



Newnan City Council Meeting

MAY 26, 2020

Newnan City Hall

Richard A. Bolin Council Chambers

25 LaGrange Street

6:30 PM

CALL TO ORDER

INVOCATION

READING OF MINUTES

- A. Minutes from Regular Meeting on May 12, 2020

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Newnan Youth Activities Commission, 3 year term

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

- C. Newnan Downtown Development Authority request to utilize public spaces for promotional activities

NEW BUSINESS

- D. Public Hearing- Demolition request of house located at 66 Greenville Street, constructed prior to 1940.
- E. Designate a Voting Delegate for GMA Business Meeting to be held virtually on July 2nd
- F. Resolution to allow local businesses in the City of Newnan to display banner signs for longer periods of time until September 20, 2020
- G. Consideration of a Resolution to ratify LINC sections A, B, C and D
- H. Consideration of a Resolution to ratify Traffic Signal Project, LaGrange Street/Boone Drive/Cougar Way

UNFINISHED BUSINESS

- I. Public Hearing - Rezoning Request RZ2020-01, Fourth Quarter Properties 93, LLC for 8.44± acres located on Newnan Crossing Bypass - (#087 5043 004) From CCS to MXD - Consideration of an Ordinance
- J. 2nd and Final Reading- Ordinance to Amend 2019 Budget
- K. 2nd and Final Reading- Consideration of adopting an Amendment to Sections 9, 10 and 11 of the Subdivision Regulations

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

MOTION TO ENTER INTO EXECUTIVE SESSION

- L. Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, May 12, 2020 at 2:30 p.m. in the Richard A. Bolin Council Chambers of City Hall with Mayor Keith Brady presiding.

CALL TO ORDER

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

PRESENT

Mayor Keith Brady: Council members present: Ray DuBose; George Alexander; Paul Guillaume and Dustin Koritko. Council member present by Zoom: Rhodes Shell. Council member absent: Cynthia E. Jenkins. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Della Hill; Public Works Director, Michael Klahr; Attorney, Brad Sears and Deputy Police Chief, Mark Cooper.

MINUTES – REGULAR COUNCIL MEETING – APRIL 14, 2020

Motion by Councilman Koritko, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on April 14, 2020 and adopt them as presented.

MOTION CARRIED. (6 – 0)

APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION

Motion by Councilman Alexander, seconded by Councilman Koritko to appoint Smith Pass to the Newnan Youth Activities Commission for a three year term.

MOTION CARRIED. (6 – 0)

Mayor Brady asked the City Manager to place Councilman Koritko's appointment to the Newnan Youth Activities Commission on the agenda for the next meeting.

APPOINTMENTS – URBAN REDEVELOPMENT AGENCY

Motion by Mayor Brady, seconded by Councilman Alexander to re-appoint Jackie Binion to the Urban Redevelopment Agency for another three year term.

MOTION CARRIED. (6 – 0)

Motion by Councilman DuBose, seconded by Councilman Alexander to appoint Matt Rice to the Urban Redevelopment Agency for a three year term.

MOTION CARRIED. (6 – 0)

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Eric Miller to the Urban Redevelopment Agency for a three year term.

MOTION CARRIED. (6 – 0)

CITY MANAGER REPORT

COVID Update: The City Manager recognized all the work put in by Assistant City Manager and department heads; it has not been easy with the different type facilities and operations. We are phasing the reopening on Thursday, May 14, 2020 with limited conditions. On May 26, 2020 we are planning a greater reopening. In mid June we will consider reopening more public facilities with more opportunities with monitoring. We were planning to open Municipal Court on May 18 but additional orders were released. We are hoping to reopen the Court June 15, 2020. The Public Information Officer is posting updates on Facebook. We are ready as far as supplies go.

Mayor Brady on behalf of Council thanked everyone for all of their hard work during the past months to keep operating on the level that we have.

REQUEST – PIEDMONT RESIDENTIAL FOR SUMMERLIN SUBDIVISION PHASE II, ACCEPT NEW ROAD, ULSH PARK DRIVE, INTO CITY'S PUBLIC STREET SYSTEM

The City Engineer/Public Works Director indicated everything was in order.

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request by Piedmont Residential for Summerlin Subdivision Phase II to accept a new street, Ulsh Park Drive into the City's public street system.

MOTION CARRIED. (6 – 0)

CONSIDERATION OF ADOPTING AN AMENDMENT TO SECTIONS 9, 10, AND 11 OF THE SUBDIVISION REGULATIONS

Mayor Brady indicated the preliminary plats in the past had to be reviewed and approved by the Planning Commission. It can now be administered in-house by City personnel in order to move development forward with greater efficiency.

Motion by Councilman DuBose, seconded by Councilman Guillaume to adopt the amendments to Sections 9, 10, and 11 of the Subdivision Regulations on first reading.

MOTION CARRIED. (6 – 0)

ORDINANCE – AMEND 2019 BUDGET

The City Manager informed Council the Finance Department and auditors are proceeding on line with the annual audit and there should not be a delay. This budget amendment will not change the actual expenditures or revenues for 2019.

Motion by Councilman Koritko, seconded by Councilman Alexander to adopt an Ordinance on first reading to amend the 2019 Budget that will not change actual expenditures or revenues for 2019.

MOTION CARRIED. (6– 0)

CONTRACT AWARD – MILLING AND RESURFACING OF VARIOUS STREETS - CW MATTHEWS CONTRACTING COMPANY

Motion by Councilman Koritko, seconded by Councilman Alexander to award contract for milling and resurfacing of various streets to CW Matthews Contracting Company.

MOTION CARRIED. (6 – 0)

CONTRACT AWARD – RECLAMATION AND PAVING TWO LOCAL STREETS – CW MATTHEWS CONTRACTING CO. INC.

The Public Works Director stated the work includes the full depth reclamation and paving and the application of thermoplastic traffic strip and pavement markings for Sprayberry Road from Jackson Street to Jefferson Street and Werz Industrial Drive from Millard Farmer Industrial Blvd to Calumet Parkway.

Motion by Councilman Koritko, seconded by Councilman Alexander to award contract for reclamation and paving for two local streets to CW Matthews Contracting Company Inc.

MOTION CARRIED. (6 – 0)

ANNEXATION REQUEST – ANNEX2020-01; LINCHWOOD COWETA, LLC – 65.77 ACRES – PARKS ROAD (TAX PARCEL # 123 1050 005 – REQUESTING ZONING OF RU-7 FOR 118 SF HOMES – REFER TO PLANNING COMMISSION

Motion by Councilman Alexander, seconded by Councilman Koritko to refer to the Planning Commission for review the annexation request to annex 65.77 acres on Parks Road and zoning request RU-7 for 118 SF homes.

MOTION CARRIED. (6 – 0)

AUTHORIZING RELEASE OF A REQUEST FOR QUALIFICATION (RFQ) FOR DEVELOPMENT OF CONSTRUCTION DOCUMENTS FOR THE JACKSON STREET AND SPRAYBERRY ROAD SIDEWALK PROJECT

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the request authorizing the release for Qualification (RFQ) for Development of construction documents for the Jackson Street and Sprayberry Road sidewalk project.

MOTION CARRIED. (6 – 0)

AWARD BID OF A BROKER FOR CONSULTING AND INSURANCE SERVICES

The City Manager stated fifteen proposals were reviewed by Myself, Assistant City Manager and Human Resources Director. Based on the proposals, staff came up with a list of what we considered to be the top six candidates. Video interviews were conducted with each of those six brokers. After the video interviews references were checked with numerous other Municipalities and broker clients. Three brokers were selected for a second round of interviews. The top broker was MSI Benefits based on their extensive experience with municipal governments, the scope of their services and their outstanding recommendations from other similar municipalities. They are servicing 55 Georgia Counties, Cities and Public Authorities. We recommend awarding the bid for broker service to MSI Benefits.

Motion by Councilman Alexander, seconded by Councilman Guillaume to award the bid of a Broker for Consulting and Insurance Services to MSI Benefits for Medical Self-Funding and other insurance products and plan services.

MOTION CARRIED. (6 – 0)

CONSIDERATION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF NEWNAN AND THE NEWNAN URBAN REDEVELOPMENT AGENCY REGARDING THE REHABILITATION AND SALE OF A HOUSE LOCATED AT 100 EAST WASHINGTON STREET

The City Manager stated in 2016 Newnan Urban Redevelopment Agency approached the City Council to consider deeding the house and property located at 100 East Washington Street to them and loaning the funds needed to renovate the home. Upon selling the property the loan would be repaid and the proceeds would be used to buy and renovate another home within NURA's boundary area. Council did not want to move forward with rehabilitating the house at 100 East Washington until the McIntosh Parkway extension work had been completed. Since the construction work is done, NURA is asking Council to reconsider their request and approve an intergovernmental agreement that will allow them to rehab the house and use the proceeds to start its housing program.

Motion by Councilman Guillaume, seconded by Councilman Koritko to adopt an Intergovernmental Agreement between the City of Newnan and the Newnan Urban Redevelopment Agency regarding the rehabilitation and sale of a house located at 100 East Washington Street.

MOTION CARRIED. (6 – 0)

REQUEST – SUMMERGROVE POA – POST SIGNS/BANNERS AT THE ENTRANCES OF THE NEIGHBORHOOD ON LOWER FAYETTEVILLE ROAD, SHENANDOAH BLVD, EAST LAKE AND MARY FREEMAN ROAD – PURPOSE OF GRADUATION (MAY) AND YARD SALES (JUNE AND SEPTEMBER)

Motion by Councilman Koritko, seconded by Councilman Guillaume to approve the request by Summergrove POA to post signs/banners at the entrances of the neighborhood on Lower Fayetteville Road, Shenandoah Blvd. East Lake and Mary Freeman Road for the purpose of Graduation (May) and yard sales (June and September).

MOTION CARRIED. (6 – 0)

VISTOR

Mr. Brent Frost thanked Council for the opportunity to serve on the Urban Redevelopment Board for ten (10) years.

COUNCIL REMARKS

Councilman Alexander asked if the mid crossing points had been picked since Carmichael and Clark Street will not be redone.

The City Manager stated the document presented today is only a scoping study and the exact location of the mid block crossing has not been determined. The intent of the RFQ intent is to obtain a firm to develop construction documents in order to be “shovel ready” when the call for projects is announced. This makes the project more competitive for funding.

ADJOURNMENT

Motion by Councilman Guillaume, seconded by Councilman Koritko to adjourn the Council meeting at 2:52 pm.

MOTION CARRIED. (6 – 0)

Della Hill, City Clerk

Keith Brady, Mayor

Dear Mayor Brady,

On May 19, 2020, the Newnan Downtown Development Authority voted in favor to cancel or postpone several City sponsored events in response to the Covid-19 Crisis. These events include: Market Days (6/6/2020 & 7/4/2020), The Summer Wined Up (6/19/2020), The 4th of July Parade (7/4/2020), and Summer NewnaNights (6/11/2020 & 7/10/2020). This decision was made in consideration of recommendations provided by the Centers for Disease Control. The Authority and Main Street Newnan could not identify an opportunity to host regularly scheduled events using the guidelines that are provided for public gatherings that would attract greater than 250 visitors.

The Newnan Downtown Development Authority is requesting that Newnan City Council allow Main Street Newnan Staff to engage public rights of way to implement promotional activities that would allow for proper social distancing for crowds less than 250 people on a needed basis. The potential programs would allow merchants to occupy public rights of way during scheduled dates to conduct business outdoors, and to encourage visitors to shop and dine within the downtown district. Public rights of way may include parking spaces, City owned streets, City owned alleys, City owned parking lots, City owned green spaces, and sidewalks. Activating these public spaces would provide restaurants with an opportunity to serve a larger dining capacity during peak nights of business, as well as retailers an opportunity to host business transactions outdoors. These programs would promote existing items that are referenced in the 2020 Main Street Newnan Plan of Work, and the Placemaking Master Plan for Downtown Newnan.

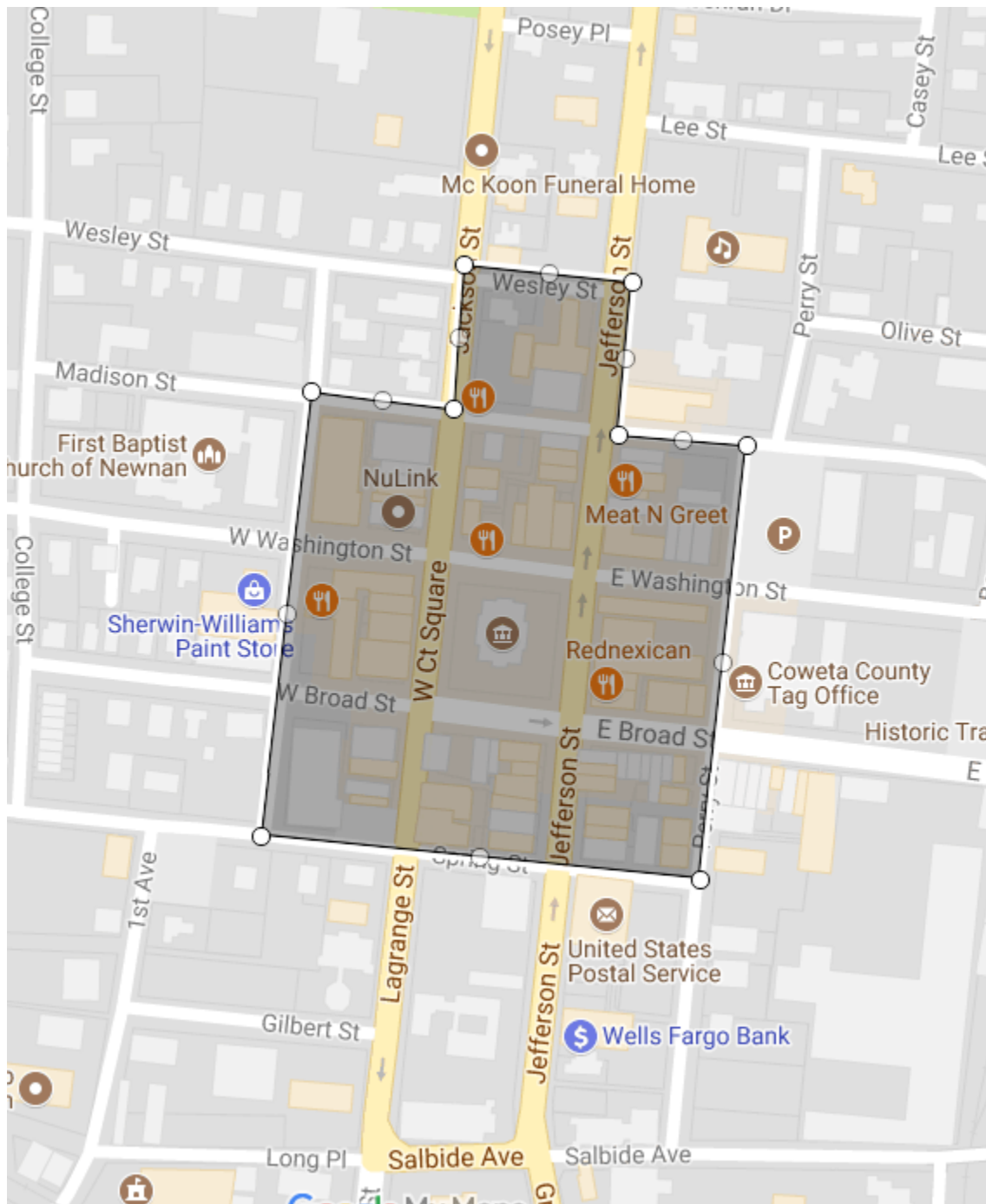
The Newnan Downtown Development Authority is requesting Newnan City Council to consider granting permission of the utilization of public spaces per staff discretion until December 31, 2020.

In addition, the Newnan Downtown Development Authority would like for Newnan City Council to consider granting staff the authority to allow for the consumption of alcohol within a specified district (see attached map) in consideration of City of Newnan Code Chapter 3, Section 25, 26, 27 until December 31, 2020.

Thank you for your time and consideration,

Sincerely,

Courtney Harcourt





City of Newnan, Georgia - Mayor and Council

Date: May 26, 2020

Agenda Item: Public Hearing - Request Demolition of 66 Greenville St.

Prepared by: Bill Stephenson, Chief Building Official

Purpose: Public Hearing - Request by owner to demolish structure that was built prior to 1940, (tax record attached). The property address is 66 Greenville Street and situated on an isolated lot northwest of the Justice Center property.

Background: None

Funding: No funding requirements

Ordinance Considerations:

- a. **Historical significance:** According to the Historical Resources Map of the City of Newnan 1993 Survey, the structure was not surveyed due to "loss of integrity" (please see exhibit "A"). We consider this to mean that the structure does not contribute to the historical architecture of the City. The structure is considered historical by the nature of being constructed more than 50 years ago, circa 1915, in accordance with the Jaeger survey of 2001 (see exhibit "B").

Ms. Emily Kimbell with the Coweta County Historical Society checked their records and did not have any data in regards to the historical significance of this property.

- 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 exceeds 50% of the assessed value, which meets ordinance eligibility criteria for the City's substandard housing rehab or demolish resolution (see exhibit "C").
- d. **The property rights of the owner.**
- e. **Denying demolition hardship to owner.**

Previous Discussion with Council: None.

Exhibit "C"

The structure has been vacant for several years and has mold and mildew on interior surfaces and peeling paint throughout, including the siding. All major components listed below are in significant disrepair or woefully inadequate. These costs represent conservative ball park figures for complete renovation of the structure.

Cost of repairs

Roof	10,000
HVAC system	10,000
Electrical	8,500
Plumbing	8,000
Foundation/subfloor repairs	5,000
Siding	12,000
Interior repairs and paint	7,500
Insulation	5,000
Flooring repairs and refinish	7,000
Front and rear porch repairs	3,500
Windows	4,000
Total	\$80,500
Tax assessed value	\$68,040

Renovation is approximately 115% of assessed value (structure only).

It is unknown whether this structure has been evaluated for asbestos or lead based paint.



Chairman, Paul Poole, District 1

Tim Lassetter, District 2

Bob Blackburn, District 3

Rodney Brooks, District 4

Al Smith, District 5

Michael D. Fouts, County Administrator

VIA CERTIFIED MAIL

March 4, 2020

City of Newnan
25 LaGrange Street
Newnan, GA 30263
Parcel ID: N11 0001 002

Re: Demolition Permit Application – 66 Greenville Street, Newnan

Dear City of Newnan:

In accordance with the City of Newnan's Code of Ordinances, please allow this letter to serve as official notice that Coweta County is seeking a demolition permit for the property listed below. A public hearing will be held at City Hall located at 25 LaGrange Street, Newnan regarding this application on March 24th at 6:30pm.

Applicant Name:	Coweta County, GA
Property Owner Name:	Coweta County, GA
Subject Project Address:	66 Greenville Street, Newnan

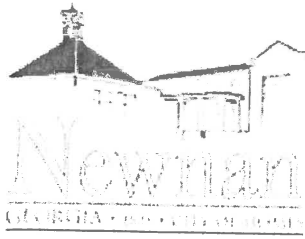
In 2006, Coweta County opened the Justice Center Complex located at 72 Greenville Street to provide countywide judicial functions for the community to include Juvenile, Magistrate, State, and Superior Courts. Since opening the facility, the County has completed several interior renovation projects to convert shell space into courtrooms based on population growth and court caseload.

In April of 2019, the Board of Commissioners purchased the property located at 66 Greenville Street, which is directly adjacent to the Justice Center Complex. This property consists of a 0.42-acre parcel and a dilapidated structure. The purpose for acquiring this property was to safeguard the nearby secure parking lot and prevent the potential for an incompatible use adjacent to the Justice Center Complex. Notwithstanding a future expansion of the secure parking lot, the County does not have plans to develop this site. A parcel map of the area is enclosed for your reference.

Please contact my office at 770.254.2601 or via email at mfouts@coweta.ga.us if you have any questions or concerns regarding the proposed demolition application. Thanks for consideration of your support of the proposed demolition permit.

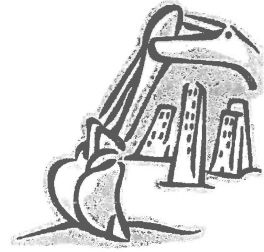
Best regards,

Michael Fouts
County Administrator



DEMOLITION PERMIT APPLICATION

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



Date of Application: 3/3/2020

Subject Property
Address: 66 Greenville Street
Number and Street

Subdivision

Applicant Name and Contact #: Michael Fouts 770-715-4478
Name Contact Phone Number

Owner Name and Contact #: Coweta County 770-254-2601
Name Contact Phone Number

- ☐ Interior demolition only
- ☐ Complete structure -- constructed after 1940 and documentation showing such is attached


Signature of Applicant

3/3/2020
Date Signed

- ☒ This structure was constructed prior to 1940 --. Permit cannot be issued without Council approval in accordance with City Ordinance sec. 5-25.1. Please see next page.

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.**

Please include any pertinent information as attachments to the completed application you may have regarding the property that the Council needs in order to make their decision.

Process to comply with the City Ordinance sec. 5-25.1:

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).

☐ Yes – Public hearing must be held at least 60 days **after** posting the property.

☒ No – Public hearing must be held at least 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 you can be present; note the **date and time** below for your posted sign and legal ad. Take a **copy** of this completed application to the Building Department (or email to pstrickland@cityofnewnan.org) in order to be placed on the City Council Agenda for the date selected. You will be notified once the agenda item has been placed on the calendar.

March 24, 2020 ; 6:30pm
Public Hearing **Date and Time** of Meeting

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. Clip these out after they run and have the issue dates prepared for the council meeting.
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 to be issued.



Summary

Parcel Number N12 0002 001
Location Address 66 GREENVILLE ST
Legal Description H/L GREENVILLE 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 30.039
Acres 0.42
Neighborhood NEWNAN HS 0912 (0912)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

COWETA COUNTY GEORGIA
22 E BROAD ST
NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	RES FF 400.00	Front Feet	5,940	33	180	0.14	1
Residential	RES FF 400.00	Front Feet	12,390	70	177	0.28	1

Residential Improvement Information

Style One Family
Heated Square Feet 1948
Interior Walls Plaster
Exterior Walls Wood/Brd&Batten
Foundation Conc. Wall/Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1906
Roof Type Asphalt Shingle
Flooring Type Pine
Heating Type Cent HTG(Forced Air)
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Number Of Plumbing Extras 0
Value \$68,040
Condition Average
Fireplaces/Appliances Fireplace N.V. 2
House Address 66 GREENVILLE

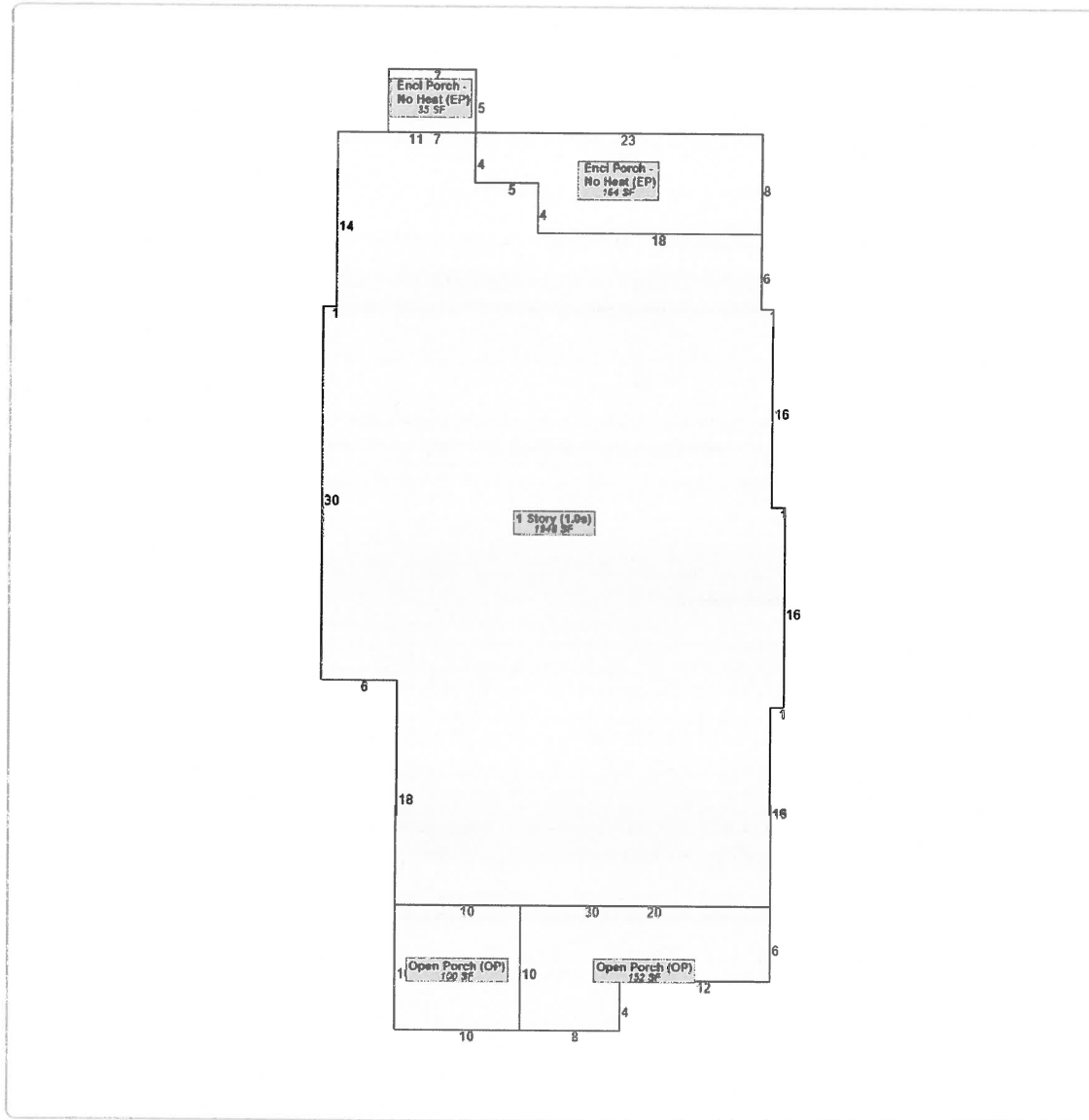
Accessory Information

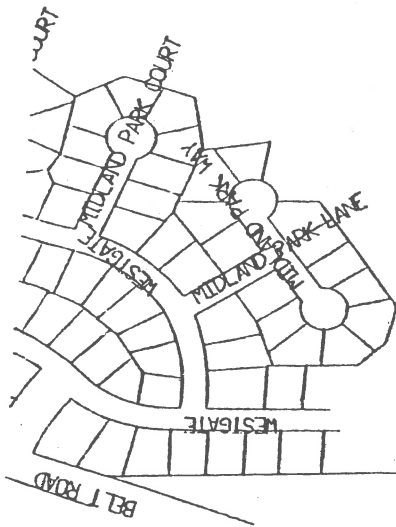
Description	Year Built	Dimensions/Units	Identical Units	Value
Garage (R/A)	1906	12x18 / 216	1	\$864

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/24/2019	4842 605	60 79	\$0	UNQUALIFIED IMPROVED	KIGHT JAMES A JR & JOSEPH C KIGHT	COWETA COUNTY GEORGIA
4/24/2019	4842 604	60 79	\$0	UNQUALIFIED IMPROVED	KIGHT JAMES A ESTATE	COWETA COUNTY GEORGIA
4/19/2019	4842 606	60 79	\$0	UNQUALIFIED IMPROVED	KIGHT CLAIR G	COWETA COUNTY GEORGIA
5/24/1995	937 66		\$65,000	QUALIFIED IMPROVED		KIGHT JAMES A
7/13/1994	867 584		\$0	UNQUALIFIED IMPROVED		TRUST COMPANY BANK A
7/11/1994	867 583		\$0	UNQUALIFIED IMPROVED		SIMPSON SUSAN H
	00		\$0	UNKNOWN STATUS		HILL REBECCA MISS

	2019	2018	2017	2016
Previous Value	\$107,916	\$107,916	\$107,916	\$107,916
Land Value	\$39,012	\$39,012	\$39,012	\$39,012
+ Improvement Value	\$68,040	\$68,040	\$68,040	\$68,040
+ Accessory Value	\$864	\$864	\$864	\$864
= Current Value	\$107,916	\$107,916	\$107,916	\$107,916





HISTORIC RESOURCES MAP OF THE CITY OF NEWNAN
COWETA COUNTY, GEORGIA
1993 SURVEY
BY ELLEN B. EHRENHARD

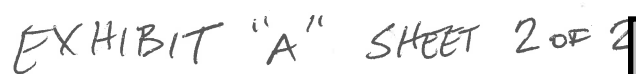
LEGEND:

- Ø DID NOT SURVEY, LOSS OF INTEGRITY
- G BUILDING IS "GONE"

FOUR



EXHIBIT "A" SHEET 1 OF 2



Res. #	Address	Const. Date	Contributing Status	Noncontributing Status	Physical Condition	SurveyDate
0911	15 Nimmons Street	c.1890	Architectural significance		Excellent	12/18/2001
0912	98 Greenville Street	c.1920	Architectural significance		Excellent	12/18/2001
0913	101 Greenville Street	c.1920	Architectural significance		Excellent	12/18/2001
0914	92 Greenville Street	c.1915	Architectural significance		Excellent	12/18/2001
0915	95 Greenville Street	c.1910	Architectural significance		Average	12/18/2001
0916	88 Greenville Street	c.1985		Nonhistoric (less than 50 years)	Excellent	12/18/2001
0917	89 Greenville Street	c.1920	Architectural significance		Average	12/18/2001
0918	Greenville Street	c.1975		Nonhistoric (less than 50 years)	Average	12/18/2001
0919	85 Greenville Street	c.1856	Architectural significance		Average	12/18/2001
0920	Greenville Street	c.1975		Nonhistoric (less than 50 years)	Average	12/18/2001
0921	83 Greenville Street	c.1850	Architectural significance		Average	12/18/2001
0922	66 Greenville Street	c.1915	Architectural significance		Average	12/18/2001
0923	75 Greenville Street	c.1960		Nonhistoric (less than 50 years)	Average	12/18/2001
0924	Greenville Street			Vacant		12/18/2001
0925	73 Greenville Street	c.1975		Nonhistoric (less than 50 years)	Poor	12/18/2001
0926	2 Powell Street	1915-1925	Architectural significance		Average	12/18/2001
0927	71 Greenville Street	c.1975		Nonhistoric (less than 50 years)	Excellent	12/18/2001
0928	4 Powell Street	c.1940	Architectural significance		Average	12/18/2001
0929	Classic Cleaners	c.1969		Nonhistoric (less than 50 years)	Average	12/18/2001
0930	Greenville Street			Vacant		12/18/2001
0931	65 Greenville	c.1979		Nonhistoric (less than 50 years)	Average	12/18/2001

Wednesday, May 27, 2015

Jaeger Survey Exhibit "B"
1 Sheet

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Exhibit "C"

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It is unknown whether or not this structure has been evaluated for asbestos or lead based paint.

Exhibit "C"











VOTING DELEGATE FORM

Annual Membership Business Meeting
(to be conducted virtually)

2020 GMA Annual Convention

Thursday, July 2, 2020 – 1:30 pm to 2:30 pm

City: _____

Voting Delegate: _____ Title: _____

Proxy _____ Title _____

(Each member city may designate in writing an elected official from any other member city to vote as their proxy at the membership business meeting. Often, cities designate the GMA President or one of the Vice Presidents as their proxy for the membership business meeting.)

NOTE: The 2020 Annual Business Meeting will be conducted virtually. Information on voting and how to log in to the meeting will be provided in advance to voting delegates.

Please return by June 17, 2020 to:

Kristen Grissom
Email: kgrissom@gacities.com

or mail to:
Georgia Municipal Association
P.O. Box 105377
Atlanta, Georgia 30348
Attention: Janice Eidson

RESOLUTION OF THE CITY OF NEWNAN

RE: Time restraint for the display of temporary event banner signs for businesses located within in the City of Newnan

WHEREAS, Section 8-12 (d), (3), of the City of Newnan's Zoning Ordinance limits the duration for the display of a temporary event banner sign to not exceed 7 days per calendar year; and

WHEREAS, the City of Newnan has received inquiries from business establishments within the City of Newnan's limits asking if the time frame for the display of banner signs could be extended; and

WHEREAS, several local business establishments have been closed in recent months due to the Coronavirus Disease 2019 (COVID-19) pandemic and some are now starting to re-open again; and

WHEREAS, the City of Newnan authority supports a viable economy and is desirous to assist local business establishments in their desire to have readily quick, affordable means of signage to communicate to their customers pertinent and salient information.

THEREFORE, BE IT RESOLVED, that during the time period of May 26, 2020 through September 30, 2020, the City of Newnan will suspend the 7 day temporary event banner sign display restriction, thus allowing local business establishments to display banner signs for a longer period of time.

Adopted in open session this _____ day of _____, 2020

ATTEST:

L. Keith Brady, Mayor

Della Hill, City Clerk

George M. Alexander, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

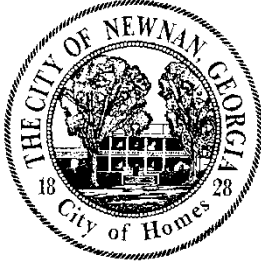
Cleatus Phillips, City Manager

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: May 26, 2020

Agenda Item: Resolution to Ratify LINC Alignment, Sections A, B, C, D

Prepared and Presented by: Hasco Craver, Assistance City Manager

Purpose:

Newnan City Council may consider a Resolution to ratify LINC sections A, B, C, D and direct staff to take all actions necessary to acquire interest in the subject properties.

Background:

Identified as a priority during the 2017 Newnan City Council Retreat, the construction of the LINC will afford citizens and visitors alike an alternative transportation facility designed to increase healthy lifestyles, boost economic development and increase connectivity between neighborhoods, shopping, schools and the downtown commercial district.

A comprehensive Master Plan was developed by members of the community, in concert with the PATH Foundation and Kaizen Collaborative. The LINC Master Plan identified 25.5 miles of multi-use trail opportunities throughout our community. The Master Plan divided the entire system into fifteen (15) segments.

LINC Sections A, B, C, D, upon completion, will connect the existing LINC section at Summergrove/Newnan Centre with the Historic Downtown Commercial District.

Funding:

N/A

Recommendation:

City Staff is supportive of the resolution as proposed.

Attachments:

1. LINC Alignment Graphics for Sections A, B, C, D

Previous Discussions with Council:

The Newnan City Council, beginning in 2016, discussed their desire to fund, locate and construct a multi-use path system within the City of Newnan. Numerous additional meetings have taken place over time to actualize the construction of the LINC.

30

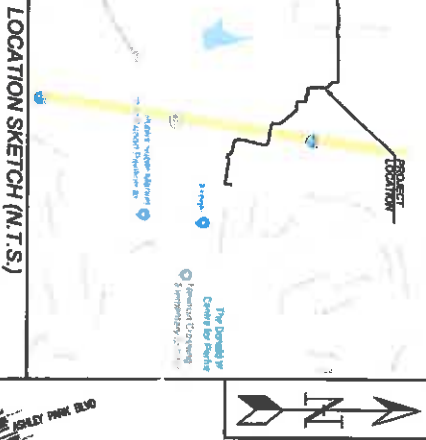


32

CONSTRUCTION PLANS FOR:

Multi-Use Path – NewnanLINC Phase D
from Ashley Park Blvd./McIntosh Pkwy.
to Corner of Newnan Crossing Blvd./Summerlin Blvd.

LAND LOTS: 21, 43, 44 DISTRICT 5



TOTAL SITE AREA: 3.0 ACRES
DISTURBED AREA: 3.5 ACRES

SPEED DESIGN: N/A
FUNCTIONAL CLASS:
SIDEPATH AND MULTI-USE
GREENWAY

THIS PROJECT IS 100% IN COWETA
COUNTY AND IS 100% IN CONG.
DIST. NO. 5.

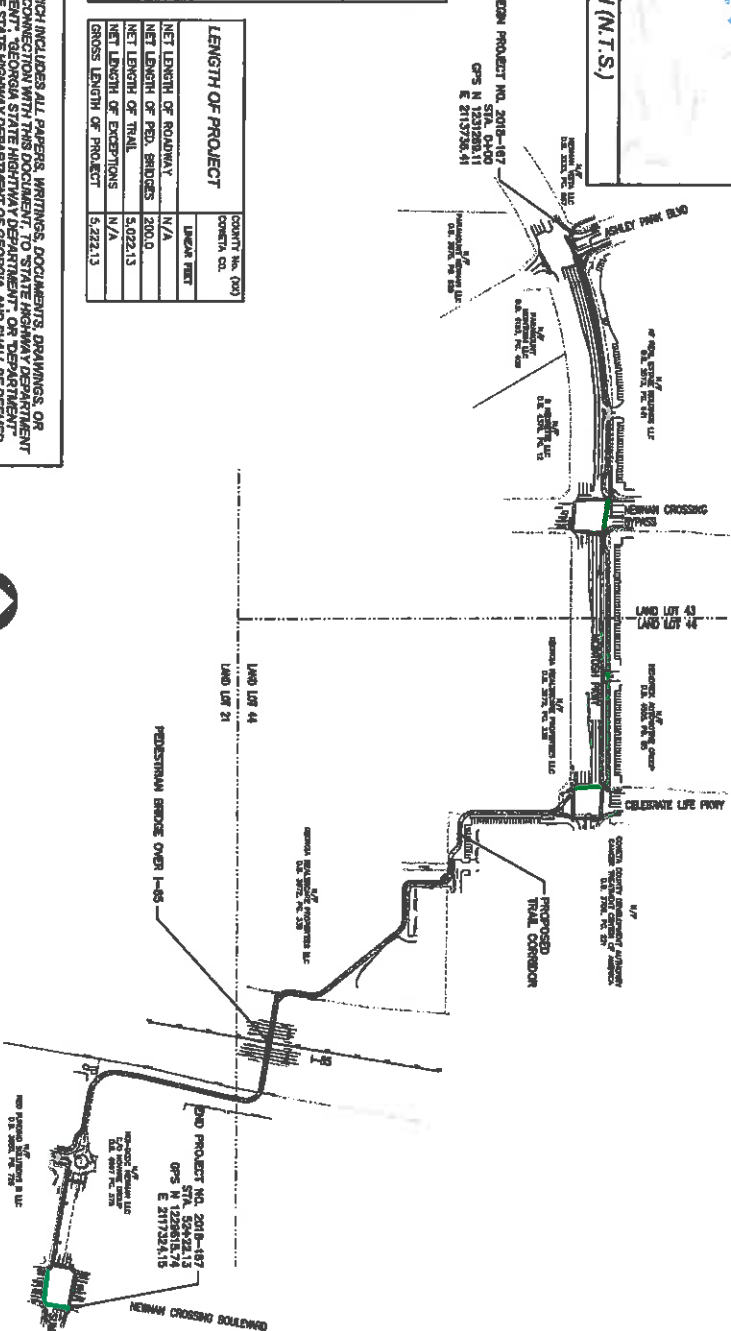
THIS PROJECT HAS BEEN PREPARED
USING THE HORIZONTAL GEORGIA
COORDINATE SYSTEM OF 1984 (NAD
1983) 94 WEST ZONE, AND THE
(NAVD) OF 1988.

LENGTH OF PROJECT	
COUNTY NO. (30)	COWETA CO.
NET LENGTH OF ROADWAY	N/A
NET LENGTH OF PED. BRIDGES	200.0
NET LENGTH OF TRAIL	5,022.13
NET LENGTH OF EXCEPTIONS	N/A
GROSS LENGTH OF PROJECT	5,222.13

NOTE:
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR
PHOTODUPLICATIONS, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO STATE HIGHWAY DEPARTMENT
OR TO THE HIGHWAY DEPARTMENT, SHALL BE DEEMED TO BE THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED
TO MEAN THE DEPARTMENT OF TRANSPORTATION.

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED
THEREBY, WHETHER BY DRAWING OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD
SURVEY AND INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF
TRANSPORTATION IN ANY WAY.

COWETA COUNTY



ALL WORKS TO BE DONE IN ACCORDANCE WITH
-2018 STANDARD SPECIFICATIONS AND 2018
-SUPPLEMENTAL SPECIFICATIONS OF THE GEORGIA
-DEPARTMENT OF TRANSPORTATION (GDOT)
-STANDARD SPECIFICATIONS FOR CONSTRUCTION (SSC)
-STANDARD SPECIFICATIONS FOR ACCESSIBILITY
-AMERICAN NATIONAL STANDARDS (ANSI) ACCESSIBILITY
-STANDARDS

OWNER/DEVELOPER (PRIMARY PERMITTEE)
CITY OF NEWNAN
NANCY L. BARNETT, CITY MANAGER
35 LARGESIDE STREET
NEWNAN, GA 30053
770-253-2582 x250

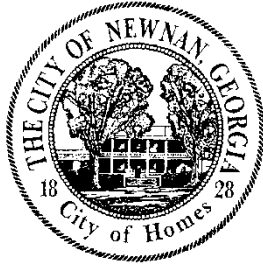
CONSTRUCTION MANAGEMENT
PATH FOUNDATION
DONATYAN WACCUBB, 24 HOUR EMERGENCY CONTACT
604 SERVICE LEVEL 1, CONSTRUCTION # 58973
OFFICE 604-475-2284 x5 cell 604-423-1590

PREPARED BY:
KAIZENCOLLABORATIVE
2300 Main Street | Tallahassee, FL 32303-2821
781-233-1111 | www.kaizenlab.com

DESIGNED BY: LAND SURVEYING & LAND PLANNING
CITY OF GEORGIA
CITY OF NEWNAN
CITY OF SUMMERLIN

PLANS COMPLETED		ISSUE FOR PERMIT	
REVISION	DATE	REVISION	DATE
1	05/31/2019		





City of Newnan, Georgia - Mayor and Council

Date: May 26, 2020

Agenda Item: Resolution to Ratify Traffic Signal Project
LaGrange Street/ Boone Drive/ Cougar Way

Prepared and Presented by: Michael Klahr, City Engineer

Purpose:

Newnan City Council may consider a Resolution to ratify Traffic Signal Project for replacing the existing signal hardware, including a single mast arm with signal heads, pedestrian signals, crosswalks, video detection, and timing plan; and direct staff to take all actions necessary to acquire such interests in the properties proposed to be necessary to construct the project.

Background:

The City continues to plan for the modernization of traffic signals.
The signal at LaGrange Street/ Boone Drive/ Cougar Way was identified as the next priority.

Upgrading the hardware and software will enable a web based monitoring and control of the traffic signal, and provide for the latest in standards for safety.

Design plans are complete and once the necessary acquisitions have been made, the project will be ready to advertise for bids for construction.

Funding:

SPLOST 2013, Intelligent Traffic Operations Center

Recommendation:

City Staff is supportive of the resolution as proposed.

Attachments:

1. Signal Plan

RESOLUTION

WHEREAS, the City Council of the City of Newnan has reviewed the Proposed Signal Plans, LaGrange Street/ Boone Drive/ Cougar Way ("Project"); and

WHEREAS, the City Council has previously determined this Project to be in the best interest of the citizens of the City of Newnan.

NOW THEREFORE, BE RESOLVED and it is resolved by the authority of same that the Proposed Signal Plans, LaGrange Street/ Boone Drive/ Cougar Way ("Project") is hereby approved.

FURTHER, resolved that staff is directed to take all actions necessary to acquire such interests in the properties proposed to be necessary to construct the Project, as provided by law and all actions taken heretofore are hereby acknowledged.

Adopted in open session this 26th day of May, 2020.

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Mayor Pro-Tem

Cleatus Phillips, City Manager

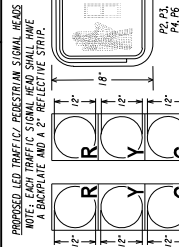
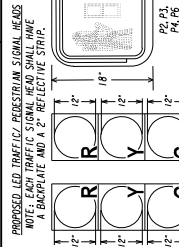
Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



	CHECKED:	DATE:
	RECHECKED:	DATE:
	CORRECTED:	DATE:
	VERIFIED:	DATE:

WILBURD
ENGINEERING

Design • Install • Maintain

55 Wilbur Avenue, Agricultural Road
St. Catharines, Ontario L2R 6K5
Canada
Phone: 905.427.2200
Fax: 905.427.2205
e-mail: info@wilbur-engineering.com

<u>END</u>	
CHECK PLATE	
E POINT	

	CHECKED:	DATE:
	RECHECKED:	DATE:
	CORRECTED:	DATE:
	VERIFIED:	DATE:



City of Newnan, Georgia – Mayor and City Council

Date: May 26, 2020

Agenda Item: Rezoning Request – RZ2020-01
8.44± acres located off Newnan Crossing Bypass and
Ashley Park Boulevard (Tax Parcel # 087 5043 004)

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

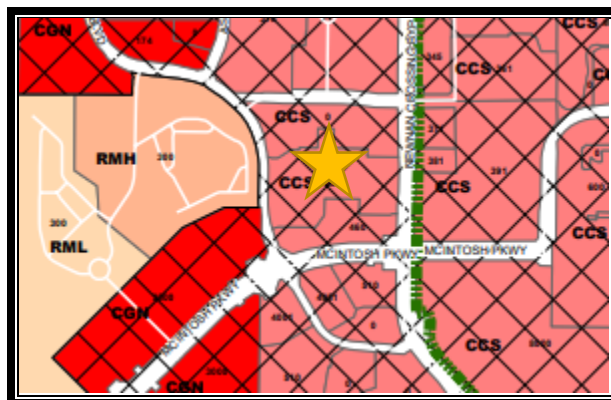
APPLICANT INFORMATION:

Robert Bergmann on behalf of Fourth Quarter Properties 93, LLC
45 Ansley Drive
Newnan, GA 30263

Thomas Land & Development Company is proposing to complete the final phase of Ashley Park by developing the remaining undeveloped land with a mixture of commercial and multi-family uses. In order to accomplish this, the applicant is seeking an MXD (Mixed Use Development District) zoning for the final 8.44 ± acres located just north of the Belk building.

SITE INFORMATION:

The site consists of 8.44± acres located between Newnan Crossing Bypass and Ashley Park Boulevard. The tax parcel ID number is 087 5043 004. The tract is currently vacant and is zoned CCS (Community Shopping Center District). The property fronts on both Newnan Crossing Bypass and Ashley Park Boulevard and is bisected by a frontage road with parking that connects the Belk building to the Ashley Park stores located across Newnan Place Parkway to the north.



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

OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 8.44± acres located between Newnan Crossing Bypass and Ashley Park Boulevard. The property is currently zoned CCS (Community Shopping Center District) and the applicant is requesting MXD (Mixed Use Development District). The applicant plans to use the western 3.98 acres to construct a 5 level (plus garage/half basement), 278-unit apartment building that is wrapped around a 3-level parking deck with recreational amenity facilities on a surface level above the deck and in the basement area. In addition to the apartments, a portion of the building will be 15 two-level townhouse apartments that face Ashley Park Boulevard with two car garages on the basement level and four stories of apartments above.

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



The targeted unit mix is 30% one-bedroom, 60% two-bedrooms and 10% three-bedrooms. The development will be market rate with square footages ranging from 720 to 1200. This would meet the City's Zoning Ordinance requirements of a one-bedroom unit - 700 square feet, two-bedroom unit - 950 square feet and three-bedroom unit – 1,100 square feet. In addition, the average square footage for all residential units must be a minimum of 800 square feet.

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

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The proposed use would be primarily surrounded by commercial

designations with CCS zonings. A 500-unit apartment complex zoned RMH lies to the west across Ashley Park Boulevard and there is a proposed CGN development on McIntosh Parkway to the southwest that would have a mixture of commercial and office uses. Staff feels the uses would be suitable given that there would be no change in the commercial use that is being proposed and there is already an existing apartment complex across the street from where the apartments would be located. Also, the apartments will help the shopping center remain vibrant as they would provide built-in consumers and potential employees.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? In terms of use, half of the project will not change as it is currently zoned commercial. The apartment portion will actually generate less trips than if the tract was developed with commercial/service uses. In addition, the location will allow residents multiple access points from Ashley Park Boulevard and Newnan Place Parkway from which to enter onto either Bullsboro Drive, Newnan Crossing Bypass or McIntosh Parkway.

The apartments are expected to generate roughly 1,481 additional trips per day based on data from the Institute of Transportation Engineer's (ITE) Trip Generation Manual 10th edition. However, using the site for retail and restaurants would increase that figure to over 2,000 trips per day. In addition, it should be noted that Newnan Crossing Bypass is a major, four lane road designed to handle increased volumes of traffic and there are traffic signals at its intersection with Newnan Place Parkway and McIntosh Parkway. A traffic study (included in the packet) was performed and found that the proposed development "does not significantly impact any of the study intersections.

Staff Assessment – ADVERSE AFFECT WILL BE MINIMAL ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property could be used as currently zoned (CCS). The tract is surrounded by commercial uses and the future land use map designates this property as future commercial.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

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

Police: Police Chief Meadows has indicated that his department can service the development and has provided a listing of comparable sized apartment complexes in terms of service calls. The number is based on calls answered from January of 2018 through December of 2019.

LOCATION	CALLS FOR SERVICE
The Preserve at Greisen Trail	305
Lullwater at Calumet	129
The Vinings at Newnan Lakes	211
Stillwood Farm Apartments	339
Newnan Crossing Apartments	534

Fire: Chief Stephen Brown has indicated that NFD can service this development and has also provided the number of service calls for comparable complexes. Like the numbers for the Police Department, these figures reflect calls between the period of January 2018 through December 2019.

LOCATION	SERVICE CALLS
The Preserve at Greisen Trail	28
Lullwater @ Calumet	37
The Vinings @ Newnan Lakes	28
Stillwood Farms	42
Newnan Crossing Apartments	115

It should be noted that over half of the fire service calls are for emergency medical services (EMS). Very few are for fires and about a third are for false alarms or calls that were dispatched or cancelled.

Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in an email that has been provided as an attachment to the assessment.

Engineering:

Sidewalk and Road Concerns:

1. ADA compliant sidewalks shall be provided along the public right of way adjacent to the development and within the development to comply with original DRI.
2. DRI required improvements will need to be completed prior to the final CO on the last apartment building proposed with this phase.

A copy of the Engineer's report has been provided as part of this assessment.

Traffic: A traffic impact study was performed for the multi-family portion of the proposed development. Pertinent excerpts from the traffic analysis are as follows:

TRIP GENERATION

The peak hour traffic (trip-ends) generation of the proposed development is estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual 10th Edition*. Table 1 below shows the total daily trips, as well as trips during the AM and PM peak hours that would be generated by the development, which is classified as mid-rise multifamily housing. The fitted curve equation is used based on ITE guidance for this specific land use. Due to the shops, restaurants, and other existing developments within the vicinity of the project site, some trips generated by the proposed development will be accommodated by internal capture. This trip reduction and net trip generation is detailed in included in Table 1.

Table 1 Trip Generation and Internal Capture

Development (Trip Type)	Size	Land Use Code	ADT	AM Peak Hour Trip Ends Enter/Exit (%) (%)	PM Peak Hour Trip Ends Enter/Exit (%) (%)
Multi-family (Mid-Rise) Housing	272 units	221	1481	23/68 25%/75%	71/45 61%/39%
Internal Capture				0/2 0%/100%	34/21 62%/38%
Net Total				23/66 26%/74%	37/24 61%/39%

Per the completed traffic study:

Improvements and Recommendations

The levels of service for the intersections studied in this report are either unaltered by project traffic or reduced only by one letter from "A" to "B". Although the two signalized intersections along Bullsboro Dr are failing under background conditions, the introduction of project traffic does not significantly impact the levels of service or the intersection delays. Thus, no improvements are recommended.

A safety improvement is recommended at one of the study intersections, the intersection of Newnan Crossing Bypass and the mall (intersection #4). The northbound right turn lane has no stop bar and is under yield control. However, pedestrian movements across this lane are controlled by a traffic signal. This use of conflicting traffic control types can cause user confusion and is not permitted by the MUTCD. A stop bar should be added to this approach and the right turn should operate under signal control. No signal modifications would be necessary.

The Engineering Department will determine what measures should be taken to address any recommended safety improvements.

Coweta County Schools: Per the CIA, the Coweta County School System did not reply to the request. They typically indicate that many of the schools within the County are near capacity and request that a schedule be provided so that they can prepare for the additional impact. In addition, the applicant has indicated that the target resident is either an older individual looking to downsize or millennials as opposed to young families.

Tax Revenue: Per the CIA, it is estimated that the fair market value of the property would increase by \$36.7 million with the proposed improvements. The following table shows the estimated change in tax revenues for the County, City and School System:

ESTIMATED INCREASE IN ANNUAL PROPERTY TAX VALUE				
EXISTING 100% APPRAISED VALUE			\$	2,472,463.00
ESTIMATED INCREASE IN 100% APPRAISED VALUE			\$	36,724,354.96
ESTIMATED NEW 100% APPRAISED VALUE			\$	39,196,817.96
ESTIMATED NEW 40% ASSESSED VALUE			\$	15,678,727.18
TAXING AUTHORITY	MILLAGE RATE	EXISTING ASSESSMENT	IMPROVED TAXABLE VALUE	ESTIMATED INCREASE IN PROPERTY TAX
COWETA COUNTY	0.00763	\$ 7,545.96	\$ 119,628.69	\$ 112,082.73
COWETA COUNTY SCHOOLS	0.01859	\$ 18,385.23	\$ 291,467.54	\$ 273,082.31
CITY OF NEWNAN	0.004	\$ 3,955.94	\$ 62,714.91	\$ 58,758.97
TOTALS		\$ 29,887.13	\$ 473,811.14	\$ 443,924.01

In addition to the estimated tax revenue, the CIA indicates that the property would require significant impact fees paid to the City of Newnan and Newnan Utilities totaling over \$717,000.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers that have responded have indicated that they are able to address the needs of the development.

Staff Assessment – PROJECT WILL HAVE IMPACT, BUT IMPACT IS NOT EXCESSIVE OR BURDENSOME ✓

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

The Future Land Use Map shows this property as future commercial. The Comprehensive Plan has a commercial mixed-use category which the Council chose not to designate this property.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE COMMERCIAL ✗

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

As you are aware, the City Council is considering revisions to its MXD district. Since this project was filed under the current MXD regulations, it should be evaluated based on the standards that are currently in place as there is no guarantee that Council will ultimately adopt the proposed regulations.

The Mixed-Use Development District (MXD) zoning designation is “intended to allow and encourage flexibility and creativity in the design and development of comprehensively planned, mixed-use centers”. Land uses and development standards are presented with the application and if the MXD zoning is approved, the standards become part of the approval.

In terms of the commercial/service development, the ordinance states that it should be concentrated for “maximum pedestrian convenience and located for easy accessibility by residents of the district, workers within the district and visitors”. In addition, the uses should be compatible with both existing and proposed uses. Residential uses should be located in areas where they are accessible to other uses, but will not interrupt their operations.

In looking at the review standards for MXD zoning, the project does meet the majority of the standards. It conforms to the intent and purpose of the MXD district. It is compatible with adjacent land uses. It will have quality architectural, landscaping and site design as well as open space and amenities. Also, there are adequate utilities in the area to serve the project. The two standards that it does not meet are the conformity to the Comprehensive Plan due to the residential component and the preservation of natural features, which would not be applicable since this site had already been graded.

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 2016 which included the future land use map. In September of 2017, the City adopted a new Zoning Ordinance and corresponding zoning map. In the Zoning Ordinance update, the subject property was given a commercial designation by the City Council and the Future Land Use map also shows the property as commercial.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN SHOW THE PROPERTY AS A USE NOT CONSISTENT WITH MULTI-FAMILY RESIDENTIAL ✗

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? Since 2013, the City has approved roughly 1,752 new multi-family units (202 this past month). Of those, 1,390 are market rate to higher end apartments. The remaining 362 are affordable with rates based on income. The project that is being proposed would fall into the market rate category.

While several apartment complexes have been approved over the past 7 years, this project is different in that it is not your typical garden style apartment. It is a 5-story (plus basement) urban building wrapped around a parking deck and its amenity areas. The complex would be an integral part of the Ashley Park development and would provide easy pedestrian access to both work and shopping areas for its residents. In addition, one of the concerns for these types of shopping centers is their long-term viability. With the residential component, Ashley Park would have a built-in customer base that should allow it to continue to thrive even in economic downturns.

**Staff Assessment – THE PROPOSED PROJECT WOULD 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 **5 of the 8 standards**.

OPTIONS:

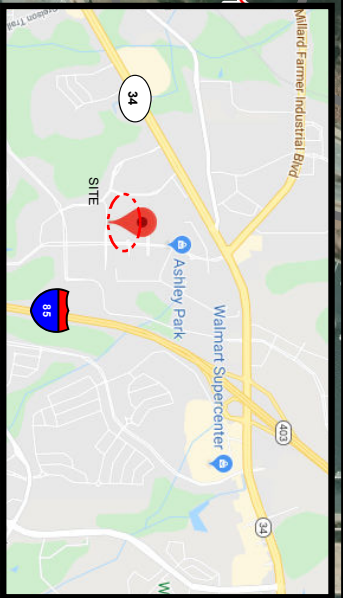
- A. Approve the rezoning request as submitted
- B. Approve the rezoning request with conditions
- C. Deny the rezoning request

RECOMMENDATION:

The Planning Commission at their March 10, 2020 meeting held a public hearing regarding the request and voted 6-1 to recommend approval with the following conditions:

- The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.
- Due to the urban nature of the project, not all requirements of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance.

ATTACHMENTS: Application for Rezoning
 Location Map
 Community Impact Assessment
 Traffic Study



CITY OF NEWMAN | Project Location



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



1 inch = 150 feet

LEGEND

- Project Location
- PARCELS
- CITY LIMITS

ADDRESS
440 Newnan Crossing Byp
NEWMAN GA. 30263

FOURTH QUARTER PROPERTIES 93, LLC

45 Ansley Drive
Newnan, GA 30263
678.423.5445

March 3, 2020

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

RE: Ashley Park Phase 3A&B - Rezoning Letter of Intent for MXD (Revised)
Commercial and Residential Land Uses

Dear Tracy,

Thomas Land & Development proposes to complete Ashley Park with a multifamily "Apartment Wrap" on the remaining undeveloped 3.98 acre parcel immediately northwest of Belk, known as Phase 3B. The residential complex incorporates a five level (plus garage/half-basement), 278-unit apartment building that wraps around a 3-level parking deck with recreational amenity facilities on a surface level above the deck. The wrap provides secured access from parking directly to apartment levels, but also incorporates 15 two-level townhomes facing Ashley Park Blvd with two car garages on the basement level.

The present zoning is CCS as the rest of Ashley Park. To accommodate the intense residential use, we are proposing MXD zoning for 8.44 acres, which also includes the 4.46 acre Phase 3A commercial parcel fronting Newnan Bypass. The project reflects current trends of multi-level apartments set within a larger lifestyle development, but is also located adjacent to other multifamily projects to the west across Ashley Park Boulevard. The proposed parcel framework is planned for potential transfer in ownership. The proposed land uses function as an integral part of Ashley Park, energizing the development with walking patrons to the adjacent restaurants and retailers.

Landscaping for the project will be consistent with Ashley Park, but a typical buffer is not applicable in this setting. Water and sewer facilities, as well as all other utilities are on site to serve the project. In addition to the required Master Concept Plan and Development Summary Report, I have included a Community Impact Study for the apartments, a multi-level floor plan of the residential building, a schematic elevation-section displaying the relationships of the parking, residential, and recreational facilities, a rendered site plan, and four rendered elevation views.

I look forward to working with you on this exciting project. Please let me know if you need additional information or assistance.



Sincerely,

Robert Bergmann, P.E.
Engineering Director

ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
March 3, 2020

1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 proposes the MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily “Apartment Wrap”. The single residential complex incorporates a five level (plus garage/half-basement), 278-unit apartment building that wraps around a 3-level parking deck with recreational amenity facilities on a surface level above the deck. The Wrap provides secured access from parking directly to apartment levels, but also incorporates 15 two-level townhomes facing Ashley Park Blvd with two car garages on the basement level.

2. Individual Land Use Category

A. Commercial (AP Phase 3A) - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation.

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

B. Residential (AP Phase 3B) - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. Provision should also be made for commercial and service businesses to operate and support residences within the complex along the Mainstreet frontage.

- (1) Open Space – *0.41* acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is *0.47* acres of dedicated open space within Phase 3B. Lastly, *0.20* acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is *1.08* acres within the 3.98 acre tract.
- (2) Density – The proposed unit density is 70 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
- (3) Setbacks – The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
- (4) Building Height – The 5-level (plus garage/half-basement) residential wrap requires a maximum building height of 70' from the rear ground level.
- (5) Signs – One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
- (6) Streets and Utilities – All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
- (7) Building Architecture – The residential building within Phase 3B shall conform to the Newnan Zoning Ordinance Article 3-7 for Standards for Residential Uses. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Fourth Quarter Properties 93, LLC - Robert Bergmann, Engineering Director

Mailing Address 45 Ansley Drive, Newnan GA 30263

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

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

Mailing Address (same as above)

Telephone (same as above)

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

Tax Parcel No.: 086 5043 004 Land Lot 43

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

Present Zoning Classification: CCS / CGN Proposed Zoning Classification: MXD

Present Land Use: Commercial / Undeveloped

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

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

The proposed use includes residential, which is not allowed within CCS/CGN. _____

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

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____

The proposed apartment building is a dense residential development consistent with a mixed use inside of a commercial project. _____

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

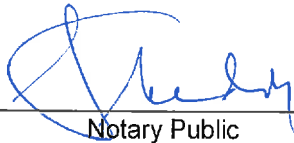
PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st OF THE MONTH TO BE CONSIDERED FOR THE PLANNING COMMISSION MEETING OF THE FOLLOWING MONTH.

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

31st day of January, 20 20

Signature of Applicant


Notary Public

My commission expires 9/25/23

(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: by Phone

RECEIVED BY: Tracy S. Dunnivant

DATE OF FILING: 01/31/20

FILING FEE RECEIVED: \$711.00

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.)

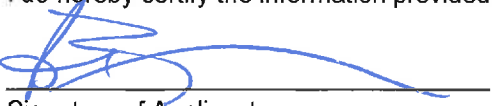
Please list any written proffered conditions below:

1. Multifamily residential density of 70 units/acre,
2. Setbacks - 30' along Ashley Park Blvd, and zero setback along the south property line adjacent to CCS,
3. Building Height - 50' for a commercial tower feature, and 70' for the multi-level residential building,
4. Signs - an additional monument sign along Newnan Bypass, and one along Ashley Park Blvd,

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

1. Master Concept Plan displaying conditions listed above,
2. Residential Wrap Multi-Level Floor Plan,
3. Residential Wrap Building Section
4. Community Impact Study

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

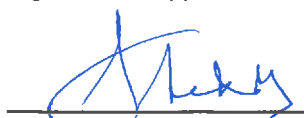

Signature of Applicant

Robert Bergmann, Engineering Director

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

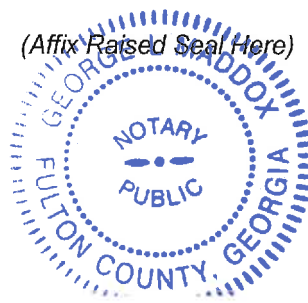

Signature of Notary Public

Date

1/31/20

my commission expires 9/25/23

(Affix Raised Seal Here)





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January 31, 2020 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

3.98 acres of Tract F-3A on the Revised Final Plat of Ashley Park, Phase 2; located in LL 43 of the 5th District of Coweta County. The parcel fronts on Ashley Park Boulevard.

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

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

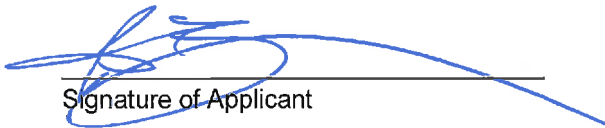
N/A

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

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

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

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

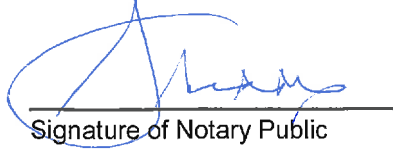

Signature of Applicant

Robert Bergmann, Engineering Director

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title


Signature of Notary Public

1/31/20
Date

(Affix Raised Seal Here)

My commission expires 9/25/23

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 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)
- ☒ Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**
- ☒ Dev. Summary

Note: Please attach this form to the filing application.

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCity&Zip	Count
086 5054 021	ASHLEY PARK PROPERTY OWNER LLC, C/O APOLLO GLOBAL REAL ESTATE MGMT LP	43RD FLOOR 9 W 57 ST			NEW YORK NY 10019	
086 5054 001	ASHLEY PARK PROPERTY OWNER LLC, C/O APOLLO GLOBAL REAL ESTATE MGMT LP	43RD FLOOR 9 W 57 ST			NEW YORK NY 10019	
086 5043 004A	FOURTH QUARTER PROPERTIES 93 LLC, % THOMAS ENTERPRISES	45 ANSLEY DR			NEWNAN GA 30263	
086 5043 004	FOURTH QUARTER PROPERTIES 93 LLC, % THOMAS ENTERPRISES	45 ANSLEY DR			NEWNAN GA 30263	
086 5043 012	VP PROPERTIES LLC	BUILDING A SUITE 100 1100 OAKLEY INDUSTRIAL BOULEVARD W			FAIRBURN GA 30213	
086 5043 006	LOIS GEORGIA PROPERTIES LLC, C/O ASSESSMENT TECHNOLOGIES LTD	SUITE 607 40 NE LOOP 410			SAN ANTONIO TX 78216	
086 5044 008	361 NEWNAN CROSSING BYPASS LLC, C/O AT HOME STORES LLC	1600 E PLANO PKWY			PLANO TX 75074	
086 5044 013	ASHLEY PARK PROPERTY OWNER LLC, C/O APOLLO GLOBAL REAL ESTATE MGMT LP	43RD FLOOR 9 W 57 ST			NEW YORK NY 10019	
086 5044 014	HENDRICK AUTOMOTIVE GROUP	6000 MONROE RD			CHARLOTTE NC 28212	
086 5043 007	ASHLEY PARK BLVD OWNER LLC, C/O THE PRAEDIUM GROUP LLC	24TH FLOOR 733 THIRD AVE			NEW YORK NY 10017	

LEGAL DESCRIPTION

ASHLEY PARK PHASE 3A & 3B MXD TRACT

BEGINNING AT THE SOUTH END OF A MITERED INTERSECTION FORMED BY THE NORTH RIGHT OF WAY OF MCINTOSH PARKWAY WITH THE WEST RIGHT OF WAY OF NEWNAN CROSSING BYPASS; FROM SAID POINT OF BEGINNING, THENCE RUNNING N44°16'05"E A DISTANCE OF 41.39'; THENCE ALONG THE WETERNLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS N00°58'42"E A DISTANCE OF 20'; THENCE N00°43'06"E A DISTANCE OF 186.74'; THENCE N06°25'45"E A DISTANCE OF 98.93'; THENCE N00°40'46"E A DISTANCE OF 193.56'; THENCE N00°48'09"W A DISTANCE OF 54.41' TO **THE POINT OF BEGINNING**; THENCE N88°59'17"W A DISTANCE OF 218.27'; THENCE N01°00'43"E A DISTANCE OF 56.56'; THENCE N88°59'17"W A DISTANCE OF 235.04'; THENCE N01°00'43"E A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 114.00'; THENCE S01°00'43"W A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 126.09'; THENCE S01°00'43"W A DISTANCE OF 18.21'; THENCE N88°59'17" A DISTANCE OF 59.44'; THENCE S56°40'07"W a distance of 91.83; thence ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.58'; WITH A RADIUS OF 50.78; WITH A CHORD BEARING OF S76°54'07"W; WITH A CHORD LENGTH OF 28.20' TO A POINT; THENCE N87°11'13"W A DISTANCE OF 30.20'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.17'; WITH A RADIUS OF 49.42'; WITH A CHORD BEARKING OF N71°09'39"W; WITH A CHORD LENGTH OF 28.75' TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF ASHLEY PARK BOULEVARD; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.72'; WITH A RADIUS OF 705.00'; WITH A CHORD BEARING OF N06°02'42"W, WITH A CHORD LENGTH OF 168.32' TO A POINT; THENCE N04°22'31"W A DISTANCE OF 76.87'; THENCE ALONG A CURVE TURNING LEFT WITH AN ARC LENGTH OF 154.93'; WITH A RADIUS OF 708.77', WITH A CHORD BEARING OF 41°51'52"W; WITH A CHORD DISTANCE OF 152.75' TO A POINT; THENCE N31°54'42"W A DISTANCE OF 48.49'; THENCE N31°54'42"W A DISTANCE OF 48.49', THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.85'; WITH A RADIUS OF 716.50'; WITH A CHORD BEARING OF N47°57'18"W; WITH A CHORD LENGTH OF 10.84'; THENCE S89°04'02"E A DISTANCE OF 175.43'; THENCE N88°36'51"E A DISTANCE OF 70.04'; THENCE S89°04'02"E A DISTANCE OF 153.50; THENCE S00°55'58"W A DISTANCE OF 24.51'; THENCE S88°51'08"E A DISTANCE OF 726.65'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS S04°36'43"W A DISTANCE OF 96.40'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°48'09"E A DISTANCE OF 309.89 TO **THE POINT OF BEGINNING**, SAID PARCEL BEING 8.44 ACRES.

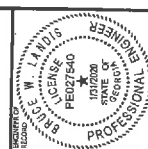


3510 NORTON RD., SUITE 100
TAMPA, FLORIDA 33624
813.281.1111
FAX: 813.281.1112
EPC CERT. OF AUTH. 44548

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF LANDIS EVANS & PARTNERS, INC. AND ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF LANDIS EVANS & PARTNERS, INC. IS PROHIBITED. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LANDIS EVANS & PARTNERS, INC.

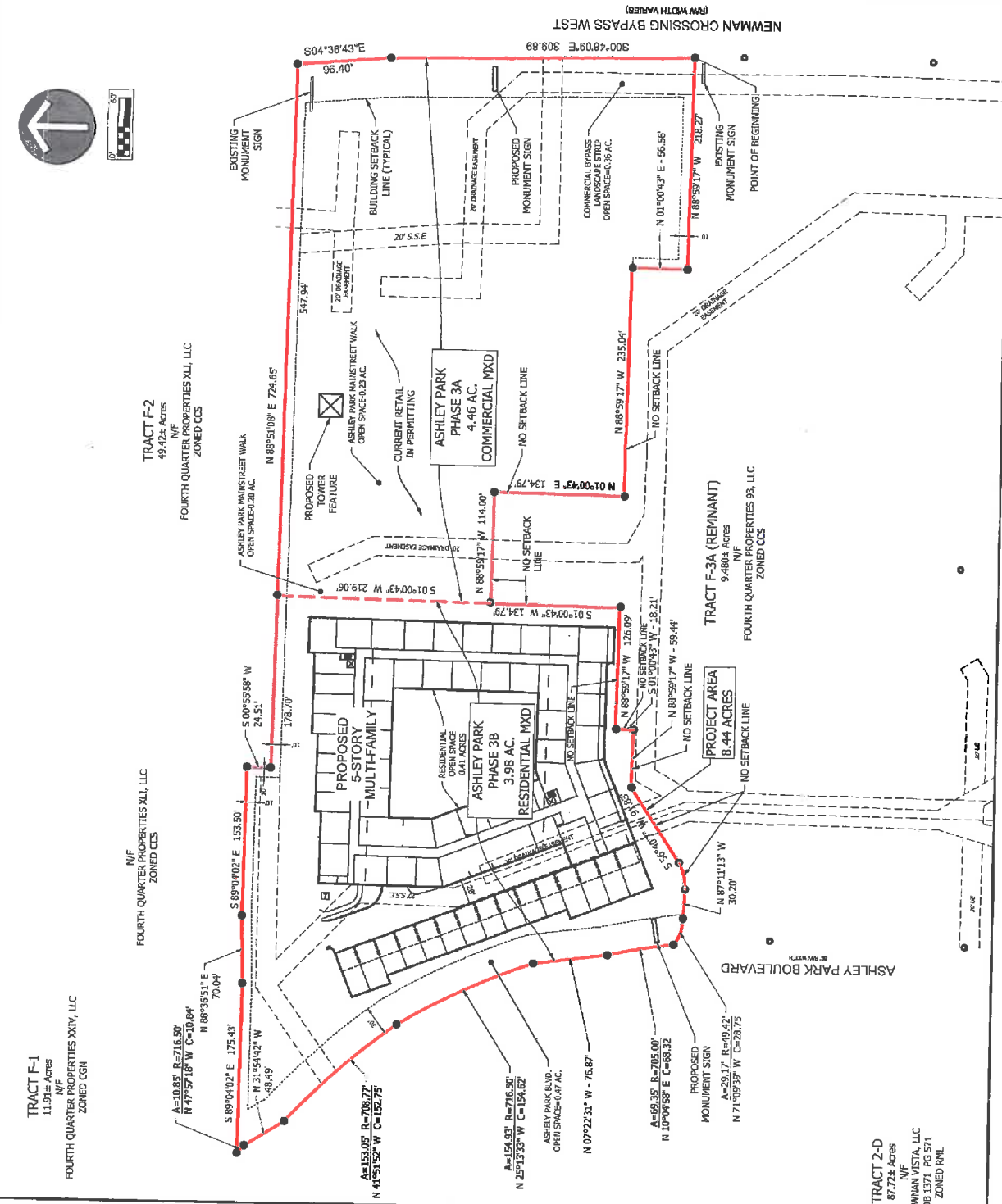
REZONING PLAT/MASTER CONCEPT PLAN

ASHLEY PARK - PHASE 3A & 3B
January 30, 2020
CITY OF NEWMAN, COWETA COUNTY, GEORGIA

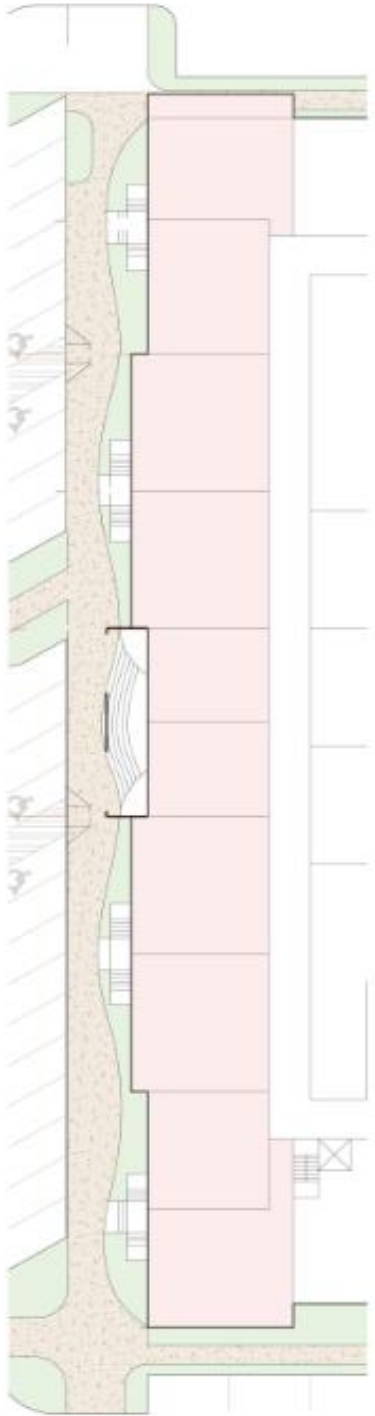


DESIGNED BY: J.D.E.
DRAWN BY: J.D.E.
CHECKED BY: J.D.E.
PROJECT NO: 1048-20
SHEET NUMBER:

1 of 1







EAST ELEVATION



PSP 001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
MEMPHIS, TENNESSEE
FEBRUARY 11, 2024

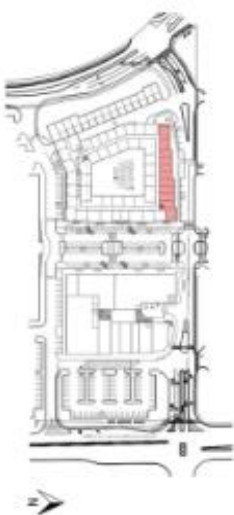
NELSON

TID

The Harkins Group & Associates
MEMPHIS, TENNESSEE
901.525.5555



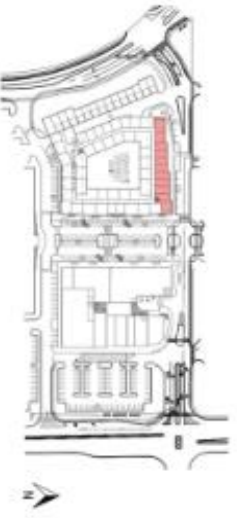
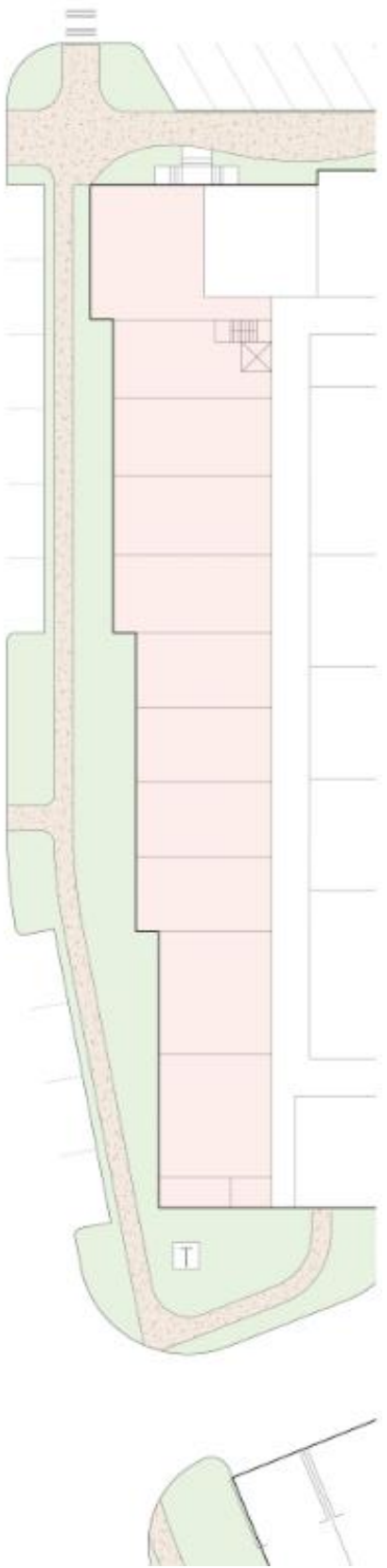
NORTH ELEVATION

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

NELSON

TIP

Thomas L. Lutz & Christopher L. Lutz
 000-1-800-800-8000

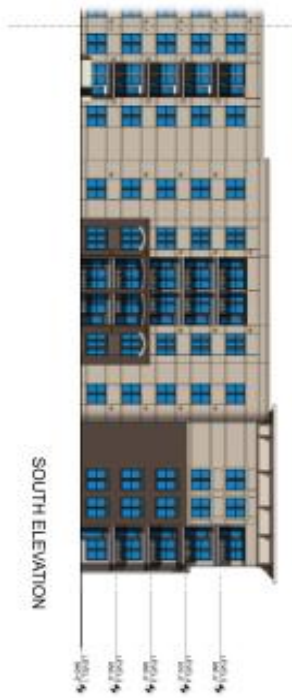
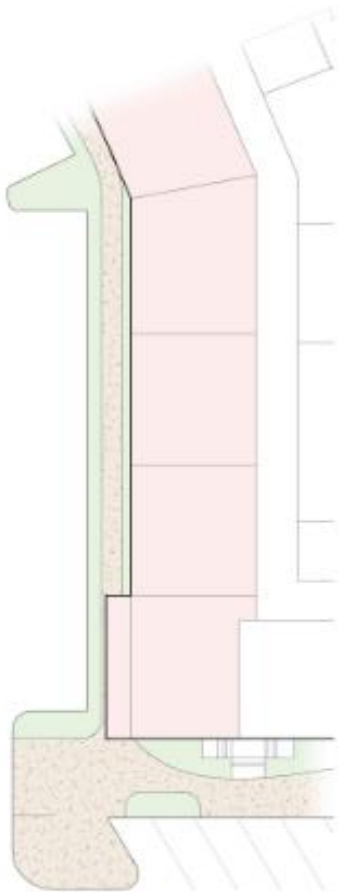
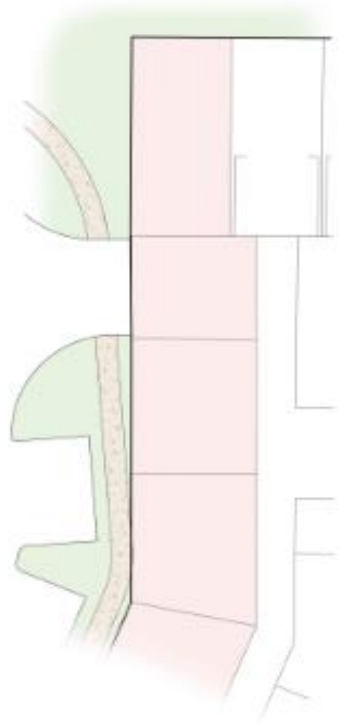


PSP-001 - ASHLEY PARK PHASE 3A & B
 RESIDENTIAL WRAP - ELEVATIONS
 MEMPHIS, GEORGIA
 FEBRUARY 11, 2020

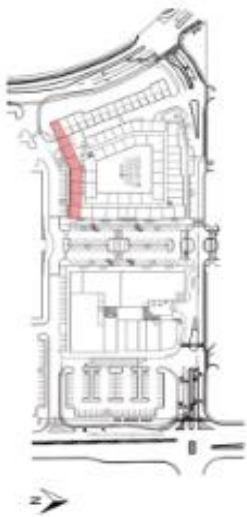
NELSON

TID

THOMAS LAMB & COMPANY
 ARCHITECTS
 404.752.2000



SOUTH ELEVATION

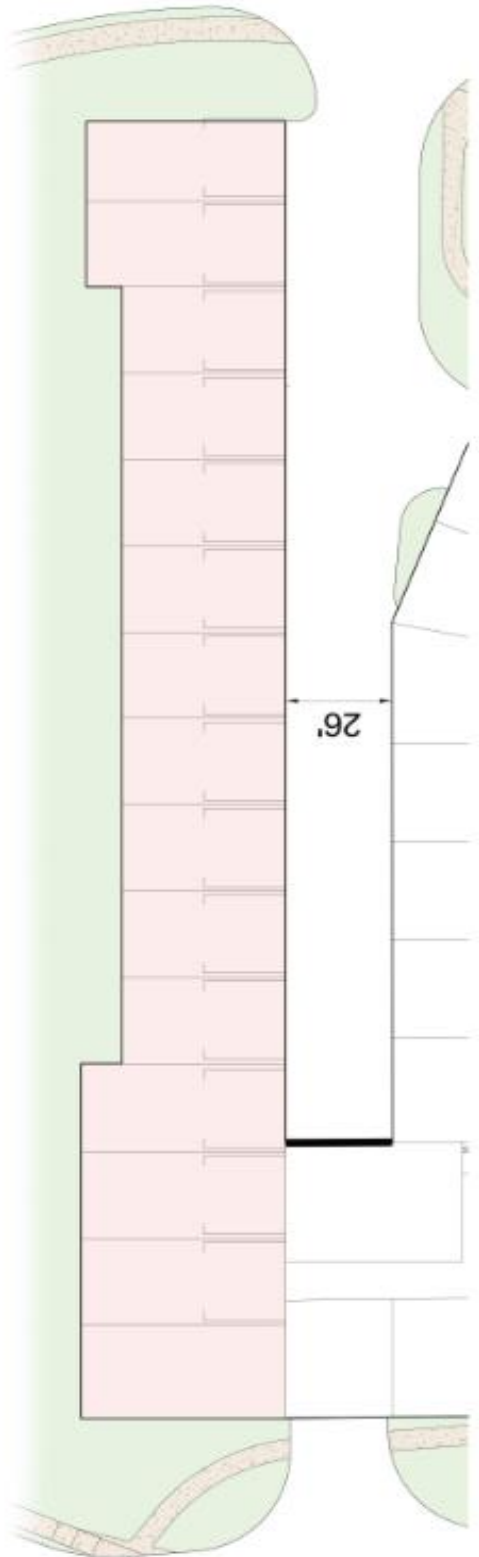


PSP.001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
MEMPHIS, TENNESSEE
PREPARED BY: TID

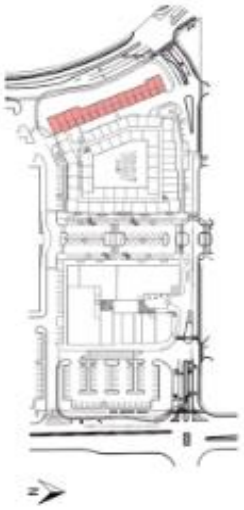
NELSON

TID

Thermal Load & Conditioning
MEMPHIS, TENNESSEE



WEST ELEVATION

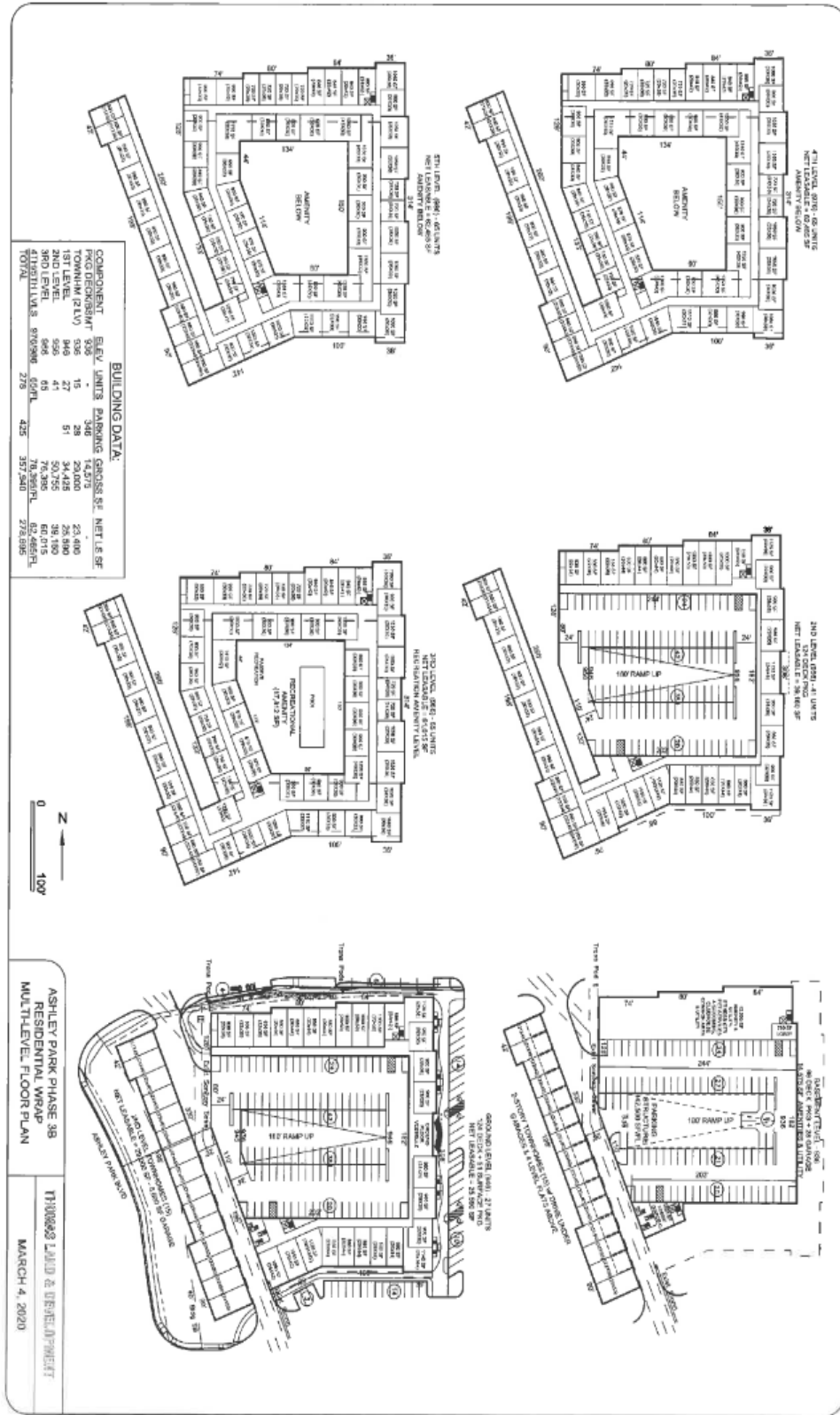


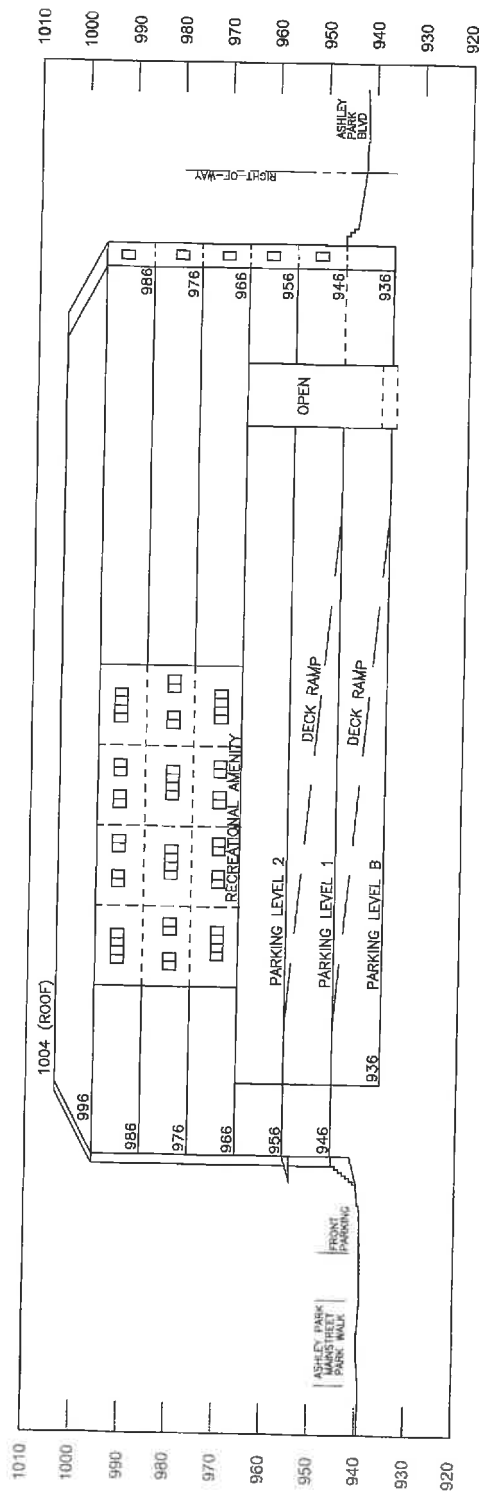
PSP 001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS
MEMPHIS, GEORGIA
FEBRUARY 27, 2020

NELSON

TID

TRUSTEES, LAND & CONSTRUCTION
P.O. BOX 1000000, MEMPHIS, TN 38108-0000





RESIDENTIAL WRAP
NORTH ELEVATION -
BUILDING SECTION



ASHLEY PARK PHASE 3B
RESIDENTIAL WRAP
BUILDING ELEVATION/SECTION

THOMAS LINT & DEVELOPMENT

JANUARY 31, 2020

Community Impact Study

Ashley Park Phase IIIB

Newnan, Georgia

January 2020

Prepared by:



LANDIS EVANS
+ P A R T N E R S

3810 Northdale Blvd., Suite 100
Tampa, Florida 33624

**Ashley Park Phase 3B
Community Impact Study
January 31, 2020**

Introduction

The subject site is located at the southeast corner of Ashely Park Boulevard and Newnan Place Parkway in Newnan, Georgia. The site is listed as parcel number 0865043004 by the Coweta County Property Appraiser. Per the property card (attached in Appendix A), the total site is approximately 7.98 acres in size. Ashley Park Phase 3B as the development will be known is proposed by Thomas Land Development. The project will be constructed on the western 3.98 acres of the overall parcel.

The development is proposed to consist of 272 multi-family dwellings. A conceptual site plan is attached within Appendix B.

Primary access to the site is provided by a full access driveway connection to Newnan Place Parkway. A secondary access point is provided by an internal connection to the Belk store which allows for access internally through the site to Ashley Park Boulevard, McIntosh Parkway, and Newnan Crossing Bypass West.

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

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

The responses from the above agencies are included as attachments to this report.

A traffic impact study has been prepared and is provided under a separate cover. This report includes a detailed traffic methodology statement.

An analysis of the property taxes and impact fees is also discussed.

Traffic Impact

Preparation of a traffic study is to be provided under separate cover. A detailed traffic study methodology has been attached to this report as Appendix C.

The project is anticipated to generate 1481 Average Daily Trips. Nine (9) intersections have been identified for study. Background AM and PM traffic counts will be obtained for these intersections. Using these counts, the generated trips from the development will be distributed across the selected intersections. The intersections will then be analyzed for level of service and any required improvements will be identified.

City of Newnan Police Department

A request was made to the City of Newnan Police Department for information regarding the quantity of police calls for similar developments, attached to this report in Appendix D. Police Chief Meadows provided a letter summarizing the quantity of police calls for five (5) developments for the years 2018 and 2019, also within Appendix D. The rental staff for each development was contacted by telephone to obtain the quantity of units within each development. On average, one unit generates 0.0018184 police calls. For this development of 272 units, it is estimated that there will be an increase of 180.53 police calls per year.

POLICE CALLS PER UNIT (Years 2018 and 2019)				
<i>Location</i>	<i>Calls for Service</i>	<i>Units</i>	<i>Calls/Unit</i>	<i>Notes</i>
The Preserve at Greisen Trail	305	235	1.30	Units obtained from rental staff
Lullwater at Calumet	129	240	0.54	Units obtained from rental staff
The Vinings at Newnan Lakes	211	239	0.88	Units obtained from rental staff
Stillwood Farm Apartments	339	298	1.14	Units obtained from rental staff
Newnan Crossing Apartments	534	192	2.78	Units obtained from rental staff
Average Calls/Unit			1.33	272 units proposed
Number of days			730.00	
Average Calls/Unit/Day			0.001818	
Estimated Increase in Quantity of Calls/Day			0.495	
Estimated Increase in Quantity of calls per year			180.53	

City of Newnan Fire Department

A request was made to the City of Newnan Fire Department for information regarding the quantity of fire calls for similar developments, copy attached to this report in Appendix E.

As of the date of this report, the requested information has not been received.

Newnan Utilities

A request was made to Newnan Utilities for information regarding the capability to serve this development, a copy of which is within Appendix F.

Based on the published water usage estimates by the Georgia Department of Public Health, this development is anticipated to use and generate 81,600 gallons of potable water and sanitary sewerage per day. This based on an average number of bedrooms per unit of two (2) for the 272 units at 150 gallons per day per bedroom.

As of the date of this report, the requested information has not been received.

Coweta County School Board

A request was made to Coweta County School Board for information regarding the impacts to the school system regarding this development. A copy of this request is attached within Appendix G.

As of the date of this report, the requested information has not been received.

Tax Revenue

The overall tax parcel proposed for development, Parcel 0865053004, has a 100% appraised value of \$2,472,463 per the 2019 Annual Assessment Notice attached in Appendix H.

At an average unit appraised value of \$135,016.01 and a proposed density of 272 units, the approximate fair market value of the site will increase by \$36,724,354.96. The table below summarizes the existing and estimated increase in value and property tax revenue.

ESTIMATED INCREASE IN ANNUAL PROPERTY TAX VALUE				
EXISTING 100% APPRAISED VALUE			\$	2,472,463.00
ESTIMATED INCREASE IN 100% APPRAISED VALUE			\$	36,724,354.96
ESTIMATED NEW 100% APPRAISED VALUE			\$	39,196,817.96
ESTIMATED NEW 40% ASSESSED VALUE			\$	15,678,727.18
TAXING AUTHORITY	MILLAGE RATE	EXISTING ASSESSMENT	IMPROVED TAXABLE VALUE	ESTIMATED INCREASE IN PROPERTY TAX
COWETA COUNTY	0.00763	\$ 7,545.96	\$ 119,628.69	\$ 112,082.73
COWETA COUNTY SCHOOLS	0.01859	\$ 18,385.23	\$ 291,467.54	\$ 273,082.31
CITY OF NEWNAN	0.004	\$ 3,955.94	\$ 62,714.91	\$ 58,758.97
TOTALS		\$ 29,887.13	\$ 473,811.14	\$ 443,924.01

Impact Fees

Based on the current Development and Sanitary Sewer Impact Fee assessments for new developments within the City of Newnan, the development will generate \$717,011.04 in impact fees. The table below summarizes the impact fees.

Fee Type	Unit Cost	Total (272 Units)
Development Impact Fee	\$ 1,136.07	\$ 309,011.04
Sanitary Sewer Impact Fee	\$ 1,500.00	\$ 408,000.00
Total Impact Fees		\$ 717,011.04

APPENDICES

A	Coweta County Property Card
B	Conceptual Site Plan
C	Traffic Impacts
D	Police Department Impacts
E	Fire Department Impacts
F	Utility Impacts
G	Schools
H	Tax Revenue



APPENDIX A – PROPERTY CARD

https://qpublic.schneidercorp.com/Application.aspx?AppID=704&LayerID=11412&PageType...

qPublic.net - Coweta County, GA - Report: 086 5043 004



Summary

Parcel Number 086 5043 004
Location Address 7.98 AC LL 43 LD 5
Legal Description (Note: Not to be used on legal documents)
Class C4-Commercial
Tax District NEWNAN 08 ANNEX (District 08)
Millage Rate 30.039
Acres 7.98
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District 43 / 5
[View Map](#)

Owner

FOURTH QUARTER PROPERTIES 93 LLC
% THOMAS ENTERPRISES
45 ANSLEY DR
NEWNAN, GA 30263

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Ashley Park	Square Feet	347,609	0	0	7.98	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	2008	1x20000 / 0	0	\$39,200

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/28/2008	3352 446		\$0	UNQUALIFIED VACANT	CITY OF NEWNAN	FOURTH QUARTER PROPERTIES 93, LLC
3/21/2008	3333 849		\$14,560	UNQUALIFIED VACANT	NEWMAN VISTA LLC	FOURTH QUARTER PROPERTIES 93 LLC
2/15/2008	3335 232		\$0	UNQUALIFIED VACANT	CITY OF NEWNAN	FOURTH QUARTER PROPERTIES 93, LLC
4/8/2005	2720 169		\$8,188,500	QUALIFIED MULTIPLE	NEWMAN CROSSING PARTNERSHIP	FOURTH QUARTER PROPERTIES 93 LLC
4/17/1989	514 001		\$0	UNKNOWN STATUS	SIGNA DEVELOPMENT CORP	NEWMAN CROSSING PARTNERSHIP

Valuation

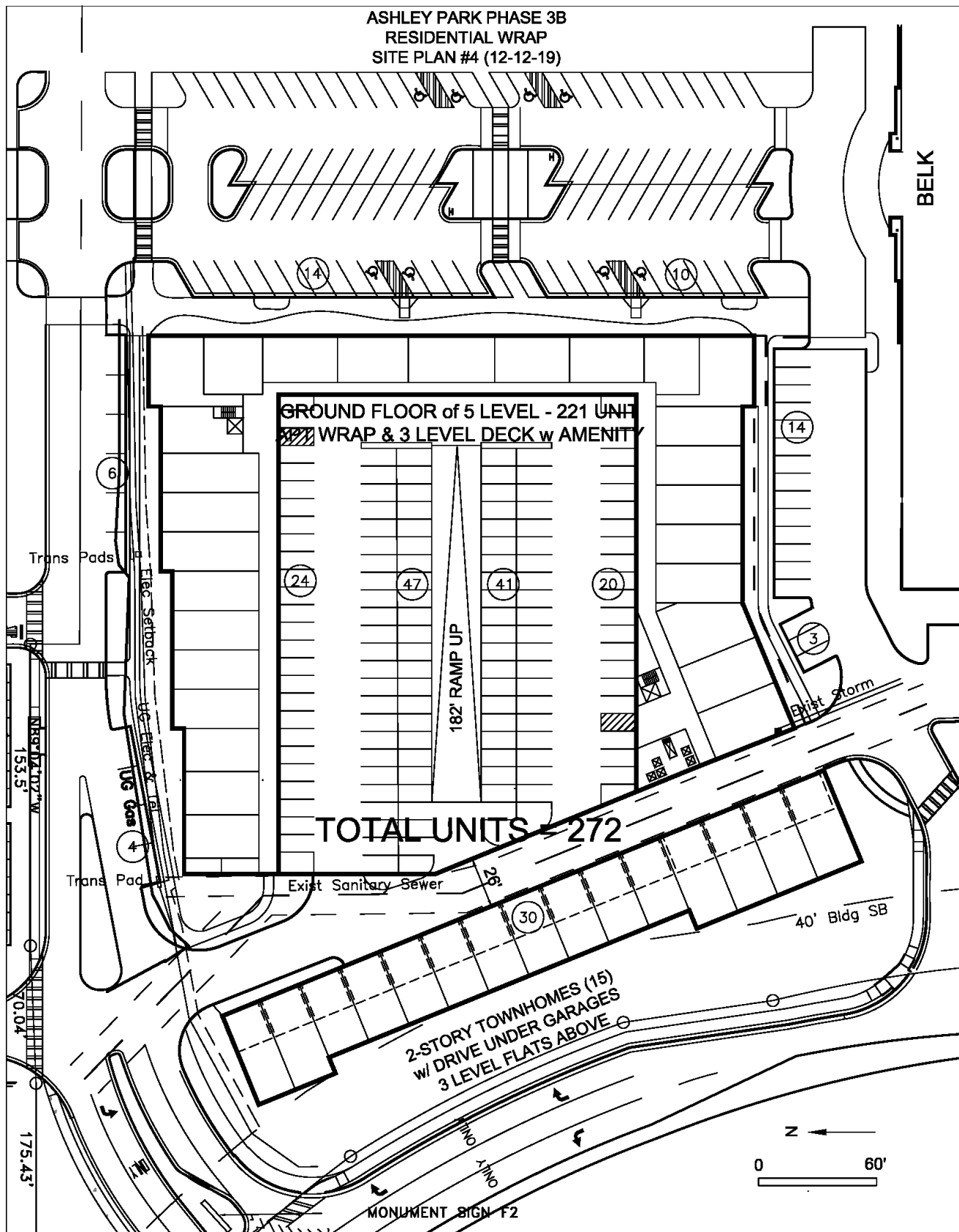
	2019	2018	2017	2016
Previous Value	\$2,472,463	\$2,472,463	\$2,472,463	\$2,472,463
Land Value	\$2,433,263	\$2,433,263	\$2,433,263	\$2,433,263
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$39,200	\$39,200	\$39,200	\$39,200
= Current Value	\$2,472,463	\$2,472,463	\$2,472,463	\$2,472,463

Assessment Notices 2019

268942839

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

APPENDIX B – CONCEPTUAL SITE PLAN



APPENDIX C – TRAFFIC IMPACTS

Traffic Impact Analysis

Ashley Park Phase IIIB

Newnan, GA

Proposed Methodology

January 2020

Prepared by:



LANDIS EVANS
+ P A R T N E R S

3810 Northdale Blvd., Suite 100
Tampa, FL 33624

Methodology

This report summarizes the methodology in performing the traffic impact analysis for the proposed Ashley Park Phase 3B. This development will consist of 272 dwelling units along with a three-level parking deck and a recreational amenity. A project vicinity map is shown below, and the site plan with the surrounding development is provided as Figure 2.

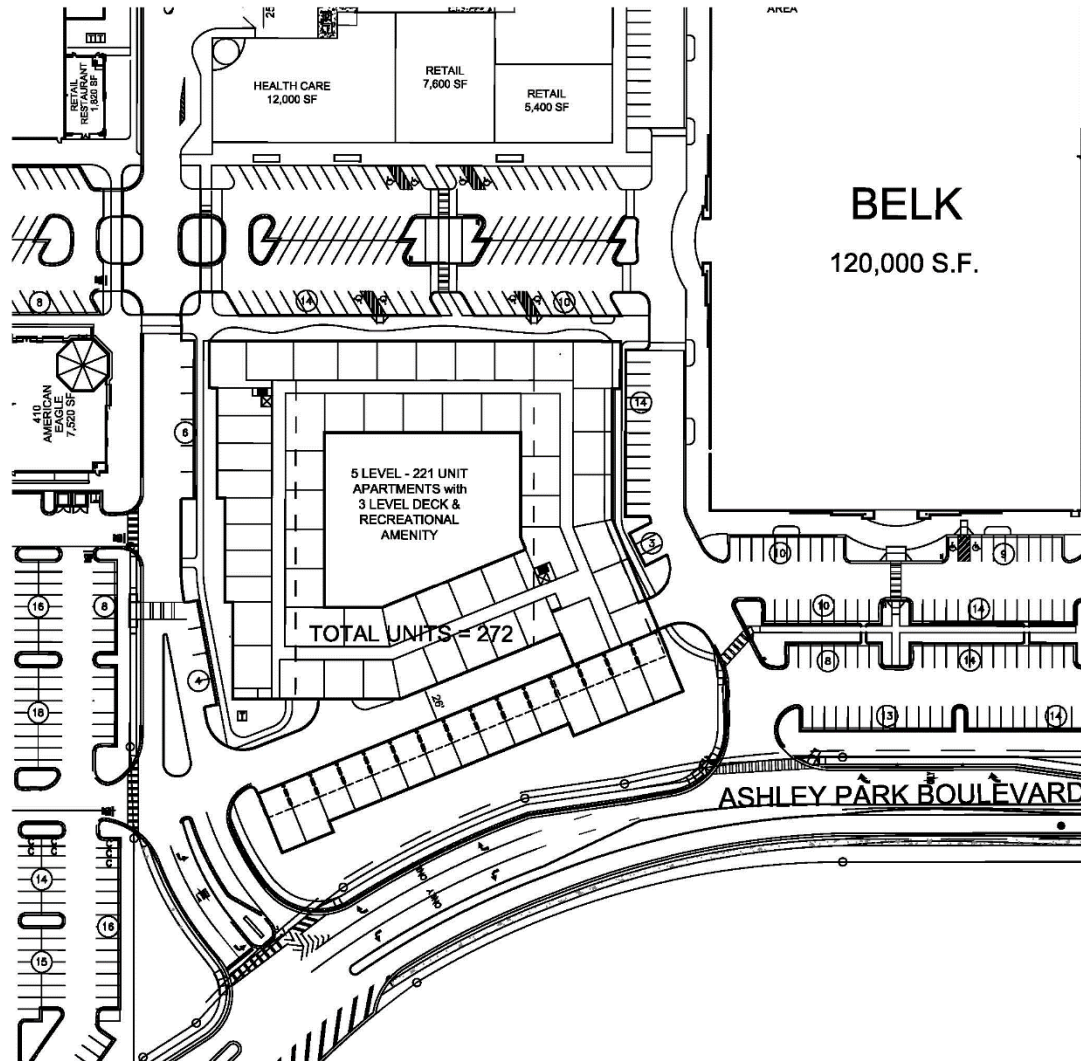
Figure 1 Vicinity Map



Ashley Park 3B
Traffic Impact Analysis – Proposed Methodology

Page 3 of 7

Figure 2 General Site Plan



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Draft 04 (002).docx

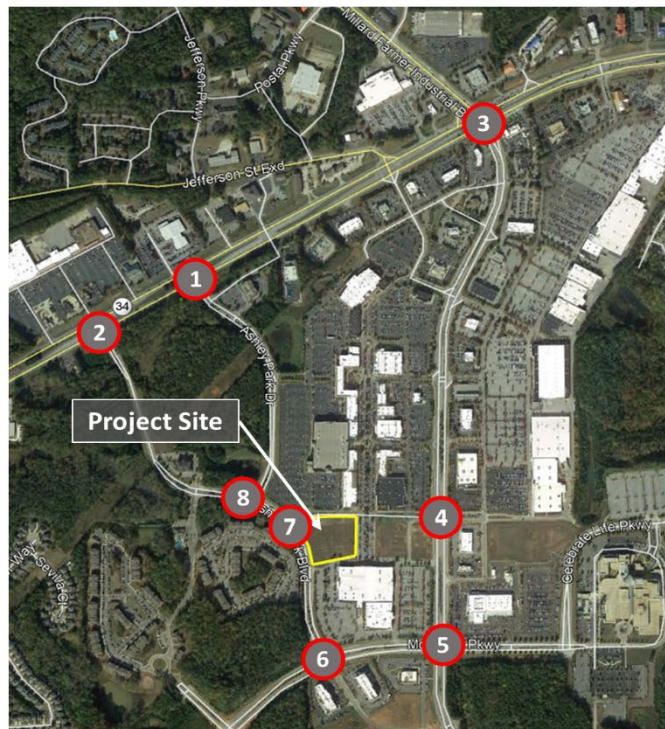
BACKGROUND TRAFFIC GENERATION

The *existing* background traffic for the identified study intersections will be based on AM and PM peak hour turning movement counts that will be performed specifically for this study. These study intersections include primary access points and other impacted intersections as listed below:

1. Ashley Park Drive and Bullsboro Drive
2. Ashley Park Boulevard and Bullsboro Drive
3. Newnan Crossing Bypass and Bullsboro Drive
4. Newnan Crossing Bypass and Newnan Place Parkway
5. Newnan Crossing Bypass and McIntosh Parkway
6. McIntosh Parkway and Ashley Park Boulevard
7. Ashley Park Boulevard and Newnan Place Parkway
8. Ashley Park Boulevard and Ashley Park Drive

These intersections are shown in Figure 3.

Figure 1-3 Study Intersections



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Draft 04 (002).docx

TRIP GENERATION

The peak hour traffic (trip-ends) generation of the proposed development is estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual 10th Edition*. Table 1 below shows the total daily trips, as well as trips during the AM and PM peak hours that would be generated by the development, which is classified as mid-rise multifamily housing. The fitted curve equation is used based on ITE guidance for this specific land use. Due to the shops, restaurants, and other existing developments within the vicinity of the project site, some trips generated by the proposed development will be accommodated by internal capture. This trip reduction and net trip generation is detailed in included in Table 1.

Table 1 Trip Generation and Internal Capture

Development (Trip Type)	Size	Land Use Code	ADT	AM Peak Hour Trip Ends Enter/Exit (%) (%)	PM Peak Hour Trip Ends Enter/Exit (%) (%)
Multi-family (Mid-Rise) Housing	272 units	221	1481	23/68 25%/75%	71/45 61%/39%
Internal Capture				0/2 0%/100%	34/21 62%/38%
Net Total				23/66 26%/74%	37/24 61%/39%

TRIP DISTRIBUTION AND ASSIGNMENT

The project's generated traffic is to be distributed based on existing traffic patterns.

Traffic counts will be conducted for trip distribution data and submitted for approval.

Ashley Park 3B
Traffic Impact Analysis – Proposed Methodology

Page 6 of 7

Trips generated by the project have been preliminarily distributed based upon review of the surrounding land uses. This predicted traffic flow will be revised upon review of the traffic count data. The trip *assignment* will be performed based on the project's generated trips and percent distribution along each roadway.

Due to the size and geometry of the development, it is anticipated that there will be two primary site access points. These access points coincide with study intersections numbers 4 and 7 in Figure 3 and are shown in the preliminary proposed distribution shown in Figure 4.

Figure 4 Proposed Traffic Distribution.



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Ashley Park 3B
Traffic Impact Analysis – Proposed Methodology

Page 7 of 7

Intersection Analyses, Level of Service Determinations and Recommendations

The intersection analyses will be conducted for both “background” and “background plus project” conditions. A one-year buildout date will be used, and a 2% growth factor will be applied to the background traffic. The traffic analysis software Synchro will be used for the signal analyses.

APPENDIX D – POLICE IMPACTS



January 22, 2020

Chief Douglas R. Meadows
City of Newnan Police Department
PO Box 1193
Newnan, GA 30264

RE: Community Impact Assessment – Ashley Park Phase 3B

Dear Mr. Meadows:

Please find the attached conceptual site plan for a 272-unity multifamily development. The site is located at the southeast corner of Ashley Park Boulevard and Newnan Place Parkway on Parcel Number 086 5043 0004 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that exceeds 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity for each.

Please provide a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 813-949-7449 or via email at jmueller@landisevans.com. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in blue ink, appearing to read "John J. Mueller".

John J. Mueller, P.E.
Senior Engineer

Attachments

Landis Evans + Partners • 3810 Northdale Blvd. • Suite 100 • Tampa, FL 33624
P (813) 949-7449 F (800) 878-1490 www.landisevans.com



NEWNAN POLICE DEPARTMENT
CITY OF NEWNAN
1 Joseph Hannah Blvd
P.O. Box 1193
Newnan, GA 30264
770-254-2355
FAX: 678-423-4130

01/29/2020

Impact Assessment for Ashley Park Phase 3B

Mr. Mueller,

In comparing the calls for service to other area complexes, the following information was found:

LOCATION	CALLS FOR SERVICE
The Preserve at Greisen Trail	305
Lullwater at Calumet	129
The Vinings at Newnan Lakes	211
Stillwood Farm Apartments	339
Newnan Crossing Apartments	534

This information will be shared with our Planning and Zoning Department as well.

If you need any further, please let us know.

Sincerely,

D. L. Meadows
Chief of Police
Newnan Police Department

APPENDIX E – FIRE IMPACTS



January 22, 2020

Chief Stephen Brown
City of Newnan Fire Department
23 Jefferson St.
Newnan, GA 30263

RE: Community Impact Assessment – Ashley Park Phase 3B

Dear Mr. Brown:

Please find the attached conceptual site plan for a 272-unity multifamily development. The site is located at the southeast corner of Ashley Park Boulevard and Newnan Place Parkway on Parcel Number 086 5043 0004 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that exceeds 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity for each.

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John J. Mueller, P.E.
Senior Engineer

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P (813) 949-7449 F (800) 878-1490 www.landisevans.com



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

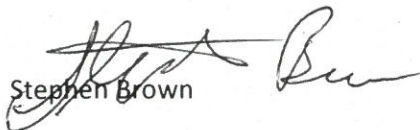
Impact assessment for Ashley Park Phase 3B

In comparing the calls for service to other area complexes, the following information was found.

-The Preserve at Greison Trail	28 Responses
-Lullwater at Calumet	37 Responses
-The Vinings at Newnan Lakes	28 Responses
-Stillwood Farm Apartments	42 Responses
-Newnan Crossing Apartments	115 Responses

Tracy,

At this time, NFD can provide services for Ashley Park Phase 3B.


Stephen Brown

City of Newnan Fire Chief

APPENDIX F – UTILITY IMPACTS



January 22, 2020

Scott Tolar, P.E.
Newnan Utilities
70 Sewell Rd.
Newnan, GA 30263

RE: Community Impact Assessment – Ashley Park Phase 3B

Dear Mr. Tolar, P.E.:

Please find the attached conceptual site plan for a 272-unity multifamily development. The site is located at the southeast corner of Ashley Park Boulevard and Newnan Place Parkway on Parcel Number 086 5043 0004 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that exceeds 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity for each.

Please provide a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 813-949-7449 or via email at jmueller@landisevans.com. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in blue ink, appearing to read "John J. Mueller".

John J. Mueller, P.E.
Senior Engineer

Attachments

Landis Evans + Partners • 3810 Northdale Blvd. • Suite 100 • Tampa, FL 33624
P (813) 949-7449 F (800) 878-1490 www.landisevans.com



March 6, 2020

Attn: Tracy S. Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Parcel # 086 5043 004 – Proposed 272 Unit Multi-Family Development, Newnan, GA

Ms. Dunnavant,

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

1. Parcel Number 086 5043 004
2. 7.98 Acres
3. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
 - b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
 - c. Electrical shall be built out per Newnan Utilities contractor manual.
4. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

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

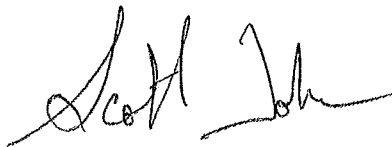
- iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
- iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, Sanitary sewer force main upgrades, and any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

5. Water:

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

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

Sincerely,



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

APPENDIX G – SCHOOL IMPACTS



January 22, 2020

Ronald C. Cheek
Coweta County School System
170 Werz Industrial Blvd.
Newnan, GA 30263

RE: Community Impact Assessment – Ashley Park Phase 3B

Dear Mr. Cheek:

Please find the attached conceptual site plan for a 272-unity multifamily development. The site is located at the southeast corner of Ashley Park Boulevard and Newnan Place Parkway on Parcel Number 086 5043 0004 (property card attached). A rezoning application is planned to be submitted to the City of Newnan to rezone the property to allow the proposed use. Since this application is for a development that exceeds 150 dwelling units, the City requires a Community Impact Assessment for Police, Fire, Water/Sewer, and Education Services to determine the impact of the proposed development on the service capacity for each.

Please provide a letter indicating the estimated impact for your service area. If you have any questions, please do not hesitate to contact me at 813-949-7449 or via email at jmueller@landisevans.com. You may provide your letter via email or hardcopy.

Thank you,

A handwritten signature in blue ink, appearing to read "John J. Mueller".

John J. Mueller, P.E.
Senior Engineer

Attachments

Landis Evans + Partners • 3810 Northdale Blvd. • Suite 100 • Tampa, FL 33624
P (813) 949-7449 F (800) 878-1490 www.landisevans.com

APPENDIX H – TAX REVENUE

January 31, 2020
Ashley Park Phase 3B - Community Impact Study

29

7542352-13487-1-2

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

7542352-13487-1 1 2 13487 1 AV 0.383 32



FOURTH QUARTER PROPERTIES 93 LLC
% THOMAS ENTERPRISES
45 ANSLEY DR
NEWNAN GA 30263-7107

Official Tax Matter - 2019 Tax Year

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

Annual Assessment Notice Date: 5/24/2019

Last date to file a written appeal: 7/8/2019

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

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

9799PRNA 4/18/19 K

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

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

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

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

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

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
268942839	086 5043 004	7.98	08		NO-S0
Property Description					
7.98 AC LL 43 LD 5					
Property Address					
0					
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
B 100% Appraised Value	0	2,472,463	2,472,463	0	
40% Assessed Value	0	988,985	988,985	0	

REASONS FOR ASSESSMENT NOTICE

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

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

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
C STATE	0	0	988,985	0.000000	0.00
COUNTY M & O	0	0	988,985	0.007630	7,545.96
SCHOOL M & O	0	0	988,985	0.018590	18,385.23
FIRE	0	0	988,985	0.000000	0.00
NEWNAN CITY TAX	0	0	988,985	0.004000	3,955.94

Total Estimated Tax 29,887.13

Traffic Impact Analysis

Ashley Park Phase IIIB

Newnan, GA

Final Summary Report

February 2020

Prepared by:



LANDIS EVANS
+ P A R T N E R S

3810 Northdale Blvd., Suite 100
Tampa, FL 33624



Summary

This report summarizes a study conducted for the City of Newnan for the purpose of considering the traffic impacts of the proposed Ashley Park Phase 3B development. The site is located at the intersection of Newnan Place Parkway and Ashley Park Boulevard. The development is a multifamily, mid-rise apartment complex expected to consist of 272 dwelling units and a recreational area. A vicinity map and the general site plan are shown in Figures 1 and 2, respectively.

The following sections outline the estimation of background traffic and the project's anticipated trip generation, distribution, and assignment. Also, the results of the capacity analyses (for both "background only" and "background plus project" traffic conditions) are summarized with the levels of service for the project access points and the relevant off-site intersections studied.

The overall level of service (LOS) at each intersection is "D" at minimum. The addition of project traffic does not significantly impact any of the study intersections.

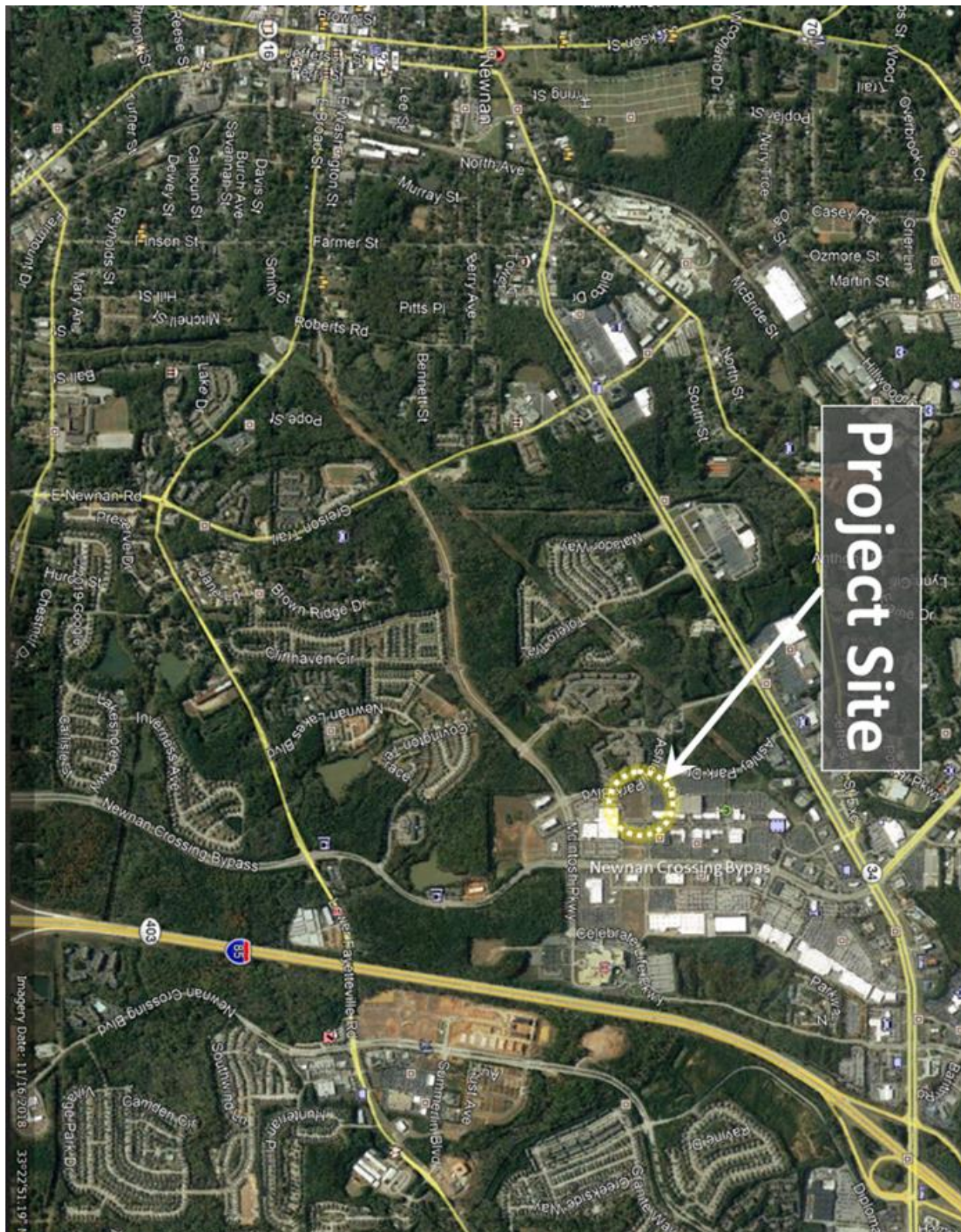


Figure 1 Vicinity Map

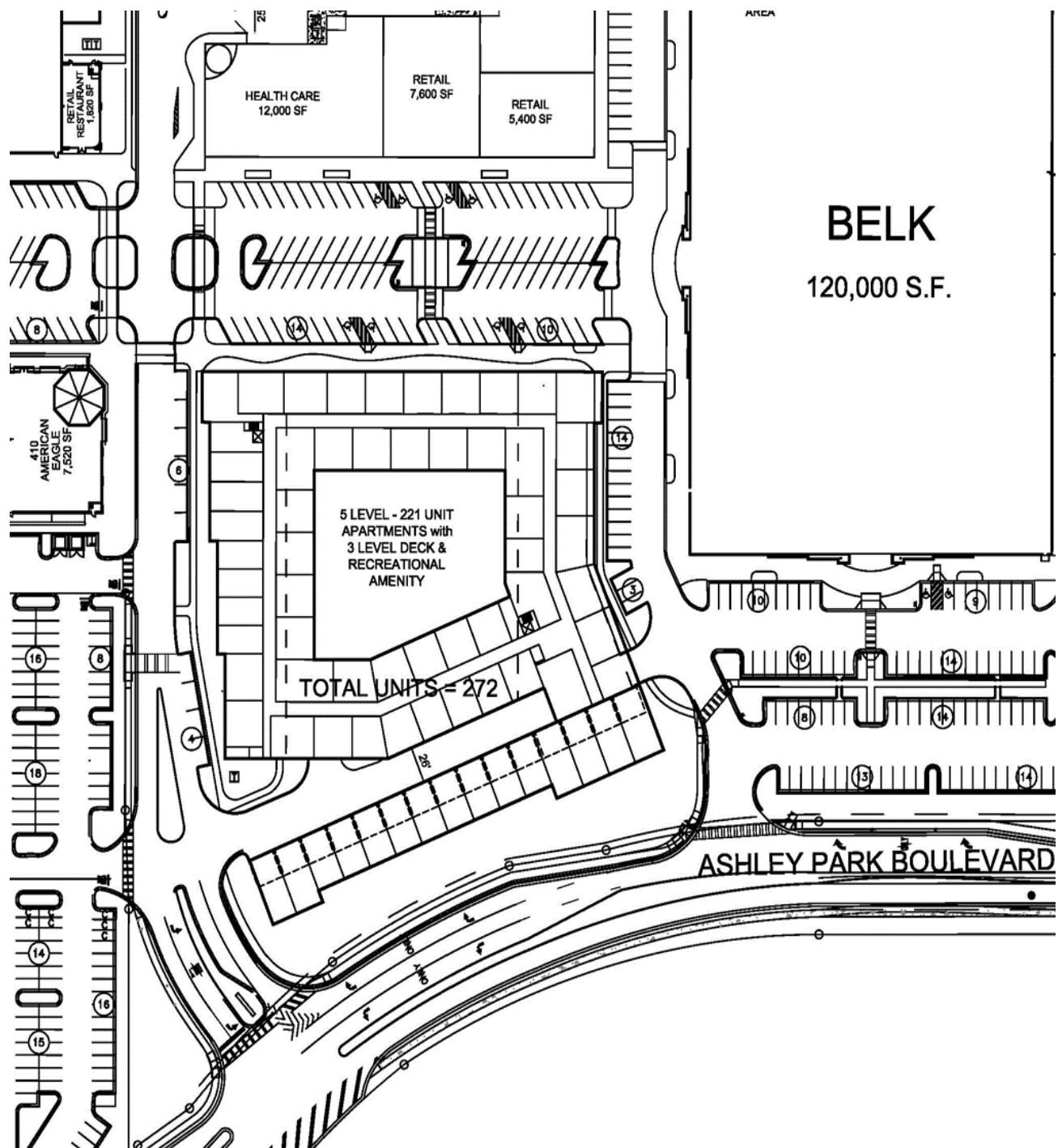


Figure 2 General Site Plan

Background Traffic Generation

The *existing* background traffic for the identified study intersections will be based on AM and PM peak hour turning movement counts performed specifically for this study. These study intersections include primary access points (intersections 5 and 6) and other impacted intersections as listed below and shown in figure 3:

1. Ashley Park Drive and Bullsboro Drive
2. Ashley Park Boulevard and Bullsboro Drive
3. Newnan Crossing Bypass and Bullsboro Drive
4. Newnan Crossing Bypass and Ashley Park Mall Entrance
5. Newnan Crossing Bypass and Newnan Place Parkway
6. Ashley Park Boulevard and Newnan Place Parkway
7. Newnan Crossing Bypass and McIntosh Parkway
8. Ashley Park Boulevard and Ashley Park Drive
9. Ashley Park Boulevard and McIntosh Parkway
10. Ashley Park Boulevard and Newnan Crossing Bypass

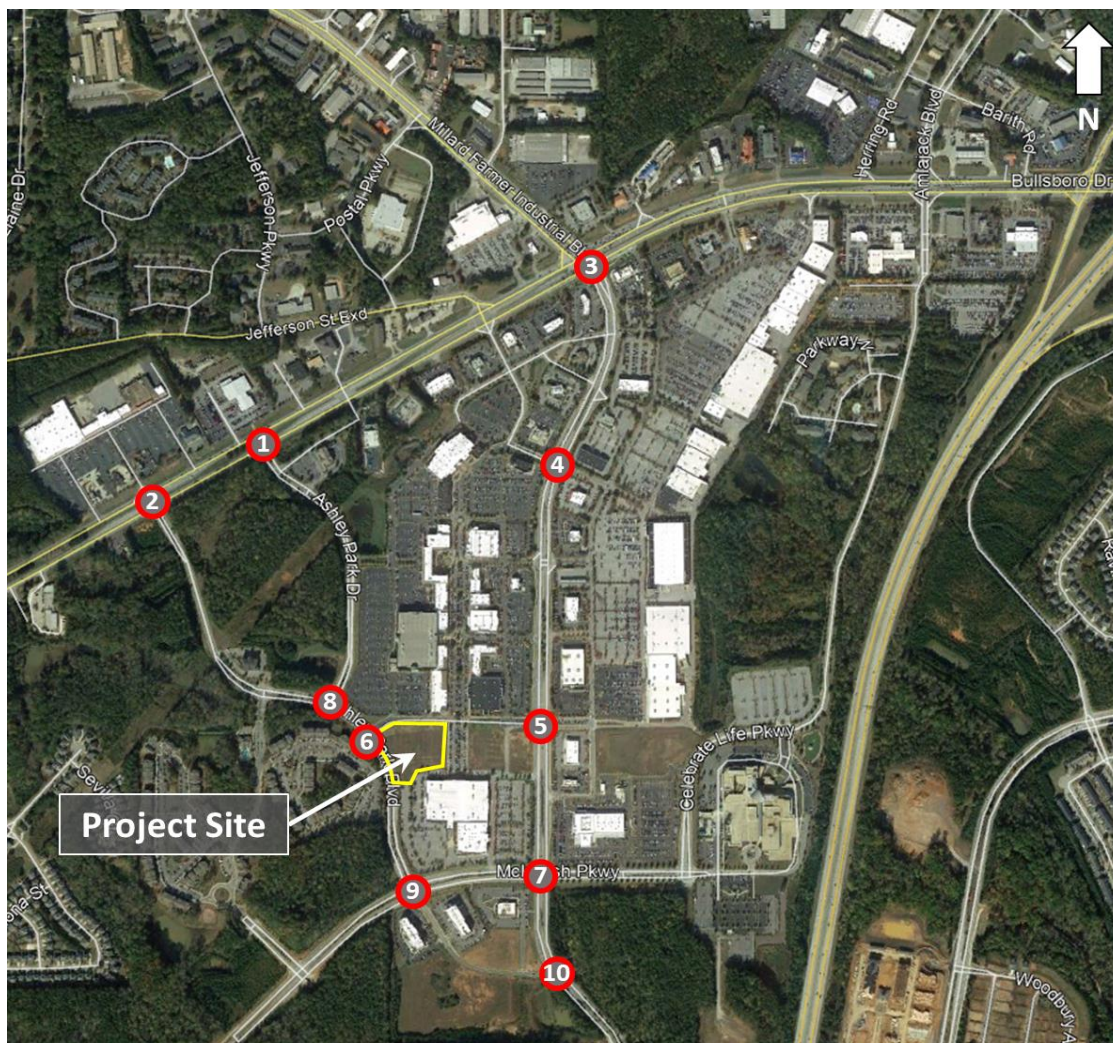


Figure 3 Study Intersections Trip Generation

The peak hour traffic (trip-ends) generation of the proposed development is estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual 10th Edition*. Table 1 below shows the total daily trips, as well as trips during the AM and PM peak hours that would be generated by the development, which is classified as mid-rise multifamily housing. The fitted curve equation is used based on ITE guidance for this specific land use. Due to the shops, restaurants, and other existing developments within the vicinity of the project site, some trips generated by the proposed development will be accommodated by internal capture. This trip reduction and net trip generation is included in Table 1.

Table 1 Trip Generation and Internal Capture

Development (Trip Type)	Size	Land Use Code	ADT	AM Peak Hour Trip Ends Enter/Exit (%) (%)	PM Peak Hour Trip Ends Enter/Exit (%) (%)
Multi-family (Mid-Rise) Housing	272 units	221	1481	23/68 25%/75%	71/45 61%/39%
Internal Capture				0/2 0%/100%	34/21 62%/38%
Net Total				23/66 26%/74%	37/24 61%/39%

Trip Distribution and Assignment

The project's generated traffic is to be distributed based on existing traffic patterns. The AM and PM distribution percentages can be seen in figures 4 and 5, respectively, on the following pages. The trip *assignment* will be performed based on the project's generated trips and percent distribution along each roadway. The trip assignment volumes will be added to the future background volumes to arrive at the anticipated future background plus project traffic volumes.

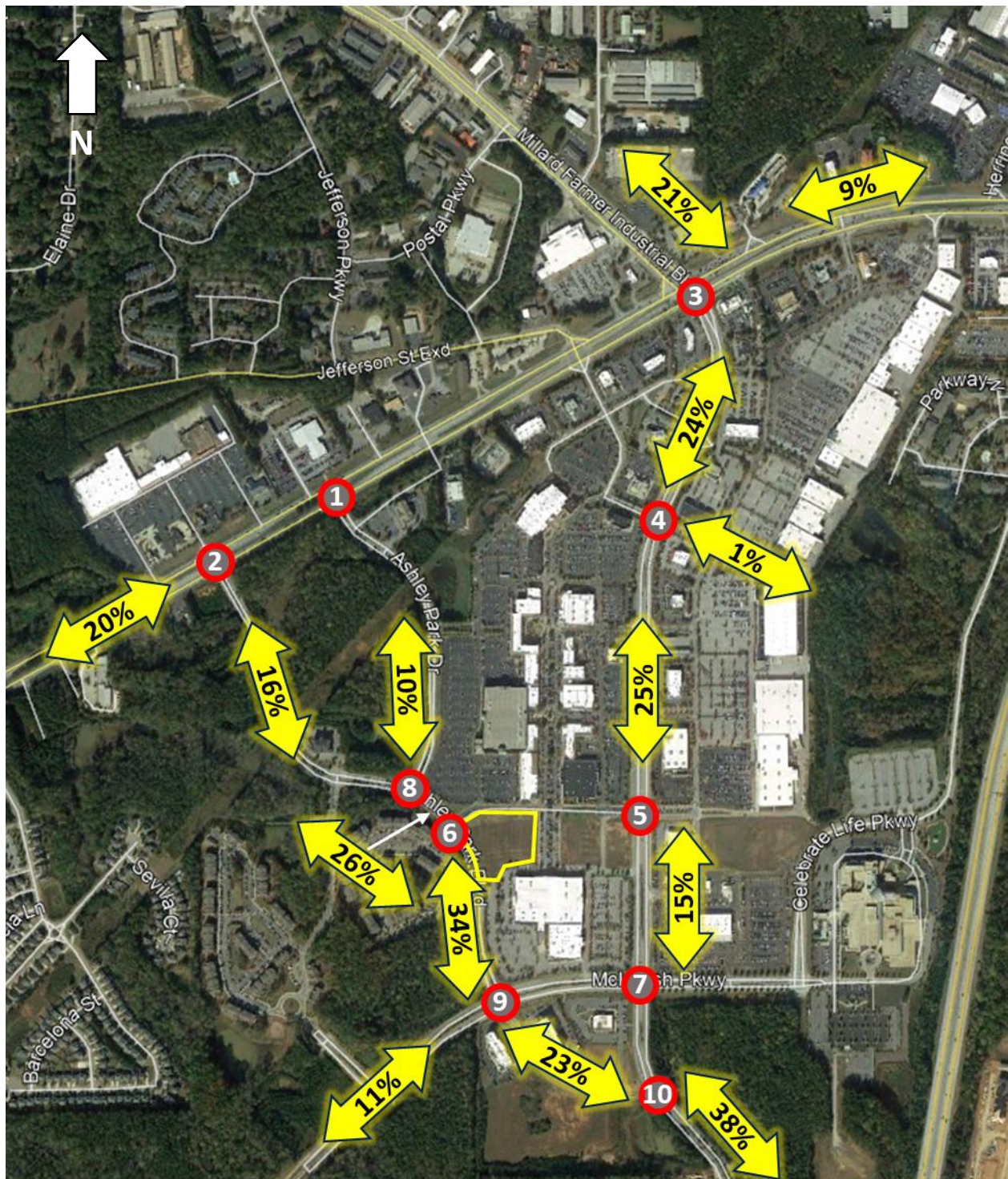


Figure 4 AM Trip Distribution

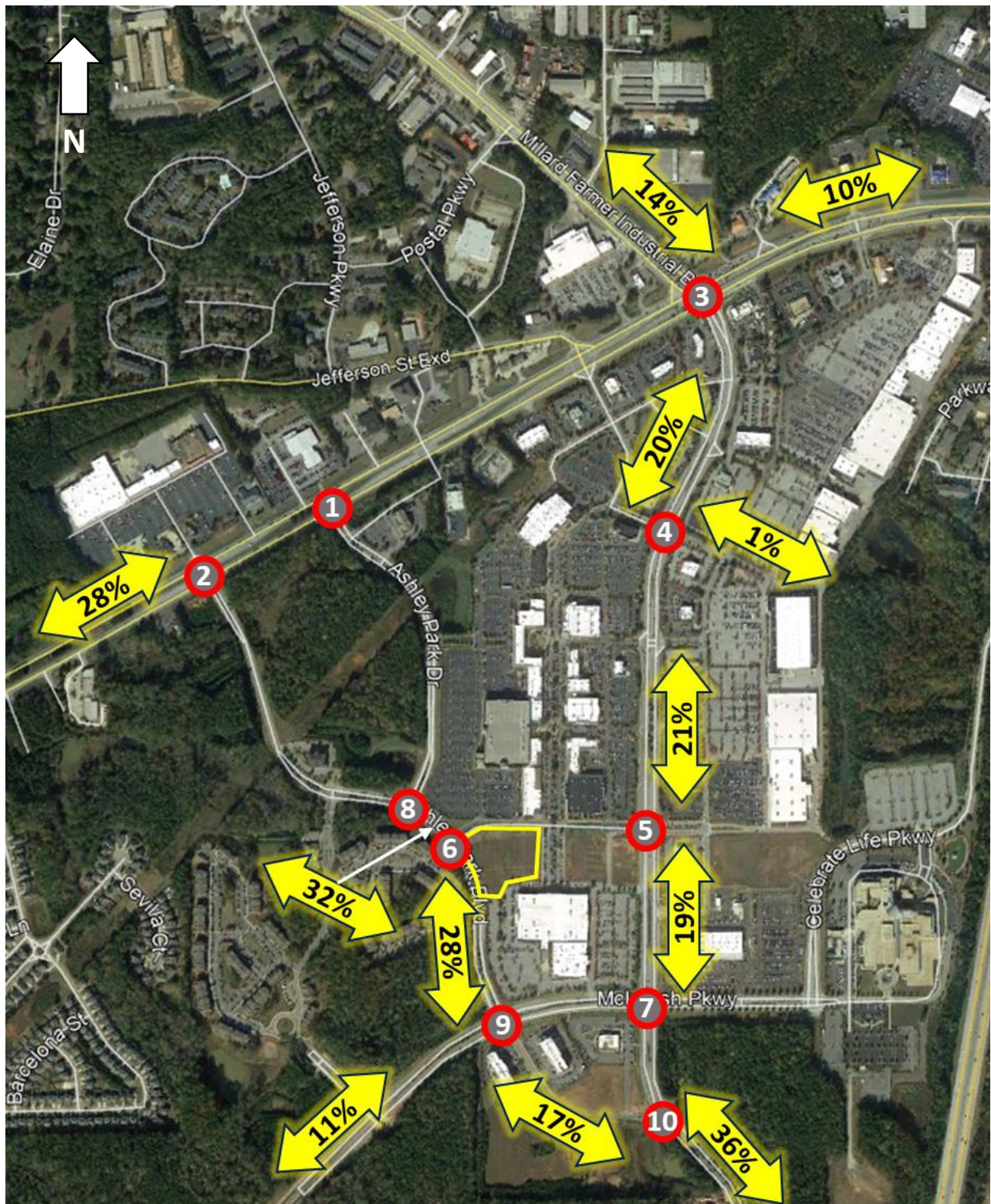


Figure 5 PM Trip Distribution

Figure 6 below and figure 7 on the next page display the AM and PM future background traffic volumes and directions. These values are based on the counts performed at these intersections, with the appropriate peak hour factor, seasonal factor, and growth rate applied.

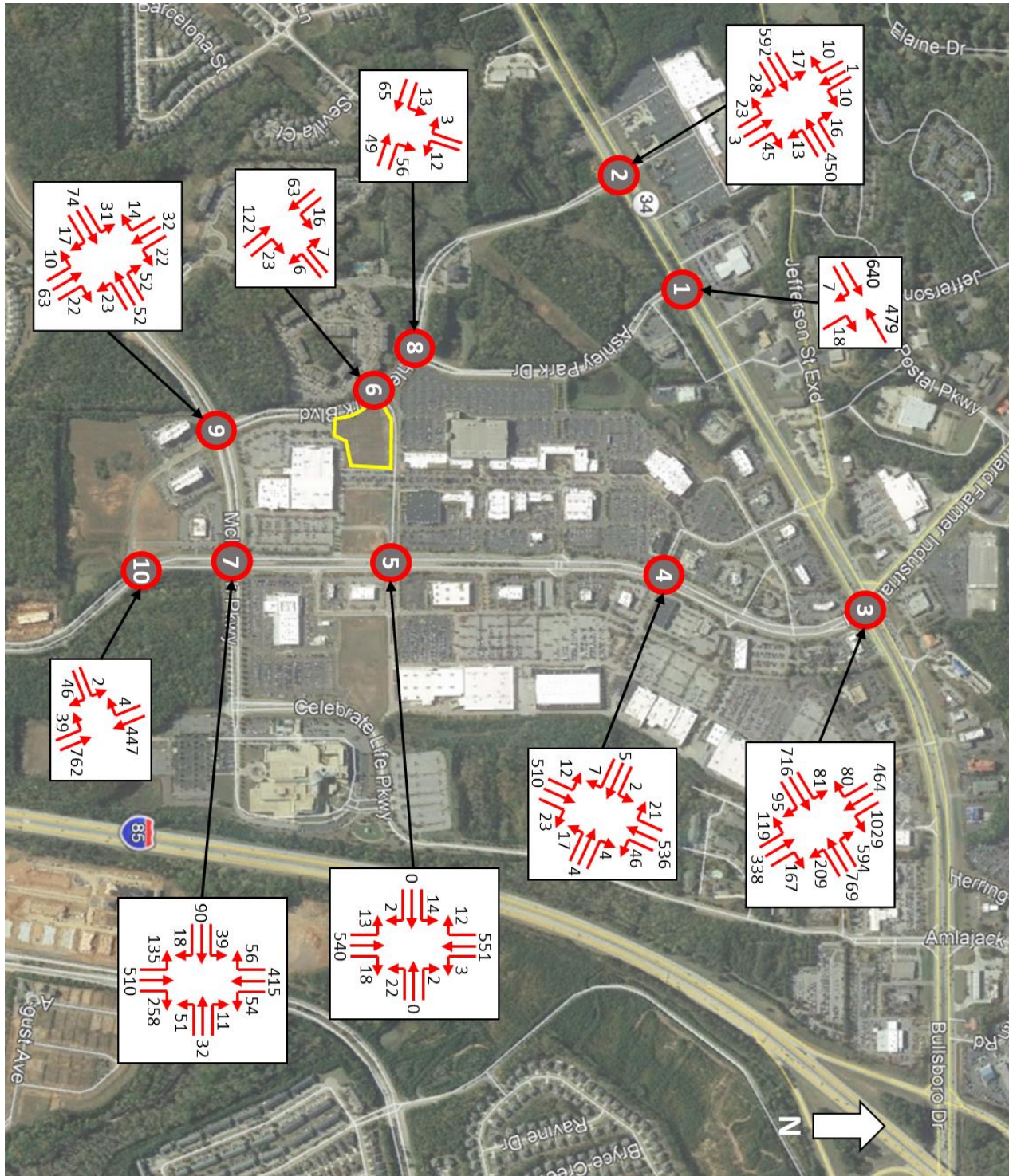


Figure 6 AM Peak Hour Future Background Traffic

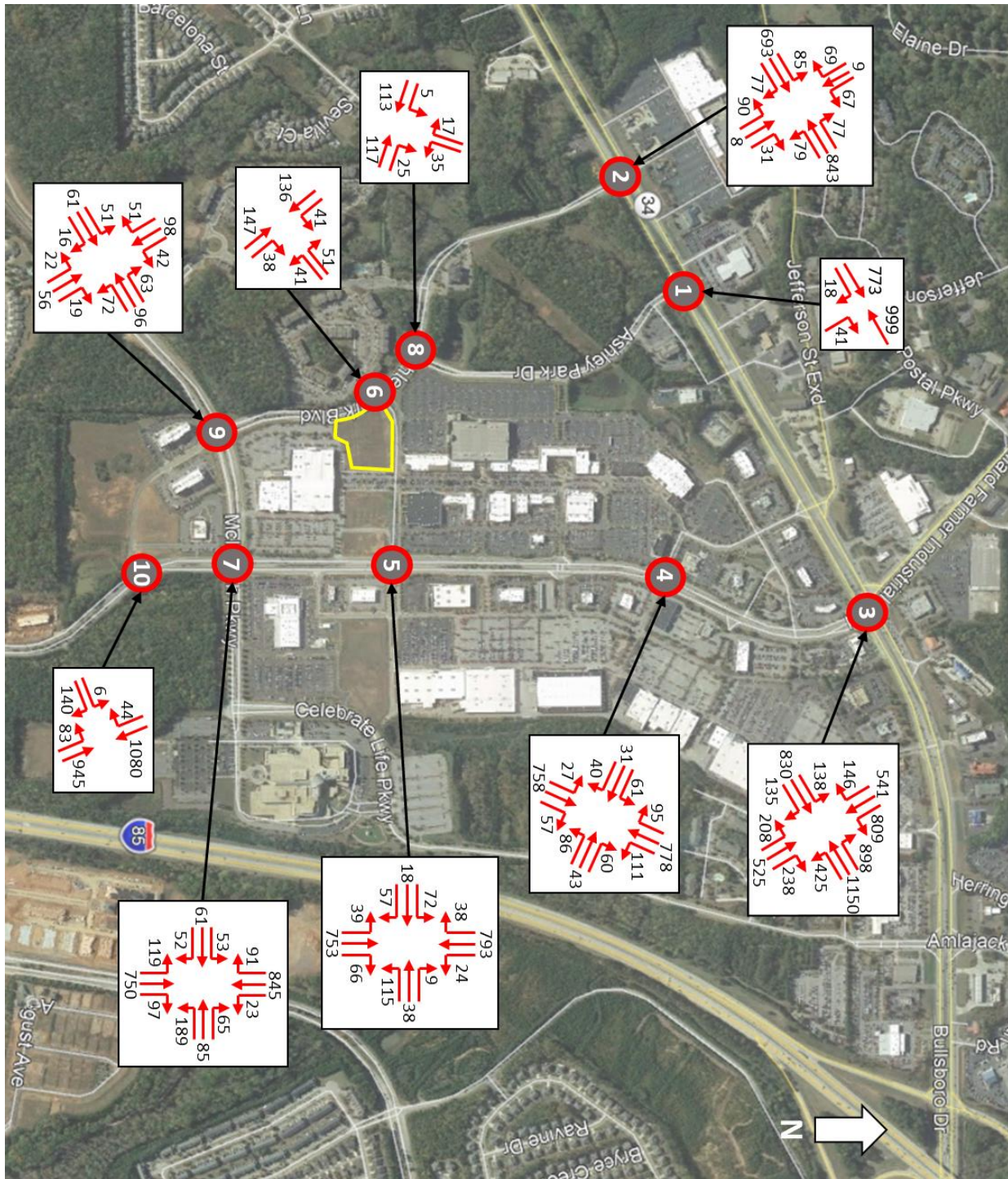


Figure 7 PM Peak Hour Future Background Traffic

The project traffic diagrams, which display the expected volumes entering and exiting the project site, are displayed on the following pages in Figures 8 and 9, respectively.

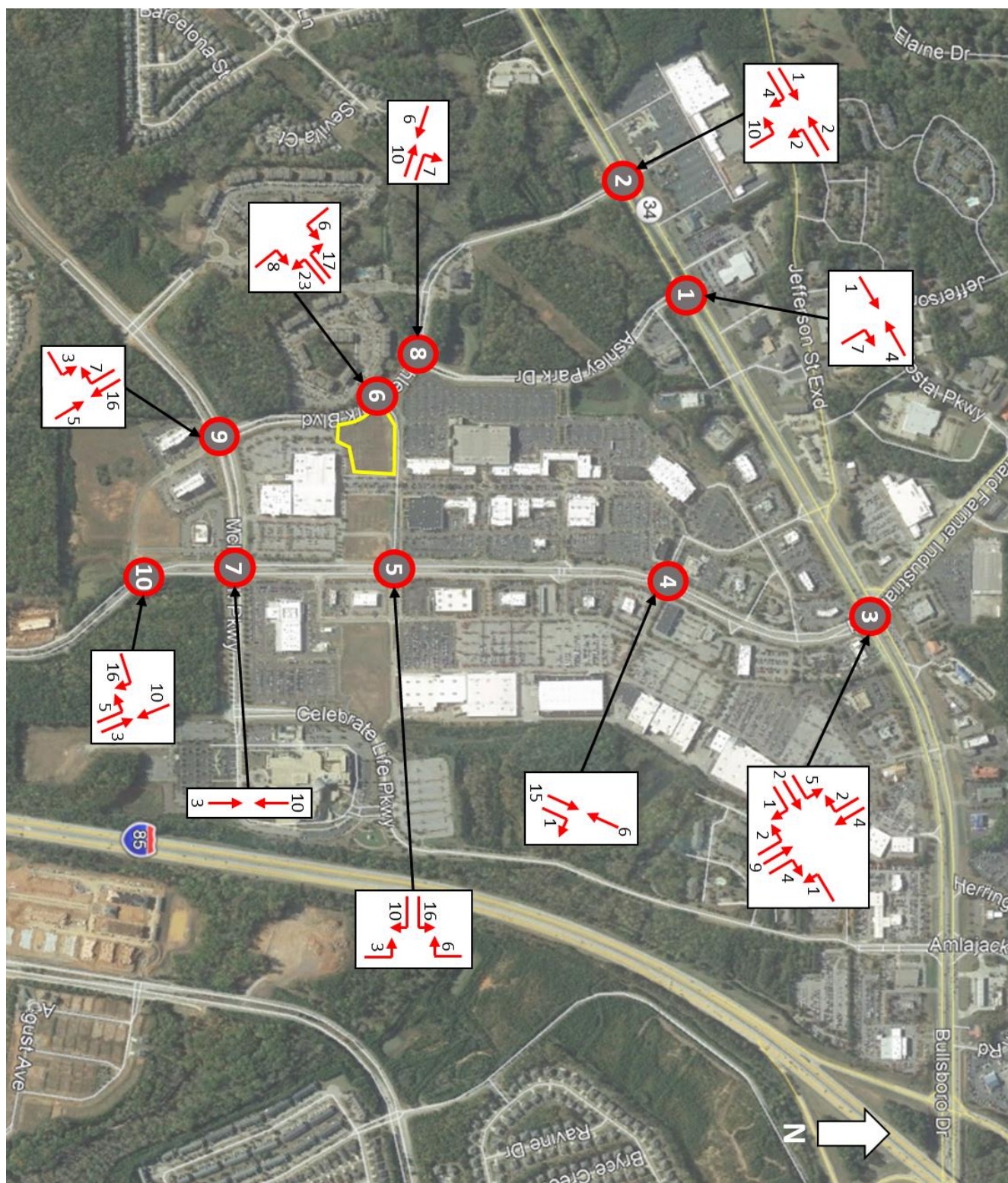


Figure 8 AM Peak Hour Project Traffic

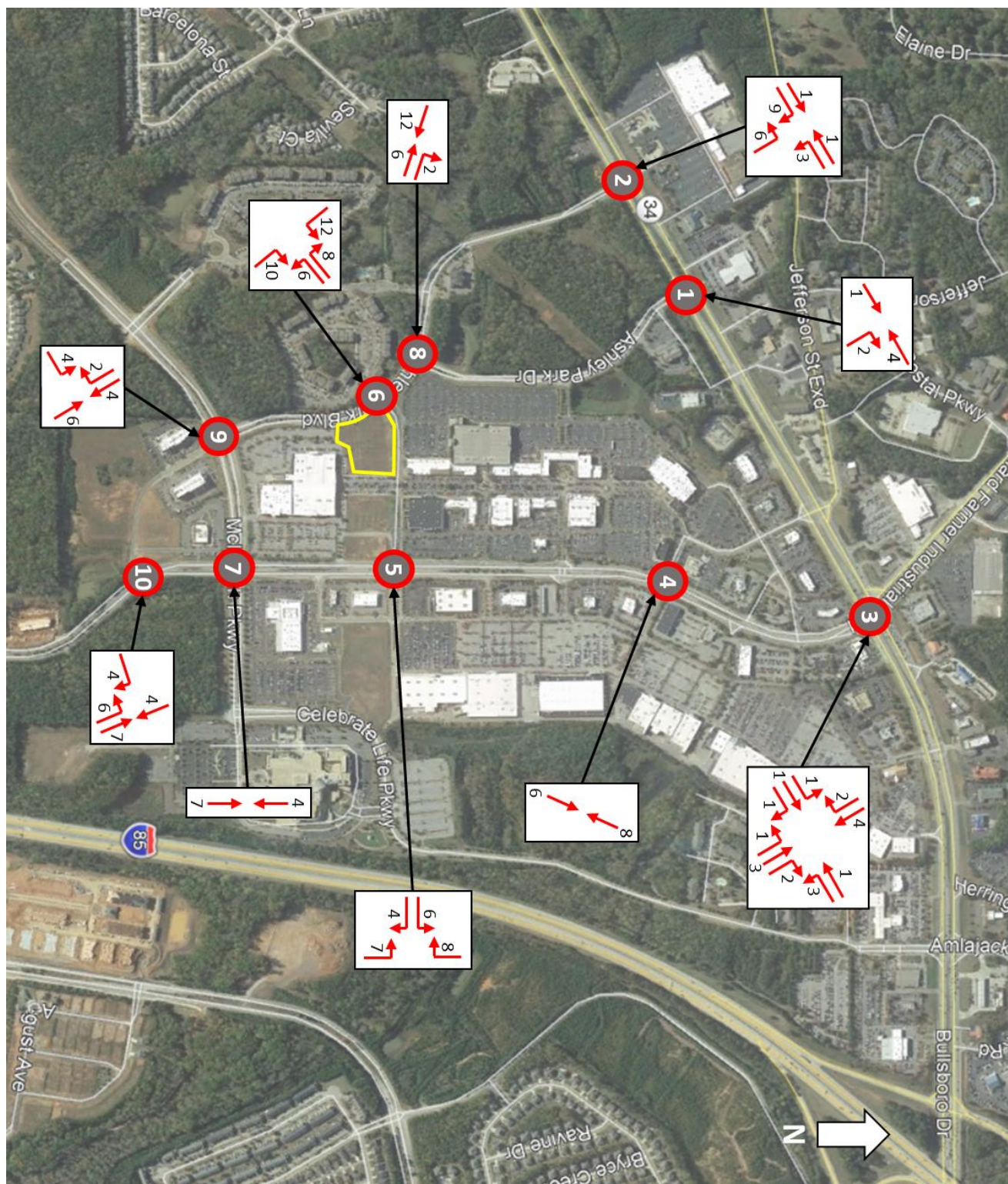


Figure 9 PM Peak Hour Project Traffic

The sums of the future background and project traffic volumes can be found for the AM and PM peaks in figures 10 and 11, respectively, below and on the next page.

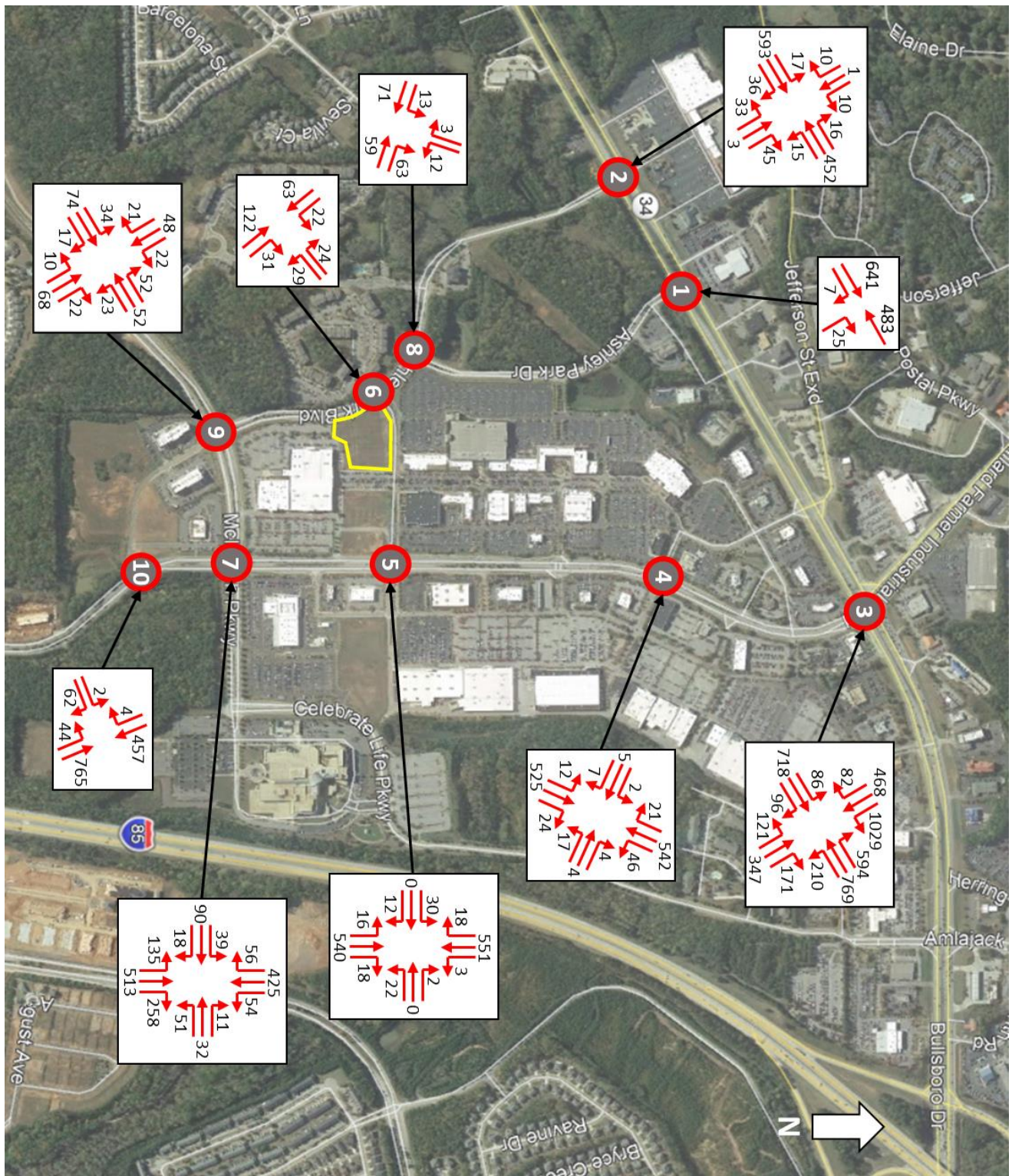


Figure 10 AM Peak Hour Future Background Plus Project Traffic

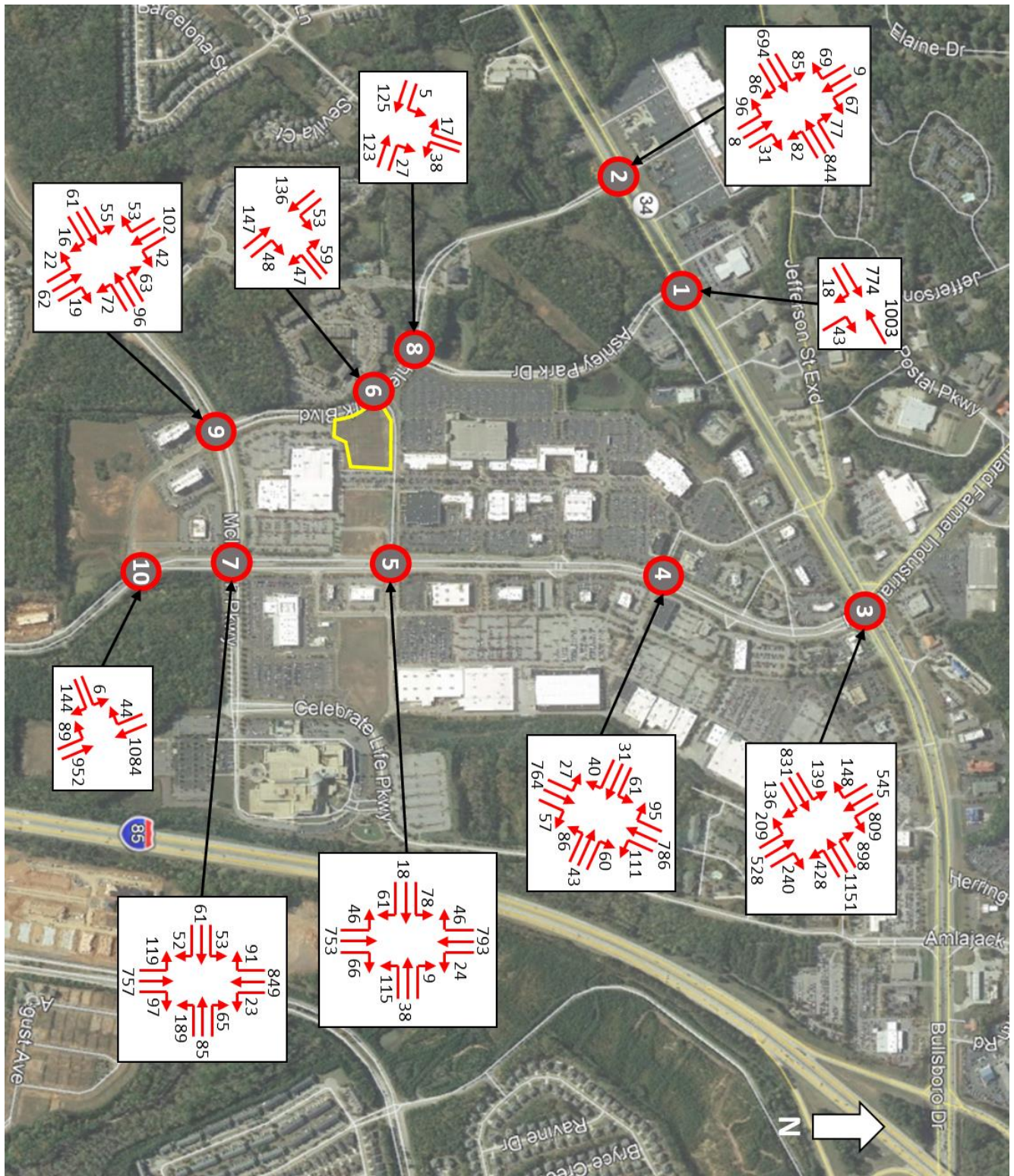


Figure 11 PM Peak Hour Future Background Plus Project Traffic

Intersection Analyses, Level of Service Determinations, and Recommendations

The intersection analyses have been conducted for both “background” and “background plus project” conditions. A two-year buildout date was used with a 2% growth factor applied to the background traffic. The traffic analysis software HCS was used to model the ten study intersections, both signalized and unsignalized. The levels of service for the signalized intersections along Bullsboro Drive can be found in Table 2 below.

Table 2 Bullsboro Dr Signalized Intersections’ LOS

Intersection	Movement	AM/PM Peak Period LOS		Cycle Length Mitigation
		Background	Project	
Bullsboro Dr & Ashley Park Blvd	EB Left	A/A	A/A	A/A
	EB Thru	A/A	A/A	A/A
	WB Left	A/A	A/A	A/A
	WB Thru	A/B	B/B	A/A
	NB Thru	F/F	F/F	D/D
	NB Right	F/E	F/E	D/D
	SB LT	F/F	F/F	D/D
	Overall	B/B	B/B	A/A
Bullsboro Dr & Newnan Crossing Bypass	EB Left	F/F	F/F	D/D
	EB Thru	C/C	C/C	C/C
	EB Right	C/C	C/C	C/C
	WB Left	F/F	F/F	D/F
	WB Thru	C/C	C/C	C/C
	WB Right	A/B	A/B	B/B
	NB Left	F/F	F/F	D/D
	NB Thru	E/E	E/E	D/C
	NB Right	E/E	E/E	D/C
	SB Left	F/F	F/F	C/D
	SB Thru	E/E	D/E	C/D
	Overall	D/D	D/D	C/C

Overall, these intersections are at a minimum LOS of “D”. Many of the individual turning movements are at a level of “E” or “F” under background traffic conditions and remain unchanged with the introduction of project traffic. By halving the cycle length of these traffic signals from 180 seconds to 90 seconds, all but one turning movement can be improved to at least a “D.” Overall, the introduction of project traffic has no effect on these intersections.

Next, the levels of service for the signalized intersections along Newnan Crossing Bypass can be seen in Table 3 below.

Table 3 Newnan Crossing Bypass Signalized Intersections' LOS

Intersection	Movement	AM/PM Peak Period LOS	
		Background	Project
Newnan Crossing Bypass & Ashley Park Mall Entrance	EB Left	D/D	D/D
	EB Thru	D/D	D/D
	WB Left	D/D	D/D
	WB Thru	D/D	D/D
	NB Left	D/D	D/D
	NB Thru	B/B	A/B
	SB Left	D/D	D/D
	SB Thru	A/A	A/A
	Overall	A/B	A/B
Newnan Crossing Bypass & Newnan Place Parkway	EB Left	D/D	D/D
	EB Thru	D/D	D/D
	WB Left	D/D	D/D
	WB Thru	D/D	D/D
	NB Left	D/D	D/D
	NB Thru	A/B	A/B
	NB Right	A/A	A/A
	SB Left	D/D	D/D
	SB Thru	A/B	A/B
	SB Right	A/B	A/B
	Overall	A/B	A/B
Newnan Crossing Bypass & Newnan Place Parkway	EB Left	D/D	D/D
	EB Thru	D/D	D/D
	EB Right	D/D	D/D
	WB Left	D/D	D/D
	WB Thru	D/C	D/C
	WB Right	D/C	D/C
	NB Left	D/D	D/D
	NB Thru	A/B	A/B
	NB Right	A/A	A/A
	SB Left	D/D	D/D
	SB Thru	B/B	B/B
	SB Right	A/B	B/B
	Overall	B/C	B/C

As indicated in the table, the overall LOS and all associated turning movements at these intersections are “D” at minimum. The introduction of project traffic reduces only one LOS (the SB Right turn at Newnan Crossing Bypass and Newnan Place Parkway) from an “A” to a “B”. Thus, project traffic has no significant impact on these intersections.

Lastly, table 4 below displays the remaining study intersections, all of which are stop-controlled and at a minimum LOS of “C”.

Table 4 Unsignalized Intersections’ LOS

Intersection	Movement	AM/PM Peak Period LOS	
		Background	Project
Bullsboro Dr & Ashley Park Dr	NB Right	B/B	B/B
	Overall	B/B	B/B
Ashley Park Dr & Ashley Park Blvd	EB Left	A/A	A/A
	SB Left	A/B	A/B
	SB Right	A/A	A/A
	Overall	A/A	A/B
Ashley Park Blvd & Newnan Place Pkwy	WB Left	A/B	B/B
	WB Right	A/A	A/A
	NB Left	A/A	A/A
	SB Left	A/A	A/A
	Overall	A/A	A/B
Ashley Park Blvd & McIntosh Pkwy	EB Left	A/B	B/B
	EB Thru	A/A	A/A
	EB Right	A/A	A/A
	WB Left	A/B	A/B
	WB Thru	A/A	A/A
	WB Right	A/A	A/A
	NB Left	B/B	B/B
	SB Left	A/A	A/A
	SB Thru	A/A	A/A
	SB Right	A/A	A/A
	Overall	A/A	A/A
Ashley Park Blvd & Newnan Crossing Bypass	EB LR	B/C	B/C
	NB Left	A/B	A/B
	Overall	B/C	B/C

Improvements and Recommendations

The levels of service for the intersections studied in this report are either unaltered by project traffic or reduced only by one letter from “A” to “B”. Although the two signalized intersections along Bullsboro Dr are failing under background conditions, the introduction of project traffic does not significantly impact the levels of service or the intersection delays. Thus, no improvements are recommended.

A safety improvement is recommended at one of the study intersections, the intersection of Newnan Crossing Bypass and the mall (intersection #4). The northbound right turn lane has no stop bar and is under yield control. However, pedestrian movements across this lane are controlled by a traffic signal. This use of conflicting traffic control types can cause user confusion and is not permitted by the MUTCD. A stop bar should be added to this approach and the right turn should operate under signal control. No signal modifications would be necessary.

FOURTH QUARTER PROPERTIES 93, LLC
Ashley Park – Phase 3A & 3B
Newnan Crossing Bypass and
Ashley Park Boulevard
8.44± acres
Tax Parcel #087 5043 004

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY LOCATED
OFF NEWNAN CROSSING BYPASS AND ASHLEY PARK BOULEVARD,
CONTAINING 8.44± ACRES, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein has filed an application to rezone said vacant property from City of Newnan Zoning Classification CCS Community Shopping Center District) to MXD (Mixed Use Development District); and

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

WHEREAS, pursuant to said requirements of the City Zoning Ordinance, the City Council has conducted a properly advertised public hearing on the rezoning application not less than 15 nor more than 45 days from the date of publication of notice, which public hearing was held on the 26th day of May, 2020; 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 by reference made a part hereof be rezoned MXD (Mixed Use Development District) subject to the following conditions:

1. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application and attached hereto as Exhibit “B”.
2. Due to the urban nature of the project, not all requirements of the landscape ordinance can be met. Therefore, the developer will submit a landscape plan showing alternative compliance

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

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

Section IV. This Ordinance shall be effective upon adoption.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2020 in regular session assembled.

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Mayor Pro-Tem

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

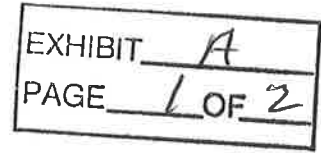
Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

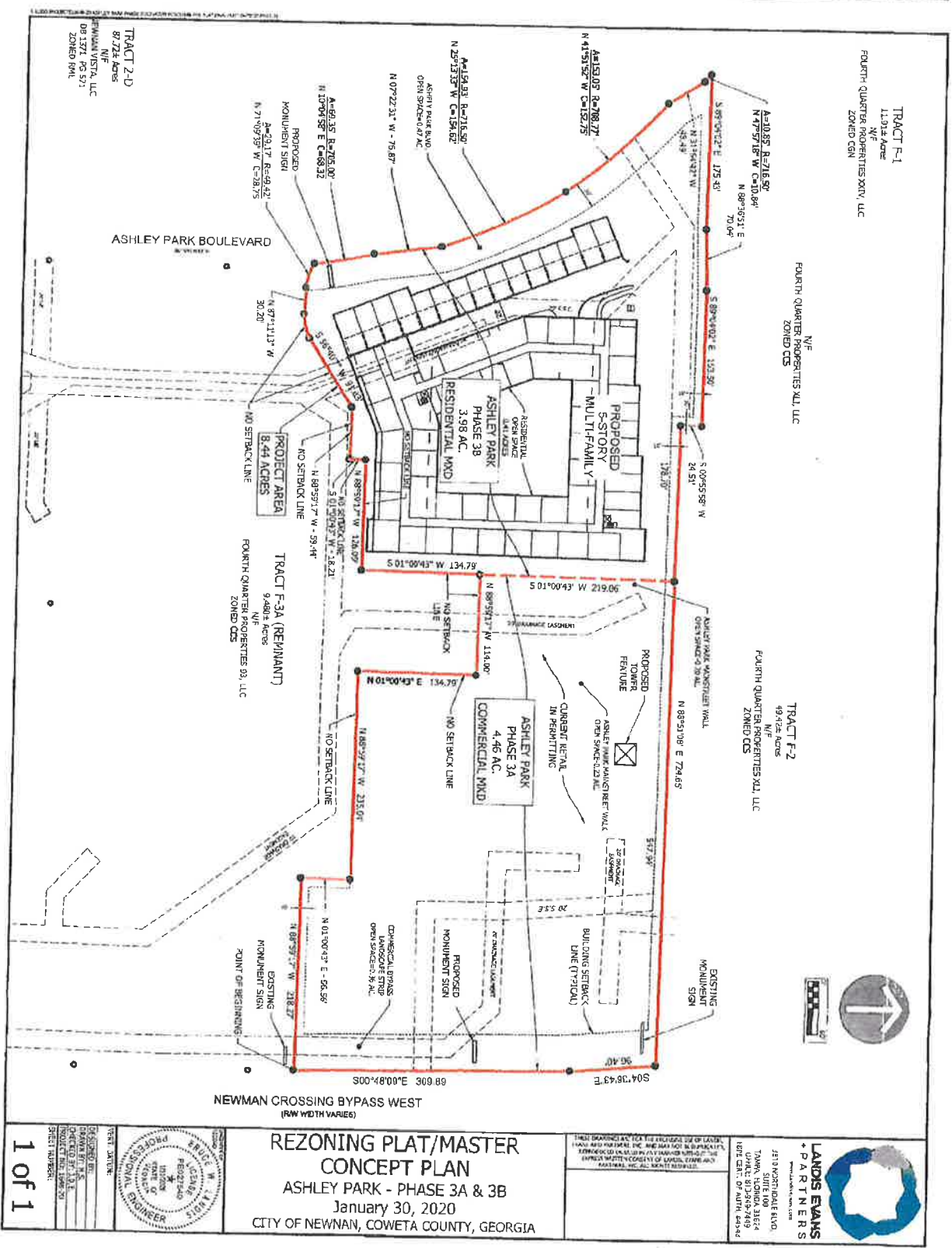
EXHIBIT "A"

LEGAL DESCRIPTION

ASHLEY PARK PHASE 3A & 3B MXD TRACT



BEGINNING AT THE SOUTH END OF A MITERED INTERSECTION FORMED BY THE NORTH RIGHT OF WAY OF MCINTOSH PARKWAY WITH THE WEST RIGHT OF WAY OF NEWNAN CROSSING BYPASS; FROM SAID POINT OF BEGINNING, THENCE RUNNING N44°16'05"E A DISTANCE OF 41.39'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS N00°58'42"E A DISTANCE OF 20'; THENCE N00°43'06"E A DISTANCE OF 186.74'; THENCE N06°25'45"E A DISTANCE OF 98.93'; THENCE N00°40'46"E A DISTANCE OF 193.56'; THENCE N00°48'09"W A DISTANCE OF 54.41' **TO THE POINT OF BEGINNING**; THENCE N88°59'17"W A DISTANCE OF 218.27'; THENCE N01°00'43"E A DISTANCE OF 56.56'; THENCE N88°59'17"W A DISTANCE OF 235.04'; THENCE N01°00'43"E A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 114.00'; THENCE S01°00'43"W A DISTANCE OF 134.79'; THENCE N88°59'17"W A DISTANCE OF 126.09'; THENCE S01°00'43"W A DISTANCE OF 18.21'; THENCE N88°59'17" A DISTANCE OF 59.44'; THENCE S56°40'07"W a distance of 91.83; thence ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 28.58'; WITH A RADIUS OF 50.78; WITH A CHORD BEARING OF S76°54'07"W; WITH A CHORD LENGTH OF 28.20' TO A POINT; THENCE N87°11'13"W A DISTANCE OF 30.20'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29.17'; WITH A RADIUS OF 49.42'; WITH A CHORD BEARING OF N71°09'39"W; WITH A CHORD LENGTH OF 28.75' TO A POINT ALONG THE EASTERLY RIGHT OF WAY OF ASHLEY PARK BOULEVARD; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 168.72'; WITH A RADIUS OF 705.00'; WITH A CHORD BEARING OF N06°02'42"W, WITH A CHORD LENGTH OF 168.32' TO A POINT; THENCE N04°22'31"W A DISTANCE OF 76.87'; THENCE ALONG A CURVE TURNING LEFT WITH AN ARC LENGTH OF 154.93'; WITH A RADIUS OF 708.77', WITH A CHORD BEARING OF 41°51'52"W; WITH A CHORD DISTANCE OF 152.75' TO A POINT; THENCE N31°54'42"W A DISTANCE OF 48.49'; THENCE N31°54'42"W A DISTANCE OF 48.49', THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 10.85'; WITH A RADIUS OF 716.50'; WITH A CHORD BEARING OF N47°57'18"W; WITH A CHORD LENGTH OF 10.84'; THENCE S89°04'02"E A DISTANCE OF 175.43'; THENCE N88°36'51"E A DISTANCE OF 70.04'; THENCE S89°04'02"E A DISTANCE OF 153.50; THENCE S00°55'58"W A DISTANCE OF 24.51'; THENCE S88°51'08"E A DISTANCE OF 726.65'; THENCE ALONG THE WESTERLY RIGHT OF WAY OF NEWNAN CROSSING BYPASS S04°36'43"W A DISTANCE OF 96.40'; THENCE CONTINUING ALONG SAID RIGHT OF WAY S00°48'09"E A DISTANCE OF 309.89 **TO THE POINT OF BEGINNING**, SAID PARCEL BEING 8.44 ACRES.



ASHLEY PARK PHASE 3A & 3B
DEVELOPMENT SUMMARY REPORT
FOR MXD ZONING
January 31, 2020

EXHIBIT B
PAGE 1 OF 10

1. Proposed Development Description

Thomas Land & Development and Fourth Quarter Properties 93 proposes the MXD designation for 8.44 acres, being the northern tax parcel in Tract F-3A of the Revised Final Plat of Ashley Park Phase 2. The eastern component fronting Newnan Bypass known as Phase 3A, consists of 4.46 acres for commercial use consistent with CCS zoning. The western component fronting Ashley Park Blvd called Phase 3B, consists of 3.98 acres for a multifamily "Apartment Wrap". The single residential complex incorporates a five level, 278-unit apartment building that wraps around a 3-level parking deck with recreational amenity facilities on a surface level above the deck. The Wrap provides secured access from parking directly to apartment levels, but also incorporates 15 two-level townhomes facing Ashley Park Blvd with two car garages on the ground level.

2. Individual Land Use Category

- A. Commercial (AP Phase 3A)** - The eastern component of 4.46 acres for commercial is comprised of all uses consistent with and proposed for the original CCS zoning designation.
- (1) Open Space – 0.23 acres of the Ashley Park Mainstreet walk and 0.36 acres of perimeter landscape strips surrounding the east parking lot comprise dedicated open space areas within Phase 3A, for a total of 0.59 acres.
 - (2) Density – The proposed Floor Area Ratio is 0.30.
 - (3) Setbacks – The front right-of-way setback is maintained at 40', while most side and internal setbacks are 10'. The exception is a zero setback along the south line adjacent to the Belk drive and parking.
 - (4) Building Height – Primary building heights are maintained at 40', while isolated specific tower features are a maximum of 50'.
 - (5) Signs – Internal monument sign spacing along Newnan Bypass is requested at 175', to allow one additional sign between the existing Ashley Park monument signs at the two driveways.
 - (6) Streets and Utilities – All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
 - (7) Building Architecture – Buildings within Phase 3A shall conform to the QDC Overlay District

ASHLEY PARK PHASE 3A & 3B
MXD DEVELOPMENT SUMMARY REPORT

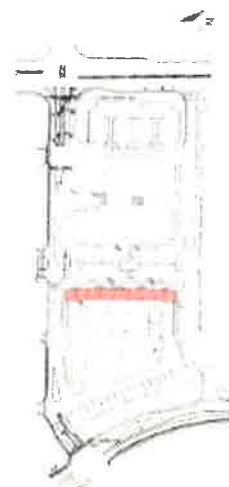
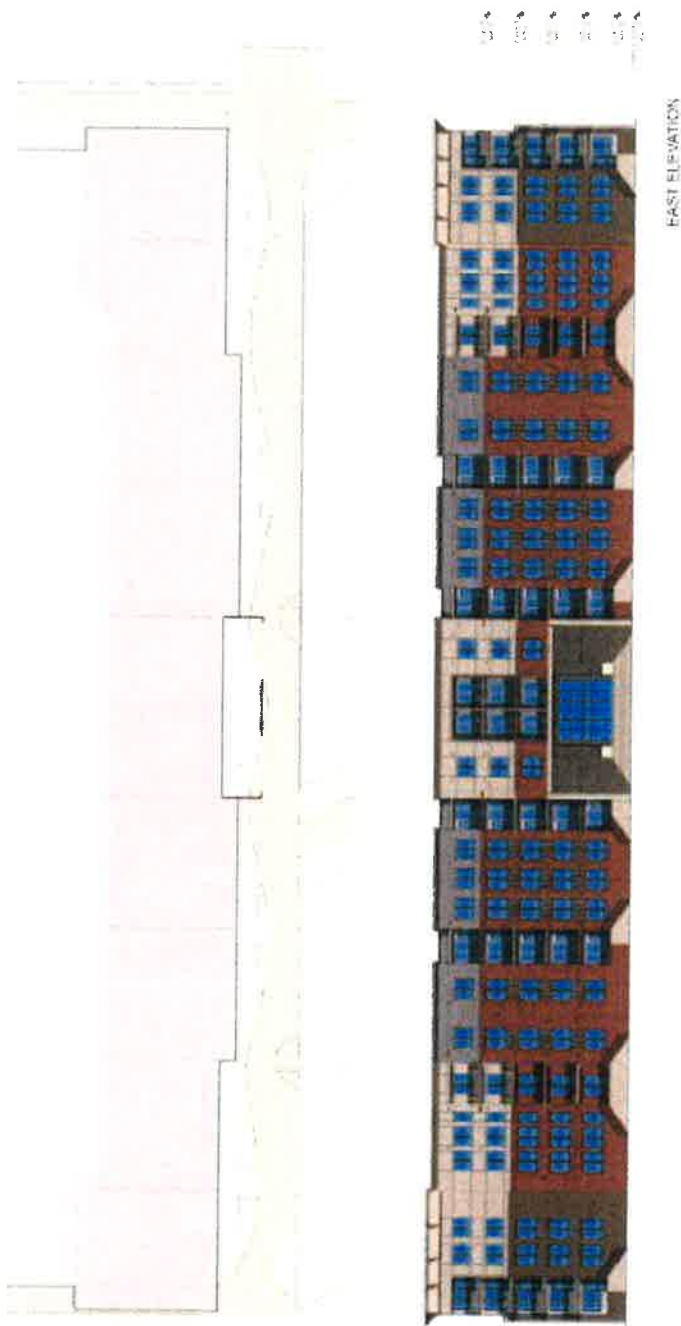
January 31, 2020

Page 2 of 2

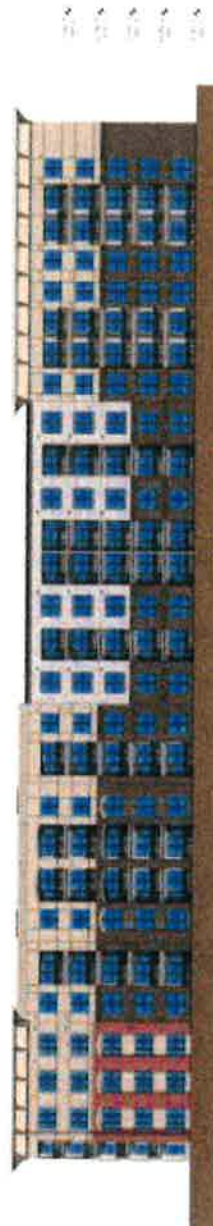
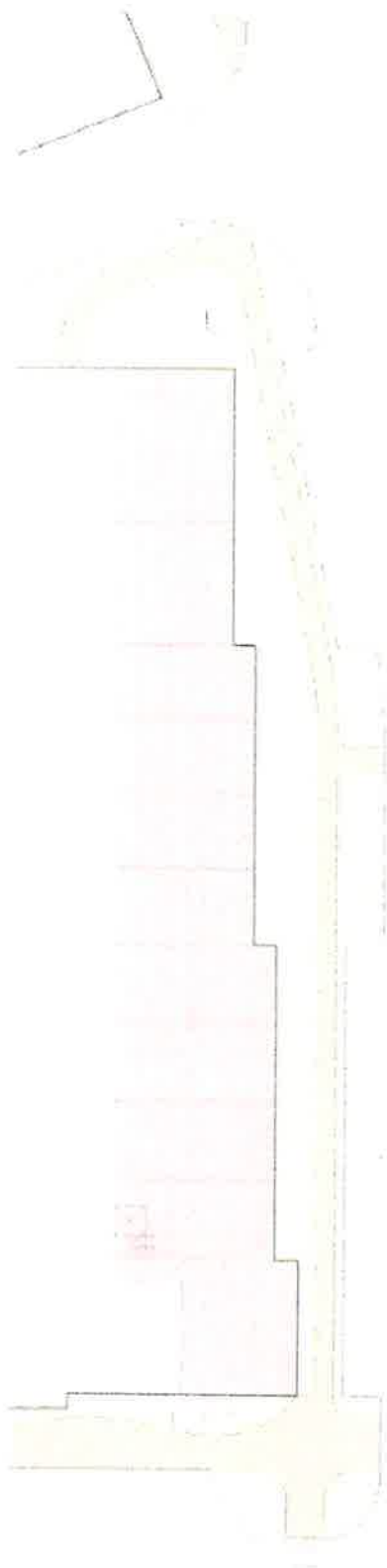
EXHIBIT	<u>B</u>
PAGE	<u>2</u> OF <u>10</u>

- B. Residential (AP Phase 3B)** - The western component of 3.98 acres for residential use shall allow for intense, multi-level apartments and townhomes, with attached parking deck and drive under garages. Provision should also be made for commercial and service businesses to operate and support residences within the complex along the Mainstreet frontage.
- (1) **Open Space** – 0.41 acres is dedicated to the recreational amenity area on top of the parking deck, comprised of a potential pool, deck and landscaped areas. The Ashley Park Blvd perimeter landscape strip is 0.47 acres of dedicated open space within Phase 3B. Lastly, 0.20 acres of the front walk is part of the Ashley Park Mainstreet pedestrian way, which is also immediately adjacent but not part of this tract. Total open space is 1.08 acres within the 3.98 acre tract.
 - (2) **Density** – The proposed unit density is 70 units/acre, comprised of 60% 2-bedroom units, 30% 1-bedroom units, and 10% 3-bedroom units. Dwelling unit sizes will conform to the minimum multifamily unit requirements.
 - (3) **Setbacks** – The front right-of-way setback is proposed at 30' due to the existing sewer on site and minimum depth of the townhomes. Most other side and internal setbacks are 10', with the one exception being a zero setback along the southeast line adjacent to the Belk drive and parking to the south.
 - (4) **Building Height** – The 5 level residential wrap requires a maximum building height of 70' from the rear ground level.
 - (5) **Signs** – One monument sign is requested at the southwest corner of the 3.98 acre parcel along the Belk driveway to Ashley Park Blvd.
 - (6) **Streets and Utilities** – All internal streets shall remain private for shared access, and maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions. Some utilities have and will have public easements; all remaining private utilities shall be maintained according to the Ashley Park Phase 3 Declaration of Covenants and Easement Restrictions.
 - (7) **Building Architecture** – The residential building within Phase 3B shall conform to the QDC Overlay District. Waste disposal shall be incorporated with trash chutes and a collector room adjacent to the internal service drive.





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RESIDENTIAL WRAP - ELEVATIONS
ARCHITECT: NELSON
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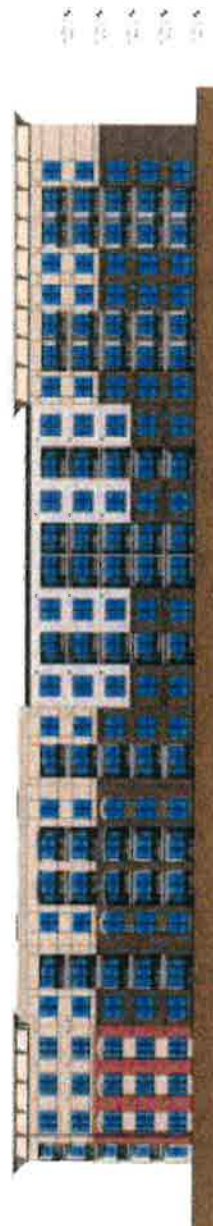
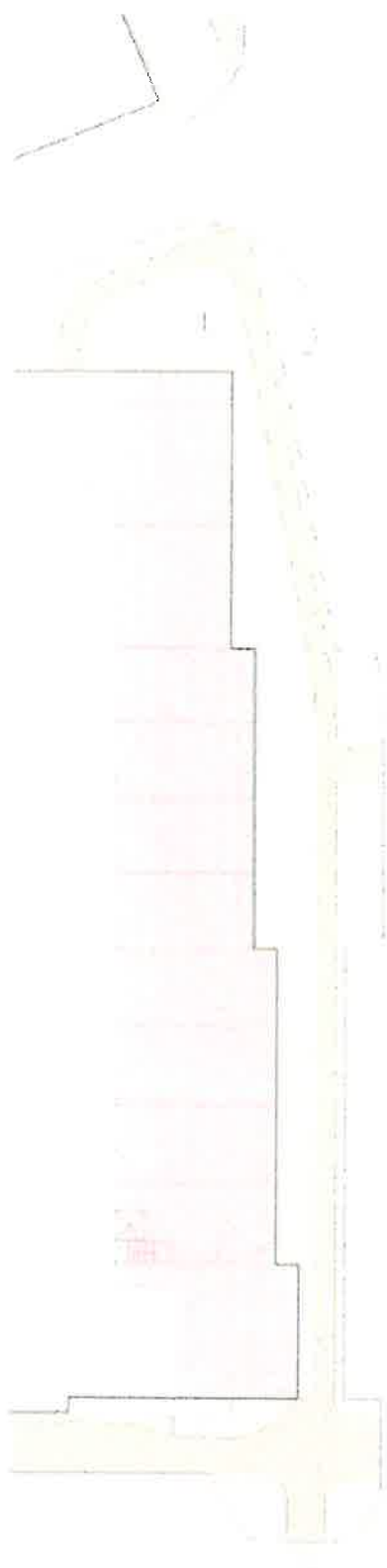


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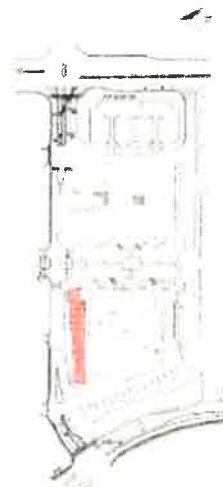


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 NATHAN, JAMES
 14 SEPTEMBER 2014

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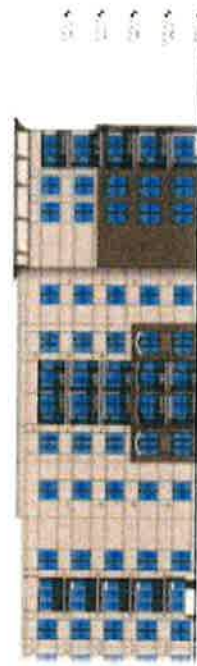
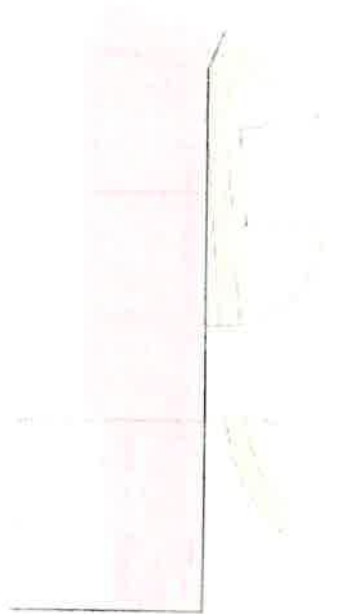
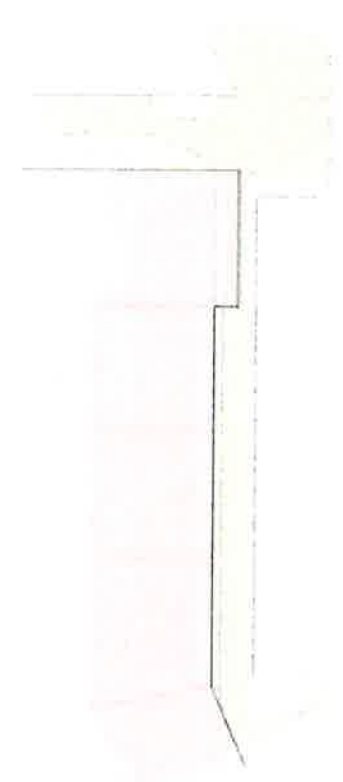


NORTH ELEVATION



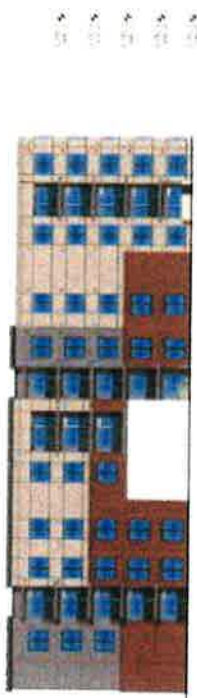
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DATE: 01/11/2024
PROJECT: 2024

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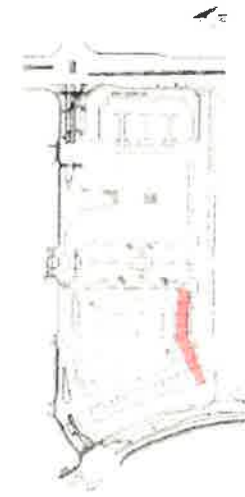


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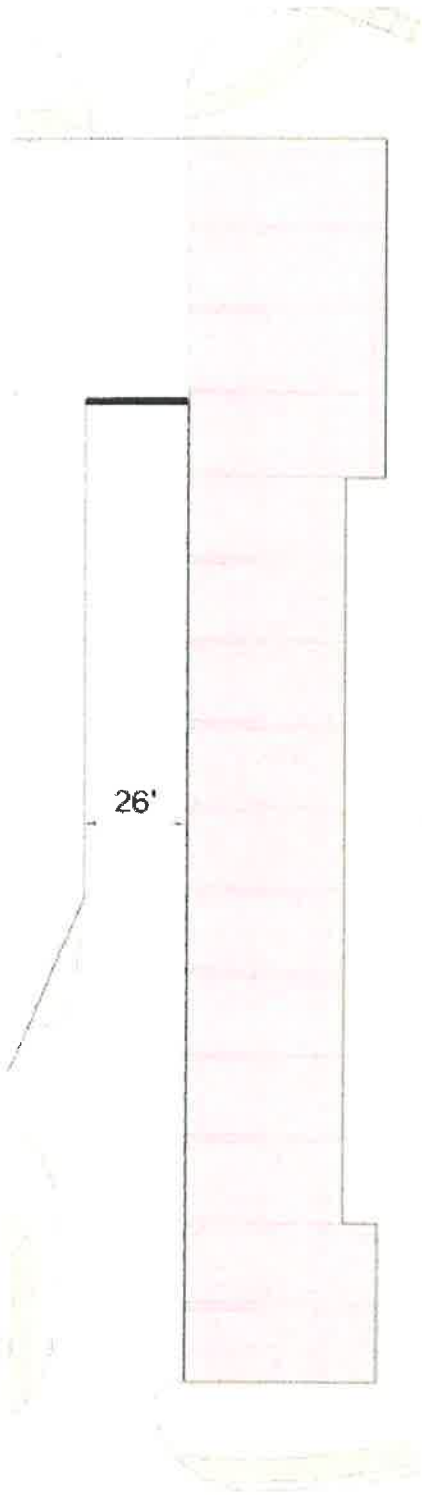


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 PREPARED BY: [illegible]
 DATE: [illegible]

NELSON **ARCHITECTS**

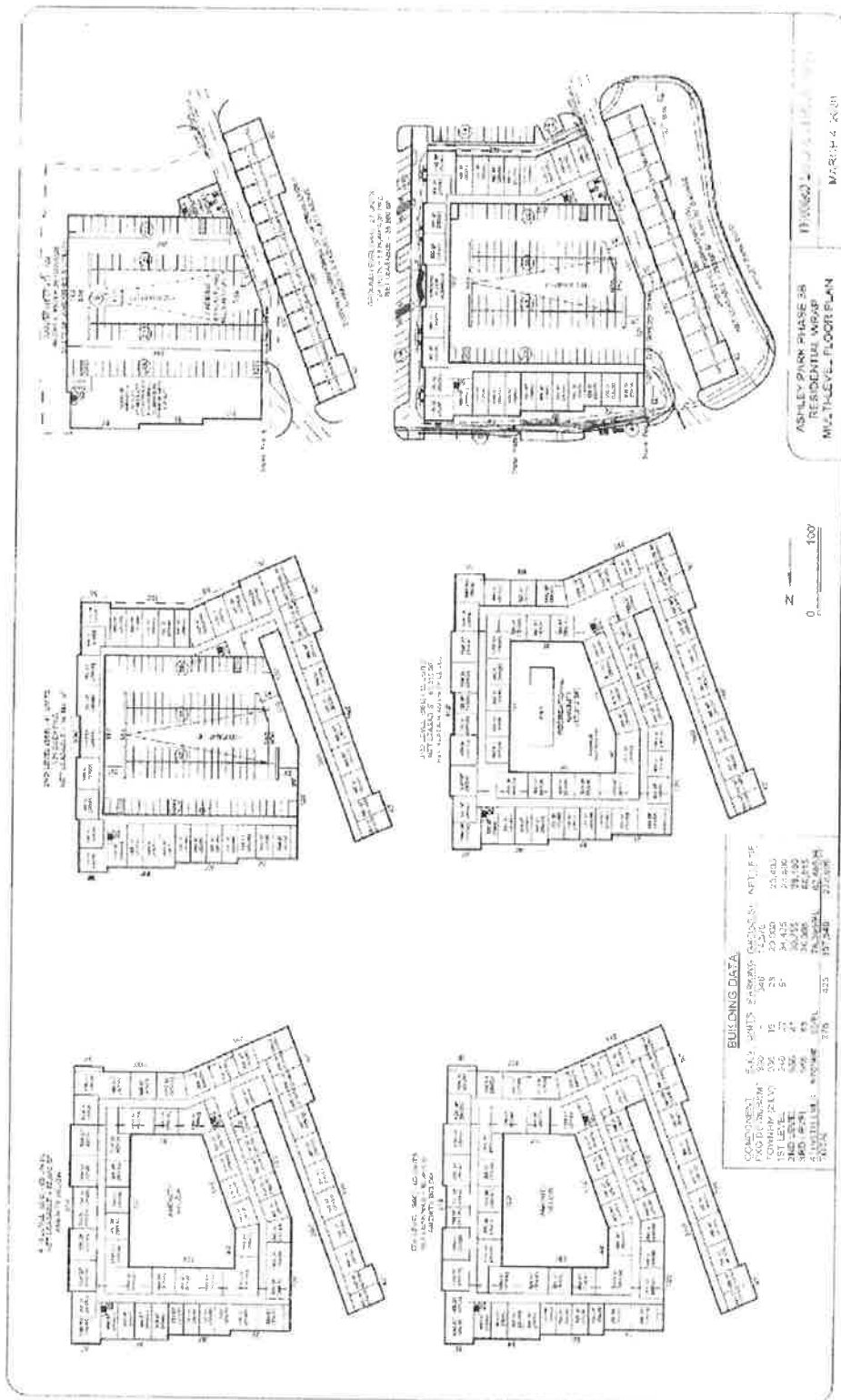


WEST ELEVATION



PS9 001 - ASHLEY PARK PHASE 3A & B
RESIDENTIAL WRAP - ELEVATIONS

NELSON
TIP





City of Newnan, Georgia - Mayor and Council

Date: May 12, 2020

Agenda Item: Ordinance to Amend 2019 Budget

Prepared By: Katrina Cline, Finance Director

Purpose: To obtain Council approval of the 2019 budget amendments.

Background: This budget amendment, a requirement of GASB, will not change actual expenditures or revenues for 2019. It is to ensure that all appropriations for the year have been approved by Council, regardless of the funding source. Amendments requested by fund are outlined in the list attached.

Funding: Revenues collected by fund.

Recommendation: N/A.

Previous Discussion with Council: N/A.



City of Newnan - - 2019 Budget Amendments

Account	Account Description	Adopted Budget	YTD Transactions	Budget - YTD Transactions	2019 Budget Amendment	Comments
Fund 100 - General Fund						
Revenue 00 - Revenue						
31.1100	Property Taxes	\$ 5,460,000	\$ 5,753,450	\$ (293,450)	\$ 295,000	Revenues higher than anticipated
31.3100	Local Option Sales Tax	\$ 7,000,000	\$ 7,940,851	\$ (940,851)	\$ 505,000	Revenues higher than anticipated
31.6200	Insurance Premiums Tax	\$ 2,200,000	\$ 2,504,681	\$ (304,681)	\$ 74,080	Revenues higher than anticipated
REVENUE TOTALS		\$ 14,660,000	\$ 16,198,981	\$ (1,538,981)	\$ 874,080	
EXPENSE						
Function / Activity 1320 - City Manager						
Department 11 - City Manager						
51.1100	Wages - Full Time Employees	\$ 518,268	\$ 546,625	\$ (28,357)	\$ 28,400	Winn's retirement/overlap hours training
51.2100	Employee Ins (Life/Health/Dent)	\$ 66,493	\$ 76,736	\$ (10,243)	\$ 10,250	Changes in employee coverages
52.1200	Professional Services	\$ 10,000	\$ 73,281	\$ (63,281)	\$ 50,000	Investment, banking services, stadium analysis
52.1201	Public Relations	\$ 4,050	\$ 8,722	\$ (4,672)	\$ 4,675	Citizen's Academy/See Click Fix Expenses
52.1300	Other Contractual Services	\$ 10,050	\$ 136,788	\$ (126,738)	\$ 100,000	Employee Wellness Program
53.1601	Computer Hardware & Software	\$ 5,000	\$ 5,946	\$ (946)	\$ 1,150	Computer for new employee
53.1706	Miscellaneous	\$ 100,000	\$ 123,701	\$ (23,701)	\$ 24,000	Newnan Grand Slam Stadium Feasibility Study
54.1100	Land Purchases	\$ -	\$ 218,105	\$ (218,105)	\$ 218,105	11 Farmer Commercial Park Dr Purchase
61.1540	Transfer to Sanitation Fund	\$ 140,000	\$ 200,000	\$ (60,000)	\$ 60,000	Funds reserved for downtown sanitation
Department 11 - City Manager Totals		\$ 853,861	\$ 1,389,905	\$ (536,044)	\$ 496,580	
Function / Activity 1530 - City Attorney						
Department 12 - City Attorney						
52.1200	Professional Services	\$ 80,000	\$ 107,084	\$ (27,084)	\$ 20,000	Higher than anticipated expenses
Department 12 - City Attorney Totals		\$ 80,000	\$ 107,084	\$ (27,084)	\$ 20,000	
Function / Activity 1575 - City Engineer						
Department 22 - City Engineer						
52.1200	Professional Services	\$ -	\$ 57,505	\$ (57,505)	\$ 45,000	Pavement data collection & signal services
Department 22 - City Engineer Totals		\$ -	\$ 57,505	\$ (57,505)	\$ 45,000	
Function / Activity 4100 - Public Works						
Department 67 - Public Works						
51.1100	Wages - Full Time Employees	\$ 203,301	\$ 211,814	\$ (8,513)	\$ 2,050	Wages higher than anticipated
Department 67 - Public Works Totals		\$ 203,301	\$ 211,814	\$ (8,513)	\$ 2,050	
Function / Activity 6200 - Parks & ROW Beautification						
Department 61 - Beautification						
54.1215	Parks & Recreation	\$ -	\$ 319,475	\$ (319,475)	\$ 221,000	Sprayberry Road Park Expenses
Department 61 - Beautification Totals		\$ -	\$ 319,475	\$ (319,475)	\$ 221,000	
Function / Activity 6500 - Carnegie Building						
Department 90 - Library						
51.1100	Wages - Full Time Employees	\$ 89,032	\$ 94,603	\$ (5,571)	\$ 5,200	Wages higher than anticipated
Department 90 - Library Totals		\$ 89,032	\$ 94,603	\$ (5,571)	\$ 5,200	
Department 82 - Keep Newnan Beautiful						
52.3600	Dues and Fees	\$ 700	\$ 953	\$ (253)	\$ 250	Keep Georgia Beautiful Affiliate Conference
53.1100	Materials and Supplies	\$ 4,500	\$ 46,151	\$ (41,651)	\$ 42,000	KNB expenses for 2019
53.1708	Other Boards & Commissions	\$ -	\$ 64,991	\$ (41,298)	\$ 42,000	Christmas lights/parade/decorations
Department 82 - Keep Newnan Beautiful Totals		\$ 5,200	\$ 112,095	\$ (83,202)	\$ 84,250	
EXPENSE TOTALS		\$ 1,231,394	\$ 2,292,480	\$ (1,037,393)	\$ 874,080	
Fund 240 - Misc Grants/Donations F						
REVENUE						
37.0000	Contribution/Donations (Private)	\$ -	\$ 91,734	\$ (91,734)	\$ 75,455	Revenues higher than anticipated
REVENUE TOTALS		\$ -	\$ 91,734	\$ (91,734)	\$ 75,455	

Account	Account Description	Adopted Budget	YTD Transactions	Budget - YTD Transactions	2019 Budget Amendment	Comments
EXPENSE						
Function / Activity 1540 - Human Resources						
Department 20 - Human Resources						
51.2900A	Non-Taxable Employee Benefits	\$ -	\$ 3,070	\$ (3,070)	\$ 3,070	Expensed donated funds/grants
Department 20 - Human Resources Totals		\$ -	\$ 3,070	\$ (3,070)	\$ 3,070	
Function / Activity 3200 - Police						
Department 40 - Police Department						
52.1201	Public Relations	\$ 18,000	\$ 34,538	\$ (16,538)	\$ 16,600	Expensed donated funds/grants
52.1300	Other Contractual Services	\$ -	\$ 18,792	\$ (18,792)	\$ 19,000	Expensed donated funds/grants
Department 40 - Police Department Totals		\$ 18,000	\$ 53,330	\$ (35,330)	\$ 35,600	
Function / Activity 6220 - Parks						
Department 61 - Beautification						
53.1705	Landscaping Supplies	\$ -	\$ 15,600	\$ (15,600)	\$ 15,600	Expensed donated funds/grants
Department 61 - Beautification Totals		\$ -	\$ 15,600	\$ (15,600)	\$ 15,600	
Function / Activity 6500 - Carnegie Building						
Department 90 - Library						
53.1600	Minor Equipment	\$ -	\$ 21,185	\$ (21,185)	\$ 21,185	Expensed donated funds/grants
Department 90 - Library Totals		\$ -	\$ 21,185	\$ (21,185)	\$ 21,185	
EXPENSE TOTALS		\$ 18,000	\$ 93,185	\$ (75,185)	\$ 75,455	

Fund 280 - Rental Mtr Vehicle Excise Taxes

REVENUE						
31.4400	Motor Vehicle Rental Excise Tax	\$ 94,000	\$ 103,808	\$ (9,808)	\$ 9,000	Revenues higher than anticipated
36.1000	Interest on Bank/Pool Accts	\$ 800	\$ 1,290	\$ (490)	\$ 150	Revenues higher than anticipated
REVENUE TOTALS		\$ 94,800	\$ 105,098	\$ (10,298)	\$ 9,150	

EXPENSE						
Function / Activity 7540 - Tourism						
Department 81 - Tourism						
52.1200	Professional Services	\$ -	\$ 3,355	\$ (3,355)	\$ 3,400	Attorney Fees for Convention Center Business
61.2001	Transfer to Newnan Convention Center	\$ 96,000	\$ 101,743	\$ (5,743)	\$ 5,750	Revenues higher than anticipated
Department 81 - Tourism Totals		\$ 96,000	\$ 105,098	\$ (9,098)	\$ 9,150	

AN ORDINANCE TO AMEND THE 2019 FISCAL YEAR BUDGET

BE IT ORDAINED, and it is hereby ordained, that the City Council has authorized an amendment to the 2019 Revenue and Expense Budgets as follows: General Fund amendments totaling \$874,080, Miscellaneous Grants/Donations Fund amendments totaling \$75,455 and Rental Motor Vehicle Fund amendments totaling \$9,150. Therefore, the 2019 Budget is hereby amended to include the additional appropriations discussed above, per the attached 2019 Budget Amendment Request listing.

ATTEST:

Della Hill, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

George M. Alexander, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilmember

Cleatus Phillips, City Manager

Raymond F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: May 12, 2020

Agenda Item: Subdivision Regulation Ordinance Text Amendment

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To consider adopting an amendment to Sections 9, 10, and 11 of the Subdivision Regulations.

Background: Staff has initiated proposed changes to the Subdivision Regulations primarily focusing on two areas. 1. Establishing rules and regulations governing the naming of streets and subdivisions that mirror the Coweta County regulations and 2. Eliminating the requirement of Planning Commission reviewing preliminary plats.

In 2017, Coweta County adopted rules for the naming of streets and residential developments to assist in avoiding confusion and duplication and to assist E-911 with expedient dispatch in times of need. The City has been working with the County since that time to coordinate on street naming. The evolution in this process is for the City to adopt its own regulations. The proposed regulations are very similar to those adopted by Coweta County and if approved, will help to ensure consistency within Coweta County as a whole with street naming and subdivision naming to avoid confusion with similar sounding road and subdivision names which could hamper E-911 calls and dispatches.

In years past, the City did not have the authority to conduct its own engineering review and approve plans. The City has that authority, and for several years now, the City has maintained a professional engineering staff who, along with the Planning & Zoning Department and Newnan Utilities, review all preliminary plats to ensure compliance with all applicable local and state regulations and best practices. The past practice of having preliminary plats reviewed and approved by a Planning Commission has fulfilled its purpose. That purpose can now be administered in-house by City personnel and move development forward with greater efficiency.

The proposed ordinance was presented to the Planning Commission on March 10, 2020. The results of the March, 2020 Planning Commission Public Hearing is before you at this time. At the conclusion of the Public Hearing held on March 20, 2020, the Planning Commission adopted a motion to approve the proposed Subdivision Regulation changes and forward same to City Council with a favorable recommendation to consider adopting the revised language.

Attached to this agenda item is the proposed subdivision regulation changes marked up version. Text being proposed to be removed are marked with ~~red strikethrough~~. New language is in **yellow highlight**.

Funding: N/A

Recommendation: Approve the revision to Subdivision Regulations.

Previous Discussion with Council:

No public authority shall accept, lay out, improve, grade, pave, light or maintain any street nor lay nor authorize the utilities or facilities in a street not shown on an approved and recorded final plat, unless such street has received the legal status of a public street.

2. Building Construction

No building permit shall be issued for and no building or other structure shall be erected on any lot within the City unless:

- a. The street giving access to said lot is a public street, as specified above, or
- b. The street giving access to said lot is a private street, per requirements of Section 11, subsection 14 of these regulations, or
- c. The lot has been properly subdivided from a shopping center or office complex, per requirements of Chapter 23, Section 23.040(10), of the Zoning Ordinance, or
- d. The lot, if created after the effective date of these regulations, is in conformity with the provisions of these regulations. Any building erected in violation of these provisions is an unlawful structure and the Building Official, City Attorney, or other agent of the City shall enjoin such erection or cause the building to be vacated or removed.

Section 8. Effect of Conflict of Provisions.

Insofar as the provisions of these regulations are inconsistent with the provisions of any other ordinance, the provisions of these regulations shall be controlling. The requirements of, restrictions imposed and powers conferred by these regulations shall be in addition and supplemental to the requirements of, restrictions imposed, and powers conferred by other ordinances.

Section 9. Variances.

Applications for variances from the provisions of these regulations ~~and appeals from decisions of the Planning Commission~~ shall be heard by the Board of Zoning Appeals under the terms of the City of Newnan Zoning Ordinance.

Section 10. Plats.

1. Preapplication Review Of Proposed Subdivision

- a. Duty of Subdivider—Whenever the subdivision of a tract of land within the City is proposed, the subdivider or his agent shall consult early and informally with the secretary of the Planning Commission. The subdivider may submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision.
- b. Purpose of Review—The purpose of the pre-application review is to facilitate the subsequent preparation of plans.
- c. Fees—No fees shall be charged for a preapplication review.

2. Application for Preliminary Plat Approval

A preliminary plat shall not be required for a minor subdivision. The subdivider may apply directly for final plat approval.

For a major subdivision, following the preapplication review, the subdivider or his agent shall submit to the **City of Newnan**: ~~secretary of the Planning Commission:~~

~~a. A letter requesting review and approval of a preliminary plat and giving the name and address of the person to whom the notice of the hearing by the Planning Commission on the preliminary plat shall be sent.~~

a. The preliminary plat which shall meet the requirements of subsection 3 below.

c. A preliminary plat filing fee as established by the City Council.

~~3. Review of Preliminary Plat~~

~~a. Report, Hearing Required—The secretary of the Planning Commission shall review the plat submitted pursuant to subsection 2. above for conformance to the rules and regulations of these regulations and report his/her findings and recommendations to the Planning Commission. The Planning Commission shall provide a hearing on the preliminary plat, notice of the time and place of which shall be given by the secretary of the Planning Commission to the persons designated in the letter requesting preliminary plat review and approval, not less than five (5) days prior to the date of the hearing. The Planning Commission shall review and take action on said plat with the following criteria in mind:~~

~~1) Whether the proposed plat meets the requirements of these regulations.~~

~~2) Whether the proposed plat meets the requirements of zoning.~~

~~3) Layout of streets, roads and other transportation infrastructure. Review for possible street connections and other transportation system coordination.~~

~~4) Whether the proposed plat meets the requirements of the City of Newnan Landscaping Ordinance as provided by the Landscape Architect.~~

~~5) Other criteria that, in the opinion of the Planning Commission, will have a significant impact on the public health, safety, and welfare.~~

~~b. Action by Planning Commission—Thereafter, the Planning Commission shall give tentative approval or disapproval to the preliminary plat. A notation of the action shall be made on two (2) copies of the preliminary plat, including a statement of the reasons therefore if the preliminary plat is disapproved. One (1) copy shall be returned to the subdivider or his agent and one (1) copy added to the official records of the Planning Commission.~~

~~c. Effect, Duration of Approval—Tentative approval of a preliminary plat does not constitute approval of a final plat. It indicates only approval of the layout as a guide to the preparation of the engineering plans and final plat. Tentative approval shall expire and be null and void after a period of one (1) year unless an extension of time is approved by the Planning Commission.~~

~~d. Failure of Planning Commission to Act—Once the applicant has met the requirements of the ordinance determined by staff review of the regulations for the preliminary plat, the Planning Commission must act within forty five (45) days after placement on the agenda or the preliminary plat shall be considered approved. However, the applicant for approval may waive this requirement and consent to an extension of time.~~

3. Preliminary Plat Specifications

- a. Generally--The preliminary plat shall be clearly and legibly drawn in black ink on drafting film, or other heavy duty paper by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- b. Scale—The preliminary plat shall be clearly and legibly drawn at a scale of not more than one hundred (100) feet to one (1) inch.
- c. Sheet Size—Sheet size shall be eighteen (18) inches by twenty-four (24) inches. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of the same size.
- d. Electronic submittals - All preliminary plats which have been reviewed and approved by staff shall also be submitted in a pdf format.
- e. Ground Elevations—The preliminary plat shall show ground elevations by contours at intervals of not more than two (2) feet, based on a datum plane as approved by the Building Official. If any part of the land platted lies within a Flood Hazard District, as defined by these regulations, elevations shall be referenced to the National Geodetic Vertical Datum of 1983 and the boundaries of that District shall be drawn on the plat.
- f. Information to be Provided on Preliminary Plat—The preliminary plat shall contain the following information:
 - 1) Name and address of owner of record and of subdivider.
 - 2) Developer Name and Addresses
 - 3) Project Surveyor/Engineer Name and Addresses
 - 4) Proposed name of subdivision.
 - 5) North point, graphic scale and date.
 - 6) Vicinity map showing location
 - 7) Acreage of the subdivision.
 - 8) Tax map, block, and parcel number.
 - 9) Exact boundary lines of the tract by lengths and bearings.
 - 10) Lot Numbers (based on projected development order)
 - 11) Building Setback Lines
 - 12) Names of owners of record of adjoining land.
 - 13) Existing streets and utilities on and adjacent to the tract.
 - 14) Proposed layout including streets and alleys with proposed street names, right-of-way and pavement widths, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.

- 15) Locations of existing and proposed water supply, sanitary sewerage, and storm drainage lines and structures.
- 16) Such street cross-sections and center line profiles as may be required by the City Engineer.
- 17) Acreage in Street Right-of-Ways
- 18) Lineal Feet of Streets
- 19) Show all pedestrian oriented features including but not limited to: sidewalks, crosswalks and ramps.
- 20) Lineal Feet of Sidewalks
- 21) Acreage in Single-Family Lots
- 22) Acreage in Other Land Uses
- 23) Average Lot Size
- 24) Location of Watercourses and applicable stream buffers
- 25) Location of Floodplain Areas and Floodway Elevations
- 26) Floodplain Note, referenced to FEMA
- 27) Minimum Floor Elevation (show for each lot within a flood plain)
- 28) General Location of any Proposed Structural Stormwater Management Facilities
- 29) Ponds, Marshes, wetlands and all other Significant Natural or Man Made Features
- 30) Location of Street Lights

~~g. Certificate of Tentative Approval A certificate of tentative approval of the preliminary plat by the Planning Commission shall be inscribed on the plat as follows:~~

~~Pursuant to the Land Subdivision Regulations of the City of Newnan, Georgia, all the requirements of tentative approval having been fulfilled, this preliminary plat was given tentative approval by the Newnan Planning Commission at its meeting on _____, 20____~~

~~_____
Date Secretary, Planning Commission~~

4. Subdivision and Street Naming

The proposed name of the subdivision and any required street names shall be submitted to the City of Newnan for review and approval. Guidelines for selecting acceptable names area as follows:

- a. Names duplicating or phonetically similar to existing names will be rejected. Furthermore, street names within the same development cannot be replicated by switching the street type.
- b. Developments choosing locational names that do not have a geographic or historic relationship to the area where the development will occur, will be rejected, e.g., a

development with the name Browns Mill must have an approximate location to the Brown's Mill Battlefield Historic Site.

- c. Use road names that do not exceed fifteen (15) characters in length (excluding the street type); this is due to sign space limitations.
- d. Names must be easy to pronounce and should effect a positive connotation.
- e. Double street names are not allowed; e.g., Deer Path Lane
- f. All streets must have an acceptable type; e.g., Road, Lane, Path, etc.
- g. Punctuation is not allowed; e.g., periods, hyphens, apostrophes, etc.
- h. Directional and numbers are not allowed; e.g., North Star Lane, Four Corners Drive, etc.
- i. Names should be pleasant sounding, appropriate and easy to read so that the public can communicate the name in an emergency situation.
- j. Names must use common historic spelling for a word; e.g., Dakota vs. Dakotah or Senoia vs. Senoya.
- k. A new road name cannot begin with the name "New" or "Old" if the road name has historically been in use or is found in the official Street Name Index.
- l. The name of the subdivision should be incorporated into the name of the primary entrance street in a way that is consistent with the other naming criteria listed herein.

All subdivision and street names must receive approval from the Coweta County E-911 agency.

5. Application for Final Plat Approval

After the preliminary plat has been given approval by the City of Newnan ~~Planning Commission, the engineering plans approved, and all requirements of subsection 6. below completed~~, the subdivider or his agent shall submit to the Director of the Planning Department:

- a. The final plat which shall meet these requirements ~~set out in these regulations of subsection 9. below.~~ **set out in these regulations** of
- b. A letter requesting review and approval of the final plat.
- c. A final plat filing fee as established by the City Council.
- d. A warranty deed describing all street right-of-ways and utility easements to be dedicated to the City without restriction (no drainage ditches or other open drainage ways shall be described in the conveyance or accepted by the City).
- e. A title certificate in favor of the City from an attorney licensed to practice law in the City of Newnan dated the date of the deed certifying that the owner/subdivider of the property owns the property to be dedicated identifying all liens, mortgages, security deeds, mechanics or material men's liens (hereinafter called "liens") affecting the property to be dedicated.
- f. Any lien releases, or releases or quitclaim deeds necessary to release the dedicated areas from the liens identified in the attorney's title certificate.
- ~~g. A check payable to the Clerk of Superior Court in an amount sufficient to record the deed, lien releases and final plat.~~
- g. A performance bond to guarantee the installation of any infrastructure not installed at the time of the request. (See subsection 10. below)
- h. A maintenance bond to assure the structural durability, stability and integrity of the associated improvements. (See subsection 10. below)

- i. Documentation by an engineering testing firm acceptable to the City, certifying that all subgrade conditions, construction and materials meet the City's standards. Said certification shall be based on the level of testing specified by the City.

6. Completion Required

The following infrastructure items shall be properly completed prior to final plat approval:

- a. Storm drainage facilities including structural stormwater management facilities
- b. Curb and gutter, granular base, and base asphalt
- c. Water lines and fire hydrants, sanitary sewer lines and manholes
- d. Traffic control devices and pavement markings
- e. Soil erosion control measures
- f. Pin marker locations

7. Review of Final Plat

- a. Review of Final Plat—The Director of the Planning Department shall review the final plat ~~pursuant to subsection 5.~~ for conformance with the approved preliminary plat and with the rules and regulations of these regulations.
- b. Action By Director of the Planning Department—Thereafter, the Director of the Planning Department shall approve or disapprove the final plat. A notation of the action shall be made on the original and two (2) prints of the final plat, including a statement of the reasons therefore if the final plat is disapproved. ~~The final plat shall be forwarded to the Planning Commission for action if questions arise about~~

~~the degree of conformance or if the Director of the Planning Department fails to review the plat within thirty (30) days of submission.~~

8. Recording of Final Plat

- a. Required—Upon approval of a final plat and acceptance of streets by the City Council, the ~~Director of the Planning Department~~ subdivider or his agent shall have the final plat recorded in the Office of the Clerk of the Superior Court of Coweta County. The subdivider or his agent shall be responsible for the payment of the recording fee.
- b. Duty Upon Recordation—Upon recording of the approved final plat, ~~the original drawing or a reproducible copy on drafting film~~ a digital copy of the final plat, in a format approved by the City of Newnan, with all certificates endorsed thereon shall be provided by the subdivider for the records of the Planning Department.

9. Final Plat Specifications

The final plat shall conform to and meet the specifications of the preliminary plat, with the following additions:

- a. Generally—The final plat shall be clearly and legibly drawn in black ink on drafting film/paper by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.

- b. Courses, Distances—Courses and distances to the nearest existing street lines or benchmarks or other permanent monuments.
- c. Municipal, County, Land Lot Lines—Municipal, county, or land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- d. Tax map, block and parcel number.
- e. Drainage Easement Note - The final plat shall have the following note clearly and legibly printed. The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.
- f. Boundaries—Exact boundary lines of the tract, determined by a field survey giving distances to at least the nearest one-tenth (0.10) foot and angles to at least the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to ten thousand (1:10,000).
- g. Streets, Alleys—Exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.
- h. Street Center Lines—Street center lines showing angles of deflection, angles of intersections, radii, and lengths of tangents.
- i. Lot Lines—Lot lines with dimensions to the nearest one-tenth (0.10) foot and bearings.
- j. Lot Areas—Area of each lot, in acres or square feet, to at least four (4) significant figures.
- k. Lot, Block Identification—Lots numbered in numerical order and blocks lettered alphabetically. (based on preliminary plat)
- l. Easements, Reservations—Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use.
- m. Monuments, Markers—Accurate location, material and description of at least three (3) monuments and markers.
- n. Property identified for public use or dedication and for common use of property owners.
- o. Setbacks – The building setbacks for the parcel shall be applied to the final plat.

- p. Landscape and Stream Buffers – these shall be shown when in a special district
- q. Addresses – As assigned by the City of Newnan Planning and Zoning Department shall be placed on the final plat for each lot within question.
- r. Private Covenants—A statement, either directly on the plat or identified attached document, of any private covenants.
- s. Surveyor's Certificate—A surveyor's certification, directly on the final plat as follows:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Newnan, Georgia have been fully complied with.

By _____

Reg. Georgia Land Surveyor
No.

- t. Owner's Certificate—An owner's certification, directly on the final plat, as follows:

**Owner's Certification:
State of Georgia, County of Coweta**

I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Property Owner

Date

- u. Health Department Certificate—A certificate of approval of the County Health Department if septic tanks are used, directly on the final plat.
- v. City of Newnan Certificate—A certificate of acceptance, directly on the plat, as follows:

The City of Newnan hereby accepts all street right-of-ways and the improvements therein and any catch basins, junction boxes, storm drainage pipe easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

City Manager

Date

- w. Director of the Planning Department 's Certificate—A certificate of approval of the final plat by the Director of the Planning Department, directly on the plat, as follows:

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on _____, 20____.

Director of the Planning Department

Date

- x. Electronic submittals - All final plats which have been reviewed and approved shall be submitted in a digital format acceptable to the City of Newnan's standards

10. Completion and Maintenance of Streets, Infrastructure and Improvements

Any paving or infrastructure, including but not limited to temporary cul-de-sacs, not complete at the time of final plat approval must be completed within 2 years after the approval of the final plat. A performance bond, or other acceptable financial surety, in the amount of 125% of the actual construction cost, shall guarantee completion of the streets and other infrastructure being dedicated for public use to include sidewalks. Upon satisfactory completion of all improvements, the performance bond or other acceptable financial surety will be released to the developer. Field inspections to determine satisfactory completion will occur at least two months prior to expiration of the performance bond or other financial surety. Notification of any necessary corrections will be sent to the developer immediately thereafter. If the developer fails to make the necessary corrections within 14 days of the performance bond expiration, notice will be sent that the City is preparing to take necessary action against the performance bond or other acceptable financial surety to satisfactorily complete installation of the streets and infrastructure.

The developer shall also provide a maintenance bond in the amount of 50% of the actual cost of construction to guarantee the quality of materials and workmanship for infrastructure that is complete at the time of the final plat. The bond shall be in effect for a minimum of two years after the approval of the final plat and shall continue to be in effect until 80% of the development/subdivision is completed (whichever is greatest.)

Any improvements, amenity areas, recreation areas, etc. must be completed within two (2) years after approval of the final plat. The developer shall also provide a performance bond in the amount of 125% of the actual cost of construction to guarantee completion of recreation areas, amenity areas, and other private improvements shown at the time of final plat approval. The bond shall be in effect for two years after the approval of the final plat and shall continue to be in effect until 50% of the development/subdivision is completed (whichever is greatest.)

11. As-builts

"As-Built" drawings shall be submitted to the City Engineer prior to street acceptance. These shall include all information contained on the approved construction drawings in the "As-Built" state, including, but not limited, to the following:

- a. Drainage system pipes and channels.
- b. Storm water detention/retention and water quality facilities with full design specifications.
- c. Streets, including street centerlines showing angles of deflection and standard curve data of intersection, radii, length of tangents and arcs, and degree of curvature with basis of curve data.
- d. Other utilities as required by the utility provider of record.

All "as-built" drawings shall be submitted in both hard copy and digital format and be on the state plane coordinate system, USA, GA, NAD 83, West. The digital copy shall be ~~in AutoCAD file format (dwg), version 2004 with a layer management guide included that describes the layer naming and layer states used in the drawing file.~~ in a format acceptable to the City of Newnan.

12. Acceptance of Streets and Infrastructure

property frontage, from the centerline of the existing street along the side of the street upon which the property abuts. Such improvements shall meet minimum standards for the designated street classification of the existing street.

Existing Substandard Streets

For development having access to a substandard street and said substandard street provides the primary means of access to the development, the substandard street shall be fully upgraded and the full width of the roadway along the entire property frontage, continuing to the nearest standard paved road along the route of primary access, shall be paved with asphaltic concrete.

For development having access to a substandard street and said substandard street provides other than primary means of access to the development, the substandard sheet shall be fully upgraded only along the entire property frontage

and shall be paved on the opposite side of the road from the development, with asphaltic concrete, for a width not less than twelve (12) feet from the centerline of the street.

- a. Requirements of Zoning—Streets shall meet all applicable requirements and conditions of zoning including proffers as long as such requirements and conditions meet generally acceptable safety and traffic movement standards according to the Institute for Traffic Engineers (ITE).
- b. Layout — The arrangement, character, extent, width, grade, and location of all streets shall consider their relation to existing and planned streets, topographical conditions, and appropriate relation to the proposed uses of the development to be served by such streets.
- c. Street Names—Street names shall require the approval of Planning Department and City Engineer, as well as 911 Emergency and the United States Post Office (USPS). Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street. ~~Names of new streets shall not duplicate or closely approximate those of existing streets.~~

Street name signs shall be installed at all intersections. Lettering on ground- mounted street name signs shall be six (6) inch upper-case letters. Lettering on ground-mounted street name signs for multi-lane streets with speed limits greater than forty (40) mph shall be eight (8) inch upper-case letters. Supplementary lettering to indicate the type of street may be in smaller lettering three (3) inches high. Street name signs shall have a white legend on a green background, unless approved otherwise by the City Engineer. Street name signs shall be posted on the same post with, and above, a stop or yield sign, as appropriate for the intersection, unless approved otherwise by the City Engineer.

- d. Street Jogs—Street jogs with centerline offsets less than one hundred twenty-five (125) feet shall not be permitted.
- e. Site Distance- Intersections shall be designed such that safe stopping sight distance shall be provided along intersection approach legs, and clear sight triangles shall be provided along intersection approach legs and across their included corners. The stopping sight distance and the distances of the legs of the clear sight triangles shall be dependent on the design speeds of the intersecting streets and the type of traffic control used at the intersection and shall be determined using current AASHTO methods. Intersection sight distance shall boundary of a subdivision or of a phase of a subdivision subject to the approval by the Planning Commission. A temporary turnaround shall be provided and land outside the normal right-of-way used for said turnaround shall revert to abutters at such time the street is continued. Curb and gutter shall not be required for a temporary Cul-de-sac. The radius dimension for roadway width for a temporary Cul-de-sac shall be of the same dimension as for a permanent Cul-de-sac, less the curb and gutter.

DONE, RATIFIED and PASSED, by the City Council of the City of Newnan, Georgia, this the 12th day of MAY, 2020 in regular session assembled.

ATTEST:

Della Hill
Della Hill, City Clerk

L. Keith Brady
L. Keith Brady, Mayor

REVIEWED AS TO FORM:

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

George M. Alexander
George M. Alexander, Mayor Pro-Tem

Alesent
Cynthia E. Jenkins, Councilmember

Cleatus Phillips
Cleatus Phillips, City Manager

Raymond F. DuBose
Raymond F. DuBose, Councilmember

Rhodes H. Shell
Rhodes H. Shell, Councilmember

Dustin Kozicko
Dustin Kozicko, Councilmember

Paul Guillaume
Paul Guillaume, Councilmember

DONE, RATIFIED AND PASSED in regular session, on second reading this the _____ day of _____ 2020.

ATTEST:

Della Hill, City Clerk

Keith Brady, Mayor

REVIEWED AS TO FORM:

George M. Alexander, Mayor Pro Tem

C. Bradford Sears, Jr., City Attorney

Cynthia E. Jenkins, Councilwoman

Cleatus Phillips, City Manager

Ray F. DuBose, Councilmember

Rhodes H. Shell, Councilmember

Dustin K. Koritko, Councilmember

Paul L. Guillaume, Councilmember

Motion to Enter into Executive Session

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

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

Motion to Adopt Resolution after Adjourning Back into Regular Session

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