



Newnan City Council Meeting

APRIL 27, 2021

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

NO OFF-AGENDA ITEMS OR COMMENTS WILL BE CONSIDERED AT TONIGHTS MEETING

CALL TO ORDER

INVOCATION

READING OF MINUTES

- [A.](#) Minutes from Regular Meeting on April 13, 2021

REPORTS OF BOARDS AND COMMISSIONS

- B. 1 Appointment- Newnan Youth Activities Commission, 3 year term
- C. 2 Appointments- Newnan Urban Redevelopment Agency, 3 year term

REPORTS OF BOARDS AND COMMISSIONS

- D. Newnan Youth Council- Graduating Seniors

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- [E.](#) Consideration of Professional Consulting Services for Disaster Recovery and FEMA Public Assistance Contract
- [F.](#) Consideration of Debris Removal Services Contract
- [G.](#) Consideration of Debris Monitoring, Disaster Recovery and Emergency Planning Services Contract
- [H.](#) Consideration of Building Inspection Services Contract
- [I.](#) Consideration to Exercise Ordinance Amendment to Chapter 3, Alcoholic Beverages During Certain City Sponsored Events
- [J.](#) Consideration of Street Closures/Sidewalks for Main Street Newnan Summer Events

UNFINISHED BUSINESS

- [K.](#) Public Hearing-Consideration of a Zoning Ordinance Text Amendment, Article 6, Mixed Use Development District
- [L.](#) Public Hearing - Rezoning Request RZ2021-02; Newnan Leasing II, LLP for 35.49 acres on Newnan Crossing Bypass (#087 5011 003); From RS-15 to RMH for 396± Affordable Apartment Units - Consideration of Ordinance

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- [M.](#) Request from Summerlin Community for permission to put up signs for Community Yard Sale to be held May 1st. Signs to be placed at entrance on Lower Fayetteville Rd.

- [N.](#) Request from First Baptist Church to close Brown Street on May 22, 2021 from 1:30pm-4:30pm for NHS Senior Graduation Party.

MOTION TO ENTER INTO EXECUTIVE SESSION

- [O.](#) Motion to Enter into Executive Session

ADJOURNMENT

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, April 13, 2021 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. He said he knows everyone is accustomed to him delivering the invocation but with everything that our City and Community has gone through in the past two weeks, he invited his personal minister, Matt Sapp from Central Baptist Church to deliver the invocation.

PRESENT

Mayor Keith Brady: Council members present: Rhodes Shell, George Alexander; Cynthia E. Jenkins, Ray DuBose, Paul Guillaume and Dustin Koritko. Also present: City Manager, Cleatus Phillips; Assistant City Manager, Hasco Craver; City Clerk, Megan Shea; Planning Director, Tracy Dunnavant; Public Works Director, Michael Klahr; and City Attorney, Brad Sears and Police Chief, Douglas "Buster" Meadows.

MINUTES – REGULAR COUNCIL MEETING – MARCH 23, 2021

Motion by Councilman DuBose, seconded by Councilman Alexander to dispense with the reading of the minutes of the Regular Council meeting on March 23, 2021 and adopt them as presented.

MOTION CARRIED. (7-0)

APPOINTMENTS – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

Motion by Councilman DuBose, seconded by Councilman Alexander to reappoint Steve Cothran to the Youth Activities Commission.

MOTION CARRIED. (7-0)

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to reappoint James Keith to the Youth Activities Commission.

MOTION CARRIED. (7-0)

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

APPOINTMENTS- NEWNAN URBAN REDEVELOPMENT AGENCY- 3 YEAR TERM

Motion by Mayor Brady, seconded by Councilman Alexander to reappoint Kassie Hooks to the Urban Redevelopment Agency.

MOTION CARRIED. (7-0)

Mayor Brady asked the City Manager to place Councilman Koritko and Mayor Pro Tem Shell's appointments to the Urban Redevelopment Agency on the agenda for the next meeting.

CITY MANAGER

City Manager wanted to give an update on the City's storm response, get as much public information out there as possible. First, he wanted to offer support and condolences to Councilman DuBose and his family as they are going through some difficult times.

It's been a challenging couple of weeks for all of us, unbelievably proud of this community and unbelievably proud of this staff. You get emotional when you go out and look at the community, seeing how everyone has responded. Accolades to everyone on this team, everyone has stepped up above and beyond. One announcement, one person who has stepped up and lead operations is Mr. Ray Norton, who was in attendance. He was recently promoted to Public Works Director. Appreciate everyone and Michael Klahr's support of this promotion, fantastic job by everyone.

To date we have hauled 120,000 cubic yards of vegetation. To put into perspective, piled 1 ft tall it would cover 74 acres. Started a few days after the storm but really ramped up after a week. We are moving a lot, with about 17 trucks on the ground. Transitioned over on Sunday, it was a slow transition, to carrying mixed debris. Now have 4 trucks for mixed debris and they are going to the Coweta County landfill. They are about 160yd double-barrel trucks. A typical knuckle boom truck can hold 25 yards, so these trucks have more capacity. We transitioned to the County landfill for several reasons. We were using Newnan Utilities compost facility but they became inundated so we're going to give them a chance to get caught up a bit.

One thing we want to tell our citizens is that we are not stopping, we are not on a deadline. You don't have to have debris out by a certain date. The city is broken down into 6 zones. There is not a set schedule but we are telling people get it out and we'll get it picked up. There have been calls about the lack of mixed debris. It was important to get as much vegetation as we could first then the mixed debris.

Initially we calculated about half a million cubic yards of debris, now we think that may be low. Calculations have been closer to 800,000. We are making progress but there is still a tremendous amount to be picked up. Citizens please be patient. No deadline and multiple trips will be made.

We submitted estimates to the GEMA/FEMA team. It appears we are going to exceed the public assistance threshold. There are two forms of FEMA assistance, public and individual. We could be given either or both or none. The GEMA letter will be going to FEMA tomorrow and then it will be on the President's desk and hopefully a quick decision can be made on both sides of assistance. Our individual estimate for the City of Newnan is approaching over \$14 million. We really appreciate Council's support. We couldn't sit back and wait, we had to hit this head on to rebuild our community. There are several items on the council agenda today that address items taken immediately after the storm.

As far as building permit activity, we set up that our building inspectors are concentrating on the rebuilding area. We brought in a third-party firm that will be doing inspections for new construction. We wanted the service of our senior staff to go to the residents who were affected. We have assessed over 600 homes. We haven't started to see the repair and building permits come in yet but we are expecting a wave on that in another week or two. It will be a challenge because there is still debris pickup on the streets, materials being delivered, big trucks, fiber connections, AT&T, Comcast, WOW etc. Trying to coordinate that with debris pickup in urban areas where some lots do not have places to off load materials will be a logistical challenge and we ask for patience from everyone.

Thanks again to the staff and Council for all the support. It's been incredible to see everyone come together.

Mayor Brady said he speaks for all of Council in saying great job. They are proud of not only staff, including Mr. Phillips but all our citizens who came out with 5-gallon cans of gas and a chain saw and kept coming. Also, all the corporations that came out to help. There are too many to name all but they are continuing to email the Mayor with work dates. We appreciate and are grateful. We will get through it and we will be stronger.

MAYOR

Kim Learnard, Director of Friends of LINC spoke. She said she is grateful the LINC has remained open and is thankful to staff that the LINC has remained safe. They are keeping plans to hold the 3rd Annual Ready, Set LINC public block party event on Saturday, April 24th. Looking forward to food trucks, DJ's, vendors including bicycle shops with E-bike demonstrations, rock climbing wall, kayak tank and 1-mile fun run for kids. Saturday, April 24th at the Newnan Centre, outside from 11am-3pm.

Mayor Brady said they appreciate Ms. Learnard's efforts. They understand she will be leaving the City in this position soon and they appreciate all her hard work and dedication.

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE-LOS BROTHERS TACOS INC. – RETAIL ON PREMISE (POURING) SALES OF MALT BEVERAGES- 50 BULLSBORO DR. SUITE B- REASON: NEW BUSINESS

Mayor Brady opened a public hearing on the application for a Retail on Premise (Pouring) Sales of Malt Beverages License for Los Brothers Tacos, Inc located at 50 Bullsboro Dr. Suite B.

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

Motion by Councilman Alexander, seconded by Councilman Koritko to approve the application for a Retail on Premise (Pouring) Sales Malt Beverages for Los Brothers Tacos Inc.

MOTION CARRIED. (7-0)

PUBLIC HEARING- APPLICATION FOR ALCOHOL BEVERAGE LICENSE-NEWNAN COMMERCIAL PROPERTIES LLC – RETAIL OFF PREMISE (PACKAGE) SALES OF MALT BEVERAGES & WINE- 1700 NEWNAN CROSSING BLVD EAST- REASON: NEW BUSINESS

Mayor Brady opened a public hearing on the application for a Retail Off Premise (Package) Sales of Malt Beverages and Wine License for Newnan Commercial Properties LLC located at 1700 Newnan Crossing Blvd East.

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

Motion by Councilman Guillaume, seconded by Councilman DuBose to approve the application for a Retail Off Premise (Package) Sales Malt Beverages & Wine for Newnan Commercial Properties LLC.

MOTION CARRIED. (7-0)

ANNEXATION REQUEST- ANNEX2021-01 BY POPLAR 20-20, LLC; 42.20 + ACRES ON POPLAR ROAD (TAX PARCEL #'S 087 2005 001, 087 2005 002 AND 087 2005 003); REQUESTED ZONING FOR MXD (MIXED USE DEVELOPMENT) FOR 304 MULTI-FAMILY UNITS, 150 INDEPENDENT FAMILY UNITS, 86 ASSISTED LIVING UNITS, 672,800 SQ. FT OF OFFICE SPACE, A 140-KEY HOTEL, AND 75,200 SQ FT OF RETAIL/RESTAURANT SPACE

This is a referral to the Planning Commission for public hearing to then come back to Council with conclusions and for a decision.

Motion by Mayor Pro Tem Shell, seconded by Councilman Alexander to refer the annexation request to the Planning Commission.

MOTION CARRIED. (7-0)

CONSIDERATION OF AN ORDINANCE RATIFYING AWARDED EMERGENCY CONTRACTS

City Manager noted that there is a revised ordinance in front of Council. Some language was included that is required by federal law for non-competitive procurement justification.

Motion by Councilman Alexander, seconded by Councilman Guillaume to approve the contracts as follows:

1. Goodwyn, Mills, Cawood, Inc., May 28, 2021, for Disaster Debris Monitoring Services.
2. Southern Disaster Recovery LLC, May 28, 2021, for Emergency Debris Removal and Management Services.
3. Charles Abbott Associates, Inc., March 29, 2021, for Inspection of Residential and Commercial Structures Services.

MOTION CARRIED. (7-0)

CONSIDERATION OF AN ORDINANCE PROVIDING FOR ADDITIONAL COMPENSATION FOR EXEMPT EMPLOYEES DURING THE PERIOD OF AN EMERGENCY

City Manager explained that this is not usual for us to do this but given the circumstances and all the hours exempt employees put in, we want to recognize their storm related hours. Supplemental pay calculated at the same as a non-exempt employee, at 1 ½ times standard overtime rate. We have 17 exempt employees who for the first 4 days of the storm worked a total of 460 hours of overtime.

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to adopt the ordinance as presented.

MOTION CARRIED. (7-0)

**RESOLUTION TO ESTABLISH A POLICY FOR STRUCTURES IMPACTED BY THE
TORNADO AND SEVERE STORM WHICH BEGAN ON MARCH 25, 2021 AND
CONTINUED INTO MARCH 26, 2021**

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF A CONTRACT AWARD FOR MILLING AND RESURFACING
VARIOUS STREETS TO PIEDMONT PAVING, INC.**

Motion by Councilman DuBose, seconded by Councilman Guillaume to approve the contract award to Piedmont Paving, Inc. as presented.

MOTION CARRIED. (7-0)

**CONSIDERATION OF RENEWAL OF FACILITIES LEASE AGREEMENT BETWEEN
THE CITY OF NEWNAN AND THE WHOLISTIC STRESS CONTROL INSTITUTE, INC.**

Mayor Brady asked if Howard Warner is available?

Assistant City Manager stated that currently the building is closed to the public and that the group is aware of that. The goal is to re-open by the end of the month.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to approve the renewal of the lease agreement for another year.

MOTION CARRIED. (7-0)

**CONSIDERATION OF QUITCLAIM DEED FOR FORMER SEWERAGE PACKAGE
PLANT SITE AT THOMAS CROSSROADS**

Motion by Councilman Guillaume, seconded by Councilman DuBose to approve the quitclaim deed and authorize the mayor to sign.

MOTION CARRIED. (7-0)

**CONSIDERATION OF AN ORDINANCE TO ADOPT A NEW CHAPTER 13, MUNICIPAL
COURT, OF THE CODE OF ORDINANCES**

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

MOTION CARRIED. (7-0)

CONSIDERATION OF PARTICIPANT RETIREMENT SEVERANCE AGREEMENT

Mayor Brady asked Council to consider this in Executive Session for personnel.

2ND AND FINAL READING- REZONING REQUEST RZ2021-01, JACK HUGHSTON, EDGAR HUGHSTON BUILDER INC. FOR 16.58+ ACRES AT 255 MARY FREEMAN RD. – (#111 1017 003)- FROM RS-15 TO RU-7 FOR 46 SINGLE-FAMILY HOMES

Motion by Councilman Alexander, seconded by Mayor Pro Tem Shell to adopt an Ordinance on 2nd and final reading. Opposed: Koritko

MOTION CARRIED. (6-1)

REQUEST FROM HERITAGE RIDGE NEIGHBORHOOD FOR PERMISSION TO PUT UP SIGNS FOR NEIGHBORHOOD GARAGE SALE TO BE HELD MAY 1ST.

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

MOTION CARRIED. (7-0)

REQUEST BY FIRST BAPTIST CHURCH TO BLOCK STREETS JUNE 14-18 FOR VACATION BIBLE SCHOOL

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

MOTION CARRIED. (7-0)

EXECUTIVE SESSION

MOTION EXECUTIVE SESSION

Motion by Mayor Pro Tem Shell, seconded by Councilman Koritko that we now enter into closed session as allowed by O.C.G.A. Section 50-14-4 and pursuant to advice by the City Attorney, for the purpose of discussing personnel and real estate and that we move, in open session to adopt a resolution authorizing and directing the Mayor or presiding officer to execute an affidavit in compliance with O.C.G.A. Section 50-14-4, and that this body ratify the actions of the Council taken in closed session and confirm that the subject matters of the closed session were within exceptions permitted by the open meetings law at 2:55pm.

MOTION CARRIED. (7-0)

RESOLUTION/MAYOR'S AFFIDAVIT FOR EXECUTIVE SESSION

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

MOTION CARRIED. (7-0)

RETIREMENT ISSUE

Motion by Councilman Alexander, seconded by Councilwoman Jenkins to approve the retirement issue as discussed.

MOTION CARRIED. (7-0)

ADJOURNMENT

Motion by Councilman Koritko, seconded by Councilman DuBose to adjourn the Council meeting at 3:09pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: April 27, 2021

Agenda Item: Consideration of Professional Consulting Services for Disaster Recovery and FEMA Public Assistance Contract

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider and award a Professional Consulting Services for Disaster Recovery and FEMA Public Assistance contract to a qualified firm.

Background: At 12:05am on Friday, March 26, 2021 an EF4 tornado, carrying 170 mph winds, struck the City of Newnan resulting in an unprecedented and extraordinary emergency. With unknown personal injuries, damage to countless structures, loss of transportation facilities and various other public facilities, the Mayor, in his capacity as the chief elected official, declared the event an emergency. The Mayor's declaration, which provides for immediate corrective actions to protect the public's health, welfare and safety, enabled senior staff to begin the critical process of event assessment and management. The public emergency, as described herein, required the City of Newnan to act promptly.

In response to the March 26, 2021 event, and under the local Emergency Declaration, the City of Newnan executed thirty-day contracts for the following services:

1. Emergency Debris Monitoring
2. Emergency Debris Removal and Disposal
3. Emergency Building Inspection Services

It is important to note that the City executed the emergency contracts with the understanding that the size and scope of debris removal and disposal easily exceeded the City's standard capability. The use of additional service providers enabled the City of Newnan to begin managing the event and restoring certain public facilities.

City staff, in following adopted procurement guidelines, prepared and released a Request for Proposals (RFP) for Professional Consulting Services for Disaster Recovery and FEMA Public Assistance on April 7, 2021.

The City of Newnan received proposals on Thursday, April 22, 2021. The City of Newnan received proposals from the following firms:

AG Witt, LLC
10809 Executive Center Drive
Searcy Building Plaza
Little Rock, Arkansas 72211

Brenco, LLC
4415 Constitution Lane, #221
Marianna, Florida 32448

DCMC Partners
515 Braxton Place
Alexandria, Virginia 22301

Goodwin Mills Cawood
6120 Powers Ferry Road NW, Suite 350
Atlanta, Georgia 30339

GP Strategies Corp
11000 Broken Land Parkway, Ste. 300
Columbia, MD 21044-3555

iParametrics
178 South Main Street
Suite 100
Alpharetta, Georgia 30009

Thomas Howell Ferguson P.A.
2615 Centennial Boulevard, #200
Tallahassee, Florida 32308

The recommendation herein is primarily based upon the following elements:

1. Past performance on similar projects in terms of quality of work, cost control, and compliance with performance schedules. 30%
2. Firm qualifications and experience. 20%
3. Project Approach - understanding of the work to be performed. 20%
4. Price proposal / Fee Schedule. 20%
5. Technical approach. 10%

Please note that the firm's fee proposal, while an important factor, is not the sole determining selection element.

Funding: General Fund/Federal Emergency Management Agency Public Assistance

Attachment:

1. Bid Tabulation
2. Scoring Worksheets

Recommendation: City Staff, in considering the factors listed in the RFP, recommends that the Newnan City Council consider entering into a contract with Goodwin Mills Cawood to provide professional consulting services for disaster recovery and FEMA public assistance.

Previous Discussion with Council: Newnan City Council has received numerous updates related to the City's response to the March 26, 2021 event.



City of Newnan, Georgia

SEALED PROPOSALS: Consulting Services for Disaster Recovery & FEMA Public Assistance Thursday, April 22, 2021 – 10:00 A.M.

PROPOSER	RECEIVED	PROPOSAL FORM
Goodwyn, Mills and Cawood (GMC)	✓	✓
Thomas, Howell, Ferguson, PA	✓	TBD
Brenco, LLC	✓	✓
DCMC Partners	✓	✓
iParametrics	✓	✓
GP STRATEGIES	✓	✓

SEALED PROPOSALS OPENED BY:

John Alexander

Consulting Services for Disaster Recovery & FEMA Public Assistance

Committee Mem. 1	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	28%	18%	20%	10%	16%	92%	
Brenco, LLC	28%	18%	18%	8%	18%	90%	
GP Strategies	25%	16%	18%	6%	18%	83%	
DCMC Partners	28%	18%	20%	9%	17%	92%	
Thomas Howell Furguson, PA	25%	17%	18%	9%	16%	85%	
AG Witt	28%	18%	20%	9%	16%	91%	
iParametrics	22%	16%	18%	10%	17%	83%	
Committee Mem. 2	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	28%	19%	18%	10%	16%	91%	
Brenco, LLC	28%	18%	18%	8%	20%	92%	
GP Strategies	27%	17%	17%	7%	19%	87%	
DCMC Partners	28%	19%	18%	8%	18%	91%	
Thomas Howell Furguson, PA	27%	17%	18%	9%	15%	86%	
AG Witt	28%	17%	18%	8%	14%	85%	
iParametrics	25%	15%	17%	9%	17%	83%	
Committee Mem.3	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	20%	20%	20%	10%	18%	88%	
Brenco, LLC	20%	15%	10%	5%	20%	70%	
GP Strategies	20%	15%	17%	9%	10%	71%	
DCMC Partners	28%	20%	18%	8%	10%	84%	
Thomas Howell Furguson, PA	25%	20%	18%	8%	15%	86%	
AG Witt	20%	15%	19%	10%	15%	79%	
iParametrics	10%	10%	10%	5%	18%	53%	
Committee Mem. 4	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	30%	20%	20%	10%	20%	100%	
Brenco, LLC	25%	20%	18%	8%	20%	91%	
GP Strategies	25%	15%	15%	5%	20%	80%	
DCMC Partners	25%	20%	20%	10%	20%	95%	
Thomas Howell Furguson, PA	25%	20%	20%	10%	20%	95%	
AG Witt	25%	20%	17%	7%	20%	89%	
iParametrics	25%	20%	18%	8%	20%	91%	



City of Newnan, Georgia - Mayor and Council

Date: April 27, 2021

Agenda Item: Consideration of Debris Removal Services Contract

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider and award a Debris Removal Services contract to a qualified firm.

Background: At 12:05am on Friday, March 26, 2021 an EF4 tornado, carrying 170 mph winds, struck the City of Newnan resulting in an unprecedented and extraordinary emergency. With unknown personal injuries, damage to countless structures, loss of transportation facilities and various other public facilities, the Mayor, in his capacity as the chief elected official, declared the event an emergency. The Mayor's declaration, which provides for immediate corrective actions to protect the public's health, welfare and safety, enabled senior staff to begin the critical process of event assessment and management. The public emergency, as described herein, required the City of Newnan to act promptly.

In response to the March 26, 2021 event, and under the local Emergency Declaration, the City of Newnan executed thirty-day contracts for the following services:

1. Emergency Debris Monitoring
2. Emergency Debris Removal and Disposal
3. Emergency Building Inspection Services

It is important to note that the City executed the emergency contracts with the understanding that the size and scope of debris removal and disposal easily exceeded the City's standard capability. The use of additional service providers enabled the City of Newnan to begin managing the event and restoring certain public facilities.

City staff, in following adopted procurement guidelines, prepared and released a Request for Proposals (RFP) for Debris Removal Services on April 7, 2021.

The City of Newnan received proposals on Thursday, April 22, 2021.

The City of Newnan received proposals from the following firms:

Ceres Environmental
6968 Professional Parkway
Sarasota, Florida 34240

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

DRC Emergency Services
6702 Broadway Street
Galveston, Texas 77554

Graham County Land Company, LLC
750 Tallulah Road
Robbinsville, North Carolina 28771

Southern Disaster Recovery
2448 US Highway 411
Fairmount, Georgia 30139

TFR Enterprises, Inc.
601 Leander Drive
Leander, Texas 78641

The recommendation herein is primarily based upon the following elements:

1. Past performance on similar projects in terms of quality of work, cost control, and compliance with performance schedules. 30%
2. Firm qualifications and experience. 20%
3. Project Approach - understanding of the work to be performed. 20%
4. Price proposal / Fee Schedule. 20%
5. Technical approach.10%

Please note that the firm's fee proposal, while an important factor, is not the sole determining selection element.

Funding: General Fund/Federal Emergency Management Agency Public Assistance

Attachment:

1. Bid Tabulation
2. Scoring Worksheets

Recommendation: City Staff, in considering the factors listed in the RFP, recommends that the Newnan City Council consider entering into a contract with Southern Disaster Recovery (SDR) to provide debris removal services.

Previous Discussion with Council: Newnan City Council has received numerous updates related to the City's response to the March 26, 2021 event.



City of Newnan, Georgia

SEALED PROPOSALS: Debris Removal Services Thursday, April 22, 2021 – 10:00 A.M.

PROPOSER	RECEIVED	PROPOSAL FORM
DRC	✓	✓
TFR Enterprises	✓	✓
Ceres Environmental Services	✓	✓
Southern Disaster Recovery (SDR)	✓	✓
Custom Tree Care, Inc	✓	✓
Graham County Land Company	✓	✓

SEALED PROPOSALS OPENED BY:

		Debris Removal Services					RANK
Committee Mem. 1		Qualifications/Experience	Past Perfor.	Approach	Technical Approach	Fees	
FIRM		30%	20%	20%	10%	20%	Total
DRC		25%	12%	20%	10%	20%	87%
TFR Enterprises		25%	18%	20%	10%	12%	85%
Cere Environmental		25%	16%	20%	10%	10%	81%
Southern Disaster Recovery (SDR)		30%	18%	20%	10%	14%	92%
Custom Tree Care, Inc.		22%	16%	20%	10%	16%	84%
Graham County Land Company		25%	18%	20%	10%	18%	91%
Committee Mem. 2		Qualifications/Experience	Past Perfor.	Approach	Technical Approach	Fees	RANK
FIRM		30%	20%	20%	10%	20%	
DRC		27%	15%	18%	9%	20%	89%
TFR Enterprises		27%	17%	17%	9%	16%	86%
Cere Environmental		28%	18%	17%	10%	15%	88%
Southern Disaster Recovery (SDR)		28%	19%	19%	9%	17%	92%
Custom Tree Care, Inc.		27%	17%	17%	9%	19%	89%
Graham County Land Company		27%	17%	17%	8%	18%	87%
Committee Mem.3		Qualifications/Experience	Past Perfor.	Approach	Technical Approach	Fees	RANK
FIRM		30%	20%	20%	10%	20%	
DRC		30%	20%	20%	6%	20%	96%
TFR Enterprises		30%	18%	18%	10%	12%	88%
Cere Environmental		30%	20%	20%	10%	8%	88%
Southern Disaster Recovery (SDR)		30%	20%	20%	10%	15%	95%
Custom Tree Care, Inc.		28%	18%	18%	10%	20%	94%
Graham County Land Company		20%	15%	15%	8%	20%	78%
Committee Mem. 4		Qualifications/Experience	Past Perfor.	Approach	Technical Approach	Fees	RANK
FIRM		30%	20%	20%	10%	20%	
DRC		30%	5%	20%	10%	20%	85%
TFR Enterprises		30%	15%	20%	10%	15%	90%
Cere Environmental		30%	15%	20%	10%	14%	89%
Southern Disaster Recovery (SDR)		30%	20%	20%	10%	16%	96%
Custom Tree Care, Inc.		30%	15%	20%	10%	17%	92%
Graham County Land Company		25%	15%	20%	10%	18%	88%



City of Newnan, Georgia - Mayor and Council

Date: April 27, 2021

Agenda Item: Consideration of Debris Monitoring, Disaster Recovery and Emergency Planning Services Contract

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider and award a Debris Monitoring, Disaster Recovery and Emergency Planning Services contract to a qualified firm.

Background: At 12:05am on Friday, March 26, 2021 an EF4 tornado, carrying 170 mph winds, struck the City of Newnan resulting in an unprecedented and extraordinary emergency. With unknown personal injuries, damage to countless structures, loss of transportation facilities and various other public facilities, the Mayor, in his capacity as the chief elected official, declared the event an emergency. The Mayor's declaration, which provides for immediate corrective actions to protect the public's health, welfare and safety, enabled senior staff to begin the critical process of event assessment and management. The public emergency, as described herein, required the City of Newnan to act promptly.

In response to the March 26, 2021 event, and under the local Emergency Declaration, the City of Newnan executed thirty-day contracts for the following services:

1. Emergency Debris Monitoring
2. Emergency Debris Removal and Disposal
3. Emergency Building Inspection Services

It is important to note that the City executed the emergency contracts with the understanding that the size and scope of debris removal and disposal easily exceeded the City's standard capability. The use of additional service providers enabled the City of Newnan to begin managing the event and restoring certain public facilities.

City staff, in following adopted procurement guidelines, prepared and released a Request for Proposals (RFP) for Debris Monitoring, Disaster Recovery and Emergency Planning Services on April 7, 2021.

The City of Newnan received proposals on Thursday, April 22, 2021.

The City of Newnan received proposals from the following firms:

DebrisTech, LLC
925 Goodyear Boulevard
Picayune, Mississippi 39466

Goodwin Mills Cawood
6120 Powers Ferry Road
Northwest, Suite 350
Atlanta, Georgia 30339

Witt O'Brien's
2200 Eller Drive

Fort Lauderdale, Florida 13038

The recommendation herein is primarily based upon the following elements:

1. Past performance on similar projects in terms of quality of work, cost control, and compliance with performance schedules. 30%
2. Firm qualifications and experience. 20%
3. Project Approach - understanding of the work to be performed. 20%
4. Price proposal / Fee Schedule. 20%
5. Technical approach. 10%

Please note that the firm's fee proposal, while an important factor, is not the sole determining selection element.

Funding: General Fund/Federal Emergency Management Agency Public Assistance

Attachment:

1. Bid Tabulation
2. Scoring Worksheets

Recommendation: City Staff, in considering the factors listed in the RFP, recommends that the Newnan City Council consider entering into a contract with Goodwin Mills Cawood to provide debris monitoring, disaster recovery and emergency planning services.

Previous Discussion with Council: Newnan City Council has received numerous updates related to the City's response to the March 26, 2021 event.



City of Newnan, Georgia

Sealed Proposals: Monitoring Services Thursday, April 22, 2021 – 10:00 A.M.

PROPOSER	RECEIVED BY DEADLINE	PROPOSAL FORM
Goodwyn Mills and Cawood (GMC)	✓	✓
Witt O'Brien, LLC	✓	✓
Debris Tech	✓	✓

SEALED PROPOSALS OPENED BY:

Consulting Services for Disaster Recovery & FEMA Public Assistance

Committee Mem. 1	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	30%	18%	20%	10%	18%	96%	
Debris Tech	25%	20%	20%	10%	20%	95%	
Witt O'Brien's	25%	10%	20%	7%	19%	81%	
Committee Mem. 2	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	28%	19%	19%	10%	19%	95%	
Debris Tech	28%	18%	18%	9%	19%	92%	
Witt O'Brien's	27%	10%	10%	8%	20%	75%	
Committee Mem.3	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	30%	20%	20%	8%	20%	98%	
Debris Tech	20%	20%	20%	5%	20%	85%	
Witt O'Brien's	20%	17%	19%	8%	20%	84%	
Committee Mem. 4	Past Performance	Qualifications/Experience	Approach	Technical Approach	Fee Schedule		
FIRM	30%	20%	20%	10%	20%	Total	RANK
Goodyn Mills Caywood	30%	20%	20%	10%	20%	100%	
Debris Tech	25%	20%	20%	10%	20%	95%	
Witt O'Brien's	25%	20%	15%	10%	20%	90%	



City of Newnan, Georgia - Mayor and Council

Date: April 27, 2021

Agenda Item: Consideration of Building Inspection Services Contract

Prepared By: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider and award a Building Inspection Services contract to a qualified firm.

Background: At 12:05am on Friday, March 26, 2021 an EF4 tornado, carrying 170 mph winds, struck the City of Newnan resulting in an unprecedented and extraordinary emergency. With unknown personal injuries, damage to countless structures, loss of transportation facilities and various other public facilities, the Mayor, in his capacity as the chief elected official, declared the event an emergency. The Mayor's declaration, which provides for immediate corrective actions to protect the public's health, welfare and safety, enabled senior staff to begin the critical process of event assessment and management. The public emergency, as described herein, required the City of Newnan to act promptly.

In response to the March 26, 2021 event, and under the local Emergency Declaration, the City of Newnan executed thirty-day contracts for the following services:

1. Emergency Debris Monitoring
2. Emergency Debris Removal and Disposal
3. Emergency Building Inspection Services

It is important to note that the City executed the emergency contracts with the understanding that the size and scope of debris removal and disposal easily exceeded the City's standard capability. The use of additional service providers enabled the City of Newnan to begin managing the event and restoring certain public facilities.

City staff, in following adopted procurement guidelines, prepared and released a Request for Proposals (RFP) for Building Inspection Services on April 7, 2021.

The City of Newnan received proposals on Thursday, April 22, 2021.

The City of Newnan received proposals from the following firms:

Bureau Veritas North America, Inc.
3385 Martin Farm Road
Suwanee, Georgia 30024

Charles Abbott Associates, Inc.
100 Hartsfield Centre Parkway, Suite 500
Atlanta, Georgia 30354

Community Solutions By Design
2386 Clower Street SW
Building E-202
Snellville, Georgia 30078

SAFEbuilt
220 Greencastle Road, Suite A
Tyrone, Georgia 30290

The recommendation herein is primarily based upon the following elements:

1. Price of bid
2. Quality of the proposal
3. Prior business experience with the bidder
4. Ability of the bidder to fulfill contract and specifications
5. Reputation of bidder and service to other local municipalities/clients
6. Responsiveness to specifications and special terms and conditions set forth in this Request for Proposal and attachments

Please note that the firm's fee proposal, while an important factor, is not the sole determining selection element.

Funding: General Fund/Federal Emergency Management Agency Public Assistance

Attachment:

1. Bid Tabulation

Recommendation: City Staff, in considering the factors listed in the RFP, recommends that the Newnan City Council consider entering into a contract with Charles Abbott Associates, Inc. to provide building inspection services.

Previous Discussion with Council: Newnan City Council has received numerous updates related to the City's response to the March 26, 2021 event.

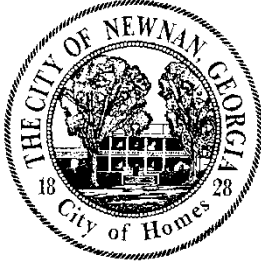


City of Newnan, Georgia

SEALED PROPOSALS: Inspection Services Thursday, April 22, 2021 – 10:00 A.M.

PROPOSER	RECEIVED	PROPOSAL FORM
Charles Abbott Associates	✓	✓
SafeBuilt	✓	✓
Bureau Veritas North America	✓	✓
Community Solutions By Designs	✓	✓

BIDS OPENED BY:



City of Newnan, Georgia - Mayor and Council

Date: April 19, 2021

Agenda Item: Consideration of Certain City-Sponsored Events to Exercise Ordinance Amendment to Chapter 3, Alcoholic Beverages

Prepared by: Jesse Branch, Main Street Newnan Special Events Coordinator

Purpose: Newnan City Council may consider allowing for the possession and consumption of alcoholic beverages on public streets and sidewalks located within a defined location with the Downtown Development Authority District during the following events and in accordance with the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages:

- **Summer NewnaNights – Thursday, June 10, 2021, Thursday, July 8, 2021, & Thursday, August 12, 2021**
- **Summer Wined Up – Friday, June 18, 2021**
- **Newnan Cultural Arts Commission Summer Concert Series – Saturday, June 26, 2021, Saturday, July 24, 2021, Friday, August 20, 2021, & Saturday, September 11, 2021**

Background: In accordance with the amended Code of Ordinances, Chapter 3, Alcoholic Beverages, Section 3-27 (b), City Staff is providing a map of a defined location for the possession and consumption of alcoholic beverages beginning 30 minutes prior to the beginning of the event, during the event, and up to 30 minutes after the end of the event.

Funding: N/A

Recommendation: City Staff, on behalf of the Newnan Downtown Development Authority, recommends approval of the request to exercise the Code of Ordinances of the City of Newnan, Chapter 3, Alcoholic Beverages, as amended, to allow for the possession and consumption of alcoholic beverages on public streets and sidewalks during city-sponsored events in a defined location within the Downtown Development Authority District.

- A request to allow for possession and open consumption for city-sponsored event series Summer NewnaNIGHTS on:
 - Thursday, June 10, 2021,
 - Thursday, July 8, 2021, &
 - Thursday, August 12, 2021in Greenville Street Park. *(Please see Attachment A).*
- A request to allow for possession and open consumption for city-sponsored events:
 - Summer Wined Up – Friday, June 18, 2021

In the area bounded by: Wesley St, Jefferson St, Madison St, Perry St, Spring St, Brown St, Madison St, Jackson St. *(Please see Attachment B).*

- A request to allow for possession and open consumption for city-sponsored event series Newnan Cultural Arts Commission Summer Concert Series on:
 - Saturday, June 26, 2021,
 - Saturday, July 24, 2021,
 - Friday, August 20, 2021, &
 - Saturday, September 11, 2021in Greenville Street Park. *(Please see Attachment A).*

Attachments:

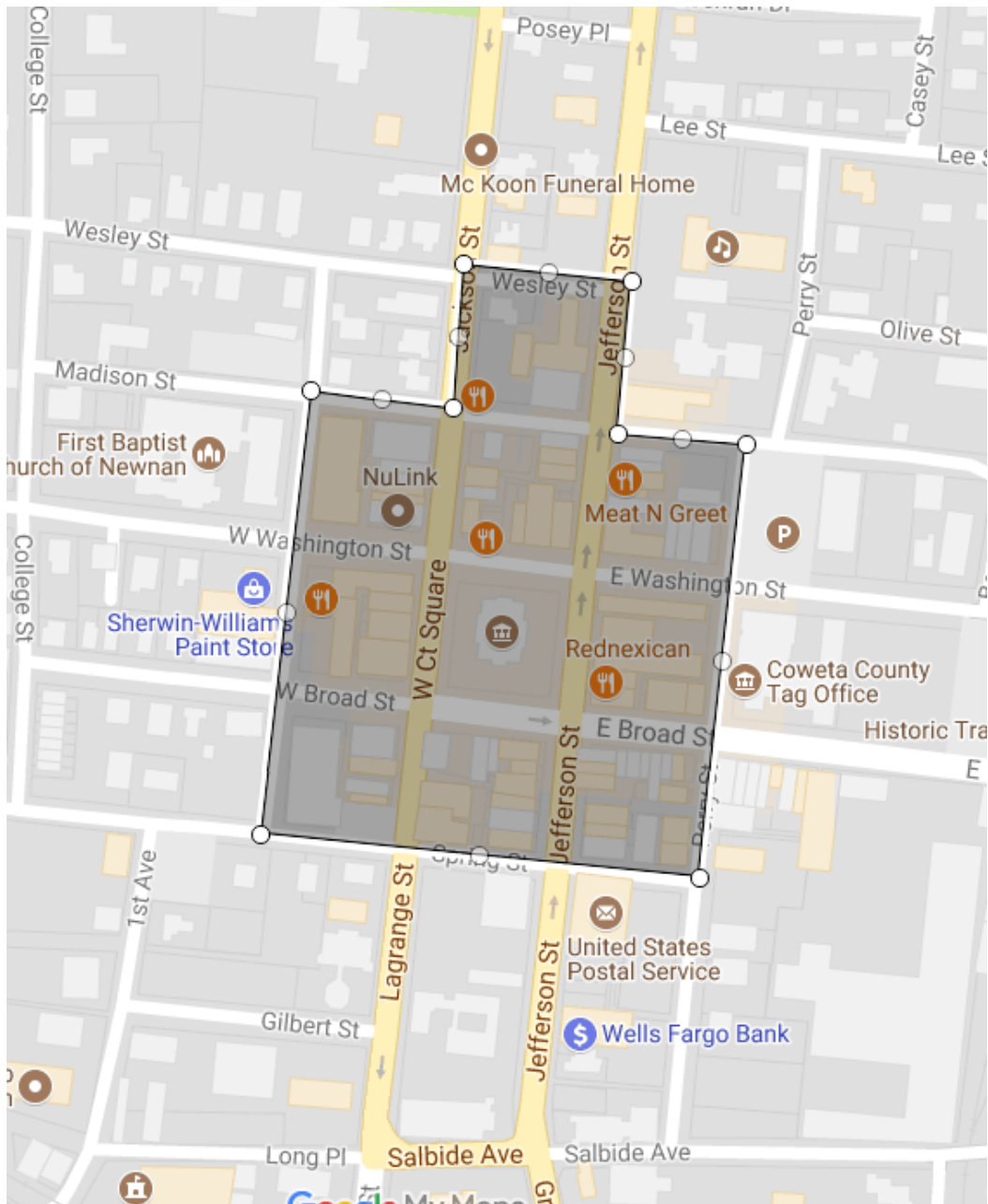
1. Proposed map for SummerNewnanights (Attachment A), and
2. Proposed map for all events within the current open container district (Attachment B).

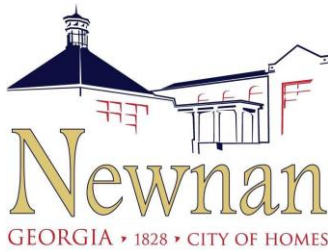
Previous Discussions with Council: Newnan City Council adopted an Ordinance to Amend Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Newnan, Georgia at the March 28, 2017 meeting.

Attachment A:



Attachment B:





Mr. Cleatus Phillips
City Manager
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

April 19, 2021

Dear Mr. Phillips,

Please accept this letter as a formal request to place the following agenda item on the Newnan City Council's April 27, 2021 Meeting Agenda:

I. Permission to close streets for the following Main Street Newnan events:

- **Fourth of July Parade – Sunday, July 4, 2021**

The Parade will begin at Veteran's Memorial Park along Temple Avenue at 4:00 pm, travel south along Jackson/LaGrange Street, and will end at the intersection of LaGrange Street and Long Pl/Salbide Avenue. The event will conclude by 5:00 pm.

II. Permission to use downtown sidewalks for the following Main Street Newnan events:

- **The Coweta County Farmer's Market**

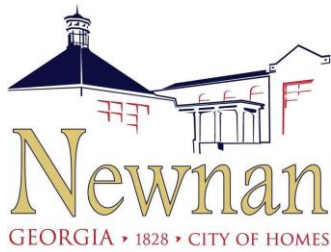
June 9, 2021 - October 13, 2021. The event takes place weekly on Wednesdays from 9:00am-1:00pm. Sidewalks located along the interior portion of South Court Square.

- **Summer Wined Up – Friday, June 18, 2021**

Use of downtown sidewalks at various participating locations between 5:00pm and 9:00pm.

Please contact me if you require additional information.

Thank you for your continued support of the Business Development Department and the Main Street Newnan program



Business Development Department

Jesse Branch, Main Street Special Events Coordinator

Best Regards,

Jesse Branch

Special Events Coordinator

City of Newnan

770-253-8283 (x1)

706-333-1433 (cell)

jbranch@cityofnewnan.org

Main Street Newnan

Business Development Department

6 First Avenue

Newnan, Georgia 30263

www.mainstreetnewnan.com



City of Newnan, Georgia - Mayor and Council

Date: April 27, 2021

Agenda Item: Public Hearing - Zoning Ordinance Text Amendment-Mixed Use Development District.

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To consider adopting a text amendment to the Zoning Ordinance, Article 6

Background: Council has been discussing and considering updates and revisions to the zoning ordinance section pertaining to the Mixed Use Development District, or MXD. The initial discussion germinated in 2020. Recently, on March 13, 2021, Council considered multiple text amendments with the MXD revisions being amongst those changes.

Staff will be compartmentalizing the text amendments over the course of the next 3 months with different public hearings focusing on smaller groupings of text amendments. The first of these hearings is to consider the changes in the MXD section of the zoning ordinance.

The goal for the MXD changes is to encourage compatible commercial development along with residential development. Highlights from the revisions would be that an MXD project must be built under a single ownership over the whole project; that an MXD project must contain distinct and different types of uses; that the MXD project includes a landscaping plan so that the correct types of plants and trees are planted and, that consideration is given to signage, noise and trash regulatory items.

Funding: N/A

Recommendation: Approve the text amendment to the Zoning Ordinance.

Previous Discussion with Council: December 28, 2020, March 10, 2020, February 25, 2020 and March 23, 2021

DIVISION II– MIXED USE DEVELOPMENT DISTRICT

Sec. 6-14. - Purpose.

(a) The MXD, Mixed Use District, is intended to:

(1). Accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including residential, on the ground floor and/or residential uses above non-residential uses.

(2). Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and

(3). Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.

(4). This zoning district is intended to provide for vertical and horizontal mixed uses. It is intended to integrate uses primarily within the same building or group of buildings. This may permit buildings and uses to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. In the MXD district smaller lots than might otherwise be under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic or aesthetic resources as well as the provision of site amenities such as plazas, parks, open space, walking trails, etc.

The MXD district is not intended to encourage greater density of development, nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments which enhance the surrounding area. MXD may also be utilized to foster the adaptive reuse of existing buildings. A minimum of two (2) different use categories is required for an MXD district.

Sec. 6-15. - Applicability.

- (a) The MXD District is a separate zoning district and shall follow the same amendment procedures as other zoning districts. Unless otherwise indicated in this Division, the land uses and development standards that are presented with the application for amendment shall, if approved, become the standards for the subject property and shall become a part of the zoning approval.
- (b) Any MXD District that was approved prior to the adoption of this Zoning Ordinance or amendments to the Ordinance shall continue to be developed under the provisions and conditions of zoning approval that applied at the time of rezoning.

Sec. 6-16 – General Requirements

- (1) MXD Developments shall be built as a single, comprehensive integrated design entity meaning that both residential and non-residential elements be included in the Master Concept Plan. If the development is proposed to be phased, the first phase should be sufficient to stand on its own as a mixed-use development.
- (2) The MXD project must be under single ownership or control when the project receives final approval. Should any part of the project be designed for ownership transfer, this shall be so stated in the application.
- (3) The management plan for the development must include language that ties subsequent owners of any part of the development to belong to a management entity overseeing the entire site. The entire MXD district shall be included within private deed covenants running with the land to assure the continuance of the planned development in accordance with the approved Master Concept Plan and development.
- (4) A mandatory homeowners association or similar entity shall be created that will be responsible for the upkeep and maintenance of all yards, common areas, including fencing, landscaping, amenities, and buffers.
- (5) Mixing requirements shall include a balance of a mixture of residential and pedestrian-friendly commercial uses. Potential noise, hours of operation, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
- (6) Mixture of residential uses in a project site. For the residential portion, a variety of residential housing types is encouraged to suite a variety of lifestyles, price points, life cycles and privacy between residential uses and other uses on the site is maximized.
- (7) Development must show compliance with all infrastructure requirements, including, but not limited to, utilities, pedestrian and vehicular access including parking spaces and calculations showing the appropriate number of parking spaces for the proposed types of uses has been provided. Infrastructure improvements must be compatible in design and function to those of surrounding and adjacent properties, unless improvements proposed by the applicant/developer are a clear improvement over the existing adjacent infrastructure or public elements.
- (8) Refuse storage containers shall be screened on all sides. Screening material shall be of the same finish material predominantly used on the principal buildings. Minimum height of any fence or wall for screening is 6 feet.
- (9) A complete Landscape plan, including the correct type of plants and trees are planted, especially along streets and sidewalks.
- (10) Open Space plan, with a minimum 15% of the site in open space.

- (11) Within the MXD district, there shall be no restriction on combining different categories of uses within the same building, other than those imposed by Building code, or other regulations.
- (12) Consideration should be given to locating general commercial and service uses in a concentrated area for maximum pedestrian convenience and easy accessibility. It is preferable that commercial uses maintain a street presence.
- (13) Outdoor storage is not permitted.

Sec. 6-17. - Application Procedures and Requirements.

(a) Development Summary Report Required.

Applications for rezoning to MXD shall require a written report that establishes the type, nature, size, intent and characteristics of the proposed development. At a minimum, the report shall include the following:

- (1) A complete listing and general description of every land use category proposed within the development, including total acreage of the MXD development, and the total amount of acreage and percentage devoted to each use category, as well as the total number of residential units by type and density, and Floor Area Ratio (FAR) of nonresidential uses. Common open space acreage is to be listed separately.
- (2) Individual areas of an MXD development are to be described as to their specific use and development standards, and keyed to the Master Concept Plan Map. Each area description must include the following subject matter, as relevant to the proposed character of development:
 - a. Principal and accessory uses proposed for the development. All uses not specifically included in the Development Summary Report, either in a general land use category or detailed for individual areas and approved by City Council are prohibited unless the application is subsequently amended in accordance with applicable procedures.
 - b. Gross acreage of the individual area and approximate acreages of separate land use or development areas, including common open space.
 - c. Intensity of development, such as:
 1. For residential uses: Density controls (units/acre) or minimum lot size, minimum lot area per dwelling unit, minimum lot width, minimum lot frontage, minimum floor area or residential dwelling unit sizes, and maximum total number of dwelling units by type, as applicable to the character of the development proposed.
 2. For mixed-use and nonresidential uses: Floor area ratio (FAR), dwelling unit sizes and total dwelling units, as applicable to the character of the development proposed.

- d. Principal building setbacks or build-to lines along all streets and property lines.
- e. Maximum building heights.
- f. Buffers, landscape strips and open space standards.
- g. Exceptions or variations from the sign, parking or street design requirements of this Ordinance or other city regulation, if any are being requested.
- h. An indication whether the internal streets will be public or private.
- i. A description of intended plans for the provision of utilities, including water, sewer, drainage facilities and street lighting, as applicable.
- j. For all streets and utilities not proposed for dedication to the public, provisions for the ownership and maintenance must be explained.
- k. Proposed restrictive covenants (for informational purposes only).
- l. Any other relevant or applicable standard or requirement for the individual area.
- m. Applications may include prospective front, side and rear elevation drawings of representative building types. These drawings shall indicate general architectural characteristics. If the MXD district is approved, general compliance with the architectural elevations shall be required.
- n. Residential and non-residential building permits must be obtained simultaneously.

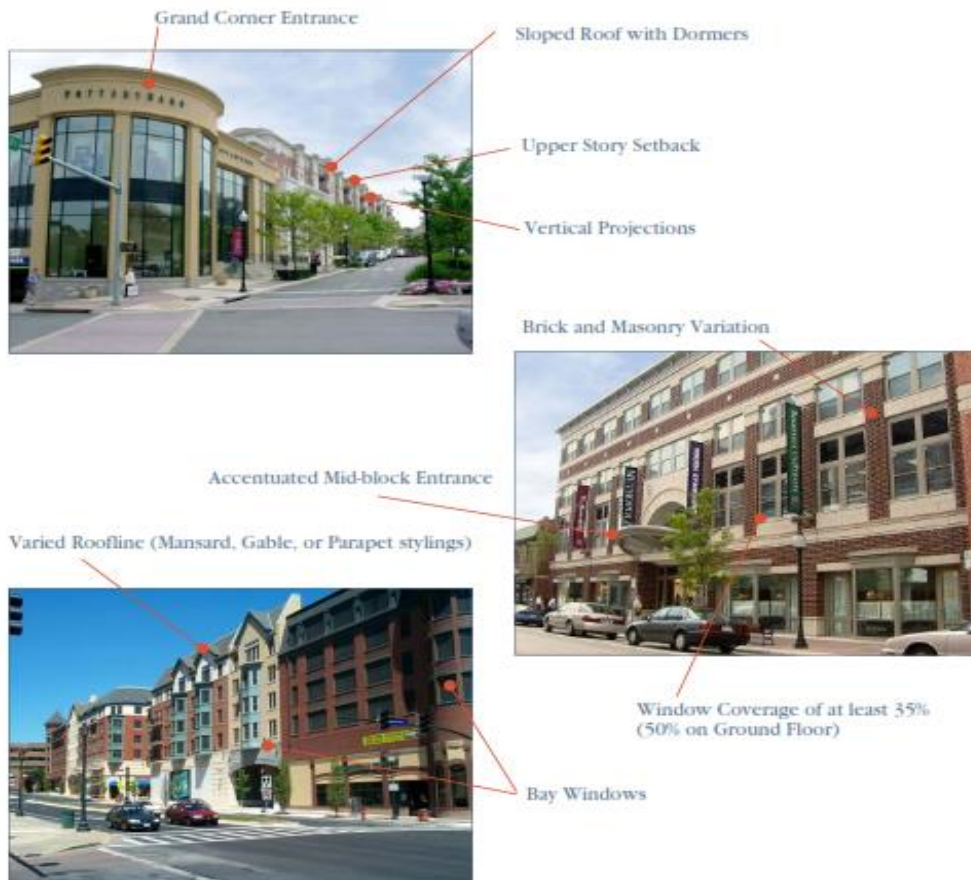
Sec. 6-18. - Master Concept Plan Required.

- (b) Applications for rezoning to the MXD District shall require a Master Concept Plan, including, at a minimum, those items listed below. The Planning and Zoning Director, Planning Commission and/or City Council may require, in addition, such other information, studies, plats, plans or architectural elevations deemed necessary to perform an adequate review of the proposed application.
- (c) Master Concept Plans shall be prepared by a professional engineer, architect, land surveyor, land planner or landscape architect, and his/her seal of registration or professional initials shall be indicated on such plans.
- (d) All Master Concept Plans required by this Section shall contain, at a minimum, the following information:
 - (1) Boundaries of the subject property based on the boundary descriptions or boundary survey submitted with the rezoning application.
 - (2) Title of the proposed development and the name, address and contact information of the property owner or their designated representative.
 - (3) The name, address and contact information of the architect, engineer or other designer of the proposed development.

- (4) Scale, date, north arrow, and general location map showing relationship of the site to the surrounding area, streets and/or natural features.
- (5) All existing streets within or adjacent to the property, including right-of-way and street pavement widths; location of existing buildings to be retained or removed; water courses and impoundments, wetlands and the limits of the 100-year flood plain; and other physical characteristics of the property relevant to the development proposal.
- (6) Common open space areas to be retained.
- (7) The general location of the proposed major street circulation system to be located within the development.
- (8) General approximate delineation of individual areas of the proposed development that differ by land use or development standards, keyed to a description for each area contained in the Development Summary Report prepared in accordance with this Section.

(9) Proposed building designs and architectural elements.

Examples of Good Building Design Practices



(e) Key Elements

(1) Diverse Mix of Uses

(2) Attractive Central Plaza



(3) Pedestrian-Friendly Building Design

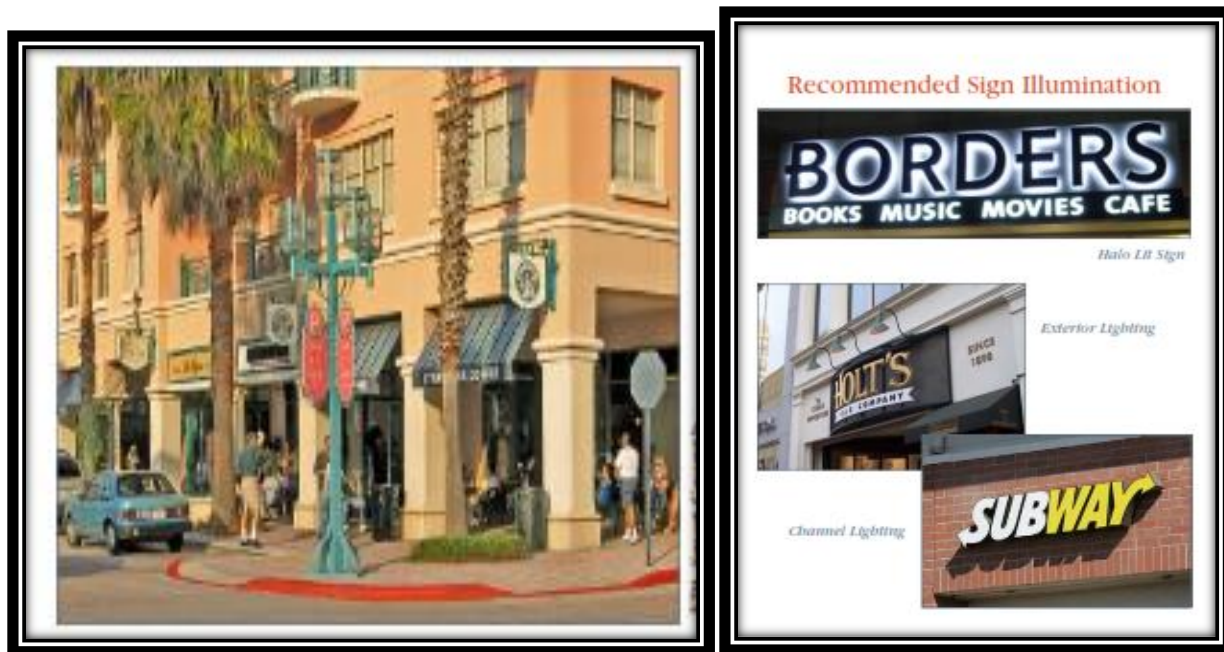


(4) Appropriately scaled height

(5) Distinctive



(f) Sign package



Sec. 6-19. - Review Standards for MXD Rezoning.

In considering and acting upon applications for rezoning to the Mixed Use Development District, in addition to the standards for rezoning consideration in the Procedures and Permits Article, the City Council may consider and base their recommendation and decision, respectively, on the following information:

- (a) Conformity with the intent and purpose of the MXD District.
- (b) Conformity with the Comprehensive Plan and, if located in the downtown area, the Newnan Livable Centers Initiative.
- (c) Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding development as shown on the Future Land Use Plan.
- (d) Quality of architectural, landscaping and site design.
- (e) Preservation of natural features.
- (f) Provision and type of open space and the provision of other amenities designed to benefit the general public.
- (g) Adequacy of utilities and other public works.
- (h) The Mayor and City Council for the City of Newnan may require changes or alterations in the master concept plan during the approval process in order to further promote the intent and standards of the MXD District.

Sec. 6-20. - Report and Concept Plan Establish MXD Uses and Requirements

- (a) The approved development summary report, master concept plan, and all other information, studies, plats, plans or architectural elevations submitted in the application, or required to be submitted by the City Council, shall establish the standards and minimum requirements for the subject property and shall become the conditions of zoning approval that apply to the subject property, regardless of changes in property ownership.
- (b) After rezoning is approved, development of the MXD zoned site or any portion of the site will require submission and approval of subdivision plats and site development plans, in accordance with the Site Development Plan requirements in the Procedures and Permits Article, as well as the City of Newnan Subdivision Regulations.

Sec. 6-21. - Revisions to Approved MXD Requirements.

- (a) Any changes that, in the opinion of the Planning and Zoning Director, result in a development of such intent and character that has not been conceptually approved by the City Council shall require additional approval in accordance with procedures established in the Procedures and Permits Article for a revision of conditions of rezoning approval.
 - (1) Such changes may be additions in the types of land uses, increases in square footage or density, decreases in lot sizes, changes in the location or dimensions of major streets, decreases in dwelling unit floor areas, major alterations in the land use patterns, or other substantial changes that are inconsistent with the summary report or the master concept plan approved for the MXD proposal.
 - (2) Minor changes may be approved by the Planning and Zoning Director prior to issuance of development or building permits.
- (b) As development of each portion of an MXD development proceeds, the Master Concept Plan map shall be updated to show each final subdivision plat as it is approved for recording, and each site development plan for a multifamily or nonresidential project upon its approval for a land disturbing activity permit. No certificates of occupancy will be issued within those areas until the Planning and Zoning Director has received the updated Master Concept Plan Map.

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, BY ADOPTING CERTAIN
TEXT AMENDMENTS TO THE CITY'S MIXED USE DEVELOPMENT
DISTRICT; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Zoning Ordinance with regard to certain regulations and requirements of the City's Mixed Use Development District adopted September 12, 2017, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Zoning Ordinance; 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 with regard to such text amendments; 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 fifteen (15) nor more than forty-five (45) days from the date of publication of notice, which public hearing was held on the 27th day of April, 2021; and

WHEREAS, after the above referenced public hearing, the City Council has determined that it would be in the best interest of the residents, property owners and citizens of the City of Newnan, Georgia to adopt certain text amendments to the City's Zoning Ordinance by deleting Division II Mixed Use Development District of Article 6, Master Planned Developments in its entirety and adopting Division II-Mixed Use Development District of Chapter 6, Master Planned Development of the City's Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Newnan, Georgia, and it is hereby ordained by authority of the same that the following amended text amendment to the City's Zoning Ordinance by deleting Division II Mixed Use Development District of Chapter 6, Master Planned Development be and adopting a new Division II, Mixed Use Development District of Chapter 6, Master Planned Development to read as follows:

DIVISION II – MIXED USE DEVELOPMENT DISTRICT

Sec. 6-14. – Purpose.

(a) The MXD, Mixed Use District, is intended to:

- (1). Accommodate mixed-use buildings with neighborhood-serving retail, service and other uses, including residential, on the ground floor and/or residential uses above non-residential uses.
- (2). Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and
- (3). Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.
- (4). This zoning district is intended to provide for vertical and horizontal mixed uses. It is intended to integrate uses primarily within the same building or group of buildings. This may permit buildings and uses to be clustered or arranged in an unconventional manner to maximize open space, create a pedestrian scale and other public benefits. In the MXD district smaller lots than might otherwise be under traditional zoning districts may be allowed; however, the purpose is not merely to allow smaller lots or reduce development requirements but to achieve other goals including the protection of sensitive environmental, historic or aesthetic resources as well as the provision of site amenities such as plazas, parks, open space, walking trails, etc.

The MXD district is not intended to encourage greater density of development, nor circumvent traditional zoning by separating uses into parcels or different project areas; rather, it is to facilitate compatible commercial and noncommercial uses and provide quality developments which enhance the surrounding area. MXD may also be utilized to foster the adaptive reuse of existing buildings. A minimum of two (2) different use categories is required for an MXD district.

Sec. 6-15. – Applicability.

(a) The MXD District is a separate zoning district and shall follow the same amendment procedures as other zoning districts. Unless otherwise indicated in this Division, the land uses and development standards that are presented with the application for amendment shall, if approved, become the standards for the subject property and shall become a part of the zoning approval.

(b) Any MXD District that was approved prior to the adoption of this Zoning Ordinance or amendments to the Ordinance shall continue to be developed under the provisions and conditions of zoning approval that applied at the time of rezoning.

Sec. 6-16 – General Requirements

- (1) MXD Developments shall be built as a single, comprehensive integrated design entity meaning that both residential and non-residential elements be included in the Master Concept Plan. If the development is proposed to be phased, the first phase should be sufficient to stand on its own as a mixed-use development.
- (2) The MXD project must be under single ownership or control when the project receives final approval. Should any part of the project be designed for ownership transfer, this shall be so stated in the application.
- (3) The management plan for the development shall include language that ties subsequent owners of any part of the development to belong to a management entity overseeing the entire site. The entire MXD district shall be included within private deed covenants running with the land to assure the continuance of the planned development in accordance with the approved Master Concept Plan and development.
- (4) A mandatory homeowners association or similar entity shall be created that will be responsible for the upkeep and maintenance of all yards, common areas, including fencing, landscaping, amenities, and buffers.
- (5) Mixing requirements shall include a balance of a mixture of residential and pedestrian-friendly commercial uses. Potential noise, hours of operation, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
- (6) Mixture of residential uses in a project site. For the residential portion, a variety of residential housing types is encouraged to suite a variety of lifestyles, price points, life cycles and privacy between residential uses and other uses on the site is maximized.
- (7) Development must show compliance with all infrastructure requirements, including, but not limited to, utilities, pedestrian and vehicular access including parking spaces and calculations showing the appropriate number of parking spaces for the proposed types of uses has been provided. Infrastructure improvements must be compatible in design and function to those of surrounding and adjacent properties, unless improvements proposed by the applicant/developer are a clear improvement over the existing adjacent infrastructure or public elements.
- (8) Refuse storage containers shall be screened on all sides. Screening material shall be of the same finish material predominantly used on the principal buildings. Minimum height of any fence or wall for screening is 6 feet.
- (9) A complete Landscape plan, including the correct type of plants and trees are planted, especially along streets and sidewalks.
- (10) Open Space plan, with a minimum 15% of the site in open space.

- (11) Within the MXD district, there shall be no restriction on combining different categories of uses within the same building, other than those imposed by Building code, or other regulations.
- (12) Consideration should be given to locating general commercial and service uses in a concentrated area for maximum pedestrian convenience and easy accessibility. It is preferable that commercial uses maintain a street presence.
- (13) Outdoor storage is not permitted.

Sec. 6-17. - Application Procedures and Requirements.

(a) Development Summary Report Required.

Applications for rezoning to MXD shall require a written report that establishes the type, nature, size, intent and characteristics of the proposed development. At a minimum, the report shall include the following:

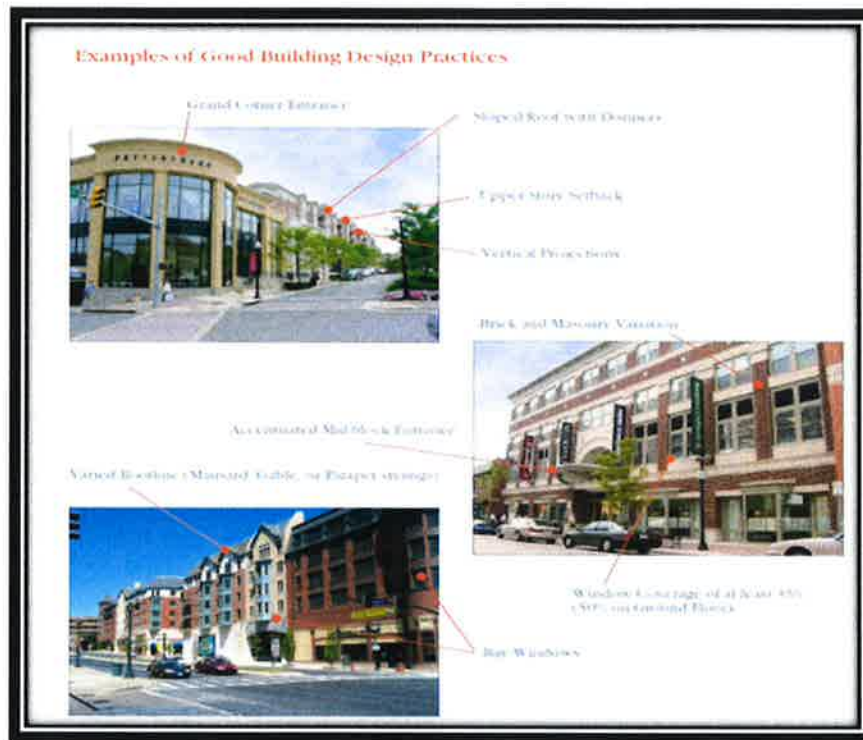
- (1) A complete listing and general description of every land use category proposed within the development, including total acreage of the MXD development, and the total amount of acreage and percentage devoted to each use category, as well as the total number of residential units by type and density, and Floor Area Ratio (FAR) of nonresidential uses. Common open space acreage is to be listed separately.
- (2) Individual areas of an MXD development are to be described as to their specific use and development standards, and keyed to the Master Concept Plan Map. Each area description must include the following subject matter, as relevant to the proposed character of development:
 - (a) Principal and accessory uses proposed for the development. All uses not specifically included in the Development Summary Report, either in a general land use category or detailed for individual areas and approved by City Council are prohibited unless the application is subsequently amended in accordance with applicable procedures.
 - (b) Gross acreage of the individual area and approximate acreages of separate land use or development areas, including common open space.
 - (c) Intensity of development, such as:
 - 1. For residential uses: Density controls (units/acre) or minimum lot size, minimum lot area per dwelling unit, minimum lot width, minimum lot frontage, minimum floor area or residential dwelling unit sizes, and maximum total number of dwelling units by type, as applicable to the character of the development proposed.

2. For mixed-use and nonresidential uses: Floor area ratio (FAR), dwelling unit sizes and total dwelling units, as applicable to the character of the development proposed.
- (d) Principal building setbacks or build-to lines along all streets and property lines.
 - (e) Maximum building heights.
 - (f) Buffers, landscape strips and open space standards.
 - (g) Exceptions or variations from the sign, parking or street design requirements of this Ordinance or other city regulation, if any are being requested.
 - (h) An indication whether the internal streets will be public or private.
 - (i) A description of intended plans for the provision of utilities, including water, sewer, drainage facilities and street lighting, as applicable.
 - (j) For all streets and utilities not proposed for dedication to the public, provisions for the ownership and maintenance must be explained.
 - (k) Proposed restrictive covenants (for informational purposes only).
 - (l) Any other relevant or applicable standard or requirement for the individual area.
 - (m) Applications may include prospective front, side and rear elevation drawings of representative building types. These drawings shall indicate general architectural characteristics. If the MXD district is approved, general compliance with the architectural elevations shall be required.
 - (n) Residential and non-residential building permits must be obtained simultaneously.

Sec. 6-18. - Master Concept Plan Required.

- (b) Applications for rezoning to the MXD District shall require a Master Concept Plan, including, at a minimum, those items listed below. The Planning and Zoning Director, Planning Commission and/or City Council may require, in addition, such other information, studies, plats, plans or architectural elevations deemed necessary to perform an adequate review of the proposed application.
- (c) Master Concept Plans shall be prepared by a professional engineer, architect, land surveyor, land planner or landscape architect, and his/her seal of registration or professional initials shall be indicated on such plans.
- (d) All Master Concept Plans required by this Section shall contain, at a minimum, the following information:
 - 1. Boundaries of the subject property based on the boundary descriptions or boundary survey submitted with the rezoning application.
 - 2. Title of the proposed development and the name, address and contact information of the property owner or their designated representative.
 - 3. The name, address and contact information of the architect, engineer or other designer of the proposed development.
 - 4. Scale, date, north arrow, and general location map showing relationship of the site to the surrounding area, streets and/or natural features.
 - 5. All existing streets within or adjacent to the property, including right-of-way and street pavement widths; location of existing buildings to be retained or removed; water courses and impoundments, wetlands and the limits of the 100-year flood plain; and other physical characteristics of the property relevant to the development proposal.
 - 6. Common open space areas to be retained.
 - 7. The general location of the proposed major street circulation system to be located within the development.
 - 8. General approximate delineation of individual areas of the proposed development that differ by land use or development standards, keyed to a description for each area contained in the Development Summary Report prepared in accordance with this Section.

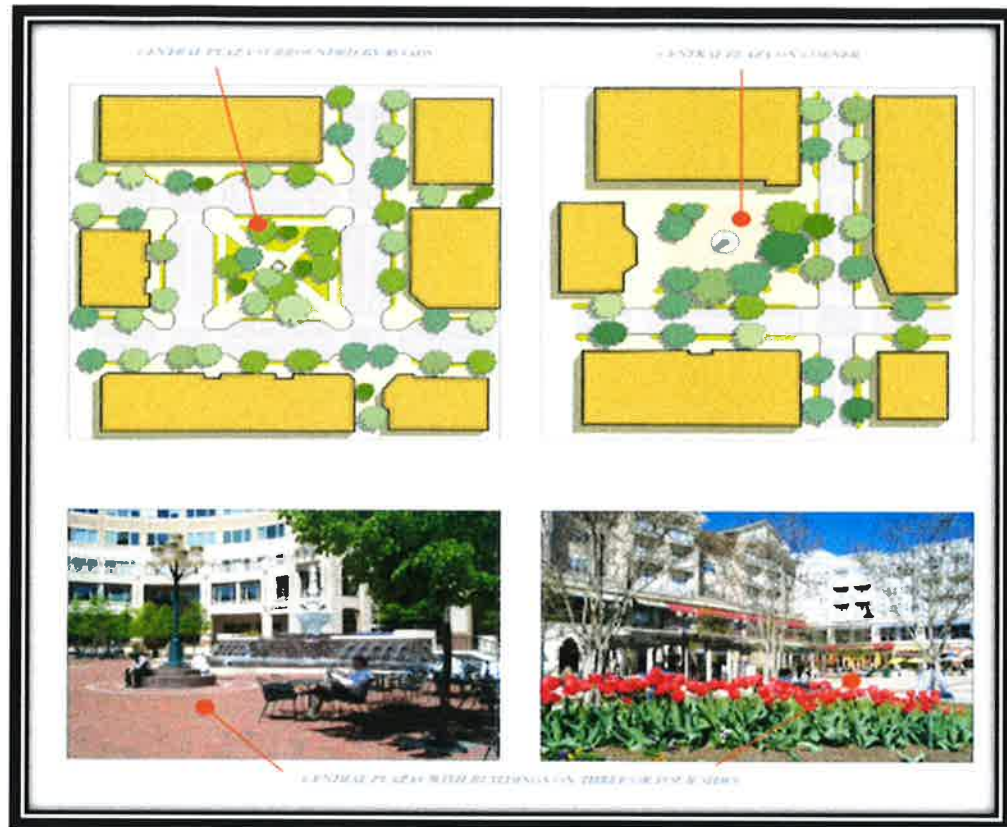
9. Proposed building designs and architectural elements.



(e) Key Elements

(1) Diverse Mix of Uses

(2) Attractive Central Plaza



(3) Pedestrian-Friendly Building Design



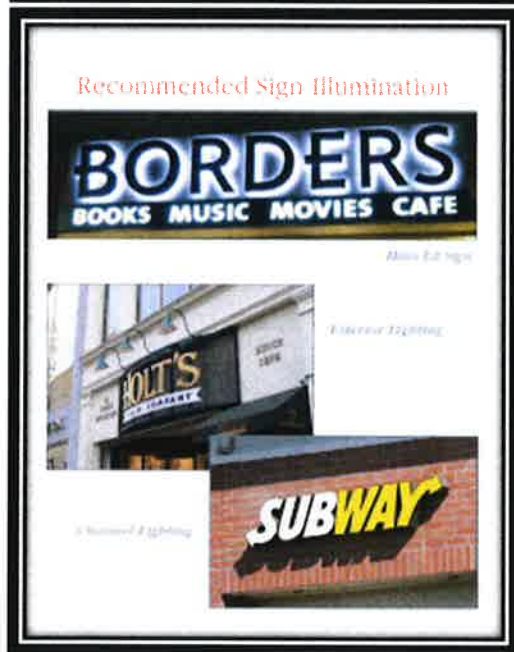
(4) Appropriately scaled height

(5) Distinctive





(f) Sign package



Sec. 6-19. - Review Standards for MXD Rezoning.

In considering and acting upon applications for rezoning to the Mixed Use Development District, in addition to the standards for rezoning consideration in the Procedures and Permits Article, the City

Council may consider and base their recommendation and decision, respectively, on the following information:

- (a) Conformity with the intent and purpose of the MXD District.
- (b) Conformity with the Comprehensive Plan and, if located in the downtown area, the Newnan Livable Centers Initiative.
- (c) Compatibility with adjacent land uses. The uses proposed will not be detrimental to present surrounding uses and potential surrounding development as shown on the Future Land Use Plan.
- (d) Quality of architectural, landscaping and site design.
- (e) Preservation of natural features.
- (f) Provision and type of open space and the provision of other amenities designed to benefit the general public.
- (g) Adequacy of utilities and other public works.
- (h) The Mayor and City Council for the City of Newnan may require changes or alterations in the master concept plan during the approval process in order to further promote the intent and standards of the MXD District.

Sec. 6-20. - Report and Concept Plan Establish MXD Uses and Requirements

- (a) The approved development summary report, master concept plan, and all other information, studies, plats, plans or architectural elevations submitted in the application, or required to be submitted by the City Council, shall establish the standards and minimum requirements for the subject property and shall become the conditions of zoning approval that apply to the subject property, regardless of changes in property ownership.
- (b) After rezoning is approved, development of the MXD zoned site or any portion of the site will require submission and approval of subdivision plats and site development plans, in accordance with the Site Development Plan requirements in the Procedures and Permits Article, as well as the City of Newnan Subdivision Regulations.

Sec. 6-21. - Revisions to Approved MXD Requirements.

- (a) Any changes that, in the opinion of the Planning and Zoning Director, result in a development of such intent and character that has not been conceptually approved by the City Council shall require additional

approval in accordance with procedures established in the Procedures and Permits Article for a revision of conditions of rezoning approval.

1. Such changes may be additions in the types of land uses, increases in square footage or density, decreases in lot sizes, changes in the location or dimensions of major streets, decreases in dwelling unit floor areas, major alterations in the land use patterns, or other substantial changes that are inconsistent with the summary report or the master concept plan approved for the MXD proposal.
 2. Minor changes may be approved by the Planning and Zoning Director prior to issuance of development or building permits.
- (b) As development of each portion of an MXD development proceeds, the Master Concept Plan map shall be updated to show each final subdivision plat as it is approved for recording, and each site development plan for a multifamily or nonresidential project upon its approval for a land disturbing activity permit. No certificates of occupancy will be issued within those areas until the Planning and Zoning Director has received the updated Master Concept Plan Map.

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 _____ day of _____, 2021 in regular session assembled.

ATTEST:

L. Keith Brady, Mayor

Megan Shea, City Clerk

Rhodes H. Shell, Mayor Pro-Tem

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia – Mayor and City Council

Date: April 27, 2021

Agenda Item: Rezoning Request – RZ2021-02
35.49± acres located on Newnan Crossing Bypass (A
Portion of Tax Parcel # 087 5011 003) from RS-15 to
RMH

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

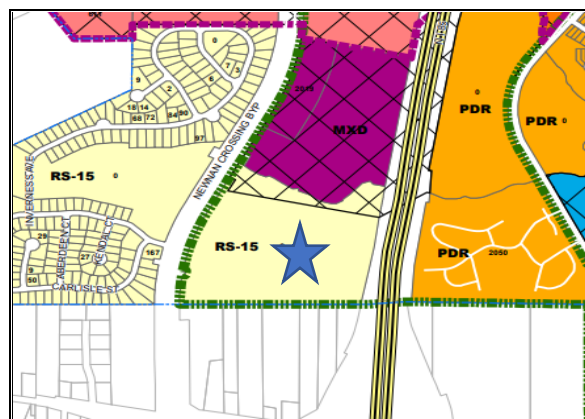
George Rosenzweig (representing)
Newnan Leasing Associates II, LLP
2905 Northwest Blvd., Suite 150
Plymouth, MN 55441

Newnan Leasing Associates II, LLP is an affiliate of Dominion Acquisitions, LLC, a national developer of multifamily housing. Dominion has over \$3 billion in owned properties and manages more than 30,000 apartments in 19 states. They are the 4th largest provider of affordable housing and have been in business for over 45 years.

Dominium applied for and received a rezoning for the property just north of The Springs in 2020. The development will consist of 202 tax credit senior apartments. Civil plans for the site have been approved and it is anticipated that construction will begin in the near future.

SITE INFORMATION:

The site consists of 35.49± acres located on Newnan Crossing Bypass. It is a portion of tax parcel ID number is 087 5011 003. The tract is located between Newnan Crossing Bypass and Interstate 85.



The site is currently vacant and zoned RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density). It is located just south of the Springs Apartments and across from the southern entrance to Lakeshore Subdivision.

There are several site constraints which impact the amount of land available for development including a power easement, a stream running along the northern property line, steep slopes, and designated floodplain. In addition, the property is bordered on two sides by streets which require greater setbacks. The proposed site plan has been included as part of the application to show the layout of the buildings as well as the buffers and setbacks that will be required for the site.

OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 35.49± acres located on Newnan Crossing Bypass. The property is currently zoned RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density) and the applicant is requesting RMH (Residential Multiple-Family Dwelling – Higher Density District) for the construction of 396 affordable apartment units. RMH allows 12 dwelling units per acre. The proposed development shows a site density of 11.16 units per acre.



The development will consist of 396 affordable tax credit apartments housed in 12 buildings designed around a 302' by 242' Central Park that will host neighborhood events. Amenities will include two playgrounds, a club house, a pool, a dog park, a picnic area, and access to a nearby walking trail. The targeted unit mix is 76 one-bedroom (20%), 190 two-bedroom (48%) and 130 three-bedroom (32%) units. The applicant has indicated that the unit sizes will be 745 square feet for one-bedroom, 952 for a two-bedroom, and 1,235 for three bedrooms. The City's Zoning Ordinance requires the following: 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.

The applicant states that the “residents of the new Dominion employee housing community will earn on average up to 60% of area median income (between \$35,000 and \$50,000 per year)”. Since the rent is based on income, 2020 rents would range from \$465 per month to \$1,085 per

month for a one-bedroom unit with utilities, \$558 to \$1,303 per month for two-bedroom units, and \$645 to \$1,505 for three-bedroom units.

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 subject tract is surrounded by residential zoning designations. The residential portion of the MXD zoned tract abuts it to the north, while large lot tracts zoned RC in the County border it to the south. Across the bypass is an RS-15 zoned single-family subdivision and across I-85 is a PDR zoned apartment complex. Two of the existing developments are the same use (apartments) and the County has indicated that the parcels to the south, while currently housing single-family homes, have been identified as future commercial. In fact, the three tracts closest to the I-85 on-ramp are currently seeking a rezoning for self-storage units.

Since there is a single-family residential development across the bypass, two existing apartment complexes nearby, being bound to the east and west by the bypass and I-85 and the future development that is proposed for the adjacent tracts to the south, higher density residential development would be a suitable use. However, higher doesn't strictly refer to apartment developments. Cottages, townhomes and other uses referred to as the 'missing middle' in the housing study would fall into this category.

Staff Assessment – PROPOSED USE IS SUITABLE FOR THE ZONING AND DEVELOPMENT IN THE AREA ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The greatest impact resulting from the rezoning would be additional traffic. The development is expected to generate roughly 2,899 additional trips per day and the traffic study confirms a need for traffic mitigation measures, including a signal at Lakeshore Parkway. If the rezoning is approved, staff would recommend the installation of all warranted traffic mitigation measures approved by the City Engineer as a condition of zoning.

Staff Assessment – ADVERSE AFFECT IS MINIMAL WITH INSTALLATION OF APPROPRIATE TRAFFIC MITIGATION MEASURES ✓

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned for single-family residential development. However, the future land use map shows it as clean industrial and it has sat vacant with the RS-15 zoning designation for over twenty years. In addition, the County future development map shows the adjacent property to the south as a commercial corridor. If a residential subdivision was built, it would be sandwiched between two major roads and abut an apartment complex to the north and commercial property to the south that is currently seeking rezoning for self-storage units. In addition, the applicant has provided a letter from Hovey & Associates, Inc. stating that the land is not viable for development as currently zoned due to the environmental constraints and

anticipated cost of the land. A copy of that letter has been provided as an attachment to this report.

While it may be argued that the RS-15 zoning has proven difficult to utilize due to reasons stated above, that does not necessarily mean that RMH and apartment are the only suitable landuse options for this location.

Staff Assessment – PROPERTY WILL PROBABLY NOT 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 are as follows:

Police: Police Chief Meadows has indicated that the 396-unit multifamily development will result in an additional 205 calls per year. Comparable complexes had the following call times: Newnan Promenade 98 calls per year; Stillwood apartments 219 per year; Newnan Crossing Apartments 459 per year. Data was also shown for The Springs, but staff did not include that figure since the development was being constructed during the two-year time frame. The Chief adds that they are able to service the development, but it may have a slight impact on response time. A copy of the Chief's letter has been provided as an attachment to the CIA.

Fire: Chief Stephen Brown indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of his letter has been provided as an attachment to the CIA.

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 CIA.

Engineering:

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically

possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.

4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.
5. This site is located within the Stillwood Creek watershed drainage basin and stormwater management shall comply with the conditions set forth in the **Stillwood Creek Watershed Drainage Policy** as Section 10-169 of the **Post-Development Stormwater Management Ordinance** for the City of Newnan.

Transportation:

1. ADA compliant sidewalks, 6 feet in width, shall be provided along the public Right of Way for Newnan Crossing Bypass, to connect to existing sidewalk adjacent to the parcel to the north. 5 foot sidewalks shall be provided throughout the proposed development and shall connect to the sidewalks in the Right of Way for Newnan Crossing Bypass.
2. Traffic impact study required. A traffic impact study shall propose mitigation for any negative impact to the level of service (LOS) at the intersection of Newnan Crossing Bypass with Lower Fayetteville Road, resulting from the traffic generated by the proposed development. The criteria for trip generation shall be derived from the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE); Land Use 223, Mid-Rise Apartment.
3. The primary driveway for the development shall line up with existing road, Lakeshore Parkway, at an existing median break. Dedicated left and right turn lanes shall be provided and designed in accordance with design standards for the Georgia Department of Transportation (GDOT). Pavement markings shall be designed in accordance with the GDOT and the Manual on Uniform Traffic Control Devices (MUTCD).
4. A secondary driveway shall be Right In/ Right Out, designed in accordance with standards for the GDOT, and shall include a dedicated right turn lane with raised island.
5. A warrant study shall be provided to determine the need for a traffic signal at the location of the primary driveway serving the development. The developer shall bear the cost for a traffic signal, if warranted, and the signal shall incorporate video detection (Gridsmart). The signal installation shall comply with the MUTCD, GDOT standards and details, GDOT standard specifications, and the National Electric Code (NEC).
6. The developer shall provide and install street lighting along Newnan Crossing Bypass, adjacent to the parcel, in accordance with the lighting standards for a multi-lane urban corridor for the electric provider for the development.

Coweta County Schools: Ronnie Cheek, Operations Director for the Coweta County School System indicated that many of the schools serving the district are currently at or near capacity and therefore, serving the needs of the proposed development may present challenges. He asked that advance notice be provided to the school system as well as a building schedule.

In terms of number of projected number of students, the average household in Coweta County based on census data from 2018 had 1.45 children under the age of 18. This would mean an estimated 574 additional students for the Coweta County School System at build out.

Tax Revenue: Per the CIA, the subject property is part of a larger 61-acre tract that currently has an assessed value of \$4,639,967. They estimate that the fair market value of the subject property is 57.8% of the total or \$1,072,760. They indicate that the assessed value would increase to \$15.6 million with the proposed improvements. The following table shows the estimated change in tax revenues for the County, City and School System:

ESTIMATED CHANGE IN ANNUAL PROPERTY TAX REVENUE				
ENTITY	MILLAGE RATE	EXISTING TAXES BASED ON FAIR MARKET VALUE OF \$2,811,820 (57.8% of \$4,639,967)	EXPECTED TAXES BASED ON IMPROVED FAIR MARKET VALUE (\$39,000,000)	ADDITIONAL PROPERTY TAX
Assessed Value		\$1,072,760	\$15,600,000	
County	7.63	\$8,185	\$119,028	\$110,843
School	18.59	\$19,943	\$290,004	\$270,061
City	4	\$4,291	\$62,400	\$58,109
TOTAL	30.22	\$32,419	\$471,432	\$439,013

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 \$1,043,884.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development and the traffic issues can be mitigated through measures approved by the City Engineer.

Staff Assessment – PROJECT WILL HAVE IMPACT ESPECIALLY FOR TRAFFIC AND SCHOOLS, 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 clean industrial. Newnan defines this category as “areas that provide sites for clean-based industries (as opposed to the more traditional industrial areas) and supporting, nonresidential land uses that complement industrial uses or require an industrial environment.”

While the applicant points out that the City does not have a “clean industrial” zoning designation specified in its ordinance, there are clean industrial uses that could be built on this site and provide jobs for the existing residents. The creek and transmission line would provide a buffer from the clean industrial use for the apartments to the north and the properties to the south are seeking rezoning for self-storage units. Since the future land use map already identifies this

tract as future clean industrial, Council has already deemed it an appropriate use across from Lakeshore subdivision.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE CLEAN INDUSTRIAL ❌

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The RMH (Residential Multiple-Family Dwelling – Higher Density District) is intended to provide for higher density multiple-family dwellings which may have a relatively intense concentration of dwelling units served by large open spaces consisting of common areas and recreation facilities; thereby resulting in medium gross densities. New RMH districts are most appropriately located adjacent to existing RMH districts, in areas in transition between denser residential neighborhoods and commercial development, or in areas where the future land use map indicates would be appropriate for high density residential uses.

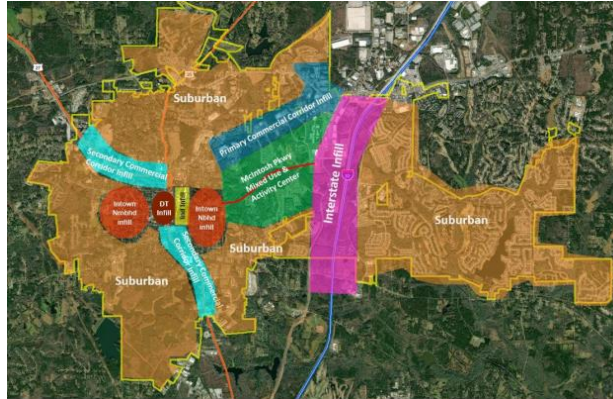
Apartments are one of the stated uses of the land and are permitted in the RMH zoning district. In terms of location, the request would meet the intended parameters as the concept shows an intense concentration of dwelling units with large open spaces that include common areas and recreational facilities. All permitted uses in the RMH zoning district, ie cottages, townhomes, duplexes, etc, would also be consistent with this analysis.

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 and is currently undertaking that same process. Part of the update will be a reevaluation of the future land use map and the City's housing needs.

In 2019, the Bleakly Advisory Group completed a residential market analysis and provided strategic recommendations. The study indicated that there were two main housing products that had been delivered since 2000. Those were single-family homes (53%) and large garden apartments (34%). In fact, one of the key findings was that "Newnan's housing market is largely channeled into just two property types: single-family homes and large garden-style apartments, leaving other housing demand sectors unmet".

Since the study was completed, the City has approved an additional 4 large apartment complexes; three of which are within the study's identified "interstate infill" area (see below) where the subject property is located. While large scale apartments were one of the identified uses for this area, the study suggests "mixed-use development, combining higher-density housing, commercial services and retail, and offices should be encouraged when possible". Currently, for the land south of Lower Fayetteville Road, the only mixture of uses has been the MXD development that was approved for The Springs site and that commercial component has yet to be constructed.



In addition, Newnan, like many other cities, has a lack of housing stock that falls between apartments and single-family homes. Known as the “missing middle”, the housing study advocates for the regulations to be reviewed to remove obstacles that restrict or inhibit these types of uses. Examples include duplexes, triplexes, cottage homes and other small-scale residential development. Therefore, while the Comprehensive Plan does promote affordable housing, there other housing products that could address that need and other areas where this type of development could be located.

Staff Assessment – CONDITIONS HAVE CHANGED, BUT NOT NECESSARILY TO THE POINT OF SUPPORTING THE PROPOSED USE FOR THIS PARTICULAR TRACT ✖

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

As with all growing municipalities, there is a need to provide housing opportunities for individuals who do not desire or cannot afford home ownership. This need increases as more retail and service providers locate within the Newnan area bringing more moderate paying jobs and as our population continues to age. Diversification of the types of housing units being delivered provides an opportunity for all residents to find a housing product that they desire and can afford.

The housing study has indicated that while Newnan does not currently have an affordable and workforce housing crisis, it is headed in that direction. This apartment complex would provide affordable housing, but the question is, where should those units be located. As stated previously, the City has already approved three large apartment complexes in the interstate infill corridor area since 2019. So, while there is a need for affordable housing, does Council want to see these large apartment complexes concentrated in this particular corridor or are there other areas within the City where they would like to see them developed.

Staff Assessment – THE PROPOSED USE AS AFFORDABLE MULTI-FAMILY HOUSING WOULD REFLECT A REASONABLE BALANCE, BUT THE QUESTION IS WHETHER THIS IS THE APPROPRIATE LOCATION FOR THE ADDITIONAL UNITS - ✔

SUMMARY OF STAFF FINDINGS:

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

OPTIONS:

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

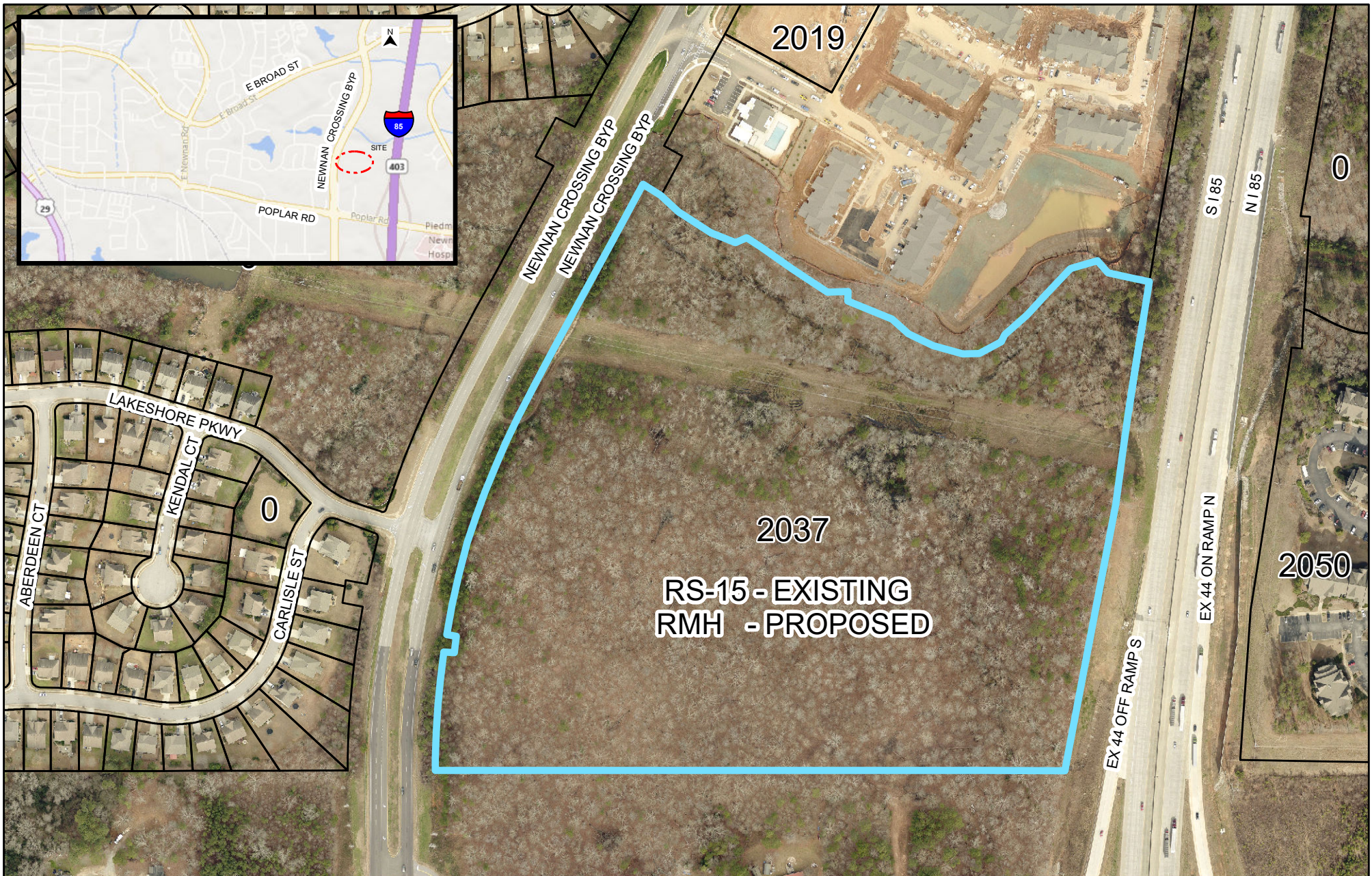
RECOMMENDATION:

The Planning Commission at their March 9, 2021 meeting held a public hearing regarding the request and voted 3-2 to recommend approval with the following conditions:

- The project will be consistent with the plan, density, project data, amenities and architectural details as provided as part of the application.
- The developer will install all traffic mitigation measures as determined by a traffic study and approved by the City Engineer.
- The developer shall provide and install street lighting along Newnan Crossing Bypass, adjacent to the parcel, in accordance with the lighting standards for a multi-lane urban corridor for the electric provider for the development.
- The developer shall reapply after the conclusion of 15 years to extend the period of affordability requirements for an additional 15-year term.

ATTACHMENTS: Application for Rezoning
 Location Map
 Community Impact Assessment
 Traffic Study
 Letter from David Hovey

PREVIOUS DISCUSSIONS WITH COUNCIL: February 23, 2021



CITY OF NEWNAN | Project Location



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



1 inch = 300 feet
Date: 2/8/2021

LEGEND

- Project Location
- PARCELS
- CITY LIMITS

Parcel # 087 5011 003

ADDRESS

2037 NEWNAN CROSS
Newnan, GA 30263



DOMINIUMSM

Application to Amend Zoning Map

City of Newnan, Georgia Planning & Zoning Department

From RS-15 to RMH for high-quality affordable employee housing.

36± Acre Portion of Tax Parcel 087 5011 003.

Bounded on West by Newnan Crossing Bypass, North by Springs
of Newnan Apartments, East by Interstate 85, and South by
transitional lots in unincorporated Coweta County.

DOMINIUM
2905 Northwest Blvd., Suite
150 Plymouth, MN 55441
(763) 354-5500

February 2, 2021

ROSENZWEIG LAW
75 Jackson Street, Suite 405
Newnan, GA 30263
(470) 347-3651



February 2, 2021

BY HAND DELIVERY

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

**RE: LETTER OF INTENT FOR REZONING- MAP AMENDMENT
From RS-15 to RMH for high-quality affordable employee housing.
36± Acre Portion of Tax Parcel 087 5011 003.
Bounded on West by Newnan Crossing Bypass, North by Springs at Newnan
Apartments, East by Interstate 85, and South by transitional lots in
unincorporated Coweta County.**

Dear City of Newnan:

I represent Newnan Leasing Associates II, LLP, an affiliate of Dominion Acquisition, LLC (hereinafter "Dominium").

Dominium's Application— Affordable Employee Housing- A Sense of Community

On Dominium's behalf, I am submitting this letter of intent for a rezoning map amendment, as part of a rezoning application, in order to develop an approximately 36-acre tract of land located between Newnan Crossing Bypass and Interstate 85 in the City of Newnan for high-quality, affordable, employee multi-family housing community, uniquely designed around Central Park, providing a focal point for recreation and community events and the friendly feeling of neighborhood which distinguishes Newnan from other communities.

The Property, currently zoned RS-15 ("Suburban Single-Family Dwelling District Medium Density") – located in the Interstate Infill area identified in the June 20, 2019 Bleakly Advisory Group Study entitled "Residential Market Analysis and Strategic Recommendations" – is adjoined on the north by Springs at Newnan, a 320-unit luxury apartment development and on the south by lots currently zoned RC in unincorporated Coweta County. Three of the lots to the south are the subject of a current county rezoning application to C-8 for an indoor self-storage facility. It is anticipated that buffers will meet or exceed all code requirements. No buffer modifications are anticipated. Public water and sewer facilities, from Newnan Utilities, are available to the site.

GEORGE C. ROSENZWEIG

75 Jackson Street, Suite 405, Newnan, Georgia 30263
Tel: 470-347-3651 Fax: 470-241-1251 Email: george@cowetalaw.com
www.rosenzweig.law

Dominium— An Applicant with a Track Record of Commitment to Our Community

It is my pleasure, in submitting this letter of intent, to again be representing Dominion, a national developer of affordable housing under the tax credit provisions of Section 42 of the Internal Revenue Code. Dominion is already substantially committed to our community with the Ashlynn Ridge affordable senior housing community near the intersection of the Newnan Bypass and Lower Fayetteville Road, upon which it is about to break ground.

Dominium has been so impressed with Newnan, that it now proposes the high-quality, affordable, employee housing community that I will describe in this letter and supporting materials. It is Dominion's philosophy to hold projects, long-term, bringing decades of experience to ensure quality development, for years to come, thus becoming a valuable corporate citizen.

The Dominion Community- Affordable Employee Housing with a Sense of Community

The Dominion community distinguishes itself from other existing, proposed, and entitled housing developments by combining a sense of community with affordability. The Dominion community will be high-quality, heavily landscaped, 396 units, and 12 apartment buildings designed around Central Park providing a community experience for the entire family with regular neighborhood events, two playgrounds, a club house, a pool, a dog park, a picnic area, access to a nearby walking trail, and all designed around a truly distinctive 302' x 242' village green, the centerpiece of the Dominion community. Dominion will also encourage neighborliness with an electronic community bulletin board, neighborhood contests, events, picnics, parades, and holiday festivities.

The Dominion community will be developed pursuant to Section 42 of the Internal Revenue Code, which provides a tax credit for investment in affordable housing to developers, thereby enabling Dominion to reduce rents for high-quality housing on a sliding, income-based scale. Residents of the new Dominion employee housing community will earn on average up to 60% of area median income, between \$35,000 and \$50,000 per year. For 2020, rents would range from \$465 per month to \$1,085 per month for a quality finished one-bedroom unit, with utilities, \$558 to \$1,303 per month for a quality finished two-bedroom unit, with utilities, and \$645 to \$1,505 for a quality finished three-bedroom unit, with utilities, depending on the income of the tenant.

Newnan Needs Affordable Employee Housing

As set forth in the Residential Market Analysis and Strategic Recommendations of Bleakly Advisory Group to the City of Newnan dated June 20, 2019:

- 49% of Newnan renters are housing cost-burdened (Bleakly, 2019, at p. 33 defining “housing cost-burdened” as paying more than 30% of their income toward housing costs).
- Affordable rents, for persons earning 30% to 60% of average median income (\$21,550 to \$43,050) were \$539 per month to \$1,076 per month, including utilities¹.
- Need for affordable housing is growing (Bleakly, 2019, at p. 40) and is not being met by market-rate apartment deliveries of highly amenitized, luxury properties, targeting affluent renters (Bleakly, 2019, at p. 60).

Dominium has commissioned a study by Bleakly Advisory Group of affordable employee housing in Newnan. The study, a copy of which is attached, entitled *Market and Impact Analysis, Affordable Employee Housing Needs of City of Newnan, Georgia*, concludes:

- Newnan faces continued market pressure for multi-family housing due to sustained population and employment growth.
- The healthcare sector is a leading component of the local economy; most workers are earning less than \$50,000 per year.
- Close to half of the employees at Piedmont Newnan Hospital commute to their jobs from outside Coweta County. The average commute of in-commuters working in the local healthcare sector is 45 minutes.
- A household earning \$50,000 per year could only afford a home priced at approximately \$180,000; the current median home sale price in Coweta County is \$285,000.
- Lack of affordable housing is a key factor in employee decisions not to live in Newnan.
- None of the currently entitled residential developments in Newnan meets Newnan’s need for affordable employee housing.

The Application is Consistent with Newnan Comprehensive Plan

The proposed Dominion affordable employee housing community is compatible with the needs described in the City of Newnan Comprehensive Plan 2016-2026, expressing (1) a business development strategy of focusing on healthcare services and (2) supporting opportunities for affordable residential development. Specifically, Newnan residents, who participated in the Comprehensive Plan Workshops, expressed the desires that (3) affordable housing should be identified and promoted, and (4) higher densities should be encouraged in appropriate areas.

The proposed location of the Dominion affordable employee housing development is just such an appropriate area – to the north is Springs at Newnan apartments, a luxury development;

¹ According to the Bleakly 2021 Market and Impact Analysis, affordable employee housing needs of City of Newnan, Georgia, the average rent at Springs at Newnan, adjoining the applicant property to the north, is \$1,521 per month (see Bleakly 2021 at p. 13 for comparative rents).

to the north of Springs is Ashlynn Ridge, Dominion's high-quality senior affordable housing development; to the east is Interstate 85; to the west is the Newnan Bypass; and to the south a transitional area in unincorporated Coweta County, fronting on Poplar Road including three lots which are currently the subject of a county rezoning application to C-8 for an indoor self-storage facility.

Furthermore, in the 2019 Bleakly Study, the property was identified as Interstate Infill (Bleakly, 2019, p. 70). The Bleakly Report stated of Interstate Infill:

These areas are well positioned for commercial uses and multi-family residential uses, particularly large-scale town center-style condominiums and apartments. Mixed-use development, combining higher-density housing commercial services and retail, and offices should be encouraged when possible.

-Bleakly, 2019, at p. 72

The Application Meets All Objective Zoning Criteria

The Dominion, high-quality, heavily landscaped, affordable employee housing community meets all of the objective standards which the Newnan Zoning Ordinance requires be given reasonable consideration in granting a rezoning application.

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

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

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property has been on the market for 10 years, zoned for a suburban subdivision, with

no offers in a time of high demand for building lots. During that time, the surrounding area has changed, substantially. To the north, the property was rezoned MXD, with the Springs multi-family development already in place and a presently undeveloped commercial segment remaining on the Newnan Bypass. To the south, the property is either the subject of a Coweta County rezoning application to C-8 for an indoor self-storage facility, or earmarked for future non-residential development. Furthermore, the challenging topography of the property (particularly to the north), the adjoining utilities easement, combined with the location sandwiched between Interstate 85, a major highway, an apartment development, and a future mixed-use development, make the property undesirable for a single-family residential subdivision. Therefore, the property cannot be efficiently used as currently zoned for an isolated suburban subdivision bordered by busy highways, apartments, and a future of other mixed-use developments.

Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? Police, fire, utilities, and engineering should be able to handle the impact of the new Dominion development. Based on the attached CIA, the development will generate a significant estimated tax revenue including \$270,061 in additional annual school taxes, \$439,013 in additional total property taxes, and development impact and sanitary sewer impact fees totaling \$1,043,884. Therefore, although the development will have an impact, the impact will not be excessive or burdensome.

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Comprehensive Plan states the need for affordable, residential development (p. 22 “affordable housing should be identified and promoted”, p. 26 “we will encourage a variety of housing choices throughout the city - encouraging and supporting opportunities for affordable residential development in and near downtown”, p. 217 - housing prices not consistent with income of workers who live in the city, expressing plan that city will create affordable housing to ensure that all those who work in the community have viable choice or option to live in the community.), and a business development strategy focusing on healthcare services (p. 90 - goal to “proactively pursue... a business development strategy focused on... healthcare services...”). The future land use map shows the property as future clean industrial. However, no clean industrial zone exists under the Newnan Ordinance and recent approvals of Springs at Newnan and Ashlynn Ridge demonstrate that the property has no viable use as clean industrial. Therefore, the proposed development is consistent with the Comprehensive Plan, and although future land use map does designate the property for another use, that use (clean industrial) does not even exist in the text of the Newnan Zoning Ordinance. Furthermore, the property was designated as part of the Bleakly 2019 Study, for Interstate Infill Development including multi-family residential.

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The RMH (Residential Multiple-Family Dwelling – Higher Density District) zoning designation is intended to provide higher density multi-family dwellings which may have a relatively intense

concentration of dwelling units. New RMH properties are most appropriately located adjacent to existing RMH districts. Here, although the zoning district to the north is MXD, its current effective use is RMH and the future of the property to the south appears to be mixed-use development. Therefore, the 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? Although the city completed a full update of the Comprehensive Plan in 2016, there have been significant changes in the area of the subject property since that time. The property to the north was rezoned MXD and developed for apartments. The property north of Springs at Newnan was recently rezoned RMH, and is currently about to be developed by Dominion for senior affordable multi-family housing. The medical corridor, in which the subject property is located, has been tremendously successful, resulting in the need for employee housing addressed in the attached Bleakly 2020 Report. Therefore, the proposed Dominion high-quality multi-family employee affordable housing community, located near the jobs of numerous retail and healthcare service employees, is consistent with the Comprehensive Plan in that it provides housing, adjacent to similar and evolving uses.

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? Although the city of Newnan has recently approved multi-family units, they have either been luxury units, such as the Springs, or age restricted, such as Ashlynn Ridge. As stated in the Bleakly Report, there is tremendous need for affordable employee housing in order to support the work force necessary for Newnan to continue to attract high class businesses, particularly healthcare services. The proposed Dominion development therefore reflects a reasonable balance between the use of property and the public health, safety, morality, and general welfare.

The proposed rezoning, providing affordable employee housing in the booming medical corridor (1) is consistent with the zoning and development of adjacent and nearby property, (2) will not adversely affect the existing use or usability of adjacent or nearby property, (3) cannot be effectively used for its current zoning, (4) will not cause excessive or burdensome use of public facilities or services, (5) is compatible with the purpose and intent of the Comprehensive Plan, (6) is consistent with the proposed RMH zoning district, (7) is consistent with new, changing, and evolving conditions, and (8) reflects a reasonable balance between the proposed use of property and the public health, safety, morality, and general welfare, (9) is consistent with the needs and location identified in the Bleakly 2019 Report, and (10) the Bleakly Advisory Group 2021 Report on affordable employee housing and is consistent with the needs.

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

City of Newnan, Georgia
February 2, 2021
Page Seven

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "George C. Rosenzweig". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

GCR/nkw

George C. Rosenzweig



CITY OF NEWNAN, GEORGIA Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant: George C. Rosenzweig

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

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

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

Mailing Address: 815 Sherlin Ln. Great Falls, VA 22066

Telephone: 703-309-0909

Address/Location of Property The real property comprising approximately 36 acres located between Newnan Crossing Bypass and Interstate 8, in the City of Newnan, Coweta County Georgia.

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

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

Present Zoning Classification: RS-15 - Suburban Single-Family Dwelling District - Medium Density

Proposed Zoning Classification: RMH Present Land Use: Vacant

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable. The property has been on the market for 10 years, with no offers. During that time, the surrounding area has changed substantially. The new zoning will align with the neighboring zoning.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made The property to the north, although zoned MXD is effectively being used for RMH with the Springs Apartments.

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The proposed use is bounded on the north by Springs at Newnan, a 320-unit luxury apartment development and Ashlynn Ridge, a 202-unit affordable senior development. The single-family residences in unincorporated Coweta County, to the south of the project, are currently the subject of a current county rezoning application to C-8 for an indoor self-storage facility. The remainder of the lots for sale are for more intense uses than the current RC zoning.

Please attach all the following items to the completed application:

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

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.

12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:

☐	Single-Family Application.....	\$500.00/Plus \$15.00 Per Acre
☒	Multi-Family Application	\$500.00/Plus \$25.00 Per Acre
☐	Office/Institutional Application.....	\$500.00/Plus \$15.00 Per Acre
☐	Commercial Application	\$500.00/Plus \$25.00 Per Acre
☐	Industrial Application	\$500.00/Plus \$15.00 Per Acre
☐	MXD.....	\$500.00/Plus \$25.00 Per Acre
		For multi-family and \$15.00 Per Acre for CBD

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

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

Sworn to and subscribed before me this

2 day of February, 2021

Signature of Applicant

AMY M. COOPER
NOTARY PUBLIC
GEORGIA
EXPIRES DEC 9, 2023

(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE _____

RECEIVED BY Dean Smith

DATE OF FILING 02/02/21

FILING FEE RECEIVED \$1,387.23

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____



Attachment A Proffered Conditions



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

(Please refer to Article 10 of the Zoning Ordinance for complete details.)

Please list any written proffered conditions below:

A. Applicant proffers, as conditions:

- The density of the development will be less than 12 units per acre.
- Significant facilities and services specifically designed to meet the physical or social needs of families including, by way of example, pool, playground, dog park, and grilling areas, as well as amenities including, by way of example, a fitness center, yoga room, club room, and cafe.
- Residences will be provided with full kitchens including a dishwasher, stove, refrigerator, and microwave.
- Each unit will feature an exterior patio/balcony.

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

C. All disturbed grassed areas shall be sodded.

D. All utilities shall be placed underground.

E. Ground signage shall be limited to monument-type sign(s). The sign shall include a minimum 2-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed 8-feet in height.

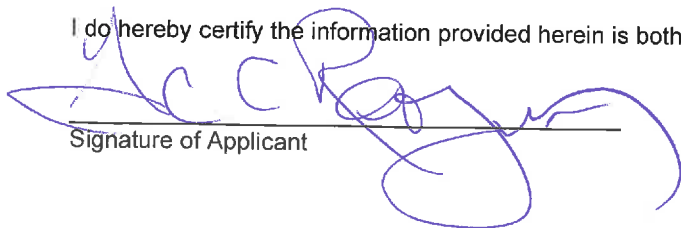
F. The development shall be limited to a maximum of 396 units, or 12 units/acre and 12 residential buildings.

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

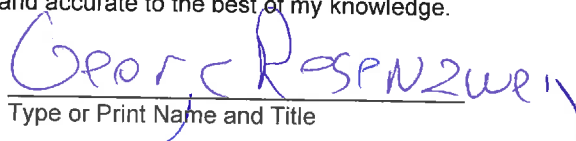
H. One main entrance and exit and one secondary entrance and exit will be constructed on Newnan Crossing Bypass.

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

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



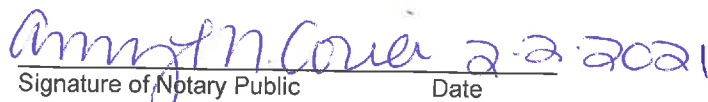
Signature of Applicant



Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title



Signature of Notary Public Date





Community Impact Study

Community Assessment Memo

To: Tracy Dunnavant, Planning Director

From: Vern Wilburn, P.E., PTOE

Date: January 27, 2021

Re: Newnan Family, Proposed Apartment Community, Newnan Crossing Bypass

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

The proposed development is an apartment community consisting of 396 residential units. A site plan is included as Attachment A.

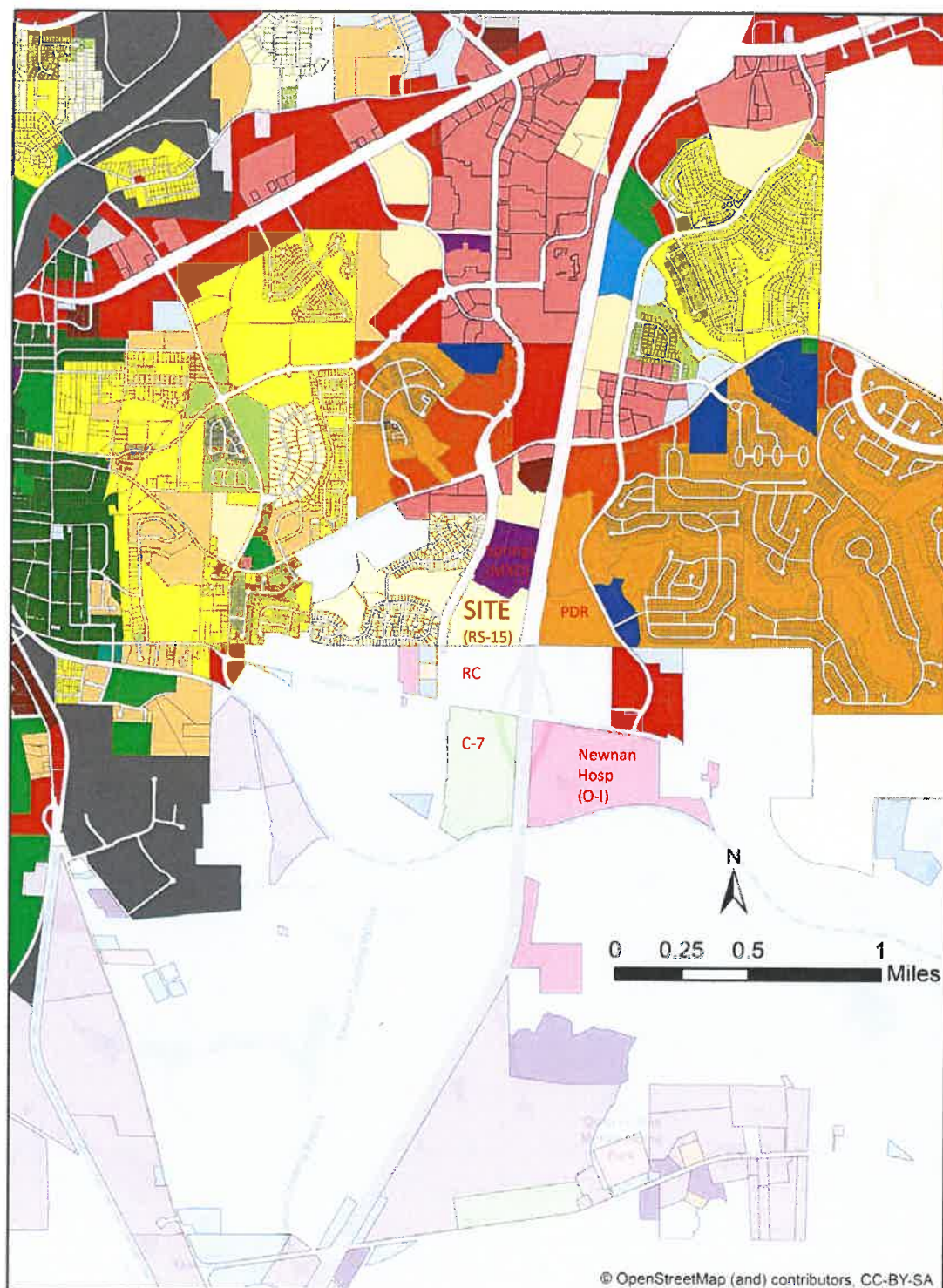
Primary access for the development is a full access driveway connecting to Newnan Crossing Bypass across from Lakeshore Parkway. This proposed driveway will become the fourth leg of the intersection of Lakeshore Parkway and Newnan Crossing Bypass.

Input was requested from various agencies and utility providers including: the Coweta County School Board, Newnan Utilities, the Newnan Police Department, and the Newnan Fire Department. Responses have been received from the police and fire departments and the Coweta County School System. The responses are included in the attachments to this memo.

EXISTING ZONING

The illustration on the following page is the currently available zoning map for the vicinity. The site is located on the southern edge of the city of Newnan. The site is currently zoned RS-15. The property to the north is zoned MXD and has been partially developed for the Springs apartments. A section of the property to the north, along the Newnan Bypass, has been reserved and is currently being marketed for commercial use. To the north of the Springs (although not reflected on the currently available zoning map) is a parcel which Dominion rezoned in 2020 to the RMH category for an affordable, age-restricted, apartment complex upon which construction is anticipated to begin in the spring of 2021. The adjoining parcel to the south, located in Coweta County, is zoned RC. The eastern portion of the county site (adjoining the Interstate-85 off ramp) is the subject of a current county rezoning application to C-8 for an indoor self-storage facility.

EXISTING ZONING IN VICINITY



© OpenStreetMap (and) contributors. CC-BY-SA

ROADS AND STREETS

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

SITE LOCATION



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

Trip Generation Summary												
Alternative: Alternative 1												
Phase												
Project: Newman Family												
Open Date: 1/15/2021												
Analysis Date: 1/15/2021												
ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic			*	Total
		*	Enter	Exit	*	Enter	Exit	*	Enter	Exit		
220	LOW-RISE 1		1457	1456	2913	42	141	183	140	83	223	
	398 Dwelling Units											
Unadjusted Volume			1457	1456	2913	42	141	183	140	83	223	
Internal Capture Trips			0	0	0	0	0	0	0	0	0	
Pass-By Trips			0	0	0	0	0	0	0	0	0	
Volume Added to Adjacent Streets			1457	1456	2913	42	141	183	140	83	223	
Total Weekday Average Daily Trips Internal Capture = 0 Percent												
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent												
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent												
* - Custom rate used for selected time period.												
Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition												
TRIP GENERATION 10, TRAFFICWARE, LLC												
P. 1												

The proposed development is expected to generate approximately 2913 trips per day.

A traffic impact study was conducted for the development and a copy is attached. The findings of the impact study indicate that turn lanes will be needed at both driveways. The traffic study also found that traffic signal operation will be warranted at the intersection of Newman Crossing Bypass and Lakeshore Parkway/Main Driveway. With the recommended lanes and traffic signal control, the intersection will always operate at Level of Service A.

NEWNAN POLICE DEPARTMENT

A letter was received from Police Chief Meadows who provided information on the expected impact. A copy of the letter from Chief Meadows is included in Attachment B.

Chief Meadows estimates the proposed housing complex would result in increase in 410 additional annual calls for service.

NEWNAN FIRE DEPARTMENT

A response was received from Fire Chief Stephen Brown who indicated that the department currently has enough manpower and equipment to serve the proposed development. A copy of the letter from Chief Brown is included in Attachment B.

NEWNAN UTILITIES

No response was received from Newnan Utilities as of this date.

COWETA COUNTY SCHOOL SYSTEM

A letter was received from the Director of Facilities who provided information on the expected impact. A copy of the letter from Mr. Ronnie Cheek is included in Attachment B.

Mr. Cheek indicated that many of the schools serving that area are at or near capacity. He asked for additional information to assist in the school system's planning efforts to include the following:

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

This information will be provided to Mr. Cheek if this project is approved.

It should be noted that an additional tax revenue of \$270,061 per year would be dedicated to the school system as summarized in the next section.

TAX REVENUE

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

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

It is estimated that the fair market value of the property would increase to \$39 million because of the proposed improvements. The assessed valuation would be 40% of the fair market value or \$15.6 million. The following table shows the estimated change in tax revenues for the County, City, and School System.

ESTIMATED CHANGE IN ANNUAL PROPERTY TAX REVENUE				
ENTITY	MILLAGE RATE	EXISTING TAXES BASED ON FAIR MARKET VALUE OF \$2,811,820 (57.8% of \$4,639,967)	EXPECTED TAXES BASED ON IMPROVED FAIR MARKET VALUE (\$39,000,000)	ADDITIONAL PROPERTY TAX
Assessed Value		\$1,072,760	\$15,600,000	
County	7.63	\$8,185	\$119,028	\$110,843
School	18.59	\$19,943	\$290,004	\$270,061
City	4	\$4,291	\$62,400	\$58,109
TOTAL	30.22	\$32,419	\$471,432	\$439,013

OTHER BENEFITS TO THE CITY OF NEWNAN

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

TYPE OF FEE	UNIT COST (Per Unit)	No. UNITS	TOTAL
Development Impact Fee	\$1,136.07	396	\$449,884
Sanitary Sewer Impact Fee	\$1,500	396	\$594,000
TOTAL IMPACT FEES			\$1,043,884

ATTACHMENTS

PRELIMINARY SITE PLANA

LETTERS FROM SERVICE PROVIDERSB

TAX PARCEL DATA FROM QPUBLIC WEBSITEC

Attachment A
Preliminary Site Plan



CSP1

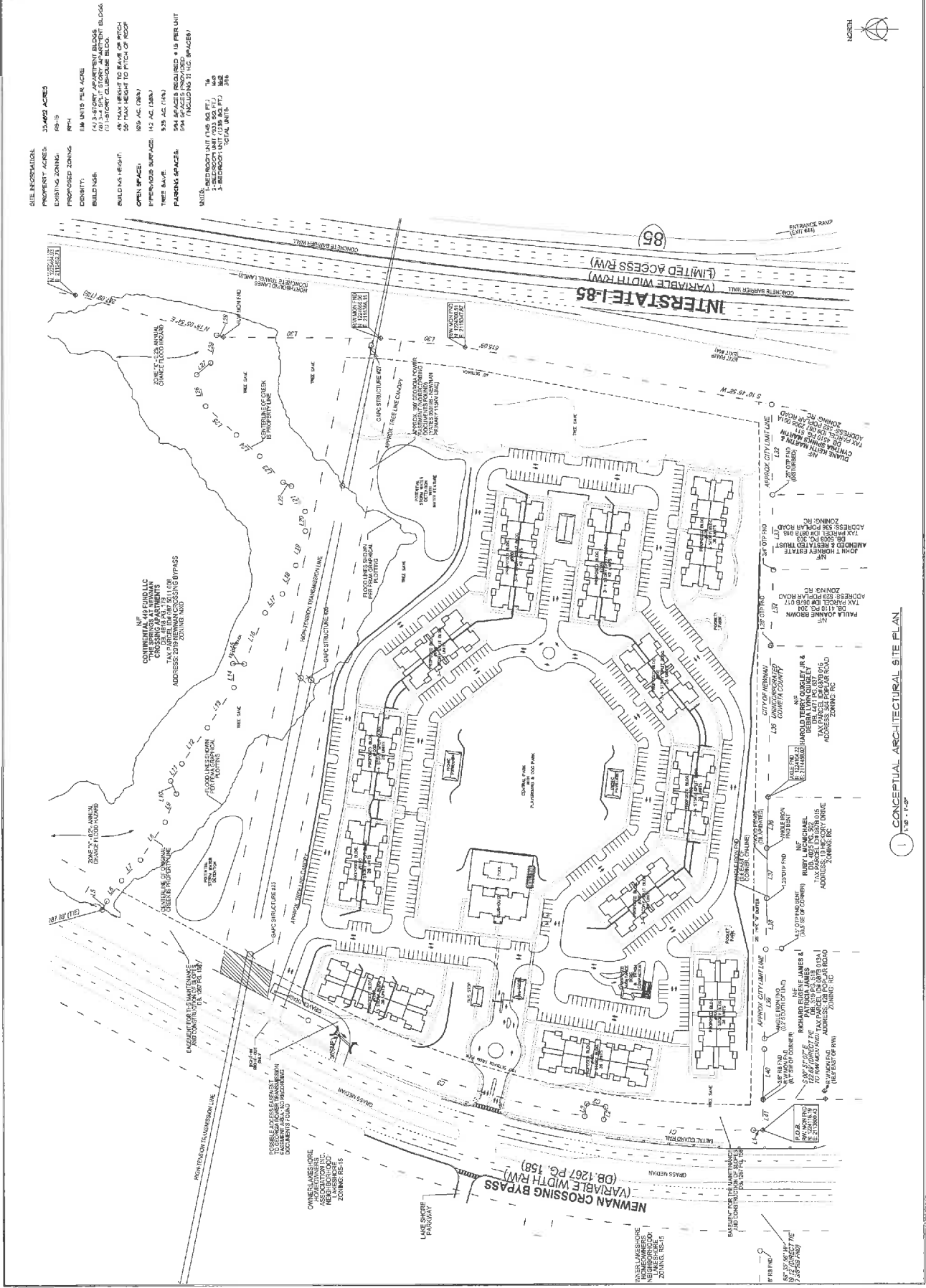


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR, GEORGIA 30030-3329 404-373-2800
NEWMAN FAMILY
NEWMAN, GA



PROJECT	2020-0061
DATE	9-25-2020
BY	MR. RILEY
REVISION	1-26-2021

NOT RELEASED FOR CONSTRUCTION



1 CONCEPTUAL ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

Attachment B

Response Letters of Input Received from:

- Newnan Police Department
 - Newnan Fire Department
 - Coweta County School System
-





**NEWNAN POLICE DEPARTMENT
CITY OF NEWNAN**

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

January 19, 2021

**To: Vern Wilburn
Maldino & Wilburn
Traffic Engineering Consultants**

Reference: Impact of Proposed Newnan family Apartments to be located on Newnan Crossing Bypass, Newnan, GA

Dear Mr. Wilburn,

In reviewing historical information concerning number of calls for service, and response time, following is the impact to the police department services for the 394 residential units that will occupy this site. The deletion of 32 units will not lower the possible calls for service, since the units used to compare and approximately the same size. Some being smaller and some bigger.

In reviewing calls for service from the following complexes that are approximately the same size we find the 2 year call volume to be:

Newnan Promenade:	197 calls for service
Stillwood Apartments:	438 calls for service
Springs at Newnan:	86 calls for service
Newnan Crossing Apartments:	918 calls for service

In using an average from these four complexes we find that the average calls for service in a 2 year span could be:

Newnan Family Apartments:	410 calls for service
---------------------------	-----------------------

This information does not include additional cars and residents in the report.

We would be able to service this development, but it could require a longer response time.

Respectfully,

**Douglas L. Meadows
Chief of Police**



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

December 18, 2020

Vern Wilburn, PE PTOE
Maldino & Wilburn Traffic Engineering Consultants
1864 Lower Fayetteville Road
Newnan, Ga. 30265

Re: Proposed Newnan Family Apartments
Newnan Crossing Blvd, Newnan

Dear Ms. Wilburn,

Newnan Fire Department personnel has reviewed the plans for the Proposed Newnan Family Apartments; Newnan Family Apartments, Newnan Crossing Blvd, Newnan Ga. 30263. At this time we confirm that we have adequate man power and equipment to service this property.

If you have any question concerning this matter, please feel free to contact me.

Thank you,

Chief Stephen Brown
Newnan Fire Department

COWETA COUNTY SCHOOL SYSTEM

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

January 5, 2021

Mr. Vern Wilburn, P.E., PTOE
Maldino & Wilburn
1864 Lower Fayetteville Road
Newnan GA 30265

Re: Proposed Newnan Family Apartments
Newnan Crossing Blvd, Newnan

Mr. Wilburn,

In response to your request for input on the community impact study for the proposed development referenced above, we offer the following based on the information available:

In our experience, residents of apartment dwellings are often more transient than those in single family dwellings. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity.

If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

What is the construction schedule for the project?

What is the proposed build-out timeline?

Will the project be built in phases?

Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County School System

Coweta Committed to Student Success

Attachment C
Tax Parcel Data



**Summary**

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

[View Map](#)**Owner**

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

Land

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

Sales

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

Valuation

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

Assessment Notices 2019[12452 \(PDF\)](#)**Assessment Notices 2020**[2020 \(PDF\)](#)

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

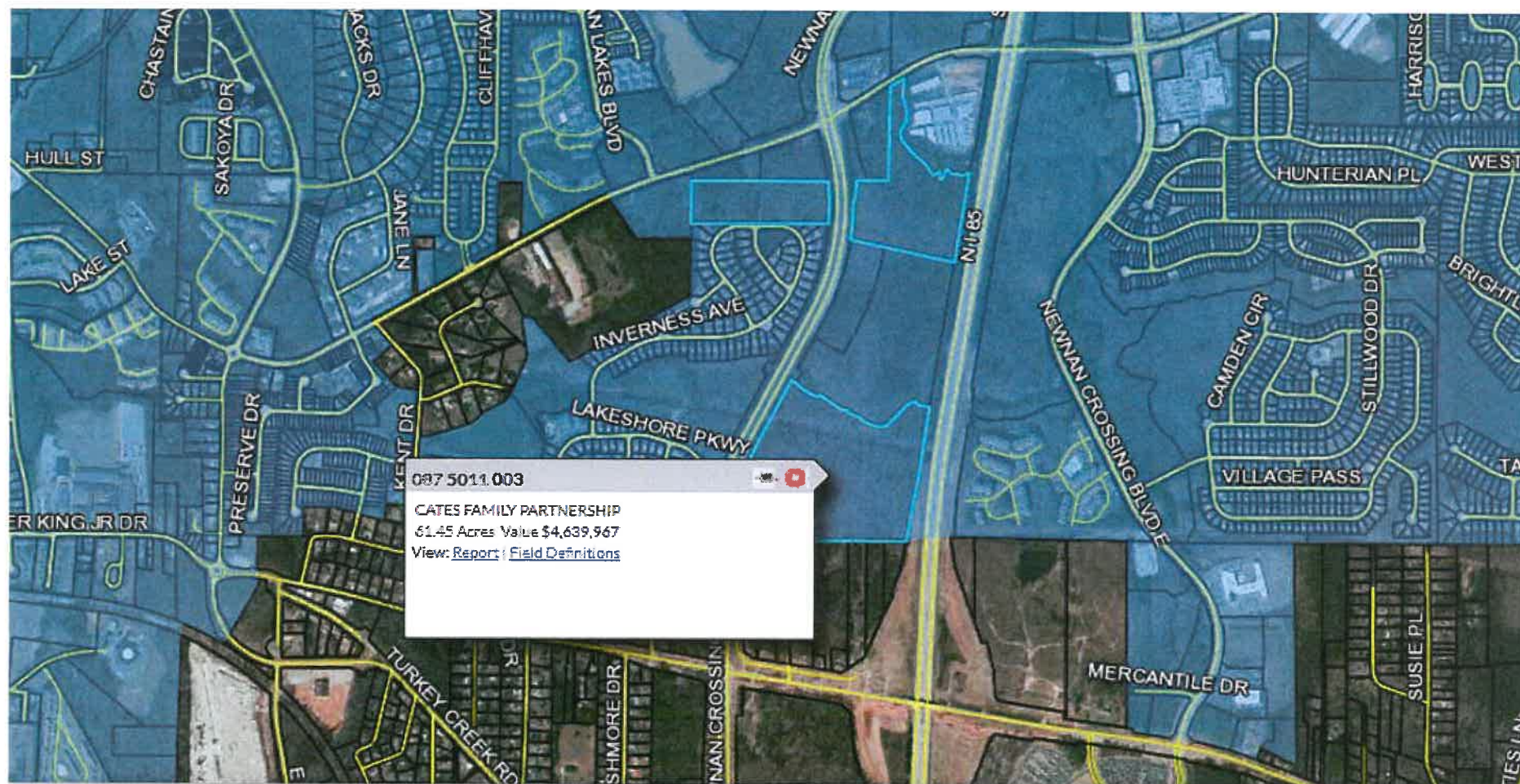
The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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

[Last Data Upload: 1/6/2021, 1:26:30 AM](#)

Developed by
 Schneider
 GEOSPATIAL

[Version 2.3.100](#)



Owner CATES FAMILY PARTNERSHIP
815 SHERLIN LN
GREAT FALLS, VA 22066

Physical Address n/a

Assessed Value Value \$4639967

Last 2 Sales

Date	Price	Reason	Qual
9/1/1992	0	04	U
7/12/1989	0	09	U



Traffic Impact Study



The City of Newnan, Georgia

Office of the City Engineer

March 4, 2021

City Engineer Review

REZONING REQUEST

Portion of Tax Parcel 087 5011 003
Newnan Crossing Bypass

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
Note a new requirement for on-site, runoff reduction, effective December 6, 2020.
2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan. Any development within a floodplain or waters of the US shall be properly permitted with the Federal Emergency Management Agency (FEMA), or the United States Army Corp of Engineers (USACE), as applicable.
4. This site is located within a water supply watershed and thus increased stream buffers apply as follows: perennial streams shall carry an undisturbed stream buffer on 100 feet with an additional impervious surface setback of 50 feet; intermittent streams shall carry an undisturbed stream buffer of 50 feet with an additional 25 foot impervious surface setback. Buffers shall be measured from the point of wrested vegetation and shall be delineated in the field.
5. This site is located within the Stillwood Creek watershed drainage basin and stormwater management shall comply with the conditions set forth in the **Stillwood Creek Watershed Drainage Policy** as Section 10-169 of the **Post-Development Stormwater Management Ordinance** for the City of Newnan.

Transportation:

1. ADA compliant sidewalks, 6 feet in width, shall be provided along the public Right of Way for Newnan Crossing Bypass, to connect to existing sidewalk adjacent to the parcel to the north. 5 foot sidewalks shall be provided throughout the proposed development and shall connect to the sidewalks in the Right of Way for Newnan Crossing Bypass.
2. Traffic impact study required. A traffic impact study shall propose mitigation for any negative impact to the level of service (LOS) at the intersection of Newnan Crossing

Bypass with Lower Fayetteville Road, resulting from the traffic generated by the proposed development. The criteria for trip generation shall be derived from the latest edition of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE); Land Use 223, Mid-Rise Apartment.

3. The primary driveway for the development shall line up with existing road, Lakeshore Parkway, at an existing median break. Dedicated left and right turn lanes shall be provided and designed in accordance with design standards for the Georgia Department of Transportation (GDOT). Pavement markings shall be designed in accordance with the GDOT and the Manual on Uniform Traffic Control Devices (MUTCD).
4. A secondary driveway shall be Right In/ Right Out, designed in accordance with standards for the GDOT, and shall include a dedicated right turn lane with raised island.
5. A warrant study shall be provided to determent the need for a traffic signal at the location of the primary driveway serving the development. The developer shall bear the cost for a traffic signal, if warranted, and the signal shall incorporate video detection (Gridsmart). The signal installation shall comply with the MUTCD, GDOT standards and details, GDOT standard specifications, and the National Electric Code (NEC).
6. The developer shall provide and install street lighting along Newnan Crossing Bypass, adjacent to the parcel, in accordance with the lighting standards for a multi- lane urban corridor for the electric provider for the development.

Respectfully,

Michael Klahr

William M. Klahr, P.E., CFM
Public Works Director/City Engineer

March 4, 2021

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

REF: Proposed Rezoning 36 +/- Tax Parcel 087 5011 003 – 320 Unit Luxury Apartment Development

Dear Ms. Dunnavant,

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

1. The City of Newnan approves the annexation of the proposed property as shown in Exhibit "A".
2. Parcel Number 087 5011 003
3. 36 +/- Acres
4. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, 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.

5. Water:

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

6. Other Considerations: at developers/owners expense

- a. Develop/Owner shall consider connecting to Newnan Utilities Water on East side of Newnan Crossing Bypass, near Springs of Newnan, and extending to site.
- b. In addition to extending water to site the Developer shall bore under the bypass, and connecting the water mains together, creating a loop feed.
- c. Developer/Owner may need to consider design and construct a sewer lift station and forcemain to handle the flow requirements of the development.
- d. The existing Newnan Utilities Lower Fayetteville Road Lift Station and/or Poplar Road Lift Station, will need to be analyze by the developer, to ensure that capacity is available for the development, in addition to what the station is design to handle.

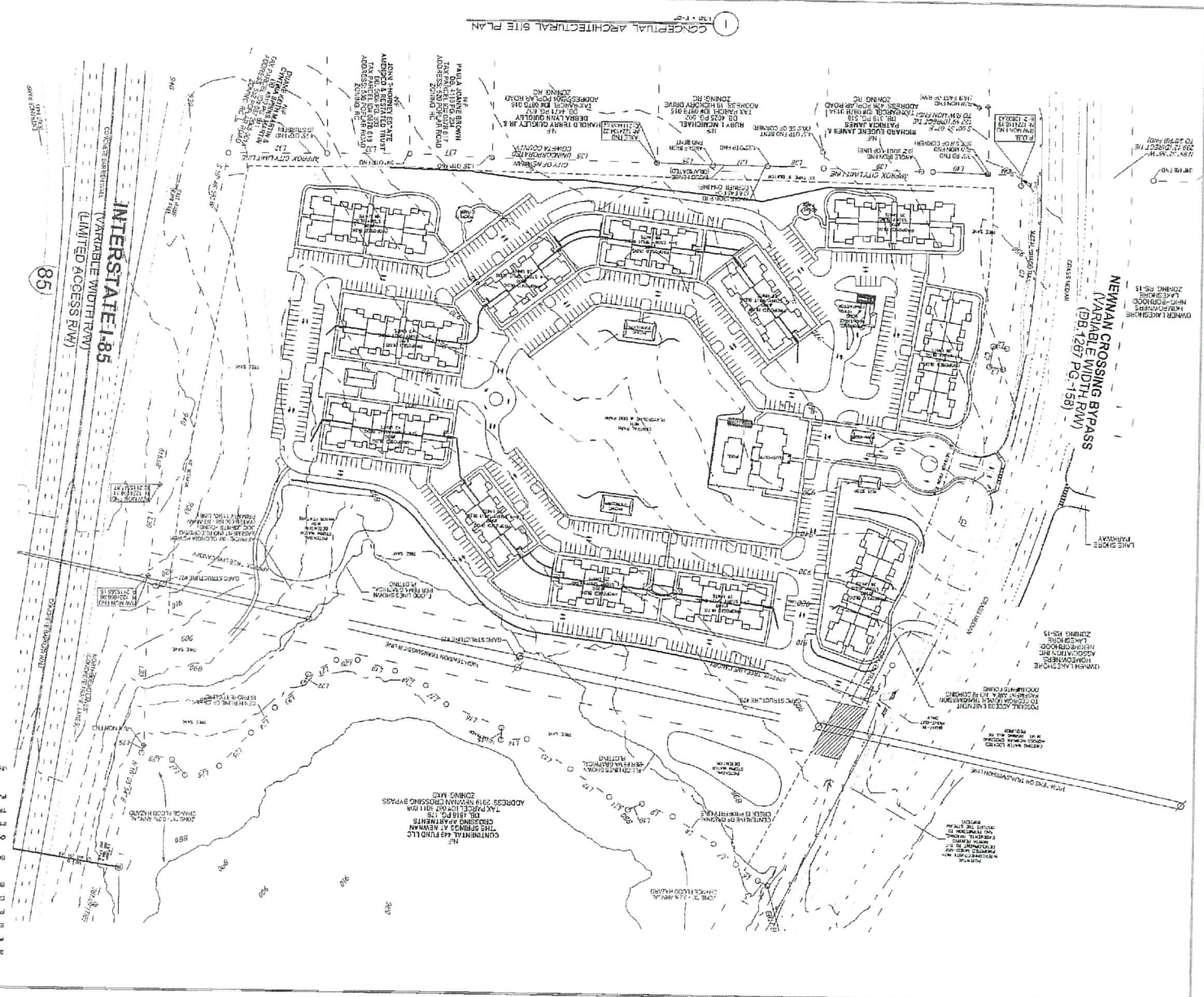
Please let me know if you have any questions or need additional information.

Sincerely,



Scott Tolar, P.E.
Newnan Utilities

Exhibit "A"



DATE	REVISION
12-20-06	1
12-20-06	2
12-20-06	3
12-20-06	4
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12-20-06	100

CSP1

NOT RELEASED FOR CONSTRUCTION

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

25 CHURCH STREET SUITE 300 DECATUR GEORGIA 30030-333 404-775-2000

NEWMAN FAMILY

NEWMAN, GA

CONCEPTUAL ARCHITECTURAL SITE PLAN

DATE: 12-20-06

TIME: 12:00 PM

BY: [Signature]

FOR: [Signature]



NEWNAN POINTE

NEWNAN, GA

3-2-2021



DOMINIUM

■ MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. ■

NEWNAN POINTE- AFFORDABLE EMPLOYEE HOUSING



DOMINIUM 6



NEWNAN POINTE- A SENSE OF COMMUNITY





NEWNAN POINTE- MODERN, AFFORDABLE LIVING



Tracy Dunnavant

From: Ashlyn Ellerbee <ashlynellerbee22@yahoo.com>
Sent: Saturday, March 20, 2021 8:09 PM
To: Tracy Dunnavant
Subject: Rezoning in Newnan

Hey Tracy,

My name is Ashlyn Ellerbee and I live in the Lakeshore Subdivision off of Newnan Crossing Bypass. I was recently made aware of the possible plans for the 396 affordable apartments across from our subdivision, and I wanted to make you and anyone else involved aware that myself and my fellow Lakeshore residents are **STRONGLY** opposed to these apartments being built.

Adding these apartments will cause **MORE** overcrowding to an already congested area, and it will create further issues for our overfilled schools. These apartments would also cause traffic and safety concerns for the Lakeshore community as well as the other surrounding communities. One other major concern is that it will lessen the property values for this area.

We love the home we've established in Newnan, but the constant popping up of apartments in this area is extremely concerning. We do not want this to be the reason for us leaving our home here. We beg you to please reconsider this decision and to not build these apartments.

If there's someone else I need to direct my concerns to, please let me know. I appreciate you taking the time to read this email.

Sincerely,

Ashlyn Ellerbee

Tracy Dunnavant

From: Lauren Cole <lcole5215@gmail.com>
Sent: Saturday, March 20, 2021 9:33 PM
To: Tracy Dunnavant
Subject: Opposition of affordable housing/apartments

Hello,

I live in lakeshore subdivision and wanted to state my opposition of the apartment complex that is being purposed across the street from our neighborhood on Newnan Crossing Bypass. I feel like this will bring an undesirable amount of issues to our neighborhood plus thinking ahead of what it could do to our property values. Please let me know if I need to reach out to anyone else in regards to this. We will be out of town on April 27th when they are holding to voting meeting.

Sincerely,
Lauren and Bryan Cole

Tracy Dunnavant

From: amy Acevedo <amyace67@gmail.com>
Sent: Tuesday, March 23, 2021 12:56 AM
To: Tracy Dunnavant
Subject: Apartments on other side ok Lakeshore/bypass

To whom it may concern:

I live in the lakeshore subdivision in Newnan and I am opposed to the low income apartments they are going to build across our subdivision. Not only will this lower our property value, it will bring more crime to the area. Are you trying to drive us out of our town? Does no one care about how much crime is rising now? The power is constantly going out, this never used to happen,

Please deny this request

Dear Council,

I am writing to express my strong opposition from RS-15 to RMH, the proposed Rezoning at Newnan Crossing Bypass and Lakeshore Pkwy. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Lakeshore Community are completely opposed to the addition of 396 affordable apartments that will cause traffic and safety problems, create even more problems with schools that are already over capacity, destroy local wildlife habitat and potentially lower the property values of the existing community.

Traffic and safety of pedestrians are major areas of concern. Traffic jams north of Poplar Rd already span the distance between Newnan Crossing Bypass and Lower Fayetteville Rd and their intersections and the intersection is routinely blocked by traffic turning into Lakeshore Pkwy during rush hour. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours causing traffic issues during critical times for the existing Springs at Newnan Apartments as well. The traffic surge during morning and evening rush hours will also negatively impact safety for children. In general, the area traffic continues to increase and heavy traffic is already common at times on Newnan Crossing Bypass between Rt-16 and Rt-34, which may have been anticipated during the last rezoning approval.

Schools in the area are already reported overcapacity and the council should not approve multi family dwellings that creates or exacerbates a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Wildlife has been observed in the area and any development will destroy their habitat. Any planned development should consider the continuing impact to local wildlife habitat.

Property values are likely to go down in the area if multi family apartments or condominiums are built. I was disappointed that no notices were mailed, I suspect none were delivered into our neighborhood, Lakeshore Community.

I urge you to disapprove the proposed rezoning and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support for our communities.

Best Regards,

Eddie Velez



MARKET AND IMPACT ANALYSIS

AFFORDABLE EMPLOYEE HOUSING NEEDS SUMMARY

Newnan, Georgia

January 2021

PREPARED FOR:



PREPARED BY:



INTRODUCTION

- Dominion engaged the Bleakly Advisory Group to provide an assessment of demographic, economic, and real estate market trends in Newnan, Coweta County, GA, particularly as these trends relate to a proposed rental workforce housing community located on Newnan Crossing Parkway.
- The engagement's resultant report examines the relationships between growth in the local health care industry and the regional housing market and demand for housing at Dominion's Newnan Crossing subject site.
- This document is a summary of the findings of Bleakly's full report.

KEY FINDINGS

- Newnan faces continued market pressure for multifamily housing due to sustained population and employment growth.
- The **health care sector** is already a leading component of the local economy and is set to drive strong employment growth over the next 10 years; **most workers in this sector earn less than \$50,000 per year.**
- Close to half of the employees at Piedmont Newnan Hospital already commute to their jobs from outside of Coweta County; the **average commute of in-commuters working in the local health care sector is 45 minutes.**
- Lack of affordable housing is a key factor in employee decisions not to live in Newnan.
- A household earning \$50,000 per year could only afford a home priced at approximately \$180,000; the current **median home sale price in Coweta County is \$285,000.**
- Existing affordable/income-restricted apartments in the market area are over **97 percent occupied**, compared with 92.5 percent of all apartments, providing an opportunity for additional units in the marketplace.
- Estimated demand for the proposed Dominion development exceeds **35 units per month**. At this absorption pace, the 396-unit project could reach full occupancy within 10-12 months of delivery.
- Affordable employee housing would generate sufficient revenue to cover the costs of educating public school students.

OCCUPATIONAL GROWTH OUTLOOK

- Seven of the 12 fastest-growing occupations in West Georgia, which includes the subject site market area, are in the health care industry (highlighted in blue below).
- These occupations alone are expected to add more than 1,000 jobs over 10 years, driving additional housing demand attainable to households in these professions.

West Central Georgia (Coweta and Surrounding Counties), 2016 – 2026

Occupations	Typical Education	2016 Base Employment	2026 Projected Employment	Total Change in Employment	Annual Growth Rate
Personal Care Aides	High school diploma or equivalent	1,660	2,410	750	3.76%
Nurse Practitioners	Master's degree	210	300	90	3.65%
Millwrights	High school diploma or equivalent	170	230	60	3.15%
Respiratory Therapists	Associate's degree	170	240	70	3.14%
Software Developers, Applications	Bachelor's degree	130	170	40	3.04%
Mechanical Engineering Technicians	Associate's degree	70	90	20	2.84%
Mechanical Engineers	Bachelor's degree	400	520	120	2.78%
Nursing Instructors and Teachers, Postsecondary	Doctoral or professional degree	80	110	30	2.73%
Aircraft Mechanics and Service Technicians	Postsecondary non-degree award	90	120	30	2.73%
Medical Assistants	Postsecondary non-degree award	700	910	210	2.61%
Diagnostic Medical Sonographers	Associate's degree	50	70	20	2.57%
Physical Therapists	Doctoral or professional degree	190	240	50	2.54%

Source: Georgia Department of Labor, Office of Workforce Statistics and Economic

GROWTH OUTLOOK: HEALTH CARE SECTOR

Global Trend: Aging populations, rising levels of chronic disease, technology advancement, and the COVID-19 pandemic are fueling increased health care spending.

National Trend: The health care sector leads the employment growth outlook through 2029.

Regional Trend: The Atlanta MSA has experienced steady average growth in health care occupations at 3.3% each year since 2004. Newnan's growth surpasses this.

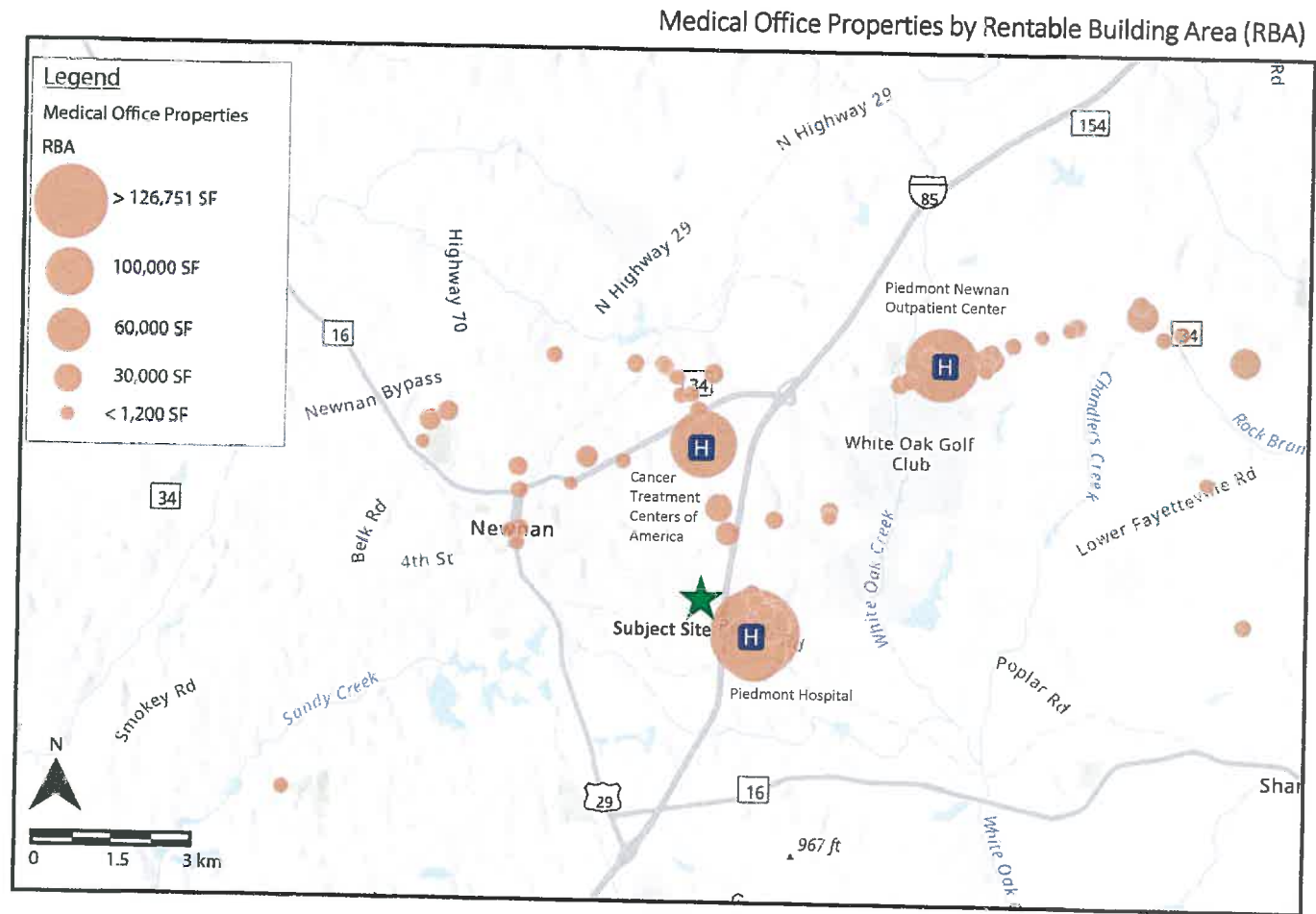
Newnan Trend: Nearby technical colleges, above-average salaries for health care support workers, and large new hospitals attract young health workers to Newnan.

Health Care Job Growth Ranking 2004-2017	Total Growth	Avg. Annual Growth
1) Newnan PMA	63 %	4.8 %
2) Rockdale County	57 %	4.4 %
3) Clayton County	45 %	3.5 %
4) Douglas County	44 %	3.4 %
5) Atlanta MSA	43 %	3.3 %

- **Newnan's Hospitals:** Newnan's five main health centers employ over 2,300 people and stimulate health care growth. Newnan's Cancer Treatment Centers of America location creates jobs by attracting health tourism.
- **Growth Outlook:** More than half of the fastest-growing occupations in the region are in health care; these groups are expected to add more than 1,000 jobs over 10 years, with growth led by Personal Care Aides and Nurse Practitioners.
- **Job Requirements:** A diverse mix of jobs is available in Newnan's health care industry. Many only require 2-year technical certificates.
- **Health Education:** In the most recent year reported, 945 health care graduates from West Georgia Technical College and the University of West Georgia entered the job market.
- **Salaries:** The median salary for Newnan health care support workers in 2018 was \$32,215. For Newnan health care practitioners, it was \$48,549.
- **Commute Patterns:** The median commute time for Newnan health care workers residing in Coweta County is 15 minutes. For non-Coweta County residents, it is 45 minutes, and 47 percent of current employees at Piedmont Newnan Hospital live outside of Coweta County.

LOCAL HEALTHCARE PROVIDERS

- **Newnan Area Medical Real Estate:** Newnan, Coweta, and western Fayette County, which comprises the market area for the rental units at the subject site, is home to over 1.3 million square feet of medical facilities, including Piedmont Newnan Hospital and Cancer Treatment Centers of America. These facilities currently employ over 2,000 medical practitioners who earn a wide range of incomes and will drive demand for additional housing units at the subject site.



NEWNAN AREA HEALTH CARE INDUSTRY

Healthcare Housing

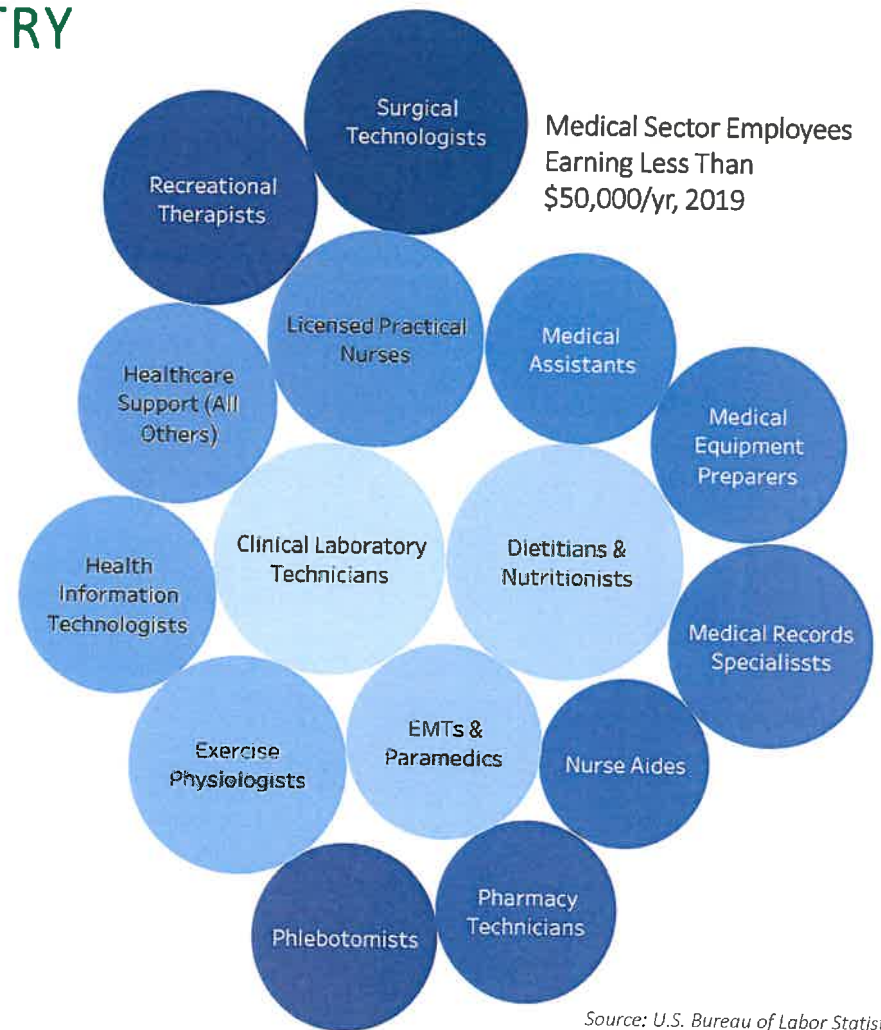
- According to GDOL statistics, hundreds of health professionals will join Coweta County's workforce over the next decade.
- Occupations shown at right typically pay between \$35,000 and \$50,000 annually. Rental units will need to be built to match the increasing housing demand in Newnan generated by these new health care jobs.

Coweta Area Health Degrees

- A total of **845 degrees** were issued in health care-related fields from University of West Georgia (2018) and West Georgia Technical College (2019) for the most recent year reported including all campuses of both institutions.

Medical Sector Degrees Awarded	
B.S. Nursing	188
Clinical Lab Tech	11
EMT	38
Health IT	47
Licensed Practical Nurse (LPN)	33
Medical Assistance	114
Nurse Aide	268
Pharmacy Tech	39
Phlebotomy Tech	29
Registered Nurse (RN)	66
Surgical Tech	12
Total	845

Graduates data: UWG & WGT Factbooks



Source: U.S. Bureau of Labor Statistics

Dominium: Newnan Workforce Housing Development

PROFILE OF LOCAL HEALTH CARE LABOR FORCE

Profile of median health care sector employee in Coweta County:

- Female
- Registered Nurse
- Age: 42
- \$47,130 / year income
- 2-year Degree
- Lives in Coweta County

Median commute for Coweta County health care workers:

15
minutes

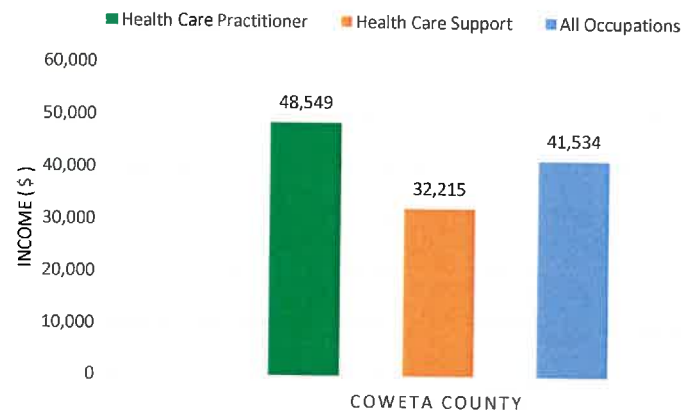
Coweta residents

45
minutes

Non-Coweta residents

Median Per Capita Income, 2018

- Although health care practitioners typically earn less in Coweta County, health care support workers earn more, when compared to the state and national median incomes.



Data source: IPUMS & ACS 5-year 2018 survey

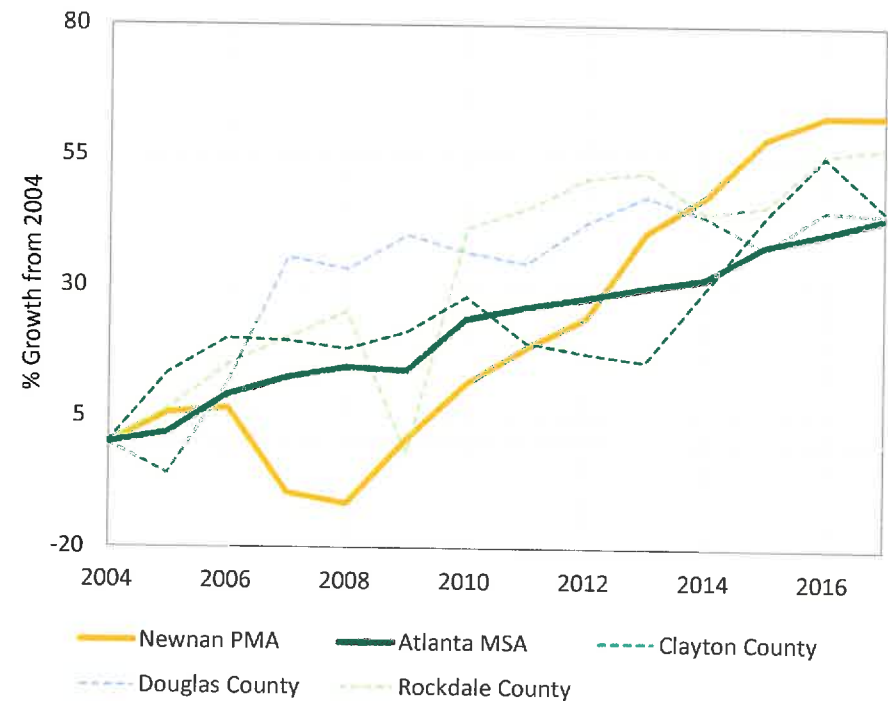


Photo of WGTC Nursing graduates from LaGrange Daily News, 2015

ATLANTA REGION HEALTH CARE SECTOR

- The Newnan market area (PMA) has consistently outpaced other metro Atlanta areas, particularly in the southern metro, in health care job growth since 2008.
- As shown at right, after losing health care employees during the Great Recession, the Newnan area's health care industry accelerated tremendously and has now grown more than 70% since 2004.
- Overall, the Atlanta region has grown approximately 40% during the same period, pointing to the fact that the Newnan area's economy has increased its prevalence as a leader in health care within the Atlanta region.

Growth in Health Care Employees

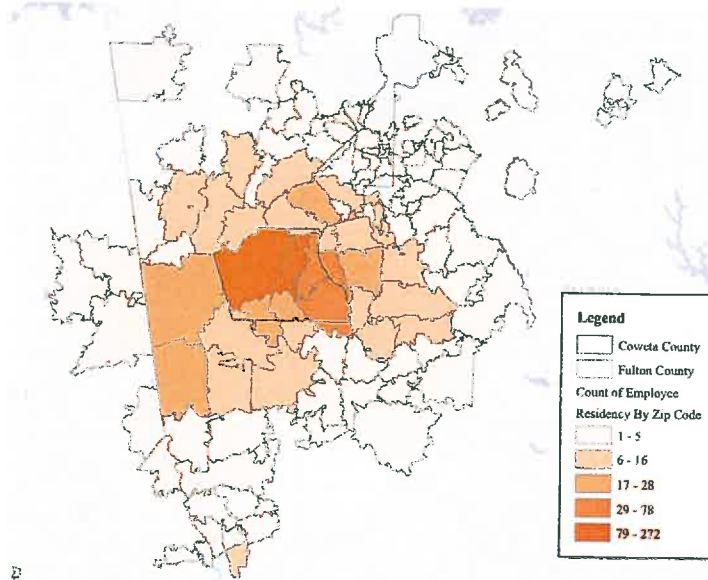


Source: U.S. Census Bureau Center for Economic Studies

PROFILE OF LOCAL HEALTH CARE LABOR FORCE

EMPLOYEE AND COMMUTING PROFILE: PIEDMONT NEWNAN HOSPITAL

- Among the 1,177 persons employed at Piedmont Newnan Hospital as of October 2020, 482 (41 percent) live in the Newnan ZIP Codes of 30263, 30264, or 30265. Another 137 employees (12 percent) live elsewhere in Coweta County.
- The remaining 558 employees commute to work from outside of Coweta County.
 - The top places of residence for in-commuters are areas to the north and east of Newnan: Fayette County, Carroll County, South Fulton County, and the City of Atlanta—these areas account for more than 25 percent of employees.
 - About 10 percent of employees (121 total) commute from areas to the south and west such as Troup County, Meriweather County, the Columbus area, and Alabama locations.



Residence of Piedmont Newnan Hospital Employees

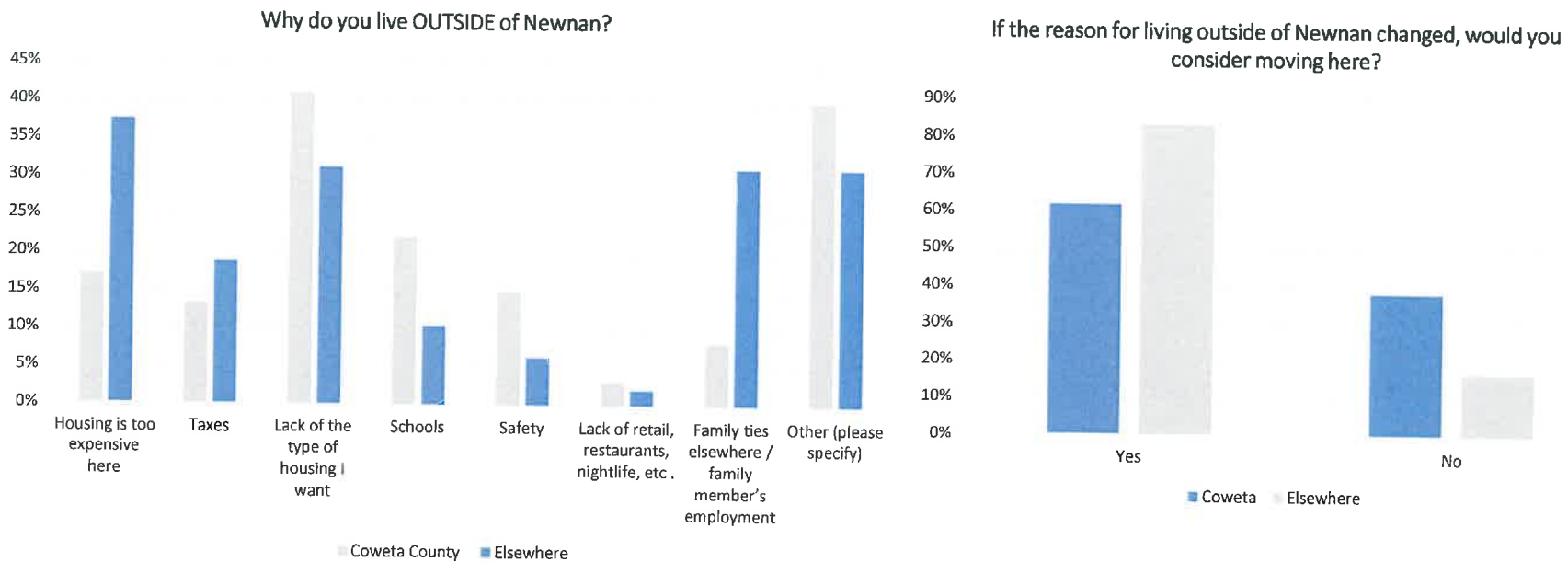
Location	Count	Percent
Newnan	482	41%
Fayette County	188	16%
Other Coweta	137	12%
Carroll County	48	4%
South Fulton County	45	4%
Meriweather County	38	3%
Troup County	36	3%
Atlanta	20	2%
Columbus Area	18	2%
Pike County	17	1%
Douglas County	16	1%
Alabama	12	1%
DeKalb County	9	1%
Other Locations	111	9%
Total	1,177	100%

Data source: Piedmont Newnan Hospital

REASONS FOR LIVING ELSEWHERE

The following survey results come from the *Newnan City-wide Housing Analysis* that Bleakly conducted in 2019, which garnered approximately 1,000 response from local residents as well as those that work in Newnan but live elsewhere.

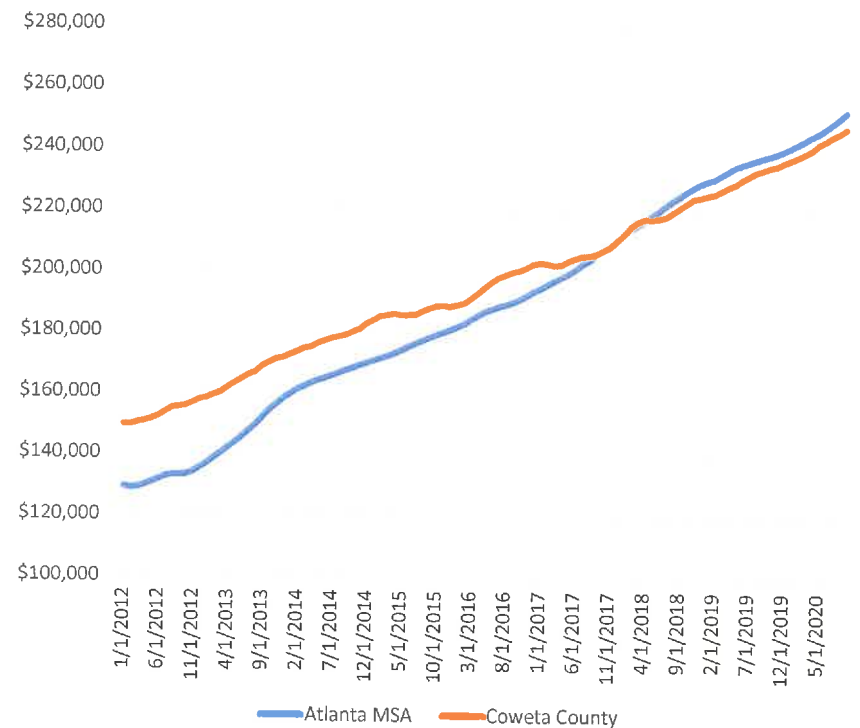
- For those that work in Newnan but live elsewhere, the key reasons for choosing to do so varied by location.
- A plurality (41%) of non-Newnan Coweta County residents cited the lack of the type of housing they want.
- Respondents living outside of Newnan also primarily pointed to housing expense (38%).
- These responses point to the potential to capture additional housing demand at the subject site.



KEY FACTORS DRIVING DEMAND PRESSURE ON THE HOUSING MARKET

- The median home value in Coweta County has been rising steadily, growing at an annual rate of 6 percent since 2012, according to Zillow.
- The Zillow Home Value Index (ZHVI) in Coweta County increased from \$149,500 in January 2012 to \$247,109 in September 2020 (a total increase of 65 percent).
- According to Redfin, the median sale price for all homes sold in Coweta County in September 2020 was \$285,000.
- Using an income to purchase price multiplier of 0.3, a household would need an annual income of at least \$80,000 to afford this median purchase price.
- A household earning \$50,000 per year would only be able to afford a home priced at \$180,000, which is more than \$100,000 below the county's current median price.

Zillow Home Value Index, 2010-2020



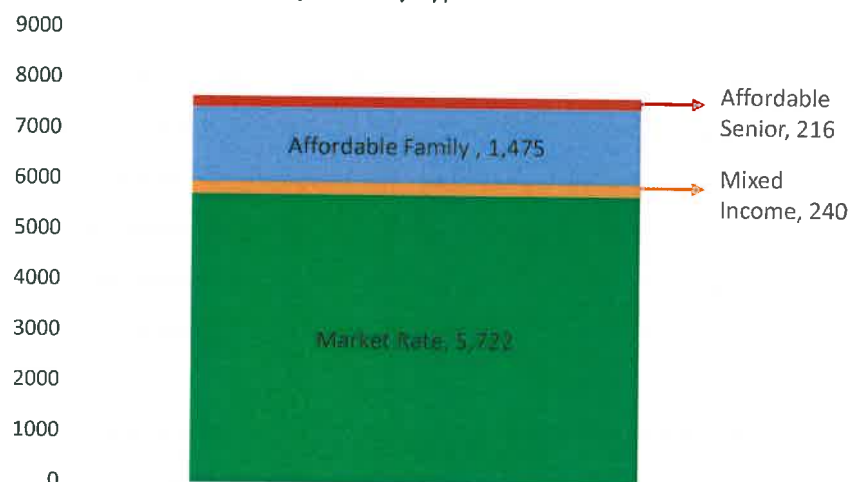
Source: Zillow Home Value Index

APARTMENT MARKET TRENDS

LOCAL APARTMENT INVENTORY

- About 75 percent of the total apartment inventory in the local market area is classified as market-rate units.
- The affordable stock consists of 1,475 affordable family units, 240 units in mixed-income properties, and 216 affordable senior units.
- The overall occupancy rate for affordable family units in the PMA is 97.2 percent, compared with 92.5 percent for all units in the PMA.
- The average monthly rent in the PMA is \$1,180, or \$1.09/SF - 14 percent below the Atlanta MSA average of \$1.27/SF.
- Among affordable family units in the PMA, the average rent is \$0.86/SF, which is 21 percent below the PMA's overall average rent and 32 percent below the Atlanta MSA's average rent.

Primary Market Area Multifamily Units by Type



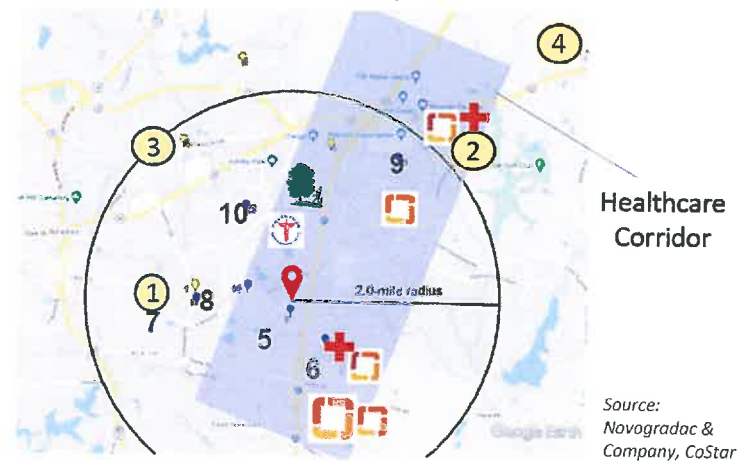
	Primary Market Area All Units	PMA- Affordable Family Units only
Existing Units	7,653	1,475
Occupancy	92.50%	97.20%
Avg. SF/Unit	1,069	1,036
Avg. Rent/Unit	\$1,180	\$900
Avg. Rent/SF	\$1.09	\$0.86

"Affordable" as classified by CoStar, generally encompassing those receiving unit subsidy.
 "Mixed-income" includes those that have a portion of units set-aside as below market rates through subsidy or rent restrictions.

MULTIFAMILY COMPETITIVE SUPPLY ASSESSMENT

- There are 10 competitive rental properties located in the Primary Market Area (PMA); eight are located within two miles of the subject site.
- These comparable projects contain a total of 2,500 units. As of October 2020, 90.7 percent of these units were occupied; more than half of vacant units are in Springs at Newnan, which is still in initial lease-up.
- Vacancy for each of the four affordable or mixed-income projects in the competitive set is below 3.1 percent.
- The average rent for the competitive properties is \$1,134, or \$1.08/SF; the average rent for market-rate projects is \$1,278, or \$1.24/SF.

Comparable Rental Property Map



ID #	Project Name	Type	Date Opened/ Renovated	Units	Vac. Rate	Avg. SF	Avg. Asking Rent/ Unit	Avg. Asking \$/ SF
1	Columbia Woods	Affordable	2002	120	2.5%	1,294	\$1,011	\$0.78
2	Foxworth Forest	Affordable	1993/2017	72	0.0%	980	\$852	\$0.87
3	Jefferson Grove	Affordable	2019	160	3.1%	1,081	\$933	\$0.86
4	Newnan Crossing	Mixed-Income	2004	192	1.6%	1,093	\$893	\$0.82
5	Springs At Newnan	Market	2020	320	47.8%	1,045	\$1,521	\$1.46
6	Stillwood Farms	Market	2009	298	16.8%	1,156	\$1,218	\$1.05
7	The Preserve At Greison Trail	Market	2008	235	6.4%	967	\$1,229	\$1.27
8	The Vinings At Newnan Lakes	Market	2003	248	4.0%	957	\$1,181	\$1.23
9	Villas At Newnan Crossing	Market	2003/2006	356	3.1%	1,064	\$1,260	\$1.18
10	Willows At Ashley Park	Market	2014	500	8.0%	987	\$1,243	\$1.26
Totals/Averages			2008	250	9.3%	1,062	\$1,134	\$1.08
Market Rate Only			2008	326	14.26%	1,030	\$1,278	\$1.24

MULTIFAMILY COMPETITIVE SUPPLY ASSESSMENT

PIPELINE PROJECTS

- The six developments highlighted below have been recently entitled for residential development in Newnan near the subject site.
- These projects stand to add 1,010 units to the Newnan housing supply and are diverse, ranging from luxury apartments to age/income restricted housing.
- None of these projects, however, are slated to pursue the workforce market segments that are targeted by Dominion's proposed units, thereby alleviating the danger of housing over-supply.

- Alta Ashley Park is proposed by Wood Partners. They have developed similar Alta luxury apartment projects across the country.
- Stan Thomas is leading the Ashley Park mixed-use development.
- Claiborne at Newnan Lakes is an assisted living & memory care housing project located in proximity to Newnan's "healthcare corridor," exclusively targeting senior residents.

Project Name	Type	Date Opened/ Renovated	Units
Residences at Newnan Crossing	Age-restricted (55+) Affordable	September 2021	74
Claiborne at Newnan Lakes	Assisted Living	January 2021	135
Alta Ashley Park	Luxury	Under Review	369
Stan Thomas – Ashley Park Development	Mixed-Use Apartments	Under Review	278
The Cottages	Townhomes	Under Review	60
Halcyon	Condominiums	Under Review	94
Total			1,010

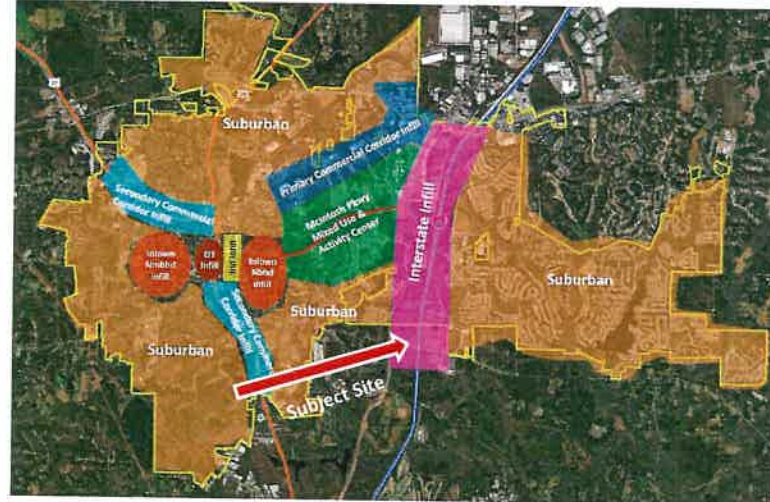
SUBJECT SITE LOCATION: INTERSTATE INFILL

- The Dominion subject site is located in an area designated for “Interstate Infill” in the *Bleakly Newnan City-wide Housing Analysis* (as shown at right).
- According to that study:
 - This character area is characterized by its proximity to Interstate 85. It includes large parcels of potential greenfield development and established arterial road infrastructure with existing capacity.
 - These areas are well-positioned for commercial uses and multi-family residential uses . . .
- As a result, given the location of the subject site, and the housing demands identified herein, the subject site is poised to provide the housing supply in the proper location to meet the needs of the growing Newnan community.

FUTURE RESIDENTIAL DEMAND HOUSING CHARACTER AREAS AND OPPORTUNITIES

The City of Newnan has a variety of areas with the potential to absorb additional housing at different rates with different characteristics. The map below shows several housing character areas, each of which could accommodate a variety of new housing types through a combination of green-field and infill development.

The following pages are meant to be illustrative of the types of opportunities available for each type of subarea. It will be necessary for a community planning exercise to determine specific locations within these general areas where residential development is desired.



CONCLUSIONS

- A significant amount of **housing development** will be needed to **support expected employment growth** in the Newnan-Coweta County area.
- Much of the **job growth** in the area will continue to be driven by the **health care sector**; a high percentage of jobs in this sector pay between \$35,000 and \$50,000.
- There is **minimal availability of housing** that is attainable for workers earning in the \$35,000-50,000 salary range in the local housing market.
- Based on current supply and demand conditions, **the proposed workforce housing development would lease up quickly** and reach full occupancy in less than a year.
- The development would **generate sufficient taxes and other revenues to cover the costs** of the public-school students projected to live in its units.
- Thus, the community's net gains provided by the proposed development, particularly the much-needed housing for the local health care workforce and the fiscal benefits for the local schools, are substantial and provide additional justification for the support of the development's advancement.





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 - ▶ Nine-member professional team

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TERMS and LIMITING CONDITIONS

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Traffic Impact Study

NEWNAN FAMILY A Residential Community

Newnan Crossing Bypass
Coweta County, GA

Conducted by:
Maldino and Wilburn, LLC

February 2, 2021



February 2, 2021

Traffic Impact Study

Prepared For:

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Maldino & Wilburn Project No.: 20-29

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1. Introduction

The purpose of this study is to evaluate the traffic-related impacts of a proposed residential development near the intersection of Newnan Crossing Bypass and Lakeshore Parkway in Coweta County, GA. Figure 1 below shows the location of the site with respect to the major road network in the vicinity.

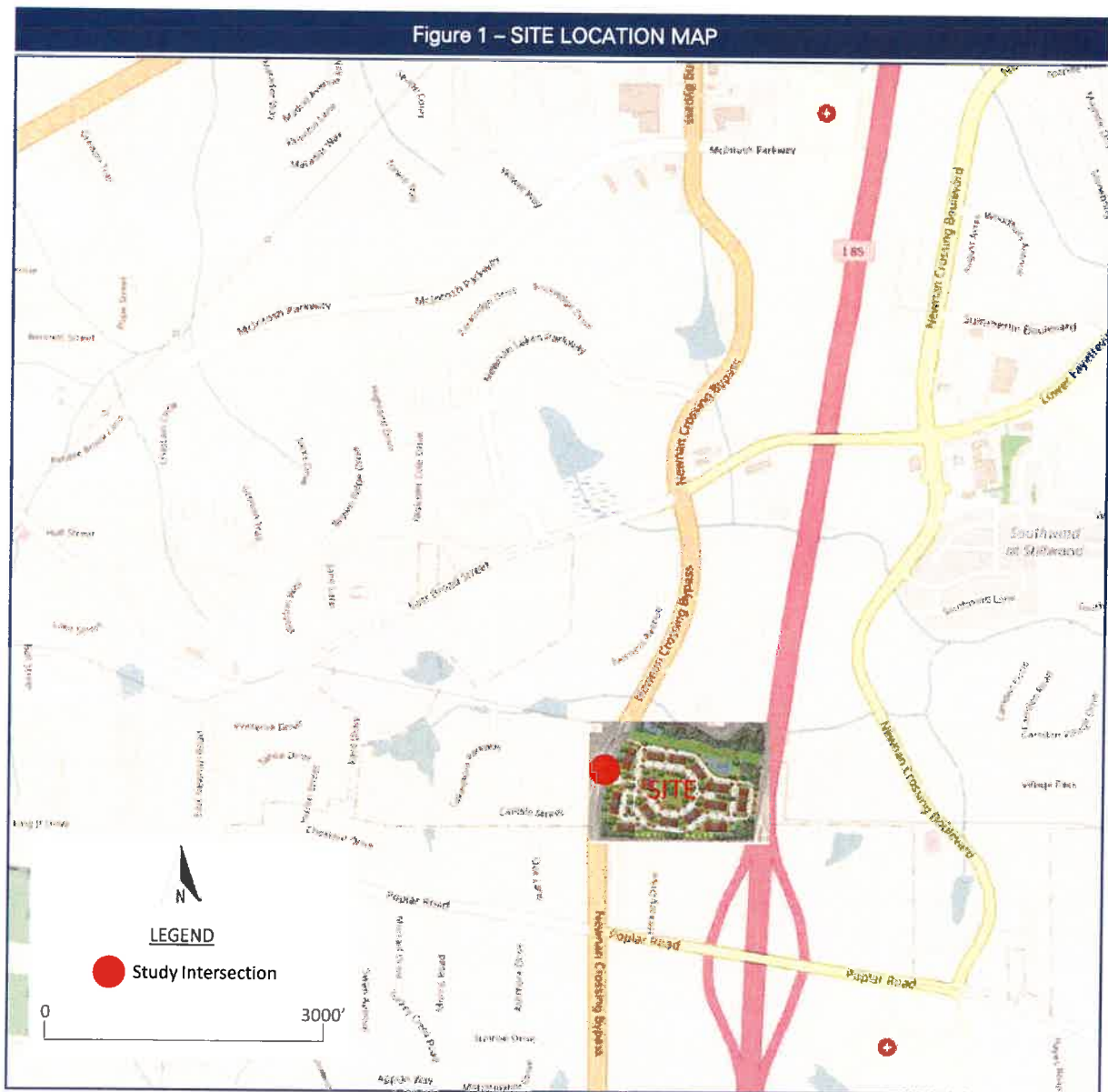


Figure 2 on the following page is a map that better shows the site in relation to the roads in the immediate vicinity. The site plan is superimposed onto the map.



Proposed Development

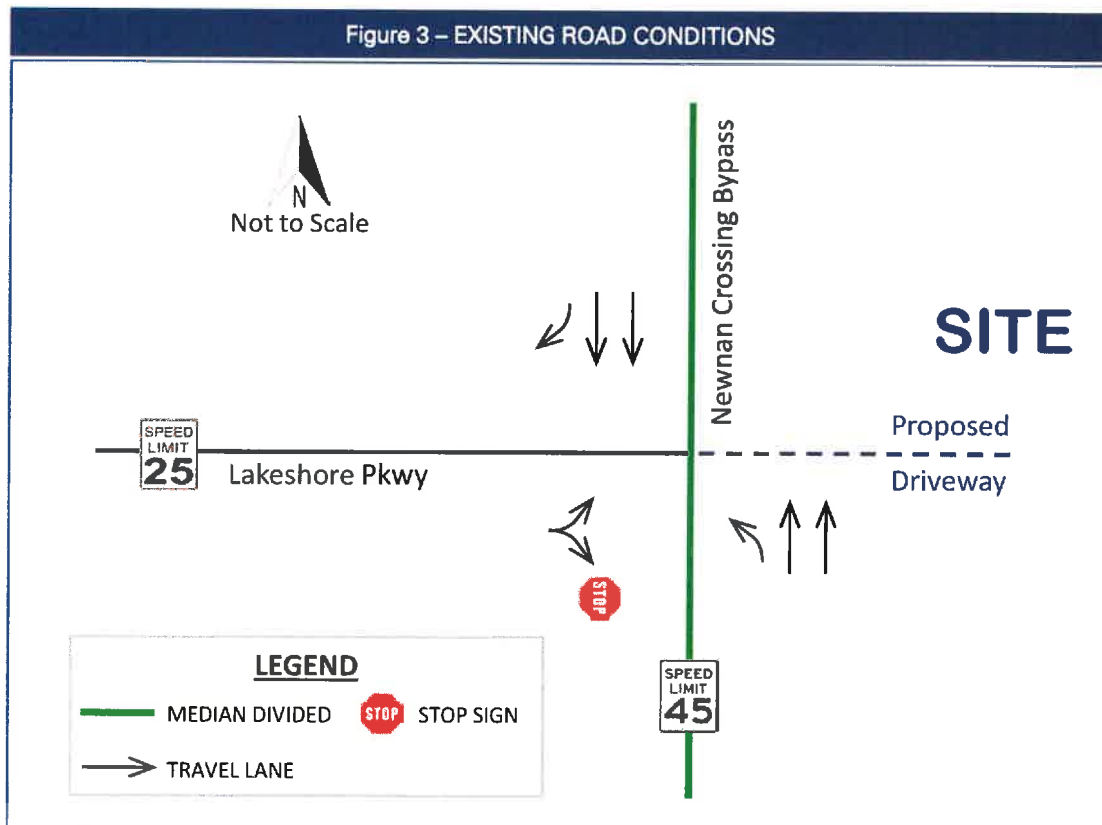
The proposed development is an apartment community consisting of 396 residential units. A site plan is included in Appendix A.

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

A secondary access driveway is also planned to intersect with Newnan Crossing Bypass north of the main driveway. The secondary access will serve right-in/right-out movements only.

2. Existing Conditions

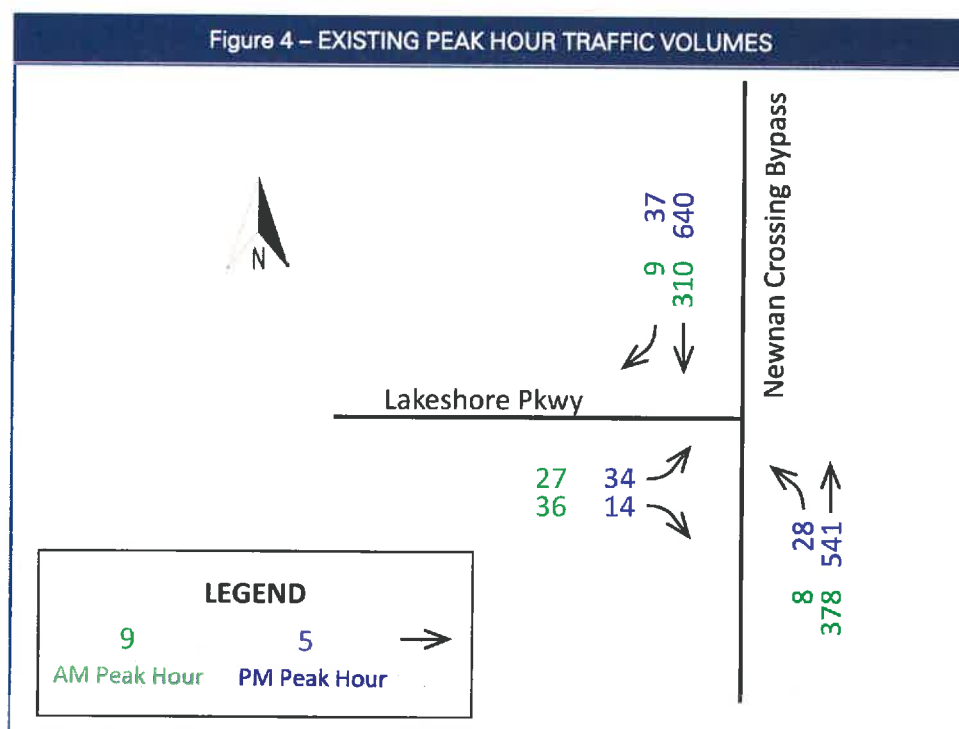
Figure 3 graphically shows the existing traffic control and roadway geometrics in the study area.



Newnan Crossing Bypass is a 4-lane divided roadway that is classified by GDOT as a minor collector and has a speed limit of 45 MPH. Lakeshore Parkway is classified as a local road.

Traffic Volumes

Turning Movement Counts (TMCs) were conducted during the AM and PM Peak Periods on Thursday, January 21, 2021. Figure 4 summarizes the existing peak hour traffic volumes at the study intersection. Data reports from the turning movement counts are provided in Appendix B.



3. Projected Conditions

The methodology for estimating traffic volumes to be generated by the development included the traditional three-step planning process of trip generation, trip distribution, and traffic assignment.

Trip Generation

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

Table 1 – ESTIMATED TRIP GENERATION						
USE	SIZE	DAILY (2 Way)	AM PEAK HOUR		PM PEAK HOUR	
			IN	OUT	IN	OUT
Multi Family Res.	396 Units	2899	42	140	140	82

Trip Distribution

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

The current distribution of the exiting volumes during the AM Peak Hour were used to develop a distribution for assigning the AM Peak Hour Generated Traffic Volumes. The distribution of current traffic entering Lakeshore Parkway were used to assign the PM Peak Hour Generated Traffic Volumes. Figure 5 illustrates the distribution pattern used to assign the generated traffic.

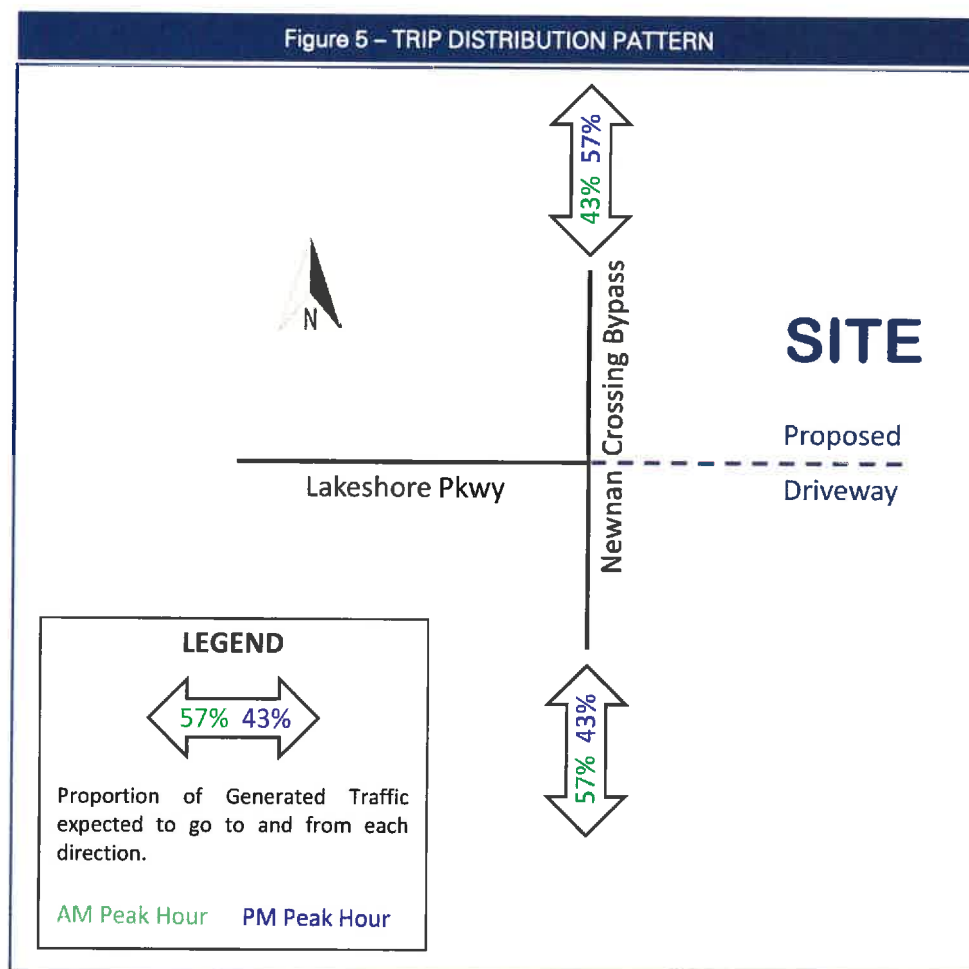
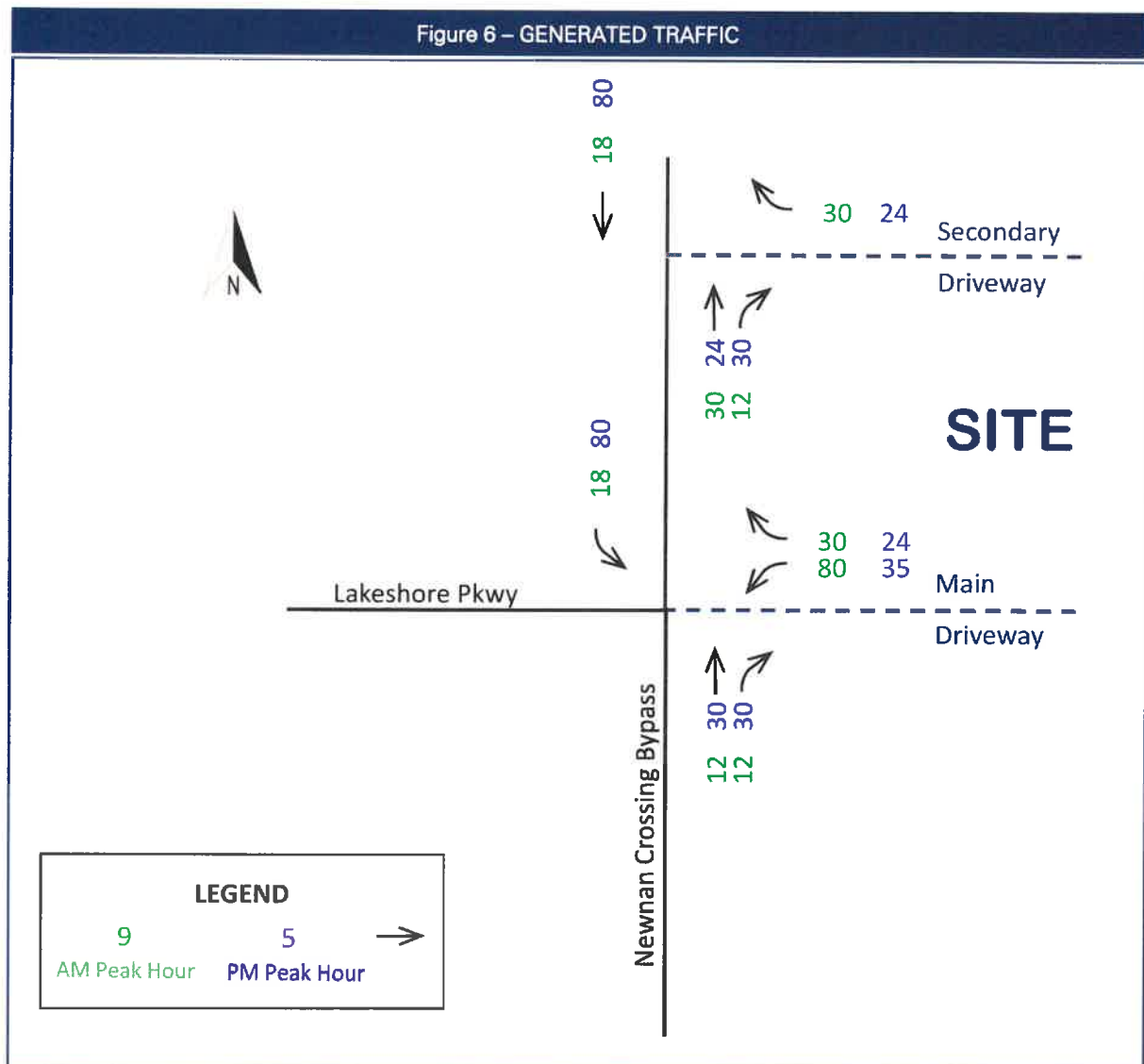


Table 2 shows how the generated trips are expected to be distributed to the various directions in accordance with the percentages shown in Figure 5.

Table 2 – DISTRIBUTION OF NEW TRIPS						
DIRECTION	AM PEAK HOUR			PM PEAK HOUR		
	%	ENTER	EXIT	%	ENTER	EXIT
North	43	18	60	57	80	47
South	57	24	80	43	60	35
Total	100	42	140	100	140	82

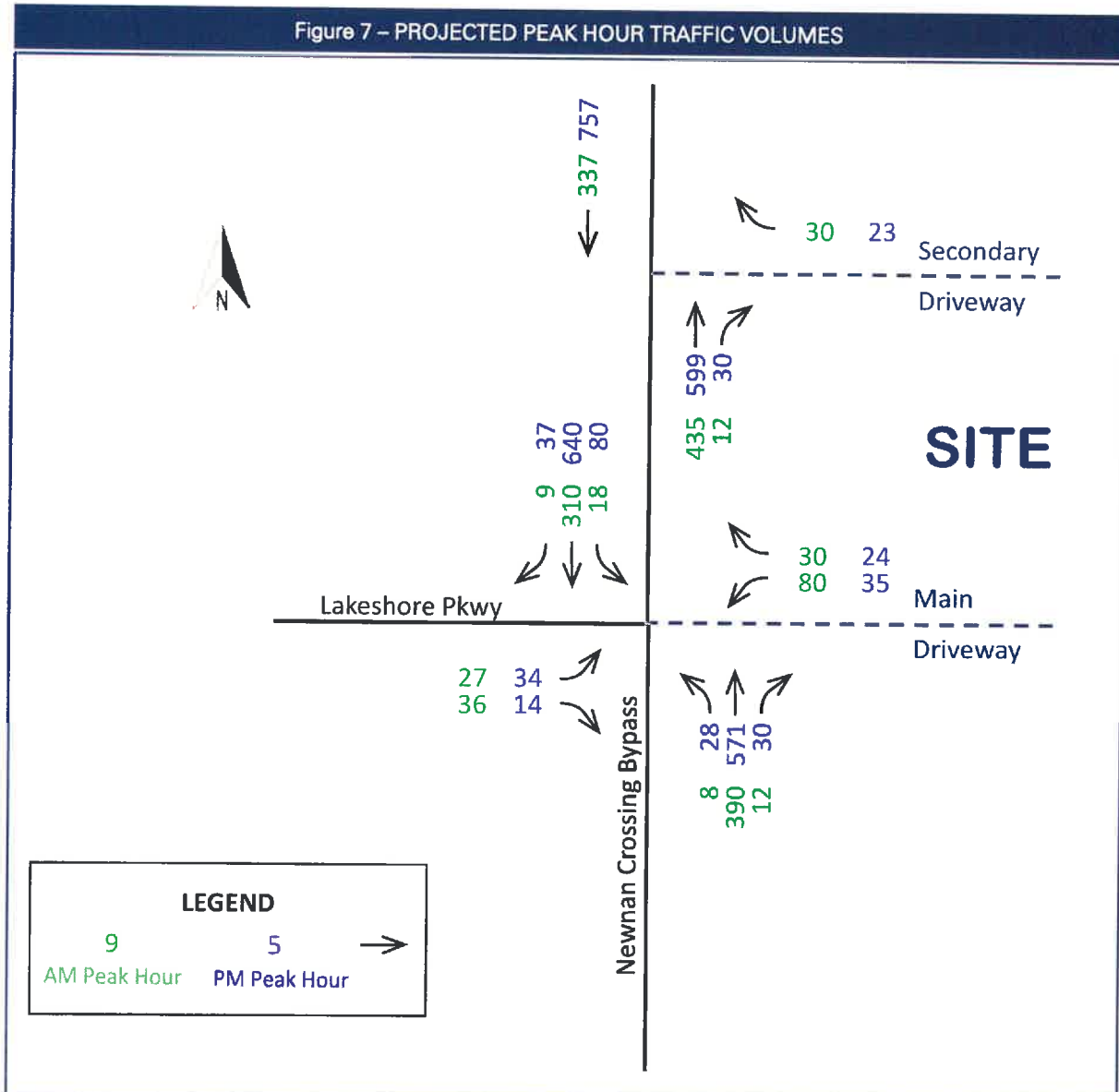
Traffic Assignment

The assignment of the generated trips is shown in Figure 6. In the assignment, it was assumed that generated traffic would use each of the driveways in equal amounts.



Projected Peak Hour Traffic Volumes

The assigned generated traffic volumes were superimposed with the existing traffic volumes, with the result being the total projected traffic volumes. Figure 7 shows the traffic volumes projected after the development is complete.



4. Traffic Analysis

Need for Auxiliary Lanes

The projected volumes for the access driveways to Newnan Crossing Bypass were evaluated using the guidelines contained in the GDOT Driveway Manual. GDOT guidelines are used even though Newnan Crossing Bypass is a local road.

The threshold daily volume requiring auxiliary right turn lanes is 75 vehicles per day as shown in Table 3. The speed limit on Newnan Crossing Bypass is 45 MPH and the ADT is above 10,000. The threshold volume for the conditions on this road is indicated with a red box.

Table 3 – GDOT GUIDELINES FOR AUXILIARY RIGHT TURN LANES				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

The threshold daily volume requiring auxiliary left turn lanes is 250 vehicles per day as shown in Table 4.

Table 4 – GDOT GUIDELINES FOR AUXILIARY LEFT TURN LANES				
LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

The projected daily traffic volume for each movement at the site driveways are shown in Figure 8.

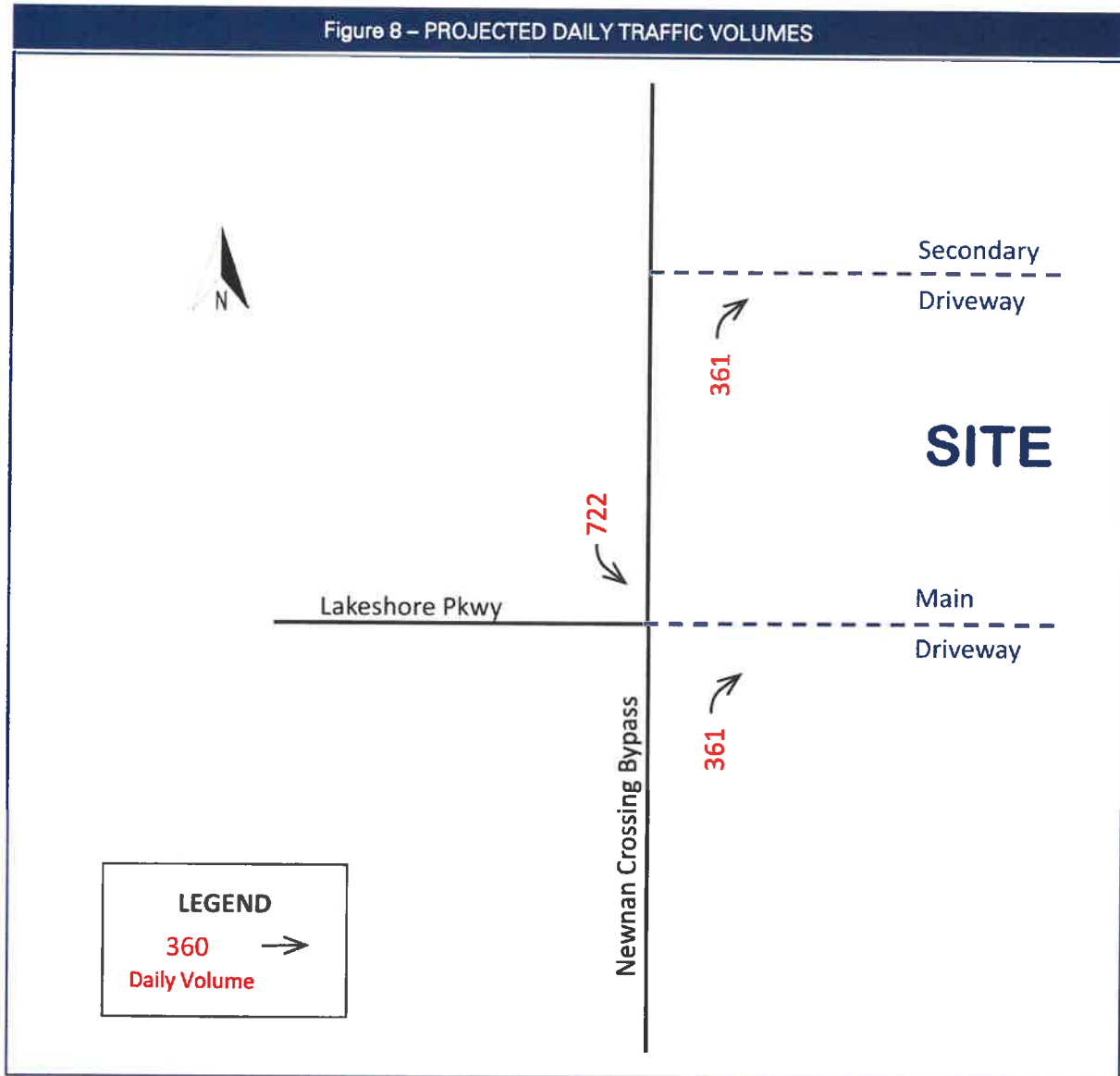


Table 5 compares the projected daily volumes for each movement to the threshold volumes requiring turn lanes.

Table 5 – SUMMARY OF TURN LANE NEEDS				
INTERSECTING STREET	MOVEMENT	PROJECTED ADT	THRESHOLD ADT	LANE REQUIRED? YES or NO
Main Driveway	SB Left Turn	722	250	Yes
Main Driveway	NB Right Turn	361	75	Yes
Secondary Driveway	NB Right Turn	361	75	Yes

Capacity Analysis

Capacity analysis was performed for existing and projected conditions using *Synchro 10* software by Trafficware. The results of intersection capacity analyses are reported in terms of level of service, which is a function of average delay per vehicle, in seconds. The level of service scale according to the Highway Capacity Manual (HCM) is shown in Table 6.

Table 6 – HCM LEVEL OF SERVICE SCALE		
LEVEL OF SERVICE	AVERAGE DELAY PER VEHICLE (SECONDS)	
	STOP CONTROL	SIGNAL CONTROL
A	≤10.0	≤10.0
B	10.1 to 15.0	10.1 to 20.0
C	15.1 to 25.0	20.1 to 35.0
D	25.1 to 35.0	35.1 to 55.0
E	35.1 to 50.0	55.1 to 80.0
F	>50.0	>80.0

Capacity analysis results for the minor movements at the study intersections are summarized in Table 7. This table compares the level of service (LOS) for the existing and projected conditions. The first value in each entry is the level of service followed parenthetically by the average delay per vehicle in seconds. The projected conditions include turn lanes as indicated on the previous page.

Table 7 – CAPACITY ANALYSIS RESULTS					
INTERSECTION	APPROACH/ MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		EXISTING	PROJECTED	EXISTING	PROJECTED
New. Crossing Bypass & Lakeshore/Main Drive	EB – Lakeshore	B (13.1)	B (14.1)	C (23.7)	E (44.9)
	WB – Main Drive	N/A	C (21.7)	N/A	F (76.4)
	NB – Left Turn	A (8.1)	A (8.1)	A (9.4)	A (9.4)
	SB Left Turn	N/A	A (8.4)	N/A	A (9.2)
New. Crossing Bypass & Secondary Drive	WB – Secondary Drive	N/A	B (10.3)	N/A	B (10.6)

Capacity analysis reports from the *Synchro Program* are provided in Appendix D.

Traffic Signal Warrant Analysis

Since the capacity analysis indicates that the side streets (Lakeshore Parkway and the Main Driveway) will operate at Level of Service F under side street stop control, an analysis was performed to determine if the projected conditions would meet traffic signal warrants.

The warrant analysis was conducted in accordance with the requirements of the *Manual on Uniform Traffic Control Devices*, 2009 (MUTCD) published by the Federal Highway Administration, as modified based on GDOT policy.

According to the MUTCD, the investigation of the need for traffic signal control shall include an analysis of the applicable factors contained in the following traffic signal warrants and other factors related to existing operation and safety at the study intersection:

- Warrant 1 – Eight-Hour Vehicular Volume
- Warrant 2 – Four-Hour Vehicular Volume
- Warrant 3 – Peak Hour
- Warrant 4 – Pedestrian Volume
- Warrant 5 – School Crossing
- Warrant 6 – Coordinated Signal System
- Warrant 7 – Crash Experience
- Warrant 8 – Roadway Network

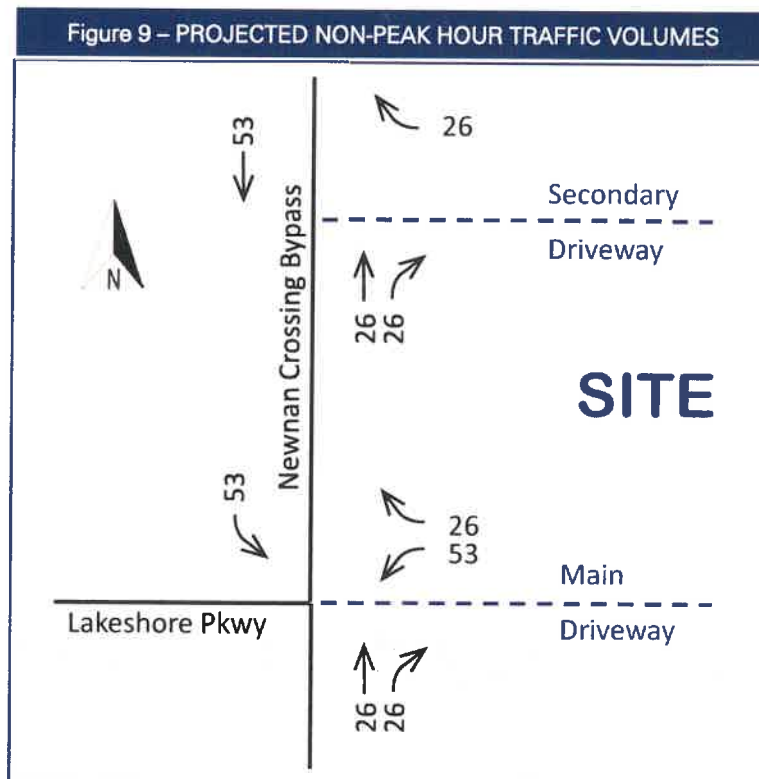
To evaluate Warrant 1, traffic volumes are needed for at least 8 hour days of the normal weekday. The existing approach volumes were taken from the study prepared for the adjacent Springs development. The existing 24-hour approach traffic counts conducted for the Springs were done in 2018 and are provided in Appendix E.

The expected hourly volumes to be generated by the development were estimated by subtracting the peak hour generated volumes from the daily generated volume. It was assumed that the remaining amount of daily volume occurring in non-peak hours would be evenly distributed between the hours of 7 AM and 9 PM (12 hours plus 2 peak hours). Table 8 shows the estimated trip generation for the daily, the peak hours, and the remaining non-peak hours.

Table 8 – ESTIMATED TRIP GENERATION FOR NON-PEAK HOURS							
<u>DAILY</u>		<u>AM PEAK HOUR</u>		<u>PM PEAK HOUR</u>		<u>NON-PEAK HOURLY VOLUME*</u>	
In	Out	IN	OUT	IN	OUT	IN	OUT
1449	1449	42	139	139	82	105	102

- Note: The difference between the daily volume and the peak hourly volumes was evenly distributed over a 12-hour period to estimate the typical generated volume outside the peak hours.

The non-peak hour volume was assigned to the road network in accordance with the distribution pattern previously presented. Figure 9 illustrates the assignment of the non-peak hour traffic.



The development of projected hourly volumes used for the signal warrant analysis are shown in Appendix F.

The traffic signal warrant analysis was facilitated using a spreadsheet application developed by Spack Academy. The warrant analysis is provided in Appendix G.

The results of the warrant analysis are summarized in Table 9.

Table 9 – SUMMARY OF WARRANT ANALYSIS RESULTS			
WARRANT	HOURS REQUIRED	HOURS MET	WARRANT MET? YES or NO
1 - Eight Hours	8	1	No
2 - Four Hours	4	8	Yes
3 - Peak Hour	1	0	No

5. Mitigations

Without mitigation beyond the addition of turn lanes, some side street movements at the intersection of Newnan Crossing Bypass and Lakeshore Parkway/Main Driveway are projected to operate at Level of Service F. The existing level of service for the side street movements operating under stop control is LOS C. The left turn from Lakeshore Parkway will degrade to LOS E after the development and the development driveway would operate at LOS F under stop control and with turn lanes.

The signal warrant analysis indicated that traffic signal operation would be warranted with projected volumes. Therefore, capacity analysis was used to determine the expected levels of service with the Lakeshore Parkway/Main Driveway intersection operating under traffic signal control. The results in Table 10 also include the recommended turn lanes as described in Chapter 7. The results are shown in terms of intersection level of service followed parenthetically by the average delay per vehicle in seconds.

Table 10 – CAPACITY ANALYSIS RESULTS WITH SIGNAL CONTROL		
INTERSECTION	AM PEAK HOUR	PM PEAK HOUR
Newnan Crossing Bypass & Lakeshore Pkwy/Main Driveway	A (5.7)	A (3.6)

The evaluation indicates that the intersection of Newnan Crossing Bypass and Lakeshore Parkway/Main Driveway will operate very well with the proposed development with traffic signals in place.

6. Summary of Findings

The proposed development includes 396 multi-family residential units.

The following summarizes the findings of the traffic study:

1. Using the GDOT guidelines for establishing the need for auxiliary turn lanes, it was found that the projected volumes meet the thresholds requiring the construction of the following turn lanes:

Newnan Crossing Bypass & Main Driveway

- NB Right Turn Lane into site
- SB Left Turn Lane into Site
- WB Right Turn Lane from the Site

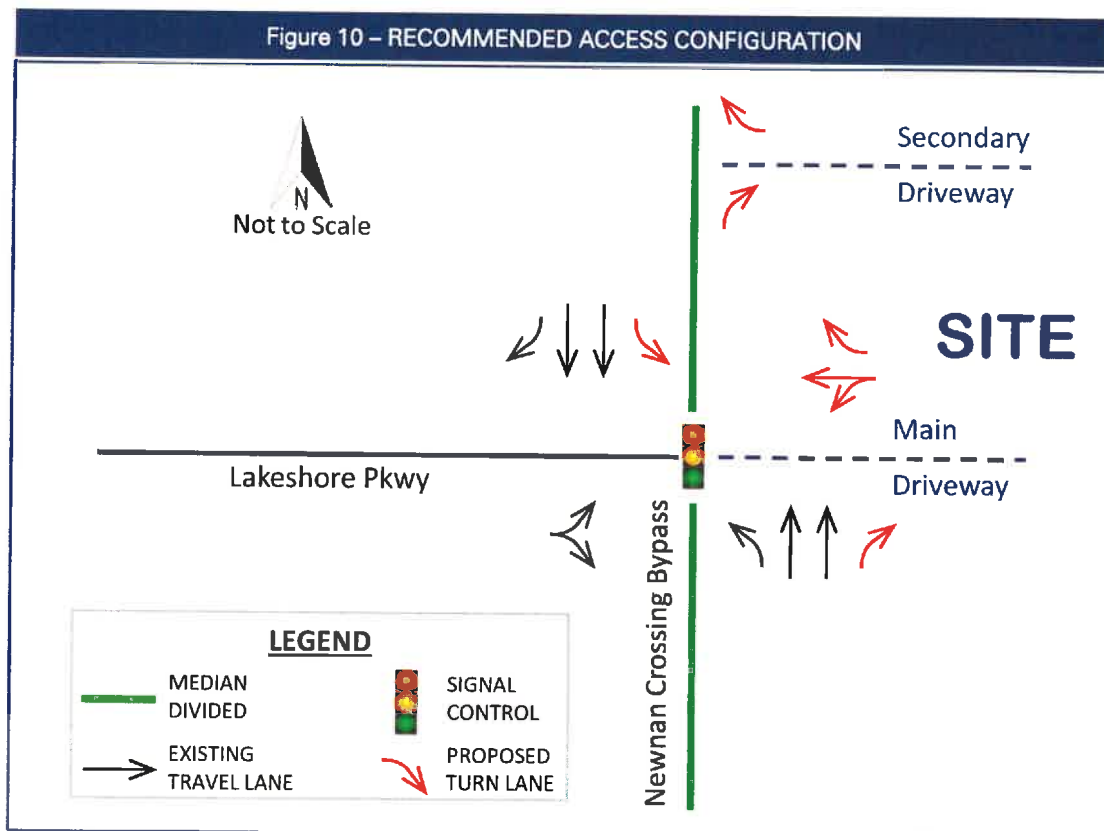
Newnan Crossing Bypass & Secondary Driveway

- NB Right Turn Lane into site

2. Using capacity analysis to evaluate the projected conditions after the development is complete with the above turn lanes, it was determined that the intersection of Newnan Crossing Bypass and Lakeshore Parkway/Main Driveway would have some movements operating at Level of Service C in the AM Peak Hour and LOS F in the PM Peak Hour under side street stop control.
3. The projected traffic volumes for the intersection of Newnan Crossing Bypass and Lakeshore Parkway/Main Driveway are expected to meet Warrant 2 (4 Hour Volumes) for traffic signal operation.
4. With signal control, the intersection of Newnan Crossing Bypass and Lakeshore Parkway/Main Driveway is expected to operate at LOS A.

7. Recommendations

It is recommended that turn lanes be added as schematically indicated in Figure 10. The recommended configuration of the proposed driveways is also shown. The intersection of Newnan Crossing Bypass and Lakeshore Parkway/Main Driveway should be signalized when the development is constructed.



CATES FAMILY PARTNERSHIP and
DOMINIUM ACQUISITION, LLC/
NEWNAN LEASING ASSOCIATES II, LLP
35.49± acres located between Newnan Crossing
Bypass and Interstate 85, Land Lot 11,
5th Land District
City of Newnan, Coweta County, Georgia
A portion of Tax Parcel #087 5011 003

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED BETWEEN NEWNAN CROSSING BYPASS AND INTERSTATE 85,
CONTAINING 35.49± ACRES, LAND LOT 11 OF THE FIFTH LAND
DISTRICT, IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owners have filed an application for rezoning of the property described on Exhibit "A" attached hereto and by reference made a part hereof from RS-15 (Suburban Residential Single-Family District-Medium Density) to RMH (Residential Multiple-Family Dwelling-Higher Density District) with proffered conditions; 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 27th day of April, 2021; 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 containing 35.49± acres, Land Lot 11, of the 5th Land District be rezoned as RMH (Residential Multiple-Family Dwelling-Higher Density District) subject to the conditions which follows:

1. The project will be consistent with the plan, density, project data, amenities and architectural details as provided as part of the application, portions of which are attached hereto as Exhibit "B" and be referenced made a part hereof.

2. The developer will install all traffic mitigation measures as determined by a traffic study and approved by the City Engineer.
3. The developer shall provide and install street lighting along Newnan Crossing Bypass, adjacent to the parcel, in accordance with the lighting standards for a multi-lane urban corridor for the electric provider for the development.
4. The developer shall reapply after the conclusion of 15 years to extend the period of affordability requirements for an additional 15-year term.

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

Section III. This ordinance shall be effective upon adoption.

DONE, RATIFIED, and PASSED, by the City Council of the City of Newnan, Georgia, this the ____ day of _____, 2021 in regular session assembled.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

Rhodes H. Shell, Mayor Pro-Tem

C. Bradford Sears, Jr., City Attorney

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

EXHIBIT "A"
Page 1 of 2

PROPERTY DESCRIPTION

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

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

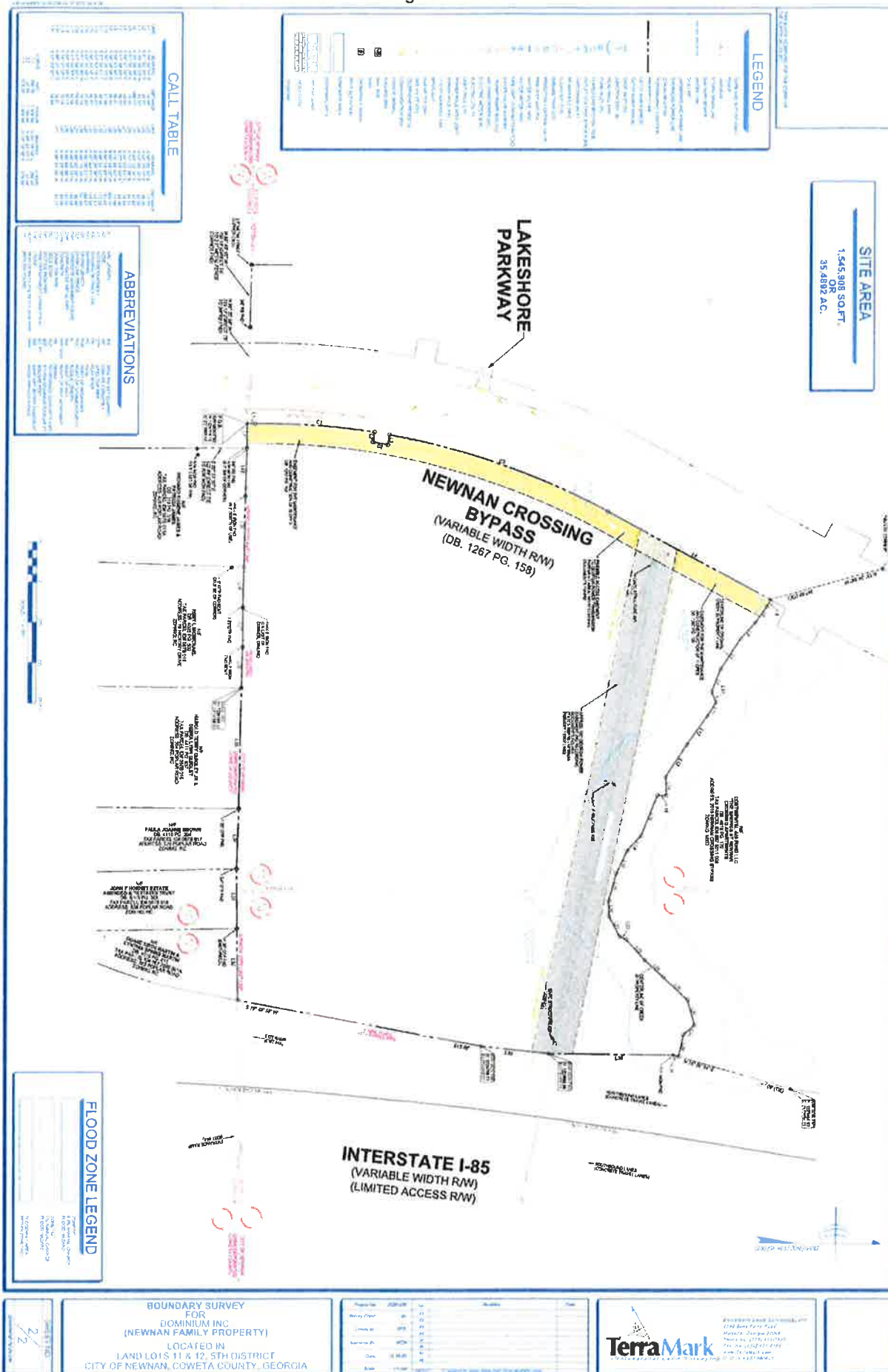
1. North 00° 02' 01" East, 18.88 feet; thence,
2. 296.78 feet along the arc of a curve deflecting to the right, having a radius of 1,809.86 feet and a chord bearing and distance of North 04° 15' 48" East, 296.45 feet; thence,
3. South 81° 02' 20" East, 25.00 feet; thence,
4. 37.38 feet along the arc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

EXHIBIT "A"

Page 2 of 2

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

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





NEWNAN POINTE

NEWNAN, GA

3-2-2021



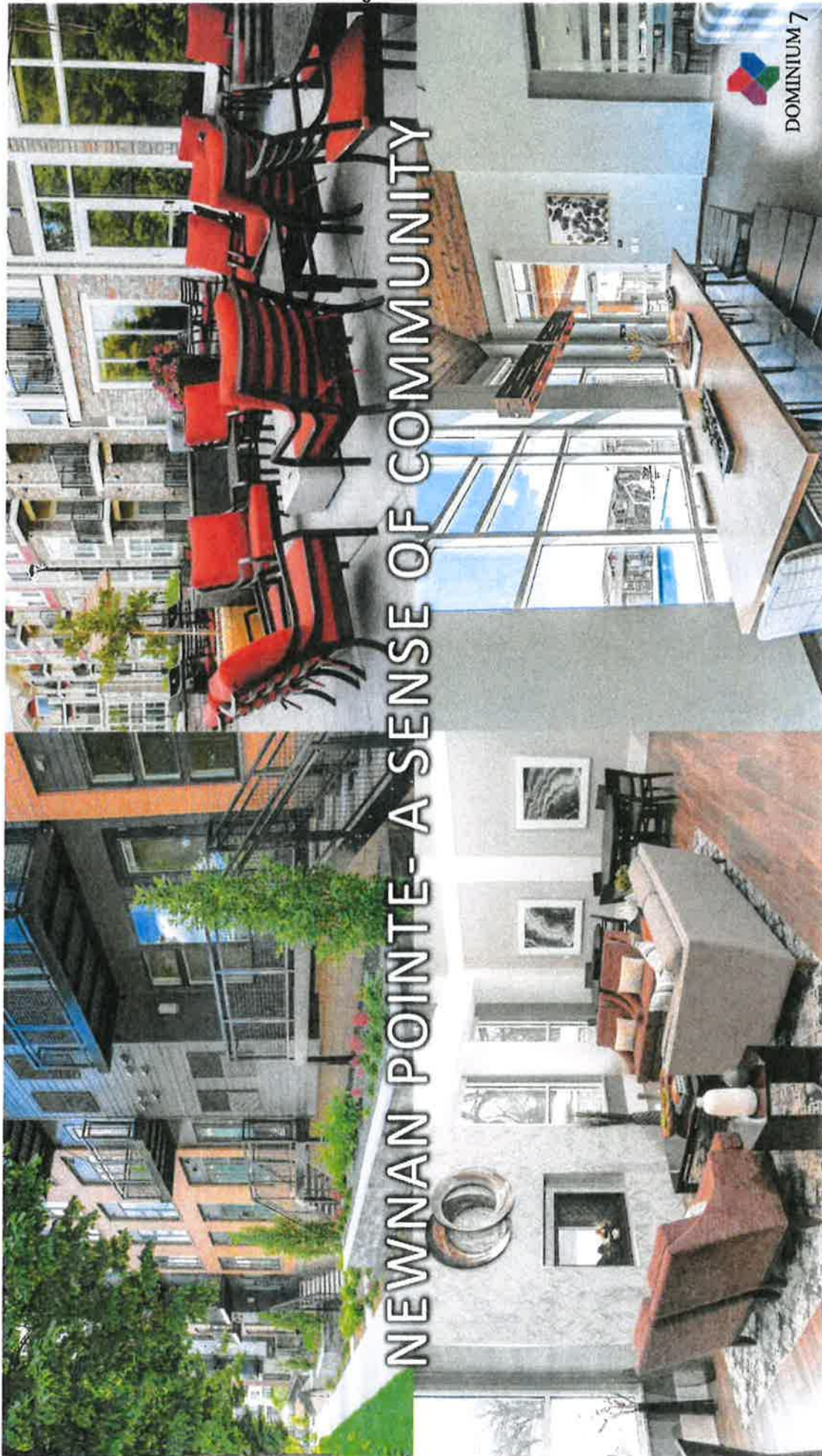
DOMINIUM

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.

NEWMAN POINTE- AFFORDABLE EMPLOYEE HOUSING



DOMINIUM 6







CITY OF NEWNAN - YARD SALE REQUEST

(Outlined in the City Zoning Ordinance)

DATE(S) Saturday, May 1, 2021

TIME 7am-12pm

LOCATION Woodlands Parks at Summerlin Community

CONTACT Mary LeAndre

PHONE 407-694-8489 EMAIL Mary.leandre@yahoo.com

NOTES This is a community yard sale. All participants are listed on the pages that follow.

CITY STAFF

CC: Code Enforcement Officer - Building Department - City Hall

Participants	Address
Bob and Sheree Lykens	113 Hood Park
Jason and Melissa Reynolds	26 Ulsh Park Drive
LaRhonda Guy	114 Macalester Drive
Johnny and Linda Moore	133 Macalester Drive
Bethany Gustafson	103 Macalester Drive
Gary and Mary LeAndre	92 Harrison Drive
Maria Newton	
Anthony and Lauren Grieco	114 Harrison Park
Cristina and Dani Vergara	90 Harrison Drive
Savina and Elton Martinez	134 Hood Park Drive
Anna Vanderboom	449 Summerlin Blvd
Bridget Gary	105 Hood Park Drive
Brie Silguero	127 Macalester Drive
Tenille Zysk	141 Macalester Drive
Ammy T S Egura	54 Ulsh Park Drive

Megan,

Thanks for taking my call today! Please see the details for our request to block the road in front of FBC Newnan's The Warehouse on Brown Street below.

May 22, 2021 1:30pm - 4:30pm

Graduation party for NHS Seniors. We expect lots of guests and will have Frigid Frog truck parked for the party.

Please let me know if you need anything else! Looking forward to hearing back from you.

Thanks,
Kelli Whitlock
770.328.9444

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).