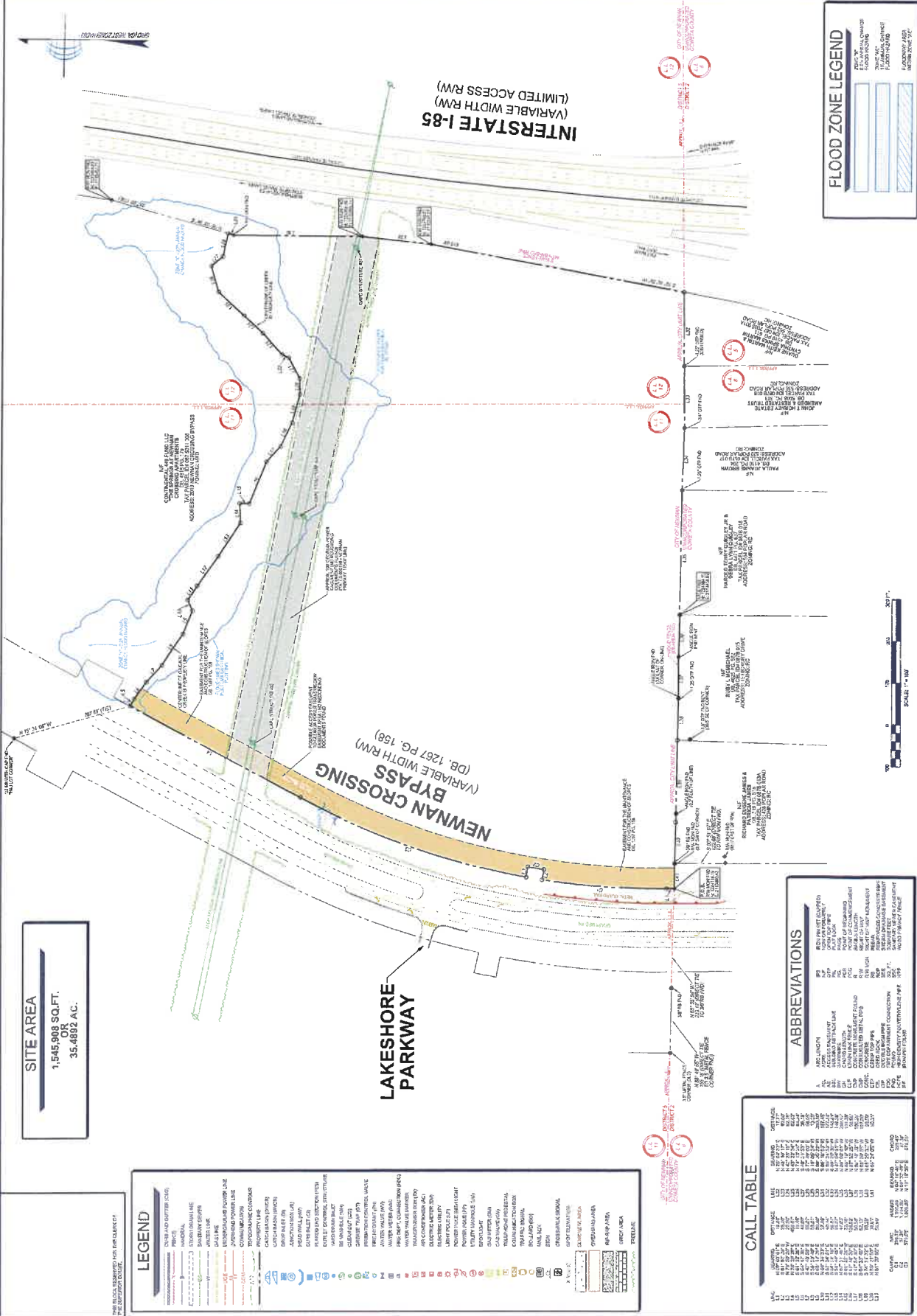
BOUNDARY SURVEY
FOR
DOMINUM INC.
(NEWMAN FAMILY PROPERTY)
LOCATED IN
LAND LOTS 11 & 12, 5TH DISTRICT
CITY OF NEWMAN, COWETA COUNTY, GEORGIA

[illegible]

TerraMark
 1798 Bloor Street East
 Toronto, Ontario M4W 1A7
 Phone No. (416) 291-5252
 Fax No. (416) 461-0883
 www.terraMark.com
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FLOOD ZONE LEGEND

ADAMS 36" 0.2% ANTIMONY CHARGED FLOODED HAZARD	TRONIC 44" 1% CARBONAL CHARGED FLOODED HAZARD	FLOORWAY AREA WITHIN ZONE 14C



ABBREVIATIONS

[illegible]

CALL TABLE

[illegible]

LEGEND

[illegible]

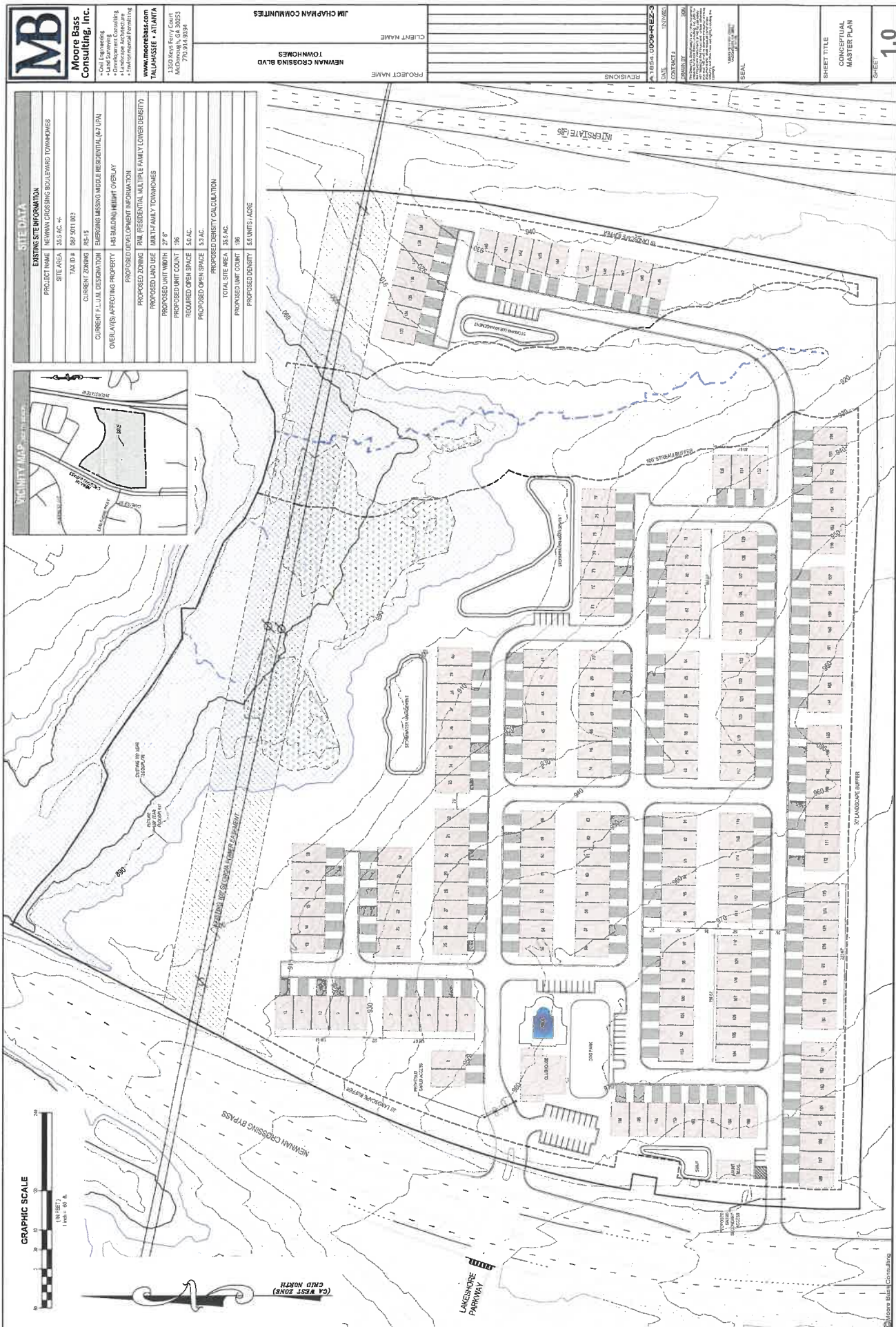
SITE AREA
1,545,908 SQ.FT.
OR
35.4892 AC.

**LAKESHORE-
PARKWAY**

INTERSTATE I-85
(VARIABLE WIDTH R/W)
(LIMITED ACCESS R/W)

**NEWMAN CROSSING
BYPASS**
(VARIABLE WIDTH RM)
(DB, 1267 PG. 156)

THE BLOCK ASSIGNED FOR THE CLERK OF THE DISTRICT COURT



SHEET DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	NEWMAN CROSSING BOULEVARD TOWNHOMES
SITE AREA	35.5 AC. +/-
TAX ID #	301 001 002
CURRENT ZONING	RS-15
CURRENT PLU/LAND DESIGNATION	RESIDENTIAL MEDIUM DENSITY (RM) 1/2 A/C
OVERLAY(S) AFFECTING PROPERTY	AS-BUILDING HEIGHT OVERLAY
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	RM-1 RESIDENTIAL MULTIPLE FAMILY LOWER DENSITY (RM-1)
PROPOSED LAND USE	MULTI-FAMILY TOWNHOMES
PROPOSED UNIT COUNT	278
REQUIRED OPEN SPACE	50.0 AC.
PROPOSED OPEN SPACE	53.0 AC.
PROPOSED DENSITY CALCULATION	
TOTAL SITE AREA	35.5 AC.
PROPOSED UNIT COUNT	278
PROPOSED DENSITY	45 UNITS/ACRE



PROJECT NAME	NEWMAN CROSSING BOULEVARD TOWNHOMES
CLIENT NAME	JIM CHAPMAN COMMUNITIES
DATE	12/20/2021
REVISIONS	
DATE	12/20/2021
BY	MB
CHECKED BY	MB
DESIGNED BY	MB
SCALE	AS SHOWN
SEAL	
SHEET TITLE	CONCEPTUAL MASTER PLAN
SHEET	1.0

Conceptual Gated Entrances



Conceptual Clubhouse, Pool & Dog Park



 JIM CHAPMAN
COMMUNITIES

Conceptual Interior Clubhouse



Conceptual Elevations



 JIM CHAPMAN
COMMUNITIES

Conceptual Elevations



Conceptual Interiors

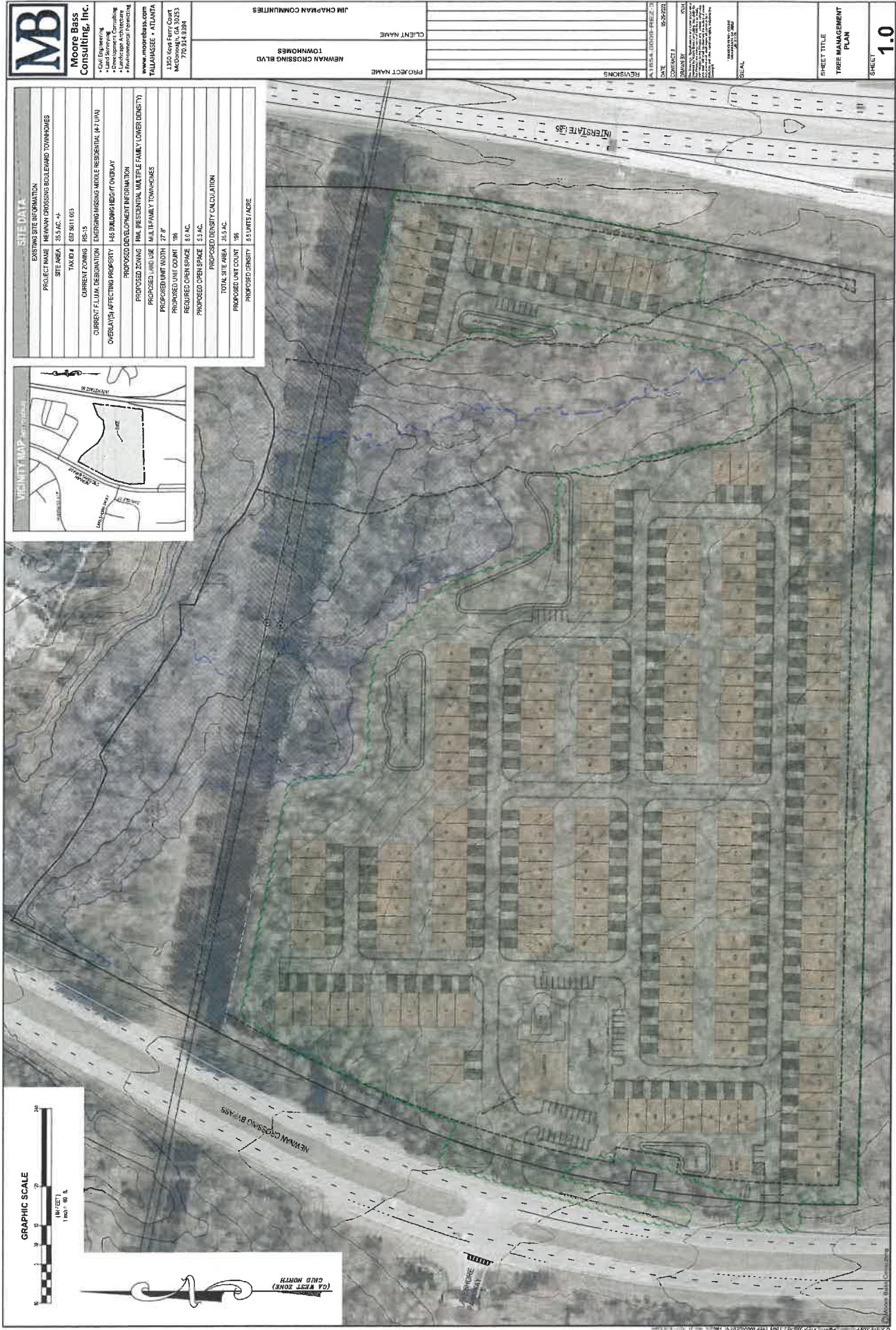


JIM CHAPMAN
COMMUNITIES

Conceptual Interiors



JIM CHAPMAN
COMMUNITIES



SHEET DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	NEWMAN CROSSING BOULEVARD TOWNHOMES
SITE AREA	15.5 AC +/-
TAXID #	682 6611 003
CURRENT ZONING	RS-15
CURRENT PLUM PERMITS	EXISTING MASSING MOBILE RESIDENTIAL # 2 LPN
OVERLAY AFFECTING PROPERTY	
PROPOSED DEVELOPMENT INFORMATION	
PROPOSED ZONING	RM, PRESIDENTIAL MULTIPLE FAMILY (LOWER DENSITY)
PROPOSED LAND USE	MULTI-FAMILY TOWNHOMES
PROPOSED UNIT COUNT	128
PROPOSED UNIT FOOTPRINT	17' F
REQUIRED OPEN SPACE	2.0 AC
PROPOSED OPEN SPACE	2.1 AC
PROPOSED DENSITY CALCULATION	
TOTAL SITE AREA	15.5 AC
PROPOSED UNIT COUNT	128
PROPOSED DENSITY	8.2 UNITS/ACRE



PROJECT NAME	NEWMAN CROSSING BLVD TOWNHOMES
CLIENT NAME	JIM CHAPMAN COMMUNITIES
DATE	09/26/2017
REVISIONS	
SHEET TITLE	TREE MANAGEMENT PLAN
SHEET	1.0



Moore Bass Consulting, Inc.
1350 Lee Ferry Court
Metairie, LA 70001
713.884.8884



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:

A. Applicant proffers, as conditions:

- The density of the development will be less than 6 units per acre.
- Significant facilities and services specifically designed to serve residents.
- Residences will be provided with full kitchens including a dishwasher, stove refrigerator, and microwave.

B. Natural vegetation shall remain on the property prior to issuance of a Development Permit.

C. All disturbed grassed areas shall be sodded.

D. All utilities shall be placed underground.

E. Ground signage shall be limited to monument-type sign(s).

F. The development shall be limited to a maximum of 196 units and one accessory building.

G. Height of the buildings shall be limited to 55 feet.

H. One main entrance and exit and one secondary entrance and exit will be constructed on Newnan Crossing Bypass.

I. Gated access with private streets.

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

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

Signature of Applicant

George C. Rosenzweig, Attorney

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of 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 Eve Loudenback on behalf of Cates Family Partnership

Telephone Number 703-309-0909

Address of Subject Property The real property comprising approximately 35.4892 acres located between Newnan
Crossing Bypass and Interstate 85 in the City of Newnan, Coweta County, Georgia.

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.

Eve A Loudenback, May 6, 2022

Signature of Property Owner

Personally appeared before me

Helena Carino Satina

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

Helena Carino Satina

Notary Public



HELENA CARINO SATINA
NOTARY PUBLIC 7685670
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES SEPTEMBER 30, 2024

(Affix Raised Seal Here)

May 6, 2022

Date



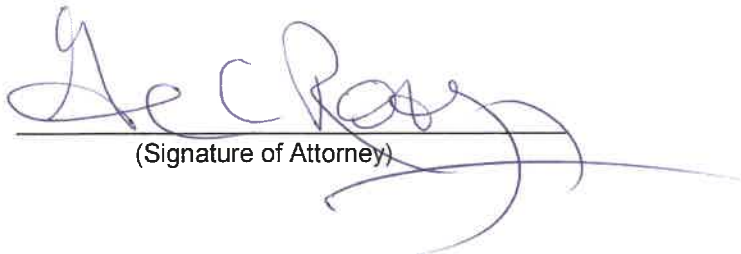
City of Newnan, Georgia

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 George C. Rosenzweig

Address 75 Jackson Street, Suite 405

Newnan, Georgia 30263

Telephone 470-347-3651

Date 5/31/2022

Community Assessment Memo

To: Tracy Dunnavant, Planning Director

From: Vern Wilburn, P.E., PTOE

Date: May 31, 2021

Re: The Cottages By Jim Chapman, Proposed Residential Community, Newnan Crossing Bypass

This memo outlines the expected community impacts from the proposed rezoning and development of a 35.4892-acre site located adjacent to Newnan Crossing Bypass south of the recently completed Springs at Newnan Apartment Complex. The development, known as The Cottages, is being proposed by Jim Chapman Communities and Cates Family Partnership.

The proposed development is a townhome community consisting of 196 residential units. A site plan is included as Attachment A.

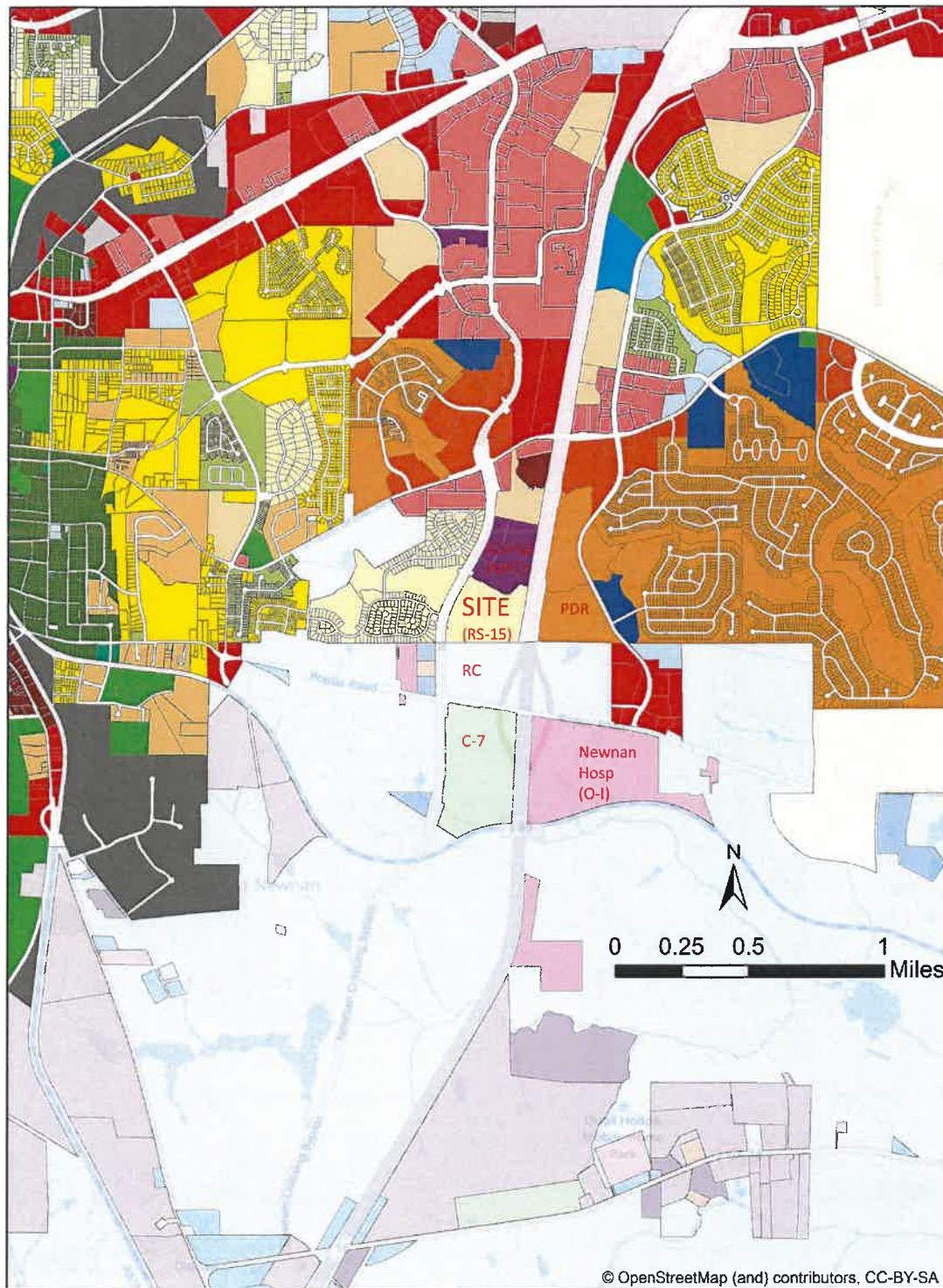
Primary access for the development is a full access driveway connecting to Newnan Crossing Bypass across from Lakeshore Parkway. This proposed driveway will become the fourth leg of the intersection of Lakeshore Parkway and Newnan Crossing Bypass.

Input was requested from various agencies and utility providers including: the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and the Newnan Fire Department. At this time, no responses have been received.

EXISTING ZONING

The illustration on the following page is the currently available zoning map for the vicinity. The site is located on the southern edge of the city of Newnan. The site is currently zoned RS-15. The property to the north is zoned MXD and has been partially developed for the Springs apartments. A section of the property to the north, along the Newnan Bypass, has been reserved and is currently being marketed for commercial use. To the north of the Springs (although not reflected on the currently available zoning map) is a parcel which Dominion rezoned in 2020 to the RMH category for an affordable, age-restricted, apartment complex. The adjoining parcel to the south, located in Coweta County, is zoned RC. The eastern portion of the county site (adjoining the Interstate-85 off ramp) is the subject of a current county rezoning application to C-8 for an indoor self-storage facility.

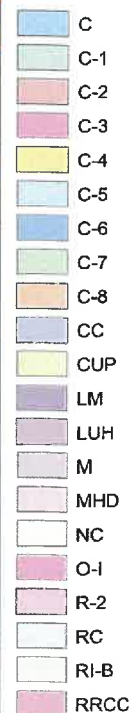
EXISTING ZONING IN VICINITY



City Zoning



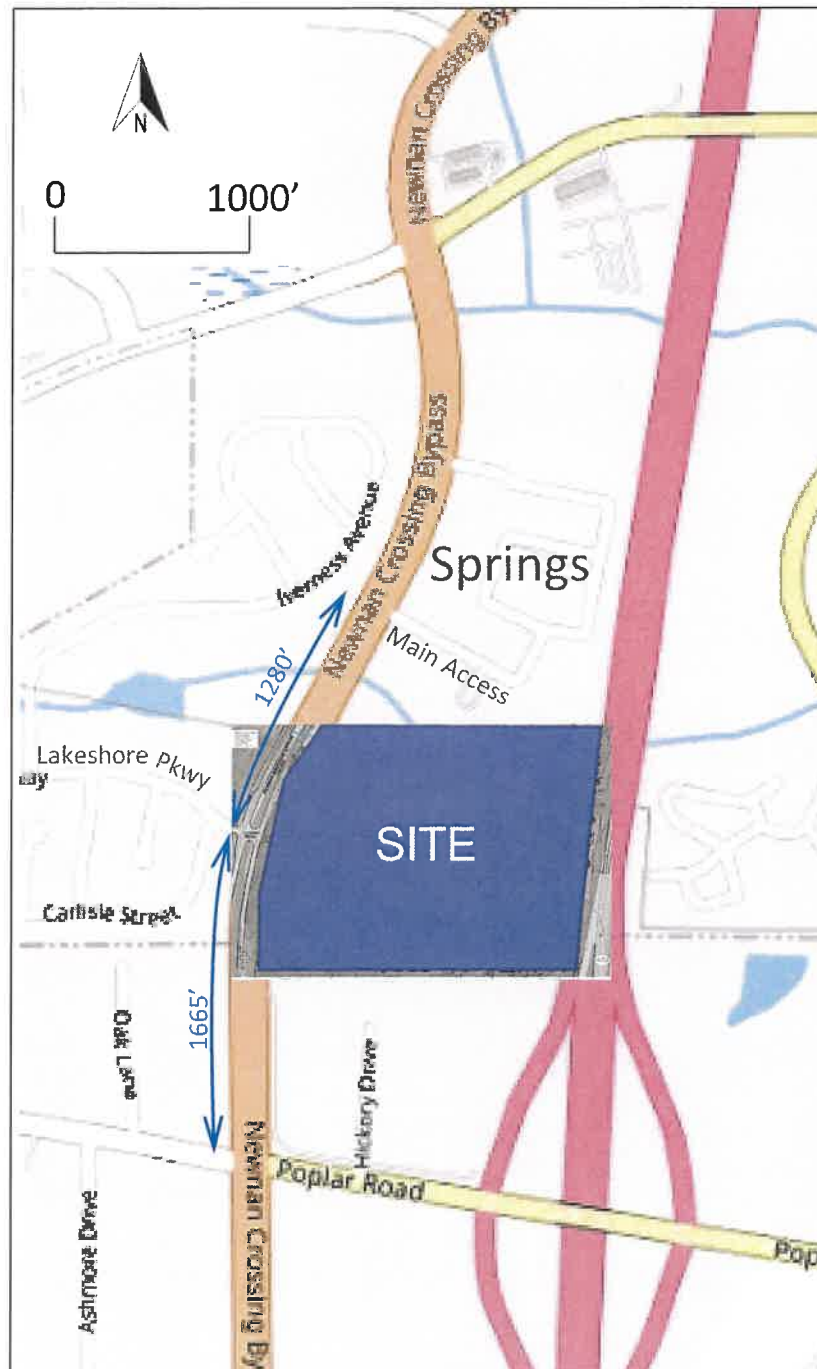
County Zoning



ROADS AND STREETS

As shown in the illustration below the proposed main driveway will be located about 1280 feet south of the main access for the Springs Apartment Community. The proposed driveway will be about 1665 feet north of Poplar Road.

SITE LOCATION



The traffic expected to be generated by the proposed development is shown in the following table.

Trip Generation Summary

Alternative: Alternative 1

Phase:

Project: The Cottages

Open Date: 5/31/2022

Analysis Date: 5/31/2022

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	LOW-RISE 1		718	717	1435		21	69	90		69	41	110
	196 Dwelling Units												
Unadjusted Volume			718	717	1435		21	69	90		69	41	110
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			718	717	1435		21	69	90		69	41	110

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

TRIP GENERATION 10, TRAFFICWARE, LLC

P. 1

The proposed development is expected to generate approximately 1435 trips (718 in and 717 out) per day.

A traffic impact study was conducted for the development and a copy is attached. The findings of the impact study indicate that turn lanes will be needed at both driveways.

TAX REVENUE

The proposed development is part of a larger parcel (Parcel 087 5011 003), which currently has an assessed value of \$4,639,967. Tax parcel information from the qPublic website is included as Attachment B.

Parcel 087 5011 003 is comprised of three separate areas totaling 61.45 acres. The site proposed for this development will contain 35.4892-acres. Since this site represents 57.8% of the total of the three parcels, the existing value and existing tax revenues are estimated as 57.8% of the values found on qPublic.

It is estimated that the fair market value of the property would increase to \$43 million because of the proposed improvements. The assessed valuation would be 40% of the fair market value or \$17.2 million. The following table shows the estimated change in tax revenues for the County, City, and School System.

ESTIMATED CHANGE IN ANNUAL PROPERTY TAX REVENUE				
ENTITY	MILLAGE RATE	EXISTING TAXES BASED ON FAIR MARKET VALUE OF \$2,811,820 (57.8% of \$4,639,967)	EXPECTED TAXES BASED ON IMPROVED FAIR MARKET VALUE (\$43,000,000)	ADDITIONAL PROPERTY TAX
Assessed Value		\$1,072,760	\$17,200,000	
County	6.168	\$6617	\$106,090	\$99,473
School	17.14	\$18,387	\$294,808	\$276,421
City	7.335	\$7869	\$126,162	\$118,293
TOTAL	30.643	\$32,874	\$527,060	\$494,187

OTHER BENEFITS TO THE CITY OF NEWNAN

The development of this property as proposed would require significant impact fees to be paid estimated as follows:

TYPE OF FEE	UNIT COST (Per Unit)	No. UNITS	TOTAL
Development Impact Fee	\$1,136.07	196	\$222,670
Sanitary Sewer Impact Fee	\$1,500	196	\$294,000
TOTAL IMPACT FEES			\$516,670

ATTACHMENTS

PRELIMINARY SITE PLANA

TAX PARCEL DATA FROM QPUBLIC WEBSITEB

Attachment A
Preliminary Site Plan





Attachment B
Tax Parcel Data





Summary

Parcel Number 087 5011 003
 Location Address
 Legal Description 61.451 AC LL 11 12 21 LOWER FAYETTEVILLE
 (Note: Not to be used on legal documents)
 Class C5-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District NEWNAN 08 ANNEX (District 08)
 Millage Rate 27.483
 Acres 61.45
 Neighborhood Comm/Ind Newnan (G10000)
 Homestead Exemption No (S0)
 Landlot/District 11 / 5

[View Map](#)

Owner

[CATES FAMILY PARTNERSHIP](#)
 815 SHERLIN LN
 GREAT FALLS, VA 22066

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Crossing Bypass	Square Feet	2,676,762	0	0	61.45	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/1/1992	701 55		\$0	UNQUALIFIED IMPROVED		CATES FAMILY PARTNER
7/12/1989	526 485		\$0	UNKNOWN STATUS		INZER LAURA C & EVA

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$4,639,967	\$4,639,967	\$4,639,967	\$4,639,967	\$5,242,636
Land Value	\$4,639,967	\$4,639,967	\$4,639,967	\$4,639,967	\$4,639,967
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$4,639,967	\$4,639,967	\$4,639,967	\$4,639,967	\$4,639,967

Assessment Notices 2019

[12452 \(PDF\)](#)

Assessment Notices 2020

[2020 \(PDF\)](#)

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

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

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SECTION 12

TRAFFIC STUDY

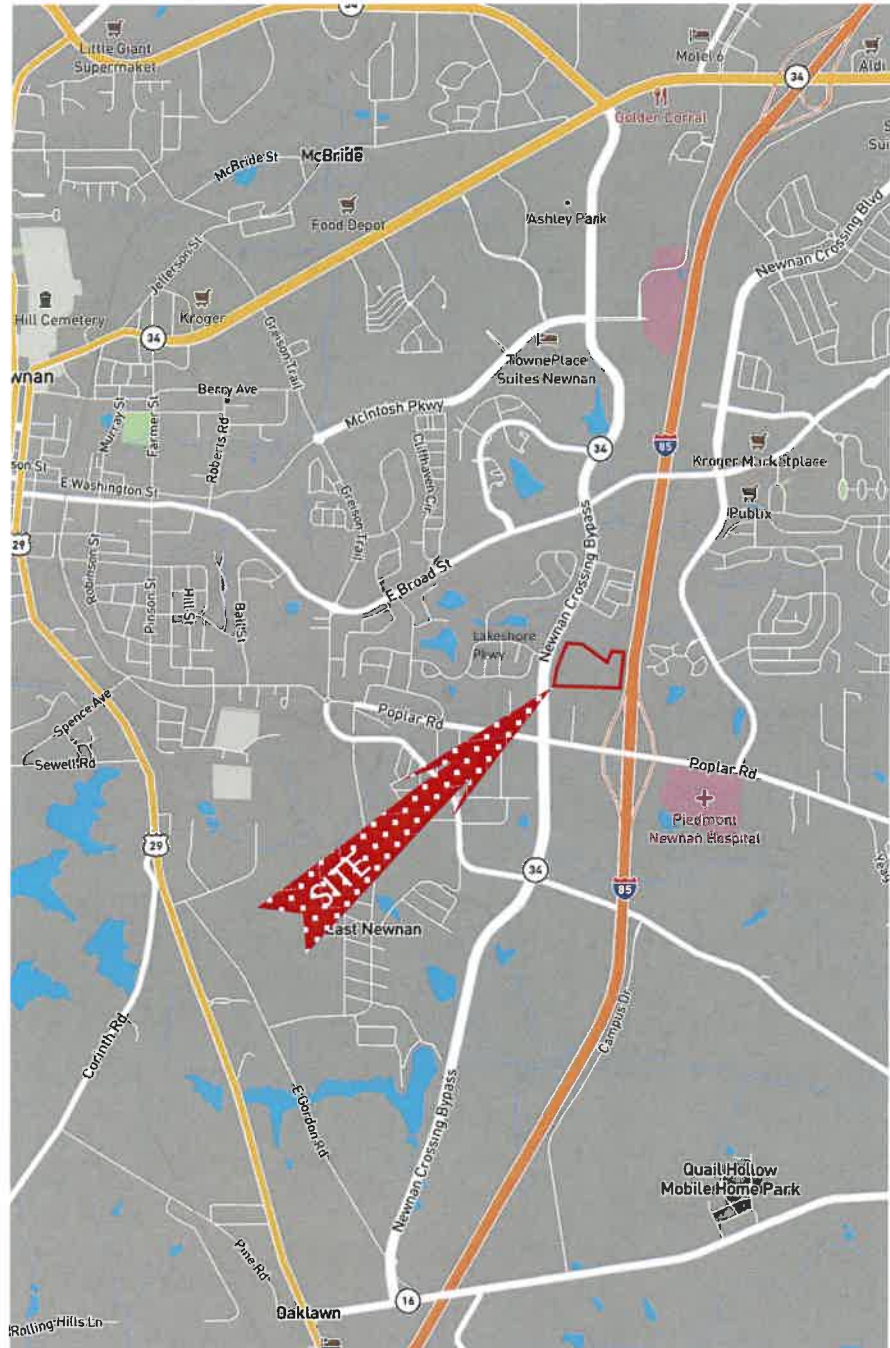
THE COTTAGES

By Jim Chapman Communities
Newnan, GA

31 May 2022



Maldino and Wilburn, LLC
Traffic Engineering Consultants



THE COTTAGES

By Jim Chapman Communities

Newnan, GA

Prepared For:

Ms. Melanie Burruss
The Cottages by Jim Chapman Communities
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Atlanta, GA 30339
melanie@jimchapmancommunities.com

Prepared By:

Vern Wilburn, PE, PTOE
Maldino & Wilburn
1864 Lower Fayetteville Rd
Newnan, GA 30265
770.362.6184
vern@mwtraffic.com

Additional Investigation By:

Mallory Maldino, EIT

Maldino & Wilburn Project No.: 22-15

May 31, 2022

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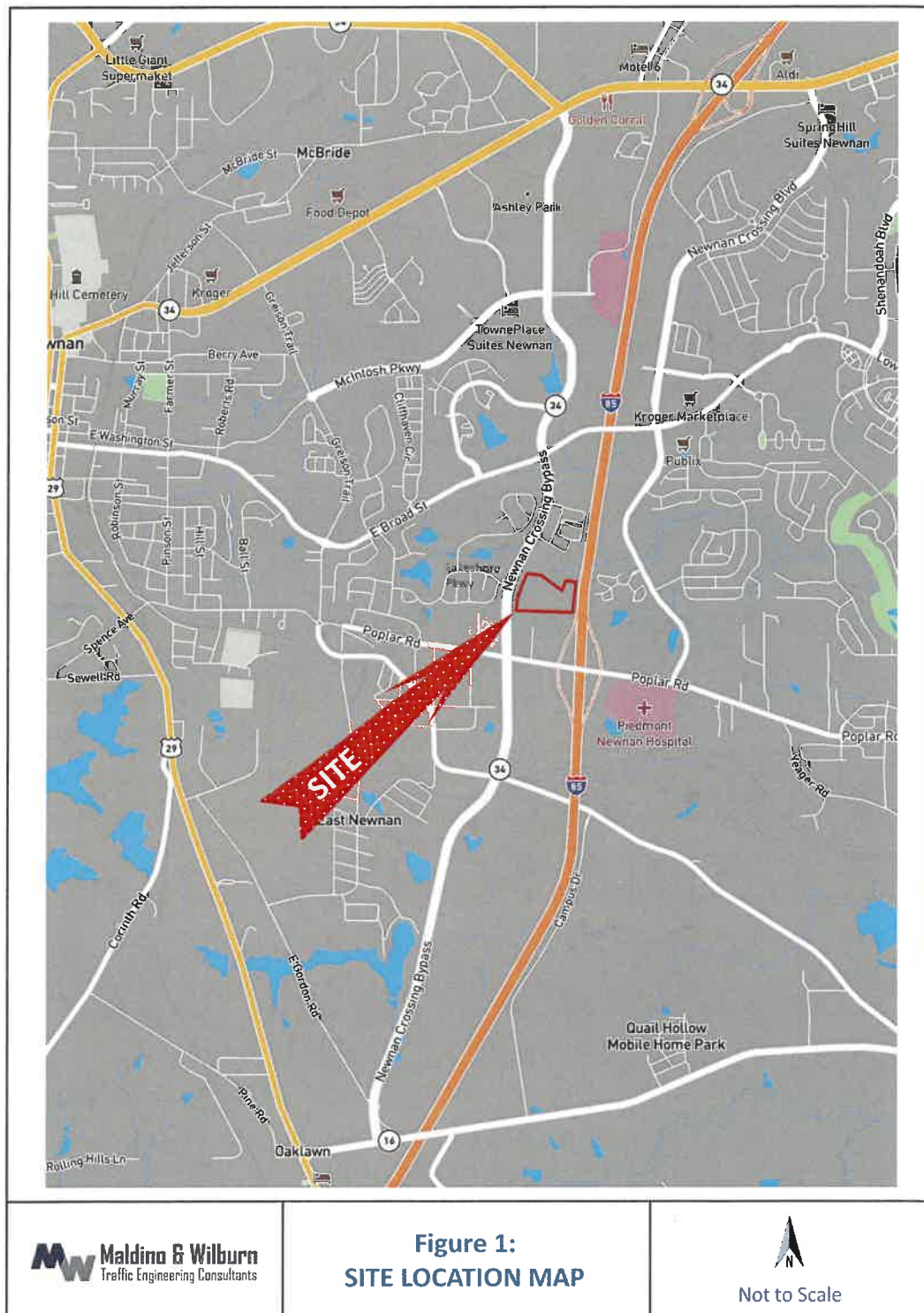


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1. Introduction



This study was conducted to evaluate the traffic-related impacts of a proposed residential community in Newnan. Figure 1 indicates the location of the site with respect to the road network in the vicinity.



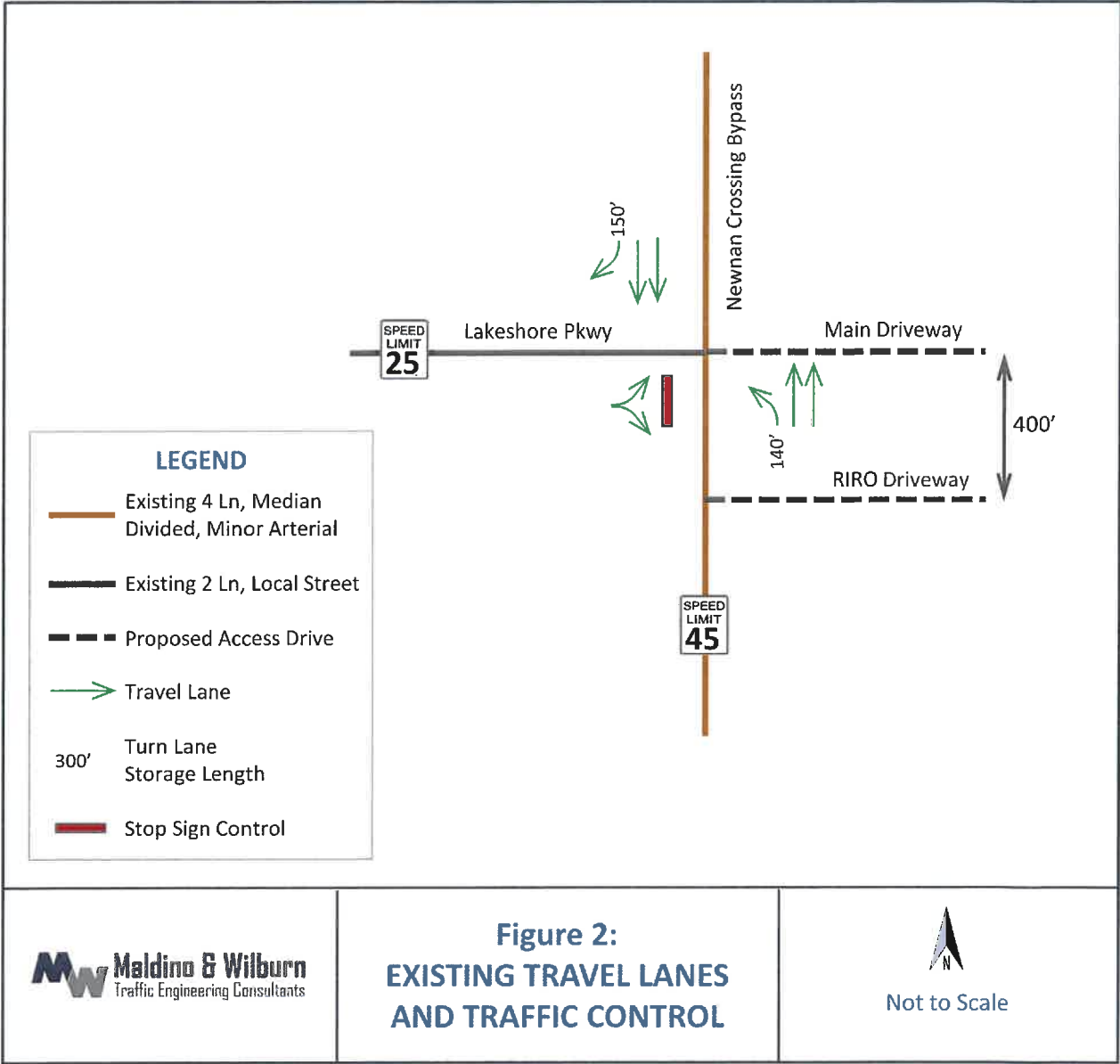
2. Existing Conditions



This chapter provides a description of the existing roadway geometrics, traffic control, and traffic volumes on the roadways in the study area.

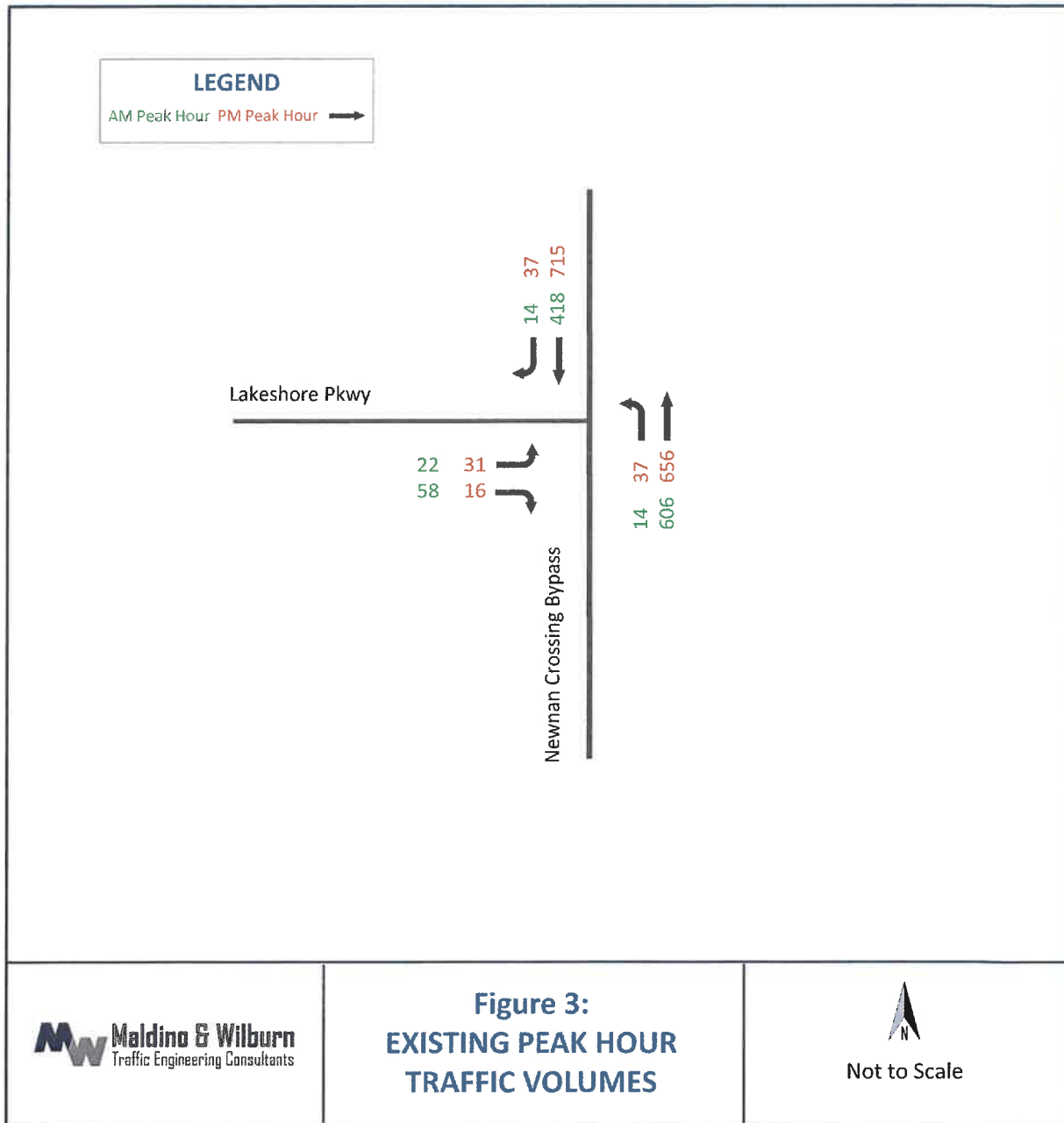
Travel Lanes and Traffic Control

Figure 2 illustrates the existing travel lanes and traffic control in the study area.



Peak Hour Traffic Volumes

Turning movement counts (TMCs) were conducted at the study intersection on Wednesday, April 13, 2022. The TMCs were conducted during the AM and PM Peak Periods. Figure 3 summarizes the peak hourly volumes at the study intersections. Data reports from the turning movement counts are provided in Appendix A.



3. Projected Conditions



Proposed Development

The proposed development is a residential community with 196 townhomes. The site plan, included in Appendix B, shows two access points to Newnan Crossing Bypass. The main driveway is across from Lakeshore Parkway and will provide for full access. The other driveway is planned to be about 400 feet south of the main driveway and will allow for right-in, right-out (RIRO) movements only.

Trip Generation

The trips expected to be generated by the development were estimated based on trip rates from the Institute of Transportation Engineers (ITE) publication *Trip Generation, 10th Edition*, using *TripGen 10* software by Trafficware. The estimated trip generation is summarized below in Table 1. The trip generation report is provided in Appendix C.

Table 1 – ESTIMATED TRIP GENERATION						
ITE LAND USE CODE	SIZE (Units)	DAILY (Two Way)	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
220	196	1435	21	69	69	41

Trip Distribution

The existing peak hour traffic patterns were used to develop a trip distribution pattern for assigning the generated traffic volumes. Since Lakeshore Parkway serves a residential area that has similar travel patterns as the proposed development, the traffic patterns entering and exiting Newnan Crossing Boulevard from Lakeshore Parkway were considered.

The current distribution of the exiting volumes during the AM Peak Hour were used to develop a distribution for assigning the AM Peak Hour Generated Traffic Volumes. The distribution of current PM Peak Hour traffic entering Lakeshore Parkway were used to assign the PM Peak Hour Generated Traffic Volumes. Figure 4 illustrates the distribution pattern used to assign the generated traffic.

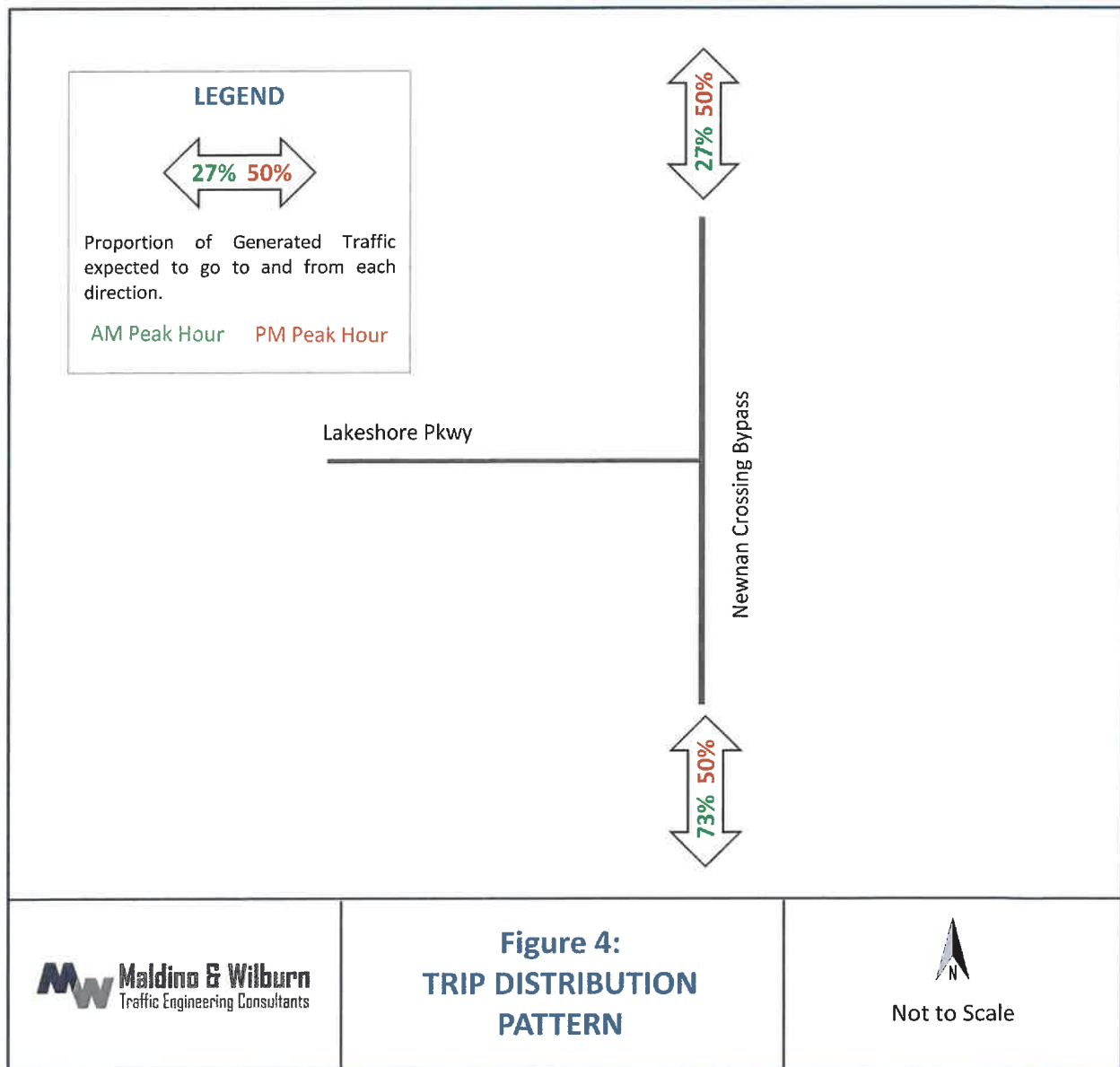


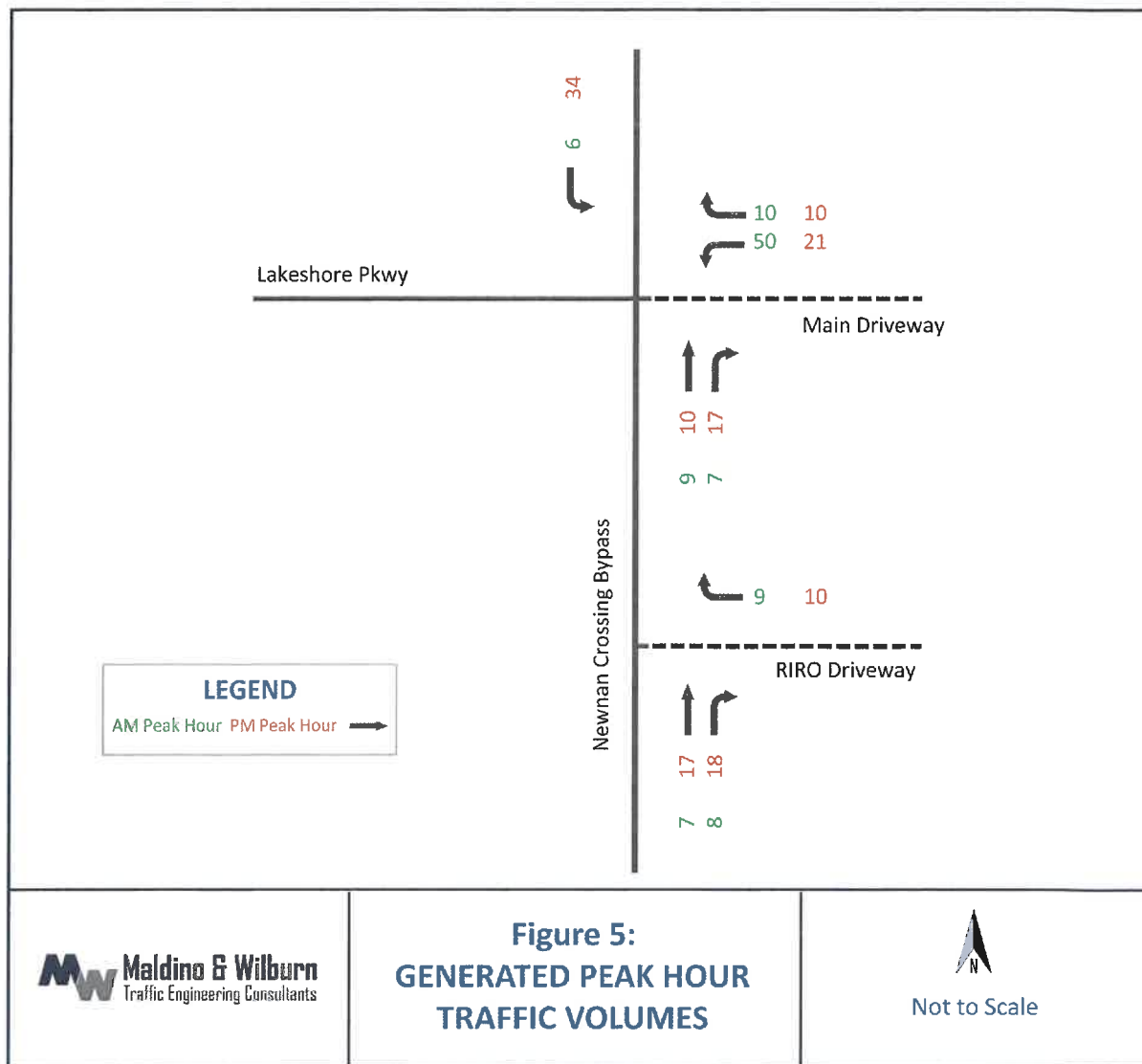
Table 3 shows how the generated automobile trips are expected to be distributed to the various directions in accordance with the percentages shown in Figure 4.

Table 2 – DISTRIBUTION OF GENERATED TRIPS

DIRECTION	ROUTE	AM PEAK HOUR			PM PEAK HOUR		
		%	ENTER	EXIT	%	ENTER	EXIT
North	Newnan Crossing Byp	27	6	19	50	34	20
South	Newnan Crossing Byp	73	15	50	50	35	21
	Total	100	21	69	100	69	41

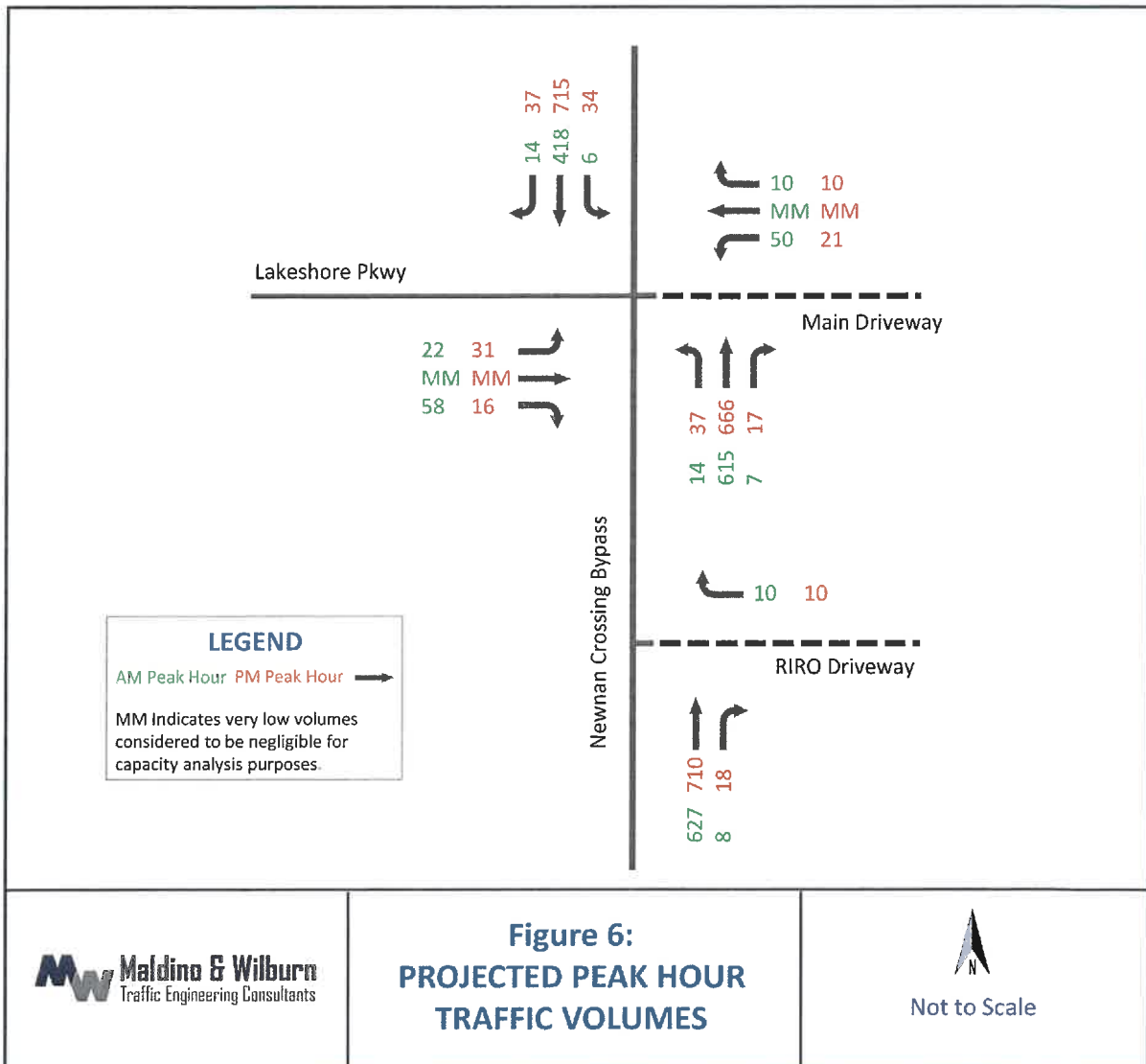
Traffic Assignment

The assignment of the generated trips is shown in Figure 5.



Projected Peak Hour Traffic Volumes

The traffic volumes expected after the development were derived by adding the generated volumes (Figure 5) to the existing volumes (Figure 3). The projected volumes are shown in Figure 6.



4. Traffic Analysis



Need for Auxiliary Turn Lanes

The projected volumes for the access driveways to Newnan Crossing Bypass were evaluated using the guidelines contained in the GDOT Driveway Manual. GDOT guidelines are used even though Newnan Crossing Bypass is not a state route.

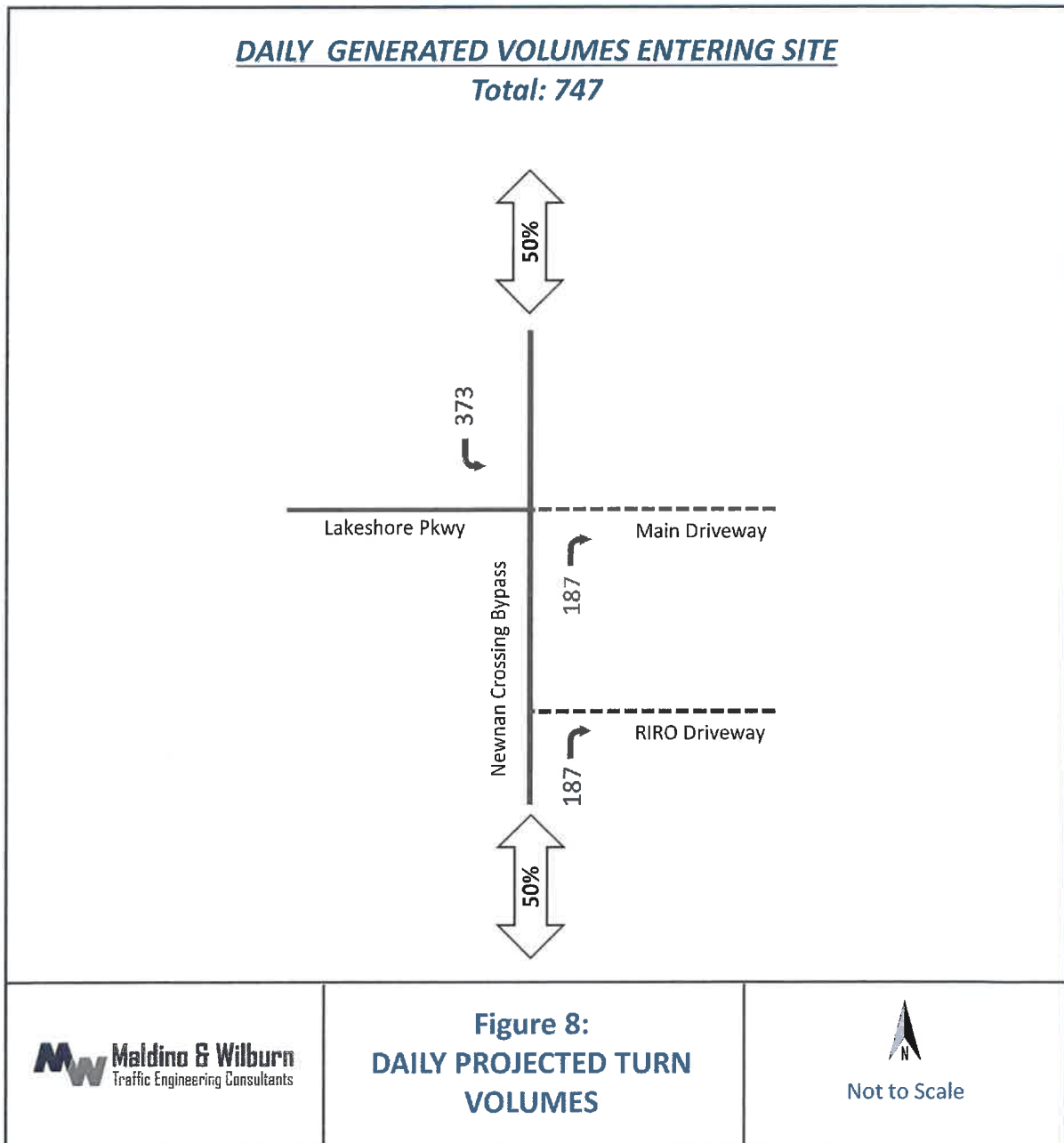
The threshold daily volume requiring auxiliary right turn lanes is 75 vehicles per day as shown in Figure 7. The speed limit on Newnan Crossing Bypass is 45 MPH and the ADT is above 10,000. The threshold volumes for the conditions on this road are indicated with red boxes.

DAILY VOLUMES THRESHOLDS FOR LEFT TURN LANE				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

DAILY VOLUMES THRESHOLDS FOR RIGHT TURN LANE				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Maldino & Wilburn Traffic Engineering Consultants	Figure 7: GDOT GUIDELINES FOR AUXILIARY TURN LANES	Source: GDOT Driveway Manual

Figure 8 shows projected daily traffic estimated to enter the site at each of the two driveways.



The projected turning movements at the site driveways are substantially higher than the threshold guidelines for auxiliary turn lanes. Therefore, a left turn lane should be added on Newnan Crossing Bypass at the Main Driveway. Northbound right turn lanes should be added on Newnan Crossing Bypass at both driveways

Capacity Analysis

Capacity analysis was performed for the existing and projected conditions using *Synchro 10* software by Trafficware. The results of intersection capacity analyses are reported in terms of level of service (LOS), which is a function of average delay per vehicle, in seconds. The LOS scales according to the *Highway Capacity Manual* (HCM) are shown in Table 3.

Table 3 – HCM LEVEL OF SERVICE SCALES		
LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	WITH STOP CONTROL	WITH SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

Level of Service E is generally considered to be the limit of acceptable operations. While the LOS scale is similar to the grading scales used in schools, it is different in that LOS D is generally considered as good operation.

Capacity Analysis Results

The results of the capacity analysis are summarized in Table 4. Capacity analysis reports from the Synchro Program for the unsignalized intersections are included in Appendix D for the existing conditions and Appendix E for the projected conditions. The projected conditions include the addition of the turn lane as identified in the last section.

Table 4 – CAPACITY ANALYSIS RESULTS					
INTERSECTION	MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		EXISTING	PROJECTED	EXISTING	PROJECTED
Newnan Crossing	NB Left Turn	A (8.3)	A (8.3)	A (0.2)	A (9.5)
	SB Left Turn	N/A	A (9.1)	N/A	A (9.4)
Bypass & Lakeshore Pkwy	EB Approach	B (13.1)	B (14.3)	D (26)	E (40.9)
	WB Approach	N/A	D (33.1)	N/A	E (35.6)

The results shown above show that the intersection currently operates at LOS D or better. After the development, the eastbound approach will operate at LOS E.

5. Summary of Findings



The following summarizes the findings of the traffic study:

1. The proposed residential development with 196 living units will generate an estimated 90 trips during the AM Peak Hour (21 inbound / 69 outbound) and 110 trips during the PM Peak Hour (69 inbound / 41 outbound).
2. The projected traffic volumes at the site driveways are sufficient to warrant the addition of auxiliary turn lanes. These include a southbound left turn lane on Newnan Crossing Bypass at the proposed driveway and a northbound right turn into the development. A northbound right turn lane at the Right-In/Right-Out (RIRO) only driveway will also be needed.
3. After the additional traffic estimated to be generated by the development is added to the existing traffic and with the turn lanes in Item #2, the intersection of Newnan Crossing Bypass and Lakeshore Parkway/Proposed Main Driveway will operate at Level of Service (LOS) E or better.

City of Newnan, Georgia – Mayor and Council



Date: June 14, 2022

Agenda Item: 18 Berry Ave, 21 Berry Ave, 170 Lagrange St, 176 Lagrange St, 178 Lagrange St, 29 Pinson St, 70 Robinson St, 21 Johnson Ave, 5 Smith St, 22 Smith St, 66 Robinson St, 5 Mink Hollow Ct, 157 Lagrange St, 25 Pinson St

Prepared and Presented by: Matt Murray, Code Enforcement Officer

Submitted by: Bill Stephenson, Chief Building Official

Purpose: To inform Council of the status of 18 Berry Ave, 21 Berry Ave, 170 Lagrange St, 176 Lagrange St, 178 Lagrange St, 29 Pinson St and 70 Robinson St, 21 Johnson Ave, 5 Smith St, 22 Smith St, 66 Robinson St, 5 Mink Hollow Ct, 157 Lagrange St, 25 Pinson St having been before Council in Public Hearings.

Background: Date of Status Check: June 14, 2022

<u>Property Address</u>	<u>Owner</u>	<u>Original Hearing</u>	<u>Original # Of Days Allowed</u>	<u>Most Recent Resolution Deadline</u>	<u>Extensions</u>	<u>Updated Resolution Deadline</u>	<u>Status</u>
18 Berry Ave	SKA Realty Services	June 18, 2019	30 days	February 25, 2020	180 days	Aug 9, 2022	Demolished to foundation 5/18/22

21 Berry Ave	Teresa Calderon
170 Lagrange St	Moranna Construction, Inc
176 Lagrange St	Myrtle Sherri Lord
178 Lagrange St	Wes Houser
29 Pinson St	Roy & Matan Invest's
70 Robinson St	Pablo Aguilera
21 Johnson Ave	Sallie Reese Estate
5 Smith St	Arcola Morgan
22 Smith St	BMV Investment
66 Robinson St	Willie Ragland Estate
157 Lagrange St	Joshua Guthmann
5 Mink Hollow Ct	Michael Williams
25 Pinson St	SKA Realty Services

Feb 25, 2020	180 days	Sept 30, 2020
March 22, 2022	80 days	June 10, 2022
March 22, 2022	45 days	May 10, 2022
April 12, 2022	45 days	May 30, 2022
March 22, 2022	45 days	May 10, 2022
March 22, 2022	45 days	May 10, 2022
May 24, 2022	60 days	July 24, 2022
May 24, 2022	60 days	July 24, 2022
May 24, 2022	resolved	N/A
May 24, 2022	30 days	June 25, 2022
May 24, 2022	45 days	July 12, 2022
May 24, 2022	45 days	July 12, 2022
May 24, 2022	90 days	August 23, 2022

180 days	Aug 9, 2022	Exterior progress.
		Demolished 5/10/22
180 days	Nov 8, 2022	Exterior and interior progress
30 days	June 30, 2022	Property sold 5/26/22
90 days	Aug 9, 2022	Interior/exterior progress
		Demolished 5/19/22
		CCF funding
		No progress
		Repairs approved by council
		CCF funding
		No progress
		No progress
		No progress

Options: 1. Accept status reports, no further action is required.
2. Other direction from Council.

Funding: Not Applicable

Recommendation: Staff is requesting Council's approval for Option 1.

Previous Discussions
With Council: All have previous history with Council.



City of Newnan, Georgia - Mayor and Council

Date: June 14, 2022

Agenda Item: Request to abandon unimproved public right-of-way of Highland Avenue

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To consider executing a resolution abandoning certain described public right-of-way (unimproved) known as Highland Avenue.

Background: On January 11, 2022, the City of Newnan's Director of Engineering Michael Klahr introduced this item to the Council after receiving a petition from a property owner, Mr. Kirk Avery, who owns real property adjoining the north side of the unimproved right-of-way area. After the presentation of the request, Council voted to accept the request and to initiate the process of abandoning 4,499 square feet of unimproved public right-of-way known as Highland Avenue (see attached survey).

In the course of conducting background research, the petitioner contacted the other property owner that abuts the south side of the unimproved public right-of-way area to see if they were interested in dividing the property between themselves and each acquiring one half of the right-of-way area.

The city has received communication from the other adjoining property owner's representative, Mr. David Woodruff on behalf of the Free & Accepted Masons, stating their opposition to the right-of-way abandonment request. City staff have contacted Mr. Woodruff, as per his request, to advise him that this request would be coming back to City Council for additional action.

Typically, with similar requests, the adjoining property owners have been willing to share one half of the property described as public right-of-way; however, the petitioner can proceed to seek all of the public right-of-way subject to City Council's approval.

You will note from the attached option, plats that the Free and Accepted Masons or its predecessor in title previously accepted one half portion of another portion of right of way of Highland Avenue along with Newnan Housing Authority when the City abandoned the other portion [See attached minutes and resolution of the January 4, 1965 meeting of the Newnan City Council].

On May 24, 2022, this request came before City Council. At the conclusion of that City Council meeting, the Mayor and Council directed that this matter come back to them at this meeting (June 14th). Subsequently, Mr. Kirk Avery has engaged his surveyor to re-stake and mark the area in question.

Funding: None

Recommendation: Execute a resolution to either: 1. Split the area described as 4,449 square feet of unimproved public right-of-way between the two adjoining property owners or 2. Abandon the entire 4,449 square feet of public right-of-way to the petitioner, Mr. Kirk Avery.

Previous Discussion with Council: January 11, 2022 and May 24, 2022

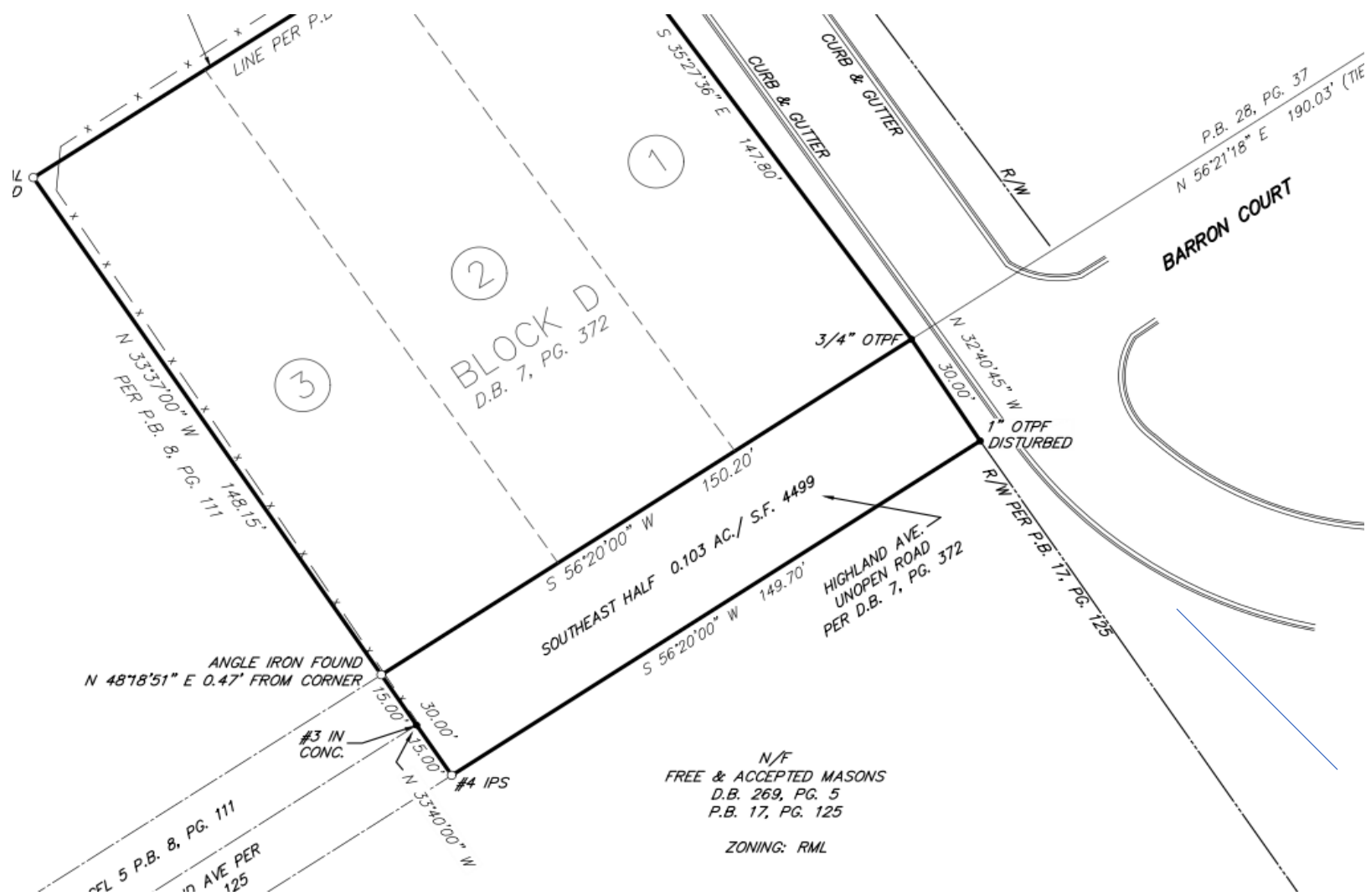








Photo of natural, wooded buffer area behind Mason's Lodge and unimproved right-of-way



Another view of buffer between Mason Lodge and area of unimproved right-of-way

RESOLUTION OF THE CITY OF NEWNAN

Re: Strip of land identified as Highland Ave., Unopened Road, 30 feet in width, running in a southwesterly direction 150 feet, more or less, from the extension of the intersection of Joe P. Norman Blvd and Barron Court in the City of Newnan, Land Lot 9, Second Land District; Coweta County, Georgia said strip being shown on various plats of survey at Deed Book 7, Pages 372-373 and Plat Book 8, Page 11 and Plat Book 17, Page 125 and the attached plat, not recorded.

WHEREAS, the City of Newnan, in conjunction with the Housing Authority of the City of Newnan and other adjoining property owners, redeveloped portions of the EV Smith Subdivision construction of affordable housing by the Housing Authority, abandoning and relocating certain streets. Other portions of Highland Avenue had been abandoned and conveyed to adjoining property owners; as shown on the plats of survey referenced herein above attached hereto as Exhibit "A", "B", "C", and "D"; and

WHEREAS, the adjoining property owner of Lots 1, 2 and 3 of Block D, of the subdivision of the EV Smith Property, as subdivided, per plat at Deed Book 7, Pages 372-373, Tax Parcel N 46 0001 025, has requested that the City abandon said strip and convey any interest the City might have in the strip shown as Highland Ave, Unopened Road, 30 feet in width, on Exhibit "D" to the appropriate entities as permitted by law; and

WHEREAS, the City of Newnan has no intention or plans to improve construct or expand said strip identified as Highland Ave, Unopened Road, 30 feet in width, in this area; and

WHEREAS, the adjoining property owner to the southeast, Coweta Lodge #60 Free and Accepted Masons Trustees (formerly Newnan Water & Light Commission), Tax Parcel #N46 0001 019, has indicated it has an interest in acquiring ½ of the strip identified as Highland Ave, Unopened Road, 30 feet in width; and

WHEREAS, the City Council has determined that said strip identified as Highland Ave, Unopened Road, 30 feet in width, is of no value to the City of Newnan.

THEREFORE, BE IT RESOLVED that pursuant to O.C.G.A. §36-376(g) that the strip of land identified as Highland Ave, Unopened Road, 30 feet in width, running in a southwesterly direction 150 feet, more or less, from the extension of the intersection of Joe P. Norman Blvd and Barron Court in the City of Newnan, Land Lot 9, Second Land District; Coweta County, Georgia said strip identified as Highland Ave, Unopened Street, 30 feet in width, being shown on various plats of survey at Deed Book 7, Pages 372-373 (Exhibit "A"), and Plat Book 8, Page 11 (Exhibit "B"), and Plat Book 17, Page 125, (Exhibit "C") and the attached unrecorded plat, (Exhibit "D"), is hereby declared not to be a part of the public street system of the City of Newnan and is not necessary to the public needs of the City of Newnan and is hereby closed.

IT IS FURTHER RESOLVED that the Mayor or Mayor Pro-Tem and City Clerk are hereby authorized to execute a quitclaim deed releasing any interest the City may have in the strip as identified hereinabove ½ to James Legan and Kirk Avery and ½ to the Coweta Lodge #60 Free and Accepted Masons Trustees.

Adopted in open session this _____ day of _____. 2022.

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

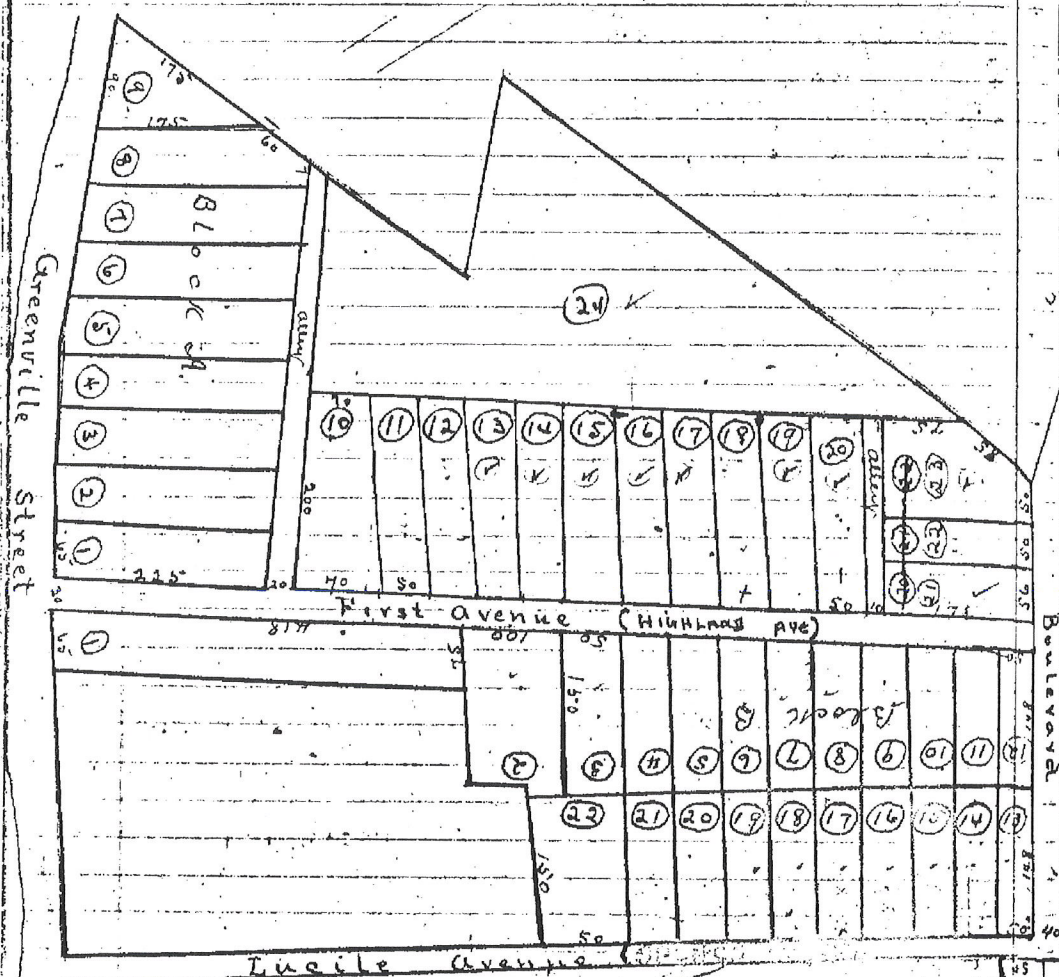
Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

1/2

DB 7-372

EXHIBIT A
PAGE 1 OF 2

Sub-division of the Mrs. E.V. Smith property
on Greenville Street, Newnan, Ga., as sub-
divided by John S. McKenzie and sold at
auction, Wednesday August 31st 1910.
A.H. Arnold, Surveyor.

DB 7-373

340
256
516



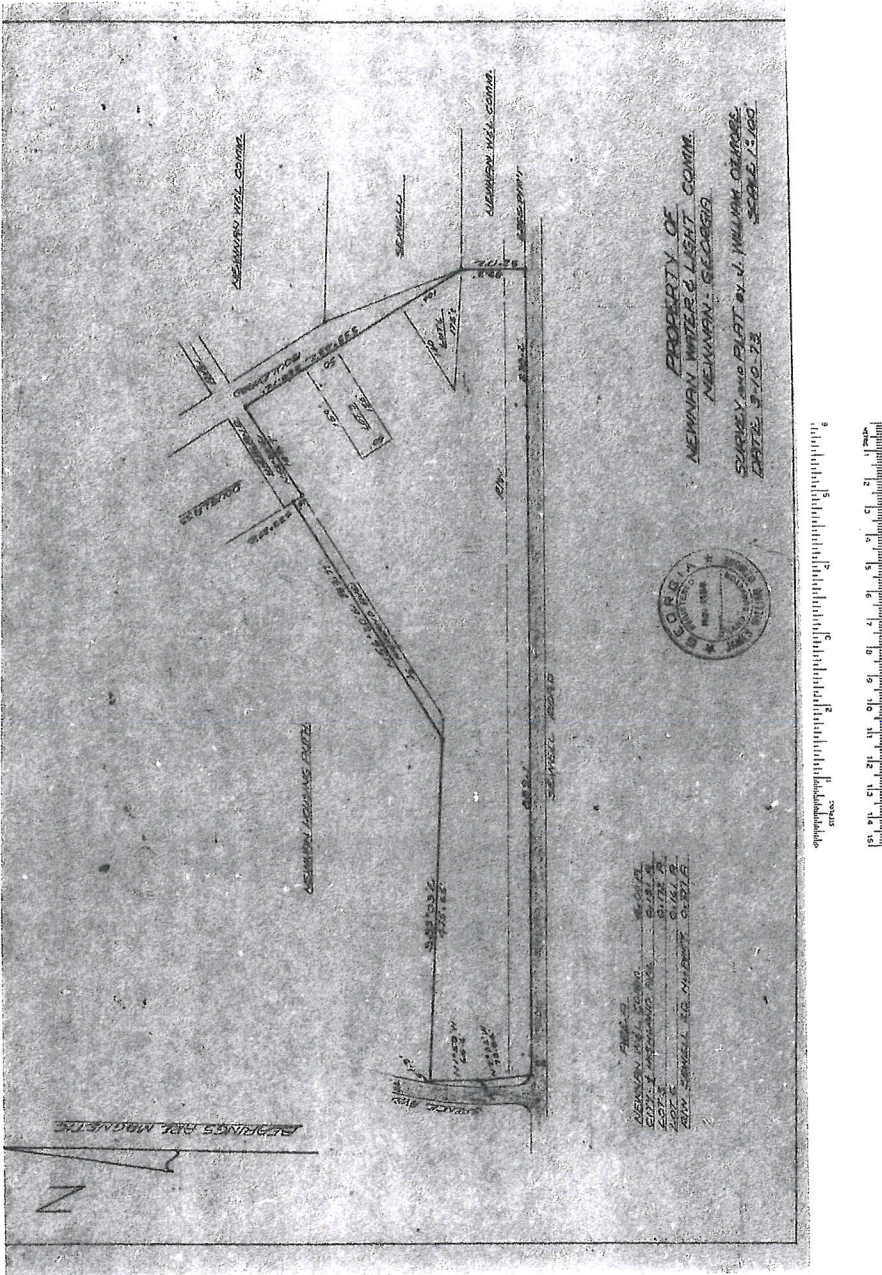
PROPERTY LINE 1412
LOWBENT HUNTING PROJECT GR 95-A
HUNTING AUTHORITY OF THE CITY OF NEWBURGH
NEW YORK - SOUTHERN COUNTY, NEW YORK
J. WILLIAM KENNEDY - GR 241-46028
SCOTT A. CO.
DATE 2-25-95
PROJECT N GR 32-8
PAGE 11

667

CERTIFICATION
OF WORK PERFORMED
ON 09-08-2019

III
8
AB

EXHIBIT C
PAGE 1 OF 1



78-17-125-



RESOLUTION OF THE CITY OF NEWNAN

Re: Strip of land identified as Highland Ave., Unopened Road, 30 feet in width, running in a southwesterly direction 150 feet, more or less, from the extension of the intersection of Joe P. Norman Blvd and Barron Court in the City of Newnan, Land Lot 9, Second Land District; Coweta County, Georgia said strip being shown on various plats of survey at Deed Book 7, Pages 372-373 and Plat Book 8, Page 11 and Plat Book 17, Page 125 and the attached plat, not recorded.

WHEREAS, the City of Newnan, in conjunction with the Housing Authority of the City of Newnan and other adjoining property owners, redeveloped portions of the EV Smith Subdivision construction of affordable housing by the Housing Authority, abandoning and relocating certain streets. Other portions of Highland Avenue had been abandoned and conveyed to adjoining property owners; as shown on the plats of survey referenced herein above attached hereto as Exhibit "A", "B", "C", and "D"; and

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WHEREAS, the City of Newnan has no intention or plans to improve construct or expand said strip identified as Highland Ave, Unopened Road, 30 feet in width, in this area; and

WHEREAS, the adjoining property owner to the southeast, Coweta Lodge #60 Free and Accepted Masons Trustees (formerly Newnan Water & Light Commission), Tax Parcel #N46 0001 019, has indicated it has no interest in the strip identified as Highland Ave, Unopened Road, 30 feet in width; and

WHEREAS, the City Council has determined that said strip identified as Highland Ave, Unopened Road, 30 feet in width, is of no value to the City of Newnan.

THEREFORE, BE IT RESOLVED that pursuant to O.C.G.A. §36-376(g) that the strip of land identified as Highland Ave, Unopened Road, 30 feet in width, running in a southwesterly direction 150 feet, more or less, from the extension of the intersection of Joe P. Norman Blvd and Barron Court in the City of Newnan, Land Lot 9, Second Land District; Coweta County, Georgia said strip identified as Highland Ave, Unopened Street, 30 feet in width, being shown on various plats of survey at Deed Book 7, Pages 372-373 (Exhibit "A"), and Plat Book 8, Page 11 (Exhibit "B"), and Plat Book 17, Page 125, (Exhibit "C") and the attached unrecorded plat, (Exhibit "D"), is hereby declared not to be a part of the public street system of the City of Newnan and is not necessary to the public needs of the City of Newnan and is hereby closed.

IT IS FURTHER RESOLVED that the Mayor or Mayor Pro-Tem and City Clerk are hereby authorized to execute a quitclaim deed releasing any interest the City may have in the strip as identified hereinabove to James Legan and Kirk Avery.

Adopted in open session this _____ day of _____. 2022.

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

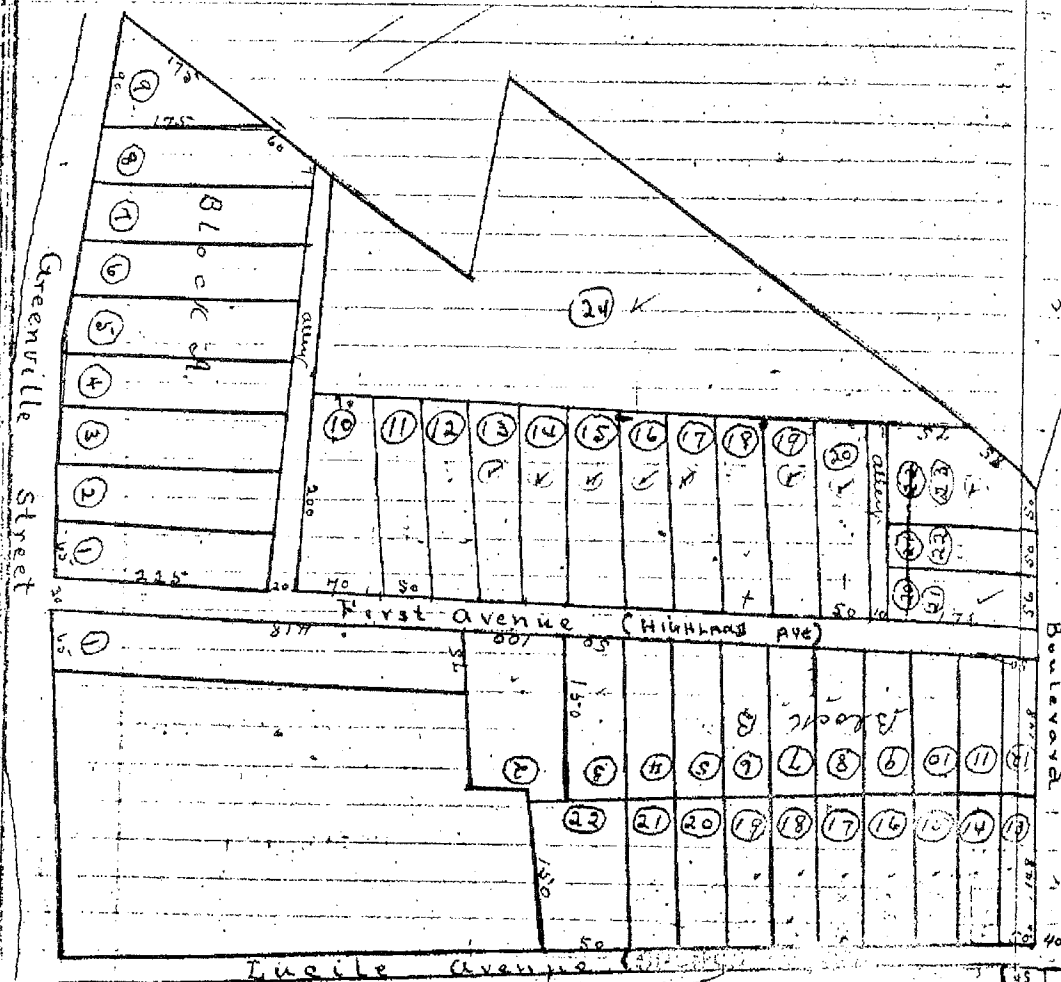
Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

DBP-372

EXHIBIT A
PAGE 1 OF 2

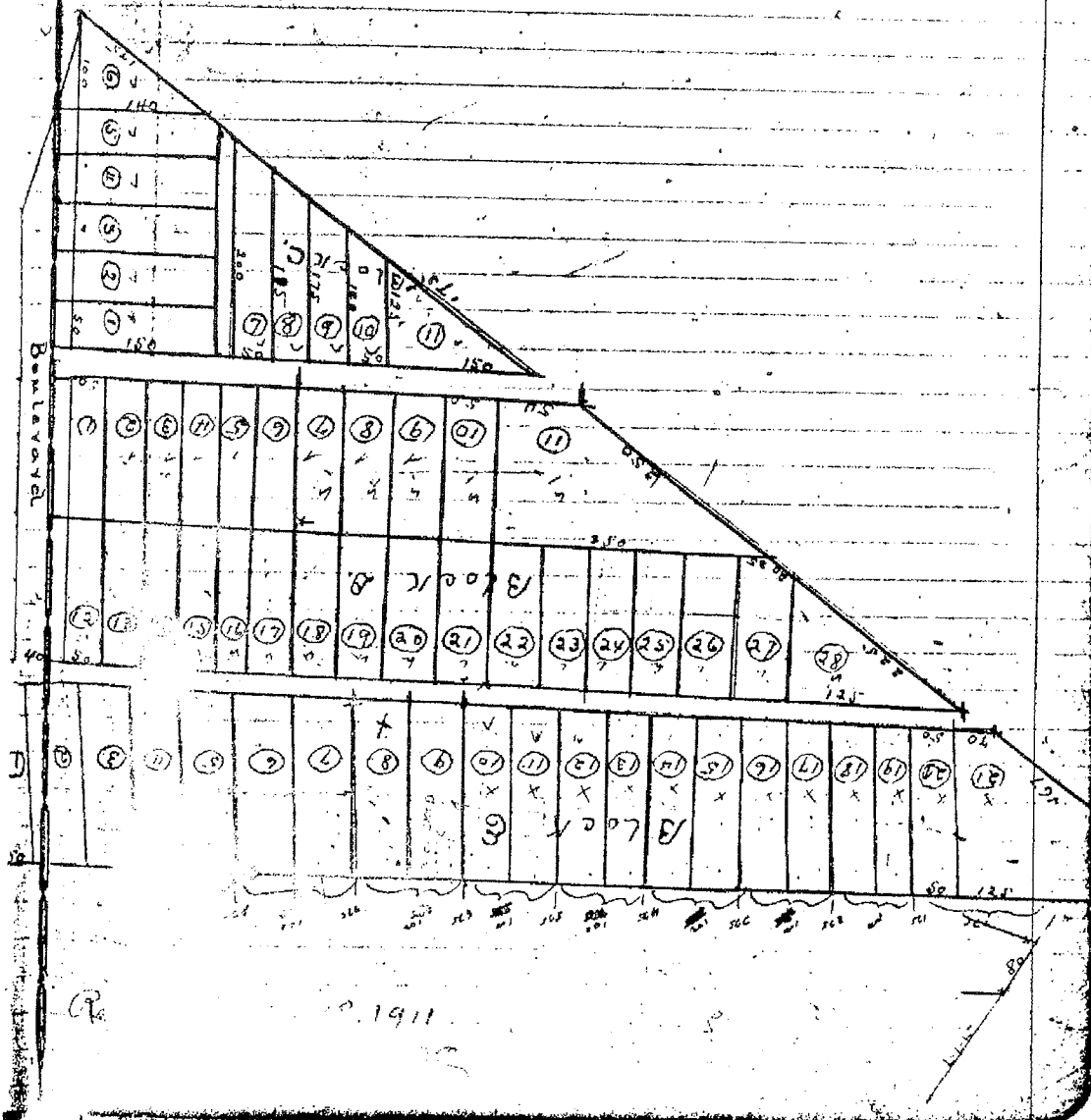


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on Greenville Street, Newnan, Ga., as sub-
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auction, Wednesday August 31st 1910
A. H. Arnold, Surveyor.

7-373

160
110
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200
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510

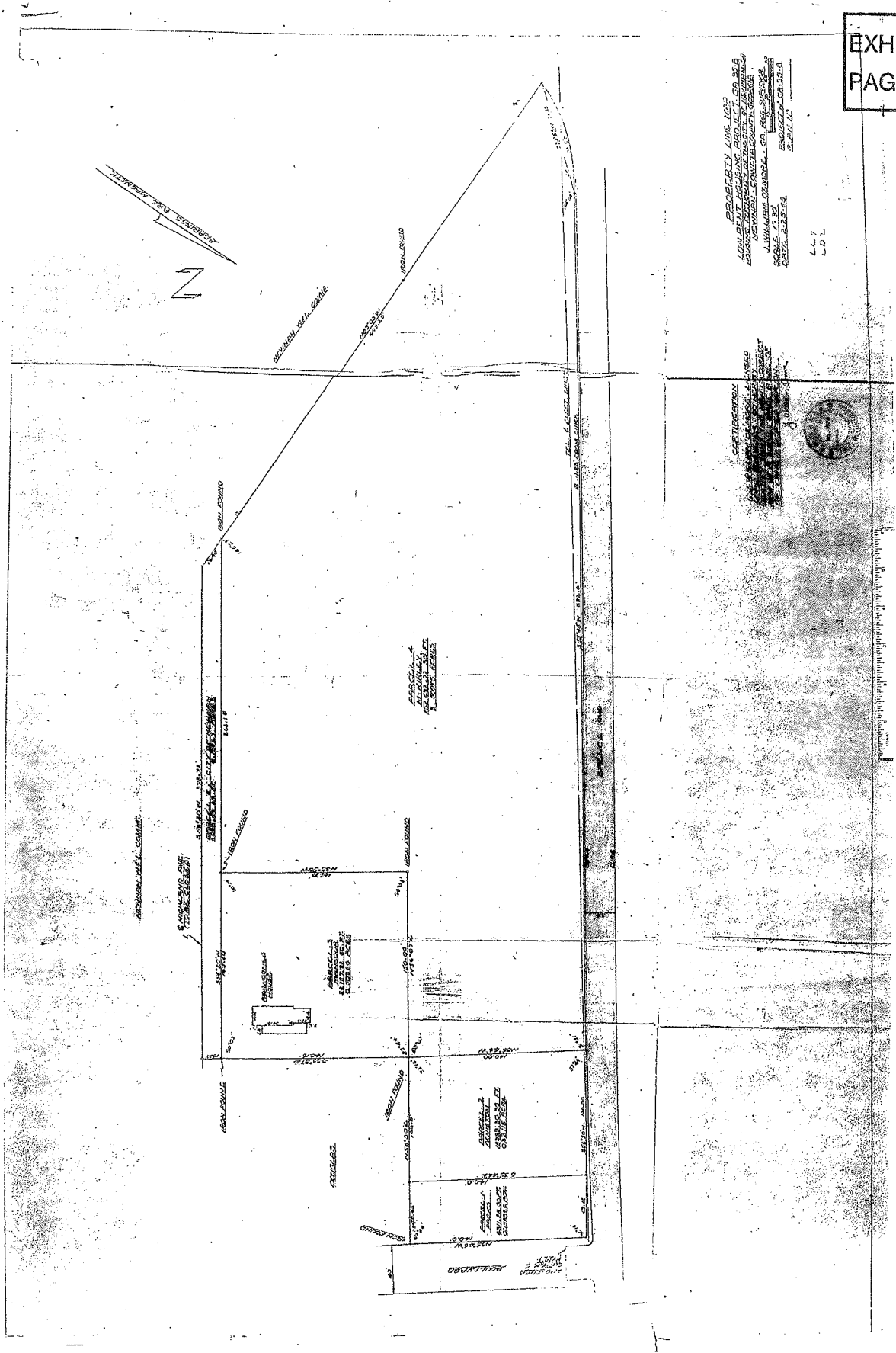


TB 8/ III

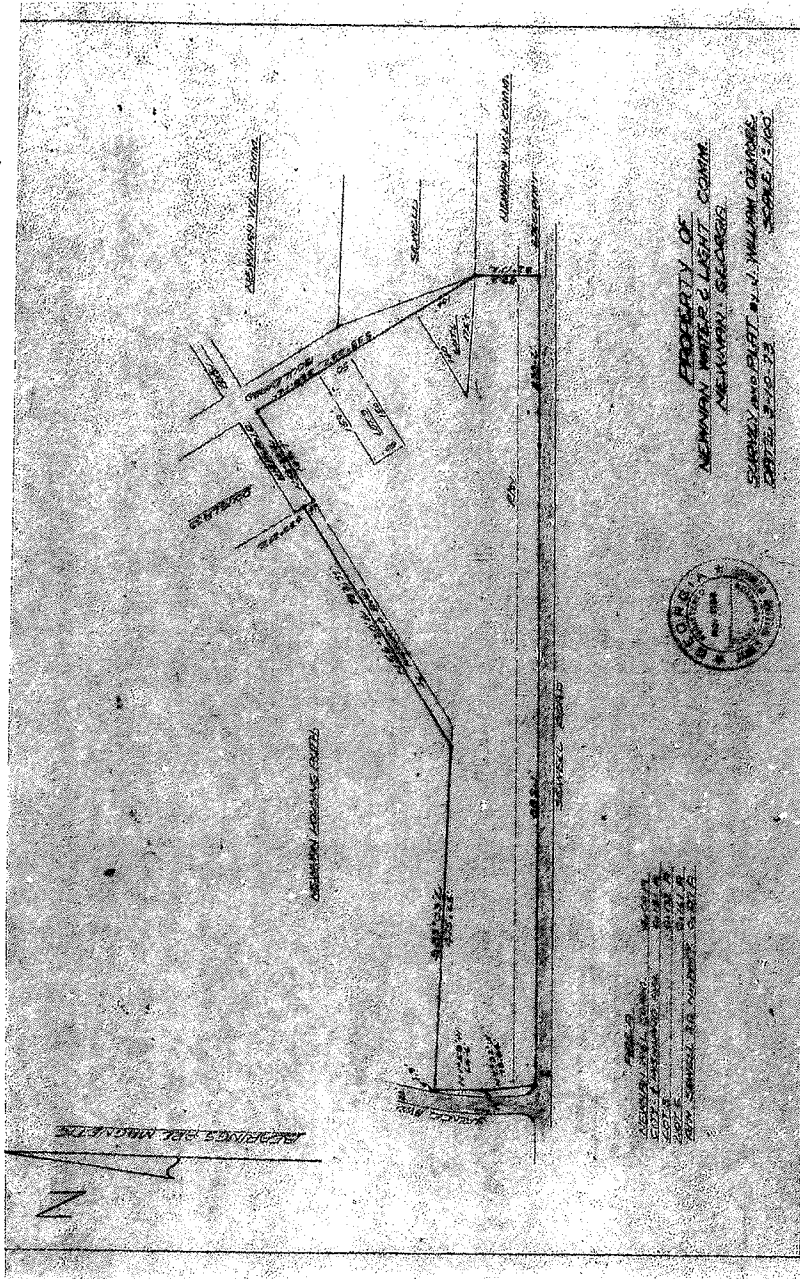
EXHIBIT B
PAGE 1 OF 1

PROPERTY LINE 182
ADJACENT TO
NORTHWEST CORNER OF LOT 1
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NORTHWEST CORNER OF LOT 96
NORTHWEST CORNER OF LOT 97
NORTHWEST CORNER OF LOT 98
NORTHWEST CORNER OF LOT 99
NORTHWEST CORNER OF LOT 100

107
177



PB 17-125



**SANDERS, HAUGEN, & SEARS, P.C.
ATTORNEYS AT LAW
11 PERRY STREET
P. O. BOX 1177
NEWNAN, GEORGIA 30264-1177**

**(770) 253-3880
FAX (770) 254-0093**

**C. BRADFORD SEARS, JR.
E-MAIL: bsears@sandershaugen.com**

**WALTER D. SANDERS
(1909 - 1989)
WILLIS G. HAUGEN
(1929 - 2014)**

May 11, 2022

VIA CERTIFIED RETURN RECEIPT REQUESTED
#7013 3020 0002 1875 3376 AND REGULAR MAIL
AND EMAIL: kirkavery1@yahoo.com

Mr. James Legan
Mr. Kirk Avery
313 Dividend Drive, Suite 101
Peachtree City, Georgia 30268

VIA CERTIFIED RETURN RECEIPT REQUESTED
#7013 3020 0002 1875 3383 AND REGULAR MAIL
AND EMAIL: david@absheetmetal.com

Coweta Lodge #60
Attn: David Woodruff
56 Sewell Road
Newnan, Georgia 30263

RE: Unopened portion of Highland Avenue off of Joe P.
Norman Jr. Blvd between Tax Parcels #N46 0001 019
and# N46 0001 025

Gentlemen:

At the request of the owners of Tax Parcel # N46 0001 025, James Legan and Kirk Avery, the City of Newnan has been authorized by the City Council to initiate the process to abandon any interest the City may have in the unopened portion of Highland Avenue as described hereinabove. The City had previously abandoned that portion of Highland Avenue between Coweta Lodge #60 Free and Accepted Masons, Trustees, Tax Parcel # N46 0001 019 and the property owned by the Newnan Housing Authority, Tax Parcel # N46 021, ½ to each owner.

The Newnan City Council will consider the request at its Tuesday, May 24, 2022 meeting at 6:30 p.m. at the Richard A. Bolin City Council Chambers, City Hall, 25 LaGrange Street, Newnan, Georgia 30263.

Mr. James Legan
Mr. Kirk Avery
Coweta Lodge #60
Attn: David Woodruff
May 11, 2022
Page -2-

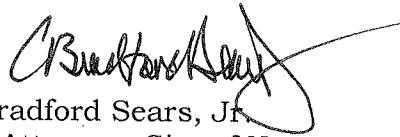
Pursuant to the Georgia Statute 36-376 (9) the property will be offered ½ to each adjoining property owner.

Should one property owner not want to accept the conveyance of a portion of the right of way, then the entire right of way may be conveyed to the requesting property owner.

Attached are copies of the two resolutions that will be presented to Council and the City Staff's recommendation.

Please contact Dean Smith at dsmith@cityofnewnan.org if you have any questions.

Yours very truly,



C. Bradford Sears, Jr.
City Attorney, City of Newnan

CBS/ph
Attachments

cc: Dean Smith, Planner, City of Newnan
Cleatus Phillips, City Manager, City of Newnan
Michael Klahr, City Engineer, City of Newnan



City of Newnan, Georgia – City Council

Date: June 14, 2022

Agenda Item: Rezoning Request – RZ2022-03
0.22± acres located at 14 Lee Street (Tax Parcel # N05
0004 006) from OI-1 (Low Density Office and Institutional
District) to RU-I (Urban Residential Dwelling District –
Historical and Infill)

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

Cher McWilliams
14 Lee Street
Newnan, GA 30263

SITE INFORMATION:

The site consists of 0.22 ± acres located at 14 Lee Street. The tax parcel ID number is N05 0004 006. The tract is located just to the northeast of the intersection of Lee Street and Perry Street.

The site is zoned OI-1 (Low Density Office and Institutional District). There is an existing single-family home on the property that is non-conforming and the applicant is seeking an RU-I (Urban Residential Dwelling District – Historical and Infill) zoning designation to make the property conforming and to construct an addition onto the rear of the house.



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.22± acres located at 14 Lee Street. The property is currently zoned OI-1 (Low Density Office and Institutional District) and the applicant is requesting an RU-I (Urban Residential Dwelling District – Historical and Infill) zoning designation to make the house a conforming use and to enable her to construct an addition on the rear of the home.

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed use is not changing. The structure is currently being used as a single-family residence and the applicant would like to continue to use it that way. In terms of the adjacent and nearby properties, there are a mixture of uses and zoning designations; however, all adjacent properties are currently being used as residences. The house to the south does have a barber shop that operates out of the home, but the primary use is still residential. Further down Lee Street there are several offices, the City's Wadsworth property, and several industrial uses, but these properties are separated from the subject tract by several homes and would not be impacted by the zoning change. The tract to the east is zoned OI-1 as well, but it also is being used as a single-family home. Therefore, Staff feels a single-family residence would be a suitable use for the tract.



Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? Since the use of the property as a single-family residence would not be changing, there would be no adverse impact on the adjacent and nearby properties.

Staff Assessment – NO ADVERSE AFFECT ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned OI-1, but is being used as a single-family residence which is not permitted in that zoning designation. As such, the residence is a non-conforming use. The applicant plans to build an addition on the rear of her home, but is not permitted to do so under our current ordinance as it would be expanding a non-conformity.



Staff Assessment – PROPERTY COULD NOT BE USED AS CURRENTLY ZONED – A SINGLE-FAMILY RESIDENCE IS NON-CONFORMING ✓

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?

Since the house would continue to be used as a single-family residence, there would be no additional impact on service provision.

Staff Assessment – THERE WILL BE NO IMPACT ON SERVICE PROVISION SINCE THE USE IS NOT CHANGING ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as future historic neighborhood. Newnan defines this category as “areas that primarily consist of historic residential homes on smaller lots with unique architectural character.” Therefore, the use is compatible with the purpose and intent of the Comprehensive Plan.

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

Is the proposed use consistent with the purpose and intent of the proposed zoning district? Currently, the existing residence is not consistent with the purpose and intent of the OI-1 zoning designation. The change would alleviate this situation and make the existing home a conforming use under an RU-I zoning.

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 “historic neighborhood” designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment –THE COMPREHENSIVE PLAN ALREADY SHOWS THE PROPERTY AS FUTURE HISTORIC NEIGHBORHOOD ✓

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

As previously stated, the structure is currently being used as a single-family residence, so there will be no change in use or impact to the adjacent properties. There will also be no additional impact on services and the change in zoning will allow the use to become conforming. In addition, the Comprehensive Plan shows this area as future historic neighborhood which would be consistent with the use of the property as a single-family home. Therefore, staff does feel the request reflects a reasonable balance.

Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE ✓

SUMMARY OF STAFF FINDINGS:

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

Planning Commission Recommendation:

The Planning Commission at their May 10, 2022 meeting, held a public hearing and voted unanimously to approve the rezoning request with no conditions.

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



CITY OF NEWNAN



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

Project Location

1" = 600 feet

Date: 4/4/2022 9:49 AM



OI-1 to RU-I

— Project Location

Parcel # N05 0004 006

AD 195

14 LEE ST
NEWNAN, GA 30263

Cher McWilliams

14 Lee Street

Newnan, GA 30263

To whom it may concern:

I am requesting rezoning of my property located at 14 Lee street Newnan, GA 30263. The property is currently a residence and I believe it has been since being built in 1949. I purchased the property in April 2021 and I was not aware that the property was not zoned residential. The people I purchased the home from, had been using the dwelling as a residence. I am requesting that the property be rezoned so that I can build on to the existing structure, expanding the house slightly.

Thank you for your consideration.

A handwritten signature in dark ink, appearing to read 'Cher McWilliams', followed by a long, sweeping horizontal line that extends across the page.

Cher McWilliams



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

Cher McWilliams

Mailing Address

14 Lee Street Newnan GA 30263

Telephone

770-639-7623

Email:

cher.mcwilliams@gmail.com

Property Owner (Use back if multiple names)

Cher McWilliams

Mailing Address

14 Lee Street Newnan GA 30263

Telephone

770-639-7623

Address/Location of Property

14 Lee Street Newnan, GA 30263

Tax Parcel No.:

N050004006

Land Lot

District/Section

Size of Property (Square Feet or Acres)

.22 (RV-1)

Present Zoning Classification:

OI-1

Proposed Zoning Classification:

Residential (R-1)

Present Land Use:

Residential house

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 house has always been a residence. I'm not sure why it's not zoned that way. It's grandfathered in but I wouldn't be able to build back it destroys

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.

RV-1 is to the rear and west of the property.

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?

N/A

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

30 day of March, 2022

Signature of Applicant

Notary Public



FOR OFFICIAL USE ONLY

Multiple Meetings with the applicant

DATE OF PRE-APPLICATION CONFERENCE : _____

Tracy S Dunnavant

RECEIVED BY: _____

April 22, 2022

DATE OF FILING: _____

\$500

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:

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

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

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on April, 2024 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

14 Lee Street
NEWNAN, GA 30263

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

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

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

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

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

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

Stephanie Cherry
Signature of Applicant

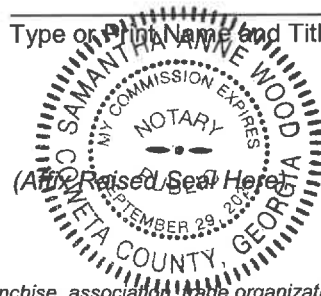
Stephanie Cherry McWilliams
Type or Print Name and Title — owner —

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date



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

Cher McWilliams

Telephone Number

770-639-7603

Address of Subject Property

14 Lee 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.

Stephanie McWilliams
Signature of Property Owner

Personally appeared before me

Stephanie McWilliams

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

Notary Public

Date

3/30/2022





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 _____

Address _____

Telephone _____

Date _____



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

- | | |
|-----------------|---|
| <u>✓</u>
X | Completed application form |
| | Letter of intent |
| <u>✓</u>
X | Names and addresses of all owners of all property within 250 feet of the subject property |
| X | Legal description of property |
| | Certified plat |
| <u>N/A</u> | Completed Attachment A – Proffered Conditions (if applicable) |
| <u>✓</u> | Completed Attachment B – Disclosure of Campaign Contributions & Gifts (if applicable) |
| <u>✓</u> | Completed Attachment C – Property Owner’s Authorization (if applicable) |
| <u>N/A</u> | Completed Attachment D – Attorney’s Authorization (if applicable) |
| <u>N/A</u>
X | Community Impact Study (if applicable) |
| X | Filing Fee in the form of a check payable to the City of Newnan |

Note: Please attach this form to the filing application.

DOCH# 011696
FILED IN OFFICE
04/20/2021 02:28 PM
BK=5304 PG=677-678
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER
TAX PAID: \$235.00 /
PT-61 038-2021-002732 /

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF COWETA

After Recording, Return To:

Carson B. Sears, Esq.
Sanders, Haugen & Sears, P.C.
Post Office Box 1177
Newnan, Georgia 30264
(File #22328-A)

THIS INDENTURE is made as of the 15th day of April, 2021, between DENISE WILKIN A/K/A DENISE WILKINS and MELISSA SCOTT (hereinafter referred to as "Grantor") and STEPHANIE C. MCWILLIAMS (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee:

All that tract or parcel of land situate, lying and being in the City of Newnan, Fifth Land District, Coweta County, Georgia,, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, the said Grantor have hereunto set their hands, affixed their seals, and delivered these presents this day and year first above written.

Signed, sealed and delivered
in the presence of:

Chris Bass

Unofficial Witness

[Signature]
Notary Public



Denise Wilkin (SEAL)
Denise Wilkin
Melissa Scott (SEAL)
Melissa Scott

EXHIBIT "A"

LEGAL DESCRIPTION

**To Warranty Deed From Denise Wilkin a/k/a Denise Wilkins and Melissa Scott
to Stephanie C. McWilliams**

All that tract or parcel of land situate, lying and being in the City of Newnan, Fifth Land District, Coweta County, Georgia, and being Lots 6 and 7 of Block B, fronting on the Northside of Lee Street, according to Plat of the Berry Lee Subdivision of property of estate of said Gordon Lee and which plat is recorded in Deed Book 27, Pages 220-221, Clerk's Office, Coweta Superior Court, Coweta County, Georgia, Lot 6 fronts said Lee Street fifty (50) feet and runs back North to a depth of ninety-five (95) feet; Lot 7 fronts said Lee Street fifty (50) feet and runs back North to a depth of ninety-eight (98) feet.

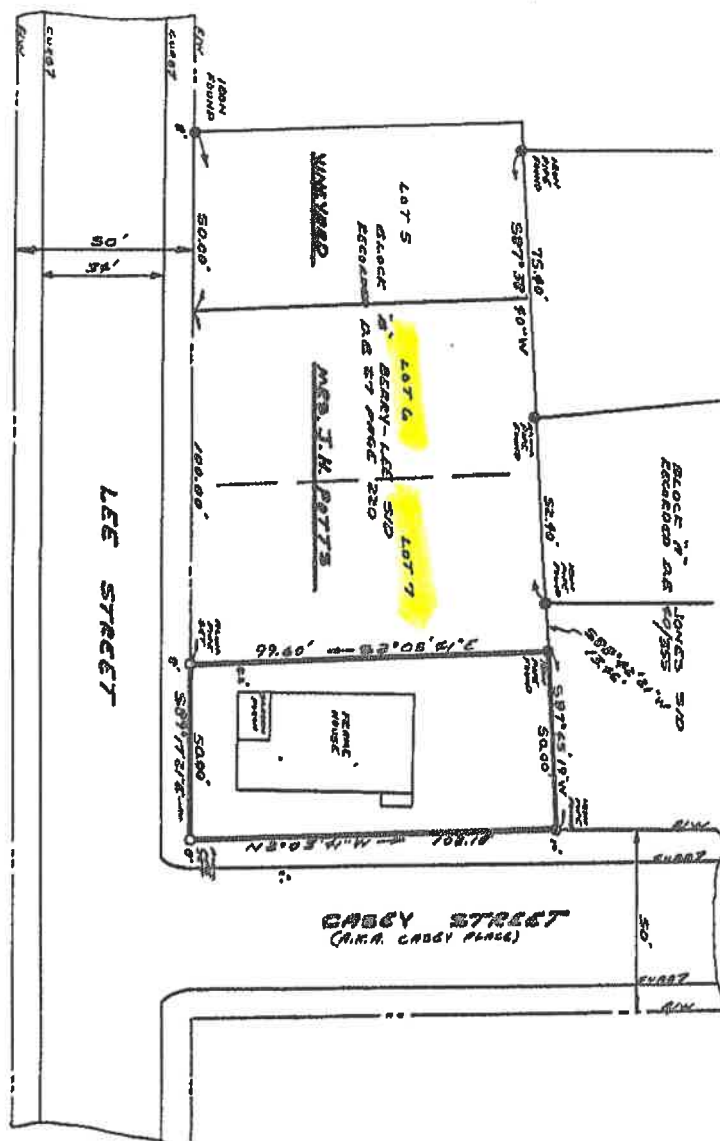
Said property being depicted as Lots 6 and 7 of Block B on that certain plat of survey for Thomas H. Carson, dated June 10, 1980, drawn by John R. Christopher, GA RLS No. 1766, recorded in Plat Book 27, Page 139, Coweta County, Georgia Records.

DANIEL GESS
P.A. 20 PAGE 251

WM. JENSEN

LANDSCAPES

ELEANOR MANNING



GEORGIA, CONWY COUNTY, CLERK SUPERIOR COURT
FILED IN OFFICE THIS 23 DAY OF June
19 80 AT 1:00 PM RECORDED IN BOOK 27
PAGE 139 THIS 23 DAY OF June 19 80

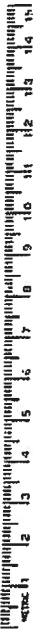
Virginia Ballard
CLERK 2-06

I HAVE THIS DAY EXAMINED THE
F. OFFICIAL FLOOD HAZARD MAP
AND FOUND THAT THIS PROPERTY
IS NOT LOCATED IN AN AREA
DESIGNATED AS A SPECIAL FLOOD
HAZARD AREA.

IN MY OPINION, THIS IS A TRUE
AND CORRECT REPRESENTATION
OF THE PLATTED PROPERTY AND
HAS BEEN PREPARED IN CON-
FORMITY WITH THE STANDARDS
AND REQUIREMENTS OF LAW



SURVEY FOR:		THOMAS H. CRISON	
SCALE: 1"=30'	APPROVED BY:		
DATE: 6-10-80	REVIEWED:		
LOT 6 BEECH-LEE S&D			
CITY OF NEWNAN - CONWY COUNTY GEORGIA			
SURVEY BY: <i>J.R. Christopher</i>		DRAWING NUMBER: 79137	



53 PERRY STREET LLC
53 PERRY ST
NEWNAN, GA 30263

BELL CHRISTINE MARIE
208 BOONE RD
NEWNAN, GA 30263

BRONSON MARK W & THERESA A BRO
401 WESTPARK CT | SUITE 200-3
PEACHTREE CITY, GA 30269

BRYANT JULIE ANN
2935 ROLLING RD
MACON, GA 31204

BUDD WARREN C JR
55 PERRY ST
NEWNAN, GA 30263

BUGBEE WILLIAM F & BEGONA BUGBEE
15 COCHRAN DR
NEWNAN, GA 30263

BUZZNDOOLEY LLC
1365 WINTERCREEK RD
DUNWOODY, GA 30356

CARSON THOMAS H
P O BOX 400
NEWNAN, GA 30264

CROUCH DELIA T
8 LEE ST
NEWNAN, GA 30263

DOLLAR ROBERT
49 MILLARD FARMER IND BLVD
NEWNAN, GA 30263

FIVE CHICKENS LLC
147 GREENRIDGE WAY
NEWNAN, GA 30265

HEBBE CHRISTENE M
12 COCHRAN DR
NEWNAN, GA 30263

HOPPER ROSE JEANETTE OLDHAM
8 COCHRAN DR
NEWNAN, GA 30263

HYDE JOEL G
4 COCHRAN DR
NEWNAN, GA 30263

KIDD JAMES C & NINA HANDLEY KIDD
15 LEE ST
NEWNAN, GA 30263

KNIGHT TIMOTHY R
P O BOX 521
NEWNAN, GA 30264

MC WILLIAMS STEPHANIE C
14 LEE ST
NEWNAN, GA 30263

MPKP08 LLC
2 AUGUSTA CT
NEWNAN, GA 30265

MR HOUSE LLC
P O BOX 95
NEWNAN, GA 30264

PARADISE MGMT CO
P O BOX 521
NEWNAN, GA 30264

SAMS FLETCHER JR & FLETCHER SAMS
5 CASEY ST
NEWNAN, GA 30263

SCOTT COMMERCIAL SERVICES INC
26 ANDREW ST
NEWNAN, GA 30263

SIDE EYE REAL ESTATE LLC
106 OAKDALE AVE
PEACHTREE CITY, GA 30269

STEPHENS NEVELLE OWENS & E KELL
15 CREPE MYRTLE
NEWNAN, GA 30263

STG NEWNAN LLC, C/O RUTH BOLVIG, T
8TH FLOOR | 133 LUCKIE ST
ATLANTA, GA 30303

STG NEWNAN LLC, C/O RUTH BOLVIG
TURNER ENTERPRISES | 133 LUCKIE ST
ATLANTA, GA 30303

STG NEWNAN LLC
8TH FLOOR | 133 LUCKIE ST
ATLANTA, GA 30303

STORY ROXIE R & JAMES D REEVES
514 HWY 29 S
NEWNAN, GA 30263

TKM VENTURES LLC
22 LEE ST
NEWNAN, GA 30263

VEAL LINDA C & RONALD W VEAL
1 CASEY ST
NEWNAN, GA 30263

WICKMAN AARON
7 COCHRAN DR
NEWNAN, GA 30263



City of Newnan
25 LaGrange Street
Newnan, GA 30263

Phone: 770-254-2362
Fax: 770-254-2353

Paid Invoice Summary

Page 1 of 1

DATE	3/30/2022
------	-----------

ACCOUNT : import account
 Cher McWilliams Phone: 7706397603

PERMIT NUMBER	RZN-22-0042
14 Lee St NEWNAN 0600 0788 Newnan, GA 30265	

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
3/30/2022	RZN-22-0042	22-00660	100.00.32.2215	Base Fee	Paid	(-) 500.00

Date	InvoiceNum	Status	Payment	Amount
3/30/2022	22-00660	Original Due		500.00
3/30/2022	22-00660	Paid	CreditCard VISA - CHERMCWILLIAMS	(-) 500.00

Total Paid	500.00
-------------------	--------

Cher McWilliams
0.22± acres located at 14 Lee Street
Lots 6 and 7, Block B, Northside of Lee Street
City of Newnan; 5th Land
District. Coweta County, Georgia
Parcel #N05 0004 006

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOTS 6 AND 7 OF THE 5th LAND DISTRICT
IDENTIFIED AS 14 LEE STREET 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 0.22± acres located at 14 Lee Street in Land Lots 6 and 7, 5th Land District, Coweta County, Georgia, and shown on Plat of Survey for Thomas H. Carson attached hereto as Exhibit “B”, from OI-1 (Low Density Office and Institutional District) to the City of Newnan Zoning Classification RU-I (Urban Residential Dwelling District-Historical and Infill) 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 14th day of June, 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 and shown on Plat of Survey for Thomas H. Carson dated June 10, 1980, attached hereto as Exhibit “B”, containing 0.22± acres attached hereto and by reference made a part hereof be rezoned City of Newnan Zoning Classification RU-I (Urban Residential Dwelling District-Historical and In-Fill) subject to the following conditions:

- (1) None

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

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

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2022 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Raymond F. DuBose, Mayor Pro-Tem

Cleatus Phillips, City Manager

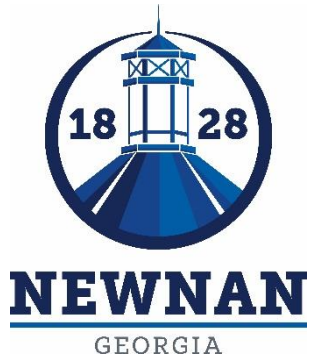
George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia – City Council

Date: June 14, 2022

Agenda Item: Rezoning Request – RZ2022-02
0.27± acres located at 39 Main Street (Tax Parcel # N58
0004 007) from RU-7 (Urban Residential Single-Family
Dwelling District – High Density) to CGN (General
Commercial District)

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

Alice Cornejo (on behalf of DUI School of Coweta, Inc.)
4 Arbor Way
Newnan, GA 30265

SITE INFORMATION:

The site consists of 0.27 ± acres located at 39 Main Street. The tax parcel ID number is N58 0004 007. The tract is located just to the northeast of the intersection of Main Street and Sprayberry Road.

The site is zoned RU-7 (Urban Residential Single-Family Dwelling District – High Density). There is an existing single-family home on the property.



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.27± acres located at 39 Main Street. The property is currently zoned RU-7 and the applicant is requesting CGN zoning designation to use the existing house as a counseling office.

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The property is located between RU-7 zoned property to the east and CGN zoned property to the west. There are a mixture of uses in the area including numerous residences, two churches, a DUI school, and a multiple tenant commercial building. The majority of the neighboring residences on Main Street are rental properties and appear to be historic homes built in the early 1900s (per the tax assessor's website).



Staff does feel that the CGN zoning designation would be suitable if the applicant continues to use the current house and if the rezoning was limited to office uses. An office would serve as a suitable transition between the commercial uses to the west and the residential homes to the east. Since there are already two parcels zoned CGN, the requested zoning designation is appropriate, but staff feels a limitation on the uses is necessary to protect the neighborhood in the future. In addition, by utilizing the existing home, the historic character of the neighborhood would be maintained.

Staff Assessment – PROPOSED USE IS SUITABLE WITH CONDITIONS ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The applicant has indicated that there will be two counselors on site who will meet with individuals both in person and via teleconference. Some additional traffic may be generated, but it will not be enough to impact usability of the adjacent or nearby properties. In addition, the proposed office hours are 10:30 a.m. to 5:30 p.m. on Monday through Friday, which limits the impact on the adjacent residential properties.

Staff did receive an email from the property owner of 42 Main Street who indicated that she is in opposition to the rezoning and has concerns about the impact of having a commercial business that close to residential homes. A copy of her email has been included in the rezoning packet.

Staff Assessment – LIMITED ADVERSE AFFECT ✓

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned RU-7, and could continue to be used as a single-family

residence. The existing house has been on that site since it was originally built in the early 1900's.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Staff feels impact on service provision will be minor. With the applicant using the existing house, the office space will be limited. There will be less of an impact on schools since it will no longer be a residence and very little increase in water/sewer usage and police/fire calls. In addition, Jefferson/Main Street is an urban collector, so it should easily be able to handle any additional traffic created by the change in use.

Staff Assessment – THERE WILL BE VERY LITTLE IMPACT ON SERVICE PROVISION ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Land Use Map shows this property as future "Built Community". Newnan defines this category as "areas that have been developed with a variety of residential dwellings and nonresidential uses that provide goods and service to the surrounding neighborhoods. Future land uses within this area should closely mirror the built community as already established." Therefore, since this would be a use that serves the community and the applicant plans to use the existing house, the use is compatible with the purpose and intent of the Comprehensive Plan.

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

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The applicant is seeking a CGN, general commercial, zoning designation. Since offices are permitted in CGN, the use would be consistent.

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 "Built Community" designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment –THE COMPREHENSIVE PLAN ALREADY SHOWS THE PROPERTY AS FUTURE BUILT COMMUNITY ✓

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?

In reviewing the request, Staff would be concerned if a blanket CGN zoning was applied to the property. While the applicant plans to use the existing house as an office today, a CGN designation without conditions would open it up to numerous potential uses in the future. Staff feels that by limiting the CGN to office uses only and requiring the use of the existing house, there is a balance between maintaining the character of the neighborhood, providing a transition between the existing commercial uses, and allowing the petitioner to use the property as requested. If there was a desire to change to a different use in the future or to demolish and build a new structure on the site, the applicant would have to request another rezoning, allowing for public input.

Staff Assessment – THE PROPOSED PROJECT WOULD REFLECT A REASONABLE BALANCE IF THE REZONING IS APPROVED WITH 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 May 10, 2022 meeting, held a public hearing and voted unanimously to approve the rezoning request with the following conditions:

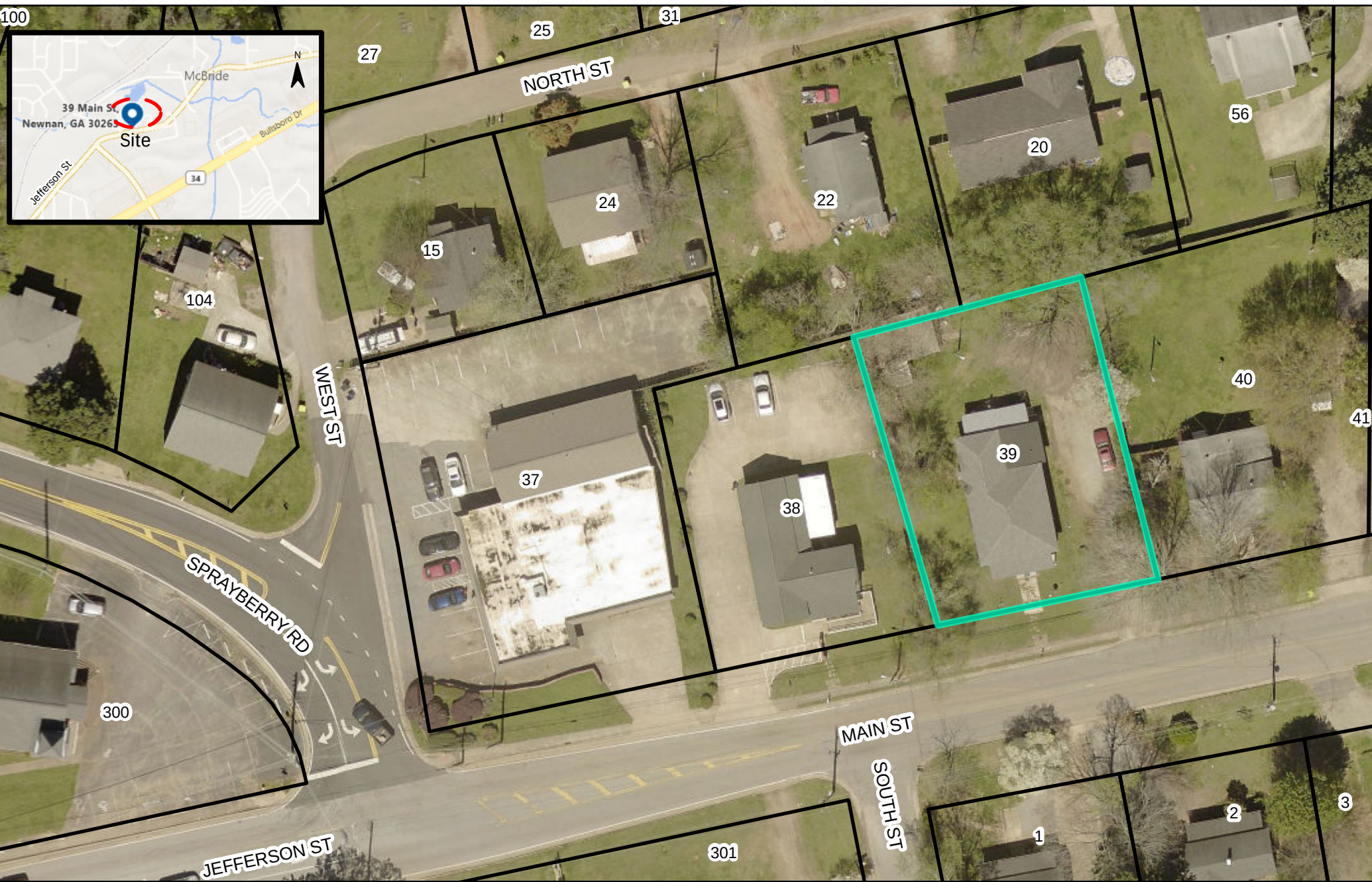
- 1) The property will be rezoned to OI-1 and will be used for office and counseling uses only.
- 2) The business will be located in the existing house currently on the property.
- 3) All parking will be located in the side and rear yards.
- 4) Hours of operation will be between 8:00 a.m. and 6:00 p.m.

OPTIONS:

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

ATTACHMENTS:

Application for Rezoning
Location Map
Letters of Support/Petition
Opposition Email from Neighboring Property Owner



CITY OF NEWNAN



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

Project Location

1" = 600 feet

Date: 4/4/2022 9:34 AM



RU-7 to CGN

Project Location

Parcel # N58 0004 007

AD 217

39 MAIN STREET
NEWNAN, GA 30263

March 25, 2022

Tracy S. Dunnavant
Planning Director
City of Newnan
25 LaGrange St.
Newnan, GA 30263

Re: 39 Main St., Newnan, GA

Dear Ms. Dunnavant:

I am respectfully requesting a change in the current zoning for the property referenced above from residential to commercial. I purchased this property at the end of 2021 for the purpose of utilizing it to extend the services provided by my business, DUI Scholl of Coweta, Inc. I plan to use the facility as a counseling center. Currently, I operate my business at 38 Main St., Newnan, GA which is next door to this property. Also, the property next door to me at the corner of Jefferson St. and Sprayberry Rd. is also commercial.

Please contact me at 404-916-5112 or at asusan76@hotmail.com should you have any questions or need me to provide any further information. I greatly appreciate the help and assistance you have provided me in making this request, and I greatly appreciate any help, advice, and assistance you can give me going forward in the pursuit of this matter.

Sincerely,



Alice Cornejo
Owner
DUI School of Coweta, Inc.



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 Alisa S. Cornejo

Mailing Address 4 ARBOR WAY Newnan, GA 30265.

Telephone 404.916.5112 Email: asusan76@hotmail.com

Property Owner (Use back if multiple names) _____

Mailing Address Same

Telephone Same

Address/Location of Property 39 Main St Newnan, GA 30263.

Tax Parcel No.: N58-0004-007 Land Lot _____

District/Section - Size of Property (Square Feet or Acres) 0.27

Present Zoning Classification: RU-7 Proposed Zoning Classification: CGN

Present Land Use: residential

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 C

It is next to commercial zone uses. I have an existing bus school and I need additional space for counseling services/alcohol treatment.
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 There are already two existing commercial

properties and this one will just continue that zoning designation.

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? N/A

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

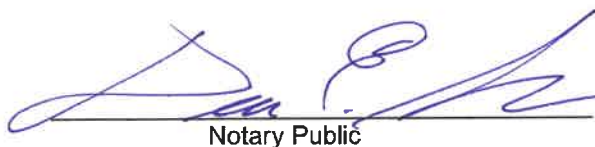
PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

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.

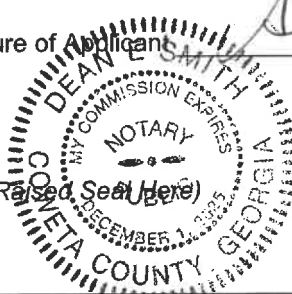
Sworn to and subscribed before me this

28th day of March, 2022

Signature of Applicant


Notary Public

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Tracy S. Donnavant

DATE OF FILING: 03/28/2022

FILING FEE RECEIVED: \$525.00

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:

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

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on March 28TH, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

39 Main St. Newnan, GA 30263.

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

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

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

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

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

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

Signature of Applicant

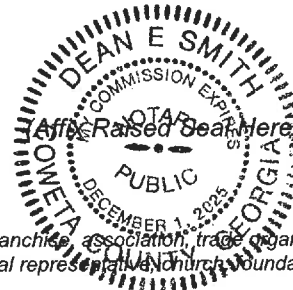
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

3/28/22
Date



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 and 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

Alice Susan Gargio / DUF School of Coweta, Inc.

Telephone Number

404.916.5112

Address of Subject Property

39 Main 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.

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

3/28/22





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 _____

Address _____

Telephone _____

Date _____



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.

MAH T.
4044980040
PARTICIPANT ID
CHARLES E. DICKENSON JR., P.C.
P.O. BOX 4488
CANTON, GA 30114

OK:5463 PG:476-476
D2021032802
FILED ON FILE
CLERK OF COURT
11/27/2021 11:11 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

ADMINISTRATOR'S DEED

CD21926
STATE OF GEORGIA
COUNTY OF FULTON

REAL ESTATE
TRANSFER TAX
PAID: \$170.00

PT-81038-2021-068455

This Indenture made this 12 day of NOVEMBER in the year TWO THOUSAND TWENTY ONE, between

CARLA DENISE JOINER, AS ADMINISTRATOR OF THE ESTATE OF LORRINDA THOMPSON, DECEASED RESIDENT OF COWETA COUNTY, GEORGIA, (PROBATE COURT OF COWETA COUNTY, GEORGIA, ESTATE NO. 2021-979)

as party or parties of the first part, hereinafter called Grantor, and

DUI SCHOOL OF COWETA, INC., a Georgia corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that: Grantor, acting under and by virtue of the power and authority as Administrator and for and in consideration of the sum of ONE DOLLAR and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that certain tract or parcel of land situate, lying and being in 5th Land District of Coweta County, Georgia, same as being Lot No. 39 according to a survey and plat of property of McIntosh Corporation made January 27, 1951, by T. Y. Mathox, County Surveyor, and recorded in Plat Book 1, Page 213, Office of the Clerk of Superior Court, Coweta County, Georgia, reference to which said plat is hereby made for a more complete and accurate description of the meter, courses, and distance of land herein conveyed.

Subject Property Address: 39 Main St, Newnan, GA 30263
Parcel ID: N38 9004 007

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances therof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered 11/22/2021 in the presence of:

Witness Jason Holley

Notary Public

Carla Joiner (Seal)
CARLA DENISE JOINER, AS
ADMINISTRATOR AFORESAID



BK 02226 PG 430

FILED IN OFFICE
CLERK OF
SUPERIOR/JUVENILE
COURT

2003 JUN 13 PM 12:27

Real Estate Transfer Tax
Paid \$ 77.40
Date 6-13-03

JUDITH S. BROWN, CLERK
COWETA COUNTY, GA

RETURN TO:
GLOVER & DAVIS, P.A.
P.O. DRAWER 1038
NEWNAN, GA 30264

Cindy L. Brown

Clerk of Superior Court, Coweta Co. Ga.

Return Recorded Document to:
GLOVER & DAVIS, P.A.
10 Brown Street
Newnan, GA 30264

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COWETA

IN CONSIDERATION OF OTHER GOOD AND VALUABLE CONSIDERATION AND TEN (\$10.00) Dollars, the receipt whereof is hereby acknowledged, **William A. Killmeier**, (hereinafter called Grantor(s)) of Coweta County, Georgia does hereby give, grant, sell, alien, and convey unto **Collis M. Thompson, Jr. and Lorrinda D. Thompson**, (hereinafter called Grantee(s)) of Coweta County, Georgia, heirs and assigns, the following property, to-wit:

All that certain tract or parcel of land situate, lying and being in 5th Land District of Coweta County, Georgia, same as being Lot No. 39 according to a survey and plat of property of McIntosh Corporation made January 27, 1951, by T. Y. Mattox, County Surveyor, and recorded in Plat Book 1, Page 213, Office of the Clerk of Superior Court, Coweta County, Georgia, reference to which said plat is hereby made for a more complete and accurate description of the metes, courses, and distance of land herein conveyed.

together with all privileges and appurtenances thereto in anywise belonging in fee simple.

And the said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

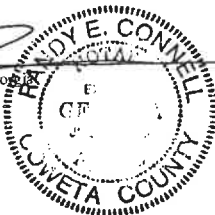
IN WITNESS WHEREOF, the said **William A. Killmeier** has hereunto set his/her hand(s), affixed his/her seal(s) and delivered these presents this **10th day of June, 2003**.

Signed, sealed and delivered in the presence of:

Beth Ann Laid
Witness

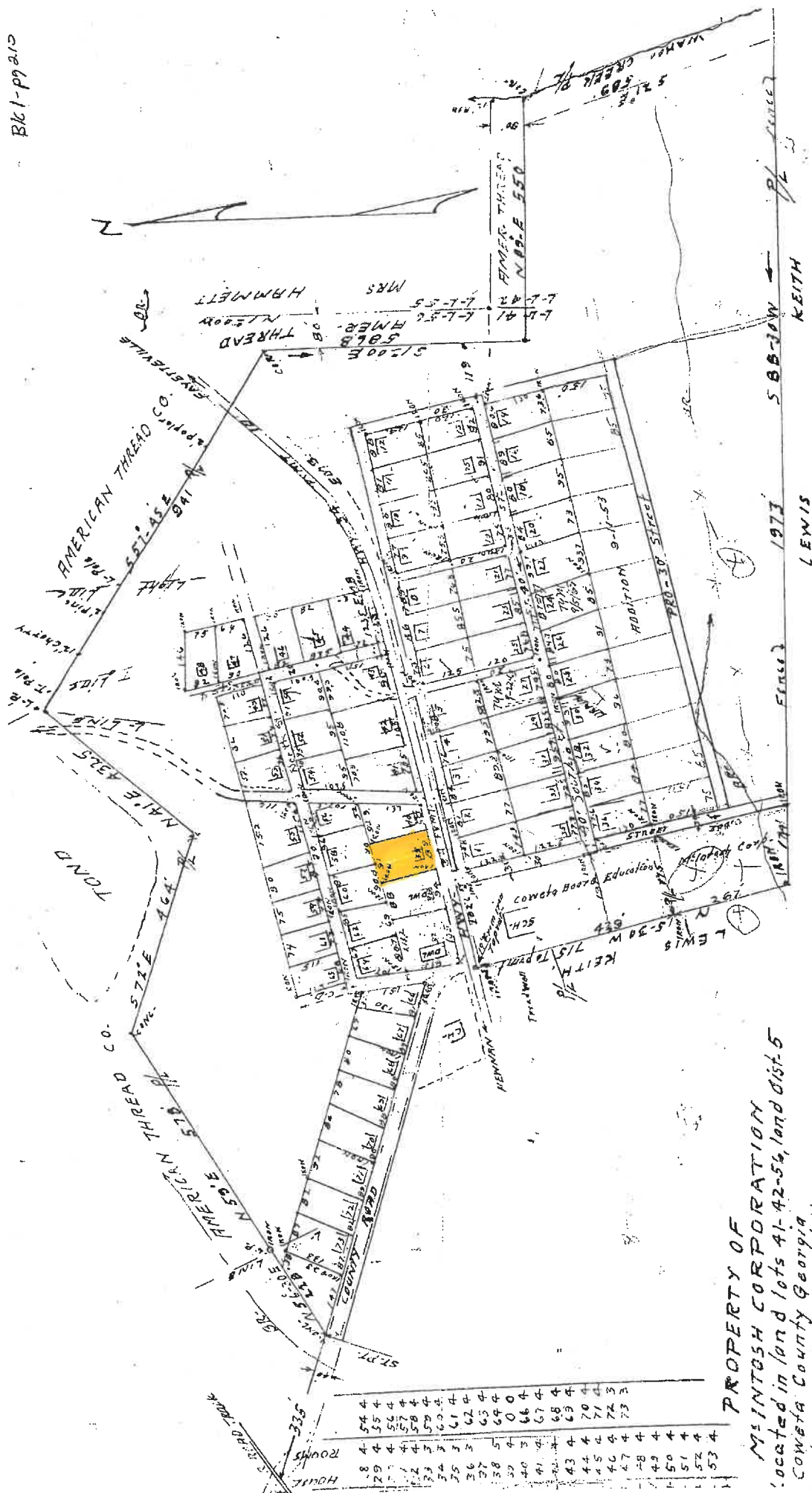
William A. Killmeier [SEAL]
William A. Killmeier

[Signature]
Notary Public, State of Georgia
My Commission Expires: _____
[Seal]



_____ [SEAL]

BK1-pg 210



PROPERTY OF
MINTOSH CORPORATION
located in land lots 41-42-54, land dist-5
Coweta County Georgia
JAN 27-1951. T.Y. Mottos sur. neg. 60-10
Scale: 1"=200'

31 NORTH STREET LLC
#404 | 90F GLENDA TRCE
NEWNAN, GA 30265

AJA INVESTMENT PROPERTIES LLC
145 TEMPLE AVE
NEWNAN, GA 30263

AYERS JEFF
8547 FORREST RD
GRANTVILLE, GA 30220

BEARD CHAD
24 NORTH ST
NEWNAN, GA 30263

BOOTH JOSHUA ALAN & JENNIFER NICC
35 FIRST MANASSES WAY W
SHARPSBURG, GA 30277

BUSSEY JOHN A & CHRISTINE, BUSSEY
0033 SOUTH ST
NEWNAN, GA 30263

CAMERON WILLIE BERNARD III
P O BOX 72961
NEWNAN, GA 30271

CORNEJO ALICE SUSAN
75 OAK PARK SQ
NEWNAN, GA 30265

CORNEJO PEDRO H
75 OAK PARK SQ
NEWNAN, GA 30265

DRAKE GREGORY K & ANN DRAKE
45 GLISTENING GLENN CV
NEWNAN, GA 30265

DUI SCHOOL OF COWETA INC
38 MAIN STREET
NEWNAN, GA 30263

HORNE KENNETH WAYNE JR
P O BOX 73794
NEWNAN, GA 30271

IGLESIA DE DIOS PUERTA AL CIELO (NE'
ENTITY | P O BOX 72477
NEWNAN, GA 30271

JAIMES RAUL & ORALIA FLORES
843 MINIX RD
SHARPSBURG, GA 30277

JOHNSON MICHAEL & LELA JOHNSON
62 NORTH ST
NEWNAN, GA 30263

KEITH SHARON, C/O NEWNAN-COWETA
P O BOX 73619
NEWNAN, GA 30271

MARTINEZ DONACEANO
108 TWELVE SPRINGS ST
NEWNAN, GA 30263

MC KOON BRENDA S
P O BOX 2123
CARROLLTON, GA 30112

MULLINS LIVING TRUST, PETER H & SHA
70 WOODSTREAM DR
NEWNAN, GA 30265

POPE FAMILY HOLDINGS LLC
20 FONTAINE DR
NEWNAN, GA 30263

REYNOLDS SANFORD GERALD ESTATE
ESTATE | 3 MAIN ST
NEWNAN, GA 30263

ROBERTS SARAH ROBERTSON
41 W WASHINGTON
NEWNAN, GA 30263

ROBERTSON CARL A JR
41 W WASHINGTON ST
NEWNAN, GA 30263

SELLS JAMES O
213 COLLIERSTOWN WAY
PEACHTREE CITY, GA 30269

SHULL AMY A
595 GRAY GIRLS RD
SENOIA, GA 30276

TEAGLE EDDIE & ANNETTE TEAGLE
68 NORTH ST
NEWNAN, GA 30263

ZIMMERMAN SCOTT JOHN
145 SUMNER RD
FAYETTEVILLE, GA 30214



Circle of Recovery, Inc.
3125 Presidential Parkway
Suite 217
Atlanta, Ga. 30340
404-243-5576

May 1, 2022

Ms. Trace S. Dunnavant
Planning Director
City of Newnan
25 LaGrange Street
Newnan, Ga. 30263

Dear Citizens of Newnan:

For more than 10 years the DUI School of Coweta, has worked to improve the lives of individual plagued with Behavioral Health, issues within the City of Newnan. The services we provide is challenging but rewarding and is assisted by the passion and energy of collaborative in Newnan and the surrounding communities (other service providers).

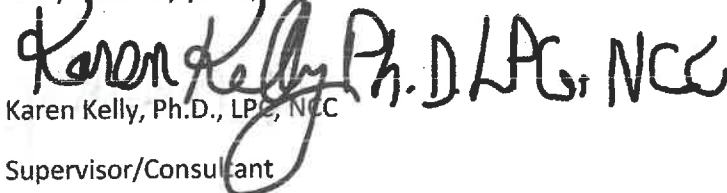
That is why I am excited to provide this letter of support for Alice Cornejo. The addition of a Counseling Center to support the individuals living in Newnan and the surrounding communities, who suffer with mental health issues, and who are at a disadvantage being of Hispanic Decent, a Counseling Center is much needed. By providing the counseling and support, this center will impact the quality of life for the individuals living in our community.

Rural communities, such as Newnan, are disproportionately impacted and underserved. This agency recognizes the capacity that this counseling center could have on combating this issue by providing services, thus providing support to individuals, families, and significant others.

The proposed Counseling Center dovetails nicely with our current programs designed to enhance all who have access to our current programs.

I know that working in support of the services being proposed by Ms. Cornejo. can ensure that all individuals living in the Newnan area will have the support and access they need to effect and improve the quality of their lives.

Very sincerely yours,


Karen Kelly, Ph.D., LPE, NCC
Supervisor/Consultant



Member FDIC

Newnan - Main Office

61 Bullsboro Drive
Newnan Georgia 30263
(770) 567-7211
customerservice@unitedbank.net

April 28, 2022

To Whom It May Concern:

I have known Alice Cornejo for approximately eight years mostly through her being a customer of mine at United Bank. I have found her to be a very professional and responsible individual with high integrity from my interactions with Ms. Cornejo over this time span. She is considered a valued customer of the bank due to her satisfactory banking relationship and being an excellent referral source of other customers to the bank.

She has owned and operated the DUI School of Coweta, Inc. the entire time I have known her. She is very engaged and passionate about her business, and she operates it in the same manner as she does with other aspects of her life with integrity and professionalism. She has shared with me her desire to focus and expand the counseling and therapy side of her business by opening an additional facility adjacent to her current location. This facility will be used to provide counseling services to her clients and will provide an atmosphere and environment conducive to a successful counseling program. She has a strong desire to help those with mental health and substance abuse problems to overcome those issues to regain a healthy and happy lifestyle. She strongly believes that this will be a valuable service to the community. I feel certain she will be able to accomplish this with her background, training, work ethic, and desire to help and serve.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harold McCoy", with a stylized flourish extending to the right.

Harold McCoy
Vice President

Petition For A Change Of Zoning
City of Newnan County of Coweta,
State of Georgia

39 Main Street, City of Newnan,
County of Coweta, State of Georgia

This petition is for Re-Zoning from a single family residential to a commercial.

We the undersigned agree to the changes stated herein our attached signatures.

Name	Address	Signature
Quantavious Walton	254 Jefferson St Suite D	Quantavious Walton
Eric L. Boddie	254 Jefferson St Suite D	Eric L. Boddie
Chris Bowles	254 Jefferson St ^{Suite D}	Chris Bowles
Laurinda Arno B	254- Jefferson St	Laurinda Arno B
Yuhanna Parks	254 Jefferson St	Yuhanna Parks
NICK ROCHSTER	254 Jefferson St ^{Ste} C	NICK ROCHSTER
Zerobia Stewart	38 main St.	Zerobia Stewart
Stephen W Kelley	38 Main St N. 6th	Stephen W Kelley
Oran Lind Go	97 Berry Ave	Oran Lind Go
Ramona Cornejo	416 Lake Forest Dr. 41 Main St Newmarket, GA	Ramona Cornejo
Blondy Recinos Ordaz	97 Berry Ave Newmarket	Blondy Recinos Ordaz
Flor Zimmermann	246 Jefferson St	Flor Zimmermann
6 Flor Zimmermann	6 Grayson Trail	6 Flor Zimmermann
Flor Zimmermann	255 Jefferson St	Flor Zimmermann
Scott Zimmermann	26 Sprayberry	Scott Zimmermann
Scott Zimmermann	Grayson Trail	Scott Zimmermann
Scott Zimmermann	109 Temple Avenue	Scott Zimmermann

Name	Address	Signature	Relation To Property
Magdalena Carasco	258 JEFFERSON ST Newnan GA 30263	Magdalena Carasco	Rent space for purpose of business
Erika Aguilar	40 Tipperary Trail Sharpsburg	Erika Aguilar	interesting Counseling Service
Belinda Niguel	29 Pinelea Dr Newnan GA 30263	Belinda Niguel	Rent
Inocencia Alvarado	29 Pinelea Dr. Newnan GA 30263	Inocencia Alvarado	Rent
Hilda Hernandez	Newnan 30263 258 Jefferson St	Hilda Hernandez	Rent
Maria Hernandez	17 South St Newnan GA 30263	Maria Hernandez	Rent
Alexandro Espinoza	1 MAIL ST	Alexandro Espinoza	RENT
Cristobal Guevara	1 Mail st	Cristobal Guevara	Rent
Josquin Figueroa	1 Mail st	Josquin Figueroa	Rent
Minion Reyes	27 South St	Minion Reyes	Rent
Marcos Gomez	27 South St	Marcos Gomez	Rent

[illegible]

[illegible]

Tracy Dunnavant

From: aashull@1791.com
Sent: Saturday, April 30, 2022 8:48 AM
To: Tracy Dunnavant
Subject: Rezoning Tax Parcel N58 0004 007

Hi, Tracy.

I am in receipt of your letter regarding the public hearing for rezoning of 39 Main Street Newnan. I will be out of town on May 10th and therefore will not be able to attend the meeting in person.

I currently own 42 Main Street Newnan. I have invested a great deal of time and resources into brining it back to life and I plan to put it on the market within the next 2 months. I have great concerns that a business of this nature so close to residential homes could impact the revitalization efforts for this area and affect the value of living there. It is for these reasons that I oppose the rezoning of 39 Main Street.

I appreciate the opportunity to voice my concerns and for those concerns to be given consideration in this matter.

Sincerely,
Amy Shull
595 Gray Girls Rd
Senoia, GA 30276

Alice Cornejo on behalf of
DUI School of Coweta, Inc.
0.27 ± acres located at 39 Main Street
Lot 39, City of Newnan
5th Land District, Coweta County
Georgia, Parcel #N58 0004 007

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 39 OF THE 5th LAND DISTRICT
IDENTIFIED AS 39 MAIN STREET 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 0.27± acres located at 39 Main Street in Land Lot 39, 5th Land District, Coweta County, Georgia, and shown on Plat of Survey for McIntosh Corporation, attached hereto as Exhibit “B”, from the Zoning Classification RU-7 (Urban Residential Single-Family Dwelling District Low-High Density) to the City of Newnan Zoning Classification CGN (General Commercial 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 14th day of June, 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 and shown on Plat of Survey for McIntosh Corporation, dated January 17, 1951, attached hereto as Exhibit “B”, containing 0.27± acres attached hereto and by reference made a part hereof be rezoned City of Newnan Zoning Classification CGN (General Commercial District) subject to the following conditions:

- (1) The property will be rezoned to OI-1 and its use shall be limited to office and counseling uses only.
- (2) The business will be located in the existing house currently on the property.
- (3) All parking will be located in the side and rear yards.

- (4) Hours of operation will be limited between 8:00 a.m. and 6:00 p.m.

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

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

Section IV. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2022 in regular session assembled.

ATTEST:

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

EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in 5th Land District of Coweta County, Georgia, same as being Lot No. 39 according to a survey and plat of property of McIntosh Corporation made January 27, 1951 by T. Y. Mattox, County Surveyor, and recorded in Plat Book 1, Page 213, Office of the Clerk of Superior Court, Coweta County, Georgia, reference to which said plat is hereby made for a more complete and accurate description of the metes, courses, and distance of land herein conveyed.



4080 McGinnis Ferry Road
Suite 203
Alpharetta, GA 30005
(O) 770.777.4704
(C) 404.732.4136

June 6, 2022

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

Re: Rezoning Request RZ2022-01 & Annexation Request Annex2022-01

Dear Mr. Phillips:

I am writing to request that the above referenced agenda items be continued to the July City Council meeting. Currently they are on the June 14th City Council meeting agenda.

I have been talking to some builders about this project and would like more time to be able to bring forth to the Council meeting a suitable builder.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, overlapping loops and a long, sweeping tail that extends to the right.

Aaron Rissler
Managing Member
Apex Land Company
404-732-4136



City of Newnan, Georgia – Mayor and City Council

Date: June 14, 2022

Agenda Item: Continuation of Public Hearing - 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, Planner

Purpose: To continue the public hearing and consider ordinances for Apex Land Company. 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.

Background: On May 24, 2022, the Council continued (at the request of the applicant) the public hearing and ordinance considerations on the above-mentioned annexation request and rezoning request until June 14, 2022. The applicant stated in a letter that the continuance was to solidify the builder(s) for the project and that this required additional time.

On June 6, 2022, staff received a request from the applicant seeking a postponement of the June 14, 2022 hearing date. The applicant indicated he has been talking with builders and that more time is needed to bring forth a suitable builder. The applicant is seeking a continuance until the July 12, 2022 meeting.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: February 22, 2022; May 24, 2022



City of Newnan, Georgia – Mayor and City Council

Date: June 14, 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, 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.

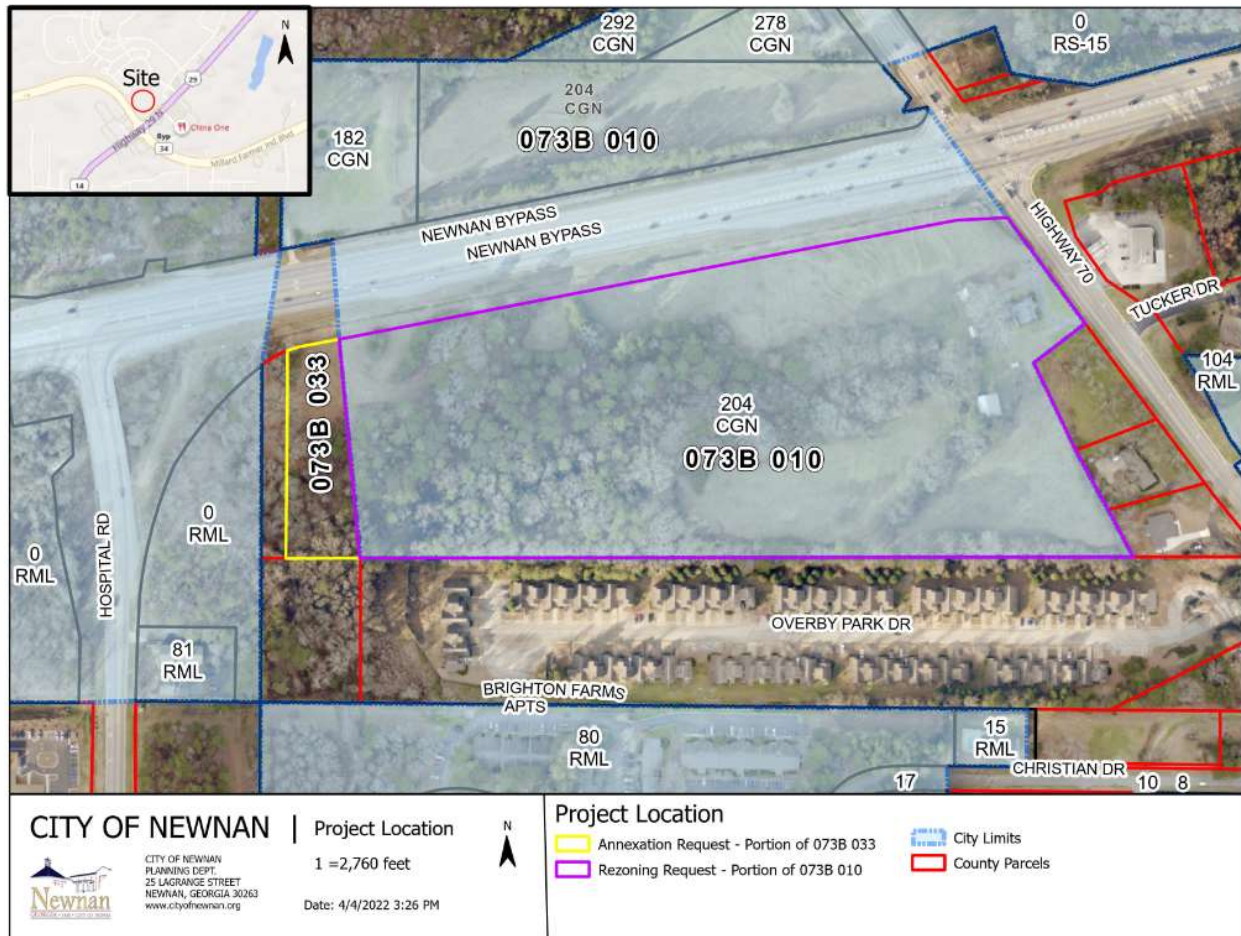
Since the tract seeking annexation is part of the proposed townhouse project, the applicant has asked that both items be processed at the same time. Due to the interrelated nature of these two applications, staff has decided to do a single staff report to better explain the requests.

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."

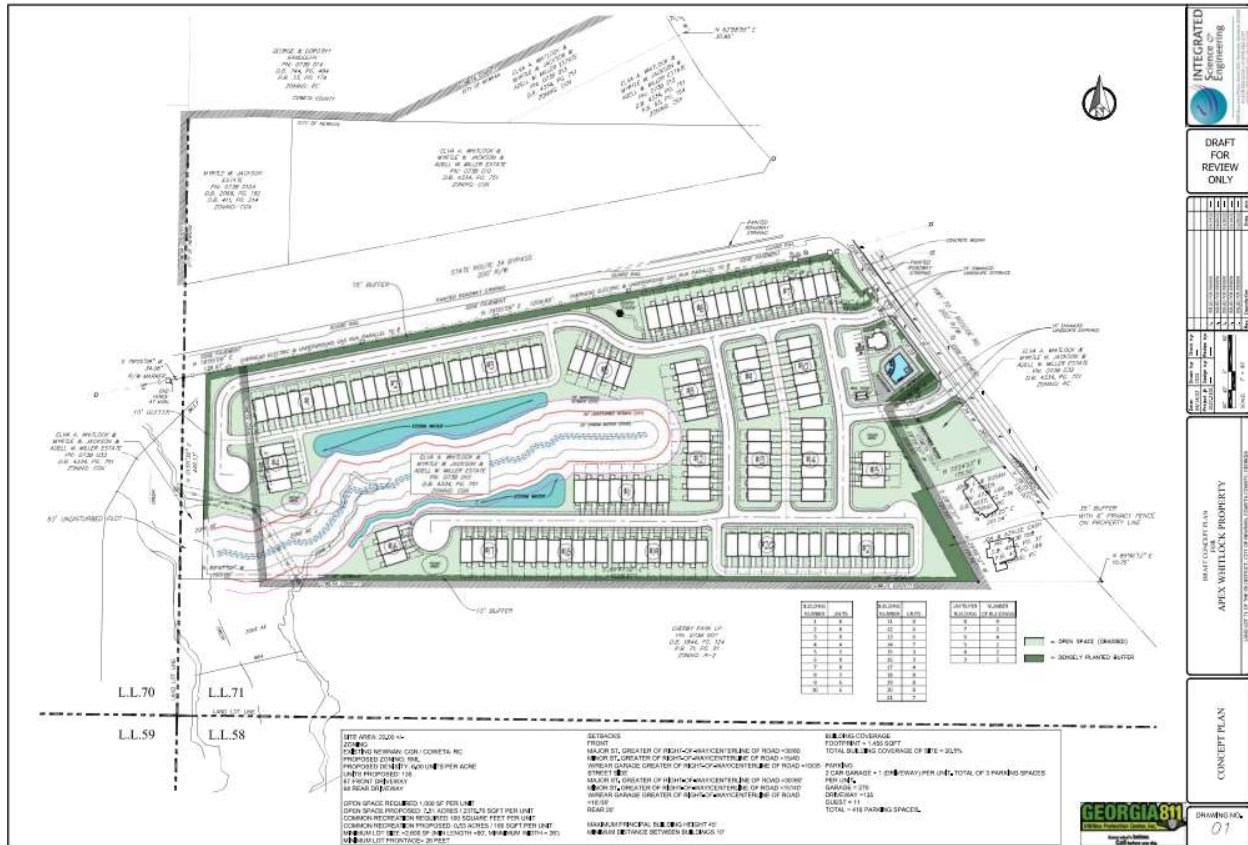
Per the concept plan, the development will be housed in 21 buildings (with each building housing between 3 and 8 townhomes). The minimum distance between buildings is proposed to be 10 feet. The minimum parking spaces per dwelling unit requirement is 2 spaces per unit (this would equate to a required 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.



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 there 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 be 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:

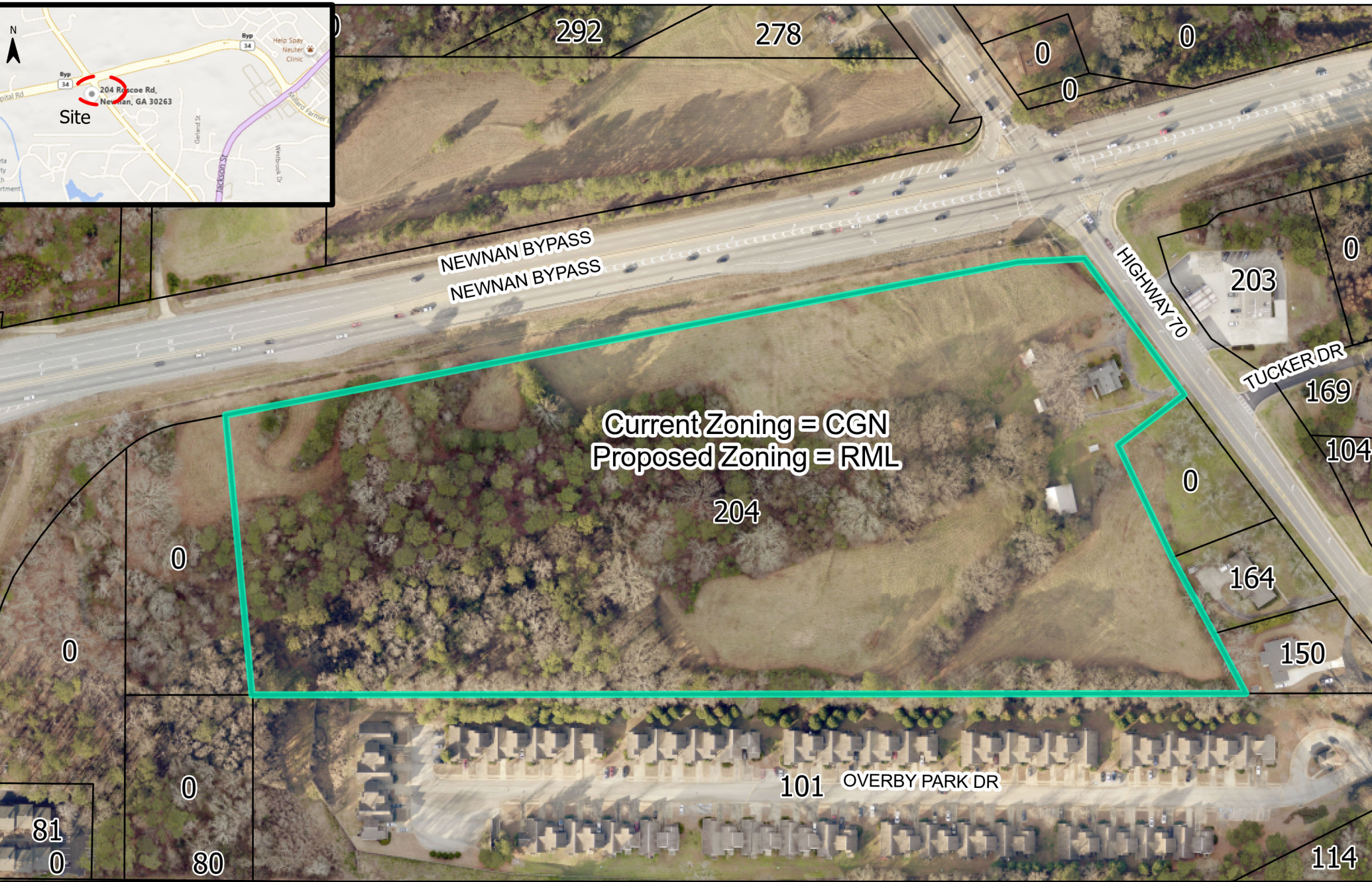
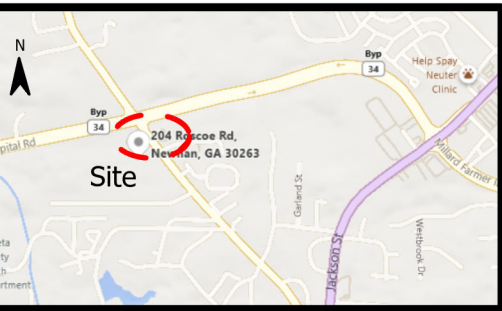
- A. Approve the annexation request as submitted
- B. Approve the annexation request with conditions
- C. Deny the annexation request

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



CITY OF NEWNAN

Project Location

1" = 2,400 feet



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

Date: 2/14/2022 12:52 PM

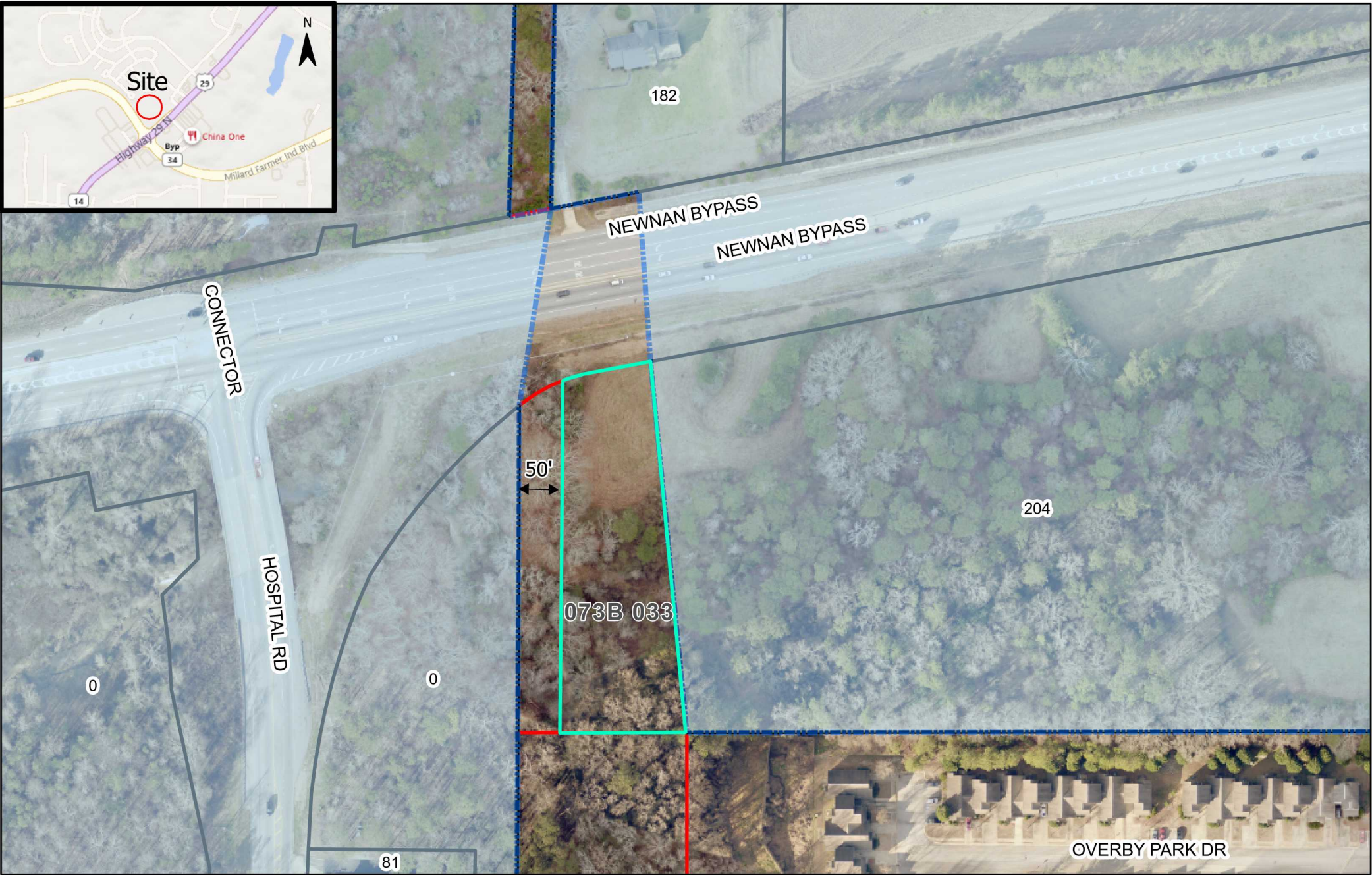
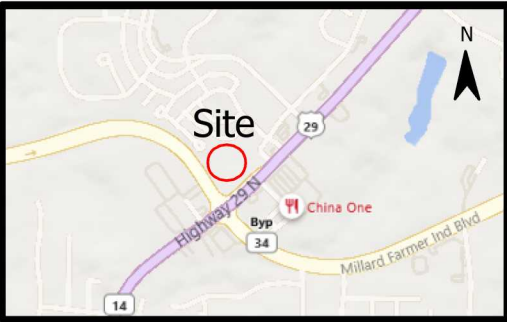


Rezoning CGN to RML

Project Location

Parcel # 073B 010

ADD 261
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

AD 262
Newnan, GA 30263

Legend

NewnanCityLimits

Legend

Current Projects Type

Commercial (18)

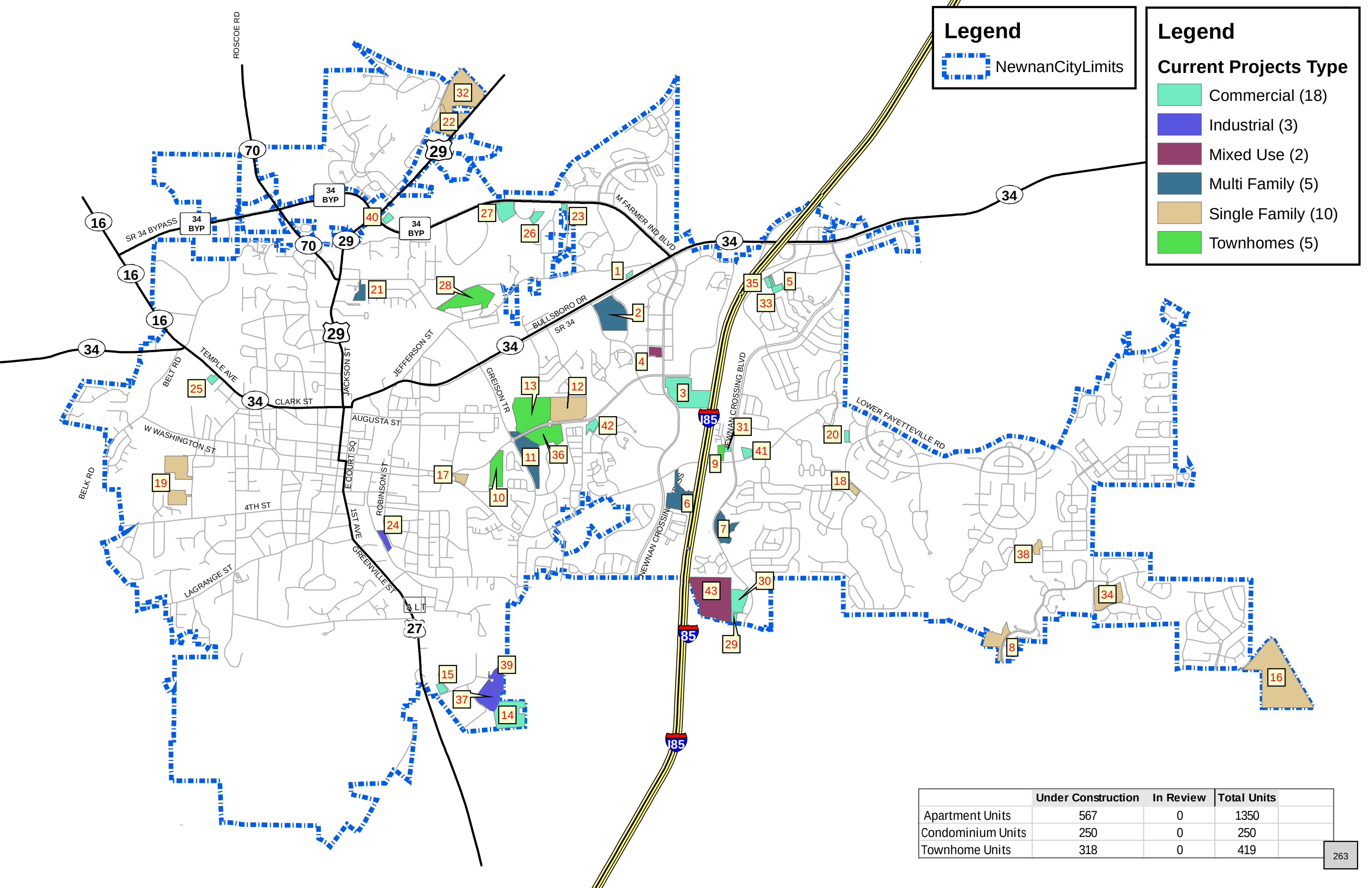
Industrial (3)

Mixed Use (2)

Multi Family (5)

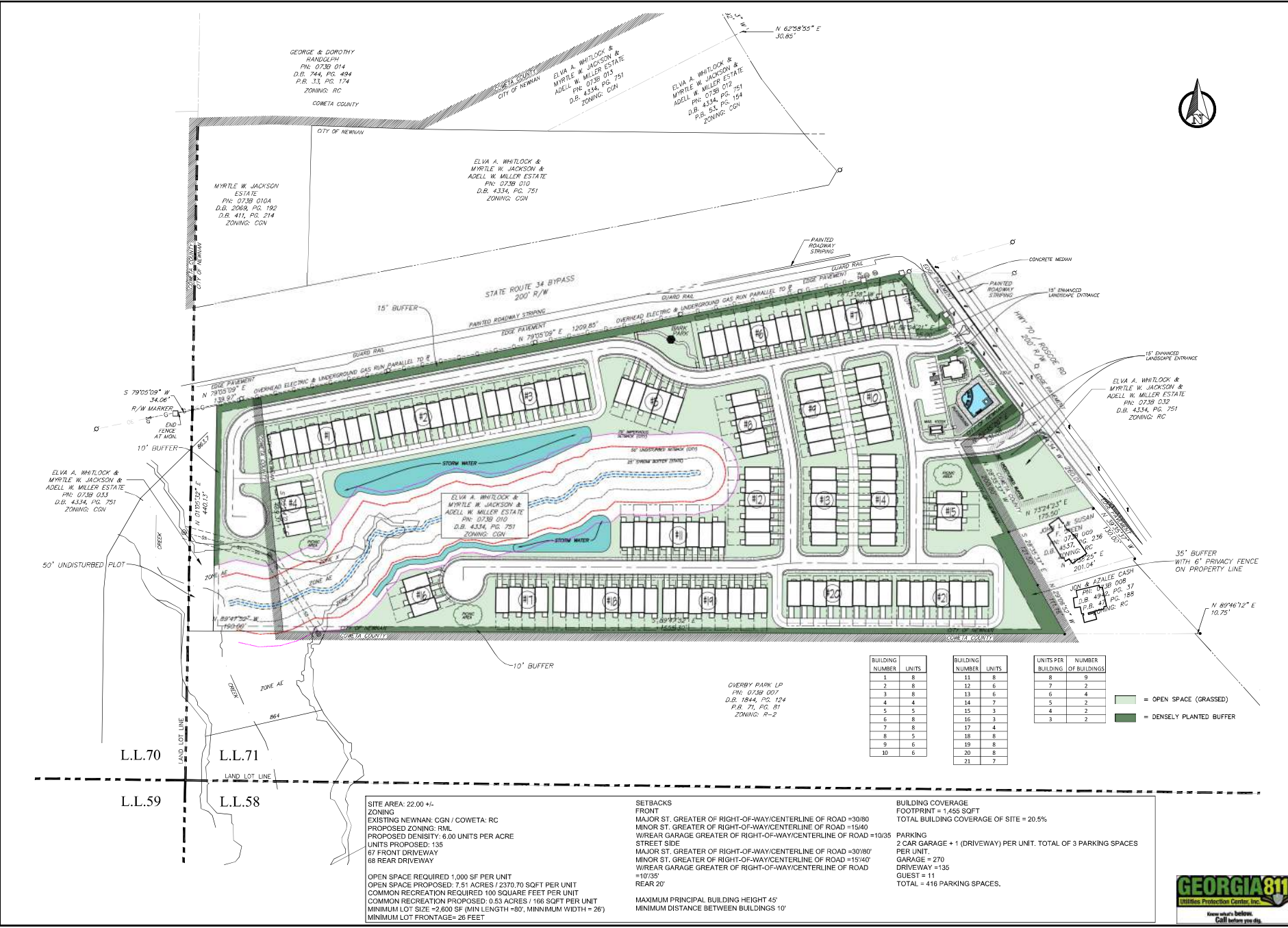
Single Family (10)

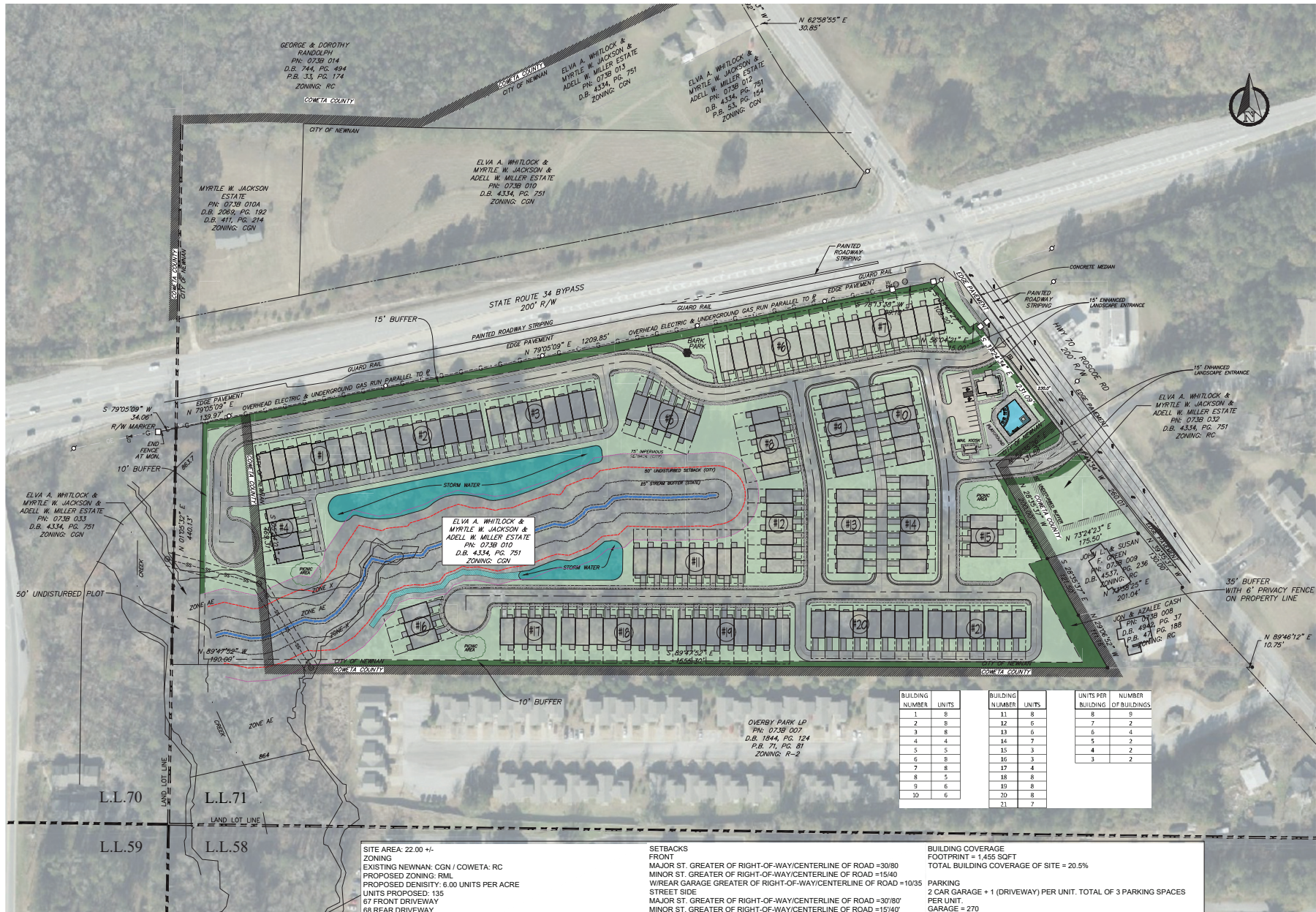
Townhomes (5)



	Under Construction	In Review	Total Units	
Apartment Units	567	0	1350	
Condominium Units	250	0	250	
Townhome Units	318	0	419	

Drawn by	Check by	Project #	Scale	Date
S. 100.00' OR THEREBY	S. 100.00' OR THEREBY	100.00' OR THEREBY	1" = 80'	10/10/2017
S. 100.00' OR THEREBY	S. 100.00' OR THEREBY	100.00' OR THEREBY	1" = 80'	10/10/2017
S. 100.00' OR THEREBY	S. 100.00' OR THEREBY	100.00' OR THEREBY	1" = 80'	10/10/2017
S. 100.00' OR THEREBY	S. 100.00' OR THEREBY	100.00' OR THEREBY	1" = 80'	10/10/2017





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
WIRELESS 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
WIRELESS 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



DRAWING NO.
02

Date	Drawn by	Checked by	Project #	Design by	Review by	Date	Rev
06/14/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	06/14/22	1
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	2
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	3
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	4
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	5
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	6
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	7
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	8
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	9
07/18/22	S. J. JONES	S. J. JONES	16272.01	S. J. JONES	S. J. JONES	07/18/22	10



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

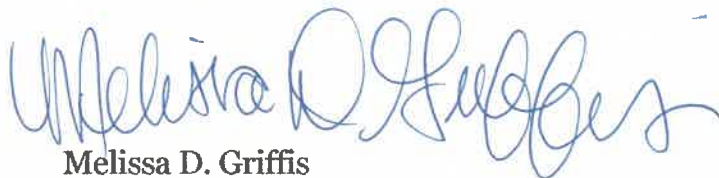
Apex Land Company has, at attached Tabs (1) through (12) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you

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

TAB 1

Application to Amend the Zoning Map



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.

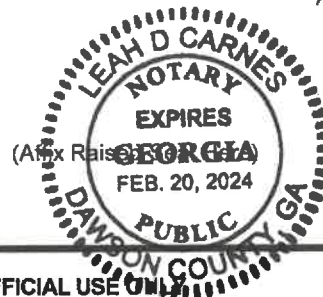
Sworn to and subscribed before me this

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) _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Parcel 073B 033

Hospital Road Apartments LLC
PO Box 1832
Newnan GA 30264

R L Ward LLC
PO Box 71909
Newnan GA 30271

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill Ga 30266-0308

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Parcel 073B 010

Duke C. Blackburn Jr. Family LP
317 Roscoe Road
Newnan GA 30263

Azlee & Jon Cash
150 Roscoe Road
Newnan GA 30263

John & Susan Green
26 W Washington St
Newnan GA 30263

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

M&S Newnan Properties LLC
2710 Lovejoy Circle
Duluth GA 30097

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

R L Ward LLC
PO Box 71909
Newnan GA 30271

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

Rolling Hills Newnan LLC
3548 North Crossing Cir
Valdosta GA 31602

Sunbelt of Alabama LLC
Series 38
PO Box 127
Ranburne AL 36273

Valleybrook Cardinal LLC
590 W Kennedy Blvd
2nd Floor
Lakewood NJ 08701

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

Parcel 073B 010A

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

R L Ward LLC
PO Box 71909
Newnan GA 30271

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

TAB 3

Legal Description of the Property

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

DOC# 003073
FILED IN OFFICE
2/26/2016 02:45 PM
BK:4334 PG:751-755
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

PT# 16-889

STATE OF GEORGIA

COUNTY OF COWETA

After recording return to:
✓ Leah F. Sumner, Esq.
Sumner/Meeker, LLC
14 East Broad Street
Newnan, Georgia 30263

DEED OF ASSENT AND DEVISE

WHEREAS, ✓ JAMES WENDELL WHITLOCK died a resident of Coweta County, Georgia; and

WHEREAS, ✓ ELVA A. WHITLOCK has been duly appointed by the Coweta County Probate Court as Executor of decedent's estate ("Executor"); and

WHEREAS, The Executor is now administering the decedent's estate; and

WHEREAS, pursuant to that certain Deed of Assent and Devise dated August 7, 2013 and recorded in Deed Book 3993, Pages 561-564, in the Office of the Clerk of Superior Court, Coweta County, Georgia, decedent died owning certain interest in real property in Coweta County, Georgia (the "Property"), which property is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

NOW THEREFORE, pursuant to the terms of decedent's Last Will and Testament dated March 23, 1982, the undersigned, as Executor of decedent's estate, does hereby transfer, grant, convey and confirm unto ELVA A. WHITLOCK all the right, title, interest, claim or demand which the said decedent has or may have had in and to the Property;

W/LN W&P Confm-Deed of Assent

5/18/20

TO HAVE AND TO HOLD said Property, with all and singular rights, members and appurtenances thereof, to the same being, belonging or in any way pertaining to the use and benefit of said ELVA A. WHITLOCK forever in fee simple.

THE FIRM OF SUMMNER/MEEKER, LLC DOES NOT CERTIFY AS TO TITLE TO THE PROPERTY BEING CONVEYED HEREWITH.

WITNESS my hand and seal, this 18 day of February, 2016.

Marcia Gray
Witness

Elva A. Whitlock (SEAL)
ELVA A. WHITLOCK,
Executor of the Estate of James Wendell
Whitlock, Deceased

Signed, sealed, and delivered this
18th day of Feb., 2016,
in the presence of:

Justin Sumner
Notary Public

(SEAL) My Commission Expires June 20, 2017

EXHIBIT "A"Parcel One:

An undivided one-third ($1/3^{\text{rd}}$) interest in and to all those tracts or parcels of land lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

Tract "A"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to the Point of Beginning; from said Point of Beginning run thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 440.12 feet to the right of way of State Route 34 Bypass; thence run along the southerly right of way line of State Route 34 Bypass N 79 degrees, 05 minutes 09 seconds E a distance of 1349.85 feet to a point; thence continue along the southerly right of way of State Route 34 Bypass N 78 degrees 13 minutes 38 seconds E a distance of 89.1 feet to the intersection of the southerly right of way of State Route 34 Bypass with the westerly right of way of Roscoe Road to a point; thence run S 38 degrees 40 minutes 27 seconds E a distance of 109.2 feet along the westerly right of way of Roscoe Road to a point; thence run N 56 degrees, 04 minutes 21 seconds E a distance of 15 feet along the westerly right of way of Roscoe Road; thence run S 37 degrees 24 minutes 34 seconds E a distance of 494.93 feet along the westerly right of way of Roscoe Road to a point; thence S 74 degrees 45 minutes 07 seconds W a distance of 175.5 feet to a point; thence S 28 degrees 35 minutes 37 seconds E a distance of 121.5 feet to a point; thence S 29 degrees 06 minutes 52 seconds E a distance of 111.16 feet to a point; thence N 89 degrees 47 minutes 52 seconds W a distance of 1745.3 feet to a point which said point is the point of beginning. Said tract is shown as Tract "A: on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Tracts "C" and "D"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to a point; thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 1006.75 feet to a point; thence run N 88 degrees 32 minutes 15 seconds E a distance of 151.16 feet to a point; thence run S 88 degrees 26 minutes 15 seconds E a distance of 76 feet to a point which said point is the Point of Beginning; from the Point of Beginning run thence S 88 degrees 00 minutes 04 seconds E a distance of 220.27 feet to a point; thence run S 89 degrees 12 minutes 17 seconds E a distance of 248.3 feet to a point;

thence run S 89 degrees 21 minutes 11 seconds E a distance of 552.91 feet to a point on the westerly right of way of Roscoe Road; thence run S 33 degrees 36 minutes 13 seconds E a distance of 111.17 feet along the westerly right of way of Roscoe Road to the intersection of the westerly right of way of Roscoe Road with the northerly right of way of State Route 34 Bypass; thence run S 79 degrees 04 minutes 18 seconds W a distance of 33.72 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 13 seconds W a distance of 315.71 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 09 seconds W a distance of 762.1 feet along the northerly right of way of State Route 34 Bypass to a point; thence run N 01 degrees 32 minutes 22 seconds E a distance of 46.02 feet to a point; then run N 01 degrees 32 minutes 22 seconds E a distance of 274.52 feet to a point which said point is the Point of Beginning. Said tract is shown as Tract "C" and Tract "D" on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Two:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land containing 1.331 acres, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being Lots 15 and 16 of the W. O. Jones Subdivision, as shown on plat of said subdivision as recorded in Deed Book 35, Page 596, Coweta County Records and being more particularly identified and described according to plat of survey for Johnny L. Short dated June 18, 1992 made by John R. Christopher, Registered Land Surveyor, as recorded in Plat Book 53, Page 154, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Three:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

Being Lot 14 of the W. O. Jones Subdivision, according to a plat of survey of W. O. Jones Property, made by Gordon Nally, on February 27, 1937, and recorded in Deed Book 35, Page 596, in the Office of the Clerk of the Superior Court of Coweta County, Georgia.

Said lot fronts 100 feet on the West side of the Newnan-Roscoe Road and runs back in a Westerly direction. The North line of said lot is 676 feet; the South line 470 feet; and the back line 250 feet. Reference is hereby made to said plat for a more complete and accurate description.

Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

TAB 4

Certified Plat

TAB 5

Proferred Conditions



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.

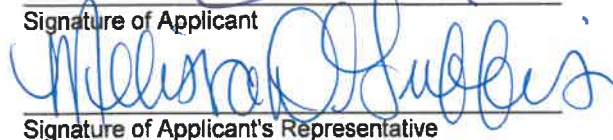
Any development plans, profiles, elevations, or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application:

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

Signature of Applicant's Representative

Aaron Rissler

Type or Print Name and Title

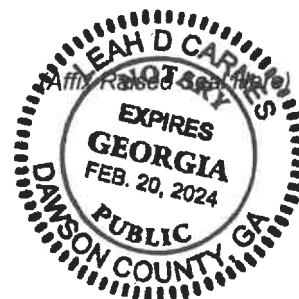
Melissa D. Griffis, Attorney

Type or Print Name and Title


Signature of Notary Public

Date


2.1.2022



TAB 6

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 1, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

Aaron Rissler

Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney

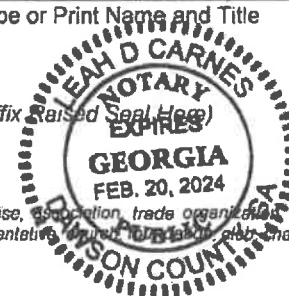
Type or Print Name and Title

Signature of Notary Public

Date

Heath D. Carnes 1/26/22

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 1, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

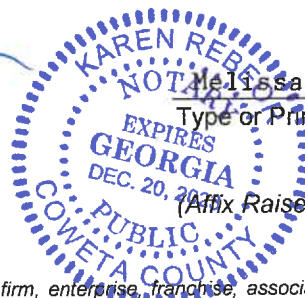
By: _____
Type or Print Name and Title

Signature of Applicant's Representative

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

Signature of Notary Public

Date



(Affix Raised Seal Here)

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

TAB 7

Property Owner's Authorization



City of Newnan, Georgia
Attachment C
Property Owner's Authorization

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

Name of Property Owner 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

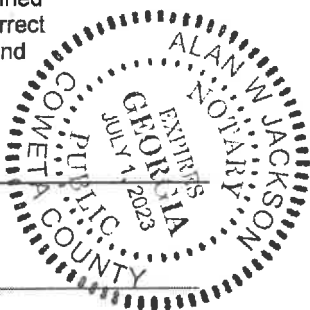
Personally appeared before me

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

1/23/22
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

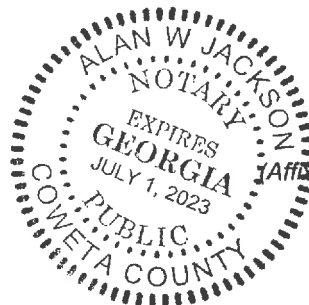
Personally appeared before me

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



(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 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)

TAB 8

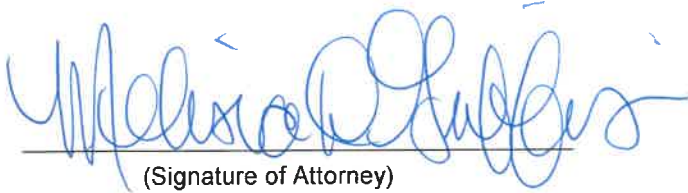
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 1-31-2022

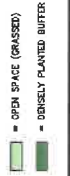
TAB 9

Community Impact Study (Not Applicable)

Tab 10

Conceptual Plan and Renderings





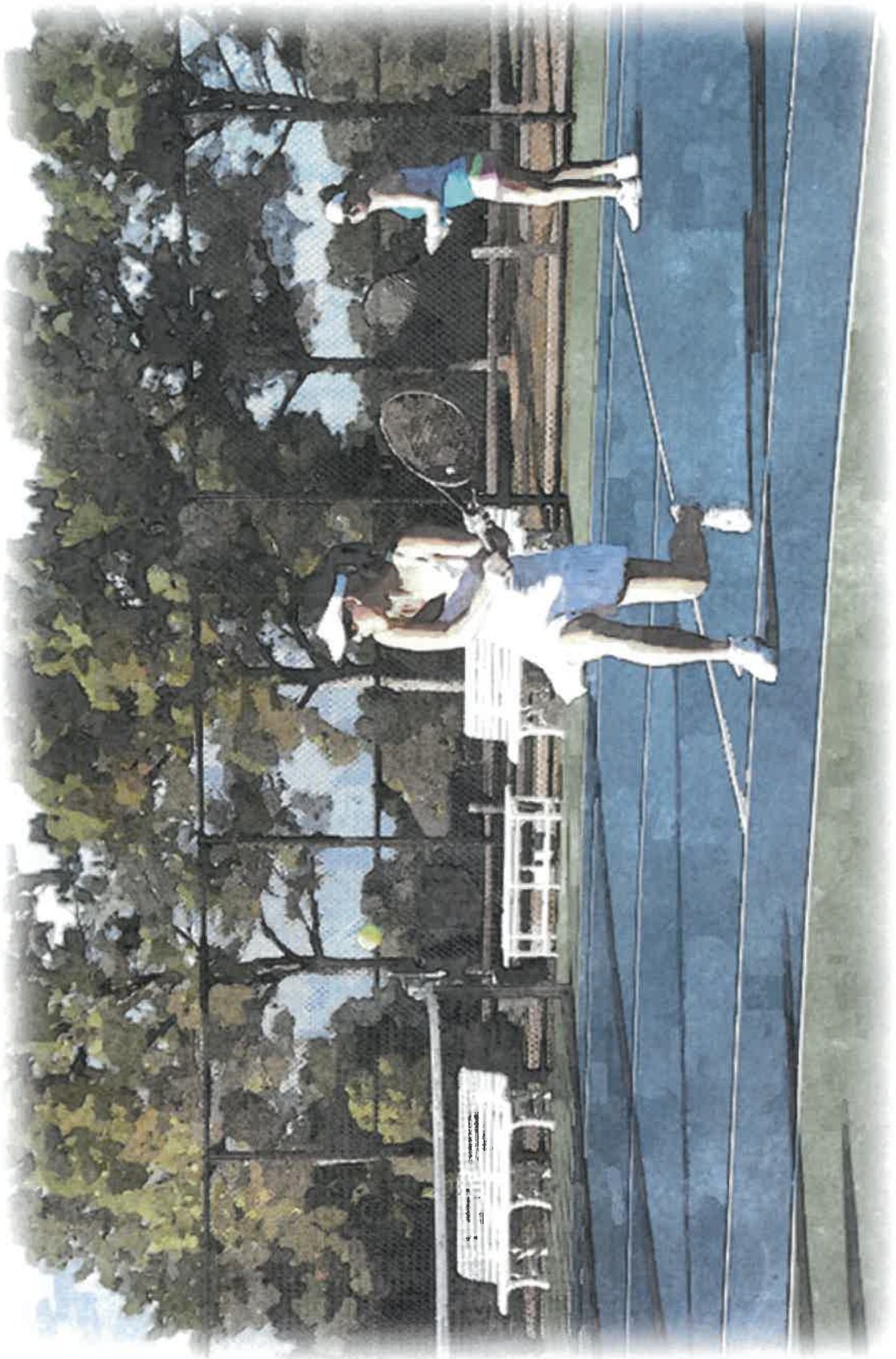














TAB 11

Filing Fee

(\$1,000.30 to the City of Newnan)

TAB 12

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

Note: Please attach this form to the filing application.



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

TAB A

Application for Annexation



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.

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

TAB B

Property Owners Authorization Form



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.

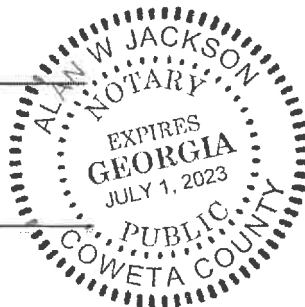
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

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.

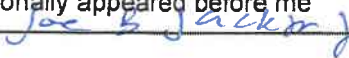
ESTATE OF MYRTLE W. JACKSON

By:



Signature, JOE B. JACKSON, JR., EXECUTOR
OF THE ESTATE OF MYRTLE W. JACKSON

Personally appeared before me



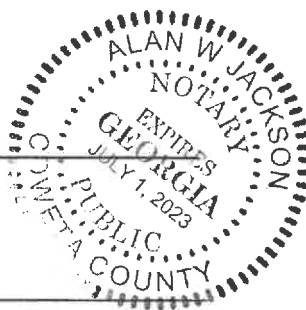
who swears the information contained
in this authorization is true and correct
to the best of his/her knowledge and
belief.

Notary Public



Date

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

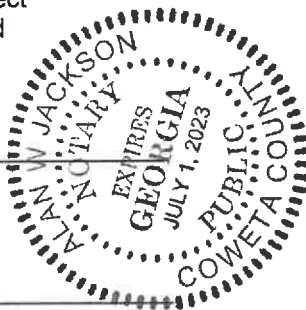
Elva A. Whitlock

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)

TAB C

Warranty Deed

DOC# 003073
FILED IN OFFICE
2/26/2016 02:45 PM
BK:4334 PG:751-755
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$0.00 ✓

PT# 16-889

STATE OF GEORGIA

COUNTY OF COWETA

After recording return to:
✓ Leah F. Sumner, Esq.
Sumner/Meeker, LLC
14 East Broad Street
Newnan, Georgia 30263

DEED OF ASSENT AND DEVISE

WHEREAS, ✓ JAMES WENDELL WHITLOCK died a resident of Coweta County, Georgia; and

WHEREAS, ✓ ELVA A. WHITLOCK has been duly appointed by the Coweta County Probate Court as Executor of decedent's estate ("Executor"); and

WHEREAS, The Executor is now administering the decedent's estate; and

WHEREAS, pursuant to that certain Deed of Assent and Devise dated August 7, 2013 and recorded in Deed Book 3993, Pages 561-564, in the Office of the Clerk of Superior Court, Coweta County, Georgia, decedent died owning certain interest in real property in Coweta County, Georgia (the "Property"), which property is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

NOW THEREFORE, pursuant to the terms of decedent's Last Will and Testament dated March 23, 1982, the undersigned, as Executor of decedent's estate, does hereby transfer, grant, convey and confirm unto ELVA A. WHITLOCK all the right, title, interest, claim or demand which the said decedent has or may have had in and to the Property;

MULNIV&Gutts-Deed of Assent

1

5/18/16

TO HAVE AND TO HOLD said Property, with all and singular rights, members and appurtenances thereof, to the same being, belonging or in any way pertaining to the use and benefit of said ELVA A. WHITLOCK forever in fee simple.

THE FIRM OF SUMMNER/MEEKER, LLC DOES NOT CERTIFY AS TO
TITLE TO THE PROPERTY BEING CONVEYED HEREWITH.

WITNESS my hand and seal, this 18 day of February, 2016.

Marcia Gray
Witness

Elva A. Whitlock (SEAL)
ELVA A. WHITLOCK,
Executor of the Estate of James Wendell
Whitlock, Deceased

Signed, sealed, and delivered this
18th day of Feb., 2016,
in the presence of:

Leah J. Sumner
NOTARY PUBLIC
(SEAL) My Commission Expires June 20, 2017
SUMNER
PUBLIC
COM

EXHIBIT "A"**Parcel One:**

An undivided one-third (1/3rd) interest in and to all those tracts or parcels of land lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being more particularly described as follows:

Tract "A"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to the Point of Beginning; from said Point of Beginning run thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 440.12 feet to the right of way of State Route 34 Bypass; thence run along the southerly right of way line of State Route 34 Bypass N 79 degrees, 05 minutes 09 seconds E a distance of 1349.85 feet to a point; thence continue along the southerly right of way of State Route 34 Bypass N 78 degrees 13 minutes 38 seconds E a distance of 89.1 feet to the intersection of the southerly right of way of State Route 34 Bypass with the westerly right of way of Roscoe Road to a point; thence run S 38 degrees 40 minutes 27 seconds E a distance of 109.2 feet along the westerly right of way of Roscoe Road to a point; thence run N 56 degrees, 04 minutes 21 seconds E a distance of 15 feet along the westerly right of way of Roscoe Road; thence run S 37 degrees 24 minutes 34 seconds E a distance of 494.93 feet along the westerly right of way of Roscoe Road to a point; thence S 74 degrees 45 minutes 07 seconds W a distance of 175.5 feet to a point; thence S 28 degrees 35 minutes 37 seconds E a distance of 121.5 feet to a point; thence S 29 degrees 06 minutes 52 seconds E a distance of 111.16 feet to a point; thence N 89 degrees 47 minutes 52 seconds W a distance of 1745.3 feet to a point which said point is the point of beginning. Said tract is shown as Tract "A: on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Tracts "C" and "D"

To find the Point of Beginning, find the common corner of Land Lots 70, 71, 59 and 58 and from said common corner run in a northerly direction along the west land lot line of Land Lot 71 a distance of 298.06 feet to a point; thence north along the west land lot line of Land Lot 71 N 01 degrees 05 minutes 22 seconds E a distance of 1006.75 feet to a point; thence run N 88 degrees 32 minutes 15 seconds E a distance of 151.16 feet to a point; thence run S 88 degrees 26 minutes 15 seconds E a distance of 76 feet to a point which said point is the Point of Beginning; from the Point of Beginning run thence S 88 degrees 00 minutes 04 seconds E a distance of 220.27 feet to a point; thence run S 89 degrees 12 minutes 17 seconds E a distance of 248.3 feet to a point;

thence run S 89 degrees 21 minutes 11 seconds E a distance of 552.91 feet to a point on the westerly right of way of Roscoe Road; thence run S 33 degrees 36 minutes 13 seconds E a distance of 111.17 feet along the westerly right of way of Roscoe Road to the intersection of the westerly right of way of Roscoe Road with the northerly right of way of State Route 34 Bypass; thence run S 79 degrees 04 minutes 18 seconds W a distance of 33.72 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 13 seconds W a distance of 315.71 feet along the northerly right of way of State Route 34 Bypass to a point; thence run S 79 degrees 05 minutes 09 seconds W a distance of 762.1 feet along the northerly right of way of State Route 34 Bypass to a point; thence run N 01 degrees 32 minutes 22 seconds E a distance of 46.02 feet to a point; then run N 01 degrees 32 minutes 22 seconds E a distance of 274.52 feet to a point which said point is the Point of Beginning. Said tract is shown as Tract "C" and Tract "D" on Plat of Survey for Buford D. Whitlock dated October 28, 2002 and prepared by W. W. Flowers, Jr., GRLS No. 1975 which said survey is hereby incorporated herein by reference. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Two:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land containing 1.331 acres, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia and being Lots 15 and 16 of the W. O. Jones Subdivision, as shown on plat of said subdivision as recorded in Deed Book 35, Page 596, Coweta County Records and being more particularly identified and described according to plat of survey for Johnny L. Short dated June 18, 1992 made by John R. Christopher, Registered Land Surveyor, as recorded in Plat Book 53, Page 154, in the Office of the Clerk of the Superior Court of Coweta County, Georgia to which plat reference is hereby made for a more particular and accurate description of the property conveyed herein. Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

Parcel Three:

An undivided one-sixth (1/6th) interest in and to:

All that tract or parcel of land, situate, lying and being in Land Lot 71 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

Being Lot 14 of the W. O. Jones Subdivision, according to a plat of survey of W. O. Jones Property, made by Gordon Nally, on February 27, 1937, and recorded in Deed Book 35, Page 596, in the Office of the Clerk of the Superior Court of Coweta County, Georgia.

Said lot fronts 100 feet on the West side of the Newnan-Roscoe Road and runs back in a Westerly direction. The North line of said lot is 676 feet; the South line 470 feet; and the back line 250 feet. Reference is hereby made to said plat for a more complete and accurate description.

Less and Except any of the property in the above described tract conveyed by Buford D. Whitlock to the Department of Transportation in Right of Way Deeds dated January 7, 2008 and recorded January 14, 2008 in Deed Book 3298, Page 579 and Deed Book 3298, Page 584, Office of the Clerk of the Superior Court of Coweta County, Georgia and Right of Way Deed dated January 7, 2008 and recorded January 10, 2008 in Deed Book 3298, Page 43, Office of the Clerk of the Superior Court of Coweta County, Georgia.

TAB D

Legal Description of Property

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;

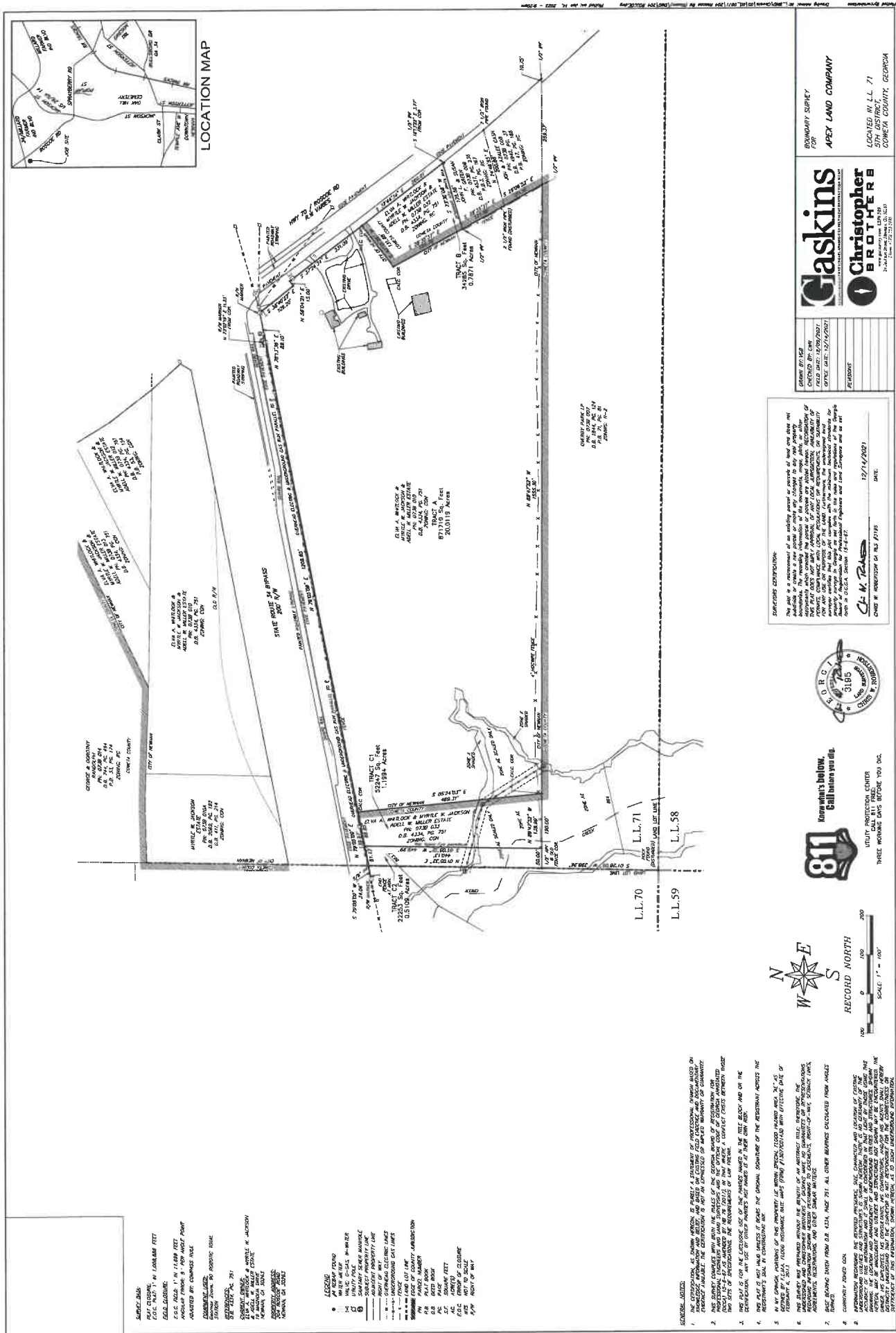
thence S 05°24'03" E a distance of 469.31' leaving said right of way to a point;

thence N 89°47'52" W a distance of 139.99' to a to a point which is the true point of beginning,

having an area of 52247 square feet, 1.1994 acres

TAB E

Survey



CHARTERED BY: CHS

FIELD DATE: 12/09/2021

OFFICE DATE: 12/14/2021

REVISION:

Gaskins

Christopher

BROTHERS

REGISTERED PROFESSIONAL SURVEYORS

2000 W. 10TH STREET, SUITE 100

ALBUQUERQUE, NM 87102

TEL: 505.263.1234

FAX: 505.263.1235

BOUNDARY SURVEY

FOR

APEX LAND COMPANY

LOCATED IN L.L. 71

5TH DISTRICT

CORNELIA COUNTY, GEORGIA

SURVEYOR'S CERTIFICATION:

This plat is a true and correct copy of the original survey as shown on the ground and as shown on the plat. The survey was made by me or under my direct supervision and to the best of my knowledge and belief, it is true and correct. I am a duly licensed and registered professional surveyor in the State of Georgia.

CHAS. W. GASKINS
CHAS. W. GASKINS, SURVEYOR OF THIS PLAT

12/14/2021
DATE



811

Know what's below.
Call before you dig.

UTILITY PROTECTION CENTER
THREE WORKING DAYS BEFORE YOU DIG



- LEGEND**
- 1. 1/4" = 100' FEET
 - 2. 1/4" = 100' FEET
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 - 99. 1/4" = 100' FEET
 - 100. 1/4" = 100' FEET

TAB F

**Check payable to The City of Newnan
(\$629.98)**

TAB G

Names and Addresses of All Property Owners Within 250' Feet

Parcel 073B 033

Hospital Road Apartments LLC
PO Box 1832
Newnan GA 30264

R L Ward LLC
PO Box 71909
Newnan GA 30271

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill Ga 30266-0308

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Parcel 073B 010

Duke C. Blackburn Jr. Family LP
317 Roscoe Road
Newnan GA 30263

Azlee & Jon Cash
150 Roscoe Road
Newnan GA 30263

John & Susan Green
26 W Washington St
Newnan GA 30263

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

M&S Newnan Properties LLC
2710 Lovejoy Circle
Duluth GA 30097

Overby Park LP
4279 Roswell Rd NE
Suite 208-252
Atlanta GA 30342

R L Ward LLC
PO Box 71909
Newnan GA 30271

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

Rolling Hills Newnan LLC
3548 North Crossing Cir
Valdosta GA 31602

Sunbelt of Alabama LLC
Series 38
PO Box 127
Ranburne AL 36273

Valleybrook Cardinal LLC
590 W Kennedy Blvd
2nd Floor
Lakewood NJ 08701

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

Parcel 073B 010A

John G & Amy F Hall
34 Whitlock Rd
Newnan GA 30263

Estate of Myrtle W Jackson
c/o Joe Jackson Jr
23 Hawthorn Drive
Newnan GA 30263

George & Dorothy Randolph
0310 Roscoe Rd
Newnan, GA 30263

R L Ward LLC
PO Box 71909
Newnan GA 30271

Elva Whitlock & Myrtle Jackson
19 Magnolia Dr
Newnan, GA 30263

Andrew Whitlock & Paul Austin
c/o Rebecca Lou Jones
PO Box 308
Orchard Hill GA 30266-0308

Tab H

Disclosure of Campaign Contributions & Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

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

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

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

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

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

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


Signature of Applicant

By: Aaron Rissler -
Type or Print Name and Title Managing Member

Signature of Applicant's Representative
Josh D. Cores 01/27/22
Signature of Notary Public Date

Type or Print Name and Title

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





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on February 1, 2022 for action by the Planning Commission on annexation requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

By: _____
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

Date



(Affix Raised Seal Here)

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



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

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:

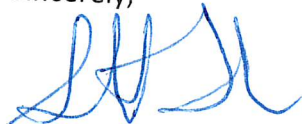
1. The City of Newnan approves the annexation of the proposed property as shown in Exhibit "A".
2. Parcel Number 073B 033 and 073B 010
3. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD dwg. files for electrical design.
 - b. Developer or Electrical Engineer shall complete 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





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

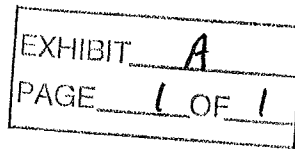
Cleatus Phillips, City Manager

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 to a point which is the true point of beginning,

having an area of 52247 square feet, 1.1994 acres

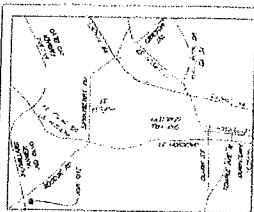
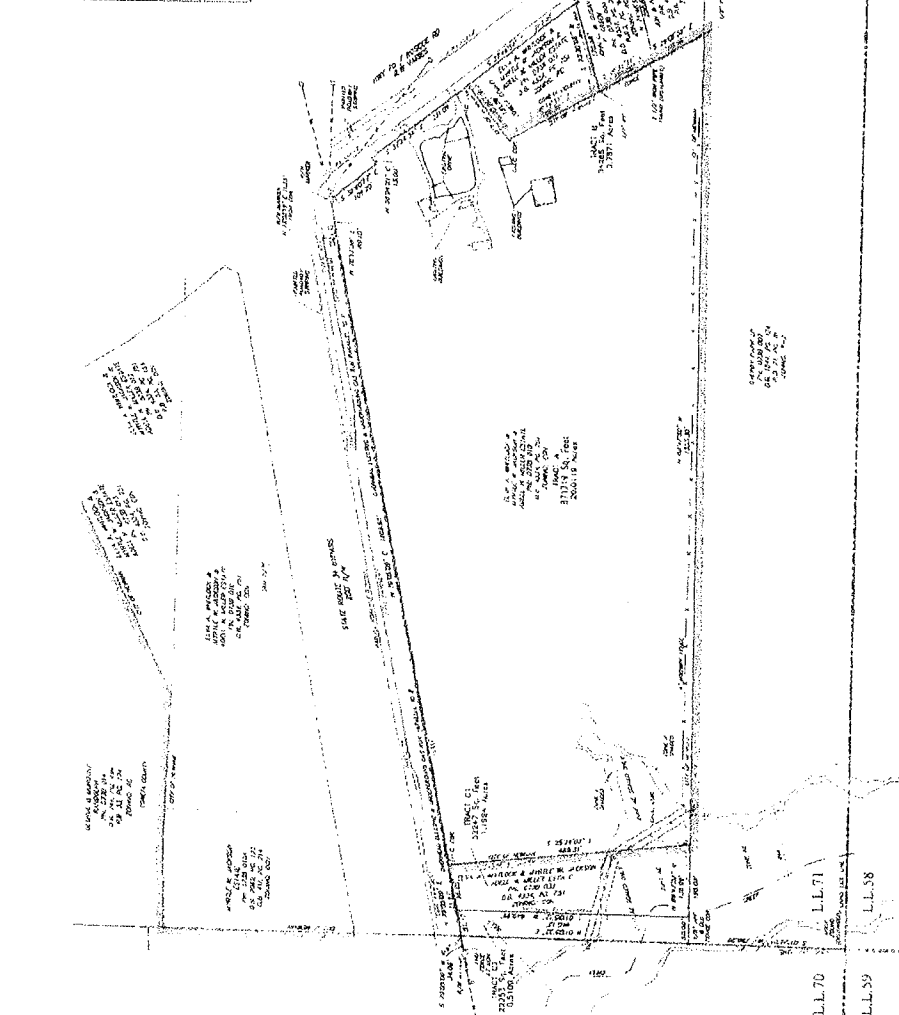


EXHIBIT B
PAGE 1 OF 1



PROPERTY SURVEY FOR
APEX LAND COMPANY
COUNTY OF L.L. 71
SPRING COUNTY, GEORGIA

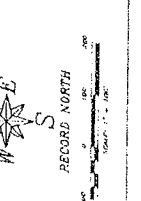
Gaskins
Christopher BROTHERS

DATE: 12/14/2011
BY: C.M. TRAVIS
DATE OF SURVEY: 12/14/2011

UNRECORDED LITIGATION
This is a true and correct copy of the original survey as shown to the undersigned by the client. It is not a certified copy and is not to be used for any purpose other than for reference only. The undersigned is not responsible for any errors or omissions in this survey. The client is responsible for the accuracy of the information provided to the undersigned. The undersigned is not responsible for any errors or omissions in this survey. The client is responsible for the accuracy of the information provided to the undersigned.



811
New Lines Detect
Call before you dig
UTILITY PROTECTION ZONES
THREE WORKING DAYS BEFORE YOU DIG



LEGEND

- 1. LOT 1
- 2. LOT 2
- 3. LOT 3
- 4. LOT 4
- 5. LOT 5
- 6. LOT 6
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- 95. LOT 95
- 96. LOT 96
- 97. LOT 97
- 98. LOT 98
- 99. LOT 99
- 100. LOT 100

NOTES:

1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
3. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
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5. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
6. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
7. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
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9. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.
10. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

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 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;

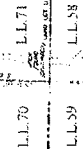
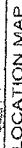
thence N 01°05'32" E a distance of 449.99' to a point on the southerly 200' right-of-way of State Route 34 Bypass;

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



RECORD NORTH

Know more's below.
Call 1-800-368-6276

[illegible]

Gaskins

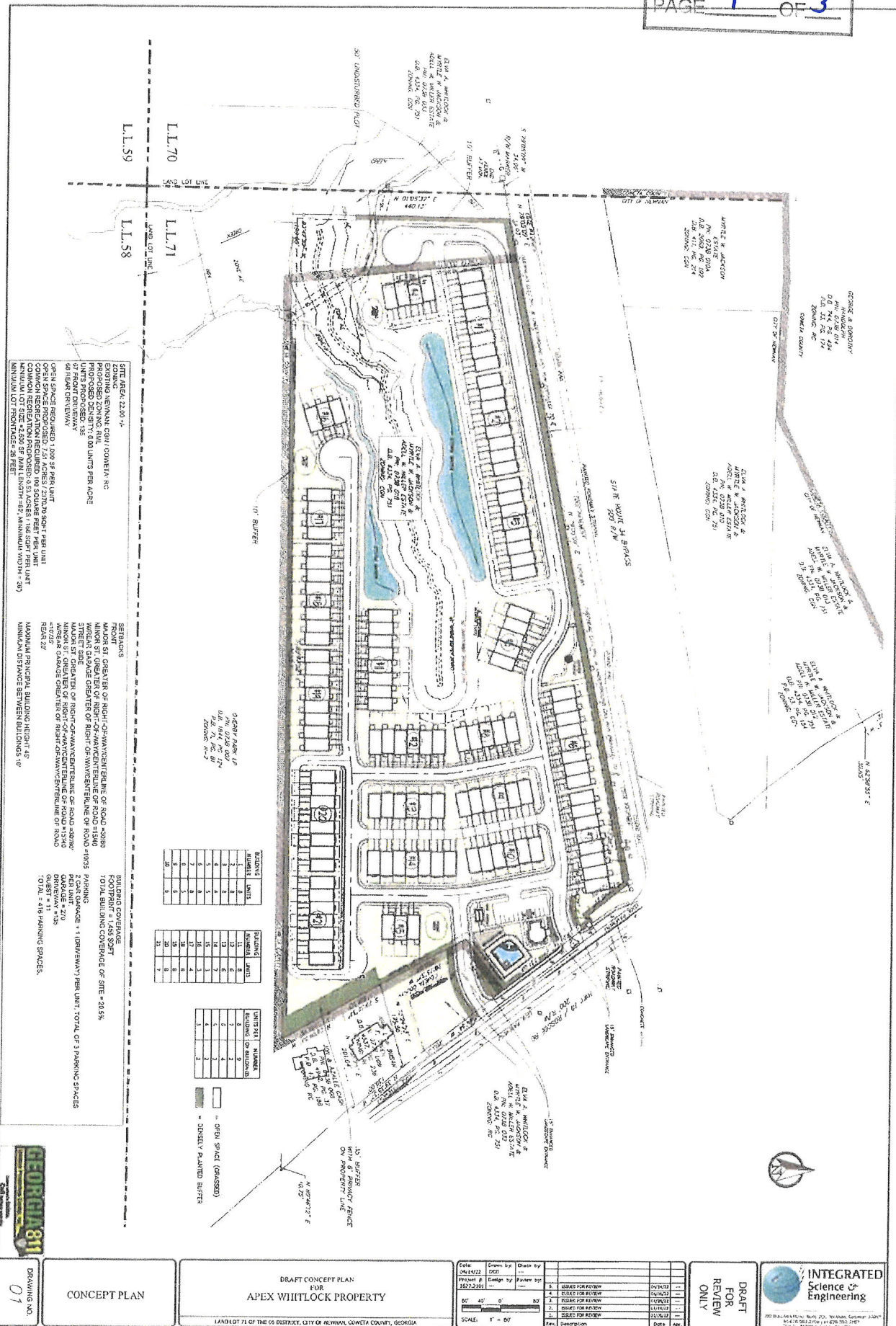
Christopher
BROTHERS

APRIL 1968
ADVANCE LINDSEYS

APEX LAND COMPANY

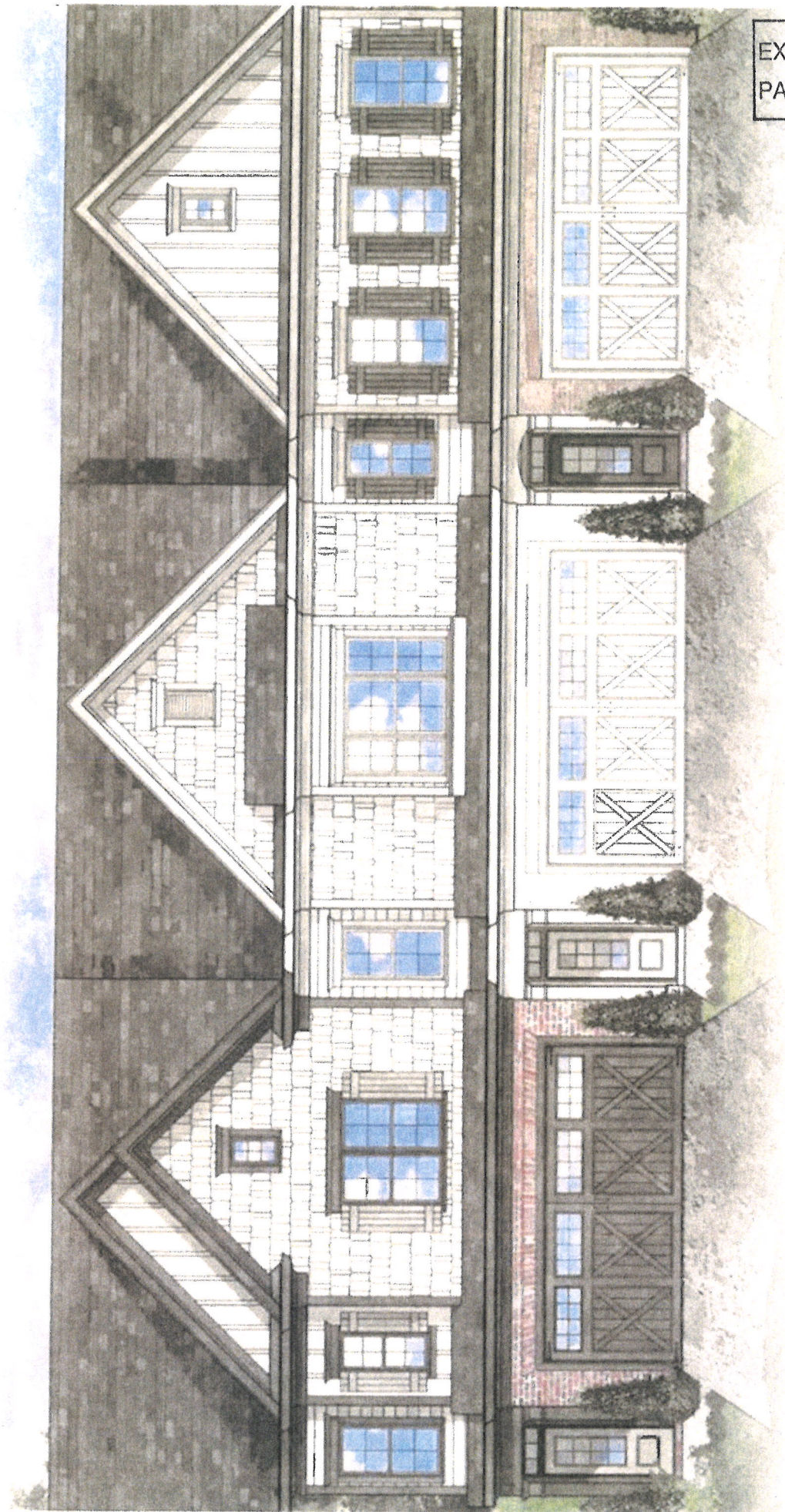
LOCATED IN S.E. 71
5TH DISTRICT
KENNESAW COUNTY, GEORGIA

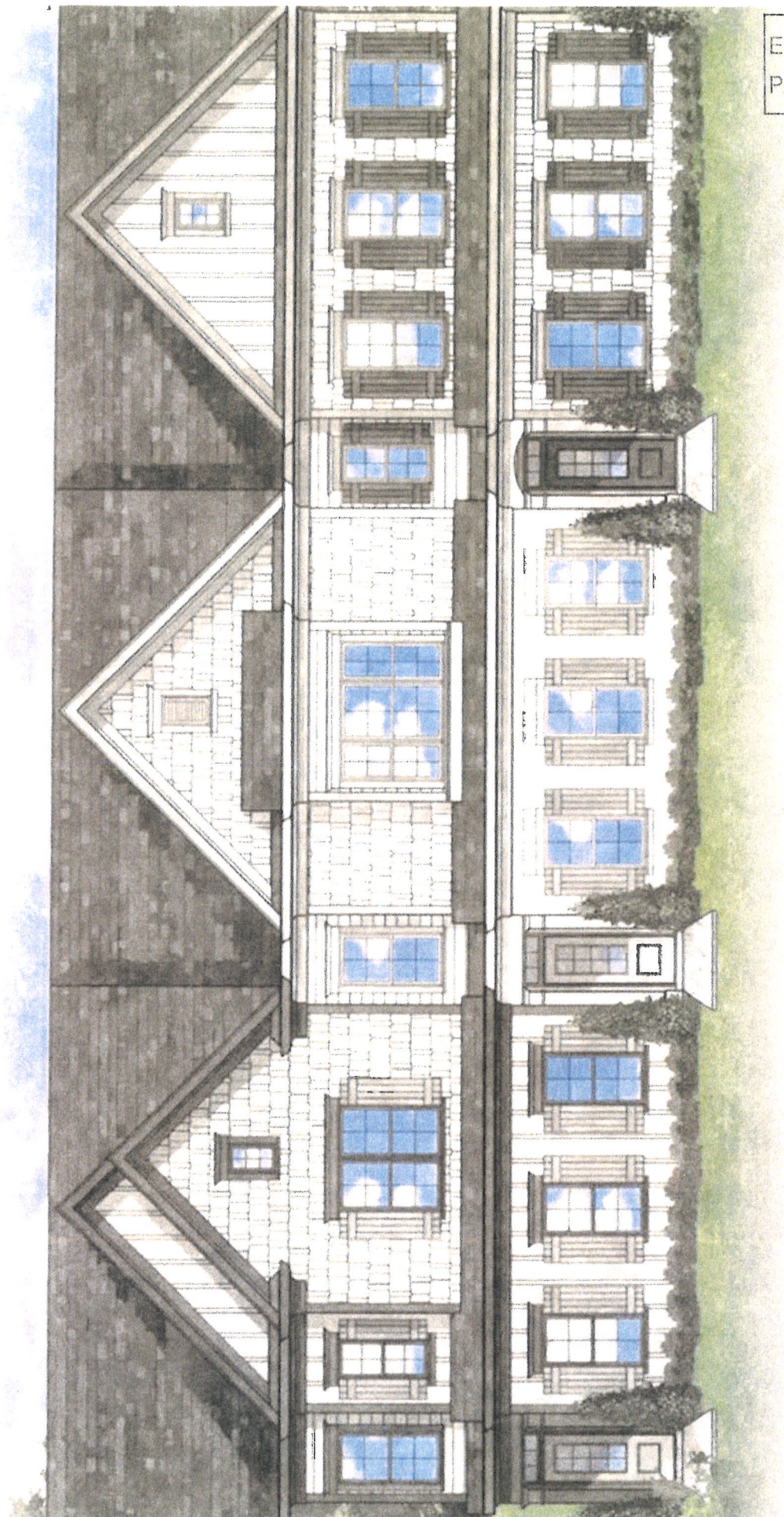
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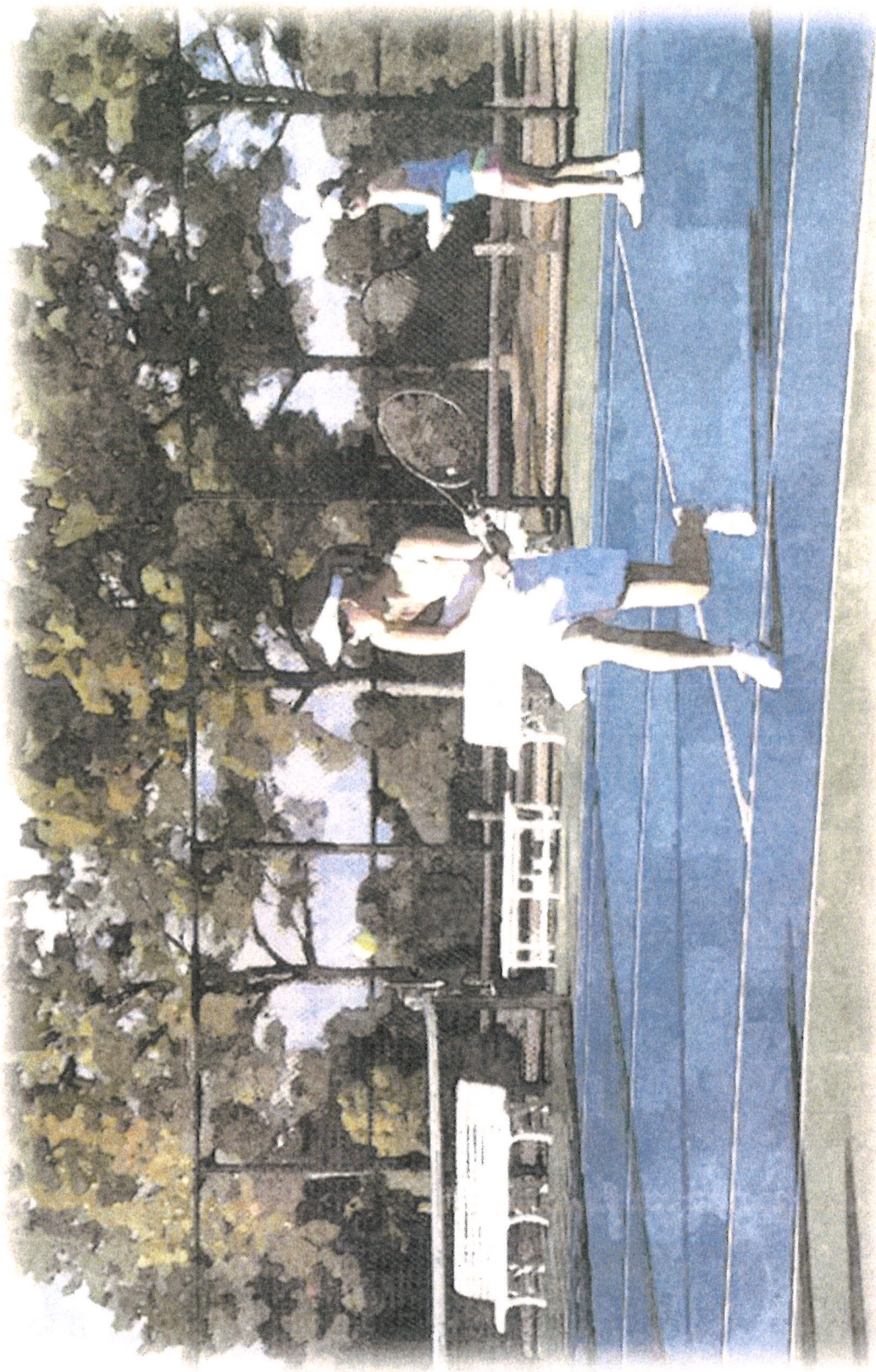














Motion to Enter into Executive Session

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).