



Newnan City Council Meeting

MARCH 23, 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 March 9, 2021

REPORTS OF BOARDS AND COMMISSIONS

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

REPORTS ON OPERATIONS BY CITY MANAGER

REPORTS AND COMMUNICATIONS FROM MAYOR

NEW BUSINESS

- D. Consideration of An Ordinance to Amend Section 4-17, Prohibited Animals, of Article I, General, of Chapter 4, Animals, of the Code of Ordinances
- E. Consideration of Resolutions to Ratify the Appointment of Assistant Prosecutors in Municipal Court
- F. Consideration of a Text Amendment to the Zoning Ordinance to Allow Duplexes in RU-7 Zoning Districts; Deny or Refer to Planning Commission
- G. Consideration of a Donation Agreement Between the City of Newnan and Friends of LINC, Inc.

UNFINISHED BUSINESS

- H. Public Hearing - Rezoning Request RZ2021-01, Jack Hughston, Edgar Hughston Builder, Inc., for 16.58± acres at 255 Mary Freeman Road - (#111 1017 003) - From RS-15 to RU-7 for 46 Single-Family Homes - Consideration of Ordinance
- I. Public Hearing- Zoning Ordinance and Subdivision Regulation Text Amendments- Consideration of an Ordinance
- J. Consideration of Ratification of Notice to Terminate Lease Agreement between the City of Newnan and the African American Alliance, Inc.

VISITORS, PETITIONS, COMMUNICATIONS & COMPLAINTS

- K. Request from Newnan High School to Close Sewell Rd & Cougar Way for Prom Activities

MOTION TO ENTER INTO EXECUTIVE SESSION

- L. Motion to Enter into Executive Session

ADJOURNMENT

CITY OF NEWNAN, GEORGIA
REGULAR COUNCIL MEETING

MARCH 9, 2021

The regular meeting of the City Council of the City of Newnan, Georgia was held on Tuesday, March 9, 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 and delivered the invocation.

PRESENT

Mayor Keith Brady: Council members present: Rhodes Shell; Ray DuBose; George Alexander; Cynthia E. Jenkins; Paul Guillaume, 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 – FEBRUARY 23, 2021

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

MOTION CARRIED. (7-0)

APPOINTMENT – NEWNAN YOUTH ACTIVITIES COMMISSION – 3 YEAR TERM

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

APPOINTMENTS- CHRISTMAS COMMISSION- 3 YEAR TERM

Motion by Councilman Guillaume, seconded by Councilman Koritko to appoint Nancy Teller to the Christmas Commission.

MOTION CARRIED (7-0)

Mayor Brady asked the City Manager to place Councilwoman Jenkins appointment to the Christmas Commission on the agenda for the next meeting.

ANNUAL REPORT- CHRISTMAS COMMISSION (INFORMATION ONLY)

REPORTS FROM CITY MANAGER

City Manager wanted to recognize some new staff members that were attending the meeting. Sam Henriquez is a new Civil Engineer. He joins us from the private sector, this

is his first time working in the public sector. Abigail Strickland has been promoted to our Main Street Manager. Also, Jada Blankenship who has taken a broader role with the Municipal Courts.

GEORGIA'S EXCEPTIONAL MAIN STREET CITY (GEMS) RECOGNITION

Main Street Manager introduced two visitors from the Georgia Department of Community Affairs Office of Downtown Development, Tara Bradshaw and Elizabeth Elliot. Ms. Bradshaw is an Economic Development Specialist. The office of Downtown Development manages the Main Street Program in over 100 cities in Georgia.

There are 10 standards that the Main Street cities are evaluated on annually in order to be an accredited Main Street city. Ms. Bradshaw's group look at those cities that consistently excel in all 10 of the standards and these cities are known as the Georgia Exceptional Main Street cities or "GEMS".

The City of Newnan and its Main Street Program are committed to excellence and stable leadership and that is why Ms. Bradshaw and Ms. Elliot came to congratulate the City of Newnan on being re-designated as a GEMS community. In the past three years Downtown Newnan has seen \$19.2 million in private and public investment, which led to 65 new businesses and 213 net new jobs created.

CONSIDERATION OF A RESOLUTION FOR THE DECLARATION OF INTENT BY CITY COUNCIL TO ISSUE A MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS TO REZONE PROPERTY IN THE CITY OF NEWNAN TO CLASSIFICATIONS PERMITTING TOWNHOUSE, CONDOMINIUM, OR MULTI-FAMILY DEVELOPMENT

It has recently come to the Mayor's attention that City Staff has been overwhelmed with calls and contacts regarding rezoning of property mainly from the RU-7 category, which is single-family residential, into another category that does not allow for single family residential homeownership. The City is also starting to work on the Comprehensive Plan for the next 20 years.

The Mayor encourages everyone to go online to the Comprehensive Plan survey and take the survey to give input on what you would like to see the City of Newnan look like. There is also a Coweta County survey.

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF AN ORDINANCE TO ESTABLISH THE POSITION OF
MUNICIPAL COURT PROSECUTING ATTORNEY**

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF A RESOLUTION TO APPOINT THE PROSECUTING ATTORNEY
OF MUNICIPAL COURT**

The City Manager stated that because of the 7-0 vote on the previous agenda item, a candidate is now being presented for that position. He explained that City Staff, Municipal Court Staff, Police Department Staff and the Municipal Court Judge all worked to identify candidates for the Prosecuting Attorney position. Ms. Danielle Sewell is being presented for consideration for the position. She has several years' experience as a solicitor in Coweta County and has a practice here.

Motion by Councilman Alexander, seconded by Councilman Koritko to adopt the resolution and appoint Danielle Sewell to the position.

MOTION CARRIED. (7-0)

**CONSIDERATION OF A RESOLUTION RATIFYING THE APPOINTMENT OF C.
BRADFORD SEARS, JR. AS CITY ATTORNEY AND SUCH MEMBERS OF THE LAW
FIRM OF SANDERS, HAUGEN & SEARS, P.C. AS AN ASSISTANT PROSECUTING
ATTORNEY(S) OF MUNICIPAL COURT**

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF RESOLUTION TO AUTHORIZE THE EXECUTION OF A
QUITCLAIM DEED OF LOT 7 ALONG ROWE STREET**

Assistant City Manager explained that this property was declared surplus in February 2020.

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

MOTION CARRIED. (7-0)

**CONSIDERATION OF STREET ACCEPTANCE FOR BRAEMORE SUBDIVISION;
BRAEMORE LANE, AFFIRMED WAY, UNBRIDLED WAY AND BARBARO COURT**

Dean Smith, Planner, stated that everything is in order. Legal description and bonds are all ready to go.

Motion by Councilman DuBose, seconded by Councilwoman Jenkins to approve streets as presented.

MOTION CARRIED. (7-0)

**CONSIDERATION OF TEFRA EXTENSION- MCINTOSH WOODS LOCATED AT THE
INTERSECTION OF GRIESON TRAIL AND MCINTOSH PARKWAY**

A few people wanted to speak on this issue.

Elizabeth Ray, 6 Jacks Drive, spoke first. Ms. Ray was representing many residents in Brown Ridge and had letters from them stating support, at least 29 signatures. It was their understanding from 2018 that this development did not meet the intent for the City's vision for this area. The neighborhood feels the area is inundated with this type of development already. Even though it is being called a condominium the federal tax code requires that at least 95% of the units be rented. This project seems to be the same as in 2018 just worded differently and it does not meet the intent for a condominium development of the Zoning ordinance in the City of Newnan. It also does not meet the spirit of what the zoning ordinance or the residents wanted for that area.

The residents feel this area is already saturated with low income housing. A letter in the agenda packet stated that a public hearing was held on February 12, 2021 and no one spoke. The residents of Brown Ridge subdivision are against this project and feel that they were not adequately heard as they did not know about the public hearing. The residents ask that this be voted down and any other requests in the future for this type of development in this area be voted down.

Mark Mitchell, representing the Newnan Housing Authority spoke, explaining that the Housing Authority is able to issue revenue bonds in certain circumstances. The Housing Authority was approached by the developer and asked to issue the bonds for the project. This project was originally approved in 2019 but due to the COVID-19 pandemic and other circumstances they weren't able to proceed and due to the lapse in time they need to get approval again. The public hearing was advertised properly according to the requirements of the IRS code. This is not a rezoning request, it's a simple request to allow the issuance of the bonds.

Polly Cooper, 16 Jacks Drive spoke. She wanted to reiterate what Ms. Ray had said. Their subdivision is a smaller subdivision and a lot of them are elderly. They worry about the condos being low income. The LINC is out there as well and should be nice and pleasant.

She does not think that with the 96-unit condominiums put there that it would still be calm and pleasant in that area.

It was then clarified that although a condominium usually implies ownership, the TEFRA law states that the units have to be rented for a term of 15 years then they can be owned.

Alison Dyer, with Holland & Knight, serving as Bond Counsel for the Housing Authority spoke. She reiterated that the units will be condominiums for rent for 15 years then they can be owned and that the developer is planning on making this a high-quality project. To clarify the low-income part of the project, it is 40% of the units at 60% area median income. In a nice town like Newnan this means teachers, police, firefighters, so work force housing.

Motion by Councilman Alexander, seconded by Councilman DuBose to deny the request.

MOTION CARRIED (7-0)

CONSIDERATION OF STANDING USE AGREEMENT- FACILITY USE POLICY

Assistant City Manager has information requested by Council and received from annual contract holders.

Councilman DuBose proposed a cap on hours of usage so no one group dominates. That way the facilities are available to the neighborhood for birthdays, family reunions etc. He also proposed that there be a payment for use to cover the up keep of the facilities. There has been a lot of money put into these facilities and going into the parks now.

Councilwoman Jenkins sees that there are limited resources and many people who want to use the facilities. However, a 4-hour cap per organization will decimate groups that serve in the capacities that council always wanted them to. You can't accommodate everyone, there is only so much space and time. You don't want to harm the programs that are doing well. A lot of programs you can't run effectively in 4 hours a week. She proposed that we limit the number of organizations that have long term agreements and open the rest of the time for one-off events or needs. The selection criteria for this should be based on things such as longevity of service, number of children served, financial status of families, number of neighborhood kids and neighborhood support. We should also require that they keep the facilities clean.

Councilman Alexander made the point that some organizations are smaller and that he doesn't want to see a monopoly from the larger groups. Councilman Guillaume wanted to reiterate that the original intent of the facilities was to provide space to the most amount of people. He agreed that a cap on hours and host fee are good ideas. The bottom line is that instills responsibility.

Council discussed the difficulty with this situation and Mayor Brady stated this is a very difficult situation to create policy and that perhaps the best course of action is to continue

with what we have been doing. The City is not in the recreation business and that is why we are discussing this now. The City Manager explained that no one else has our model. Other cities and towns have a recreation department and they offer programs in their community facilities.

The City Manager proposed that we put a cap on the groups that are currently using the facilities now and that cap would be the number of hours they are currently using. Current groups would not be able to take any more time than what they are already using. No fee will be assessed but new agreements will be developed between each group.

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to follow City Manager recommendation that current blocks taken will stand as is and no group can take additional time at this point.

MOTION CARRIED (7-0)

RATIFICATION OF CONTRACT TO PURCHASE 57 E. BROAD STREET AND VACANT LOT

Motion by Councilwoman Jenkins, seconded by Councilman Koritko to ratify the contract.

MOTION CARRIED (7-0)

Mayor Brady announced to the press that the closing for this purchase would take place Friday, March 12th at 11am.

REQUEST FROM PARKS AT OLMSTEAD HOA FOR PERMISSION TO PUT UP BANNERS FOR NEIGHBORHOOD GARAGE SALE, BEGINNING SUNDAY, APRIL 4TH- SATURDAY, APRIL 10TH AT THEIR MAIN ENTRANCES

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

MOTION PASSED (7-0)

ADJOURNMENT

Motion by Councilman Alexander, seconded by Councilman Koritko to adjourn the Council meeting at 3:32pm.

MOTION CARRIED. (7-0)

Megan Shea, City Clerk

Keith Brady, Mayor



City of Newnan, Georgia - Mayor and Council

Date: March 23, 2021

Agenda Item: Consideration of An Ordinance to Amend Section 4-17, Prohibited Animals, of Article I, General, of Chapter 4, Animals, of the Code of Ordinances

Prepared By: Cleatus Phillips, City Manager

Purpose: Newnan City Council may consider an amendment to the Code of Ordinances regarding prohibited animals in the City of Newnan. The amendment would delete Article I, General, of Chapter 4 Animals, Section 4-17, Prohibited Animals of the Code of Ordinances and establish a new Article I allowing for the keeping of chickens for personal use, subject to certain regulations outlined in the amendment.

Background: Mayor Pro Tem Shell brought this to City Council and asked City Staff to research the subject. City Staff has completed that research and is proposing the following amendment to the Code of Ordinances.

Funding: N/A

Recommendation: Adopt the amendment as presented.

Previous Discussion with Council: N/A

Attachment:

1. Amendment to the Code of Ordinances, Article I, General, of Chapter 4, Animals, Section 4-17 Prohibited Animals

**AN ORDINANCE TO AMEND SECTION 4-17, PROHIBITED ANIMALS, OF
ARTICLE I, GENERAL, OF CHAPTER 4, ANIMALS, OF THE CODE OF
ORDINANCES OF THE CITY OF NEWNAN, GEORGIA; TO PROVIDE FOR
SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; AND FOR
OTHER PURPOSES**

WHEREAS, in an ongoing effort to protect the health, safety and welfare of the citizens of the City of Newnan, the City has conducted a review of its current ordinance addressing the keeping and maintaining of chickens for egg production and otherwise on residential lots in the City of Newnan; and

WHEREAS, the City has determined that the City's current ordinance imposes the prohibition on the keeping and maintaining of chickens for egg production and otherwise for personal consumption and use on residential lots within the City of Newnan and has determined that it is in the best interest of its citizens and its citizens health, safety and welfare to permit the limited keeping and maintaining of chickens on residential lots for egg production and otherwise for personal consumption and use within the City of Newnan.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Newnan, Georgia, and it is hereby ordained by the authority of same that Article 1, General, of Chapter 4 Animals, Section 4-17, Prohibited Animals of the Code of Ordinances is hereby deleted in its entirety and a new Article 1, General, of Chapter 4 Animals, Section 4-17, Prohibited Animals of the Code of Ordinances is hereby adopted to read as follows:

Sec. 4-17: Prohibited Animals.

- (a) No person shall keep or maintain any wild animal or exotic pet within the city limits.
- (b) No person shall keep or maintain any cattle, horse, donkey, mule, ass, swine, sheep, goats, or any other livestock or grazing type animal within the city limits.
- (c) No person shall keep or maintain any domesticated fowl to include but not limited to chickens, ducks, geese, turkeys, guineas, pheasant, emus, ostrich or any other domesticated fowl within the city limits except as set forth in Paragraphs (d), (e) and (f) herein.
- (d) The keeping of chickens for personal use is permitted in residential zoning districts, subject to the following regulations:
 - Hens only, roosters are not permitted;
 - No more than five (5) hens may be permitted per residential lot;
 - The coop or cage must allocate no less than ten (10) square feet per hen;
 - The coop or cage housing the hens may not be located in the front or side yard areas and shall not be located within twenty feet of the property line;
 - The hens, coops, and cages must be adequately maintained to control odor and prevent infestation;
 - No commercial sales of hens or eggs;

- No commercial slaughtering or slaughtering of hens for re-sale.
- (e) This section does not apply to zoological parks, performing animal exhibits or acts, stable, or riding school, providing the same has applied for and was granted a license or permit.
- (f) This section does not apply to those persons currently keeping or maintaining any domesticated fowl or other animals that were not previously precluded by the ordinance which such animal was registered the animal with the city before July 1, 2010.

SECTION II: All ordinances or parts of ordinances in conflict or inconsistent with this Ordinance are hereby 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 effect the remaining provisions of this Ordinance, which provisions shall remain in full force and effect.

Section IV: The effective date of this Ordinance shall be upon adoption.

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 Council

Date: March 23, 2021

Agenda Item: Consideration of Resolutions to Ratify the Appointment of Assistant Prosecutors in Municipal Court

Prepared By: Deputy Chief Cooper, Police

Purpose: City Council may consider approval of 3 Resolutions to ratify the appointments of Natalie Ashman, Amy Godfrey & Isaac Godfrey as Assistant Prosecutors in The City of Newnan Municipal Court.

Background: At the March 9, 2021 meeting, Council approved an ordinance to create the official office of City Prosecutor in Municipal Court. Upon approval, Council ratified Danielle Sewell to hold this office. Ms. Sewell has submitted the three individuals that she requests to be appointed as Assistant Prosecutors to fill in from time to time, in her absence. Three assistant prosecutors are requested due to each attorney having private practices that require them to be in other courts at the same time, family emergencies or illness.

All three have extensive courtroom experience and have held positions of assistant prosecutor in other municipal or state courts.

Ms. Sewell will maintain all billable hours and pay the individuals for the time needed.

Funding: 2021 Budget, Payment to these individuals will be made by City Prosecutor after billing for services

Recommendation: Approval of all 3 Resolutions as presented

Previous Discussion with Council: 3/9/2021 – Approval of City Prosecutor's Office

RESOLUTION NO. _____

A RESOLUTION RATIFYING THE APPOINTMENT OF NATALIE ASHMAN AS AN ASSISTANT PROSECUTING ATTORNEY OF THE MUNICIPAL COURT FOR THE CITY OF NEWNAN, GEORGIA, PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-18-91 (b) AND ARTICLE V OF CHAPTER 13 OF THE CITY CODE OF THE CITY OF NEWNAN

BE IT RESOLVED, by the City Council of the City of Newnan, Georgia while in regular session on March 23, 2021 as follows:

SECTION 1. That upon appointment of NATALIE ASHMAN by the Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia, such appointment is hereby ratified by the City Council of the City of Newnan as an Assistant Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia; and

SECTION 2. This appointment is effective for a term of one (1) calendar year, pursuant to Article V, Sec. 13-88 of the Code of Ordinances of the City of Newnan, Georgia.

SECTION 3. Within thirty (30) days of the effective date of this Resolution the Municipal Court Clerk shall notify the Prosecuting Attorneys' Council of the State of Georgia of this appointment as required under Georgia law.

SECTION 4. That this resolution shall become effective upon its adoption.

RESOLVED, this the ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

RESOLUTION NO. _____

A RESOLUTION RATIFYING THE APPOINTMENT OF AMY GODFREY AS AN ASSISTANT PROSECUTING ATTORNEY OF THE MUNICIPAL COURT FOR THE CITY OF NEWNAN, GEORGIA, PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-18-91 (b) AND ARTICLE V OF CHAPTER 13 OF THE CITY CODE OF THE CITY OF NEWNAN

BE IT RESOLVED, by the City Council of the City of Newnan, Georgia while in regular session on March 23, 2021 as follows:

SECTION 1. That upon appointment of AMY GODFREY by the Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia, such appointment is hereby ratified by the City Council of the City of Newnan as an Assistant Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia; and

SECTION 2. This appointment is effective for a term of one (1) calendar year, pursuant to Article V, Sec. 13-88 of the Code of Ordinances of the City of Newnan, Georgia.

SECTION 3. Within thirty (30) days of the effective date of this Resolution the Municipal Court Clerk shall notify the Prosecuting Attorneys' Council of the State of Georgia of this appointment as required under Georgia law.

SECTION 4. That this resolution shall become effective upon its adoption.

RESOLVED, this the ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

George M. Alexander, Councilmember

Cleatus Phillips, City Manager

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember

RESOLUTION NO. _____

A RESOLUTION RATIFYING THE APPOINTMENT OF ISSAC GODFREY AS AN ASSISTANT PROSECUTING ATTORNEY OF THE MUNICIPAL COURT FOR THE CITY OF NEWNAN, GEORGIA, PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED, SECTION 15-18-91 (b) AND ARTICLE V OF CHAPTER 13 OF THE CITY CODE OF THE CITY OF NEWNAN

BE IT RESOLVED, by the City Council of the City of Newnan, Georgia while in regular session on March 23, 2021 as follows:

SECTION 1. That upon appointment of ISSAC GODFREY by the Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia, such appointment is hereby ratified by the City Council of the City of Newnan as an Assistant Prosecuting Attorney of the Municipal Court for the City of Newnan, Georgia; and

SECTION 2. This appointment is effective for a term of one (1) calendar year, pursuant to Article V, Sec. 13-88 of the Code of Ordinances of the City of Newnan, Georgia.

SECTION 3. Within thirty (30) days of the effective date of this Resolution the Municipal Court Clerk shall notify the Prosecuting Attorneys' Council of the State of Georgia of this appointment as required under Georgia law.

SECTION 4. That this resolution shall become effective upon its adoption.

RESOLVED, this the ____ day of _____, 2021.

ATTEST:

Megan Shea, City Clerk

L. Keith Brady, Mayor

REVIEWED AS TO FORM:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

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 Council

Date: March 23, 2021

Agenda Item: Text Amendment to Zoning Ordinance to allow duplexes in RU-7 Zoning Districts

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To consider a text amendment filed with the City seeking a change in the zoning ordinance to allow duplexes in RU-7 residential zoning districts. This item is being presented as information to City Council for their consideration to accept or reject and, if accepted, to refer this request to the Planning Commission.

Background: Ms. Deborah Levich with Green Door Real Estate, Inc. has filed an application to amend the zoning ordinance wherein to allow duplexes in RU-7 residential zoning districts. Presently, duplexes are not a permitted use in RU-7 residential zoning districts, nor is such a change being proposed by City staff or being contemplated by staff at this time.

In discussions with Ms. Levich at the time the text amendment was filed, staff did suggest that it may be more amenable to Council and to Planning Commission to view duplex requests in RU-7 residential zoning districts as special exception or conditional uses, as opposed to permitted uses.

The first step in the text amendment process is to present the application to City Council for consideration to accept and if accepted, refer to the Planning Commission. If so referred, a public hearing would be scheduled before Planning Commission. After the Planning Commission has heard the matter, a subsequent public hearing would be scheduled before Mayor and City Council for a final decision.

Funding: N/A

Recommendation: N/A

Previous Discussion with Council: None

CITY OF NEWNAN, GEORGIA



Application Form

For

Zoning Text Amendment

September 2000
Revised October, 2002



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-253-2682

APPLICATION TO AMEND ZONING TEXT

Date Received 3/15/2021
Case No. RZ _____

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 770-253-2682. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant DEBORAH LEVICH ; GREEN DOOR REAL ESTATE LLC

Mailing Address 563 BLALOCK LAKES DR #12 NEWNAN GA 30263

Telephone 404-384-5601

Property Owner (Use back if multiple names) PATRICIA NELSON SWANN (see back) →

Mailing Address 3555 SPRINGRUN DR DECATUR GA 30032

Telephone 404-395-1206

Requested Zoning Text Amendment SEE ATTACHED

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

How has/have the current Zoning Ordinance section(s) that is/are the subject of this application become outdated or no longer in the best interest of the City of Newnan? SEE ATTACHED

How does the proposed zoning ordinance change better serve the City of Newnan in promoting and protecting the health, safety, morals, convenience, order, prosperity, or general welfare of the City and its citizenry? SEE ATTACHED

How does the proposed ordinance change fit with the goals, objectives, and policies of the City of Newnan's Comprehensive Plan, as amended? SEE ATTACHED

Impact of Zoning Ordinance Change description. Write a narrative explaining the benefit to the City anticipated from the ordinance change including expected impact on public services as well as the amount of City land that is expected to be affected by the proposed change. SEE ATTACHED

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed ordinance change, which should include, at a minimum, the following information:
 - What is the purpose of the proposed ordinance change?
 - How the ordinance change may affect other ordinance sections?
2. Submit nineteen (19) copies of the application.
3. Completed Disclosure of Campaign Contributions and Gifts form.
4. Check in the amount of \$300.00 payable to the City of Newnan.

PLEASE NOTE:

- ✓ THIS APPLICATION MUST BE FILED ON TUESDAY PRIOR TO THE TUESDAY CITY COUNCIL MEETING. CITY COUNCIL MEETINGS ARE HELD ON THE 2ND AND 4TH TUESDAYS, UNLESS OTHERWISE STATED.
- ✓ IF COUNCIL ACCEPTS THIS APPLICATION, THE REQUESTED TEXT AMENDMENT WILL BE FORWARDED TO THE PLANNING COMMISSION FOR RECOMMENDATION, THEN FORWARDED BACK TO CITY COUNCIL, WHO WILL MAKE THE FINAL DECISION.

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

15 day of March, 2021

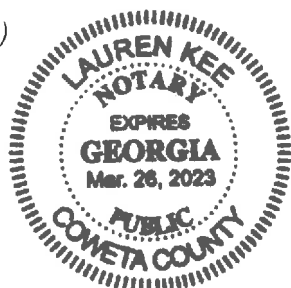
Lauren Kee
Notary Public

Signature of Applicant

Deborah Lee

Signature of Applicant

(Affix Raised Seal Here)



FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 3/15/2021

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____



City of Newnan, Georgia
Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on 3/15, 2021 for action by the City Council on the following requested text amendment:
RU-7 zoning district; ARTICLE 2-USE OF LAND & STRUCTURES; SECTION 2-24-INTERPRETATION OF USES; TABLE 2.B-PRINCIPLE USES ALLOWED; SECTION 1-200-2 FAMILY RESIDENCES - TO ALLOW FOR DUPLEX RENTAL UNITS

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

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

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

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

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

Deborah Levich

Signature of Applicant

DEBORAH LEVICH

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Lauren Kee 3.15.21

Signature of Notary Public

Date



¹ Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.

March 15.2021

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

APPLICATION TO AMEND TEXT IN RU-7 DISTRICT

Thank you in advance for the time and attention to this request.

Green Door Real Estate LLC, my company, is requesting consideration for a text amendment to the city zoning ordinance to allow the building of duplex rental units for the purpose of promoting renewal of infill vacant lots within neighborhoods identified by the Newnan Urban Redevelopment Agency.

The text amendment request is specific to the RU-7 zoning district, Principle Uses Allowed, Section 1.200 to allow for duplex rental units.

Attached is the completed application with explanations and example duplex elevations.

I look forward to working in partnership with City of Newnan and the Newnan Urban Redevelopment Agency to enhance the vitality of Newnan's underdeveloped and often overlooked neighborhoods. The achievable goal of renewal without gentrification can provide a variety of quality housing choices affordable for the local workforce.

Sincerely,

A handwritten signature in cursive script, appearing to read "Deborah Levich".

Deborah Levich
Green Door Real Estate
deborah.levich@gmail.com
404.384.5601

Newnan Application to Amend Zoning Text

March 15.2021

Deborah Levich
Green Door Real Estate LLC
404.384.5601
deborah.levich@gmail.com

Requested Zoning Text Amendment:

Green Door Real Estate is proposing a text amendment change in the City of Newnan Zoning Ordinance; for RU-7 Zoning District; Article 2-Use of Land and Structures; Section 2-24 – Interpretation of Uses; Table 2-B - Principle Uses Allowed by Zoning District; Section 1.200 – Two Family Residences to allow for duplex rental units.

Application Explanations:

1. How have the current zoning ordinance sections that are the subject of this application become outdated or no longer in the best interest of the City of Newnan:

As cities age and grow, neighborhoods do also. Housing studies and other research identifies one of the most difficult factors to manage successfully is what has become to be known as “missing middle housing.” Tightly managed infill using well-designed and well-managed multifamily rental units offer neighborhoods now stagnant in Newnan an opportunity to refresh. Along with raising property tax revenues, duplex units can be blended into the lots now blank or areas in decline and offer families a place to relocate where they grew up at rents affordable to the local workforce. Those are the goals of Green Door Real Estate.

2. How does the proposed zoning ordinance change better serve the City of Newnan in promoting and protecting the health, safety, morals, convenience, order, prosperity or general welfare of the City and its citizenry:

Studies show quality of life – personal health, personal safety, broader prosperity and Newnan’s best interests - is in direct proportion to the quality of housing. Downtown Newnan merchants and restaurants depend on thriving adjacent community access. The city has and continues to invest heavily in downtown parks and greenspace within walking or biking distance for in-town residents. Not everyone wants to live in a 400-unit apartment complex on the fringes of the city. A two-story duplex allows the lower unit to provide handicapped accessible features that two-story townhomes do not. The proposed text amendment allows manageable, nonintrusive, accessible multifamily rental units to be another revitalization tool for the city.

3. How does the proposed ordinance change fit with the goals, objectives and policies of the City of Newnan’s Comprehensive Plan, as amended:

The housing section of Newnan’s Comprehensive Plan notes the need to “encourage a mixture of housing” while protecting residential and historic districts. It also suggests affordable housing should be



promoted using infill space. The last decade has been difficult for many of the neighborhoods in the redevelopment areas, and there has been almost no new construction around the perimeter of the downtown historic areas. These areas are perfect for small investors to create the “missing middle” housing of small multifamily rental units. This type of infill will serve the needs of young adult roommate-style living, families with school age children and older adults who want to live in an up-to-date, well-built rental home in a family neighborhood with yards, front porches, and access to commercial centers. This ordinance change recognizes the findings of the Newnan Residential Needs Study done in 2019, which notes there is less demand for large single-family homes and more demand for rental units in the price range of the local workforce.

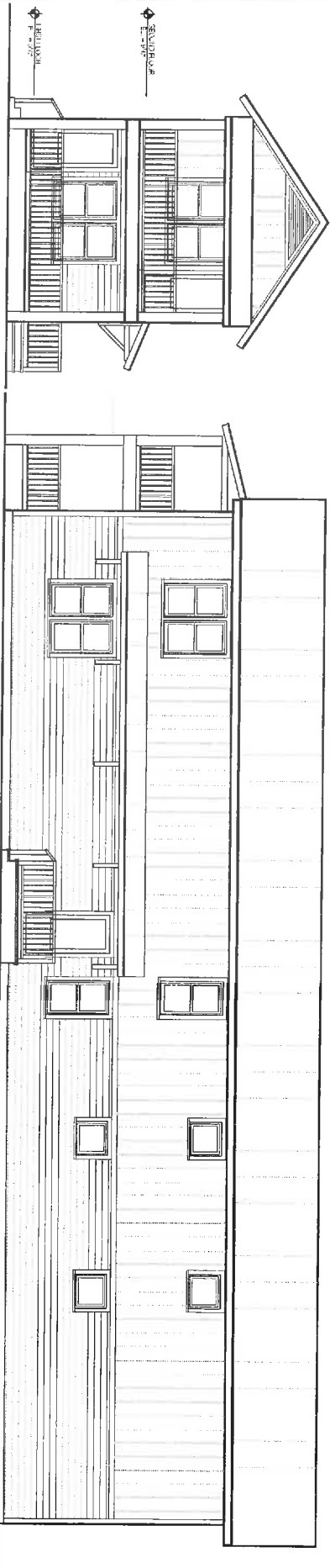
4. Impact of Zoning Ordinance Change description. Write a narrative explaining the benefit to the City anticipated from the ordinance including expected impact on public services as well as the amount of City land that is expected to be affected by the proposed change:

As currently written, the RU-7 zoning district allows up to four multifamily units, defined as townhomes in the ordinance, on each lot in the RU-7 district dependent upon lot size and conformation to various setbacks and building codes. The text amendment would have no additional impacts on public services or city land than those already having been considered by the city when writing the current land use plan. According to city planning officials, townhomes must have a shared vertical wall and be fee-simple ownership with an active homeowners’ association. While individual ownership has been an ideal in the City of Homes, many of the neighborhoods in Newnan Urban Redevelopment (NUR) area have absentee owner single family rental units on the property or have structures divided into rental units. Duplex rental units combined with build-and-hold business strategies provide economic stability for both the neighborhood and the developer/landlord.

To be specific, Green Door Real Estate LLC supports maintaining the viability of the neighborhoods by restricting development under the text amendment to open lots or lots where the structure currently standing is not livable under city building codes. The only structure proposed is a two-story building with one residence on the ground floor and one residence on the second floor, commonly called a duplex.

The text amendment would signal a rebirth within the NUR areas, bringing vitality and quality of life to the neighborhoods, parks and downtown merchants Newnan so richly values.





WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

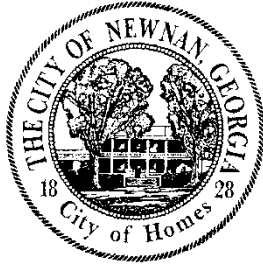
NORTH ELEVATION

DEBORAH LENICH
WILSON HOUSE

1/8" = 1'-0"

Two Family
2 Melson Street
Newman, GA
18 JUNE 2020

A201



City of Newnan, Georgia - Mayor and Council

Date: March 23, 2021

Agenda Item: Consideration of Donation Agreement between the City of Newnan and Friends of LINC, Inc.

Prepared and Presented by: Hasco Craver, Assistant City Manager

Purpose: Newnan City Council may consider entering into a donation agreement with the Friends of LINC, Inc. to accept funds for the development and installation of artwork along the LINC.

Background: The Friends of LINC, Inc., in its desire to advocate on behalf of the LINC, has secured funding to commission the development and installation of public artwork along LINC - Newnan Centre Section. More specifically, Chris Rothermel, an accomplished Georgia sculptor, has been identified as the artist responsible for designing and installing a grouping of natural stone art pieces. Upon completion, four (4) sculpted pieces of natural stone will be location north of the LINC Section as shown in the Donation Agreement Exhibit.

The City of Newnan has been involved in the site location as well as the development of the donation agreement and sculpture practice agreement.

Items of particular interest are:

- Proposed agreement does not consist of any financial obligation on behalf of the City;
- City staff will be responsible for reviewing the correct installation of the artwork;
- City has agreed to maintain the artwork over time;
- Sculptor will retain artistic copyrights to the image;
- Sculptor will permit reproduction;
- City may move artwork at its discretion;

Funding: N/A

Recommendation:

Recognizing the power of public art, City staff is supportive of the project as proposed herein.

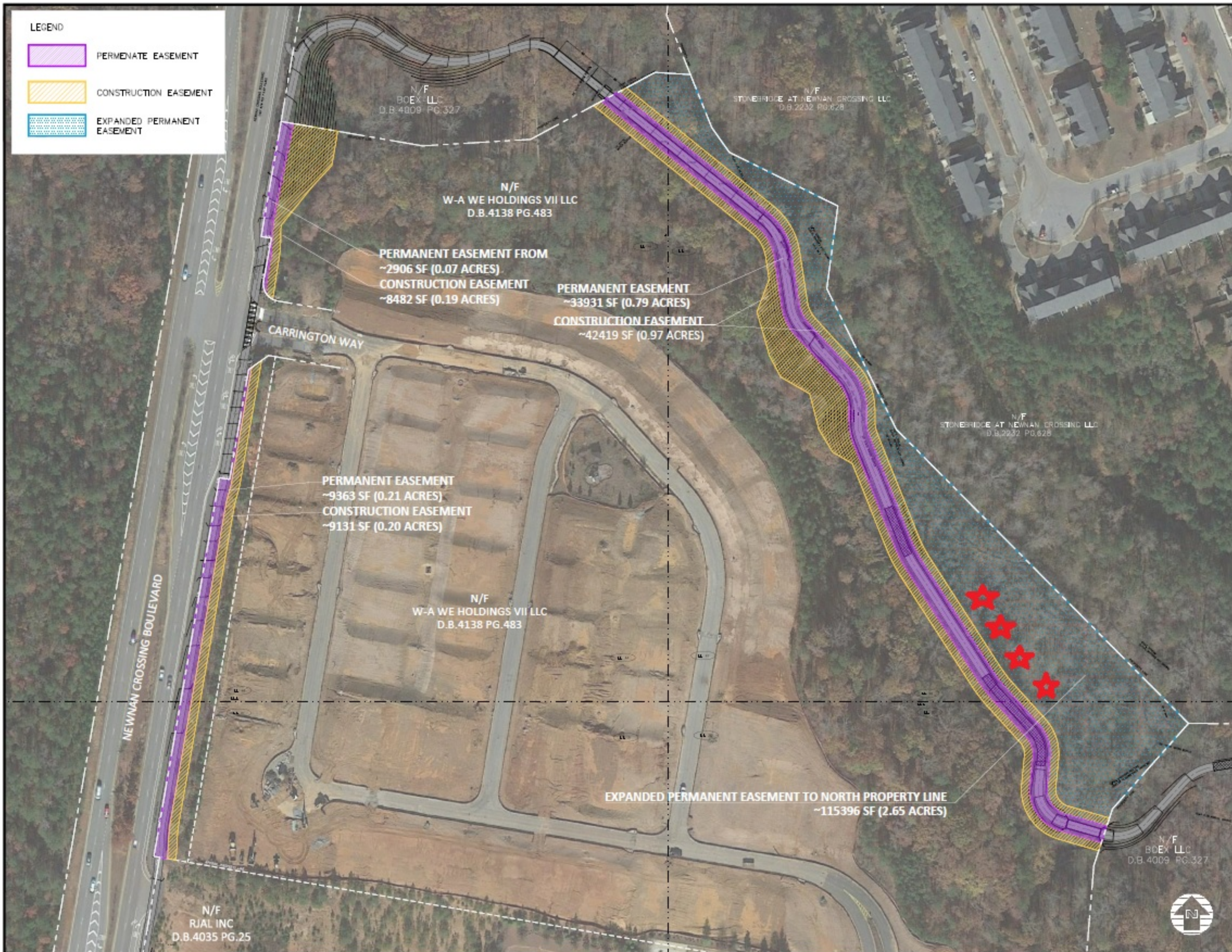
Attachments:

1. Donation Agreement, including exhibits

Previous Discussions with Council: While the Newnan City Council has repeatedly discussed the location and construction of LINC facilities, the provision of public art has yet to be considered. However, the City of Newnan has a history of embracing public art as a quality of life enhancement for citizens and visitors alike.

LEGEND

-  PERMANENT EASEMENT
-  CONSTRUCTION EASEMENT
-  EXPANDED PERMANENT EASEMENT



KAIZEN COLLABORATIVE

2390 Main Street | Tucker, GA 30084 | 404.239.2521

GEORGIA & WEST, INC.

100 CORPORATE DRIVE
CARROLLTON, GA 30117
404.770.1841
E-Mail: info@georgiawest.com

REVISION	DATE	DESCRIPTION

KAIZEN PROJECT # 2017-122
PROJECT MANAGER 000

NEWMAN CENTRE LINC
NEWMAN, GA

EASEMENT GRAPHIC

SCALE: 1"=50'
DATE: NOVEMBER 10, 2017
SHEET NAME: 02

DONATION AGREEMENT

WHEREAS, the Friends of LINC, Inc. ("Friends") has received a private donation to commission and install a sculpture piece ("LINC Sculpture") along the LINC trail in the location of _____; and

WHEREAS, the City of Newnan ("City") is desirous of receiving the donation from Friends for the sculpture piece and to enter into an agreement with Sculpture Practice, LLC ("Sculpture Practice") to provide the LINC sculpture in accordance with the terms of the Sculpture Practice Agreement attached hereto as Exhibit "A" ("Agreement").

NOW THEREFORE, in consideration of the donation from Friends to the City, it is hereby agreed between Friends and the City as follows:

- (1) City shall enter into the Agreement with Sculpture Practice for Sculpture Practice to provide the LINC Sculpture described in the Agreement at the location of _____ along the LINC trail.
- (2) Friends shall donate and transfer to the City the following sums prior to the City entering into the Agreement with Sculpture Practice:
 - (a) \$25,00.00 to cover the cost of the LINC Sculpture commission;
 - (b) \$12,500.00 to cover the cost of Sculpture Practice's fee for management, insurance and work performed for the installation of the LINC Sculpture;
 - (c) Any other costs associated with the LINC Sculpture commission or cost of installation.

WITNESS the hands and seals of the undersigned this ____ day of _____, 2021.

CITY OF NEWNAN

By: _____
Mayor

FRIENDS OF LINC, INC.

By: _____
CEO/President

SCULPTURE PRACTICE

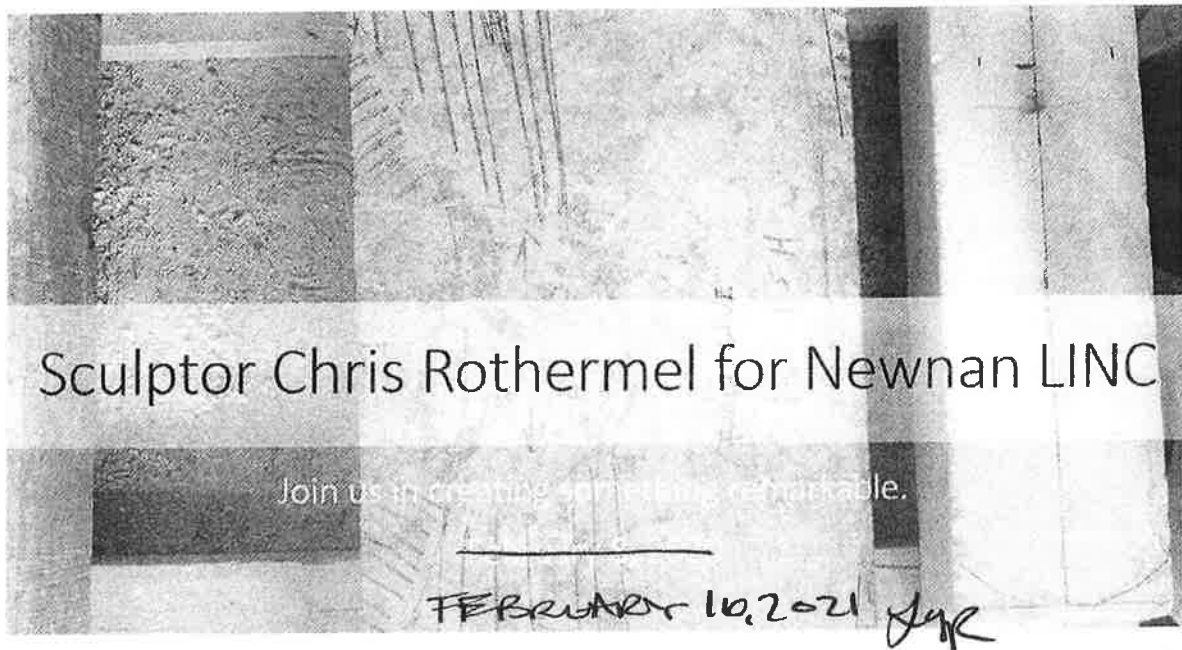


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13	Proposed Solution and Fees – Foundation
15	Project Terms and Conditions

Commission Background

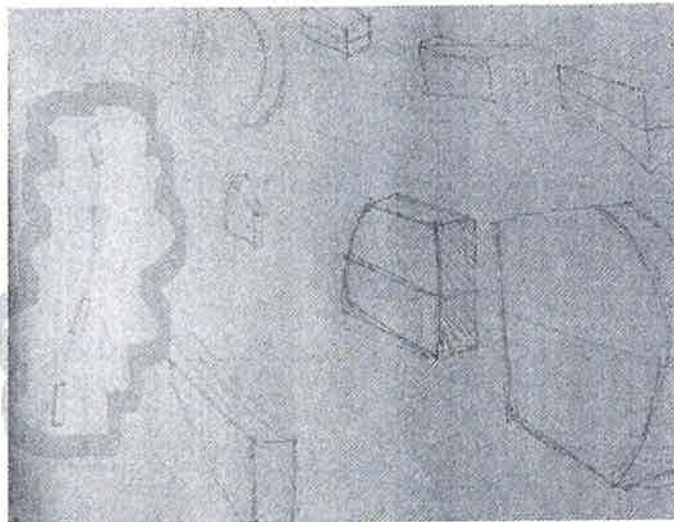
The concept and design for the Sculpture Commission for outdoor placement has been completed. This piece of public art visually highlights the space in the fern glade and natural corridor space 'B' located just off the LINC trail in Newnan. The space is one of tranquil elegance and allows the viewer to relax and see the natural world come to life around them as they pass through the outdoor area.

This will be a statement to the public, patrons of the arts and other general pedestrians as they participate in the outdoor pathway connecting pedestrians to the local community.

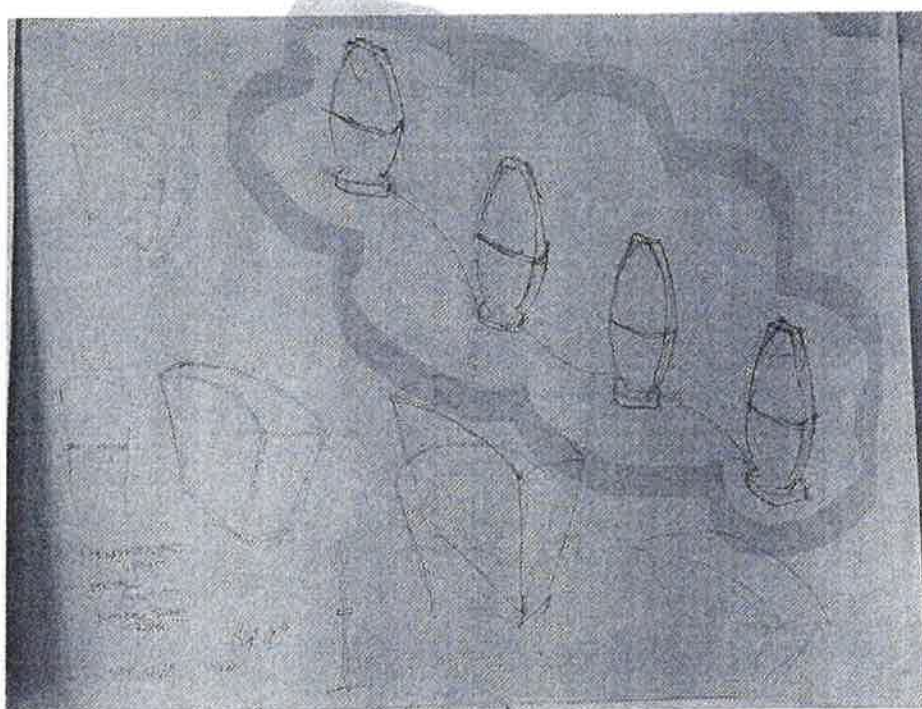
To achieve the desired design result and fine art finishing for the sculpture commission, we are pleased to provide a proposal for completing the work. Chris Rothermel, will lead the effort with regard to the design of the work of art as well as the consulting and actual fabrication; Laura Green Rothermel will lead the detailed drawing, business and administrative functions coordinating the project.

The first phase of the effort has been completed with regarding to the design concept – once approved we will move quickly into the production and finishing effort. The installation of footings, labor to install will be discussed prior to approval and clearly defined in the scope of effort.

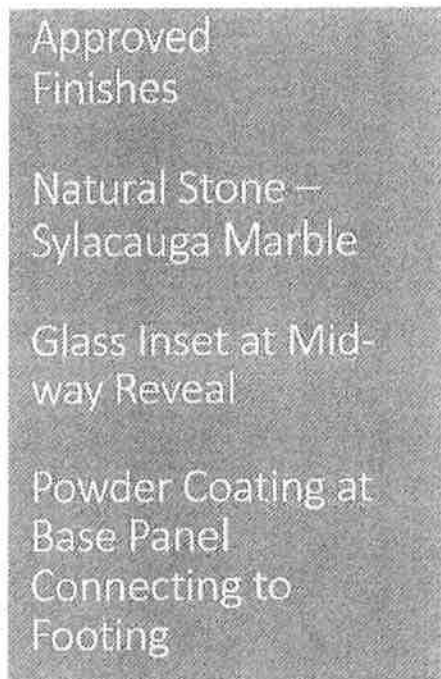
Planview of Installation Site



SEE LEFT SIDE OF SHEET – PLANVIEW OF INSTALLATION SITE FROM 24-48" OFF THE SIDEWALK TO ENGAGE PEDESTRIANS AND COMMUNITY – OTHER IMAGES PERTAIN TO RAW CUTS OF STONE AND SHAPES TO FOLLOW



SERIES OF SERPENTINE CLASSICAL CONICAL SHAPES



Current Standing

We will quickly move to experiment with the provided materials and the approved finishes to resolve any fabrication/design items that will need revision prior to construction documentation.

The bolting system and assembly will be reviewed to ensure that the finishing can properly be executed capturing the approved vision with the city's approval. This will be completed once the work is underway.

We will also make recommendations on the coordination efforts and potential install items that could save resources or limit risk which is inherent in projects like this.

We will provide an end-to-end solution including production, coordination, fabrication and installation along with insurance riders and warranties on product, based on the final approved drawings.

The commissioning party and the city's team will be provided samples of the finishing and of the bolting system and combined skill sets will ensure a smoother end-to-end process while we work together to accomplish the end result.

Proposed Solution

Sculptor Chris Rothermel will be using several approaches including our specialized materials and ancient methodologies to experiment with the best finishing and methods to enhance the depth of the finished material once chosen by commissioning party and city.

The team will also be leveraging existing relationships of Sculptor Chris Rothermel. He will assemble expert team members for execution and meeting the client timeline for completion.

We will make recommendations that may result in either the saving of time or resources in the overall budget. Some items are extremely expensive others are not; it is how they marry that produce the best results.

Proposed Completion Timeline Overall

Chris Rothermel will begin implementing the project execution timeline once our proposal effort is approved. The following timeline is based on our understanding of the project.



We welcome the opportunity to work with you and your team to complete the commission.

- Our hourly billable rate is \$250 per hour for consulting work being rendered in advance of a commission or approved bid to complete a end-to-end product. We propose a fixed fee based on approved concept and material:
 - Approved Option Three: Natural Stone in the amount of \$25,000 USD.

Our final drawings will include detailed information on the chosen material and patina selected to both achieve the vision and accommodate the pricing guidelines set forth by the commissioning party.

Sculptor will visit studios, foundries or quarries and inspect materials in advance of final sign off providing final finish samples as required based on approved concept.

Foundation & Footings

- At the request of the City of Newnan, the Sculpture Practice will take responsibility for the foundation installation to include engaging and overseeing the activities of a subcontractor to install the footings required to anchor the sculpture.
- We will use a qualified subcontractor whom we have worked with in a similar capacity for other public art installations and footings

- The Subcontractor shall be required to submit construction drawings and obtain all required permits and inspection from the City of Newnan.
- The subcontractor will be required to present commercial liability insurance and warranty the work
- We will manage the work and be the point of contact for the subcontracted work.
- The subcontractor will be required to present commercial liability insurance and warranty the work
- We will manage the work and be the point of contact for the subcontracted work.
- The fee for the management, insurance and work performed will be \$12,500 billed in addition to the \$25,000 Sculpture Commission.

Terms & Conditions

The Sculpture Practice will be responsible for the overall project from design to installation under the direction of Chris Rothermel, Managing Director .

Bill Stephenson, City of Newnan Building Official - will be the central point of contact for the project, overseeing and approving the work of the Sculpture Practice and coordinating with the City of Newnan.

Information on indemnification and insurance during the project, as well as on sculpture copyright, maintenance and warranty matters follow.

Indemnification and Insurance

Indemnification

The Sculpture Practice will indemnify the City of Newnan (the City) for third-party claims to which the City is subject due to the Sculpture Practice's gross negligence or willful misconduct, provided that the indemnification obligation is limited exclusively to any insurance proceeds available under the Sculpture Practices' general commercial liability insurance.

Insurance

Upon request, the Sculpture Practice will provide the City with a Certificate of Insurance reflecting coverage for our team as well as the subcontractor team for installation and the pouring of the footings.

Sculpture: Copyrights, Maintenance and Warranty

Copyrights and Ownership

Sculptor Chris Rothermel retains the copyrights to the image and reproductions of the work. Sculptor must be credited with the works publicly or in the case of publication.

The public artworks as a series of four shapes will be owned by the City of Newnan. The works may not be altered without the Sculptor's permission.

The city may move the works upon their sole discretion.

Maintenance

Standard Care and Maintenance will be provided for by the City unless the Sculptor is contracted to provide an extended package where the pieces will be cared for annually by the Sculpture Practice.

Standard Care and Maintenance instructions will be provided to the City at the installation.

Warranty

The works carry a lifetime warranty so long as the care and maintenance is followed by the owner, in this case the City of Newnan.

In the event that the works are destroyed by an act of god or other act of willful destruction, the warranty will be null and void.

The City of Newnan Signature



Chris Rothermel Member / Laura Green Rothermel Administration

Sculpture Practice LLC

Contact Information:

137B Commerce Avenue #219, LaGrange, GA 30241

www.sculpturepractice.us

chris@crlg.us

laura@crlg.us



City of Newnan, Georgia – City Council

Date: March 23, 2021

Agenda Item: Rezoning Request – RZ2021-01
16.58± acres (Tax Parcel # 111 1017 003) located at 255 Mary Freeman Road

Prepared and Presented by: Tracy Dunnavant, Planning Director

Purpose: Jack Hughston, Edgar Hughston Builder, Inc. is seeking to change the zoning on a 16.58± acre tract located at 255 Mary Freeman Road (Tax Parcel #111 1017 003). The applicant is seeking to develop a 46-unit single-family subdivision. The 16.58± acres are currently zoned RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density) and the applicant is seeking an RU-7 (Urban Residential Single-Family Dwelling District– High Density) zoning designation.

Background: In accordance with the Zoning Procedures Law, City Staff has completed a rezoning assessment that provides background information, an overview of the request, and an evaluation of the application in terms of the standards for rezoning. The Assessment is as follows:

REZONING ASSESSMENT

APPLICANT INFORMATION:

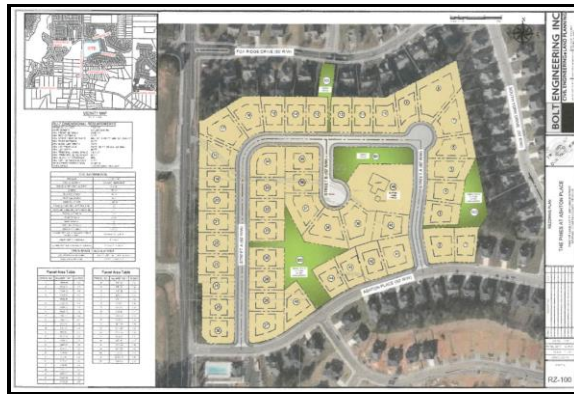
Edgar Hughston Builder, Inc.
8219 North Crossing Ct
Fortson, GA 31808

SITE INFORMATION:

The site consists of a 16.58± acre tract located at 255 March Freeman Road. It is further identified as tax parcel ID number 111 1017 003. The tract is located between the entrance to Fox Ridge Subdivision and the entrance to Ashton Place.



The site is currently occupied by a single cabin style home and is zoned RS-15 (Suburban Residential Single-Family Dwelling District – Medium Density). The proposed site plan has been included as part of the application to show the layout of the subdivision lots and open space.



OVERVIEW OF REQUEST:

The applicant is requesting a zoning designation of RU-7 (Urban Residential Single-Family Dwelling District– High Density). They are proposing to build a 46-lot single-family subdivision that will become another phase of the Ashton Place community. The applicant has indicated that the existing cabin will remain on the site as one of its 46 homes.

The site is surrounded on three sides by residential subdivisions. The applicant is seeking an RU-7 zoning so that he can reduce the lot size and setbacks to be more consistent with the neighboring lots in Fox Ridge and Ashton Place. The proposed homes will feature brick and stone with principal living space between 2,700 to 4,200 square feet. Price points for the homes will begin in the low 300's. The houses will include smart technology and game day patios with fireplaces. In addition, homeowners will have access to the amenities within Ashton Place.

Although the existing Fox Ridge/Ashton Place subdivisions are zoned RS-15, the tracts were granted open space incentives when originally platted by providing 126% of additional open space beyond the required amount. The incentives allowed them to be developed with reduced setbacks and lot sizes. The opportunity to use open space incentives was removed from the Zoning Ordinance in December of 2004 as the incentives were not producing the results that the Council envisioned.

Here is a comparison of what was approved for Fox Ridge/Ashton Place and what is being proposed for the new development:

Dimensional Requirements

	Fox Ridge/Ashton Place (incentives)	The Pines @ Ashton Place
Lot Size	7,840 (minimum)	7,500 (minimum)
Front Setback	24' (minor street)	25' (minor street)
Rear Setback	28'	30'
Side Setback	10'	9.6'
Minimum Lot Width	60'	75'

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 property is primarily bordered by existing subdivisions (Fox Ridge & Ashton Place) on three sides and Welch Elementary School across Mary Freeman Road. In addition, it is already zoned for residential homes and the RS-15 zoning would permit up to 41 units if the layout meets all requirements.

Staff feels that a subdivision would be a suitable use given the existing zoning and surrounding properties. In addition, the elementary aged children will be able to walk or ride their bikes to school given the site's proximity to the school.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

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; however, the property is already zoned for a residential subdivision and the number of units that are being proposed is only five more than what would be permitted under RS-15. In Staff's opinion, the proposed use will not adversely affect the usability of adjacent and nearby properties.

Staff Assessment – MINIMAL ADVERSE AFFECT ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned?

The property is currently zoned for a residential development and Staff feels the property could be used as currently zoned. In fact, all properties surrounding the property are zoned RS-15.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

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

In an effort to determine the impact of the proposed use on City service provision, comments were sought from providers associated with the services listed above. A summary of their responses are as follows:

Police: Police Chief Meadows has indicated that his department will be able to service the development. He anticipates an average of 63 calls per year or 126 service calls in a two-year period.

He has provided call numbers for two comparable subdivisions (Harper's Farm and Crossbrook Estates) over the last two years:

- | | |
|---------------------------------|-----------|
| - Harper's Farm (64 lots): | 157 calls |
| - Crossbrook Estates (46 lots): | 76 calls |

Fire: Chief Stephen Brown indicated that the department currently has enough manpower and equipment to serve the proposed development. Fire calls to similar sized developments (Cross Brook Estates and Harper's Farm) over the last two years show a total of 20 responses.

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 a letter that has been provided as an attachment to the assessment.

Coweta County School System: Ronnie Cheek, Director of Facilities for the Coweta County School System, indicated, "We have reviewed the application for rezoning for the above-referenced development and offer the following comments based on the information provided: This request for rezoning from RS-15 to RU-7 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?"

Engineering:

Environmental:

1. The development plan shall follow and fully comply with the Metropolitan North Georgia Water Planning District Development Standards.
2. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.
3. State waters buffers shall be (50) feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional (25) foot impervious surface setback.
4. Any regulatory floodplain shall be delineated with base flood elevations established. For building lots adjacent to stormwater detention or other stormwater management facilities, the Minimum First Floor Elevation (MFFE) shall be established at (3) feet above the (100) year flood elevation for the facility.
5. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.

Access, Layout, and Roads:

1. Two entrances are required for the proposed number of lots. Standard lane width for local streets is (12) feet.
2. ADA compliant five (5) foot sidewalks shall be provided on both sides of the roads throughout the community, and along Mary Freeman Road connecting Fox Ridge Drive to Ashton Place. Locate sidewalks (2) feet behind the back of curb or (5) feet from the white edge line for a street where no curb and gutter exists or will be constructed.
3. All open spaces shall be ADA compliant including trails and shall include connectivity to the public Right of Way.
4. Locate mail kiosks off the Right of Way.

Traffic:

1. The engineer for the developer submitted a Traffic Impact Study in respect to the need for a left turn lane from Mary Freeman Road to Ashton Place.

2. The existing levels of service (LOS) at the Mary Freeman Road/ Ashton Place intersection during AM and PM peak hours are satisfactory.
3. The future operational levels of service (LOS) at the Mary Freeman Road/ Ashton Place intersection during both AM and PM peak hours will be satisfactory, either with or without the development of the subject property.
4. The Study further concluded that a right-hand passing lane on Mary Freeman Road, at (300) feet, would provide adequate storage capacity for two southbound left turning passenger vehicles, but this was determined by the City Engineer as unnecessary.

A copy of the aforementioned study has been provided as an attachment to this agenda item.

Staff Assessment – PROJECT IMPACT IS NOT EXCESSIVE OR BURDENSOME AS THE DEVELOPMENT WILL ONLY ADD 5 MORE UNITS THAN IS CURRENTLY PERMITTED ✓

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The Future Land Use Map shows the property as future low density residential. A residential subdivision would be compatible with the use specified in the comprehensive plan since the category description defines low density as four units per acre or less. RU-7 would allow no more than 4 units per acre and the applicant is proposing a density of 2.7 units per acre.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE LOW DENSITY RESIDENTIAL ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The RU-7 district provides for higher density residential development designed to allow more walkable neighborhoods. The principal uses of land in this district are single-family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area.

The applicant is proposing a residential subdivision which would be consistent with the purpose and intent of the RU-7 zoning district.

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2016 which included the future land use map. The subject property was given a future low-density residential designation by the City Council. A rezoning for an RU-7 subdivision would be consistent with that designation; therefore, there are no new or changing conditions not anticipated by the Comprehensive Plan.

Staff Assessment –THE COMPREHENSIVE PLAN ANTICIPATES THIS AREA BEING LOW DENSITY RESIDENTIAL ✓

Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property? The subject property is already zoned to accommodate 41 single-family units. The applicant is only proposing 5 more than is currently permitted. In addition, the lot sizes and setbacks will be very similar to those already existing in Ashton Park and Fox Ridge. Also, with the development becoming a phase of Ashton Place, the residents will have access to amenities, which are not required for developments with less than 75 lots.

In terms of traffic, the City Engineer's report has indicated that the LOS would not be impacted by the development. Therefore, given the existing zoning, number of additional units, and the traffic impacts, staff does feel the project reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

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



SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **7 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 7-0 to recommend approval with the following conditions:

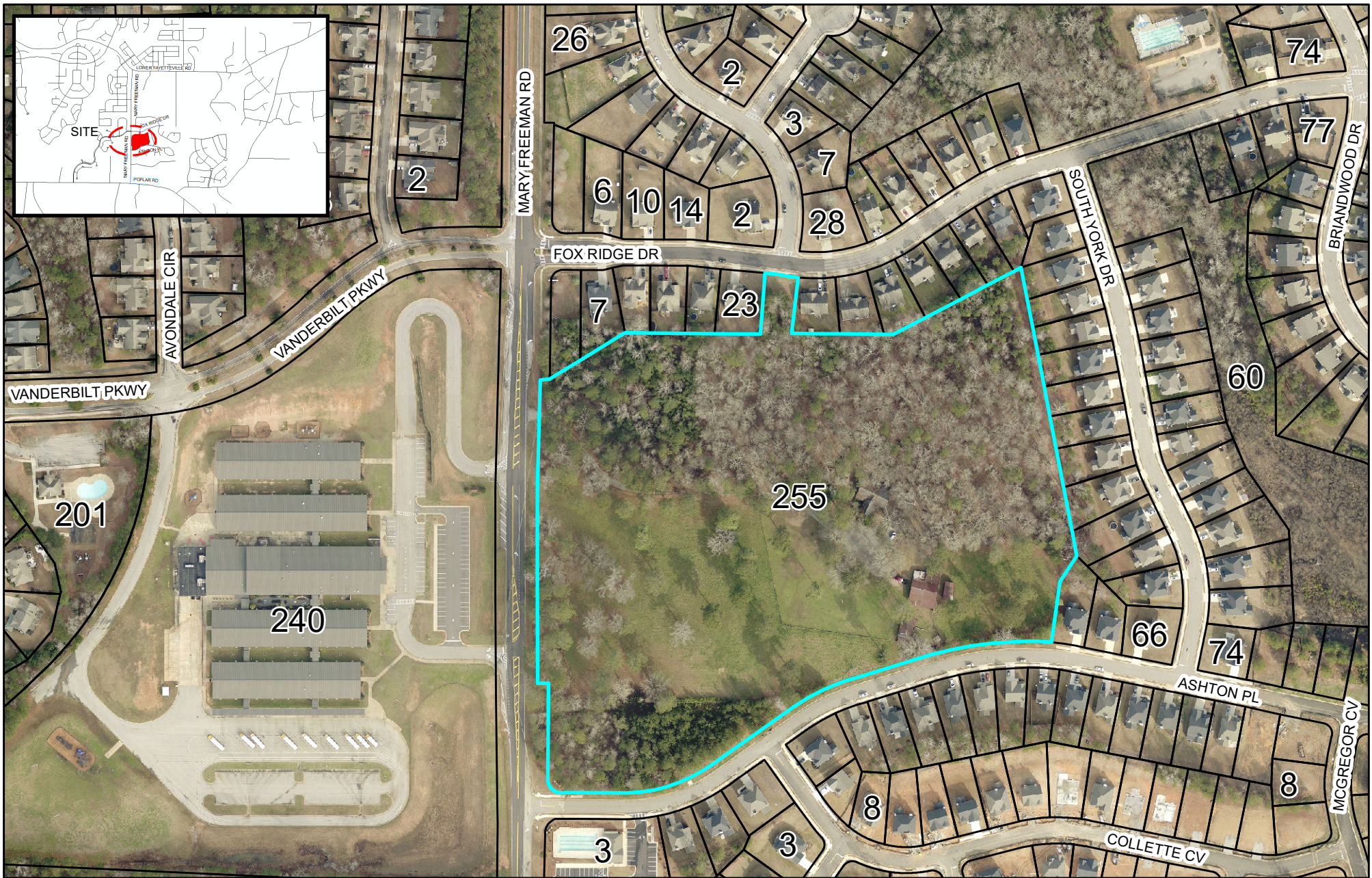
- 1) The development of the property will be consistent with the concept plan, pictures, and supporting documentation that has been provided as part of the rezoning application.
- 2) The project will be limited to 46 units.
- 3) A written agreement with Ashton Place regarding the amenities and covenants/restriction will be provided prior to the City Council meeting.

ATTACHMENTS:

Application for Rezoning
Location Map
Service Provider Comments
Traffic Study

FUNDING: N/A

PREVIOUS DISCUSSIONS WITH COUNCIL: January 26, 2021



CITY OF NEWNAN | Project Location



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



1 inch = 250 feet
Date: 1/7/2021

LEGEND

 Project Location

PARCELS

- - - - - CITY LIMITS

Parcel #111 1017 003

ADDRESS

255 MARY FREE
Newnan, GA 302

41



**8219 North Crossing Ct
Fortson, Ga 31808
Office 706 568-7650
Fax 706 568-7471**

January 2, 2021

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

RE: Letter of Intent for Application to Amend the Zoning Classification of RU15 to RU7:
16.58 acres located at 255 Mary Freeman Rd, Newnan Georgia

Dear Ms. Dunnavant:

Edgar Hughston Builder, Inc, Jack Hughston, the applicant in the above described property ("the Property") in the City of Newnan, Georgia, hereby makes this application to amend the current zoning classification/zoning map from RS15 to RU7.

The Proposed Development will consist of Forty-Six (46) residential lots, that includes one (1) existing residence to will remain.

Site Data

Total Site Area: 16.58 acres
Current Zoning: RS-15
Adjacent Zoning: RS-15
Proposed Zoning: RU-7
Minimum Lots Size: 7500 sf
Maximum Dwelling units per acre: 4.0
Proposed Dwelling units per acre: 2.7
Water & Sewer is provided to the site.

The open space required by the proposed zoning is 1,000 sf per unit X 46 units = 48,000 sf. (1.1 acres)

The open space provided per the attached plan is 114,851 sf (2.63 acres)

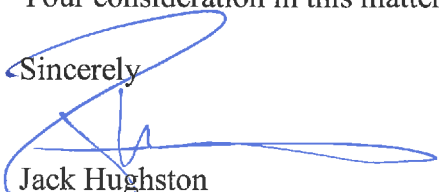
The minimum square footage required by the proposed zoning is 1800 sf.
The square footage of the homes we plan to build will range from 2778 sf to 3696 sf.

The site will be accessed by two (2) entrances onto Ashton Place.

The application for the zoning classification change is believed to be appropriate for the submarket, the neighborhoods, and the housing market demands in the City of Newnan.

Your consideration in this matter is greatly appreciated.

Sincerely



Jack Hughston
Edgar Hughston Builder, Inc.



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 Edgar Hughston Builder, Inc

Mailing Address 8219 North Crossing Court Fortson, GA 31808

Telephone 706-536-3433

Email: jhughston@hughstonhomes.com

Property Owner (Use back if multiple names) HPP Family Investmentss, LLC (Pick Parks)

Mailing Address 821 Payton Road Newnan, GA 30263

Telephone 770-301-6333

Address/Location of Property 255 Mary Freeman Road Newnan, GA 30263

Tax Parcel No.: 111 1017 003

Land Lot 17

District/Section 1st

Size of Property (Square Feet or Acres) 16.58 acres

Present Zoning Classification: RS - 15

Proposed Zoning Classification: RU-7

Present Land Use: Residential

Type text here

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 _____

This tract of land abutts and will become part of the Ashton Place Community.

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 incentives offered when Ashton Place was zoned is no longer available in the RS-15 zoning.

We are requesting to be allowed to development lots similar in size and setbacks as what has previously been developed within the Community.

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? See above

Please attach all the following items to the completed application:

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

11. A Development of Regional Impact form shall be completed and submitted to the City if the request meets any of the criteria in §10-10 (b)(2)(h) on page 10-7 of the Newnan Zoning Ordinance.
12. Fees for Amending the Zoning Map shall be made payable to the **City of Newnan** and are listed below:
- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
 - Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
 - Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
 - Commercial Application.....\$500.00/Plus \$25.00 Per Acre
 - Industrial Application.....\$500.00/Plus \$15.00 Per Acre
 - Mixed Use Application.....\$500.00/Plus Per Acre fee
based upon proposed land use.
 - Planned Development Application.....\$500.00/Plus per Acre fee
based upon proposed land use.
 - Overlay Zoning Application.....\$350.00

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

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

Sworn to and subscribed before me this

4th day of January, 2021

Signature of Applicant

Michelle B. Wilson

Notary Public

My Commission Expires April 12, 2021

(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : 12/07/2020

RECEIVED BY: Tracy Dunnavant

DATE OF FILING: 01/04/2021

FILING FEE RECEIVED: \$755.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

ADAGHEBALU MARY O
11 FOX RIDGE DR
NEWNAN, GA 30265

ALEXANDER JENNIFER LYNNETTE
8 COLLETTE CV
NEWNAN, GA 30265

ANDERTON NKEIRUKA & ROBERT EZELL
63 ASHTON PL
NEWNAN, GA 30265

ASHTON PLACE COMMUNITY ASSOCIAT
P O BOX 536
SHARPSBURG, GA 30277

BARROW MARY MARGUERITE
14 FOX RIDGE DR
NEWNAN, GA 30265

BASSETT BRYAN T & LENA J BASSETT
51 ASHTON PL
NEWNAN, GA 30265

BAUS PAUL & ALLYSON BAUS
35 SOUTH YORK DR
NEWNAN, GA 30265

BELCASTRO JANE E & THEO J GORDON
40 FOX RIDGE DR
NEWNAN, GA 30265

BELDON WILLIAM TODD
19 FOX RIDGE DR
NEWNAN, GA 30265

BENDER ALEXANDER & PATRICIA R LAV
23 DOOLITTLE CT
NEWNAN, GA 30265

BENNING CHARLES L & CINDY ROCHELL
15 FOX RIDGE DR
NEWNAN, GA 30265

BISHOP MITZI J
34 SOUTH YORK DR
NEWNAN, GA 30265

BRINK HALEY & KYLE THIEM
45 FOX RIDGE DR
NEWNAN, GA 30265

BRONDYKE STEVEN RAY JR & AMANDA
52 FOX RIDGE DR
NEWNAN, GA 30265

BYRD DEANNA & SAMMIE L BYRD JR
44 FOX RIDGE DR
NEWNAN, GA 30265

CAESAR CLAUDINE CARLOTTA
11 DOOLITTLE CT
NEWNAN, GA 30265

CASAS JACQUES
32 COLLETTE CV
NEWNAN, GA 30265

CHURCH PAULA M
28 COLLETTE CV
NEWNAN, GA 30265

COOPER REGINALD K
26 SOUTH YORK DR
NEWNAN, GA 30265

COPELAND DEMARCUS & MALATHIA CC
18 SOUTH YORK DR
NEWNAN, GA 30265

COWETA COUNTY BOARD OF EDUCATIO
P O BOX 280
NEWNAN, GA 30264

DAVIS CONNIE E
19 SOUTH YORK DR
NEWNAN, GA 30265

DELAY SHEILA T
27 SOUTH YORK DR
NEWNAN, GA 30265

DEWBERRY HENRY E & MERELENE DE
4 COLLETTE CV
NEWNAN, GA 30265

EBY SHERRIE
33 FOX RIDGE DR
NEWNAN, GA 30265

EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING CT
FORTSON, GA 31808

EDGEMON DEBRA
22 SOUTH YORK DR
NEWNAN, GA 30265

FARRAR RICHARD W II & ISABEL RODRI
50 SOUTH YORK DR
NEWNAN, GA 30265

FINDLAY THERESA A
36 FOX RIDGE DR
NEWNAN, GA 30265

FOWLER DONAWA L & MELISSA J FOWI
48 FOX RIDGE DR
NEWNAN, GA 30265

FOX RIDGE NEIGHBORHOOD ASSOCIATI P O BOX 536 SHARPSBURG, GA 30277	GARDNER RAY 31 SOUTH YORK DR NEWNAN, GA 30265	GENADIEV VLADIMIR & SVETLOMIRA GE 32 FOX RIDGE DR NEWNAN, GA 30265
GODFREY RICKY & KEVA GODFREY 10 FOX RIDGE DR NEWNAN, GA 30265	GREEN MICHAELA & ISAAC FIGUEROA 53 FOX RIDGE DR NEWNAN, GA 30265	HAGAN WILLIAM DANIEL 62 ASHTON PL NEWNAN, GA 30265
HAYNES TIMOTHY M & REBECCA HAYNI 3 SOUTH YORK DR NEWNAN, GA 30265	HENRIQUEZ STEVEN 3 HIGHBRANCH WAY NEWNAN, GA 30265	HILL LAKINA 49 FOX RIDGE DR NEWNAN, GA 302650000
HINES KEITH ERIC & KAREN ALTHEA, DE 2 BRIANDWOOD DR NEWNAN, GA 30265	HOGAN LESLIE 23 SOUTH YORK DR NEWNAN, GA 30265	HONG DAEHWA & MIN JEONG NAM 71 ASHTON PL NEWNAN, GA 30265
HPA JV BORROWER 2019-1 ATH LLC STE 2000 120 S RIVERSIDE PLZ CHICAGO, IL 60606	HPP FAMILY INVESTMENTS L L L P 821 PAYTON RD NEWNAN, GA 30263	HUANG XIAOMENG 23 ASHTON PL NEWNAN, GA 30265
JI WON & SEONHEE YUN 36 COLLETTE CV NEWNAN, GA 30265	JOHNSON YURI & CAROL JOHNSON 23 FOX RIDGE DR NEWNAN, GA 30265	KERSHAW TRACY L & FLORA JETER 41 FOX RIDGE DR NEWNAN, GA 30265
KIM JONG SU & KYOUNGLAN LEE 35 ASHTON PL NEWNAN, GA 30265	KIM TAE HWAN 11 SOUTH YORK DR NEWNAN, GA 30265	LACI SULEJMAN 59 ASHTON PL NEWNAN, GA 30265
LANE MARIANNE REDFIELD & MICHAEL, 66 ASHTON PL NEWNAN, GA 30265	LEE JACQUELINE 51 SOUTH YORK DR NEWNAN, GA 30265	LEE SUNG JAE 47 SOUTH YORK DR NEWNAN, GA 30265
LONG DERRICK ALAN 19 DOOLITTLE CT NEWNAN, GA 30265	LOVE GERALD P 160 MARY FREEMAN RD NEWNAN, GA 30265	MADERO CHRISTOPHER 15 SOUTH YORK DR NEWNAN, GA 30265
MARIN JESUS M 28 FOX RIDGE DR NEWNAN, GA 30265	MARIN JESUS 39 FOX RIDGE DR NEWNAN, GA 30265	MARSHALL CYNTHIA A 31 ASHTON PL NEWNAN, GA 30265

MASON ANTHONY D & BEVERLY J MASC
7 FOX RIDGE DR
NEWNAN, GA 30265

MC RIMMON BRAGG & CHASITY MC RIM
27 ASHTON PL
NEWNAN, GA 30265

MICHAELIDES CHRISTOS & JENNIFER M
12 COLLETTE CV
NEWNAN, GA 30265

MONTOYA MICHAEL & ASHLEY CHRISTIN
6 FOX RIDGE DR
NEWNAN, GA 30265

MORRILL KATHERINE S
10 SOUTH YORK DR
NEWNAN, GA 30265

NEAL RONALD II & DEMETRIA NEAL
16 COLLETTE CV
NEWNAN, GA 30265

NGUYEN THAO TRONG & LAN T PHAM
47 ASHTON PL
NEWNAN, GA 30265

PARK MINHO & HWAJA JOO
3 DOOLITTLE CT
NEWNAN, GA 30265

PAYNE BARRY
7 SOUTH YORK DR
NEWNAN, GA 30265

POLANCO JUAN
15 DOOLITTLE CT
NEWNAN, GA 30265

PURUGULLA VIJAYA & KATRINA PURUGI
42 SOUTH YORK DR
NEWNAN, GA 30265

ROBINSON GLORIA
7 BRIANDWOOD DR
NEWNAN, GA 30265

ROGERS NICOLE & DAMIKA HARRISON
597 MYRTLE BEACH DR
BRENTWOOD, CA 94513

ROSENBERG RICHARD
2591 POPLAR RD
SHARPSBURG, GA 30277

RUTLAND WILLIAM CARY
39 SOUTH YORK DR
NEWNAN, GA 30265

SALES KIM
37 FOX RIDGE DR
NEWNAN, GA 30265

SCHILLACE JEREMY
1804 CREEKWOOD LN
FLEMING ISLE, FL 32003

SCHMIT KIAH & VINCENT R SCHMIT
27 DOLITTLE CT
NEWNAN, GA 30265

SCHOTT BRANDON & HOLLY SCHOTT
55 ASHTON PL
NEWNAN, GA 30265

SPITZMILLER DANIEL H
30 SOUTH YORK DR
NEWNAN, GA 30265

STEPHENS ERICA & BERKLEY DAVIS
7 DOOLITTLE CT
NEWNAN, GA 30265

STUART THOMAS JOSEPH JR & MELINDA
39 ASHTON PL
NEWNAN, GA 30265

THOMAS DARRELL
46 SOUTH YORK RD
NEWNAN, GA 30265

WAGGONER MARK D
58 ASHTON PL
NEWNAN, GA 30265

WELCH ADAM LEE & EMILY SARGENT V
24 COLLETTE CV
NEWNAN, GA 30265

WELLS JONATHAN & GLORIA B WELLS
19 ASHTON PL
NEWNAN, GA 30265

WHATLEY AMBER
20 COLLETTE CV
NEWNAN, GA 30265

WILSON DERRICK
14 SOUTH YORK DR
NEWNAN, GA 30265

YI DONGHYEONG & YERA KIM
38 S YORK DR
NEWNAN, GA 30265

YOUNG SUNG WON & SOOKKYUNG PARK
43 ASHTON PL
NEWNAN, GA 30265

All that tract or parcel of land lying and being in Land Lot 17 of the 2nd Land District, City of Newnan, Coweta County, Georgia and being more particularly described as follows:

Begin at the southeast end of the mitered right-of-way line at the intersection of the northerly right-of-way line of Ashton Place (50 R/W) and the easterly right-of-way line of Mary Freeman Road (R/W varies), and run thence along said mitered right-of-way line North 44°36'52" West a distance of 35.36 feet to a point; run thence along said right-of-way line of Mary Freeman Road North 00°23'08" West a distance of 185 feet to a point; run thence along said right-of-way North 89°36'52" West a distance of 15 feet to a point; run thence along said right-of-way line North 00°23'11" East a distance of 573.99 feet to a 3/8 inch IPF; run thence along said right-of-way line South 89°36'52" East a distance of 14.8 feet; run thence away from said right-of-way line North 58°54'48" East a distance of 165.36 feet to a 3/8 inch IPF; run thence South 89°36'07" East a distance of 261.40 feet to a 3/8 inch IPF; run thence North 06°52'37" East a distance of 119.69 feet to a point on the southerly right-of-way line of Fox Ridge Drive (50 R/W); run thence along said right-of-way line South 83°07'35" East a distance of 50 feet to a 3/8 inch IPF; run thence away from said right-of-way line South 06°52'37" West a distance of 114.02 feet to a point; run thence South 89°36'07" East a distance of 191.44 feet to a 3/8 inch IPF; run thence North 62°33'30" East a distance of 281.61 feet to a point; run thence South 11°43'36" East a distance of 554.23 feet to a point; run thence South 33°11'46" West a distance of 63.09 feet to a point; run thence South 05°30'07" West a distance of 116.72 feet to a point on the northerly right-of-way line of Ashton Place; run thence in a generally westerly direction along said right-of-way line of Ashton Place, following the meanderings and curvatures thereof, to point of beginning as established above; being shown and described as 16.58 acres on that certain Plat of Survey prepared for H. P. P. Family Investments by John R. Christopher, GRLS No. 1766, dated September 13, 2016.

Saved:

H:\RobertHancock\AshtonPlaceLegal 16.58 Acres Land Lot 17 2nd Land District



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Please list any written proffered conditions below:

The open space required per the proposed Zoning is 1,000 sf per unit = 48,000 sf (1.1 acres)

We are proposing 114,851 sf (2.63 acres)

The minimum home square footage by proposed zoning is 1800 sf.

The homes constructed will range from 2778 sf to 3696 sf.

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

See attached zoning plan and marketing package.

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

Signature of Applicant

Jack Hughston CEO
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Michelle B. Wilson 14-21
Signature of Notary Public Date



My Commission Expires April 12, 2021



The Pines at Ashton Place

A MASTER PLANNED RESIDENTIAL DEVELOPMENT BY HUGHSTON HOMES
NEW HOMES ranging from 2,778 to 3,696 Sq. Ft.

City of Newnan, GA.



ABOUT Hughston Homes

Edgar Hughston began our small, family-owned home building business in 1972 and Hughston Homes has been managed by the Hughston family since! Decades of experience has resulted in the *highest* quality of craftsmanship and service. We are dedicated to building new homes that offer enhanced luxury living features that deliver the wants, needs, and new home trends for today's homebuyer.

Hughston Homes is an award-winning production home builder in Georgia, Alabama, and Tennessee. We pride ourselves on living up to the Hughston name and will always strive to give excellent service to every Hughston Homes family member and superior construction on each new home build.

We LOVE our Hughston Homes Family!



With the ever-changing home design trends, we understand that staying ahead of the curve with our new home concepts and features is of upmost importance.

Our abundance of floor plans and unique design selections give today's homeowners the chance to choose a floor plan and design that fits their true wants and needs.

Every Hughston Home offers Smart Home Technology, Insulated Decorative Garage Doors, Covered or Game Day Patios with

Wood Burning Fireplaces, Granite throughout, Extensive Hardwood Flooring, Hardwood Stairwells, Rounded Corners, Arched Entryways, Designer and Smooth Ceilings, Luxurious Owner Suites, upgraded lighting package, and much more. These features are automatically included in the purchase price, making Hughston Homes stand out from other builders - Dare to compare!





The proposed development is a 16.58-acre community located on Mary Freeman Road in Newnan, Georgia. The community includes *two parks with open space, two playgrounds, and a community pool with Gameday Pavilion*. The Pines at Ashton Place will have 45-46 *luxurious single-family Farmhouse Series* homes ranging from 2,700 to 4,200 square feet that feature our beautiful Brick and Stone, Smart Home Technology, Game Day Patios with Fireplaces, and much more.

The proposed development is *unaligned* with the current zoning and adjacent communities which are zoned RS-15. Our plans to rezone to RU-7 will make our homesites larger than those in the surrounding communities, hence championing the city's vision for smart growth.

The Pines at Ashton Place will be primarily located directly across from Welch Elementary school, perfect for homeowners looking to be in close proximity to Interstate 85, Shopping, Dining, Fortune 500 Companies, Cancer Treatment Centers of America, and Hartsfield Jackson.

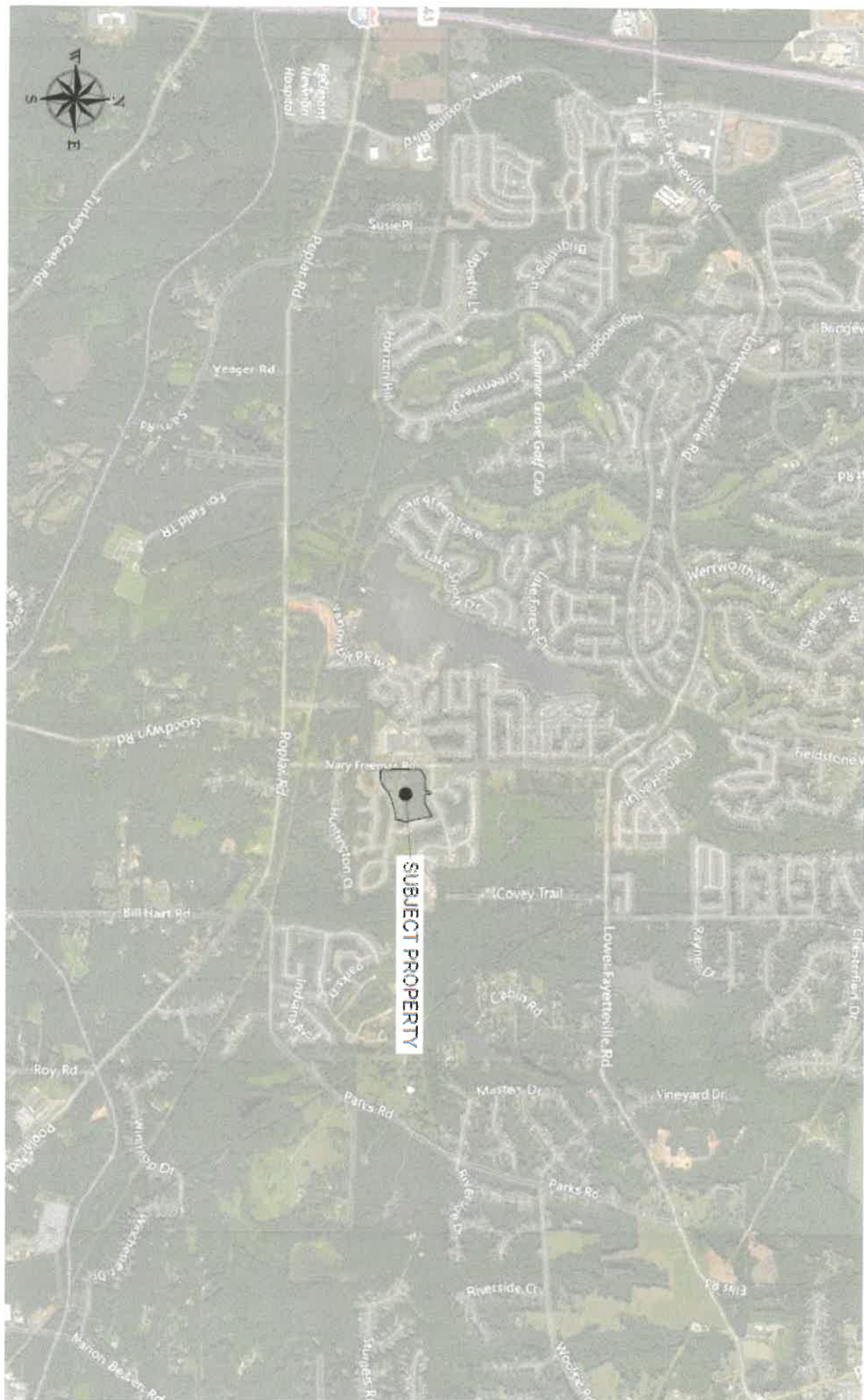
RU-7 DIMENSIONAL REQUIREMENTS	
MINIMUM LOT SIZE	7,500 SF
BASE DENSITY	4.0 UNITS/ACRE
MIN. FRONT SETBACK	25/50 FT.
MIN. SIDE SETBACK	10 FT.
MIN. STREET SIDE SETBACK	MAJ. ST. 40/90 FT, MIN. ST. 25/50 FT
MIN. REAR SETBACK	30 FT.
MIN. BLDG. LINE WIDTH	75 FT.
MIN. LOT FRONTAGE	75 FT. (35 FT ON CUL-DE-SAC)
MIN. LOT DEPTH	90 FT.
MIN. PRINCIPAL LIVING SPACE	1,600 SF
MAX. PRINCIPAL BLDG HEIGHT	40 FT.
MAX. BLDG LOT COVERAGE	50%
MIN. DIST. BETWEEN BLDGS	5 FT.
PEDESTRIAN ORIENTATION	CLASS II
OPEN SPACE	1,000 SF/DWELLING UNIT

SITE INFORMATION	
PARCEL ACRES (PER TAX MAPS)	16.68 AC.
ZONING	RS-15
ADJACENT ZONING	RS-15
PROPOSED ZONING	RU-7
MINIMUM LOT SIZE	7,500 SF
MAXIMUM DWELLING UNITS PER ACRE	4.0
PROPOSED DWELLING UNITS PER ACRE	2.7
MINIMUM LOT WIDTH	75'
FRONT SETBACK	25/50'
REAR SETBACK	30'
SIDE YARD SETBACK	10'
LENGTH OF STREET	2,053 LF

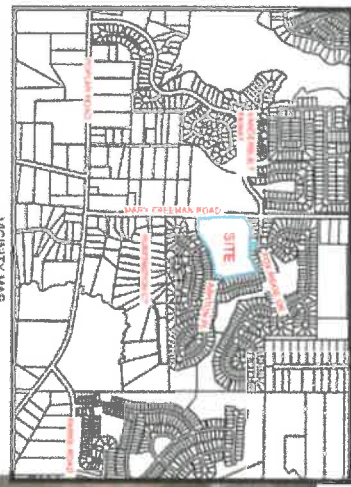
The proposed development is *unaligned* with the current zoning and adjacent communities which are zoned RS-15 (60 ft homesites). Our plans to rezone to RU-7 will make our homesites much larger (75 ft homesites) than those in the surrounding communities, hence championing the city's vision for smart growth.

In the surrounding communities - Seneca Park, Fox Ridge, and Ashton Place just to name a few - homes range from 1,800 to 2,700 Sq. Ft. and are priced from \$195,000 to the high 200s. Our homes at The Pines at Ashton Place will feature brick will have a square footage ranging from 2,700 to 4,200 Sq. Ft. Pricing will begin in the low 300s.

SITE LOCATION



ILLUSTRATIVE SITE PLAN



SOIL DIMENSIONAL REQUIREMENTS

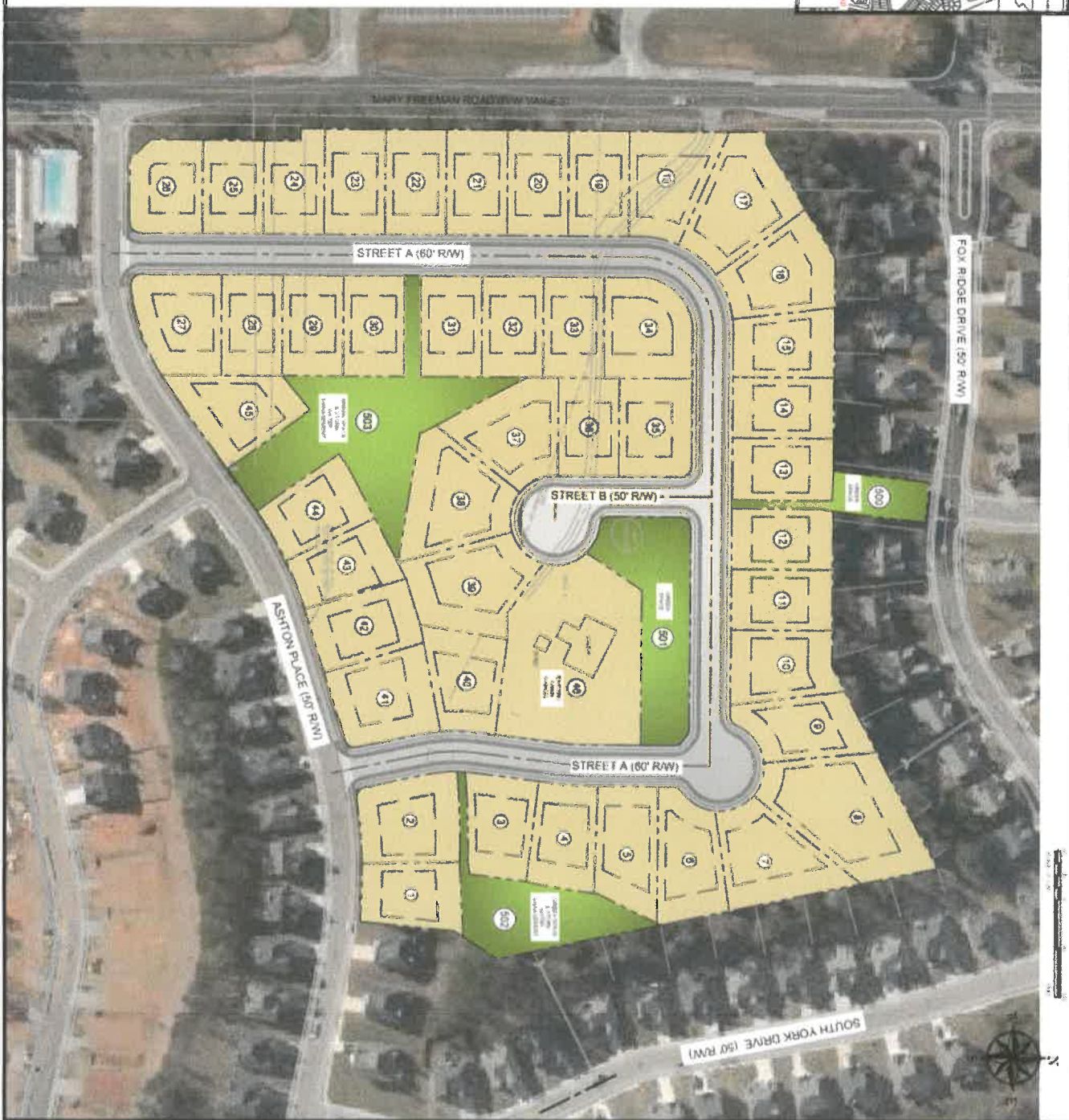
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	100 FT.

SOIL DIMENSIONAL REQUIREMENTS

MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT AREA	10,000 SQ. FT.
MIN. LOT FRONTAGE	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. LOT WIDTH	100 FT.

Parcel Area Table

Parcel No.	Area (Acres)
1	0.12
2	0.12
3	0.12
4	0.12
5	0.12
6	0.12
7	0.12
8	0.12
9	0.12
10	0.12
11	0.12
12	0.12
13	0.12
14	0.12
15	0.12
16	0.12
17	0.12
18	0.12
19	0.12
20	0.12
21	0.12
22	0.12
23	0.12
24	0.12
25	0.12
26	0.12
27	0.12
28	0.12
29	0.12
30	0.12
31	0.12
32	0.12
33	0.12
34	0.12
35	0.12
36	0.12
37	0.12
38	0.12
39	0.12
40	0.12
41	0.12
42	0.12
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50	0.12
51	0.12
52	0.12
53	0.12
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56	0.12
57	0.12
58	0.12
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84	0.12
85	0.12
86	0.12
87	0.12
88	0.12
89	0.12
90	0.12
91	0.12
92	0.12
93	0.12
94	0.12
95	0.12
96	0.12
97	0.12
98	0.12
99	0.12
100	0.12



RZ-100

REZONING PLAN

THE PINES AT ASHTON PLACE

PART OF LAND LOT 17, INDEAN DISTRICT

NEARBY, COWETA COUNTY, GEORGIA

BOLT ENGINEERING INC

CIVIL ENGINEERING • LAND PLANNING

58

59

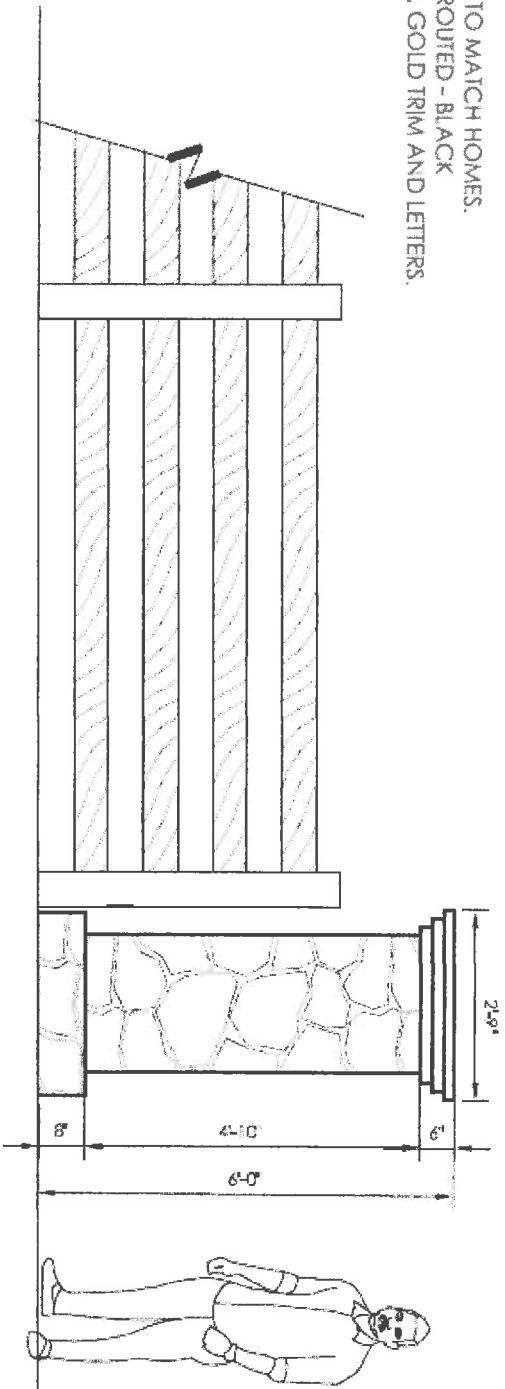


OPEN SPACE



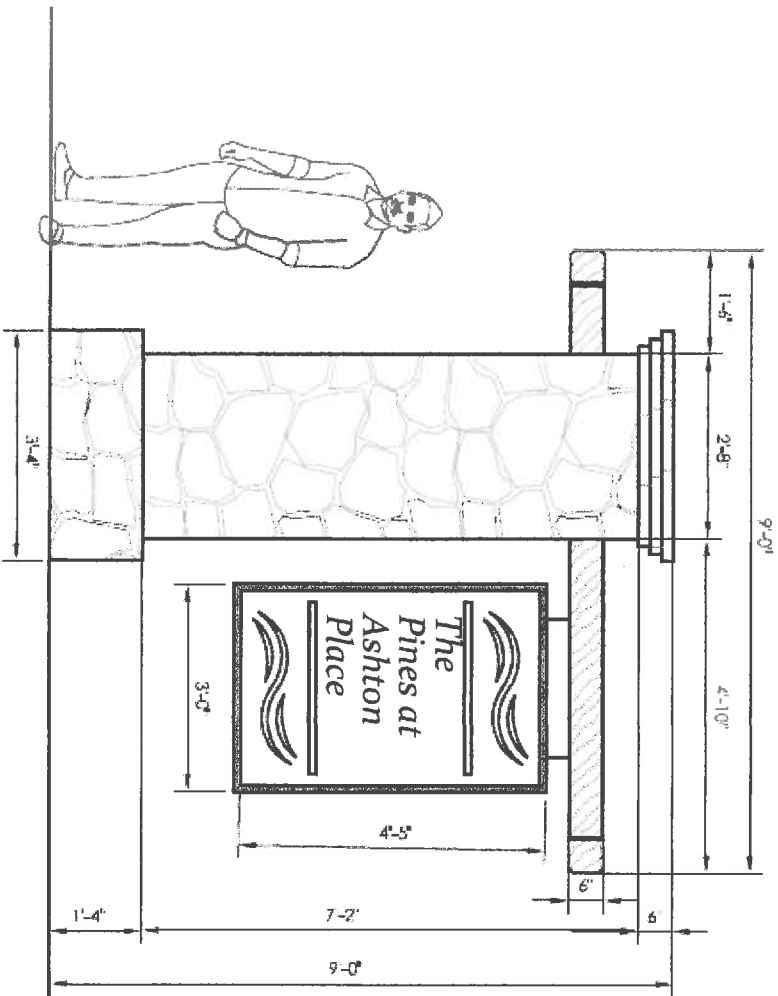
ENTRANCE

1. STONE VENEER TO MATCH HOMES.
2. SIGN - WOOD ROUTED - BLACK BACKGROUND, GOLD TRIM AND LETTERS.



END COLUMN W/RAIL FENCE

SCALE: $\frac{1}{4}" = 1'-0"$



MONUMENT SIGN

SCALE: $\frac{1}{4}" = 1'-0"$

62

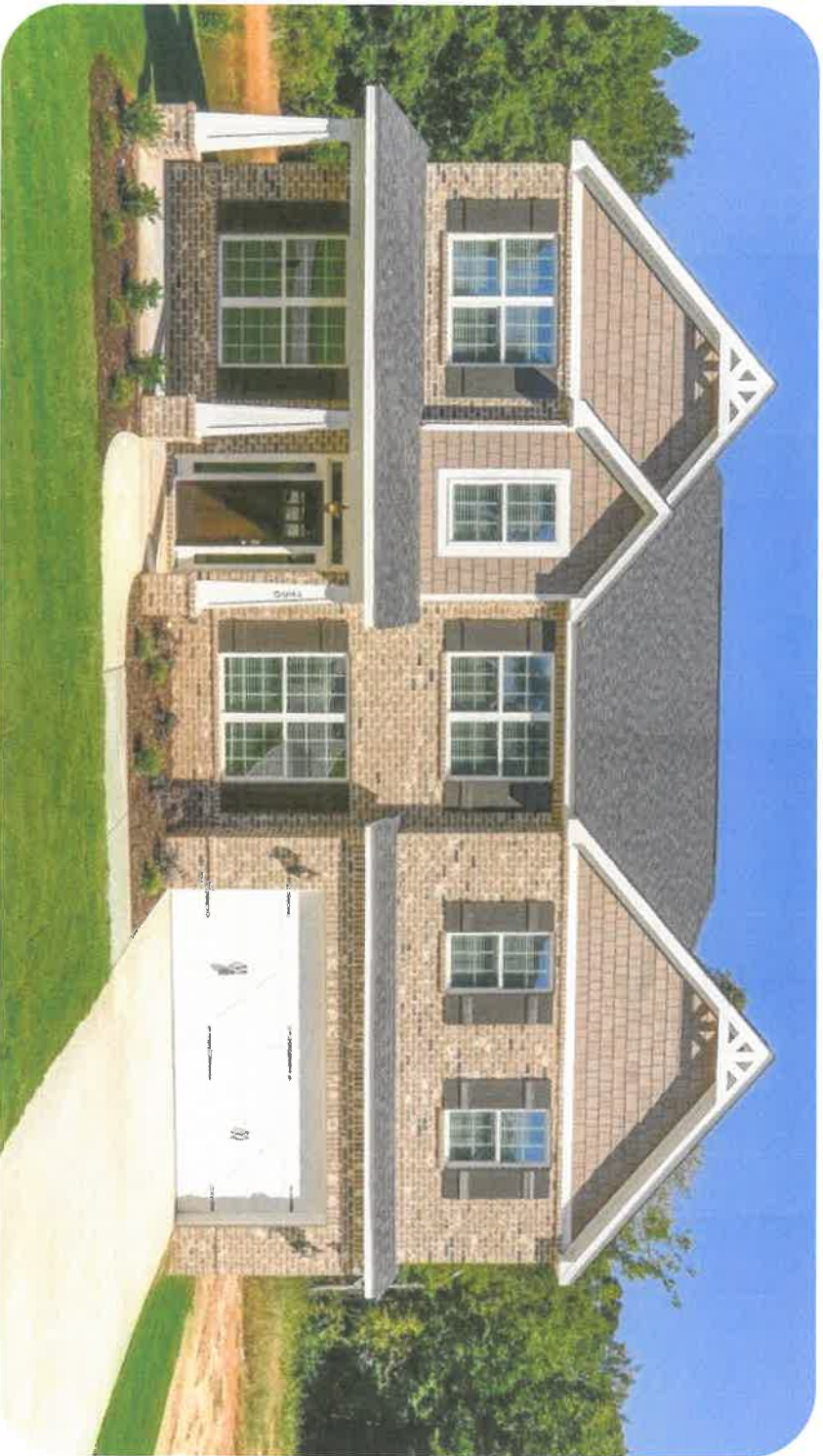
[illegible]

IRRIGATION SCHEDULE			
SAMPLE	DATE	DATE	DATE
0000	10/10/00	10/10/00	10/10/00
SAMPLE	DATE	DATE	DATE
0000	10/10/00	10/10/00	10/10/00
SAMPLE	DATE	DATE	DATE
0000	10/10/00	10/10/00	10/10/00

1. MOUNT IRRIGATION CONTROLLER TO BACK OF COLUMN.
2. PROVIDE POWER AND WATER AS REQUIRED TO OPERATE IRRIGATION SYSTEM.
3. HEAD LAYOUT IS DIAGRAMMATIC. PROVIDE SUCH 40 PIPING, FITTINGS, VALVES, & WIRING AS REQUIRED TO IRRIGATE THE ENTRANCE LANDSCAPING.

- NOTES - LANDSCAPING AND HARDSCAPE
4. REFER TO SIGN LAYOUT PLANS FOR SIGN AND FENCE CONCEPT
 5. INSTALL PINE STRAW MULCH IN ALL PLANTING AREAS.

The Harrison Home Plan
4BR/2.5BA - 2,778 Sq. Ft.

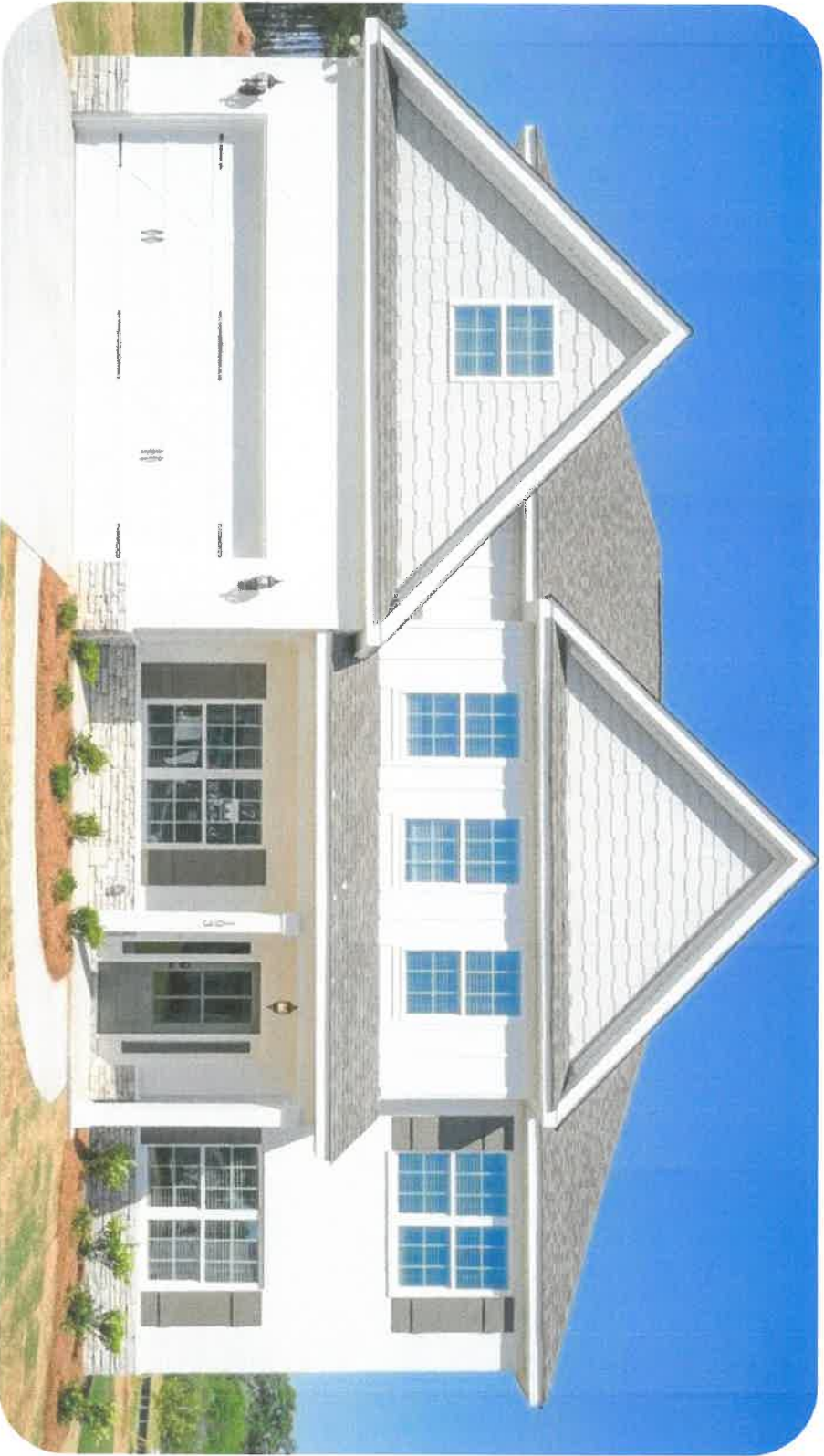


The Redbud Home Plan

4BR/3.5BA - 2,970 Sq. Ft.



The Cypress Home Plan 5BR/3BA - 3,151 Sq. Ft.



The Ash Home Plan
6BR/3.5BA - 3,308 Sq. Ft.



The Jackson Home Plan 5BR/4BA - 3,324 Sq. Ft.



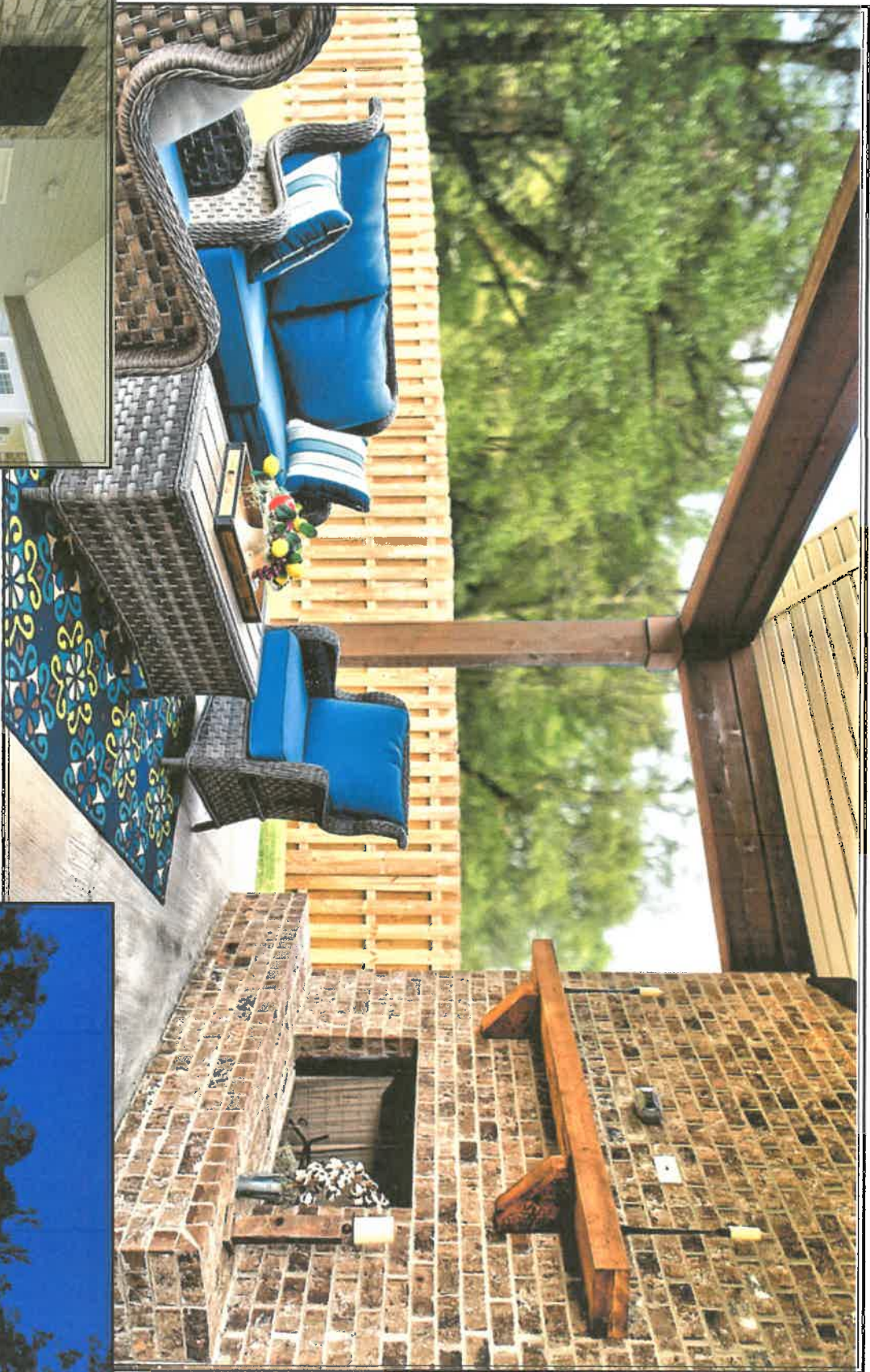
The Maple Home Plan
SBR/4BA - 3,696 Sq. Ft.



The Belmont Home Plan
5BR/3BA - 3,158 Sq. Ft.



SIGNATURE GAME DAY PORCH



Hughston
Homes
Builders



TRENDY OPEN CONCEPTS



LUXURIOUS OWNER SUITES



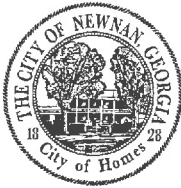
WE BUILD SMART HOMES

You can finally have peace of mind that your home is secure and your loved ones are safe. Control nearly every aspect of your home through Alarm.com's Smart Home Technology

-  Thermostat and Lighting
-  Door Locks
-  Fire Protection
-  Small Electronics
-  Video Monitoring
-  Cellular Communication
-  Connected 24/7
-  Future-Proof
-  Game Day Speakers



B u i l d e r s



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on January 4, 2021 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

255 Mary Freeman Rd - 16.58 acres

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

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

Jack Hughston / Edgar Hughston Builder, Inc

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

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

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

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

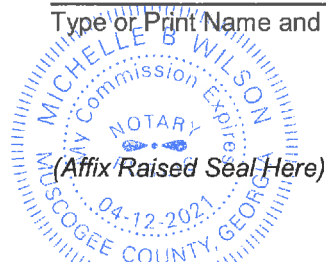
[Signature]
Signature of Applicant

Jack Hughston CEO
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Michelle B. Wilson 1-4-21
Signature of Notary Public Date



My Commission Expires April 12, 2021

¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner HPP Family Investments, LLC
Howard P. Parks, Jr. (Fick)

Telephone Number 770-301-6333

Address of Subject Property 755 Mary Freeman Rd
Newnan, GA 30265

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

Howard P. Parks, Jr.
Signature of Property Owner

Personally appeared before me

Howard P. Parks Jr.

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

[Signature]
Notary Public



(Affix Raised Seal Here)

1-4-21
Date



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

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

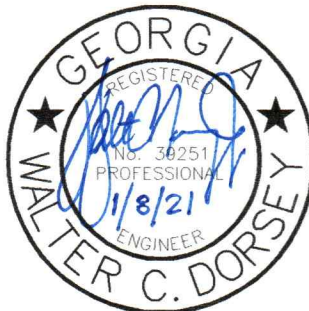
Note: Please attach this form to the filing application.

Traffic Impact Study
for
The Pines at Ashton Place Subdivision
Mary Freeman Road @ Ashton Place
Newnan, Coweta County, Georgia

January, 2021

Prepared for:
Bolt Engineering, Inc.
406 South 7th Street
Opelika, AL 36801
334.744.4016

Prepared by:
Walter C. Dorsey, Jr., P.E.
902 Oakbowery Road
Opelika, AL 36801-2716
334.704.3197
ddorsey36801@gmail.com



Overview and Executive Summary:

Project Description:

Walter C. Dorsey, Jr., P.E. was retained by Bolt Engineering, Inc. to evaluate the traffic impacts resulting from the construction of The Pines at Ashton Place, a residential subdivision development in Newnan, Coweta County, Georgia. The 16.58-acre subject parcel is located within the Newnan corporate limits at the northeastern corner of the intersection of Mary Freeman Road and Ashton Place. The Ashton Place intersection on Mary Freeman Road is located approximately 0.35 miles north of its intersection with Poplar Road. The parcel is presently undeveloped, has 784 feet of frontage along Mary Freeman Road, 1,035 feet of frontage along Ashton Place, and currently has no connection points to either road. Figure '1' is a vicinity map with the project site shown, and Figure '2' is a zoomed in version of the vicinity map.

Appendix 'A' shows the master development plan. The owner/developer intends to construct up to 45 detached single-family residences on the subject property. Access to 38 of the 45 lots will be via a new public street that intersects Ashton Place at two points and loops through the subject property, and via a short cul-de-sac street that intersects the new loop street. The remaining seven lots will have direct access to Ashton Place. None of the lots will have direct access to Mary Freeman Road.

All public works infrastructure improvements (streets and utilities) are expected to be completed during the first half of 2021. Home construction is expected to begin during the second half of 2021 and proceed at the rate of 30 residences per year, meaning all home construction is expected to be completed by the end of 2022.

Study Summary:

The existing Mary Freeman/Ashton intersection was analyzed for current levels of service (LOS) during the peak AM and PM traffic hours and to determine if any improvements are needed. Additional analyses determined the peak AM and PM traffic hour levels of service (LOS) and queue lengths for the following conditions:

- Future (2022) with no development having occurred on the subject property; and
- Future (2022) with full development having occurred on the subject property.

The results of the analyses determine the following:

1. The subject intersection is currently operating at a satisfactory LOS during the peak AM hour and the peak PM hour;
2. The subject intersection will continue to operate at a satisfactory LOS during the peak AM hour and the peak PM hour in 2022 after the full development of the subject property; and
3. A southbound right hand passing lane will improve traffic circulation and reduce vehicle delays at the subject intersection.

Figure 1 - Vicinity Map

Scale: 1" = 1 Mile

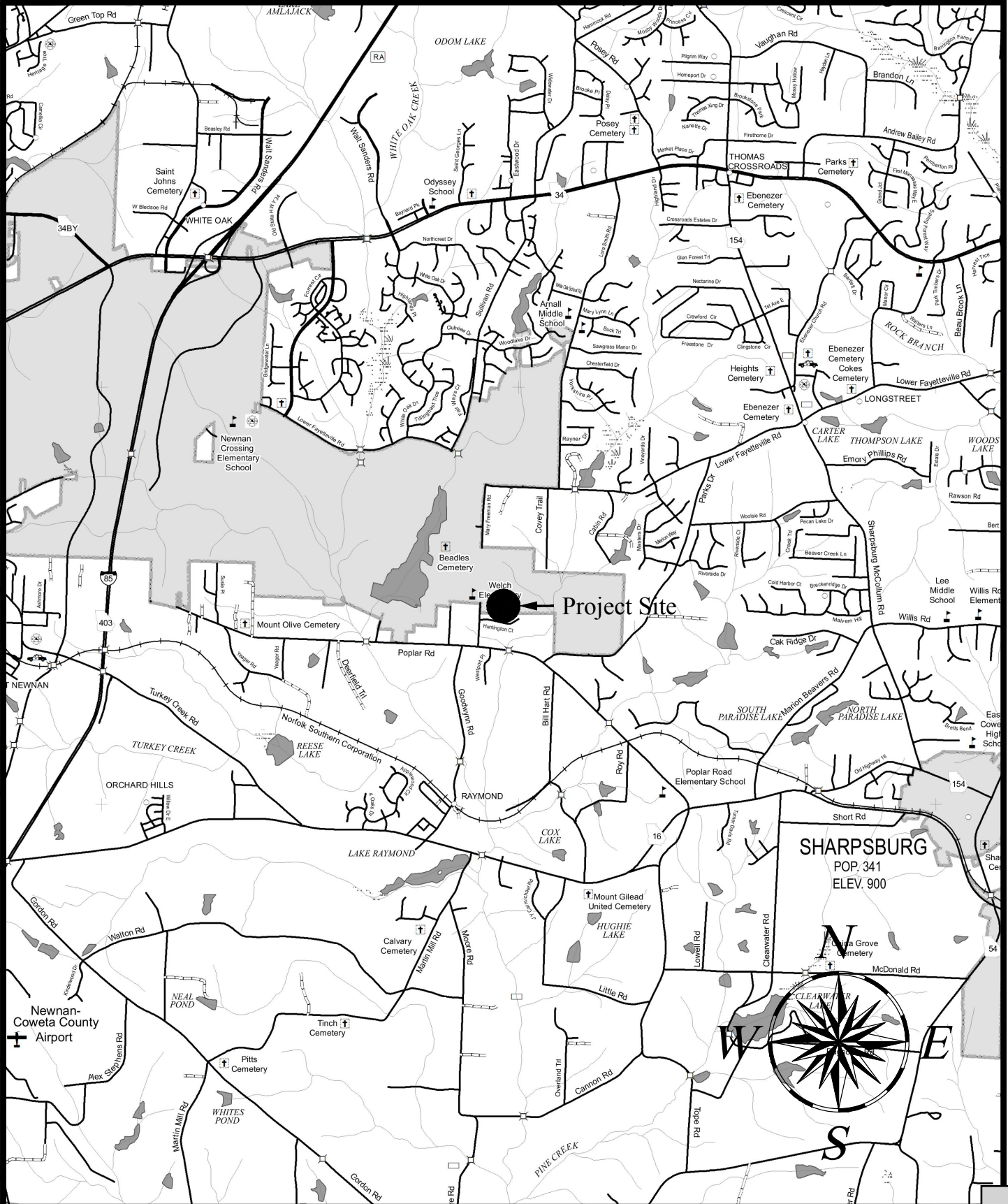
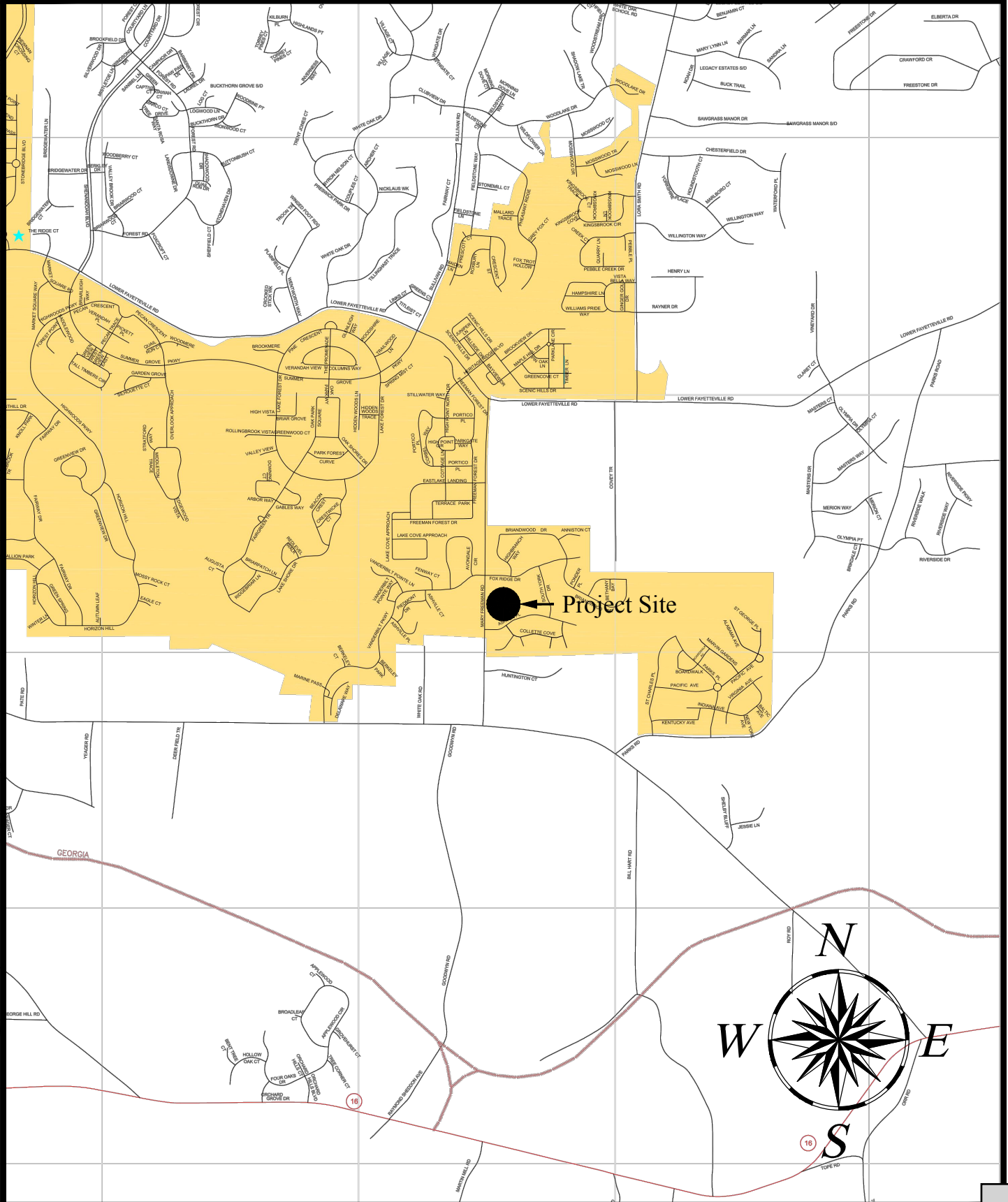


Figure 2 - Zoomed Map
Scale: 1" = 1/2 Mile



Resources:

The following resources were used to develop this report:

- Regulations for Driveway and Encroachment Control, as published by the Georgia Department of Transportation (GDOT), Revision 4.0, 2016;
- ‘Georgia Traffic Data’ page on the GDOT website;
- Trip Generation Manual, 10th Edition, as published by the Institute of Transportation Engineers (ITE), 2019;
- Highway Capacity Manual, 6th Edition, as published by the Transportation Research Board (TRB);
- A Policy on Geometric Design of Highways and Streets, 7th Edition, as published by the American Association of State Highway Transportation Officials (AASHTO);
- Manual of Uniform Traffic Control Devices (MUTCD), as published by the Federal Highway Administration (FHA), 2009 edition;
- HCS7 Software, as developed by the McTrans Center of the University of Florida; and
- Windshield traffic counts collected at the Mary Freeman/Ashton intersection by Walter C. Dorsey, Jr., P.E.

Existing Traffic Conditions:

Along Site Frontage:

Mary Freeman Road is owned and maintained by the Coweta County. The posted speed limit in front of the subject property is 45 miles per hour (MPH). The minimum right-of-way (ROW) width is 80 feet; however, the ROW width increases to 95 feet near the Ashton Place intersection. There is one 12-foot northbound lane and one 12-foot southbound lane along the entire frontage of the subject site. There is no curb and gutter along the site frontage.

Ashton Place is owned and maintained by the City of Newnan. The posted speed limit in front of the subject property is 25 MPH, and the right-of-way width is 50 feet. There is one 12-foot eastbound lane and one 12-foot westbound lane along the entire frontage of the subject site. The roadway has concrete curb and gutter and five-foot wide sidewalks on both sides.

Mary Freeman Road/Ashton Place Intersection:

Traffic control at the subject intersection is provided by a ‘Stop’ (R1-1) sign on Ashton Place. Mary Freeman Road has a constant downhill grade of approximately one percent (1%) in the southbound direction in the vicinity of the intersection. Ashton Place has an uphill grade of approximately four percent (4%) when approaching the intersection in the westbound direction. There is also an in-place northbound right turn lane on Mary Freeman Road at the intersection. The right turn lane taper length is 65 feet and the deceleration/storage length is 155 feet. The right turn lane width is 12 feet and there is curb and gutter on the deceleration/storage portion. Intersection sight distance on Ashton Place is good in the northward direction and fair in the southward direction. The sight distance is restricted to the north by tree foliage and to the south by a crest vertical curve on Mary Freeman Road.

The subject intersection is located within the school zone for Welch Elementary School. The school zone boundary begins approximately 275 feet south of the Mary Freeman/Ashton intersection, and the nearest access point to/from the school is approximately 300 feet north of the intersection. The school zone speed limit is 25 MPH, and the school zone signs have supplemental flashing yellow signals that are activated while the school zone speed limit is in effect.

Existing Traffic Counts:

- **Peak Hour Turning Movements:** Windshield studies to determine the peak AM and PM hour traffic volumes and directional movements at the Mary Freeman/Ashton intersection were conducted on Wednesday, December 9, 2020. Vehicle counts and directional movements were collected in 15-minute intervals between 6:30 a.m. and 8:45 a.m. for the peak AM hour and between 3:30 p.m. and 6:15 p.m. for the peak PM hour. Vehicle counts for each intersection movement during all 15-minute intervals are summarized in the table in Appendix 'B-1', and graphic vehicle counts for each movement during the peak hours are as shown in Appendix 'B-2'. The peak hour intersection movement counts were collected on a day and during a time in the calendar year when local K-12 schools were in session. The peak hour is considered to be the period of four consecutive 15-minute intervals having the highest total number of vehicles passing through the intersection. At this specific intersection, the peak AM hour occurred between 7:15 and 8:15, and the peak PM hour occurred between 5:00 and 6:00.
- **Truck Percentages:** Vehicles were also classified by type during the same windshield studies, and are shown on Appendix 'B-1'. Approximately 23.3% (AM) and 13.0% (PM) of all peak hour vehicles approaching the intersection in the westbound direction on Ashton Place were classified as trucks or buses. These unusually high truck percentages were due to dump trucks entering and exiting the subdivision to remove fill dirt from a development area. Nonetheless, these observed truck percentages were incorporated into the Highway Capacity Manual (HCM) equations to most accurately estimate the current vehicle delays and LOS.
- **Directional Preferences:** Based upon the raw vehicle counts collected during the windshield studies, the existing traffic entering and exiting Ashton Place has a definite directional preference to/from the south during the peak AM hour. However, there was no observed directional preference during the peak PM hour. Therefore, for the purposes of this study and in order to accurately match the existing traffic movements, the following eastbound/westbound directional preference percentages have been assumed when estimating future traffic projections:

Peak AM Hour: 60% to/from south and 40% to/from north

Peak PM Hour: 50% to/from south and 50% to/from north

- **Bicycle/Pedestrian Activity:** No pedestrians were observed during either peak hour counting period, and only one cyclist was observed traveling northbound on Mary Freeman during the peak PM hour counting period.
- **Age of Traffic Data:** The age of the traffic data for the existing conditions is less than one month old.

Existing Conditions (2020) Capacity Analysis:

Capacity analyses for the existing 2020 peak AM and PM hour traffic conditions were performed for the Mary Freeman/Ashton intersection. The analyses were performed with HCS7 software for intersections having two-way 'Stop' traffic control and with equations and assumptions found in Chapters 20 and 32 of the HCM. All analyses used peak hour vehicle counts during a 15-minute interval with a peak hour factor applied. Capacity ratings in the HCM are expressed as Levels of Service (LOS) ranging from 'A' (best) to 'F' (worst). In general, LOS 'C' is considered desirable while LOS 'D' is considered acceptable during peak hour operations. Descriptions of the various Levels of Service (LOS) are attached as Appendix 'C'. Tables 1 and 2 below list the LOS for the various intersection movements.

Table 1 – Existing (2020) Peak AM Hour Operation

<u>Movement</u>	<u>Delay (sec./vehicle)</u>	<u>Level of Service</u>	<u>95% Queue (vehicle)</u>
Ashton WB	16.3	C	0.6
Mary Freeman SBL	8.1	A	0.0

Table 2 – Existing (2020) Peak PM Hour Operation

<u>Movement</u>	<u>Delay (sec./vehicle)</u>	<u>Level of Service</u>	<u>95% Queue (vehicle)</u>
Ashton WB	13.6	B	0.3
Mary Freeman SBL	7.8	A	0.1

The HCM worksheets for the existing conditions analysis are contained in Appendixes 'D-1' and 'D-2'.

The results indicate both the westbound (WB) and southbound left (SBL) intersection movements are currently operating at a satisfactory LOS during each peak hour.

Future Traffic Conditions:

Annual Background Traffic Volume Growth Rate:

In order to estimate the future annual background growth in average daily traffic volumes near the subject site, historical traffic counts at four nearby counting stations were obtained from the GDOT Traffic Data website. Although there were no counting stations on Mary Freeman Road, the GDOT site lists two counting stations on Poplar Road, which is an east/west arterial to the south of the subject site, and two counting stations on Lower Fayetteville Road, which is also an east/west arterial to the north of the subject site. Both Poplar Road and Lower Fayetteville Road are intersected by Mary Freeman Road.

For example, counting station 077-0366 is located on Poplar Road between Pate Road and Vanderbilt Parkway. This counting station lists an annualized average daily traffic (AADT) volume of 9,430 vehicles in 2015 and 9,850 vehicles in 2019. The historical annual growth rate on this segment of Poplar Road between 2015 and 2019 was calculated to be 1.1% $((9,850/9,430)^{0.25})$. Annual growth rates for this station, as well as the other three stations, are calculated and shown in Appendix 'E-1'. The average annual growth rate for the four counting

stations is approximately 1.7%. Therefore, for the purposes of this study, a 2.0% annual growth rate in future background traffic has been assumed on Mary Freeman Road.

Background traffic on Ashton Place will also continue to increase as new homes on vacant lots within the existing phases of Ashton Place Subdivision are constructed and occupied. Likewise, for the purposes of this study, a 2.0% annual growth rate in future background traffic has also been assumed on Ashton Place.

Future Conditions Capacity Analysis Without Development:

Appendix 'E-2' graphically indicates the peak hour intersection movement volumes with the assumed 2.0% annual background growth rate over the next two years. These intersection movement volumes assume no development of the subject property has taken place. Tables 3 and 4 below list the 2022 LOS for the various intersection movements.

Table 3 – Future (2022) Peak AM Hour Operation – No Development

<u>Movement</u>	<u>Delay (sec./vehicle)</u>	<u>Level of Service</u>	<u>95% Queue (vehicle)</u>
Ashton WB	17.0	C	0.6
Mary Freeman SBL	8.1	A	0.1

Table 4 – Future (2022) Peak PM Hour Operation – No Development

<u>Movement</u>	<u>Delay (sec./vehicle)</u>	<u>Level of Service</u>	<u>95% Queue (vehicle)</u>
Ashton WB	14.0	B	0.4
Mary Freeman SBL	7.8	A	0.1

The HCM worksheets for the future (2022) conditions analysis with no development are contained in Appendixes 'E-3' and 'E-4'.

The results indicate both the westbound (WB) and southbound left (SBL) intersection movements will continue to operate at a satisfactory LOS during each peak hour.

Trip Generation Estimates:

All trip generation equations used to estimate vehicle trips to/from the single-family detached residences were taken from Section 210 (Single-Family Detached Housing) of the Trip Generation Manual. All peak hour equations used were for the peak hour of adjacent street traffic. There were no reductions for pass-by trips. Due to the subject property's close proximity to the Mary Freeman/Ashton intersection, it is assumed that all peak hour trips generated by the development of the subject property shall travel through the intersection. Trip generation estimates for the subject property are shown in Appendix 'F-1'.

Distribution of New Trips Generated by Development:

New peak hour trips generated by the development of the subject property were distributed according to existing directional preferences; that is, a 40% north/60% south directional preference during the peak AM hour and a 50% north/50% south directional preference during the peak PM

hour. Appendix 'F-2' indicates the peak hour distribution percentages and vehicle movements added to the intersection due to the development of the subject property, and Appendix 'F-3' indicates the future (2022) peak hour vehicle movements with the development of the subject property when the new vehicle movements in Appendix 'F-2' are applied.

Future Conditions (2022) Capacity Analysis with Full Development:

Peak hour intersection movements were placed into the HCS7 software to generate the future (2022) LOS with development. Tables 5 and 6 below list the LOS for each movement.

Table 5 – Future (2022) Peak AM Hour Operation – with Full Development

<u>Movement</u>	<u>Delay (sec./vehicle)</u>	<u>Level of Service</u>	<u>95% Queue (vehicle)</u>
Ashton WB	18.9	C	1.1
Mary Freeman SBL	8.2	A	0.1

Table 6 – Future (2022) Peak PM Hour Operation – with Full Development

<u>Movement</u>	<u>Delay (sec./vehicle)</u>	<u>Level of Service</u>	<u>95% Queue (vehicle)</u>
Ashton WB	14.9	B	0.5
Mary Freeman SBL	7.9	A	0.1

The HCM worksheets for the 2026 conditions with full development are contained in Appendix 'F-4' and 'F-5'.

The results indicate both the westbound (WB) and southbound left (SBL) intersection movements will continue to operate at a satisfactory LOS during each peak hour, despite the full development of the subject property.

Conclusions/Recommendations

Conclusions:

- The existing levels of service (LOS) at the Mary Freeman/Ashton intersection during both peak traffic hours are satisfactory.
- The future operational levels of service (LOS) at the Mary Freeman/Ashton intersection during both peak traffic hours will be satisfactory, either with or without the development of the subject property.

Recommendations:

- Construct a southbound right hand passing lane on Mary Freeman Road at its intersection with Ashton Place. Per Figure 4-7 of GDOT's Regulations for Driveway and Encroachment Control Manual, the total length shall be 300 feet (100' departure taper + 100' passing lane + 100' return taper). The 100-foot passing lane length will provide adequate storage capacity for two southbound left turning passenger vehicles.



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 26, 2021

To: Tracy Dunnavant

Reference: Impact of Proposed rezoning on Mary Freeman Road

Dear Tracy ,

In reviewing historical information concerning number of calls for service, and response time, following is the impact to the police department services for the 46 residential units that will occupy this site.

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

Harpers Farm:	157 calls for service
Crossbrook Estates:	76 calls for service

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

Mary Freeman Road Rezoning:	126 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

Feb. 1, 2021

To: Tracy Dunnavant

Ref: Rezoning Request RZ2021-01, Edgar Hughston Builder, Inc. for 16.58 + acres located at 255 Mary Freeman Road (tax parcel #111 1017 003)

Dear, Tracy,

I have reviewed your request on concerning of, Edgar Hughston Builder, Inc. For 16.58 + acres located at 255 Mary Freeman Road (tax parcel #111 1017 003). I have determined that we have the adequate personnel and equipment to service this location.

Newnan Fire Department has responded to 20 calls in the past two years to these similar developments in the City of Newnan; Cross Brook Estates and Harper Farms.

Thank you,



Chief Stephen Brown
Newnan Fire Department

February 2, 2021

Tracy S. Dunnavant
City of Newnan Planning Department
Newnan, GA 30263

Subject: Rezoning Request RZ2018-02, Houghston Homes for 16.58 ± acres located at 255 Mary Freeman Road (Tax Parcel # 111 1017 003)

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:

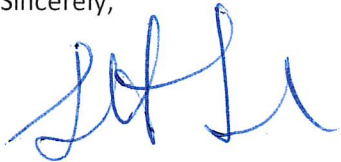
1. The City of Newnan and Newnan Utilities approves current design plan, Exhibit "A".
2. Tax Parcel # 111 1017 003
3. 16.58 +/- Acres
4. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost necessary to serve said 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.

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

Sincerely,



Scott Tolar, P.E.
Newnan Utilities





Coweta County School System

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

February 02, 2021

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

Re: Rezoning Request RZ2021-01

Ms. Dunnavant,

We have reviewed the application for rezoning for the above-referenced development and offer the following comments based on the information provided:

This application requests rezoning from RS-15 to RU-7. This request would increase the number of residential units permitted from the current zoning. 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



The City of Newnan, Georgia

Office of City Engineer

City Engineer Department Review

REZONING REQUEST RZ2021-01

The Pines at Ashton Place
255 Mary Freeman Road
(Tax Parcel # 111 1017 003)

Environmental:

1. The development plan shall follow and fully comply with the Metropolitan North Georgia Water Planning District Development Standards.
2. All streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.
3. State waters buffers shall be (50) feet as measured from the point of wrested vegetation and shall be delineated in the field, with an additional (25) foot impervious surface setback.
4. Any regulatory floodplain shall be delineated with base flood elevations established. For building lots adjacent to stormwater detention or other stormwater management facilities, the Minimum First Floor Elevation (MFFE) shall be established at (3) feet above the (100) year flood elevation for the facility.
5. Any existing wells or septic tanks that may be on the site shall be identified and properly closed or removed.

Access, Layout, and Roads:

1. Two entrances are required for the proposed number of lots. Standard lane width for local streets is (12) feet.
2. ADA compliant five (5) foot sidewalks shall be provided on both sides of the roads throughout the community, and along Mary Freeman Road connecting Fox Ridge Drive to Ashton Place. Locate sidewalks (2) feet behind the back of curb or (5) feet from the white edge line for a street where no curb and gutter exists or will be constructed.

3. All open spaces shall be ADA compliant including trails and shall include connectivity to the public Right of Way.
4. Locate mail kiosks off the Right of Way.

Traffic:

1. The engineer for the developer submitted a Traffic Impact Study in respect to the need for a left turn lane from Mary Freeman Road to Ashton Place.
2. The existing levels of service (LOS) at the Mary Freeman Road/ Ashton Place intersection during AM and PM peak hours are satisfactory.
3. The future operational levels of service (LOS) at the Mary Freeman Road/ Ashton Place intersection during both AM and PM peak hours will be satisfactory, either with or without the development of the subject property.
4. The Study further concluded that a right hand passing lane on Mary Freeman Road, at (300) feet, would provide adequate storage capacity for two southbound left turning passenger vehicles, but this was determined by the City Engineer as unnecessary.

Owner: H.P.P. Family Investments;
Applicant: Edgar Hughston
Builder, Inc.
Land Lot 17, 2nd Land District
16.58 Acres, located at
255 Mary Freeman Road
Tax Parcel 111 1017 003

**ORDINANCE TO AMEND THE ZONING MAP FOR PROPERTY
LOCATED IN LAND LOT 17 OF THE 2nd LAND DISTRICT
LOCATED AT 255 MARY FREEMAN ROAD
TAX MAP NO. 111 1017 003
IN THE CITY OF NEWNAN, GEORGIA**

WHEREAS, the owner of the property described herein and applicant, has filed an application to rezone the property shown on Exhibit "A" from the City of Newnan Zoning Classification RS-15 (Suburban Residential Single-Family Dwelling District-Medium Density) to RU-7 (Urban Residential Single-Family Dwelling District-High Density) for the construction of 46 single family detached units with 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 23rd day of March, 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 be rezoned from RS-15 (Suburban Residential Single-Family Dwelling District-Medium Density) to RU-7 (Urban Residential Single-Family Dwelling District-High Density) for the construction of 46 single family detached units to the following conditions:

1. The development of the property will be consistent with the concept plan, pictures, and supporting documentation that has been provided as part of the rezoning application.
2. The project will be limited to 46 units.
3. A written agreement with Ashton Place regarding the amenities and covenants/restrictions will be provided.

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:

C. Bradford Sears, Jr., City Attorney

Rhodes H. Shell, Mayor Pro-Tem

Cleatus Phillips, City Manager

George M. Alexander, Councilmember

Cynthia E. Jenkins, Councilmember

Raymond F. DuBose, Councilmember

Dustin Koritko, Councilmember

Paul Guillaume, Councilmember



City of Newnan, Georgia - Mayor and Council

Date: March 23, 2021

Agenda Item: Public Hearing - Zoning Ordinance and Subdivision Regulation Text Amendments.

Prepared By: Dean Smith, Planning and Zoning Department

Purpose: To consider adopting text amendments to the Zoning Ordinance, Articles 2, 3, 5, 6, 7, 8, 9, 10, 11 & 13 and Sections 3 and 10 of the Subdivision Regulations.

Background: Typically, at the end of a calendar year, Planning & Zoning staff begin to look at possible amendments to the Zoning Ordinance in an effort to maintain the Ordinance's relevance; to be responsive to the needs expressed by our community; and/or to address any potential legal conflicts or issues that we foresee. Most of these items are housekeeping items; however, one of the items is the Mixed Use Development (MXD) District ordinance that was tabled in 2020.

The following are some of the other items under consideration for revision:

- Allowing Microbreweries, Microdistilleries and Microwineries in the downtown area (Central Business District) and other select zoning districts.
- Adding a clause that states fences in front yards or in the street side yards must be setback from the property line by 5 feet to avoid blocking line of sight for drivers.
- Designating dumpsters/compactor locations for apartment/multifamily developments.
- Designating locations for retention/detention ponds for residential developments with the idea that a pond shouldn't be a primary feature of a development along the main road that provides access to the development.
- Removing the neon sign prohibition for signage in both the Quality Development Corridor Overlay and Building Exterior Quality Overlay Districts.
- Revising parking language to distinguish between fast food and dine-in restaurants.
- Reduce the distance for a digital monument sign to be less than 5,000 feet from another digital monument sign on the same side of the road.
- Increasing the number of allowed freestanding menu signs – from 1 per drive-thru window to 2 signs per drive-thru lane.
- Clarifying language that will only require Developments of Regional Impact (DRI) review when the proposed development meets the DRI requirements from the Department of Community Affairs.

- Alter the timeframe on when a variance application must be acted upon from 30 days maximum to the State of Georgia's timeline requirement (which is a maximum of 45 days).
- In addition, we would like to clean up some conflicts that were overlooked previously. Examples include changing setbacks for swimming pool decks and outbuildings from 10 feet to 5 feet in one of our tables to match language elsewhere in the ordinance. Allowing gazebos in side yards, as well as back yards, with proper setbacks. Allowing residential storage sheds and residential utility substations in side yards, as well as back yards, to match language elsewhere in the ordinance.
- Changing Right-of-Way acceptance process from Mayor and City Council approval to administrative approval by authorized staff, namely the City Manager and City Engineer/Public Works Director

Funding: N/A

Recommendation: Approve the text amendments to the Zoning Ordinance and Subdivision Regulations

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

List of Proposed Text Amendments

ARTICLE 2 – Use of Land and Structures

Sec. 2-24, Table 2-b

- Apartments Above Commercial Storefronts as allowed with restrictions in PDC, OI-1, OI-2, PDO, CUN, CCS, CBD, CGN and CHV.
- Medical, Dental and Diagnostic Laboratories as allowed uses in PDC, OI-1, OI-2, PDO, CUN, CCS, CBD, CGN and CHV.
- Direct Mail Advertising Services as an allowed use in CUN.
- Bank or other depository financial institution, excluding drive-through facilities as an allowed use in PDO.
- Bank or other depository financial institution, including drive-through facilities as allowed uses in OI-1, OI-2, PDO and CUN.
- Laundry and dry cleaning establishments as an allowed use in PDC.
- Laundry and dry cleaning establishments (no on-site plant) as allowed use in PDC.
- Truck rental and leasing as an allowed use in CHV.
- Dance studios, schools and halls as an allowed use in PDO.
- Automobile repair and maintenance, light as allowed uses in PDC and CGN.
- Automobile repair and maintenance, heavy as an allowed use in CGN.
- Automobile sales, new vehicles as allowed uses in ILT and IHV.
- Automobile sales used vehicles as allowed uses in ILT and IHV.
- Boat Dealers, new and used as allowed use in CHV and ILT.
- Recreational Vehicle Dealers, new vehicles as allowed uses in CHV and ILT.
- Agricultural Supply Stores as allowed uses in PDO, CBD and CGN.
- Drug store or pharmacy as allowed uses in OI-1 and OI-2.
- Convenience stores with fuel pumps (a.k.a gas station, no repair or service) as an allowed use with restrictions in CCS.
- Flea Market as allowed uses in CHV, ILT and IHV.
- Office service and supply establishments as an allowed use in CUN.
- Pawn shops as allowed uses in ILT and IHV.
- Pet stores as allowed uses in PDC and CUN.
- New category added– MICRO-PRODUCERS as special exception uses in PDC, CCS and CGN. Allowed uses in CBD, CHV, ILT and IHV.
- Restaurants, drive-in and fast food as an allowed use in CUN.
- Archery range, indoor (principal use) as special exception uses in PDC, CBD, CGN and CHV.
- Skating rinks, ice or roller, indoor as allowed uses in ILT and IHV.
- Shooting ranges, indoor as special exception use in CBD.
- Coliseums, stadiums, amphitheaters, arenas, etc. as special exception uses in all zoning districts.
- Brewers, Malt Manufacturing as a special exception use in CBD as an allowed use in CHV.
- Automobile salvage, wrecker yards, etc. being removed from CHV zoning districts.
- Mining, quarrying and other mineral extraction changed to a special exception use in IHV.
- Paper Mills changed to a special exception use in IHV.
- Paperboard mills changed to a special exception use in IHV.
- Vehicle for hire, etc. changed to allowed with restrictions in CBD.

Table 2-C – Accessory and Temporary Uses allowed by Zoning District

- Office of religious organizations accessory to a church as an allowed use in PDO.
- Parking Lots and garages, private and commuter (more than 50 spaces) as allowed with restrictions in CUN.
- Vehicle for Hire as allowed with restrictions in CBD.

ARTICLE 3 – Restrictions on Particular Uses

- Sec. 3-7,(e), (2) – Added, *“Dumpster and/or compactor locations shall be in rear or non-street side yards.”*
- Sec 3-7,(h) – Added, *“Detention/Retention ponds and basins for residential developments of all types should be located away from a main street either providing access or adjacent to the residential development. In the event that a detention/retention pond or basis must be located adjacent to a main street, then the pond or basis must be surrounded by an opaque fence and screened with landscaping subject to approval by the City’s Landscape Architect.”*
- Sec. 3-9, Table 3-C. Multiple changes in table for setback and locations of residential accessory structures.
- Sec. 3-31 – Churches and Other Religious Institutions – Added language that churches may be able to be established in shopping centers, storefront spaces and in the Central Business District without having to meet the requirement of having 1 acre of property. Also deleting requirement for a landscape buffer for churches.

ARTICLE 5 – Design Review Standards and Procedures

- Sec. 5-4, (e), (6) – Removing the following language: *“There shall be no visible neon tubing sign(s) or any sign emulating neon tubing permitted on wall or freestanding signs within the overlay district.”*
- Sec. 5-6, (C), (6) – Added the following language, *“regardless of age of structure...For structures that are 50 years old or older, approval for demolition requires a public hearing before the Newnan City Council and not the Newnan Planning Commission.”*
- Sec. 5-7, (b), Exhibit A – revised map of Historic Residential Overlay District to accurately reflect the boundaries.

ARTICLE 6 – Master Planned Developments

- Division II – Mixed Use Development District – (Sections 6-14 through 6-28) - Multiple text amendment changes stemming from previous discussions with Council in 2020.

ARTICLE 7 – Parking and Loading Requirements

- Sec. 7-5, Table 7-A – Revised parking calculations for Restaurants – Dine-In and created a new use, Restaurant-Fast Food with different parking requirements based upon site plan reviews within the past 10 years.

ARTICLE 8 – Sign Regulations

- Sec. 8-5, (b) (3) and (c), (2) reduced distance for multiple message and variable message signs on the same side of the road from 5,000 feet to 100 feet. Added that such signs shall be setback 100 feet from any adjacent residentially zoned property.
- Sec. 8-19, (a), (2), (a) – modified language to allow nonresidential (commercial and industrial) properties up to two freestanding signs per drive-through lane.

ARTICLE 9 – Environmental Protection

- Sec. 9-8 (b) -added Water Resource District Map language and map as “Exhibit A” to the ordinance.

ARTICLE 10 – Procedures and Permits

- Sec. 10-10, (b), (2), (h) concerning Developments of Regional Impacts or DRI’s. Simplified language to just require a DRI when a project meets the Department of Community Affairs’ requirements.

ARTICLE 11 – Appeals

- Sec. 11-6, (e), (4) – adding a new administrative variance provision for setback on residential additions not exceeding 250 square feet.

ARTICLE 13 – Interpretation and Definitions

- Sec. 13-6, (M) – added new definition – Micro-Producers.

SUBDIVISION REGULATIONS

Sec. 3 – Jurisdiction and Applicability

Added new language – Delegation of Authority- Changing the final plat street acceptance process to an administrative function as opposed to the current practice of City Council approval. Ancillary changes related to this revision can be found in Section 10, sub-sections 7, 8 & 12.

ARTICLE 2 – Proposed amendments

Use Groups ↓	Zoning Districts →																For Restrictions, see Sec. 17.02.010		See also Accessory Use Table	
* = Residual Zoning Districts	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	POC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
1.000 Residential Uses																				
1.100 Single-Family Residences																				
Single-family detached: Site-Built or Modular Home	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Single-family detached: Manufactured Home	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--	--	--	--	
Single-family detached: Zero lot line residence	--	--	A	--	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Ground Floor Residential	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	--	--	--	
Townhouse	--	--	A	A	A	A	A	A	--	--	--	--	--	--	A	--	--	--	--	3-7
1.200 Two-Family Residences																				
Duplex	--	--	--	S	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
1.300 Multifamily Residences																				
Triplex and Quadplex	--	--	--	--	S	A	A	A	--	--	--	--	--	--	--	--	--	--	--	
Apartment	--	--	--	--	--	A	A	A/R	--	--	--	--	--	--	--	--	--	--	--	
Apartments above commercial properties	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	3-73
1.400 Group Living Uses																				
Dormitories, fraternity houses, and sorority houses	--	S	S	--	--	A/R	A/R	--	--	--	--	--	--	--	--	--	--	--	--	3-38
Rooming or boarding houses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Adult assisted living facilities (Class I)	S	S	S	S	S	S	S	S	--	--	--	--	--	--	--	--	--	--	--	3-79
Adult assisted living facilities (Class II)	--	--	--	--	--	--	--	S	S	S	--	--	S	--	S	--	--	--	--	3-79
Adult assisted living facilities (Class III)	--	--	--	--	--	--	--	S	S	S	S	S	S	--	S	S	--	--	--	3-79
Adult assisted living facilities (Class IV)	--	--	--	--	--	S	S	S	S	S	S	S	S	--	S	S	--	--	--	3-79
Retirement Community – Independent	--	--	S	--	S	S	S	A/R	S	S	--	--	--	--	--	--	--	--	--	3-79
Retirement Community – Dependent	--	--	S	--	S	S	S	A/R	S	S	S	--	S	--	--	--	--	--	--	3-79
Nursing Home (Class II & III)	--	--	--	--	--	--	--	--	S	S	S	S	S	--	--	S	S	--	--	3-79
Nursing Home (Class IV)	--	--	--	--	--	S	S	S	S	S	S	S	S	--	--	S	S	--	--	3-30
Juvenile detention home (Class I)	--	--	--	--	--	--	--	--	S	S	--	--	S	--	--	--	--	--	--	3-81

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table				
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV			
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																						
3.300 Credit and Financial Offices																						
Credit intermediation and related activities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Funds, trusts, and other financial vehicles	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Holding offices	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Investment offices	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Securities, commodity contracts, and other intermediation and related activities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
3.400 Medical Offices																						
Medical offices of dentists, physicians, and other health practitioners	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Medical, dental, and diagnostic laboratories	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
4.000 Commercial Services																						
4.100 Advertising, Public Relations and Related Services																						
Advertising and related services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Agents and managers for artists, athletes, and other public figures	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Direct mail advertising services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Promoters of arts, sports, and similar events	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Public relations services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Radio, television, and publishers advertising representatives	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
4.200 Business Support Services																						
Adjustment and collection agencies	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Business service centers (including mailing center, photocopying shops, etc.)	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
Miscellaneous business services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A			
4.300 Other Business Services																						
Conference or training center	--	--	--	--	--	--	--	--	S	A/R	A/R	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-36		
Convention, meeting, and banquet facilities	--	--	--	--	--	--	--	--	A	A	A	--	--	A	A	A	A	A	A			

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →											RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OH-1	OH-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec. 15.02	See also Accessory Use Table
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																																
Laundry and dry cleaning establishments	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A												
Laundry and dry cleaning pick-up establishments (no on-site plant)	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A												✓
4.700 Other Personal Services																																
Automobile parking lots and structures primary use	--	--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S												
Bail bonding	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	A	A	A	A	A											
Cemeteries and mausoleums	--	--	--	--	--	--	--	--	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R											3-30	✓
Crematories, human or domestic animal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S									3-37	
Funeral home or mortuaries, without crematories	--	--	--	--	--	--	--	--	--	S	S	S	S	S	S	A	A	A	A	A	A											
Kennels, boarding or breeding, & animal shelters (excluding non-domestic or wild and exotic animals)	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	--	S	A/R	A/R	A/R									3-48		
Pet grooming establishment	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	A											
Photo-finishing laboratories	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	A											✓
Shoe shine parlors	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	A											
4.800 Rental and Leasing Services																																
Automobile rental and leasing	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	A											
Equipment rental and leasing	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	A	A	A											
Consumer goods rental	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A	A											
Rental centers, commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A											
Truck rental and leasing	--	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	A	A												
4.900 Transient Lodging																																
Bed and breakfast inns	S	S	S	S	S	S	S	S	--	S	--	--	--	S	--	S	--	--	--	--	--										3-25	
Campgrounds and Recreational Vehicle (RV) Parks - Commercial	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S												
Camps, day or boarding	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S												
Hotels, membership-based organization facilities	--	--	--	--	--	--	--	--	--	A	A	A	A	--	A	A	A	A	A	A												
Hotels, motels, and other similar traveler's accommodations (excluding travel trailer or RV parks)	--	--	--	--	--	--	--	--	--	A/R	--	A/R	--	--	A/R	A/R	A/R	A/R	A/R	A/R										3-47		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec. 1	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OH-1	OH-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
4.110 Private Schools: Job Training or Personal Enrichment																					
Beauty schools	--	--	--	--	--	--	--	--	A	A	--	--	A	A	A	A	A	A	A		
Dance studios, schools, and halls	--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Sports or other physical activity instruction	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A		
Technical and trade schools	--	--	--	--	--	--	--	--	S	S	S	--	--	A	A	A	A	A	A		
4.120 Repair Services																					
4.121 Automotive Repair and Maintenance Services																					
Automobile repair and maintenance, light	--	--	--	--	--	--	--	--	A	--	--	--	--	--	S	A	A	A	A		✓
Automobile repair and maintenance, heavy	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	A	A	A	3-23	
Car wash (self-operated , full-service, or accessory to gas station)	--	--	--	--	--	--	--	--	A/R	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	3-29	
4.122 Other Repair Services																					
Light repair services (small appliance, electronics and precision equipment, jewelry and watch, shoe and other leather goods), excluding light automobile repair	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Personal and household goods repair (large appliances, lawn and garden equipment, furniture and upholstery, tools, and similar uses)	--	--	--	--	--	--	--	--	S	--	--	--	S	S	S	S	A	A	A		
5.000 Public and Institutional Uses																					
5.100 Schools																					
Branch campus of college, university, or technical school	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Business schools and computer and management training	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Colleges, universities or other Post-secondary educational institution	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Educational support services	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A	3-32	
Junior colleges	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Other schools and instruction	--	--	--	--	--	--	--	--	S	S	S	S	--	S	S	S	S	S	S	3-32	
Schools, Private, parochial or other elementary or secondary schools not part of the public school system	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RWH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Individual and family social services and social advocacy organizations	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A	A		
6.000 Retail Trade																					
6.100 Motor Vehicle and Parts Dealers																					
Automobile sales, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A		
Automobile sales, used vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A		✓
Sales of motorcycles and similar light vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	A	S	A	A	A	A		
Boat dealers, new and used	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	A	A	A		
Recreational Vehicle Dealers, new vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	A	A	A		
Sales, storage and service of heavy equipment, trucks, and machinery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	3-43	
Motor vehicle accessory or parts establishments, general or specialty, with no on-site installation	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Tire Sales and Installation	--	--	--	--	--	--	--	--	A/R	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-64	
Towing Service-Office Only-No storage or parking of vehicles	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
6.200 Furnishings, Electronics and Appliance Stores																					
Appliance store, home	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
China and pottery store	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Electronics and small appliance stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Furniture, furnishings (draperies, curtains, paint, floor coverings, etc.), and equipment stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Media store (compact discs, cassette tapes, videotapes, computer games, etc)	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		
Camera and photographic supplies store including film developing and film printing facilities	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
6.300 Building Material and Garden Equipment and Supplies Dealers																					
Agricultural supply stores	--	--	--	--	--	--	--	--	A	--	--	--	--	--	A	A	A	A	A		
Hardware stores	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	POC *	OH-1	OH-2	PDO	CUN	CS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Catering service	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Micro-Producers	--	--	--	--	--	--	--	--	S	--	--	--	--	S	A	S	A	A	A		
Restaurant, dinner theater or other live entertainment	--	--	--	--	--	--	--	--	A	--	--	--	A	A	A	A	A	A	A		✓
Restaurant, carry-out only	--	--	--	--	--	--	--	--	A	S	S	--	A	A	A	A	A	A	A	3-57	
Restaurants, drive-in and fast food	--	--	--	--	--	--	--	--	A	S	S	--	A	A	--	A	A	A	A	3-57	
Restaurants, delicatessens, cafes, grills, coffee shops and other eating and drinking establishments	--	--	--	--	--	--	--	--	A	S	S	--	A	A	A	A	A	A	A	3-57	
7.000 Arts, Recreation and Entertainment Facilities																					
Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S		
Artists studios	--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Community centers – Noncommercial / Non-Profit	--	--	--	--	--	--	--	--	A/R	A/R	A/R	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-34	
Motion picture theaters, excluding drive-in	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Motion picture theaters, drive-in	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S		
Performing arts companies	--	--	--	--	--	--	--	--	A	--	--	A	--	A	A	A	A	A	A		
7.100 Museums, Historical Sites, and Similar Institutions																					
Arboretum, Botanical Gardens and Other Outdoor Gardens	S	S	S	S	S	S	S	S	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-19	
Arts and Cultural Facility Uses	--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Art galleries	--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
Museums	--	--	--	--	--	--	--	--	A	--	--	A	A	A	A	A	A	A	A		
7.200 Amusement or Recreation Uses																					
Amusement parks, including but not limited to, water parks, theme parks, and specialty attractions	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		
Archery Range, indoor (principal use)	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	S	A	A		
Batting cages	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Bowling centers	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Fairgrounds	--	--	--	--	--	--	--	--	S	--	--	--	--	--	--	S	S	S	S		
Game rooms and billiard parlors	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec.:	See also Accessory Use Table			
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	POC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV		
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																					
Go-kart tracks, ATV tracks & outdoor tracks or courses	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		
Golf courses and country clubs	S	S	S	S	S	S	S	S	S	S	S	--	S	S	S	S	S	S	S		
Golf driving ranges	S	S	S	S	S	S	S	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-42	
Miniature golf course	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreation or entertainment facilities, commercial (indoor excluding game rooms)	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreation or entertainment facilities, commercial (outdoor)	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreational centers or clubs, private and noncommercial	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Skating rinks, ice or roller, indoor	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Shooting ranges, indoor	--	--	--	--	--	--	--	--	S	--	--	--	--	--	S	S	S	A	A	3-60	
Shooting ranges, outdoor, including but not limited to firearms, archery, and survival courses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-61	
Skating rinks, ice or roller, outdoor	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
Recreational Sports Facilities (including amateur sports teams/leagues, and youth sports teams/leagues)	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A	A		
7.300 Spectator Sports																					
Coliseums, stadiums, amphitheaters, arena, and other facility specifically designed to be for mass public or private assembly with a special exception (including semi-professional and professional sports teams)	S	S	S	S	--	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3-33	
Drag strips and race tracks (including tracks for motor vehicle racing and dog or horse racing)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	3-54	
Other spectator sports, NEC	--	--	--	--	--	--	--	--	S	--	--	--	--	S	--	S	S	S	S		
8.000 Industrial Uses																					
8.100 Light Industrial Uses																					
Brewers Malt Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	--	A	A	A		
Bus terminals and repair shops	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Carting, express, or hauling establishments but exclusive of truck terminals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		
Carting, waste collection	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A		

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →																For Restrictions, see Sec. 10.02.01	See also Accessory Use Table		
	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RWH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN			CHV	LT
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																				
Freon removal services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Leather curing, tanning, and finishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Manufacturing, rubber and miscellaneous plastics products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Manufacturing, chemicals and allied products, dry or liquid	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Manufacturing, primary metal industries	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Manufacturing, non-clay refractories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Manufacturing, abrasive products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Manufacturing, minerals: ground or treated	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Manufacturing, mineral wool	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	
Mining, quarrying, and other mineral extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Paper mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Paperboard mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Petroleum, coal, and allied products, manufacturing and refining, including asphalt plants	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Poultry slaughtering and processing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Pulp mills	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Remediation and other waste management services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Sanitary or inert landfills and incinerators	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Waste Transfer Station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Wholesaling of petroleum and coal and allied products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
Wholesaling of chemicals and allied products, dry or liquid	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	
8.400 Very Heavy Industrial Uses																				
Biomedical waste disposal facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Hazardous or toxic waste incinerator or transfer station	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Manufacturing, asbestos products	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Manufacturing, ordnance and accessories	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

Use Groups ↓ * = Residual Zoning Districts	Zoning Districts →	RS-20	RS-15	RU-7	RU-4	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	For Restrictions, see Sec.:	See also Accessory Use Table	
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Restrictions; S = Special Exception																							
Manufacturing, batteries (storage and primary, dry and wet)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, carbon black	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
Manufacturing, storage, transport, and sale of explosives	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S		
9.000 Transportation, Communications and Utilities																							
Electric Transformer Station, Gas Regulator Station, or Telephone Exchange	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Heliports, helistops, and vertiports	--	--	--	--	--	--	--	--	--	S	S	S	--	S	S	S	S	S	S	S			
Radio and television broadcasting studios & stations	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	3-55		
Telecommunications	--	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A	A			
Telecommunications Antennas, Micro-Cells and Repeater Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A/R	A/R	A/R	A/R	3-62		
Telecommunications Towers and Monopoles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S	S	S	3-62		
Vehicle for Hire (Taxicab, Limousine, Airport Shuttle, etc.)	--	--	--	--	--	--	--	--	--	S	--	--	--	A/R	--	A/R	--	A/R	A/R	A/R	3-66		

Use Groups ↓	Zoning Districts →																			See Also Sec:
* = Residual Zoning Districts	RS-20	RS-15	RU-7	RU-1	RU-2 *	RML	RMH	PDR	PDC *	OI-1	OI-2	PDO	CUN	CCS	CBD	CGN	CHV	ILT	IHV	
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																				
10.000 Accessory Uses																				
10.100 Residential Accessory Uses																				
Accessory apartments	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	3-72	
In-home occupation	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	--	--	--	--	A/R	A/R	A/R	A/R	--	--	3-14	
Residences for domestic help	A/R	A/R	A/R	A/R	A/R	A/R	A/R	S	--	--	--	--	--	--	--	--	--	--	3-72	
Recycling, designated collection center, neighborhood	--	--	--	--	--	A/R	A/R	A/R	S	S	S	--	S	S	S	S	S	--	3-12, 3-50	
Residential accessory structures	See Article 3																			
10.200 Non-Residential Accessory Uses																				
Car wash, accessory to a gas station	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A	A	A	A		
Cemeteries and mausoleums, accessory to a funeral home or church	A	A	A	A	A	A	A	S	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	3-30	
Offices of religious organizations, accessory to a church	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Outdoor dining	--	--	--	--	--	--	--	--	A/R	A/R	A/R	--	A/R	A/R	A/R	A/R	A/R	A/R	3-51	
Parking Lots and Garages, Private & Commuter (50 spaces or less)	S	S	S	--	--	--	--	--	A/R	A/R	A/R	S	A/R	A	A	A	A	A	3-52	
Parking Lots and Garages, Private & Commuter (more than 50 spaces)	--	--	--	--	--	--	--	--	S	S	S	S	A/R	S	S	S	S	S	3-52	
Permanent Makeup/Cosmetic Tattoo-beauty/barber and nail facilities	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A		
Retail-Internet Sales	--	--	--	--	--	--	--	--	A	A	A	A	A	A	A	A	A	A		
Retail uses within a principal building, accessory	--	--	--	--	--	--	--	--	--	A	A	A	--	--	--	--	--	--		
Service uses within a principal building, accessory	--	--	--	--	--	--	--	--	A	A	A	--	A	A	A	A	A	A		
Unattended/Attended collection centers – charity or commercial	--	--	--	--	--	--	--	--	A/R	--	--	--	A/R	A/R	--	A/R	A/R	A/R	3-65	
Nonresidential accessory structures	See Article 3																			
10.201 Customary Accessory Uses to Commercial and Industrial Uses (not within a principal building)																				
Advertising and related services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	
Archery Range, indoor	--	--	--	--	--	--	--	--	A	--	--	--	--	A	--	A	A	A		

Use Groups ↓	Zoning Districts →																			See Also Sec:
* = Residual Zoning Districts																				
KEY TO TABLE: A = Allowed Use; A/R = Allowed with Qualifications; S = Special Exception																				
Architectural, engineering, planning consulting, specialized design (including drafting), & related services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A	A
Automobile repair and maintenance, light	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--
Automobile sales, used vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	A	A	A	A
Bakery	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Bank or other depository financial institution, with or without drive-through facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Business service centers (including mailing centers, photocopying shops, etc.)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Butcher shop, meat market, or fish market	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Camera and photo supplies store	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Candy store	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Catering service	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Employment services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A
Equipment rental and leasing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	A	A
Game rooms and billiard parlors	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	A	A
Laundry and dry cleaning pick-up establishments (no on-site plant)	--	--	--	--	--	--	--	--	--	A	A	A	--	--	--	--	--	--	--	--
Investigation and security services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Management of companies and enterprises	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Miscellaneous business services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Office administrative services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A
Photo finishing laboratory	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Recreational vehicle repair & sales of used vehicles	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	A	--	A
Restaurant, dinner theater or other live entertainment	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	--	--
Travel arrangement and reservation services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	A	--
Vehicle for Hire (Taxicab, Limousine, Airport Shuttle, etc.)	--	--	--	--	--	--	--	--	--	A/R	A/R	--	--	A/R	A/R	A/R	--	--	--	3-66
11.000 Temporary or Seasonal Uses																				
Garage, carport, or rummage sales	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--

ARTICLE 3 – Proposed amendments

(e) Multifamily Development.

(1) Entrances Separated.

Common residential building entrances shall be physically separated and distinct from commercial or other nonresidential building entrances except that apartment buildings may provide an internal connection between residential areas and retail designed primarily to serve those residences.

(2) Storage of Refuse.

Residential units shall maintain a separate refuse storage container from that used by nonresidential uses. It shall be clearly marked for residential use only and use by nonresidential tenants is strictly prohibited. **Dumpster and/or compactor locations shall be in rear or non-street side yards.**

(3) Design.

- (h) When developing a residential development, priority will be to design Detention/Retention ponds and basins in such a manner that they are not adjacent to a major street or highway either providing access to, or abutting the residential development. In the event that a detention/retention pond or basin must be located adjacent to a main street based upon the topography of the development site, then the pond or basin must be adequately screened from view from the street with landscaping subject to approval by the City's Landscape Architect. Fencing, compliant with this Ordinance, shall also be used as part of the screening.

Table 3-C: Setback Requirements for Residential Accessory Building, Structure, or Use

Permitted Residential Accessory Building, Structure, or Use	Yard(s) Permitted R=Rear; S=Side SS=Street Side F=Front; A=All	Minimum Distance (In Feet) From:*											
		Side Setback			Street Side or Front Setback			Rear Setback			Principal Building		
		A	B	C	A	B	C	A	B	C	A	B	C
Arbor or Trellis	R, S	5	5	5	15	10	10	5	5	5	0	0	0
Awnings or Canopies	A	5	5	5	5	5	5	5	5	5	0	0	0
Balconies	A	5	5	5	5	5	5	5	5	5	0	0	0
Clothesline	R	---	---	---	---	---	---	5	5	5	0	0	0
Communications Tower for Public Agencies	R	See Sec. 3-62											
Dog Houses and Pens	R	---	---	---	---	---	---	5	5	5	0	0	0
Fallout or Emergency Shelter	R	---	---	---	---	---	---	10	5	5	0	0	0
Fences and Walls	See Vision Clearance section in Lot and Building Standards Article	0	0	0	5	5	5	0	0	0	0	0	0
Fire Escape	R, S	5	5	5	---	---	---	0	0	0	0	0	0
Flag Poles	A	5	5	5	15	10	10	5	5	5	0	0	0
Freestanding Air-Conditioning Equipment	R, S	6	1	1	---	---	---	10	5	5	0	0	0
Garage, Carport, or Carriagehouse, Detached **	R, S	5	5	5	---	---	---	5	5	5	5	5	5
Gazebo	R, S	5	5	5	15	10	10	5	5	5	5	5	5
Greenhouse, Private	R	---	---	---	---	---	---	5	5	5	5	5	5
Patios, Paved Terraces, and Decks—at or above ground	A	5	5	5	15	10	10	5	5	5	0	0	0
Play Equipment and Playhouses	R	---	---	---	---	---	---	5	5	5	5	5	5
Radio or Satellite/TV Antennas	R, S or Roof	15	15	15	---	---	---	15	15	15	0	0	0
Recycling Areas	R, S	10	5	5	15	10	10	10	5	5	0	0	0
Residential Outbuildings, Except Detached Private Garage, Carport, or Carriagehouse	R, S	5	5	5	---	---	---	5	5	5	5	5	5
Solar Panels or Other Passive or Silent Energy Conserving Facilities	R, S, or Roof	10	5	5	---	---	---	10	5	5	0	0	0
Swimming Pool Decks or Outbuildings	R, S	5	5	5	---	---	---	5	5	5	0	0	0

Sec. 3-31. - Churches and Other Religious Institutions.

(a) Church Use Only.

- (1) If located in a residential district, any building or structure established in connection with these uses shall be required to have a 75-foot setback from all side and rear property lines.
- (2) That if located in any residential district these uses shall be permitted only on a lot which abuts a major or minor thoroughfare or a collector street.
- (3) The site must contain at least 1 acre, have frontage of at least 125 feet on a public street, and comply with all applicable setback and buffer requirements. **One exception is that churches may be established in shopping centers, storefront space and in the Central Business District (CBD) without having to meet this requirement.**
- (4) No parking areas or driveways shall be established within 20 feet of another lot in a residential zoning district, and all parking areas and driveways shall be paved. The location of all curb cuts must be approved by the City Engineer.
- ~~(5) A Type "A" Buffer, as specified in the City's Tree Preservation and Landscaping Ordinance, shall be established along the side and rear property lines.~~

ARTICLE 5 – Proposed amendments

(6) Sign Requirements.

Signs shall conform to the Sign Regulations Article. In addition, the following requirements shall apply:

- ~~a. There shall be no visible neon tubing sign(s) or any sign emulating neon tubing permitted on wall or freestanding signs within the overlay district.~~

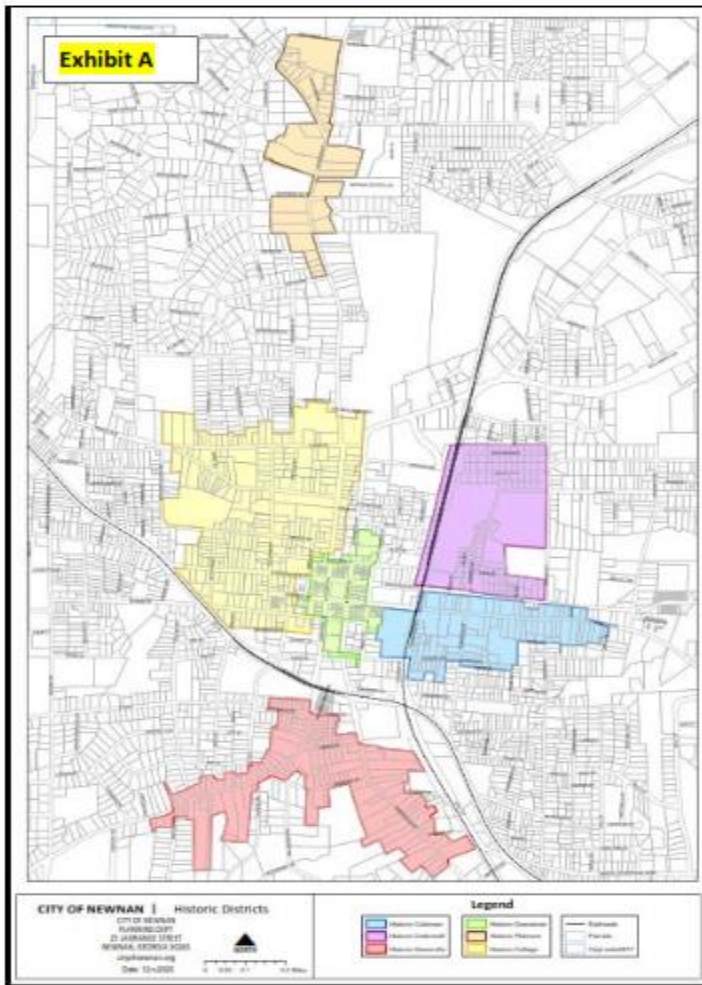
rebuilt in accordance with the standards of this section.

- (6) Demolition of any structure, whether said demolition is partial or complete, shall be subject to the standards of this section, **regardless of the age of the structure. For structures that are 50 years old or older, approval for demolition requires a public hearing before the Newnan City Council and not the Newnan Planning Commission.**

) Exemptions.

(b) Designation of District.

The Historic Residential Design Overlay District shall include those properties located in designated national register districts within the City of Newnan. Said properties being more particularly designated on Exhibit "A" – Historic Residential Overlay District attached hereto and by reference made a part hereof.



ARTICLE 6 – Proposed amendments

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 taken into account. 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 (see 0). 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.

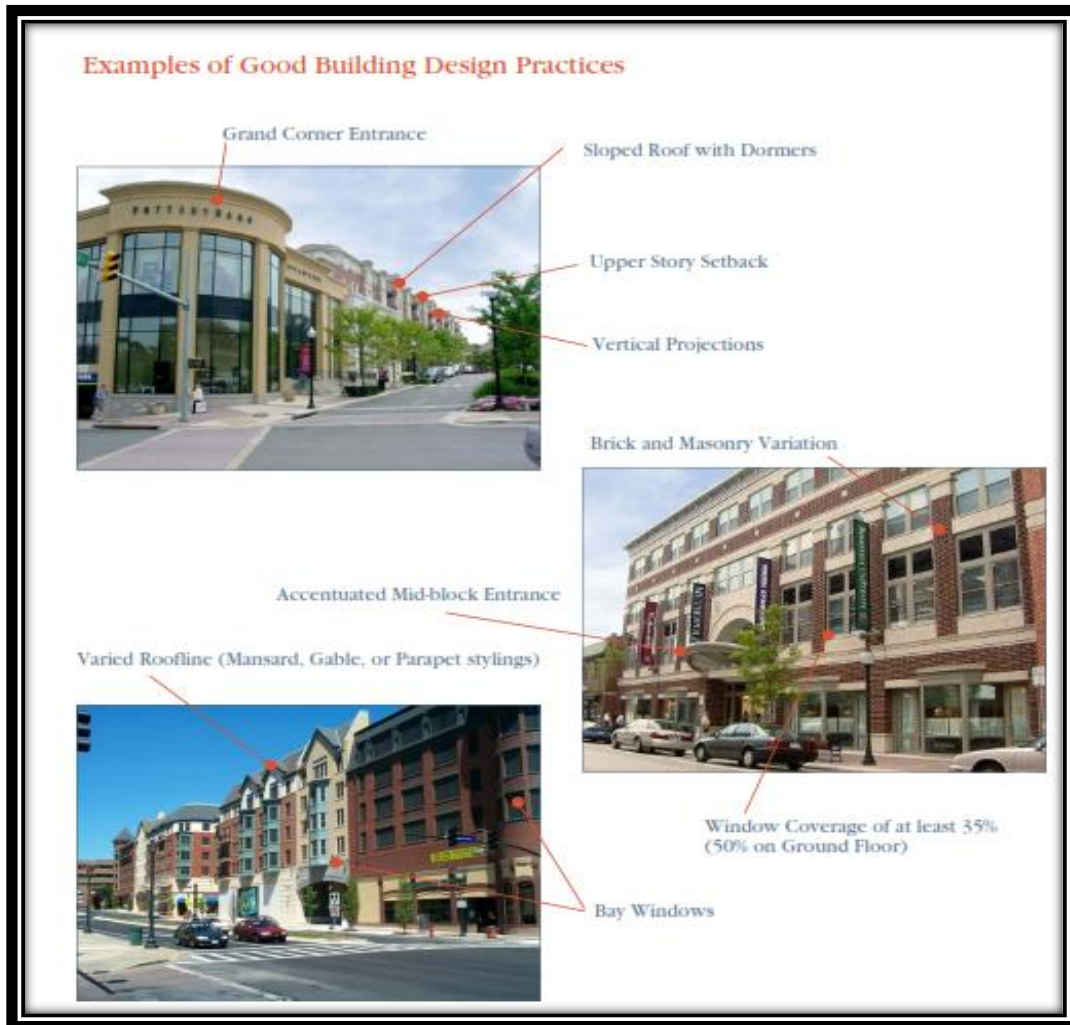
- h. An indication whether the internal streets will be public or private.
- i. A description of intended plans for the provision of utilities, including water, sewer, drainage facilities and street lighting, as applicable.
- j. For all streets and utilities not proposed for dedication to the public, 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

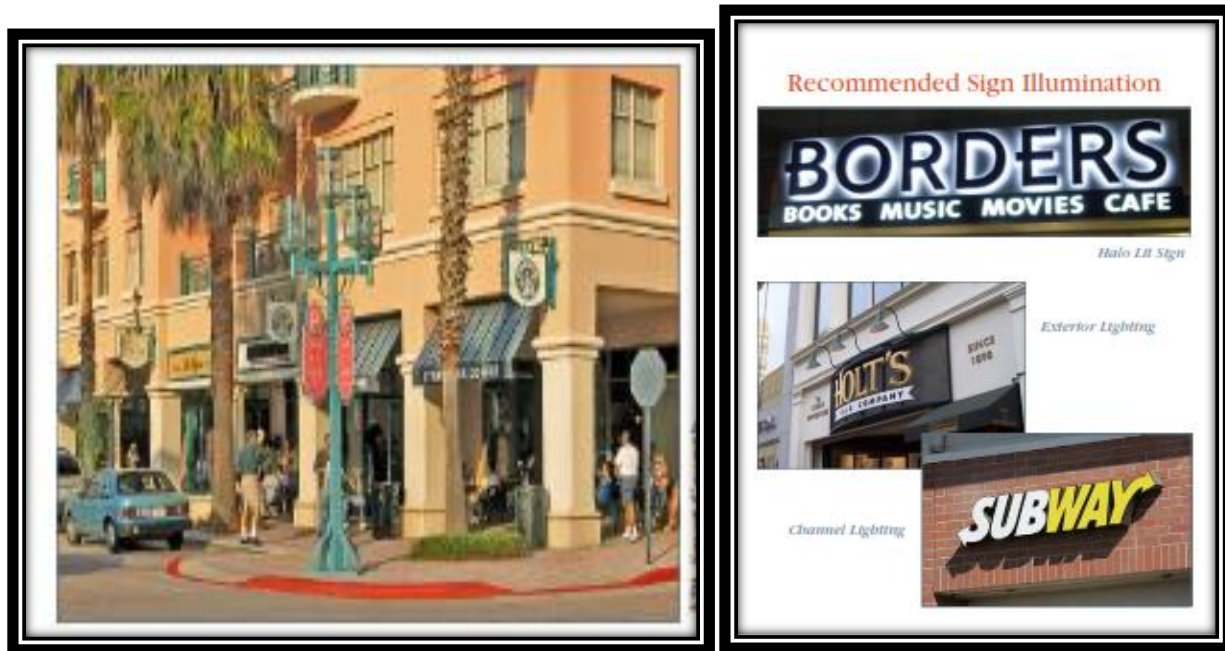


(4) Appropriately scaled height

(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.

ARTICLE 7 – Proposed amendment

Restaurant-Dine-In	1	75 square feet of seating area + 1 for each employee on the greatest shift
Restaurant-Fast Food	1	space per 3 seats + 1 for each employee on the greatest shift

ARTICLE 8 – Proposed amendments

Sec. 8-5. - Restrictions on Changeable Copy Signs.

(a) Manual Changeable Copy Signs.

A manual changeable copy sign on which the message is changed more than eight times per day shall be considered an animated sign and not a manual changeable copy sign for purposes of this Article.

(b) Multiple Message Signs.

- (1) Each display surface of a multiple message sign shall remain fixed for at least 10 seconds.
- (2) When a display surface is rotated to the next display surface, it shall be accomplished in three seconds or less.
- (3) No such multiple message sign shall be placed within ~~5,000~~ 100 feet of another multiple message sign or a variable message sign on the same side of a street or highway **and 100 feet from any residentially zoned property.**
- (4) The multiple message sign shall contain a default design that will freeze the display surface in one position if a malfunction occurs.

(c) Variable Message Signs.

- (1) Variable message signs shall only be freestanding, monument or highway signs as defined by this Article.
- (2) No variable message sign shall be placed within ~~5,000~~ 100 feet of another variable message sign or a multiple message sign on the same side of a street or highway **and 100 feet from any residentially zoned property.**
- (3) The message shall remain fixed for at least 10 seconds and when a message is changed, it shall be perceived as instantaneous within the capability of the technology employed (generally about 1/10th of a second).
- (4) Any sign that utilizes lighting to simulate or gives an illusion of movement, or utilizes frame effects, flashing or bursting illuminations, scrolling, or other variation in the static image during the display of a single image is not allowed and shall be considered an animated sign.

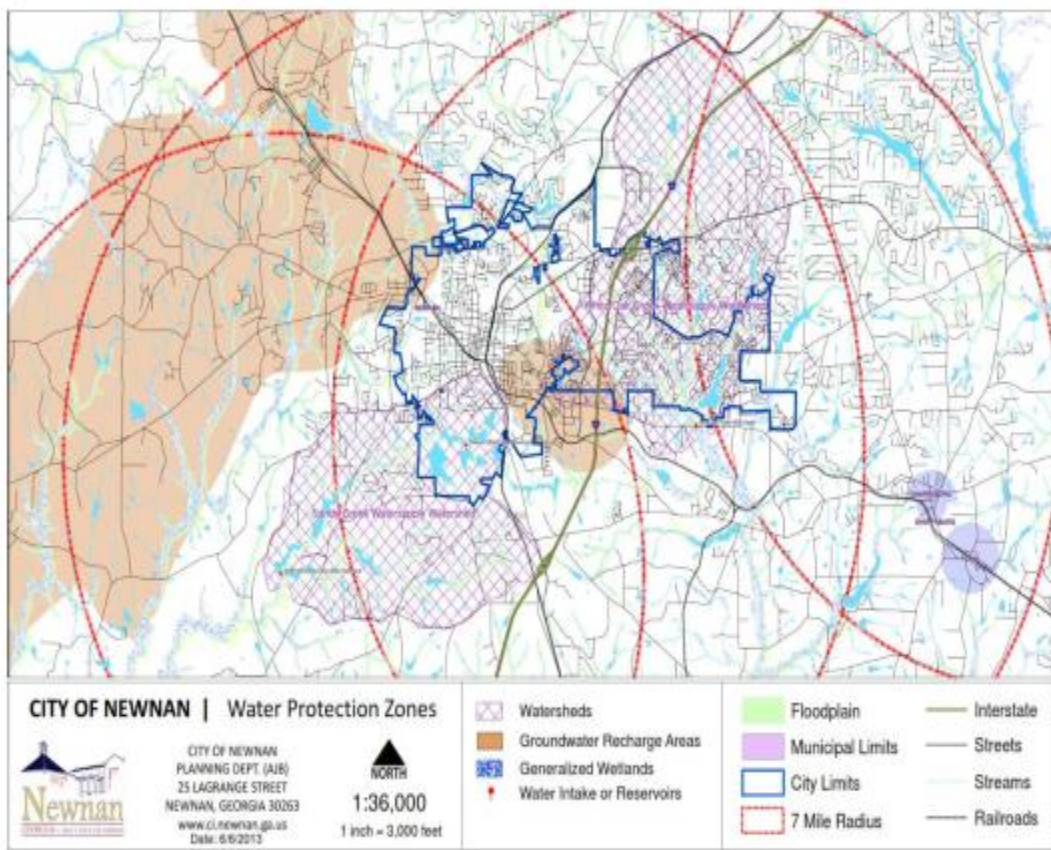
(2) Miscellaneous freestanding signs located farther from the street than the minimum building setback from that street right-of-way line on the property, shall be allowed as follows:

- a. On a property occupied by a multi-family or nonresidential use, one miscellaneous sign not to exceed 32 square feet in sign face area or more than 6 feet in height may be located on the property for each principal building on the lot. **Nonresidential uses are permitted two miscellaneous freestanding signs ~~or~~ for each drive-through ~~service window on the building.~~ lane per business establishment.**

ARTICLE 9- Proposed amendments

- (b) The boundaries of these Water Resource Protection Districts are ~~shown~~ on a **Water Resource District Map**, referred herein as **"Exhibit A"**, ~~set of maps designed as "Overlay District" and are included as part of the Official Zoning Map,~~ which is on file with the City Clerk's office.

Exhibit A



ARTICLE 10 – Proposed amendments

- h. A completed Development of Regional Impact (DRI) form shall be submitted by the applicant to the City of Newnan if the development meets ~~any of the criteria in this Subsection h.~~ **the DRI requirements promulgated by the Department of Community Affairs.** The City may provide comment on the proposed project and shall submit the document to the Three Rivers Regional Commission for review and comment. The City may not take final action on any application related to the DRI until the DRI review process has been completed in accordance with the procedures adopted by the Georgia Department of Community Affairs. ~~A DRI form is required if the development meets any of the following criteria:~~

- ~~1. Office Greater than 400,000 gross square feet.~~
- ~~2. Commercial Greater than 300,000 gross square feet.~~
- ~~3. Whole & Distribution Greater than 500,000 gross square feet.~~
- ~~4. Hospitals and Health Care Facilities Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day.~~
- ~~5. Housing Greater than 400 new lots or units.~~
- ~~6. Industrial Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres.~~
- ~~7. Hotels Greater than 400 rooms.~~
- ~~8. Mixed Use Total gross square feet greater than 400,000 (with residential units calculated at either 1800 square feet per unit or, if applicable, the minimum square footage allowed by this Zoning Ordinance); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein.~~
- ~~9. Airports All new airports, runways, and runway extensions.~~
- ~~10. Attractions & Recreational Facilities Greater than 1,500 parking spaces or a seating capacity of more than 6,000.~~
- ~~11. Post-Secondary Schools New school with a capacity of more than 2,400 students, or expansion by at least 25% of capacity.~~
- ~~12. Waste Handling Facilities New facility or expansion of use of an existing facility by 50% or more.~~
- ~~13. Quarries, Asphalt & Cement Plants New facility or expansion of existing facility by more than 50%.~~
- ~~14. Wastewater Treatment Facilities New major conventional treatment facility or expansion of existing facility by more than 50%; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein.~~
- ~~15. Petroleum Storage Facilities Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels.~~
- ~~16. Water Supply Intakes/Reservoirs New facilities.~~
- ~~17. Intermodal Terminals New Facilities.~~
- ~~18. Truck Stops A new facility with more than 3 diesel fuel pumps; or containing a half-acre of truck parking or 10 truck parking spaces.~~
- ~~19. Correctional/Detention Facilities Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day.~~
- ~~20. Any Other Development Types Not Identified Above (Including Parking Facilities) 1,000 Parking Spaces or, if available, more than 5,000 daily trips generated.~~

ARTICLE 11 – Proposed amendments.

(1) Principal Building Front, Side, Street Side and Rear Setbacks.

A variance shall not exceed 15% of the footage deducted from the required setback. Factors to be considered include the average of principal building setbacks of adjoining and contiguous properties.

(2) Principal Living Space.

A variance shall not exceed 25% of the square footage deducted from the required principal living space. Factors to be considered include the average of principal living space square footage calculations of adjoining and contiguous properties.

(3) Stream Buffer.

For lots established prior to the 2008 adoption of the City of Newnan's Stream Buffer Regulations, consideration may be given to modify the City's stream buffers. Final authorization shall be contingent upon a favorable recommendation from the City of Newnan's Engineering Department of the site development plan specific to the property that is the subject of the variance application.

(4) Residential Additions

A variance shall not exceed 33% of the footage deducted from the required setback for a residential addition, and the size of the proposed residential addition shall not exceed 250 square feet.

Sec. 11-8. - Decision on Variance Application.

Upon receipt of a complete application for a variance, the Planning and Zoning Director shall notify the hearing authority (i.e., the BZA, the Planning Commission or the City Council, as appropriate), which shall, within ~~30~~ 45 days, hold a duly noticed public hearing thereon. In this capacity the body hearing the variance request exercises appellate jurisdiction as a quasi-judicial body, and its task is to determine that an undue hardship exists and what remedy is appropriate based on the facts of the particular situation.

ARTICLE 13 – Proposed amendment

MICRO-PRODUCERS. This is an overarching category that will include microbreweries, micro-wineries and micro-distilleries.

SUBDIVISION REGULATIONS – Proposed amendments

Section 3. Jurisdiction and Applicability.

1. Jurisdiction

These regulations shall govern the subdivision or resubdivision of land within the territorial limits of the City of Newnan.

2. Applicability

The requirements herein established shall apply to any subdivision of land in the City of Newnan except those exempted below. Where there is a conflict between the terms and/or requirements contained in this section and another section contained in these regulations, as amended or any other ordinance, code, or regulation of the City of Newnan, Georgia, the more restrictive shall apply.

3. Delegation of Authority

Mayor and Council of the City of Newnan hereby delegates to the appropriate City officers, the authority to administratively approve, conditionally approve, or disapprove preliminary plats, final plats, lot combination plat, boundary line adjustments and street dedication plats.

- a. **Planning and Zoning Director:** This official and/or their designee shall have final authority with regard to review and approval of lot combinations, boundary line adjustments, herein referred to as minor final plats and preliminary plats.
- b. **Public Works Director/City Engineer:** This official and/or their designee shall review and authority to approve land development plans, reviews of streets, utility and non-utility public improvements. This official is further authorized to promulgate additional technical standards and construction specifications including, but not limited to, streets, street dedications, storm drainage systems, sidewalk and other public improvements.
- c. **City Manager:** This official and/or their designee shall have the authority to approve, conditionally approve or disapprove final plats involving the acceptance of public improvements, i.e., street and public right-of-way dedication.

7. Review of Final Plat

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

8. Recording of Final Plat

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

12. Acceptance of Streets and Infrastructure

~~Upon approval of the final plat, the Planning Director shall place the plat on the next available City Council meeting for acceptance of the streets and related infrastructure. The final plat will be presented to City Council only after field inspections have verified satisfactory completion of the necessary infrastructure.~~
Upon acceptance of the streets and infrastructure, building permits may be obtained but maintenance of the streets and infrastructure remains the responsibility of the developer until satisfactory completion of the maintenance period.

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE CITY OF NEWNAN, GEORGIA, AND THE SUBDIVISION
REGULATIONS OF THE CITY OF NEWNAN BY ADOPTING CERTAIN
TEXT AMENDMENTS; 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 Zoning Ordinance 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, the City Council of the City of Newnan has discussed the issue of providing for certain text amendments to the City's Subdivision Regulations, as amended, and referred the issue to the Planning Commission for consideration and recommendation of certain text amendments to the City's Subdivision Regulations; 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 text amendments 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 23rd day of March, 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 and the City's Subdivision Regulations to amend the regulations and requirements of the City's Zoning Ordinance and the City's Subdivision Regulations.

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 text amendments to the City's Zoning Ordinance and the City's Subdivision Regulations be and are hereby adopted as follows:

Section I. Zoning Ordinance, Article 2 Amendments.

Article 2. Section 2-24, Table 2-b is hereby amended as set forth in Exhibit "A" attached hereto and made a part hereof and Article 2 is hereby adopted in its entirety as amended.

Article 2. Section 2-24, Table 2-c is hereby amended as set forth in Exhibit “A” attached hereto and made a part hereof and Article 2 is hereby adopted in its entirety as amended.

Section II. Zoning Ordinance, Article 3 Amendments.

Article 3. Section 3-7 (e), (2) is hereby amended as set forth in Exhibit “B” attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-7 (h) is hereby amended as set forth in Exhibit “B” attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-9, Table 3-c is hereby amended as set forth in Exhibit “B” attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Article 3. Section 3-31 is hereby amended as set forth in Exhibit “B” attached hereto and made a part hereof and Article 3 is hereby adopted in its entirety as amended.

Section III. Zoning Ordinance, Article 5 Amendments.

Article 5. Section 5-4, (e), (6) is hereby amended as set forth in Exhibit “C” attached hereto and made a part hereof and Article 5 is hereby adopted in its entirety as amended.

Article 5. Section 5-6, (c), (6) is hereby amended as set forth in Exhibit “C” attached hereto and made a part hereof and Article 5 is hereby adopted in its entirety as amended.

Article 5. Section 5-7, (b) is hereby amended as set forth in Exhibit “C” attached hereto and made a part hereof and Article 5 is hereby adopted in its entirety as amended.

Section IV. Zoning Ordinance, Article 6 Amendments.

Article 6. Division II, Section 6-14 through 6-28 is hereby amended as set forth in Exhibit “D” attached hereto and made a part hereof and Article 6 is hereby adopted in its entirety as amended.

Section V. Zoning Ordinance, Article 7 Amendments.

Article 7. Section 7-5, Table 7-a is hereby amended as set forth in Exhibit “E” attached hereto and made a part hereof and Article 7 is hereby adopted in its entirety as amended.

Section VI. Zoning Ordinance, Article 8 Amendments.

Article 8. Section 8-5, (b), (3) and (c) (2) is hereby amended as set forth in Exhibit “F” attached hereto and made a part hereof and Article 8 is hereby adopted in its entirety as amended.

Article 8. Section 8-19, (a), (2), (a) is hereby amended as set forth in Exhibit “F” attached hereto and made a part hereof and Article 8 is hereby adopted in its entirety as amended.

Section VII. Zoning Ordinance, Article 9 Amendments.

Article 9. Section 9-8, (b) is hereby amended as set forth in Exhibit “G” attached hereto and made a part hereof and Article 9 is hereby adopted in its entirety as amended.

Section VIII. Zoning Ordinance, Article 10 Amendments.

Article 10. Section 10-10 (b), (2), (h) is hereby amended as set forth in Exhibit “H” attached hereto and made a part hereof and Article 10 is hereby adopted in its entirety as amended.

Section IX. Zoning Ordinance, Article 11 Amendments.

Article 11. Section 11-6, (e), (4) is hereby amended as set forth in Exhibit “I” attached hereto and made a part hereof and Article 11 is hereby adopted in its entirety as amended.

Section X. Zoning Ordinance, Article 13 Amendments.

Article 13. Section 13-6 (M) is hereby amended as set forth in Exhibit “J” attached hereto and made a part hereof and Article 13 is hereby adopted in its entirety as amended.

Section XI. Subdivision Regulations Amendments to Section 3.

Section 3, (3) is hereby amended as set forth in Exhibit “K” attached hereto and made a part hereof and Section 3, (3) is hereby adopted in its entirety as amended.

Section XII. Subdivision Regulations of the City of Newnan Amendments to Section 10.

Section 10, (7), (b) is hereby amended as set forth in Exhibit “K” attached hereto and made a part hereof and the subdivision regulations of the City of Newnan is hereby adopted in its entirety as amended.

Section 10, (8), (a) is hereby amended as set forth in Exhibit “K” attached hereto and made a part hereof and the subdivision regulations of the City of Newnan is hereby adopted in its entirety as amended.

Section 10, (12) is hereby amended as set forth in Exhibit “K” attached hereto and made a part hereof and the subdivision regulations of the City of Newnan is hereby adopted in its entirety as amended.

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

Section XIV. 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 XV. 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

STATE OF GEORGIA
COUNTY OF COWETA

LEASE CONTRACT

THIS AGREEMENT made and entered into this 26th day of March, 2019, between the CITY OF NEWNAN, of the first party, hereinafter called "Lessor", and the AFRICAN AMERICAN ALLIANCE, INC., of the second part, hereinafter called "Lessee".

WITNESSETH

That the said Lessee has this day rented and leased from said Lessor and Lessor has rented and leased to said Lessee the following premises

1.

A certain building known as the Shotgun House located at the City Cemetery site on Farmer Street be used for a museum, artifacts, books, papers, exhibits and as a gallery and for other purposes of the African American Alliance, Inc. The term of this lease is for a period of two (2) years commencing on the 1st day of August, 2019, and ending on the 31st day of July, 2021, at 12:00 midnight.

2.

It is agreed that either party hereto may cancel said lease by giving sixty (60) day notice prior to the expiration of the year of the lease term set out hereinabove. In addition, the Lessor may terminate said lease by giving a sixty (60) day notice to the Lessee no later than thirty (30) days after the date of the

first regular council meeting of each calendar year, otherwise said lease shall automatically renew for the term set out in paragraph no. 1 hereinabove. Further, the Lessor may terminate said lease at any time the Lessee shall fail to perform the services; shall fail to submit documentation; and/or shall fail to perform any other of the Lessee's obligations set forth herein below, upon the Lessor giving the Lessee thirty (30) days notice of its intention to terminate said lease due to the Lessee's failure to perform.

3.

As consideration for said lease, the Lessee specifically agrees to the following:

A. The Lessee shall staff, operate, and open the building a minimum of fifteen (15) hours per each seven (7) day week and to further staff, operate, and open said building on any special occasion as requested by Lessor. Lessee to provide Lessor with a sixty (60) day notice for all special events held by Lessee.

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

C. The Lessee shall provide the City with a list of any desired repairs or improvements to the premises no later than September 1 of each calendar year.

D. The Lessee shall be responsible for all lighting, heating, water and sewerage bills for said building.

E. The Lessee shall be responsible for carrying and paying the premium for a liability insurance policy to cover the actions of its

paid and volunteer workers, naming the Lessor as name insured. The Lessee shall be responsible for carrying and paying the premium for a hazard insurance policy covering the contents of the building.

F. The Lessee shall not change locks or duplicate keys without prior consent of the Lessor. Keys to the premises shall be provided to the police department and to the fire department and shall provide police and fire along with the security code to any security system installed on or in the premises and any subsequent changes to the security code for said system.

4.

As consideration for said lease, the Lessor specifically agrees to the following:

G. The Lessor shall provide and maintain a directional sign on Farmer Street and to also place and maintain a sign on or adjacent to said building.

H. The Lessor shall carry fire, hazard, and liability insurance on said building and grounds and to maintain the exterior of said building, the heating, air conditioning and lighting systems and grounds.

5.

The premises described herein shall not be used for any purpose except the purposes herein in paragraph 1 designated without the written consent of the Lessor.

6.

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

7.

The Lessee shall present its annual goals and its work program to the City on or before May 15 of 2020 and on or before February 1 of each subsequent calendar year. The Lessee, along with its goals and work program, shall present a report of prior year accomplishments on or before February 1 of each calendar year.

8.

The Lessee shall present a list of its officers, contact person if not one of the officers and verification by the Secretary of State of Georgia of the renewal of its annual registration on or before May 15, 2020 and on or before May 1 of each subsequent calendar year. In the event the Lessee should have a change in its officers or contact person during the year, the Lessee shall give the Lessor immediate notice of such change. Upon request from the Lessor, the Lessee shall make available for inspection its membership roster, financial report, which may include but not be limited to its annual filings with the Federal and State taxing agencies.

9.

Notwithstanding anything contained herein to the contrary, Lessor may terminate this lease for the Lessor's convenience upon approval by the Mayor and/or the City Council by giving the Lessee thirty (30) days notice of its intention to terminate the lease.

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

CITY OF NEWNAN

By: _____
Keith Brady, Mayor

Attest: _____
Della Hill, City Clerk

Reviewed as to form:

C. Bradford Sears, Jr., City Attorney

Cleatus Phillips, City Manager

AFRICAN AMERICAN ALLIANCE, INC.

By: _____
_____, President

Attest: _____
_____, Vice President



City of Newnan, Georgia - Mayor and Council

Date: March 23, 2021

Agenda Item: Request from Newnan High School to Close Sewell Rd & Cougar Way for Prom Activities

Prepared By: Deputy Chief Mark Cooper, Police

Purpose: Request the closing of Sewell Rd and Cougar Way for a safety zone during Prom Activities on Friday April 30, 2021 from 6:00 PM to Midnight. (Rainout date would be Saturday May 1, 2021)

Background: Due to COVID restrictions, Newnan High School is holding the 2021 Prom at the Newnan High School – Drake Stadium. The traffic flow plan is for the limousine and bus drop-off zone to be at the intersection of Sewell Road and Cougar Way. Single Vehicle parking will be in the marked parking spots along these roadways. Due to the high congestion of vehicle and pedestrian traffic, Newnan High requests a road closure from Armory Road, behind the school, to Sunny South Street, (See attached map). Newnan High School will hire enough Newnan Police Officers to work security and detour posts to assist traffic around the high school, using Armory Road and Lagrange Street.

Funding: All expenses paid by Newnan High School, to include officer pay

Recommendation: Approval as presented.

Previous Discussion with Council: N/A

Mark Cooper

From: Puckett, Chase <chase.puckett@cowetaschools.net>
Sent: Thursday, March 11, 2021 8:40 AM
To: Mark Cooper
Cc: Greg Vansant
Subject: Your help

Good morning!

Our prom will be on campus Friday, April 30, 2021. We will also have a rain day plan for Saturday, May 1, 2021. I am requesting that we close off the section of Sewell Rd from Armory Rd to Cougar Way both days, from 6:00pm-Midnight. This will allow us to control prom drop off and pickup. In the event we do NOT have inclement weather on Friday, we will not need to close the section on Saturday.

Can you help us get this approved? Let me know if this doesn't make sense or if I need to contact anyone else!

Thanks as always!
Chase

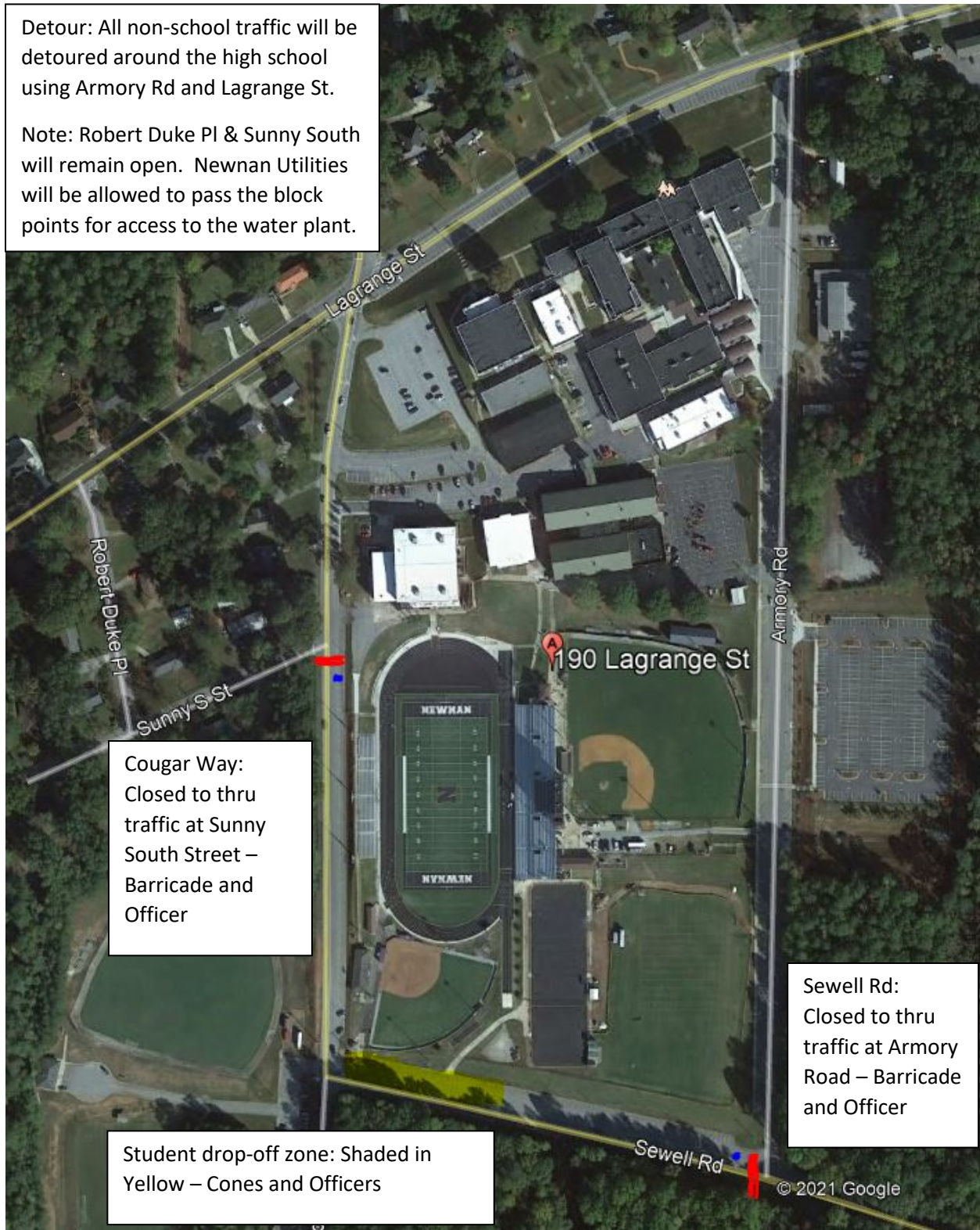
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Dr. Chase Puckett
Principal, Newnan High School

"It is what it is. Stay the course. Don't let the highs get you too high or the lows get you too low. Lead with confidence, courage, and integrity." Dr. Steve Barker

Detour: All non-school traffic will be detoured around the high school using Armory Rd and Lagrange St.

Note: Robert Duke Pl & Sunny South will remain open. Newnan Utilities will be allowed to pass the block points for access to the water plant.



Cougar Way:
Closed to thru
traffic at Sunny
South Street –
Barricade and
Officer

Sewell Rd:
Closed to thru
traffic at Armory
Road – Barricade
and Officer

Student drop-off zone: Shaded in
Yellow – Cones and Officers

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).