

City of Newnan Georgia



Planning Commission

Agenda Book

December 20, 2022



City of Newnan
PLANNING COMMISSION

Agenda for December 20, 2022 Regular Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

TAB NUMBER	AGENDA CATEGORY / ITEM
TAB # 1	Minutes from the November 8, 2022 meeting
TAB # 2	Annexation Request – Annex2022-05 – 31.79 +/- acres located at 521 Lower Fayetteville Road (Tax Parcel #087 5011 001) – Requested Zoning of PDR (Planned Development Residential)
TAB #3	Rezoning Request – RZ2022-13 – 34.497 +/- acres located at 60 Hospital Road (Portion of Tax Parcel #N41A-001 & Tax Parcel #N41A-002) from OI-1 (Low Density Office and Institutional District) to PDR (Planned Development Residential)
TAB #4	Public Hearing – Zoning Regulation Text Amendments
TAB #5	Master Sign Plan – McDaniel Acura 8000 McIntosh Parkway
	Public Comments
	Adjourn

Unless otherwise posted, all Planning Commission Meetings
Are held in the:
Richard A. Bolin Council Chambers, City Hall
25 LaGrange Street, Newnan, Georgia 30263
Any questions prior to the meeting
should be directed to the Planning and Zoning Department.
Phone: 770-254-2354
E-mail: tdunnavant@cityofnewnan.org



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

November 8, 2022
7:00 p.m.

Commissioners Present: Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin, Chris Hunt, Fred Hamlin, Clay McEntire

Commissioners Absent:

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Samantha Wood, Administrative Assistant Planning & Zoning
Dean Smith, Senior Planner
Chris Cole, Senior Planner
Brad Sears, City Attorney

CALL TO ORDER

The meeting was called to order by Chairman Smith at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF MINUTES

Chairman Smith asked if everyone reviewed the minutes from the October 11, 2022 meeting. Coggin motioned to approve the minutes. West seconded the motion.

MOTION CARRIED (7-0)

Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR Approximately 34.07 ± acres located at 60 Hospital Road, Newnan, Georgia.

Dean Smith informed the board that this applicant is requesting a continuance of this matter to the December meeting.

West made a motion to continue this matter to the December meeting. Hunt seconded the motion.

MOTION CARRIED (7-0)

Rezoning Request – RZ2022-09 – 5.82 ± acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045)

Chairman Smith addressed the public and informed them that he would be reopening the public hearing and asked for a motion from the board to reopen the public hearing.

Crain made a motion to reopen the public hearing. Coggin seconded the motion.

MOTION CARRIED (7-0)

Chairman Smith opened the public hearing.

Chris Cole presented the updated staff report. At the September 13, 2022 Planning Commission meeting, staff was asked by the board to research the density issues regarding the request and the overall Avery Park development. The existing 11 residential pods in Avery Park range in density from 1.54 units per acre to 4.61 units per acre. These calculations were based on the product that was initially approved. It should be noted that these 11 residential pods consist only of single-family homes.

The Zoning Ordinance Base/Maximum Density requirements for PDR zoning were the same at the time of the last Avery Park project plan update in 2004 as it is today. Specifically, there is a base requirement of 6 residential units per acre with a maximum density of 8 units per acre (with the provision that the 8 residential units per acre may only be achieved through the provision of bonuses and incentives).

With the current development proposal on 5.82 +/- acres, the base density the applicant would be allowed to construct is 35 units per the base density requirement of 6 residential units per acre. The applicant is proposing 36 units, which correlates with the proposed 6.19 units per acre. Accordingly, the request falls within the acceptable Base/Maximum Density range between 6 and 8 units per acre. The board also asked the applicant at the September 13, 2022 Planning Commission meeting to delve further into the proposed facades in regards to possible improvements. Staff received revised facades from the applicant on October 24, 2022. The applicant plans to build the front and sides in brick and the rear in HardiePlank.

Melissa Griffis for the applicant came forward to speak. Griffis stated that the applicant understood exterior changes needed to be made. That the developer went back and added a few amenities and that all conditions made by the City staff are agreeable.

Chairman Smith asked if there was anyone there to speak in opposition to the application for rezoning.

Shanea Beckom – The Boulevard, Newnan, GA. (Avery Park HOA President) – Ms. Beckom stated her concerns with the density and wanted to let the board know that they were never told they could not talk with the developer's attorney.

Mike Bedell – The Boulevard, Newnan, GA. Stated he is a 20 year resident of Avery Park and that brick can be put on the back of a house.

Tom Rector – Olmstead Trace, Newnan, GA. Mr. Rector relayed his questions about the infrastructure where building 7 & 8 are located and the retention pond all being built over an easement. He also wanted a tree study done.

Patty Bedell Vaux Park Lane, Newnan, GA. Ms. Bedell expressed her concerns about the traffic, the appearance of the townhomes and the value of her property after they are built.

Ray Helton – The Boulevard, Newnan, GA. Mr. Helton stated he is a 4 year resident of Avery Park, but a lifetime resident of Newnan. He stated that the retention pond is right by his property line. He is concerned with people crossing his yard to get to the pond. He is also concerned with traffic.

Jason Vise – The Crescent, Newnan, GA. Mr. Vise expressed his displeasure in the September meeting and wanted to do so again at this meeting stating that the company that owns the land knew what it was zoned when they purchased it so many years ago and that bought it anyway. He also stated that Avery Park now has a rental cap that only 15% of the total number of houses can be rentals.

Jeremy Morenzi – Vaux Park Lane, Newnan, GA. Mr. Morenzi voiced his concern with the traffic, noise from construction and the trash that the construction would bring.

Paula Plonk – Has been a resident since 2001 and does not want this build in front of our neighborhood.

Donna Selner – This board has an obligation to the current residents of Avery Park and to the citizens of Newnan.

Michelle Hadsell – voiced her concerns with school/daycare overcrowding.

Randy Weston – opposed to the rezoning that redefines the neighborhood.

William Plenty – Informed the board of his concerns with the traffic at the entrance of the neighborhood. He is worried about rentals and the appearance of the neighborhood and the power grid.

Catherine Caverly - She is concerned with the security and safety of the neighborhood.

Melissa Griffis came back up to speak and she stated that what the developer wants to build is not apartments they are town homes and the price point will be in the high \$400's.

Griffis stated that the developer added amenities to the design. The developer is agreeable to limit the rentals to no more than 15 %.

Griffis went on to state that the police have responded to this application and stated that the community impact would be minimal. The school system would just like updates as to when each building would be done. Newnan utilities has stated that the power grid can handle the building of this development. It would be on a separate grid than Avery Park.

George Harper spoke and said that the easement met with Newnan Utilities and they have no issues with relocation of the easement and pond. The City does have water and storm water requirements that will have to be followed. This is also a concept plan so the tree replacement is not completely laid out. Mr. Harper state that if the land is developed now as a commercial site with 30K square feet of commercial space that would require at least 120 parking spaces and that would bring more traffic than what this development would bring.

Mr. J.C. Meghrian wanted to speak to the board and let them know that he is not opposed to this development as long as they follow the said conditions:

1. Built according to submitted site plan.
2. Representative of the existing neighborhood that they will front.
3. Values and price point at represented by the builder at \$450K or higher.
4. Rental cap of 15% or less as part of their covenants and requirements.
5. Presents a finished look to those entering the existing Avery Park neighborhood.
6. Provides enhancements to the existing signage and/or provides additional entry finishing's.
7. Work with Avery Park HOA to make agreement on amenity use or provide their own amenities and not use Avery Park HOA amenities.
8. Some form of parking accommodations or enhancements to relieve the parking congestion at The Crescent entrance.
9. Modifications as available to ease traffic conditions at ingress/egress points for peak traffic times.

Chairman Smith closed the public hearing.

Coggin asked if the city or county have conducted a traffic study at the intersection. Cole stated that City Engineer Michael Klahr said that the project did not require a traffic study.

McEntire asked what the size of each unit would be?

West asked was the original plan commercial, and if so what was planned to go in there?

Brad Sears, City Attorney answered that when pathways came into develop Avery Park, they had to designate certain zoning areas. They were given credits for greenspace and the roadway was intended to be extended and go to the bypass.

Hamlin asked if there was any more room to build more pods. Staff stated that there were a few individual lots, but not enough land to build another pod.

Chairman Smith asked about the tree management plan. Mike Furbush, City Arborist stated that we now have a tree management plan in all rezonings and he stated his concern is that there are 25 specimen trees slated to be removed, and he has seen no effort to change the layout to save these trees. Furbush went on to say that the trees would need to be replanted.

George Harper – Stated that it is tough to determine when there is no grading plan, the lot is flat and it definitely behooves the development to save as many trees as possible. He went on to state that they will have an underground retention and have more flexibility with no concerns of meeting the tree density plan.

Chairman Smith stated that in the September Planning Commission meeting when it was discussed about changing the zoning of this property from commercial to residential one thing was mentioned is that whatever ends up happening needs to be in line with what is already in Avery Park. This application is still 34% more dense than the densest pod in Avery Park.

Chairman Smith went on to state that the tree management plan is in place not to save trees. The developers do not need to push the envelope with density. We have always had a landscape ordinance, now we have added the tree management plan to save some trees.

The degree of density is the issue here.

Hamlin stated that the design is all flat roofs. There needed to be different pitches to the roof's to keep in line with what is already in place in Avery Park.

Coggin stated that his biggest concern is the traffic. Density is still a huge issue as well.

Crain stated that he applauds the residents of such a tight knit neighborhood. That we all should care about our community this passionately. He also wondered if there was a happy medium where all parties could agree.

Hamlin said he has lived in Newnan since 1996, and seen a lot of growth and changes. The look of town homes if done right could really be a nice development.

West made a motion: After hearing concerns from the public and my other commissioners, he made a motion to deny the Rezoning Request – RZ2022-09 – 5.82 ± acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045. Hamlin seconded the motion.

MOTION CARRIED (7-0)

Certificate of Appropriateness – 112 LaGrange Street

Dean Smith stated that the current application is a request from Morona Construction. They want to build a two story home. Staff would recommend approval of this Certificate of Appropriateness.

Daniel Litchy the applicant came forward and told the board they intend to build a 3000 square foot home.

McEntire asked if the exterior of the home is going to be stucco.

Mr. Litchy said that it would be stucco, but not the textured kind it would be smooth.

Coggin stated that he did not remember any other homes in the area being stucco, but that the area is made up of homes with all different materials.

A motion was made by Commissioner Crain to approve the Certificate of Appropriateness at 112 LaGrange Street. Coggin seconded the motion.

MOTION CARRIED (7-0)

Certificate of Appropriateness – 7 & 9 Jackson Street

Dean Smith stated that the applicant is asking that they be granted the certificate of appropriateness to not place the awnings. Staff recommends approval of the certificate of appropriateness.

Chairman Smith stated that it would help with the elevation of the storefronts.

Hamlin stated that no awnings would allow more natural light to come in the front of the storefronts.

West stated that the awnings would cover the transom windows.

Crain made a motion to approve the Certificate of Appropriateness for 7 & 9 Jackson Street. Coggin seconded the motion.

MOTION CARRIED (7-0)

NEW BUSINESS

Dunnavant informed the Commission that they would have a December meeting.

Dunnavant asked the Commission what topics/items they would want discussed at the annual report meeting to City Council.

West mentioned that the parking downtown definitely needs to be discussed. Hamlin agreed and stated that a parking deck needs to be discussed.

Hamlin also stated that 2nd floor storefronts could be taken advantage of but not enough parking.

Cargo container use needs to be discussed.

PUBLIC COMMENTS

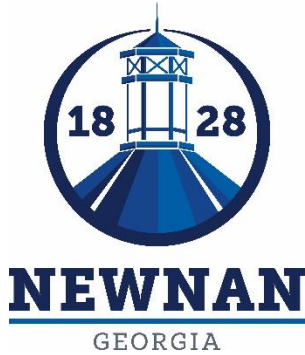
None

ADJOURN

With no further business, the meeting adjourned at 8:39 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.

MOTION CARRIED (7-0)

Chairman Proctor Smith



City of Newnan, Georgia – Planning Commission

Date: December 20, 2022

Agenda Item: Annexation Request – Annex2022-05
31.79± acres located at 521 Lower Fayetteville Road
(Tax Parcel #s 087 5011 001) - Requested zoning of
PDR (Planned Development Residential)

Prepared and Presented by: Tracy Dunnavant, Planning Director

ANNEXATION ASSESSMENT

APPLICANT INFORMATION:

Jeff Anthony on behalf of Lennar Georgia, LLC
1000 Holcomb Bridge Parkway
Bldg 400, Suite 450
Roswell, GA 30076

SITE INFORMATION:

The applicant is requesting the annexation of 31.79± acres located on both sides of Lower Fayetteville Road, which was the old Caldwell Tanks industrial site. The structure that is shown in the picture below has been demolished and both lots are currently vacant.



South Side of LFR



North Side of LFR

The property is pretty much surrounded by parcels within the city limits except for Hidden Lakes Subdivision, which lies to the west of the southernmost tract. The applicant is seeking a PDR (Planned Residential Development) zoning designation for the development of 90 Single-Family detached units and 58 townhouse units on the southern tract and six single-family detached residential homes on the northern tract.



The tracts are currently under Coweta County's jurisdiction and are zoned RC (Rural Conservation).

OVERVIEW OF REQUEST:

The applicant is seeking to develop a 148-unit subdivision on the southern tract designed to accommodate 90 single-family, detached homes and 58 single-family townhomes. The minimum lot size for the SF detached product will be 5,000 square feet with a minimum heated floor area of 1,400 square feet. The townhome lots will be a minimum of 1,800 square feet with 1,200 square feet of heated floor area. Amenities will include pickleball courts, a playground, a dog park, a grass lawn area for free play and a pavilion. There will be a variety of elevations for the detached product and the townhome portion will have to meet all city requirements, including exterior materials, as specified in the Zoning Ordinance. The average price will be in the low \$300's for the townhome product and the mid to high \$300's for the SF detached homes. Staff found these price points to be in line with current listings for homes in both Lakeshore and Hidden Lakes Subdivision.



Detached Elevations



Interior Finishes



Townhome Elevations

There will also be six single-family detached residential homes on the northern tract. As part of this planned development, those units will be required to meet all dimensional requirements that are approved as part of the overall master plan.

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 annexation/rezoning and those with a red "X" ✗ as standards not being met.

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The subject tract is located on Lower Fayetteville Road. It is primarily surrounded by residential zoned property and residential uses. The adjacent parcel to the east that fronts on Lower Fayetteville Road is currently undeveloped, but has been zoned

commercial. The tract to the north is the site of the Vinings at Newnan Lakes Apartment complex. All other tracts surrounding the site belong to various residential subdivisions.

In terms of zoning designations, the adjacent tract to the west of the larger subject tract is located in the County (Hidden Lakes Subdivision) and is zoned RC (Rural Conservation). According to the County, it has a density of .86 units per acre. Lakeshore, which abuts the tract to the south and southeast, is zoned RS-15 which allows 2.5 units per acre. The commercial tract to the east is vacant and zoned CCS.

Across Lower Fayetteville Road, the smaller of the subject tracts, abuts two subdivisions, Madison Park and Madison Park at Newnan Lakes. Madison Park is zoned RU-7, which allows 4 units per acre. Madison Park at Newnan Lakes is a planned development with a variety of pods with varying densities. The pod that abuts the subject tract is the site of the Vinings at Newnan Lakes apartment complex which has an overall density of roughly 10 units per acre. The proposed project would have an overall density of 4.8 units per acre based on the 154 units being requested.

There are a variety of residential uses along Lower Fayetteville Road including apartments, townhomes, and single-family dwellings. The applicant is proposing a mixture of both single-family detached and attached dwellings which would be suitable given the existing development in the area. In addition, although the County's RC zoning designation would only allow a maximum of 1.6 units per acre with a CSD approval, there are several subdivisions in the area which already exceed 4 units per acre (The Preserve, The Cottages @ Lakeshore, Madison Park at Newnan Lakes (certain pods) and Brown Manor). In this case, the density would serve as a transition between Lakeshore at 2.5 and the apartment development at 10 units per acre. Therefore, staff feels the proposed use of the land would be suitable in terms of the existing zoning and development of the adjacent and nearby properties.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? Traffic will be the greatest impact from this development. Per the trip generation report produced by A&R Engineering, Inc., the development at full build out will generate roughly 1,307 new two-way trips per weekday. It is anticipated that there will be 92 additional two-way trips at AM peak hour and 121 additional two-way trips at PM peak hour. The applicant is currently working on a traffic impact statement to determine potential traffic impacts on the driveways and public streets between Greison Trail and the Newnan Crossing Bypass. Once the statement has been received, the City will determine what, if any, mitigation should take place given the timeline related to the Lower Fayetteville Road project.

The applicant has proposed a 25-foot buffer between his development and the existing residences. Currently, the City does not require a buffer between single-family developments, so adding the buffer would exceed current regulations. The townhome units are proposed for the portion of the site adjacent to the commercial tract and will not abut any of the existing residential homes in either Lakeshore or Hidden Lakes.

Staff Assessment – ADVERSE AFFECT IN TERMS OF ADDITIONAL TRAFFIC, BUT THE CITY WILL ADDRESS ANY NEEDED MITIGATION AND THE PROPOSED 25' BUFFER EXCEEDS CURRENT REQUIREMENTS ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned RC (Rural Conservation) in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. The RC district allows up to .625 units per acre, which would only yield 20 lots. That number could be increased to 50 lots if the site received CSD approval from the County through a rezoning. Although the site could be developed as currently zoned, the development cost may keep the project from being feasible at those density levels.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED, BUT DEVELOPMENT COSTS COULD IMPACT FEASIBILITY ✖

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?

Traffic: As previously mentioned, the applicant is preparing a traffic impact statement that will assist the City in determining if any mitigation should take place given the timeline related to Lower Fayetteville Road.

Police: Chief Blankenship has indicated that there would be an increase in people and vehicle traffic to the area. He states that the development would have an impact on motor vehicle accidents, calls of service and response time to other parts of the city. Chief Blankenship estimates that the project would result in a need for an additional \$15,000 toward personnel.

Fire: Chief Stephen Brown has indicated that NFD can service this development but did express concern about the increased call volume and response times. He stated that the impact from the development and other previously approved projects will ultimately influence the effectiveness and strength of their manpower, which could possibly lead to the need for additional equipment and manpower in the future.

Newnan Utilities: The Coweta County Water and Sewer Authority will be the service provider for all water and sewer services. Scott Tolar, Newnan Utilities, reviewed the project and indicated that Newnan Utilities does have ample capacity to serve the proposed subdivision. He also provided a list of needs from the developer in terms of each service that has been provided as an attachment to the assessment.

Engineering:

Environmental Concerns:

1. The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.
2. If existing, all streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.
3. If existing, 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. We do not believe that a portion of this tract is affected by the 100-year floodplain as shown on FEMA's documents, however, applicant must clearly state any FEMA floodplain on the plans and plat.
5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Access, Layout, and Road Network:

1. Traffic Impact Statement required. In accordance with ITE (Institute of Transportation Engineers) guidelines, the applicant shall provide a Traffic Impact Statement which addresses potential traffic impacts of the proposed development, including site driveway concerns and the driveways and public streets between Greison Trail and Newnan Crossing Bypass. Reference is made to a Traffic Study prepared by Lumin8 for GDOT PI 0016052 Coweta.
2. The development shall have two entrances per the Subdivision Regulations since the proposed lot count is more than 25 lots. As shown in the concept, a primary entrance shall be granted full access; to be aligned with any proposed driveway for the remainder of the parcel across Lower Fayetteville Road. The second entrance shall be Right-In-Right-Out only, and a physical barrier shall be constructed with the driveway to prevent illegal left turns into the community.
3. Right turn deceleration lanes shall be provided at each entrance, and a left turn lane shall be provided at the full access driveway location. In addition, the final site design shall be compatible with the proposed improvements to Lower Fayetteville Road, including any Right-of-Way dedication and/ or temporary and permanent easements.
4. ADA compliant five (5) foot sidewalks shall be provided on both sides of the streets throughout the community. Sidewalk access shall be provided to the Right-of-Way for Lower Fayetteville Road.
5. All open spaces accessible to the general public shall be ADA compliant, including trails and shall include connectivity to the public Right-of-Way.

Coweta County Schools: Ronnie Cheek, Director of Facilities for the Coweta County School System, indicated "the request may present challenges when planning for school enrollment and meeting student needs. Due to the higher density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes":

- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?
- Will there be a targeted market?

In terms of number of projected students, the average household in Coweta County based on census data from 2020 had .49 school aged children. This would mean an estimated 76 additional students for the Coweta County School System at build out.

Fiscal Impact Analysis

In an effort to ascertain fiscal impact, staff conducted an analysis of the impact to revenues and expenditures, which have been included in this report.

Methodology:

- Total # of proposed households – 154
- Average # of people per household based on 2016 – 2020 average for Newnan – 2.61
- Total new people added for the subdivision: $154 \times 2.61 = 402$ new persons
- Total 2021 Population based on census projections for Newnan – 42,549
- Total 2022 Daytime Population (*Total resident population (+) Total workers working in area (-) Total workers living in area*) – 58,336

Annual General Fund Expenditures per Operating Category based on 2022 Budget:

- General Government: $\$8,439,445 / (42,549 + 58,336) = \83.65 per person;
 $\$83.65 \times 402 = \mathbf{\$33,627.30}$
- Public Safety: $\$14,569,405 / (42,549 + 58,336) = \144.42 per person; $\$144.42 \times 402 = \mathbf{\$58,056.84}$
- Public Works: $\$3,155,886 / (42,549 + 58,336) = \31.28 per person;
 $\$31.28 \times 402 = \mathbf{\$12,574.56}$
- Community Development: $\$3,361,951 / (42,549 + 58,336) = \33.32 ;
 $\$33.32 \times 402 = \mathbf{\$13,394.64}$
- Other Services (Main Street, Business Development, Carnegie Building): $\$1,263,013 / (42,549 + 58,336) = \12.52 per person; $\$12.52 \times 402 = \mathbf{\$5,033.04}$

Projected Annual Expenditures: **\$122,686.38**

Annual Revenues based on 2022 Budget:

- Property Taxes: Based on \$350,000 home with a 3.574 millage rate = \$500.36;
 $\$500.36 \times 154 = \mathbf{\$77,055.44}$
- Sales Tax Generated: $\$9,500,000$ budgeted / $(42,549 + 58,336) = \$94.17$ per person;
 $\$94.17 \times 402 = \mathbf{\$37,856.34}$
- Inspections and Permits: $\$685,500 / (42,549 + 58,336) = \6.79 per person;
 $\$6.79 \times 402 = \mathbf{\$2,729.58}$

Projected Annual Revenues for the Subdivision: **\$117,641.36**

Note – Staff used \$350,000 as a median amount based on the applicant's statement that the average sales price will range from the low to high \$300,000s.

Up Front Revenues during Construction:

- Impact Fees: $154 \times \$1,110.81$ (residential fee not including Newnan Utilities) = **\$171,064.74**
- Permits and Inspections: (1,300 square foot house at \$350,000) $\$1,200 \times 154 =$ **\$184,800**

Projected up front revenues for the subdivision: **\$355,864.74**

As with all development, there will be some impact on service provision; however, none of the providers have indicated that they will not be able to serve the development. In addition, any traffic impacts will be reviewed by the City Engineer to see if mitigation is needed prior to the Lower Fayetteville Road improvement project beginning. Also, the fiscal impact analysis shows annual expenditures to be slightly higher than revenues for the project; however, up front revenues are shown at \$355,864 which will more than make up for the \$5,000 loss per year.

Staff Assessment – PROJECT WILL HAVE SOME IMPACT ON SERVICE PROVISION BASED ON ANTICIPATED TRAFFIC, SCHOOLS, AND POLICE/FIRE RESPONSE TIME; HOWEVER, IT WILL NOT BE EXCESSIVE ✓

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

The properties are outside of the city limits and therefore were not considered in the City's Comprehensive Plan. However, the County's Comprehensive Plan shows these areas as Priority Development Character Area and Complete Community on its current Character Area Map. Priority Development Areas include "a mix of detached single-family residential and attached senior housing." They also include "older established communities and compact neighborhoods that border regional and local commercial centers. Complete Communities are "places where the daily needs of residents are short, convenient trips from where they live, work and recreate." With this site's location to Ashley Park, the future commercial/office development planned for Newnan Lakes, and the adjacent tract being zoned for office/commercial uses, staff feels this site would be compatible with the County's Comprehensive Plan.

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE ✓

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

The overall purpose of the Planned Residential Development district is to allow residential development in a manner open to and advocating innovation in design and layout. This is done through a specific plan for the development which is adopted as a condition of the zoning. In this case, the applicant has provided a concept plan showing a mixture of residential uses, open space, and development requirements as well as proposed house elevations and specific amenities. As such, it would be consistent with the purpose and intent of the proposed zoning designation.

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

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

The subject tract was not included in the Comprehensive Plan, but the majority of the adjacent tracts within the city limits are shown as future "built community" and "planned development". If brought into the city limits, the properties would most likely be shown

as future “planned development” based on the City’s proposed future land use definitions. In addition, the County updated their Comprehensive Plan including the Future Development Map and showed these properties as “Priority Development Character Area” and “Complete Community”. They indicate that these character areas “intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment”.

Staff Assessment – THERE ARE NO NEW OR CHANGING CONDITIONS AS BOTH THE CITY AND COUNTY UPDATED THEIR COMPREHENSIVE PLANS AND FUTURE LAND USE/DEVELOPMENT MAPS IN 2021 AND THE REQUEST IS CONSISTENT WITH THOSE DOCUMENTS ✓

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

As stated above, the surrounding land uses are primarily residential with the exception of the commercial tract to the west. Although the proposed density will be greater than both of the abutting subdivisions, it is still consistent with several of the residential developments in the area. In addition, the applicant plans to only build the detached product where the property abuts the lower density subdivisions. The townhomes will abut the commercial tract and the detached homes to be built on the site.

The greatest impact will be traffic; however, the applicant will be providing a traffic impact statement as discussed above. The City Engineer will determine what, if any, mitigation efforts will be necessary based on the results of the statement and the timing of the Lower Fayetteville Road project.

Although the project will impact traffic and some areas of service provision, it appears all service providers have indicated they can serve the development with existing resources, if approved. In addition, the product is consistent with other residential options in the area and the development would serve as a transition from the lower density subdivisions to the higher density apartments.

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.

COWETA COUNTY RESPONSE TO THE ANNEXATION:

In accordance with the annexation laws, the City notified the County of the annexation once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City of their intent to file a Notice of Objection based on the following:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use.
2. A use which significantly increases the net cost of infrastructure
3. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

The Department of Community Affairs (DCA) was asked to appoint an arbitration panel to hear the objection. The panel was appointed, but one of the panelists withdrew which resulted in the arbitration panel not having the requisite number of members to move forward. As such, the arbitration ended.

A Copy of the County's Notice of Objection has been included as an attachment to this assessment. In addition, the County did ask that the following conditions be placed on the subject property if the City decides to approve the annexation:

- 1) Residential density of 2.0 units per acre. This will allow the development area to stay consistent with a that located at Lakeshore immediately south of the development containing a residential density of 1.9 units per acre. **
- 2) A 50-foot buffer from the adjacent lower -density lots located along Lower Fayetteville Road.
- 3) Require appropriate amount of vegetation and natural landscape to remain.
- 4) Limit the development to single-family homes with cladding limited to hardi-plank, brick or stone.
- 5) Require the implementation of pedestrian and bicycle infrastructure.
- 6) Require a landscape screening buffer incorporating a berm adjacent to the existing roadway with a minimum of 50-feet depth.
- 7) Require a traffic study to be completed and that the City or the applicant pay for a proportion of the costs on the designated effects of traffic on existing and prospective capital infrastructure outlays.

The applicant has addressed these requested conditions as follows:

- 1) "Our current site plan shows 5.03 units per acre not including the land across the street. Total number of units to be no less than 90 single-family and 58 townhomes."
- 2) Applicant would like further clarification, but agrees to a 25' buffer as shown on plan.
- 3) With regard to the amount of vegetation and natural landscape to remain, the applicant indicates a need to "mass grade" and would like greater specificity.
- 4) "We are good with a mixture of hardi, brick and stone on the front. Horizontal hardi-plank on sides and rear."
- 5) The applicant is fine with implementing pedestrian and bicycle infrastructure.
- 6) The applicant agrees to a 25' landscape berm adjacent to the roadway.
- 7) The applicant states "We have produced a trip gen report and are having a traffic statement completed by A&R. Will not be completed by the PC hearing on the 20th."

*** Lakeshore has an approved density of 2.5 units per acre. Some of the older phases have an approved density of 3.0 units per acre as they were approved prior to the density change for RS-15 zoned properties in 2003.*

TREE MANAGEMENT PLAN COMMENTS:

As part of the rezoning application, the City has asked for a tree management plan to be submitted. Mike Furbush, City Landscape Architect, has reviewed the plan and provided comments to the applicant. It is my understanding that Lennar is currently working with Mr. Furbush to address his concerns regarding buffers and ample room for tree plantings on the proposed lots.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

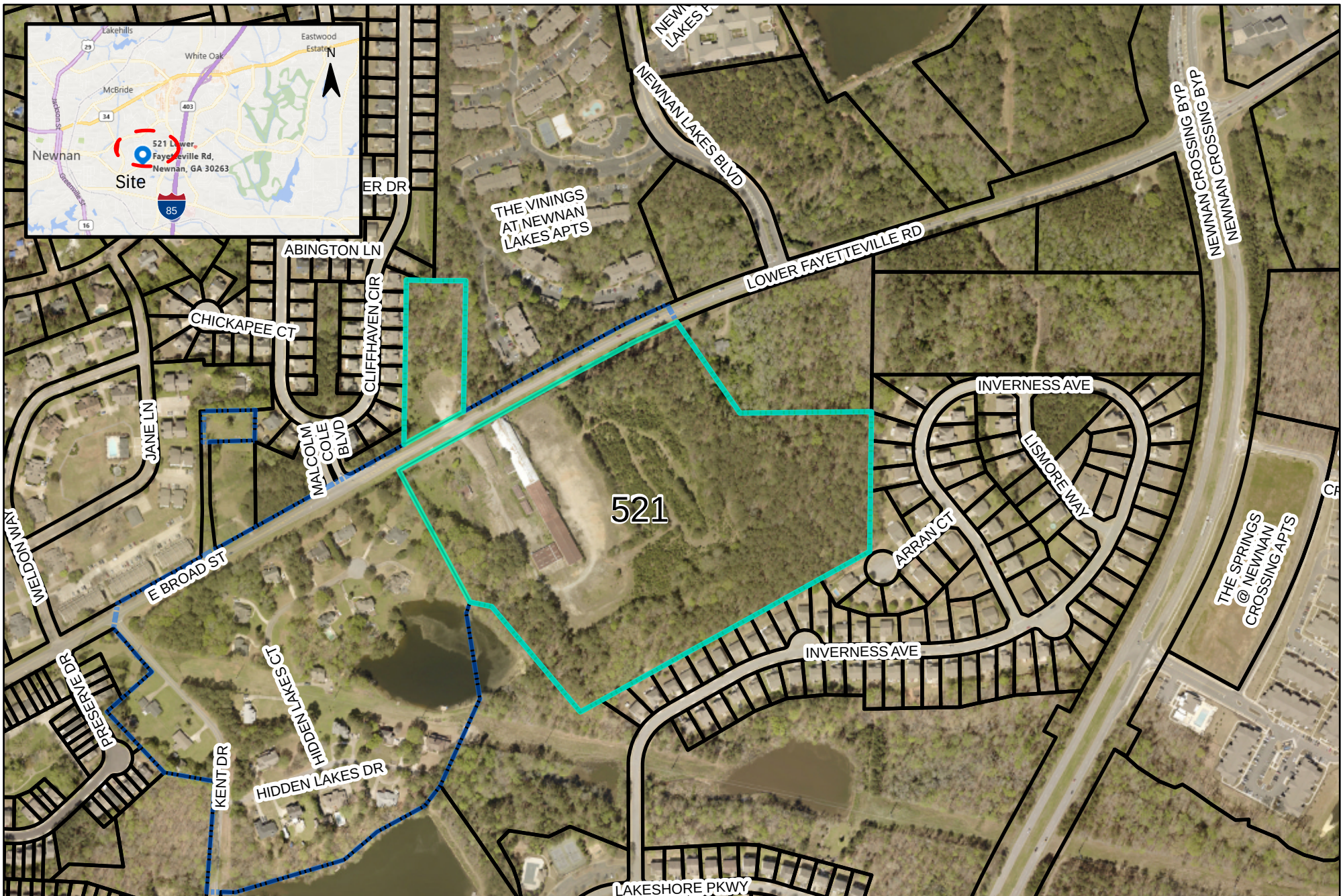
Should the Commission elect to recommend approval of the request, Staff would suggest the following conditions be considered:

- The project will be consistent with the concept plan, density, project data, amenities, square footages and elevations provided as part of the application.
- The development will utilize an HOA to ensure the amenity areas, common spaces, stormwater management pond, and buffers are properly maintained.
- The developer will mitigate any traffic impacts the City Engineer determines are warranted based on the traffic impact statement and timeline for the Lower Fayetteville Road project.
- No more than 20% of the development will be used for rental properties with the restriction being included in the HOA covenants and restrictions.

OPTIONS:

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

ATTACHMENTS: Application for Annexation
 Location Map
 Traffic Generation Documentation
 Service Provision Comments
 County Intent to Object Letter
 Public Comments



CITY OF NEWNAN

Project Location



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

1" = 5,400 feet

Date: 11/2/2021 1:24 PM

Project Location

Parcels

City Limits

Parcel # 087 5011 001

ADDRESS

521 LOWER FAYETTEVILLE RD
GA 30263



June 27, 2022

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

Re: Petition for Annexation and Rezoning of 31.79 +/- acres, Tax Parcel ID #087 5011 001
521 Lower Fayetteville Road, Newnan, Coweta County, Georgia

Dear Ms. Dunnavant,

Please accept this petition letter as a request by the property owner/agent for annexation and rezoning of the above referenced property located at 521 Lower Fayetteville Road in Coweta County, Georgia. The property is currently zoned RC (Rural Conservation), current use is Commercial (vacant). The proposed requested zoning is PDR (Planned Development Residential), proposed use is a mixture of single-family and townhomes. Our concept design proposes 90- 42' x 130' single-family lots and 60- 20' x 90' townhome lots. The parks and open spaces will be maintained by the HOA. The water and sewer service to be provided by City of Newnan.

We appreciate your consideration of this request.

Respectfully,

Jeff Anthony

Jeff Anthony
Vice President Land Acquisitions
Lennar Georgia LLC
1000 Holcomb Woods Parkway
Building 400, Suite 450
Roswell, GA 30075
Phone: 678-414-5186
E-mail: jeff.anthony@lennar.com



CITY OF NEWMAN, GEORGIA
Planning and Zoning Department
25 LaGrange Street
Newnan, Georgia 30263
Office (770) 254-2354
Fax (770) 254-2361

APPLICATION FOR ANNEXATION

The purpose of the Annexation Zoning Policy is to provide a mechanism whereby land, which is subject to annexation by the City of Newnan, shall be evaluated and a zoning district be decided upon to apply to said land upon the annexation becoming final.

Name of Applicant Lennar Georgia, LLC

Mailing Address 1000 Holcomb Bridge Pkwy, Bldg 400, Suite 450, Roswell, GA 30076

Telephone 678-414-5186 Email: jeff.anthony@lennar.com

Property Owner (Use back if multiple names) Caldwell Real Estate Holdings

Mailing Address P.O. Box 608, Newnan, GA 30264

Telephone _____ Fax _____

Address/Location of Property 521 Lower Fayetteville Road, Newnan, GA 30263

County Zoning Classification RC Requested Zoning Classification PDR

Present Land Use Commercial (vacant)

Upon receipt of this application for annexation of property to the City, such application shall be placed on an agenda of the City Council meeting within 60 days of the filing of such application. The City Council shall evaluate the application, and if it is decided that the City will pursue annexation, the zoning request for the property is forwarded to the Planning Commission for a zoning recommendation.

Petitioners for annexation must present to the Planning & Zoning Department the following information:

☒ A petition for annexation into the City of Newnan, Georgia, which shall be in the form of a letter and include:

- ✓ Petitioner's Name
- ✓ Mailing Address
- ✓ Contact Telephone Number
- ✓ Address or Tax Map Number of the property(s) proposed for annexation
- ✓ County Zoning Classification(s)
- ✓ Requested Zoning Classification(s)
- ✓ Present Land Use of the property(s)
- ✓ Proposed Land Use of the property(s)

Application for Annexation Zoning

City of Newnan, Georgia

- ✓ A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.
- ✓ A legal description of the property(s) and a legal description for each zoning classification being requested.
- ✓ A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). One paper plat 18" x 24" minimum size and a digital copy in pdf format.
- ✓ A preliminary concept plan illustrating the proposed use and/or development for this site which will also include a Preliminary Tree Management Plan illustrating existing location and general tree canopy along with areas proposed for tree conservation and/or replanting.
- ✓ A check in the amount of \$600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.
 - Single-Family Zoning Classification.....\$15.00 Per Acre
 - Multi-Family Zoning Classification.....\$25.00 Per Acre
 - Office/Institutional Zoning Classification.....\$15.00 Per Acre
 - Commercial Zoning Classification.....\$25.00 Per Acre
 - Industrial Zoning Classification.....\$15.00 Per Acre
- ✓ A list of all property owners with addresses within 250 feet of the property(s) being annexed.

The City Council may reject the application or refer it to the Planning Commission to consider zoning and other relevant planning issues including whether the proposed annexation meets the intent of the Comprehensive Plan and whether the property should be annexed. If the annexation is to be passed to the Planning Commission, the City shall notify Coweta County of intent to annex within 5 business days of receipt of the request for annexation. This notification shall include all relevant data pertaining to the proposed land use of the area to be annexed. Upon receiving a recommendation from the Planning Commission, the City Council may choose to proceed with annexation of the property. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

The procedure for rezoning of the property is identical to that of a conventional rezoning except the hearing before the Council shall be conducted prior to the annexation of the subject property into the City.

The zoning classification approved by the City following the hearing shall become effective on the later of:

- The date the zoning is approved by the Council, and
- The date the annexation becomes effective pursuant to O.C.G.A. §30-30-4

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Article 10, §10-4 of the Newnan Zoning Ordinance).

Application for Annexation Zoning

City of Newnan, Georgia

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Applicant's Signature

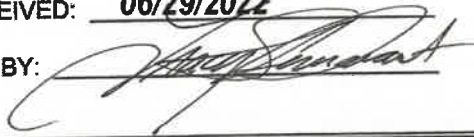
Date

6/28/22

FOR OFFICIAL USE ONLY

DATE RECEIVED: 06/29/2022

RECEIVED BY:





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ for action by the Planning Commission on annexation / rezoning requiring a public hearing on property described as follows:

The undersigned below, making application for Planning Commission action, has complied with the Official Code of Georgia Section 36-67A-1, et seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided. All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission?

☐ Yes ☒ No

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

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

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

Signature of Applicant

JEFF ANTHONY
Type or Print Name and Title

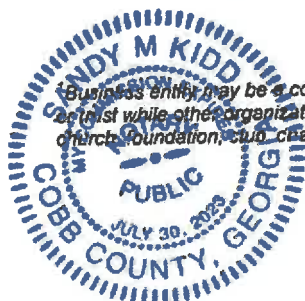
Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)



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



City of Newnan, Georgia
Attachment A

NEWNAN
GEORGIA

Proffered Conditions

As part of an application for an annexation/rezoning, a property owner **MAY** proffer, in writing, proposed conditions to apply and be part of the rezoning being requested by the applicant. Proffered conditions may include written statements, development plans, profiles, elevations, or other demonstrative materials. *(Please refer to Article 10 of the Zoning Ordinance for complete details.)*

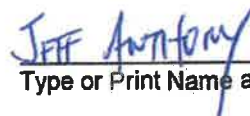
Please list any written proffered conditions below:

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

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



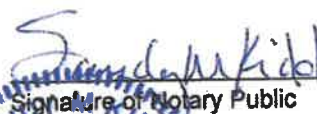
Signature of Applicant



Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title



Signature of Notary Public



Date

(Affix Raised Seal Here)





City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner LOWWELL REAL ESTATE HOLDINGS, LLC

Telephone Number 502-964-3361

Address of Subject Property 521 Lower Fayetteville Road, Newnan, GA 30263

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

Paul J. Finner, m.p.s.
Signature of Property Owner

Personally appeared before me

BERNARD S. FINEMAN

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

LEWIS F. HANCO
Notary Public

(Affix Raised Seal Here)

11/01/2001
Date

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

All that tract or parcel of land lying and being in land lots 10 and 11 of the 5th district, Coweta County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the north eastern corner of lot 1-8 Hidden Lakes, Phase 1 (PB 57, PG 29), said point also being on the southern right of way line of Lower Fayetteville Road (80' R/W); thence leaving said point and along said southern right of way of Lower Fayetteville Road North 61°10'39" East, a distance of 517.28 feet to a point; Thence North 61°16'55" East, a distance of 333.17 feet to a point; Thence North 64°44'51" East, a distance of 207.03 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484") said point also being located on the northwestern corner of lands now or formerly Ted Justiss, said point also being at the intersection of the southern right of way of Lower Fayetteville Road and the City Limits of the City of Newnan; Thence leaving said right of way and along the property line of said Justiss property and along the City Limit Line of the City of Newnan, South 34°37'13" East, a distance of 362.74 feet to an iron pin found (6" wide iron bar); Thence North 88°14'07" East, a distance of 500.74 feet to an iron pin found (6" wide iron bar) located on the western line of Lakeshore Subdivision Phase 2 (PB 86, PG 321); Thence along said Lakeshore Subdivision, South 00°14'56" West, a distance of 504.15 feet to an iron pin found (1/2" rebar with cap "H&J-LOT CORNER"); Thence South 61°08'59" West, a distance of 1159.18 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484"); Thence North 38°37'16" West, a distance of 469.91 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "ROCHESTER - LSF000484"); Thence North 75°53'26" West, a distance of 79.88 feet to a point located on the southwest corner of lot 1-9 of Hidden Lakes Phase 1; Thence North 28°30'04" West, a distance of 525.91 feet to an iron pin found (1/2" rebar) located on the southern right of way of Lower Fayetteville Road and the POINT OF BEGINNING.

Said tract of land containing 29.401 acres more or less.

Survey Legal Description
Lower Fayetteville Road
Portion of Tax Parcel 087 5011 0001

All that tract or parcel of land lying and being in land lots 10 and 11 of the 5th district, Coweta County, Georgia and being more particularly described as follows:

Parcel "B" as shown on plat of survey for Caldwell Tanks, Inc. dated 5/31/99 by W.W. Flowers, Jr., registered land surveyor recorded in Plat Book 71, Page 134, in the office of the Clerk of Superior Court, which plat is incorporated herein by reference to more fully describe the property.

Said tract of land containing 2.354 acres more or less.

- NORTH

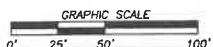


Plat information taken from boundary survey for Caldwell Tanks Inc. dated May 31, 1999 and recorded at Plat Book 71, Page 134 in the Coweta County records.

NO FIELD WORK WAS PERFORMED FOR THE PURPOSE OF THIS EXHIBIT.
THIS IS NOT A BOUNDARY SURVEY AND NOT INTENDED TO TRANSFER PROPERTY.

SHEET	OF
1	1

DATE:
SCALE:
FILE# *EXHIBIT
OBJ# G213115.LNR
DRAWN BY WDC



NO.	DATE	DESCRIPTION
REVISIONS		

Zoning Exhibit
FOR :
LOWER FAYETTEVILLE ROAD TRACT

LOCATED IN
LAND LOT 10 & 11
5th District
Coweta COUNTY, GEORGIA



425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

Proposed Dimensional Standards for PDS District

Standard	57' Setback	57' Setback	57' Setback
Parcel Size	34.2	3.34	28.44
Proposed # of lots	49	60	130
Proposed Density	3.22	11.45	4.72
Exterior Buffer to Lower Fayetteville Road	25'	25'	25'
Exterior Buffer to Rt. 15	25'	25'	25'
Exterior Buffer to County Parks	25'	25'	25'
Exterior Buffer to Commercial	0'	0'	5.89'
Minimum Open Space	4.84	1.05	
Streets	Public	Public	
Water & Sewer Provider	Newman	Newman	
Sidewalks	5'	5'	
Arterials	Position, Dog park, Position, Dog park, Position, Dog park		
Minimum lot width @ building line	120'	90'	20'
Minimum lot depth	120'	90'	20'
Minimum lot area	5,000 sf	1,000 sf	
Maximum height	35'	35'	
Front setback from R/W	20'	20'	
Rear setback	5'	0'	
Side setback	10'	20'	
Side separation (foundation to foundation)	1400 ft	1200 ft	
Minimum heated floor area			

-  Probable Tree Save Areas
-  Probable Tree Replacement Areas

LOT SUMMARY:
90 - 42' x 130' SINGLE FAMILY LOTS
60 - 20' x 90' TOWNHOMES LOTS

Preliminary Tree Management Plan

1 of 1
DATE: 6/6/22
SCALE: 1"=100'
JOB NO.: 221118148
DWG NO.: CNPT.dwg
DRAWN BY: JDB

CHANGES OR ALTERATIONS MADE TO THESE CONCEPT DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER & ASSOCIATES INC. YOURS INC. SHALL BE SHOWN HEREON AND ANY LATER ASSOCIATES WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
0" 100' 200'

NO.	DATE	DESCRIPTION
1		REVISIONS

LAND CONCEPT PLAN
FOR:
LOWER FAYETTEVILLE ROAD TRACT
LENNAR

LOCATED IN:
LAND LOTS 10 & 11, 5th DISTRICT
COWETA COUNTY, GEORGIA

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30651
(770)718.0600 (770)718.0090 Fax • www.rochester-assoc.com



Proposed Dimensional Standards for POR District			
	SR Detached	SR Attached	Total
Paved Size	5.42	5.48	10.90
Proposed # of units	90	60	150
Proposed Density	3.72	11.45	23.44
Exterior Buffer to Lower Fayetteville Road	25'	25'	25'
Exterior Buffer to RS-15	25'	25'	25'
Exterior Buffer to County Parcels	25'	25'	25'
Exterior Buffer to Commercial	0'	0'	0'
Minimum Open Space	4.84	1.05	5.89
Streets	Public	Public	
Wares & Sewer Provider	Neutman	Neutman	
Sidewalks	5'	5'	
Amenities			
Minimum lot width @ building line	Pavilion, Dog Park, Pavilion, Dog Park, Multi-Use Lawn	Pavilion, Dog Park, Pavilion, Dog Park, Multi-Use Lawn	
Minimum lot depth	42'	20'	39'
Minimum lot area	1,300 sf	397	1,000 sf
Maximum height	35'	35'	35'
Front setback from RVV	20'	20'	20'
Rear setback	5'	0'	5'
Side setback	10'	10'	10'
Site Separation (Foundation to foundation)	1400 sf	1300 sf	1300 sf
Minimum paved floor area			

DATE: 6/6/22
SCALE: 1"=100'
JOB NO. G221116.1NR
DWG. NO. *CNPT.dwg
DRAWN BY: JDF

[illegible]

LAND CONCEPT PLAN
FOR:
LOWER FAYETTEVILLE ROAD TRACT
LENNAR
LOCATED IN:
LAND LOTS 10 & 11, 5th DISTRICT
COWETA COUNTY, GEORGIA

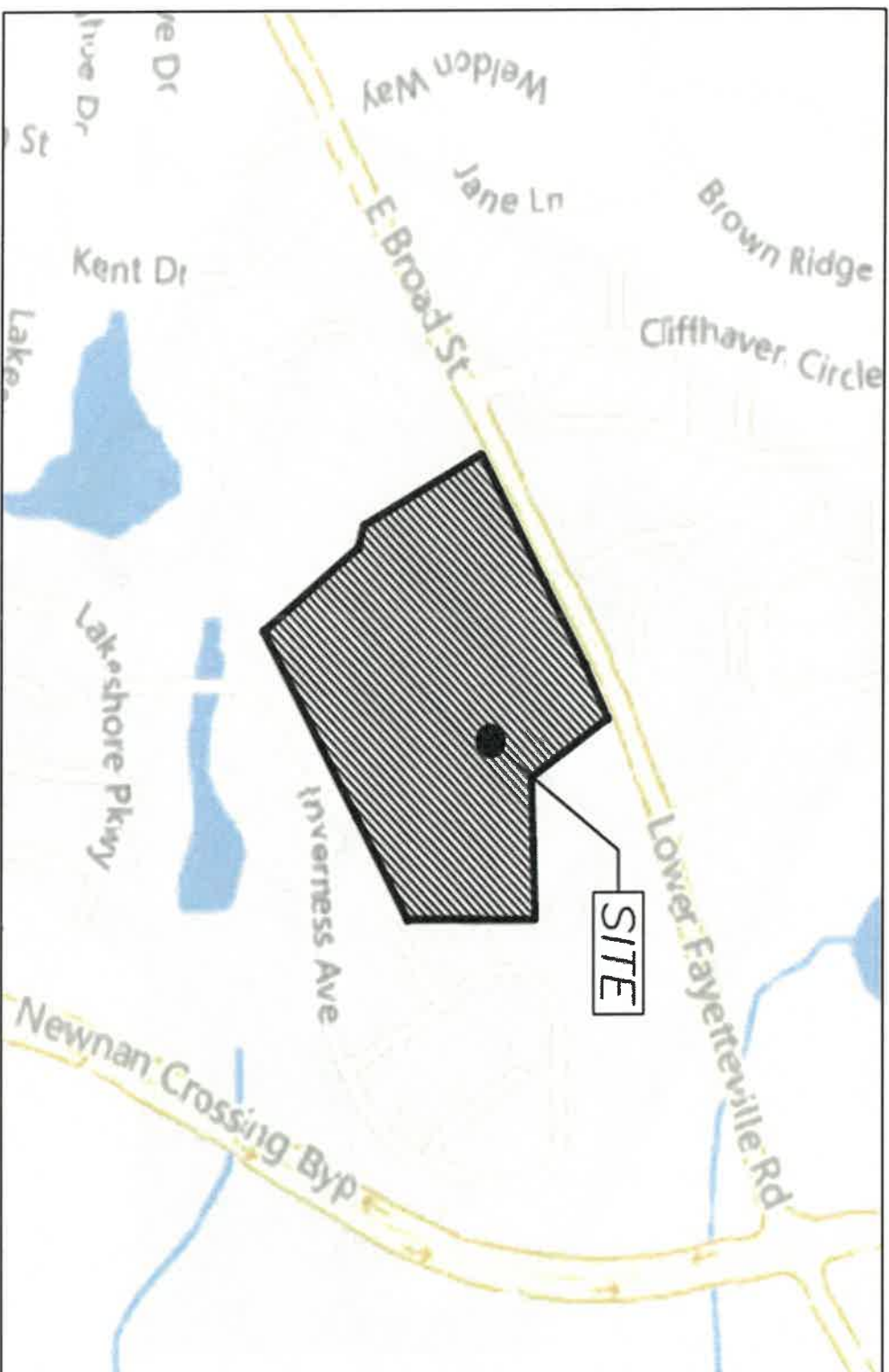
Rochester
& Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com



PARK AT NEWNAN

LENNAR

LOCATION



PROPOSED SITE PLAN



AMENITIES



ELEVATION EXAMPLES

- SINGLE-FAMILY DETACHED



ELEVATION EXAMPLES - TOWNHOMES



SINGLE-FAMILY DETACHED & TOWNHOME

-

INTERIOR FINISHES



AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT | 20
CALABASAS, CA 91302

ANGUS KERRESHA & SHELDON AUTHUR
10 ABINGTON LN
NEWNAN, GA 30263

ARROWOOD DANIEL R & ADRIANA S, AF
22 CLIFFHAVEN CIR
NEWNAN, GA 30265

AUSTIN AARON C & SHAYLA J CUNNINGHAM
49 INVERNESS AVE
NEWNAN, GA 30263

BALL MORRIS LEE
P O BOX 926
NEWNAN, GA 30264

BLAKE ERIN & STEPHEN BLAKE
44 HIDDEN LAKES DR
NEWNAN, GA 30263

BRYAN AARON C & KRISTI BRYAN
175 INVERNESS AVE
NEWNAN, GA 30263

BUSSEY CAROLYN & JASON BUSSEY
62 INVERNESS AVE
NEWNAN, GA 30263

CALDWELL REAL ESTATE HOLDINGS LLC
PO BOX 608
NEWNAN, GA 30264

CARLYLE MICHAEL JEROME & SHERRY
15 INVERNESS AVE
NEWNAN, GA 30263

CARVER PATRICK
6 ARRAN CT
NEWNAN, GA 30263

CASTRO DANIEL D & AURA RODRIGUEZ
APT 103 | 8981 S HOLLYBROOK BLVD
PEMBROKE PINES, FL 33025

CATES FAMILY PARTNERSHIP
815 SHERLIN LN
GREAT FALLS, VA 22066

COLLINS JUSTIN & SHARANDA D COLLINS
27 INVERNESS AVE
NEWNAN, GA 30263

COPE ZACHARY MICHAEL
31 CLIFFHAVEN CIR
NEWNAN, GA 30263

CROLY JOSHUA & KRISTEN GENOVESE
55 INVERNESS AVE
NEWNAN, GA 30263

CROWLEY JEFFERY BRENCÉ &
28 HIDDEN LAKES DR
NEWNAN, GA 30263

DENTON RACHEL E & DYLAN K DENTON
3 CLIFFHAVEN CIR
NEWNAN, GA 30263

EHRlich MICHAEL I & CHARLENE F EHRlich
187 INVERNESS AVE
NEWNAN, GA 30263

EMMONS JOSEPH W & JULIA A EMMONS
94 HIDDEN LAKES CT
NEWNAN, GA 30263

FKH SFR PROPCO B-HLD LP, C/O FIRST
SUITE 900 | 1850 PARKWAY PL
MARIETTA, GA 30067

FOUGHTY WILLIAM TYLER & MEGAN, EL
11 ABINGTON LN
NEWNAN, GA 30263

FRANCOIS SHELENA
176 INVERNESS AVE
NEWNAN, GA 30263

GABLE ROSS E & COURTNEY J GABLE
39 CLIFFHAVEN CIR
NEWNAN, GA 30263

GARCIA EDGAR L AYALA & FATEMA A A
6 WORCHESTER DR
NEWNAN, GA 30263

GONZALEZ VICTOR & LORENA LLANOS
2 WORCHESTER DR
NEWNAN, GA 30263

GRAHAM JOHN C & EARNESTINE GRAHAM
31 INVERNESS AVE
NEWNAN, GA 30263

GRELL TISHA M
22 INVERNESS AVE
NEWNAN, GA 30263

GRIFFITH DAVID F & GLOVER J LITTLE
10 BROWN ST
NEWNAN, GA 30263

GUT NANCY JO & TERRENCE LEE GUT
26 INVERNESS AVE
NEWNAN, GA 30263

HAMILTON HAMBERT H
50 INVERNESS AVE
NEWNAN, GA 30263

HUNT CHARLES N III & SARA HUNT
30 INVERNESS AVE
NEWNAN, GA 30263

HY SUN HENG & SINATH LY &, TOUSH H
79 HIDDEN LAKES CT
NEWNAN, GA 30263

IH3 PROPERTY GEORGIA LP, C/O INVITA
SUITE 2000 | 1717 MAIN RD
DALLAS, TX 75201

JAMES SAPORA NICOLE & WAYLAND B
27 CLIFFHAVEN CIR
NEWNAN, GA 30263

JUSTISS TED
2220 LAKE SHORE LNDG
ALPHARETTA, GA 30005

KIM RAMAIPHORN KEAWOPAS
85 HIDDEN LAKES CT
NEWNAN, GA 30263

KULCZAK CHASE
23 INVERNESS AVE
NEWNAN, GA 30263

KWOLKOSKI THOMAS J
18 CLIFFHAVEN CIR
NEWNAN, GA 30263

LAKESHORE HOMEOWNERS ASSOCIAT
SUITE 200B | 500 SUGAR MILL RD
ATLANTA, GA 30350

LINCOLN NEWNAN APTS LLC, C/O SACH
155 EAST 55TH ST SUITE 5F
NEW YORK, NY 10022

MADISON PARK COMMUNITY ASSOCIAT
168 SCENIC HILLS DR
NEWNAN, GA 30265

MAY JENNIFER LYN
6 ABINGTON LN
NEWNAN, GA 30263

MC CLURE ERIC D & MICHELLE M MC CL
46 INVERNESS AVE
NEWNAN, GA 30263

MC KAY TIFFANY L
11 CLIFFHAVEN CIR
NEWNAN, GA 30263

MEADOWS CHARLES DANIEL & RAYNA
43 INVERNESS AVE
NEWNAN, GA 30263

MOOR STEVEN K
54 INVERNESS AVE
NEWNAN, GA 30263

MORRIS PHYLLIS
9 ARRAN CT
NEWNAN, GA 30263

NICHOLS AUSTIN
34 INVERNESS AVE
NEWNAN, GA 30263

P4 SFR PROPERTY OWNER 1 LLC
P O BOX 4090
SCOTTSDALE, AZ 85261

PARK HYUN KYUN & SUNG KYUNG CHO
19 CLIFFHAVEN CIR
NEWNAN, GA 30263

PARKER ROY J
170 INVERNESS AVE
NEWNAN, GA 30263

PATEL ASHISH
37 INVERNESS AVE
NEWNAN, GA 30263

PATEL HARESHCHANDRA C
23 CLIFFHAVEN CIR
NEWNAN, GA 30263

PATEL NARESHKUMAR V & ILABEN N P
43 CLIFFHAVEN CIR
NEWNAN, GA 30263

PHU THANH MINH
68 INVERNESS AVE
NEWNAN, GA 30263

PRATT TERRY TORADA JR & AMBER LAS
183 INVERNESS AVE
NEWNAN, GA 30263

PRICE ANITRA
18 INVERNESS AVE
NEWNAN, GA 30263

PROGRESS RESIDENTIAL BORROWER 2
P O BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 5
P O BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER E
P O BOX 4090
SCOTTSDALE, AZ 85261

RAVAL NEHA & AKSHAYKUMAR PATEL
APT 410 | 3000 HIXON RD NW
FORT PAYNE, AL 35967

REAM JOHN & DONNA REAM
191 INVERNESS AVE
NEWNAN, GA 30263

ROBERTS ERICA JOY & ROCHELLE ANN
84 HIDDEN LAKES CT
NEWNAN, GA 30263

ROBINSON ANTHONY L & APRIL ROBINS
22 ARRAN CT
NEWNAN, GA 30263

ROHRER DAWN K
47 CLIFFHAVEN CIR
NEWNAN, GA 30263

SEOANE MIGUEL ANGEL & JESSICA NIC
42 INVERNESS AVE
NEWNAN, GA 30263

SHELTON BRENDA BOWLES
14 CLIFFHAVEN CIR
NEWNAN, GA 30263

STEWART JUSTINE A
14 INVERNESS AVE
NEWNAN, GA 30263

TOWNSEND BRODERICK & TIET THI TOM
14 ARRAN CT
NEWNAN, GA 30263

TUCKER MARVIN R & CATHERINE M TUC
188 INVERNESS AVE
NEWNAN, GA 30263

UNDERHILL GARY A
26 CLIFFHAVEN CIR
NEWNAN, GA 30263

VELEZ DANIA D
182 INVERNESS AVE
NEWNAN, GA 30263

VILLANUEVA GRETTA A & MARCO SANC
10 MOSSY HOLW
NEWNAN, GA 30265

WOODS KENNETH R & HOLLY M
75 HIDDEN LAKES CT
NEWNAN, GA 30263

WORKINGER AMANDA L
7 CLIFFHAVEN CIR
NEWNAN, GA 30263

YOUNG TOYA RENEE
38 INVERNESS AVE
NEWNAN, GA 30263

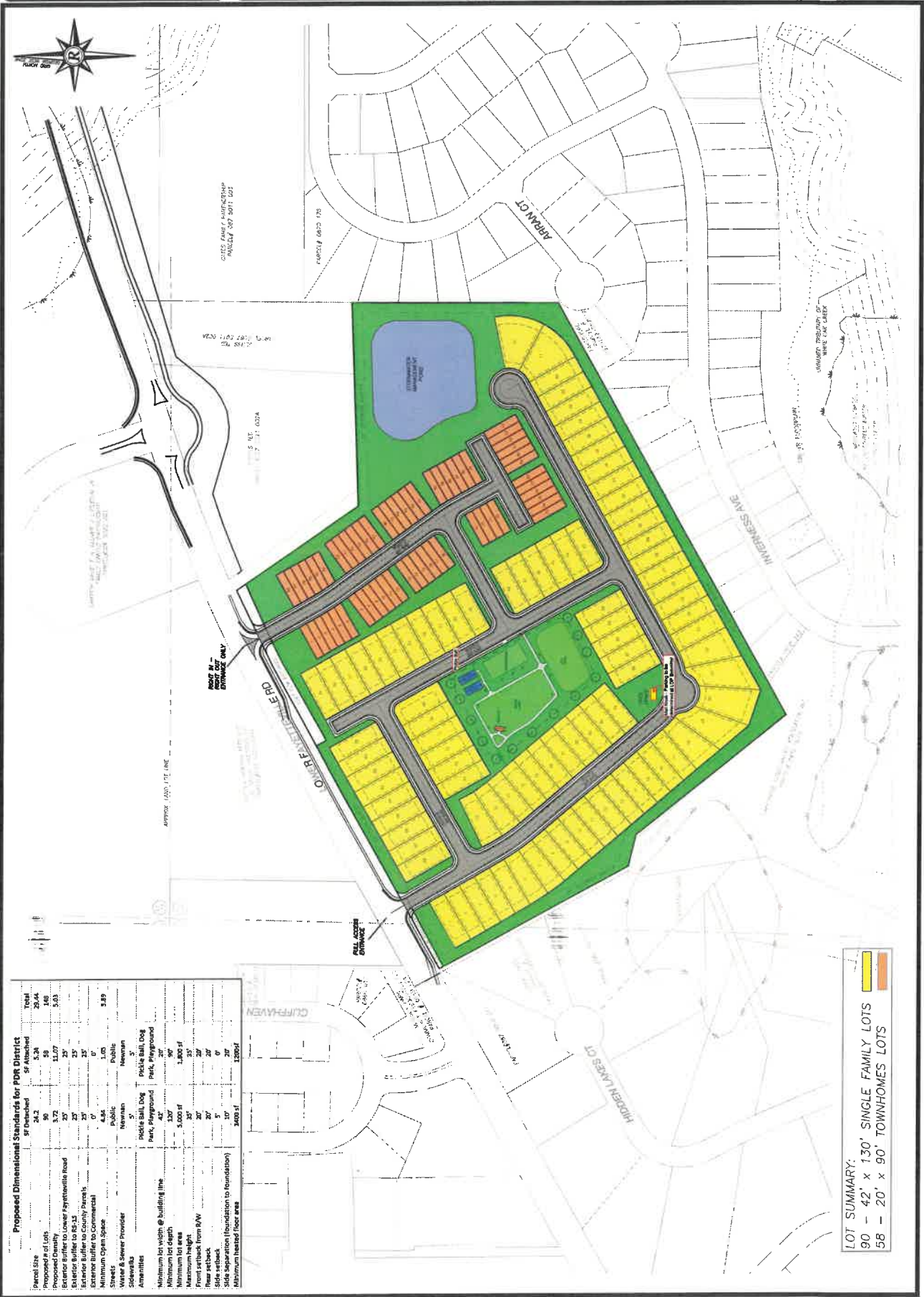
YOUNGBLOOD DONALD R
30 CLIFFHAVEN CIR
NEWNAN, GA 30263

YOUST PAUL
19 INVERNESS AVE
NEWNAN, GA 30263

NO.	DATE	DESCRIPTION
1		

NO.	DATE	DESCRIPTION
1		

DATE: 8/23/22
 DRAWN BY: JST
 SCALE: 1"=100'
 SHEET: 1 OF 1



Proposed Dimensional Standards for PDR District

Standard	Proposed	Minimum	Maximum
Parcel Size	24.2	5.34	26.44
Proposed # of Lots	96	48	148
Proposed Density	5.72	5.03	5.03
Setback to Center Fayetteville Road	25'	25'	25'
Setback to Center Hidden Lakes Road	25'	25'	25'
Setback to Center Appan Ct	25'	25'	25'
Setback to Center Oak Ridge Pkwy	25'	25'	25'
Minimum Open Space	4.45	1.05	3.89
Streets	Public	Public	Public
Water & Sewer Provider	Neuman	Neuman	Neuman
Amenities	Public	Public	Public
Minimum lot width @ building line	42'	30'	30'
Minimum lot depth	130'	130'	130'
Minimum lot area	1,800 sf	1,800 sf	1,800 sf
Front setback from R/W	20'	20'	20'
Front setback from S/W	20'	20'	20'
Side setback	5'	5'	5'
Side separation (foundation to foundation)	10'	10'	10'
Minimum heated floor area	2,000 sf	2,000 sf	2,000 sf

LOT SUMMARY:
 90 - 42' x 130' SINGLE FAMILY LOTS
 58 - 20' x 90' TOWNHOMES LOTS



A&R Engineering, Inc.



Memorandum

To: Rochester & Associates
From: Abdul Amer, PE
Date: November 30th, 2022
Subject: Trip Generation Memorandum for Proposed Lennar Residential Development on Lower Fayetteville Road, Coweta County, Georgia | A&R 22-238

The purpose of this memorandum is to estimate the trip generation that will result from the proposed Lennar residential development located to the south of Lower Fayetteville Road just east of Cliffhaven Circle in Coweta County, Georgia. The proposed development will consist of:

- Single-Family Detached Housing: 90 units
- Single-Family Attached Housing: 58 units

A location map is given below.





METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: 210 – *Single-Family Detached Housing* and 215 - *Single-Family Attached Housing*.

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single-Family Attached Housing: Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

TRIP GENERATION

The results of the analysis for the proposed development are shown in Table 1 below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT									
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour	
		Enter	Exit	Total	Enter	Exit	Total	Entering	Exiting
ITE 210 - Single-Family Detached Housing	90 Units	18	50	68	57	33	90	458	458
ITE 215 - Single-Family Attached Housing	58 Units	7	17	24	18	13	31	196	195
New External Trips		25	67	92	75	46	121	654	653

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, the proposed residential development will generate 92 new external two-way trips in the AM peak hour, 121 new external two-way trips in the PM peak hour, and 1,307 new external two-way trips in a 24-hour weekday period.

Proposed Dimensional Standards for PDR District			
Parcel Size	SF Detached	SF Attached	Total
Proposed # of Lots	90	58	148
Proposed Density	3.72	11.07	5.03
Exterior Buffer to Lower Fayetteville Road	25'	25'	
Exterior Buffer to RS-15	25'	25'	
Exterior Buffer to County Parcels	25'	25'	
Exterior Buffer to Commercial	0'	0'	
Minimum Open Space	4.84	1.05	5.89
Streets	Public	Public	
Water & Sewer Provider	Newnan	Newnan	
Sidewalks	5'	5'	
Amenities	Pickle Ball, Dog Park, Playground	Pickle Ball, Dog Park, Playground	
Minimum lot width @ building line	42'	90'	
Minimum lot depth	130'	90'	
Minimum lot area	5,000 sf	1,800 sf	
Maximum height	33'	35'	
Front setback from R/W	20'	20'	
Rear setback	20'	20'	
Side setback	5'	0'	
Side Separation (foundation to foundation)	10'	20'	
Minimum heated floor area	1400 sf	1200sf	



LOT SUMMARY:		
90 - 42' x 130' SINGLE FAMILY LOTS		
58 - 20' x 90' TOWNHOMES LOTS		

Rochester & Associates, Inc.
 405 Oak Street N.W. • Gainesville, Georgia 30601
 (770) 716-5600 • Fax • (770) 716-5601 • www.rochester-assoc.com

LAND CONCEPT PLAN FOR
LOWER FAYETTEVILLE ROAD TRACT
 LENNAR
 LOCATED IN:
 LAND LOTS 10 & 11, 5th DISTRICT
 GAINESVILLE, GEORGIA

NO.	DATE	DESCRIPTION

THESE CONCEPTS OR PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. THEY ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE ASSOCIATES, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE CONCEPTS OR PLANS. ANY CHANGES TO THESE CONCEPTS OR PLANS SHALL BE MADE BY THE ASSOCIATES, INC. AND SHALL BE SUBJECT TO THE SIGNATURE OF THE ASSOCIATES, INC. AND THE CLIENT.

GRAPHIC SCALE
 0' 100' 200'



SHEET
1
 OF
1

DATE: 8/29/22
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JCL
 CHECKED BY: JCL



12/09/22

Reference: 521 Lower Fayetteville Rd.

Dear Tracy,

There would be an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$15,000.00 toward additional personnel.

Thanks,

A handwritten signature in blue ink, which appears to read 'Brent Blankenship', is positioned above the printed name.

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

December 8, 2022

Dear Tracy,

The following information is regarding the request by Lennar Ga, LLC for annexation and rezoning of 31.79+/- acres located at 521 Lower Fayetteville Rd and community impact analysis for a proposed development of 96 SFR dwellings and 58 townhouse units.

At this time, the Newnan Fire Department has the resources to provide services for the addition of these proposed properties. However, a high-density development such as this, upon full completion, will impact the specific area with a significant increase in population. The growth in population will ultimately result in increased call volume and response times to the proposed property and current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

In the past year, we've had request for impact analysis on other similar proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower at the Newnan Fire Department, in the future.

Best Regards,

Stephen Brown



December 7, 2022

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

- RE: Annexation and Rezoning of 31.79 +/- acres, Parcel Number 087 5011 001, 521 Lower Fayetteville Road, Newnan, Coweta County Georgia

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 has ample capacity to serve this proposed facility based on the following information:

- Parcel Number 087 5011 001
- 31.79 +/- Acres
- Attached concept plan

1. Sanitary Sewer:

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

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

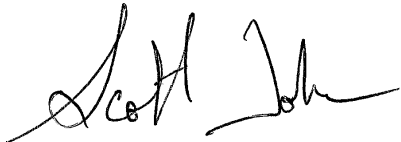
- vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

2. Water:

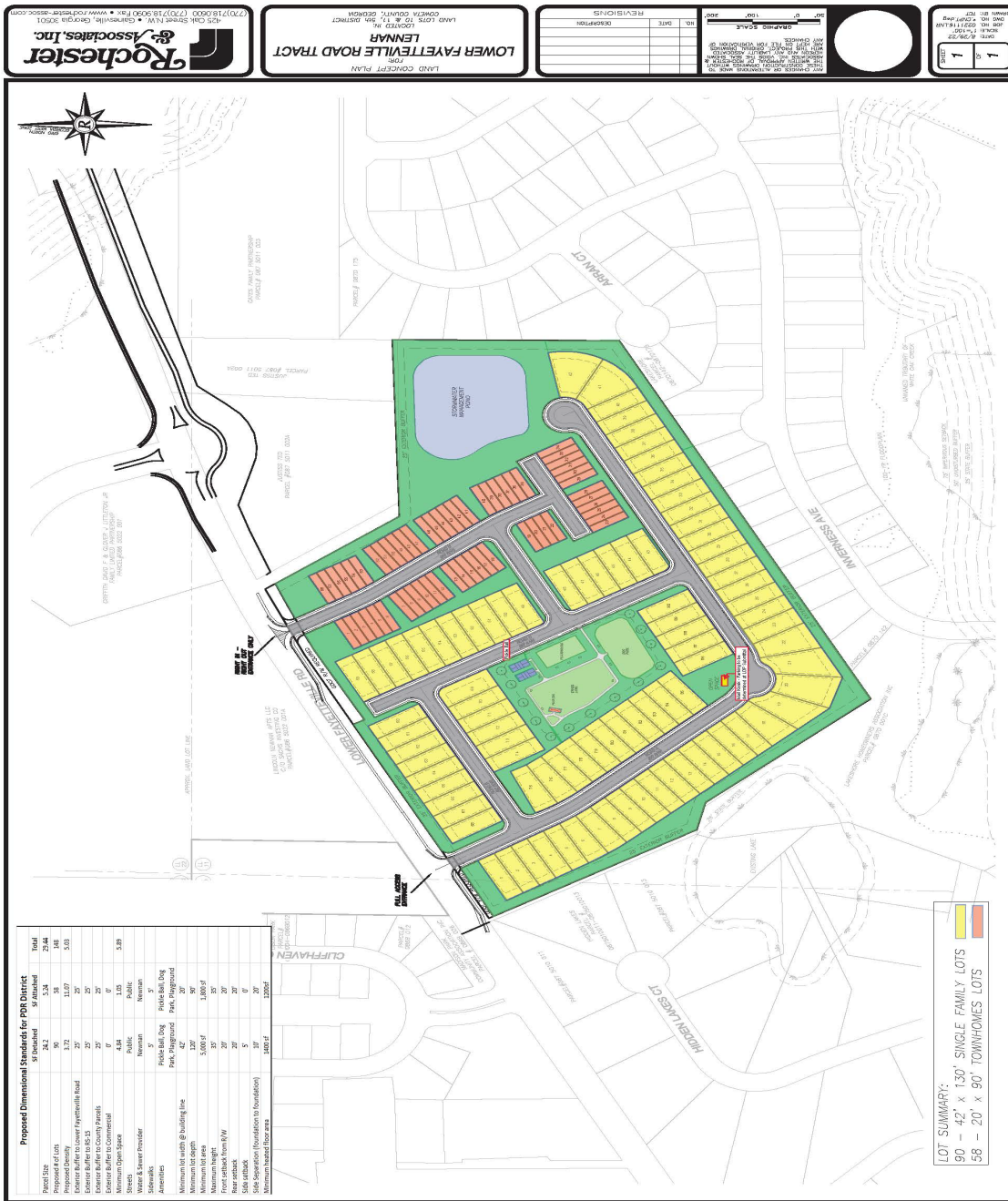
- a. Developer shall connect to Newnan Utilities Water System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Construction of development of water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection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

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

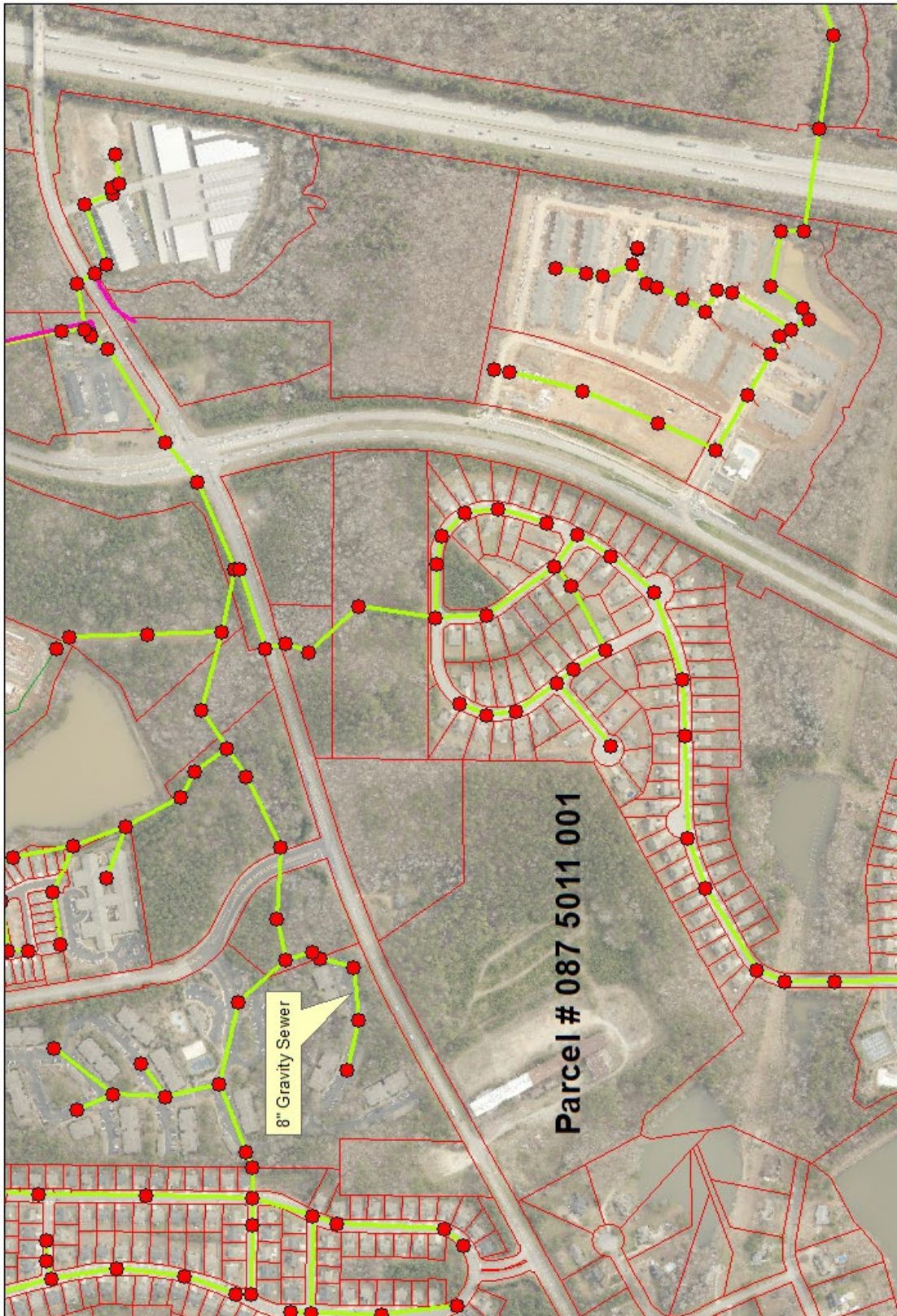
Sincerely,

A handwritten signature in black ink, appearing to read "Scott Tolar", with a stylized flourish at the end.

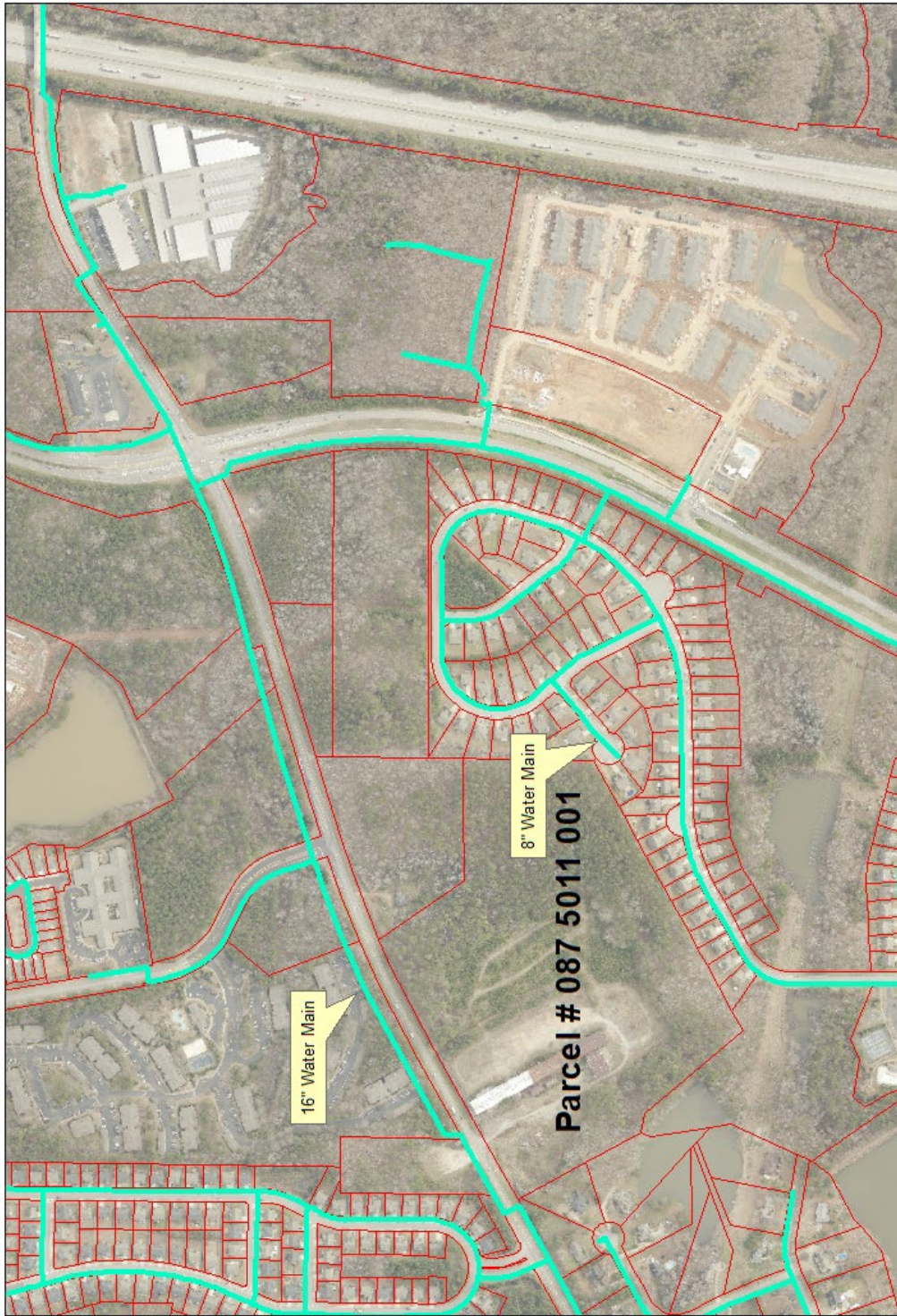
Scott Tolar, P.E.
Newnan Utilities
(770) 301-0245
stolar@newnanutilities.org



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



Newnan Utilities Sewer Map



Newnan Utilities Water Map

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

December 5, 2022

Re: Annexation / Rezoning Request 521 Lower Fayetteville Road - Lennar

Ms. Dunnavant,

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

This application requests rezoning from RC (Rural Conservation) to PDR (Planned Development Residential), with 90 single-family lots and 60 townhome lots.

This rezoning 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?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County School System

Cc:

Vince Bass



The City of Newnan, Georgia

Office of City Engineer

Engineering Department Review

ANNEXATION and REZONING REQUEST

521 Lower Fayetteville Road
(31.79 +/- acres, Tax Parcel ID: 087 5011 001)

Environmental Concerns:

1. The development plan shall follow and comply fully with the Metro North Georgia Water Planning District Development Standards.
2. If existing, all streams, wetlands and other environmentally sensitive areas such as floodplain, floodway, and cemeteries shall be located within open space.
3. If existing, 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. We do not believe that a portion of this tract is affected by the 100 year floodplain as shown on FEMA's documents, however, applicant must clearly state any FEMA floodplain on the plans and plat.
5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Access, Layout, and Road Network:

1. Traffic Impact Statement required. In accordance with ITE (Institute of Transportation Engineers) guidelines, the applicant shall provide a Traffic Impact Statement which addresses potential traffic impacts of the proposed development, including site driveway concerns and the driveways and public streets between Greison Trail and Newnan Crossing Bypass. Reference is made to a Traffic Study prepared by Lumin8 for GDOT PI 0016052 Coweta.
2. The development shall have two entrances per the Subdivision Regulations since the proposed lot count is more than 25 lots. As shown in the concept, a primary entrance shall be granted full access; to be aligned with any proposed

driveway for the remainder of the parcel across Lower Fayetteville Road. The second entrance shall be Right-In-Right-Out only, and a physical barrier shall be constructed with the driveway to prevent illegal left turns into the community.

3. Right turn deceleration lanes shall be provided at each entrance, and a left turn lane shall be provided at the full access driveway location. In addition, the final site design shall be compatible with the proposed improvements to Lower Fayetteville Road, including any Right-of-Way dedication and/ or temporary and permanent easements.
4. ADA compliant five (5) foot sidewalks shall be provided on both sides of the streets throughout the community. Sidewalk access shall be provided to the Right-of-Way for Lower Fayetteville Road.
5. All open spaces accessible to the general public shall be ADA compliant, including trails and shall include connectivity to the public Right-of-Way.

Tracy Dunnivant

From: Nancy Gut <nancygut@gmail.com>
Sent: Sunday, December 11, 2022 5:59 PM
To: Tracy Dunnivant
Subject: Annexation application 2022-05 521 Lower Fayetteville Road



Hello Tracy,

I received your notice regarding the application to annex the property at 521 Lower Fayetteville Road.

Based on the current information supplied I object to the annexation at this time for a number of reasons.

My comments are as follows plus a few questions for clarification.

- 1) The proposed density is too high. There are too many homes for the space. They are too close together and the yards are small thus the structures will be too close to lakeshore properties given the small buffer zone.
- 2) The buffer area is too small. It appears from looking at the city council July 12th meeting agenda packet the proposed buffer is 25 feet. This is too small for the number of homes and the small size of their yards. With the land sloping upwards from the Lakeshore properties it will seem as though the homes will be on top of us.
 - *To clarify, is the buffer area the distance between our property lines and the property lines of the homes in this development?
 - * Is this the proposed tree save area?

3) Additional traffic in the area especially on Lower Fayetteville Road before improvements are made to Lower Fayetteville Road.

4) Drainage concerns when the property is developed. When we have heavy rains a lot of water runs off this property and into a storm drain at the rear of our property. There currently are berms that help direct some of this water but these are wearing down and the runoff is breaching in some areas. I don't want to see an increase of water flow in the drainage area behind our home that will increase the likelihood of erosion.

Thank you,
Nancy Gut
26 Inverness Ave



City of Newnan, Georgia – Planning Commission

Date: December 20, 2022

Agenda Item: Rezoning Request – RZ2022-13
34.497± acres located at 60 Hospital Road(Portion of
Tax Parcel #N41A-001 & Tax Parcel N41A-002) from OI-
1 (Low Density Office and Institutional District) to PDR
(Planned Development Residential District)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

Melissa Griffis, Attorney at Law (representing)
Mill Creek Residential
3715 Northside Parkway
Building 200, Suite 440
Atlanta, GA 30327

Mill Creek Residential seeks to change the use for the subject property, which was formerly the site of Newnan Hospital, to a residential center. In order to accomplish this, the applicant is seeking a PDR (Planned Development Residential District) zoning classification for a portion of Tax Parcel N41A-001 and the Tax Parcel N41A-002, totaling approximately 34.497±acres located at 60 Hospital Road.

SITE INFORMATION:

The overall site is 41.37± acres consisting of properties located on both sides of Hospital Road and Selt Road. This rezoning is focused on a portion of the overall site, consisting of approximately 34.497± acres. It is also identified as a portion of Tax Parcel N41A-001 and all of Tax Parcel N41A-002.

The site was the former location of Newnan Hospital and is currently vacant. The property is currently zoned OI-1 (Low Density Office and Institutional District).



OVERVIEW OF REQUEST:

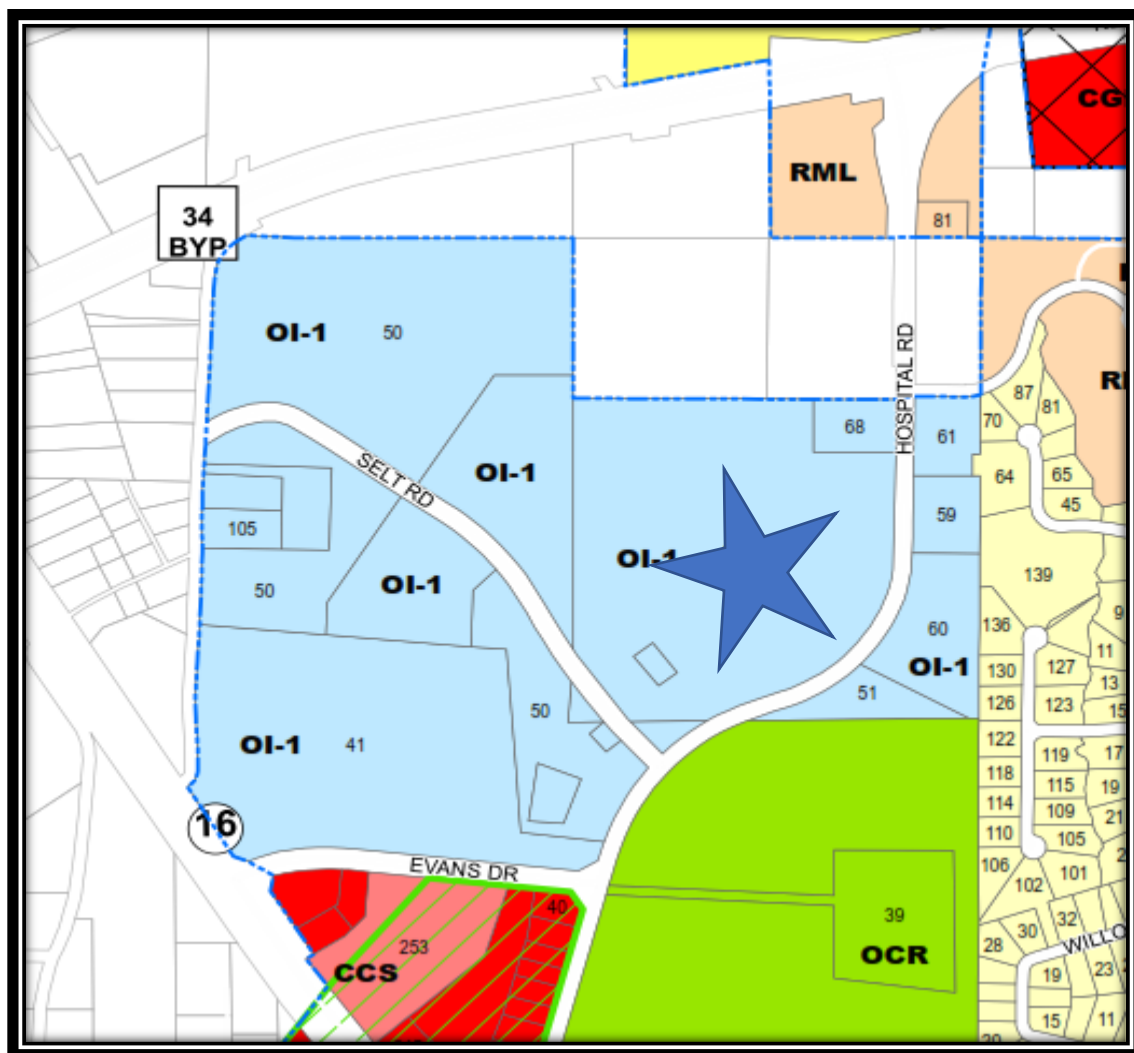
The applicant is requesting the rezoning of 34.497 ± acres located at 60 Hospital Road. The property is currently zoned OI-1 (Low Density Office and Institutional District) and the applicant is requesting PDR (Planned Development Residential District) for the development of a residential community. According to the application, the residential community will consist of 220 residential units. Out of the 220 units, 88 units are proposed as detached homes, or 40 % of the overall site and 133 units are proposed as attached townhouses, or 60% of the overall site. Out of the 133 townhouses, 86 are 25 foot wide front entry products; 16 are 22 foot wide rear entry products and 30 are 20 foot wide rear entry products. The applicant is further proposing that all this residential development will be a “build to rent” project with private streets and gated entrances. The applicant has provide additional information, contained in this application packet, noting projected market rent rates, which are \$2,355-\$2,455 for townhouses products and \$2,070 for the singe family detached products.

Proposed square footage for the 30 foot wide detached residential product is 1,140 square feet. Proposed square footages for the attached townhouse products range from 1,599 to 1,701 square feet.

The proposed development also includes an amenity center with a fitness center/gym; swimming pool, playground, dog park and pickleball court.

The subject property is bordered by Low Office and Institutional zoning on the East and West. To the south is a combination of Low Office and Institutional zoning and Open Conservation and Recreation zoning.

To the north of the subject property is unincorporated Coweta County. According to the Coweta County Zoning/Land Development Guidance System Interactive Map, this area to the north of the subject property is zoned "Rural Conservation District"



STANDARDS:

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

- 1. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** The subject tract is bordered predominantly by nonresidential zoning designations and uses. Land abutting to the west, northwest and southwest is property owned by either Coweta County Government or Coweta County School System. Evans Middle School is in close proximity, as well as several industrial type structures, including the Coweta County Animal Shelter, Coweta County Public Works, Coweta County Fleet Maintenance Shop and Coweta County Corrections Work Release Center

Future Land Use Map identifies this tract as a Redevelopment Opportunity Area, which is described as "Areas designed to spur additional growth by allowing disinvested areas to be repurposed as livable, economically productive centers for business and social activity."

A residential development falls with the general parameters of a Redevelopment Opportunity Area as it revitalizes a former, vacated use into a viable and livable population center. The Comprehensive Plan, recently adopted by the City, does not specify types of residential uses in a Redevelopment Opportunity Area. Rather, it is intended to allow a project to be envisioned with a use suitable to the surrounding area. The proposed use would serve as a transition between commercial/office uses and more intense retail/commercial uses nearer Temple Avenue; however, the quasi-industrial uses to the west of the property do not coexist well historically with residential developments in the absence of sufficient landscape buffers to mitigate any nuisance issues emanating from the adjacent properties.

Staff Assessment – PROPOSED USE IS SUITABLE WITH APPROPRIATE BUFFERS INSTALLED TO MITIGATE NOISE AND OTHER POTENTIAL NUISANCES FROM ADJACENT PROPERTIES ✓

- 2. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?** The most significant impact resulting from this rezoning would be an expected increase in traffic. A traffic study has been prepared and included in the application. The proposed site plan illustrates two ingress/egress points onto and off of the site. The development is projected to generate 1,898 new trips per day. The study acknowledges existing traffic issues presently near the site with no new residential development and as part of their study and recommendation, the analyst suggests one way to alleviate problems is to adjust the signal timing at the intersection of Hospital Road and Temple Avenue.

Staff Assessment – AN ADVERSE IMPACT ON TRAFFIC IS ANTICIPATED; HOWEVER, THE DEVELOPERS WILL WORK WITH THE CITY'S ENGINEERING

PERSONNEL TO DESIGN AND IMPLEMENT MITIGATION MEASURES TO MINIMIZE THE IMPACT X

3. **Are their substantial reasons why the property cannot or should not be used as currently zoned?** The property is currently zoned for office development with only residential apartments above commercial properties as the only residential uses. To date, the City has not been asked to review any proposed development which would be allowed by the current zoning.

Staff Assessment – PROPERTY CAN BE DEVELOPED AS CURRENTLY ZONED, HOWEVER, NO DEVELOPMENTS UNDER CURRENT ZONING HAVE BEEN PRESENTED TO THE CITY X

4. **Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** Multifamily developments exceeding 150 units are required to submit a Community Impact Assessment (CIA) which examines services listed above and provides a financial analysis of the project. The full assessment is included as part of this rezoning application however, the following is a summary of those findings:
- **Police:** Police Chief Blankenship has indicated this development is estimated to cause an increase of approximately 459 calls, 25 motor vehicle accidents and 99 traffic stops in a three year period. Additionally, there will be an increase of people and vehicular traffic to the area. It would also have an impact on motor vehicle accidents and calls of service while also affecting call service and response times to other parts of the city. Chief Blankenship states that it is believed a strain will be placed on calls for service and this development would cause additional maintenance on equipment, and generate a monetary value of \$15,000.00 toward additional personnel
 - **Fire:** Fire Chief Brown indicates that the proposed development will impact the specific area with an increase in traffic and population, stating that the increase in call volume will impact the fire department with additional wear and tear on equipment and influence the effectiveness and strength of the department's manpower. While Chief Brown states that presently, they have the resources to provide service to this proposed development, the impact of the development may require additional equipment and personnel in the future.
 - **Newnan Utilities:** Scott Tolar with Newnan Utilities states that they have ample capacity to provide service to this proposed development.
 - **Engineering:** Michael Klahr, Director of Engineering Services for the City of Newnan has provided a report which is attached. Some excerpts are that the development will need to follow all appropriate and pertinent development regulations on environmental issues. The development will need two entrances with one being full access and the other being

a right in/right out with a physical barrier constructed to prevent illegal left turns into the development. No monuments or traffic hazards shall be located within the Right-of-Way.

- Traffic: A traffic study has been prepared and is submitted with this rezoning petition. The study concludes that the anticipated increase in traffic from this development should not make transportation along Hospital Road any worse than current conditions, provided that some recommendations are implemented, including providing right turn lanes at both entrances and a left turn lane at the full access entrance. Coordinate signal timing for the signals at SR 16/34 and SR 34 Bypass with the Georgia Department of Transportation. City Director of Engineering Michael Klahr, after reviewing the traffic study, has asked that the study address the intersection of Christian Drive and Hospital Road and that relevant approval signatures be obtained as noted on the Traffic Impact Study.
- Under No-Build conditions, capacity analysis results indicate that each intersection is projected to operate at LOS 'D' or better during both peak hours except for the following intersections:
 - Hospital Road and Evans Drive, which is projected to operate at LOS 'E' or worse on the westbound approach during the PM Peak Hour by 2026 and the School Peak Hour by 2046, as well as the eastbound left movement during the PM Peak Hour by 2026.
 - Temple Avenue and Hospital Road/Franklin Road, which is projected to operate at LOS 'E' in the PM Peak Hour by 2046.
- Under Build conditions, capacity analysis results indicate that each intersection is projected to operate at LOS 'D' or better during both peak hours except for the following intersections:
 - Hospital Road and Evans Drive, which is projected to operate at LOS 'E' or worse on the westbound approach and eastbound left movement during the PM Peak Hour by 2026 and the School Peak Hour by 2046.
 - Temple Avenue and Hospital Road/Franklin Road, which is projected to operate at LOS 'E' in the PM Peak Hour by 2046.

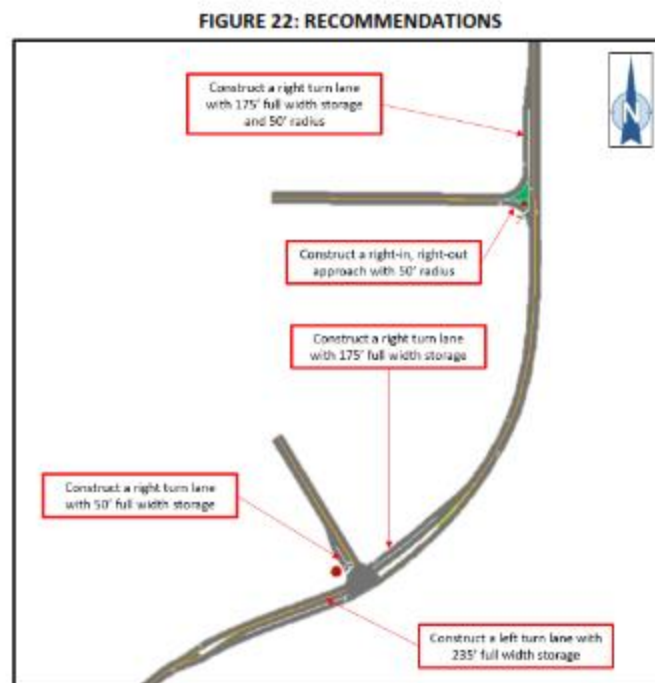
- Although the intersection of Hospital Road and Evans Drive experiences unacceptable operation during some of the Peak Hours beginning in 2026, the side street volumes are low and do not experience significant queueing. Therefore, it is recommended that this intersection remain under minor street stop control.
- The following intersections were waived from the ICE tool evaluation since they are not projected to be adversely affected by the proposed development in the Build conditions.
 - SR 34 Bypass and Hospital Road
 - Temple Avenue (SR 16/US 27 ALT) and Hospital Road/Franklin Road (SR 34)
- Timing improvements were evaluated at the signalized intersection of Temple Avenue and Hospital Road/Franklin Road to improve operation and queuing. The following timing improvements were implemented at each of the intersections:
 - 2026 AM: Implement 100 second cycle and optimize splits.
 - 2026 School: Implement 100 second cycle and optimize splits.
 - 2026 PM: Implement 100 second cycle and optimize splits.
 - 2046 AM: Implement 110 second cycle and optimize splits.
 - 2046 School: Implement 110 second cycle and optimize splits.
 - 2046 PM: Implement 120 second cycle and optimize splits.
- Although the other signalized intersections along Temple Avenue were not analyzed as part of this study, these intersections should be coordinated with Temple Avenue and Hospital Road/Franklin Road.

RECOMMENDATIONS

Based on the findings from the study, the recommendations are as follows:

- Hospital Road and Driveway #1
 - Construct Driveway #1 with a left and right approach.
 - Construct the eastbound right turn lane with 50 feet full width storage.
 - Construct a northbound left turn lane with 235 feet full width storage.
 - Construct a southbound right turn lane with 175 feet full width storage.
- Hospital Road and Driveway #2
 - Construct Driveway #2 as a right-in, right-out approach with 50-foot turning radius.
 - Construct a southbound right turn lane with 175 feet full width storage and 50-foot turning radius.
- Temple Avenue and Hospital Road/Franklin Road
 - Implement time-of-day plans and coordinate with the other signalized intersections on Temple Avenue. The timing should be readjusted every couple of years.

Figure 22 below shows the project recommendations.



- Coweta County Schools: Coweta County School System Director of Facilities Ronnie Cheek in their response to the community impact assessment, stated in part, that due to the high density housing in the area of the proposal, school capacity is an ongoing concern with several schools serving the proposed area at or near capacity. The school system has asked that, if approved, the developer provide them with advance notice of the construction schedule, proposed build-out timeline, will project be built in phases and the target market.

- **Tax Revenue:** Per the CIA, it is estimated that the fair market value of the property identified as Tax Parcel N41A-001A is \$1,565,562 and \$5,056,656 for Tax Parcel N41A-001 at 100% appraised value as it stands currently. The applicant has adjusted the value by removing a portion of Tax Parcel N41A-001 that is not a subject of this rezoning petition and calculates a total combined tax value of \$6,435,018 at 100% appraised value.

The applicant states that at build out of the project, the anticipated tax value will be approximately \$54,500,000, representing an increase of approximately \$48 million dollars.

Table 1, Tax Revenue Comparison, (2022 vs 2028)

ESTIMATED INCREASE IN ANNUAL PROPERTY TAX VALUE (N41A 001 & N41A 001A)				APPRAISED VALUE (100%)	ASSESSED VALUE (40%)
Existing Values 2022				\$ 6,622, 218	\$2,648,887
Estimated Appraised Value at build out (2028)				\$ 54,500,000	\$21,800,000
Taxing Authority	Millage Rate 2022	Existing Assessment 2022	Improved Taxable Assessment 2028	Estimated Increase in Property Taxes	
Coweta County	0.006162	\$16,322.44	\$134,331.60	\$118,008.56	
Coweta County Schools	0.017140	\$45,421.93	\$373,652.00	\$328,230.00	
City of Newnan	0.003574	\$9,467.12	\$77,913.20	\$68,446.08	
TOTALS TAXES		\$71,211.49	\$585,897.8	\$514,686.31	

Additionally, the CIA indicates the property would generate impact fees to the City of Newnan and Newnan Utilities totaling \$1,041,089.

As with any development, the project will impact service provision. In this case, most of the service providers have responded that they can meet the demands from this development with additional resources added to their departments.

Staff Assessment – PROJECT IS ESTIMATED TO HAVE AN IMPACT ON SERVICE PROVIDERS BUT IS NOT ANTICIPATED TO BURDENSOME OR EXCESSIVE ✓

5. **Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?** The Future Land Use Map shows this property as a Redevelopment Opportunity Area, which is further described in the Comprehensive Plan as “Areas designed to spur additional growth by allowing disinvested areas to be repurposed as livable, economically productive centers for business and social activity.”

In general terms, the subject property meets the definition of a “disinvested area”, as there have been no developers or builders actively engaged in improving neighborhoods, business or shared spaces in the community adjacent to the subject property.

In this regard, the proposed project meets the purpose and intent of a Redevelopment Opportunity Area.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS REDEVELOPMENT OPPORTUNITY AREA ✓

6. **Is the proposed use consistent with the purpose and intent of the proposed zoning district?** Currently, the existing zoning would not support a residential development. The proposed zoning designation of Planned Development Residential (PDR) does support residential development and encourages a mixture of residential housing products. The proposed development does contain a mixture of housing products.

Staff Assessment – PROPOSED USE IS CONSISTENT WITH THE PURPOSE AND DESCRIPTION OF THE PROPOSED ZONING DISTRICT ✓

7. **Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?** The Future Land Use map shows the property as Redevelopment Opportunity Area, which is a new category created by the City during the most recent comprehensive plan update adopted by City Council in the Fall of 2021.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN SHOW THE PROPOSED DEVELOPMENT AS A USE CONSISTENT WITH REDEVELOPMENT OPPORTUNITY AREA ✓

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

The area in question is predominantly nonresidential in nature and by zoning. The Bleakly Advisory Group housing study performed in 2019, found a need for more housing products other than large single-family houses and apartments. Within the past five years, the City has approved approximately 2,019 multifamily developments, including townhouse developments. The City has also recently rejected 4 multifamily development proposals. This proposed project is a multifamily development and should be evaluated as such. As with all growing municipalities, there is a need to provide

housing opportunities for individuals who do not desire or perhaps cannot afford home ownership.

This need increases as more retail and service providers in the Newnan and Coweta County area bring more moderate paying jobs and as our population continues to age. Diversification of the types of housing units is an opportunity for all residents; however, at this time a real question is does this proposal provide a housing diversification based upon current residential development.

There are several multifamily townhouse developments in process, albeit largely in the center and the eastern portions of the City. The City has very little residential development on the west side. The exception is that currently there is a site plan under review which proposing a 199 lot single-family detached home ownership neighborhood (Greystone subdivision located at across from the intersection of Hospital Road and Millard Farmer Industrial Boulevard).

There is a need for more housing that has been identified. The question for the Planning Commission is this site a location favorable for multifamily development.

Staff Assessment – THE PROPOSED MULTIFAMILY PROJECT WOULD REFLECT A REASONABLE BALANCE, BUT THE QUESTION IS THIS AN APPROPRIATE LOCATION FOR A MULTIFAMILY DEVELOPMENT ✓

SUMMARY OF STANDARD ASSEMENT:

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

ADDITIONAL REGULATORY CRITERIA TO CONSIDER:

In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance. Section 10-84 of that ordinance requires that any application for annexation, rezoning or preliminary subdivision plats, must include a Preliminary Tree Management Plan which shall include, at a minimum:

- Graphic representation of existing tree canopy;
- descriptive written or labeling information about existing tree canopy;
- total number of acres;
- number of disturbed acres;
- number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.;
- graphic display and label any required or proffered buffers and provide acreage;
- number of actual tree save acreage, not including any of the categories listed above;
- provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.

The City Landscape Architect conducts a preliminary review and recommends conditions to consider during the approval of any of the aforementioned processes. The applicant submitted what they labeled a Preliminary Tree Management Plan, which is contained in the attachments.

On December 1, 2022, City Landscape Architect & Arborist Mike Furbush provided the following comments on the proposed layout and site plan:

“...I have reviewed the recently submitted Tree Management Plan for Mill Creek Residential project along Hospital Road. While the plan does a decent job of showing the existing tree conditions, there is essentially no effort to save any of the existing trees. The 32.58 acre proposed residential project plan states that there will be a 00.10 acres tree save area, which hardly seems worth mentioning. Not only am I concerned about the lack of any site planning around the existing trees, but the proposed layout provides very little room for additional tree plantings. While there may some room provided for trees around the perimeter of the property, the interior of the project does not. Between the proposed buildings, driveways, required utilities, lack of front yards, and the close proximity of the curb lines, there does not appear to be enough room to be able to plant the number of trees that would be required...”

STAFF SUGGESTED CONDITIONS TO CONSIDER:

Should the Commission elect to recommend approval of the request, Staff would recommend the following condition be considered:

- The number of residential units be limited to no more than 220 units.
- Development shall be consistent with all plans, elevations, renderings and concept plans provided.
- Development shall provide amenities identified by the applicant: clubhouse, clubroom, leasing offices, fitness center, swimming pool, pickleball court, playground and dog park.
- Developer shall install all traffic mitigation measures as determined by the traffic study and approved by the City Engineer and work with City Engineer to answer questions raised by the traffic study.
- Sufficient buffers should be designed with the development to insulate the residences from potential noise and similar nuisances that may emanate from adjacent properties to the west and north of the subject property.

PUBLIC INPUT:

The City has received some concerns about the project from nearby residents (see attached).

OPTIONS:

- A. Recommend approving the rezoning request as submitted
- B. Recommend approving the rezoning request with conditions
- C. Recommend denial of the rezoning request

ATTACHMENTS: Application for Rezoning and accompanying documents
Public objections



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
FAX (770) 251-7262
Email: melissa@newnanlaw.com

October 7, 2022

VIA HAND DELIVERY

The City of Newnan
Ms. Megan Shea, City Clerk
25 LaGrange Street
Newnan, Georgia 30263

**RE: Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR
Approximately 34.497± Acres located at 90 Hospital Road,
Newnan, Georgia**

Dear Ladies and Gentlemen:

In the near future you will be considering the above applications to annex and rezone approximately 34.497 ± Acres located on Hospital Road into the City of Newnan. We look forward to the opportunity to bring this request to your attention and do anticipate your full support in this endeavor. Among the facts supporting the request are the following:

- The proposal would not adversely affect the existing use or usability of adjacent or nearby property.
- The proposal will not result in a use which will or would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- The proposal will facilitate the principles of smart development so highly valued by the City of Newnan.

Although we anticipate approval of this request, as required under Georgia law we must formally notify you that a denial of the requested rezoning amendment would deny and deprive the applicants and property owners of their constitutional rights, because any such denial would be arbitrary, capricious, unreasonable, unrelated to any public purpose and the denial of equal protection rights.

Should you have any questions or desire to discuss this matter, please feel free to contact me, at your convenience.

Yours Truly,

A handwritten signature in cursive script, appearing to read "Melissa D. Griffis".

Melissa D. Griffis

MDG/kr

c: Mr. C. Bradford Sears, City Attorney
Mr. Cleatus Phillips, City Manager
Mr. Keith Brady, Mayor
Mr. Rhodes Shell
Mr. George M. Alexander
Mr. Ray DuBose, Mayor Pro Tem
Mr. Paul Guillaume
Ms. Cynthia Jenkins
Mr. Dustin Koritko

SEAL

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REVISIONS

#	DATE	REMARKS

PROJECT TITLE

NEWMAN COURT
LAND LOTS 58 & 59
5TH DISTRICT
NEWMAN, GA

PREPARED FOR:



3715 NORTHSIDE PKWY
BLDG 200 SUITE 400
ATLANTA, GA 30327
404.623.7272

SHEET TITLE

RENDERINGS
KEY PLAN

DRAWN: MSD

CHECKED: CCS

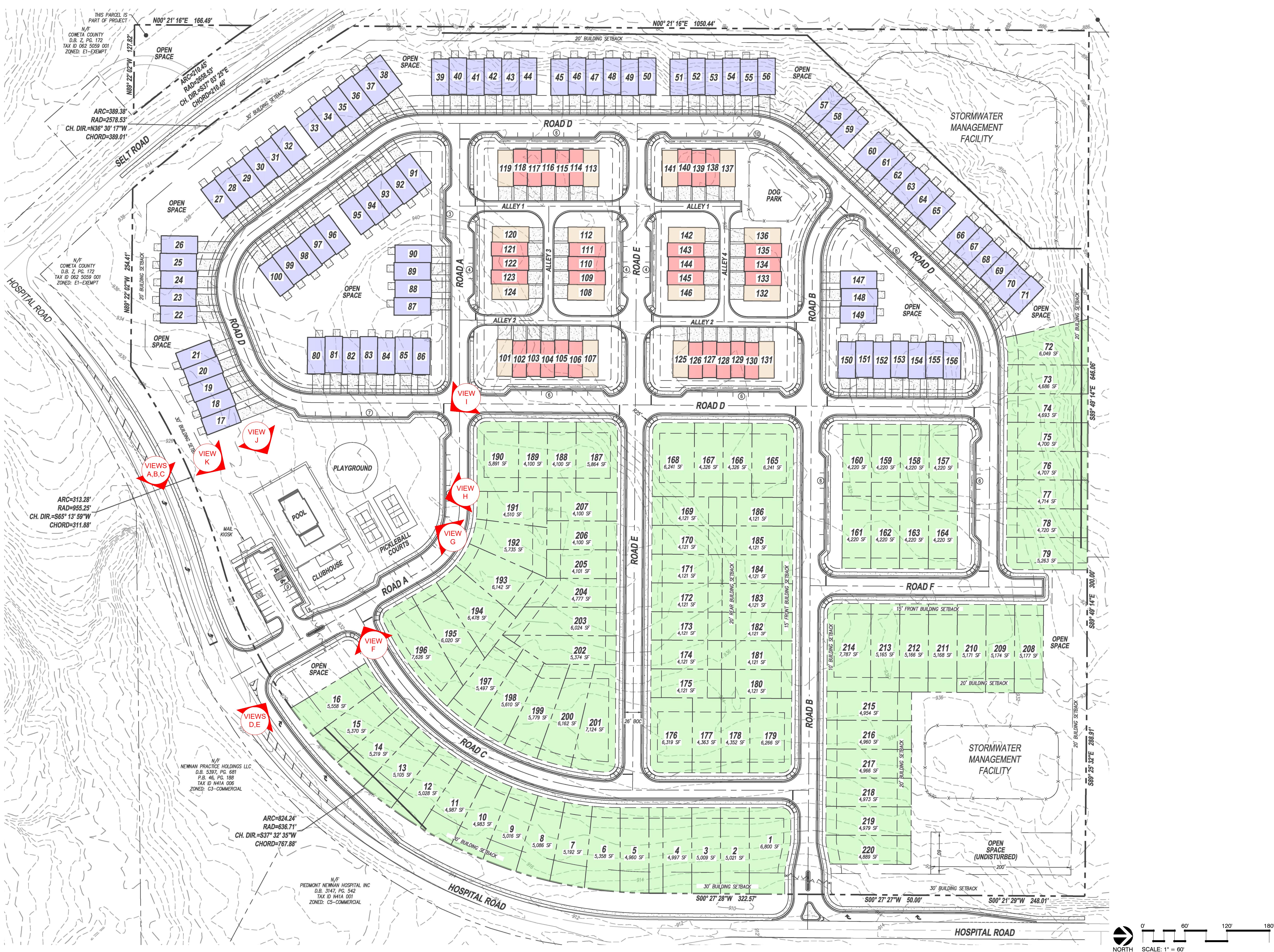
DATE

NOVEMBER 30, 2022

- ☐ CLIENT REVIEW
☐ FOR PERMIT / REVIEW
☐ BID SET
☐ CONSTRUCTION

SHEET NUMBER

R1.0





VIEW A



VIEW B



VIEW C



VIEW D

SEAL		

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REVISIONS		
#	DATE	REMARKS

PROJECT TITLE

NEWMAN COURT
LAND LOTS 58 & 59
5TH DISTRICT
NEWMAN, GA

PREPARED FOR:
MILL CREEK
RESIDENTIAL
3715 NORTHSIDE PKWY
BLDG 200 SUITE 400
ATLANTA, GA 30327
404.623.7272

SHEET TITLE
CONCEPTUAL
RENDERINGS

DRAWN: MSD
CHECKED: CCS

DATE

NOVEMBER 30, 2022

- ☐ CLIENT REVIEW
- ☐ FOR PERMIT / REVIEW
- ☐ BID SET
- ☐ CONSTRUCTION

SHEET NUMBER

R1.1



VIEW E



VIEW F



VIEW G



VIEW H

SEAL		

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REVISIONS		
#	DATE	REMARKS

PROJECT TITLE

NEWNAN COURT
LAND LOTS 68 & 59
5TH DISTRICT
NEWNAN, GA

PREPARED FOR:
MILL CREEK
RESIDENTIAL
3715 NORTHSIDE PKWY
BLDG 200 SUITE 400
ATLANTA, GA 30327
404.623.7272

SHEET TITLE	
CONCEPTUAL RENDERINGS	
DRAWN: MSD	
CHECKED: CCS	
DATE	
NOVEMBER 30, 2022	
☐	CLIENT REVIEW
☐	FOR PERMIT / REVIEW
☐	BID SET
☐	CONSTRUCTION
SHEET NUMBER	
R1.2	



VIEW I



VIEW J



VIEW K

SEAL

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REVISIONS

#	DATE	REMARKS

PROJECT TITLE

NEWMAN COURT
LAND LOTS 56 & 59
5TH DISTRICT
NEWMAN, GA

PREPARED FOR:
MILL CREEK
RESIDENTIAL
3715 NORTHSIDE PKWY
BLDG 200 SUITE 400
ATLANTA, GA 30327
404.623.7272

SHEET TITLE
CONCEPTUAL
RENDERINGS

DRAWN: MSD
CHECKED: CCS

DATE

NOVEMBER 30, 2022

- ☐ CLIENT REVIEW
- ☐ FOR PERMIT / REVIEW
- ☐ BID SET
- ☐ CONSTRUCTION

SHEET NUMBER

R1.3

SEAL

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REVISIONS

#	DATE	REMARKS

PROJECT TITLE

NEWMAN COURT
LAND LOTS 58 & 59
5TH DISTRICT
NEWMAN, GA

PREPARED FOR:
MILL CREEK
RESIDENTIAL
3715 NORTHSIDE PKWY
BLDG 200 SUITE 400
ATLANTA, GA 30327
404.623.7272

SHEET TITLE
CONCEPTUAL
AMENITY SITE PLAN

DRAWN: MSD
CHECKED: CCS

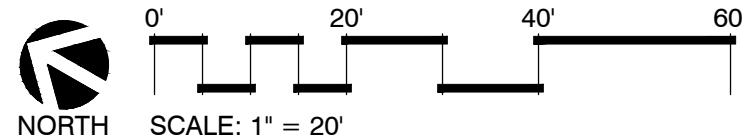
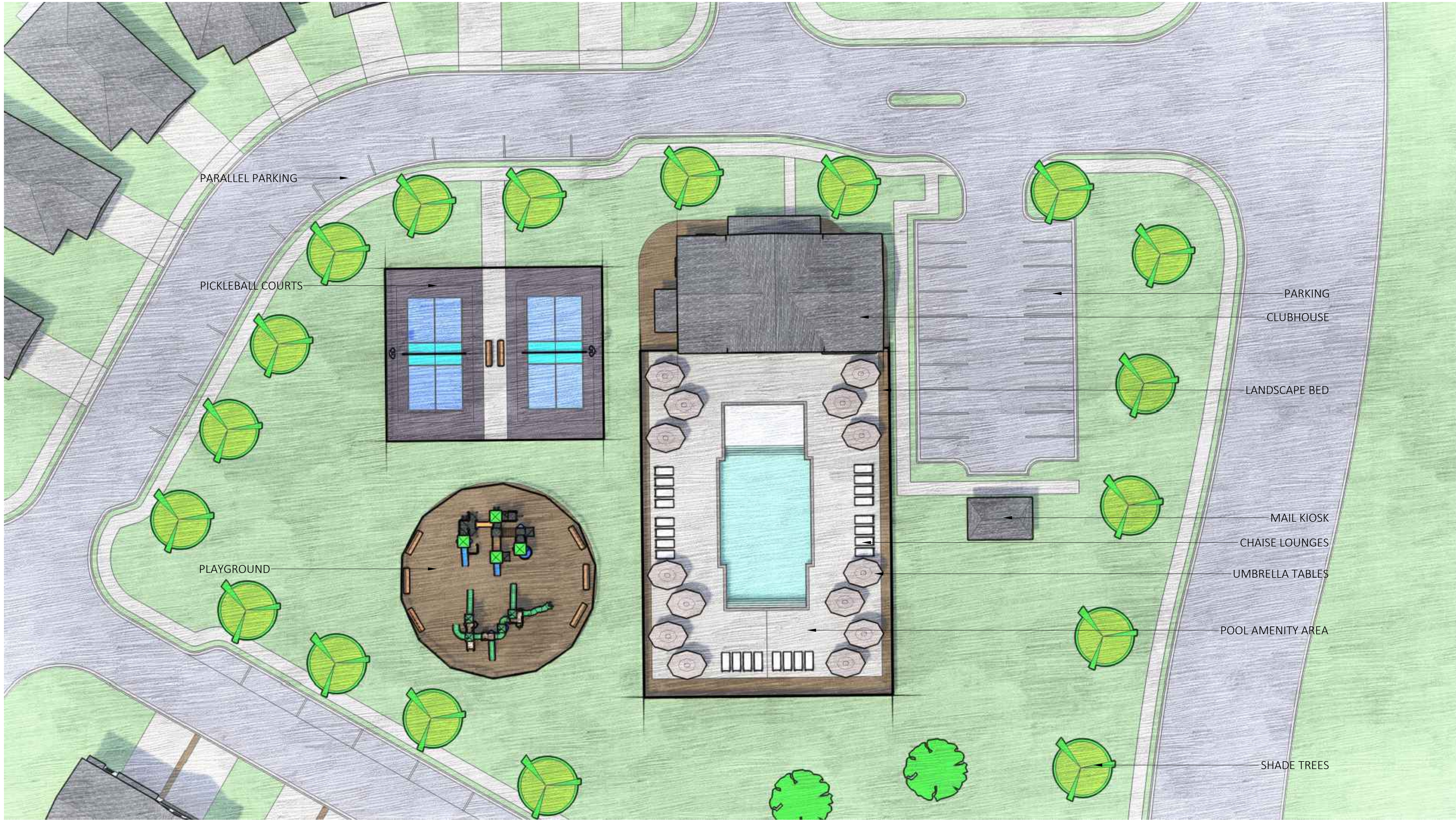
DATE

NOVEMBER 30, 2022

- ☐ CLIENT REVIEW
- ☐ FOR PERMIT / REVIEW
- ☐ BID SET
- ☐ CONSTRUCTION

SHEET NUMBER

R1.4





ELEVATION 'A' 2-CAR

$\frac{3}{16}'' = 1'-0''$



ELEVATION 'B' 2-CAR

3/16" = 1'-0"

MCD_1140

ABBREVIATIONS			
A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	KIT.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VL.T.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	WD.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

30' DETACHED PRODUCT PLANS



ELEVATION A



ELEVATION B



ELEVATION C

DESIGN CRITERIA

ROOF LIVE LOAD: 20 psf
FLOOR LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition, with (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

- SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
- FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2500psf. BEARING CAPACITY OF SOILS SHALL BE BERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 5" WIDE.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
- CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
- STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
- MORTAR FOR BRICK VENEER SHALL BE TYPE S.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. REINFROCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND SIDES OF FOOTINGS.
- WOOD FOR LOADBEARING STUDS SHALL BE No. 2 SPRUCE PINE FIR, OR BETTER.
- WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
- WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE No. 2 SOUTHERN PINE OR BETTER.
- WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE No. 2 SOUTHERN PINE OR BETTER.
- WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.
- TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.
- I-JOISTS SHALL BE DETAILED, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
- LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi., AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
- BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR 7/16" THICK B/C PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
- REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310

PLAN INDEX

PAGE#	PAGE NAME
CS	COVER SHEET
A.2.0	FRONT ELEVATION A&B; ROOF PLAN
A.2.1	FRONT ELEVATION C&D; ROOF PLAN
A.2.2	FRONT ELEVATION E; ROOF PLAN
A.2.3	RIGHT SIDE ELEVATION
A.2.4	LEFT SIDE ELEVATION
A.2.5	REAR ELEVATION
A.2.6	ELEVATION OPTIONS
A.3.0	SLAB FOUNDATION PLAN
A.3.1	BASEMENT FOUNDATION PLAN
A.4.0	1ST FLOOR PLAN AND OPTIONS
A.5.0	2ND FLOOR PLAN AND OPTIONS
E.0.0	BASEMENT ELECTRICAL PLAN
E.1.0	1ST FLOOR ELECTRICAL PLAN
E.2.0	2ND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME
WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-DETACHED

SQUARE FOOTAGE	
1ST. FLOOR HEATED	885 SF
2ND. FLOOR HEATED	255 SF
TOTAL HEATED 1ST AND 2ND FLOOR	1,140 SF
GARAGE	400 SF

MCD_1140 COVER SHEET

SEAL:

REVISION CHANGES:

REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:

11/08/2022

DRAWN BY:

MHART

SCALE:

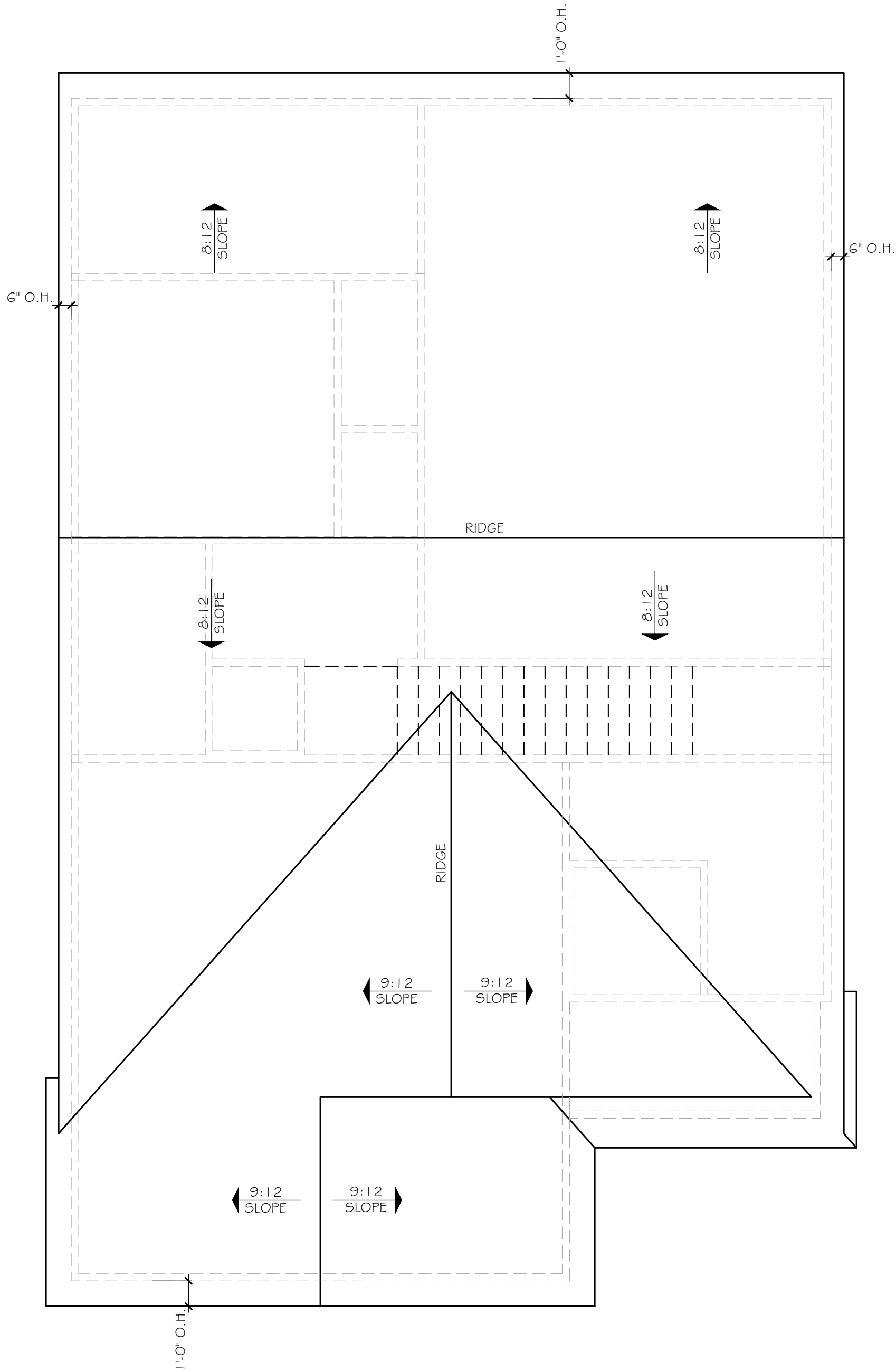
SHEET NO.

CS

OF

The Hartwin Group

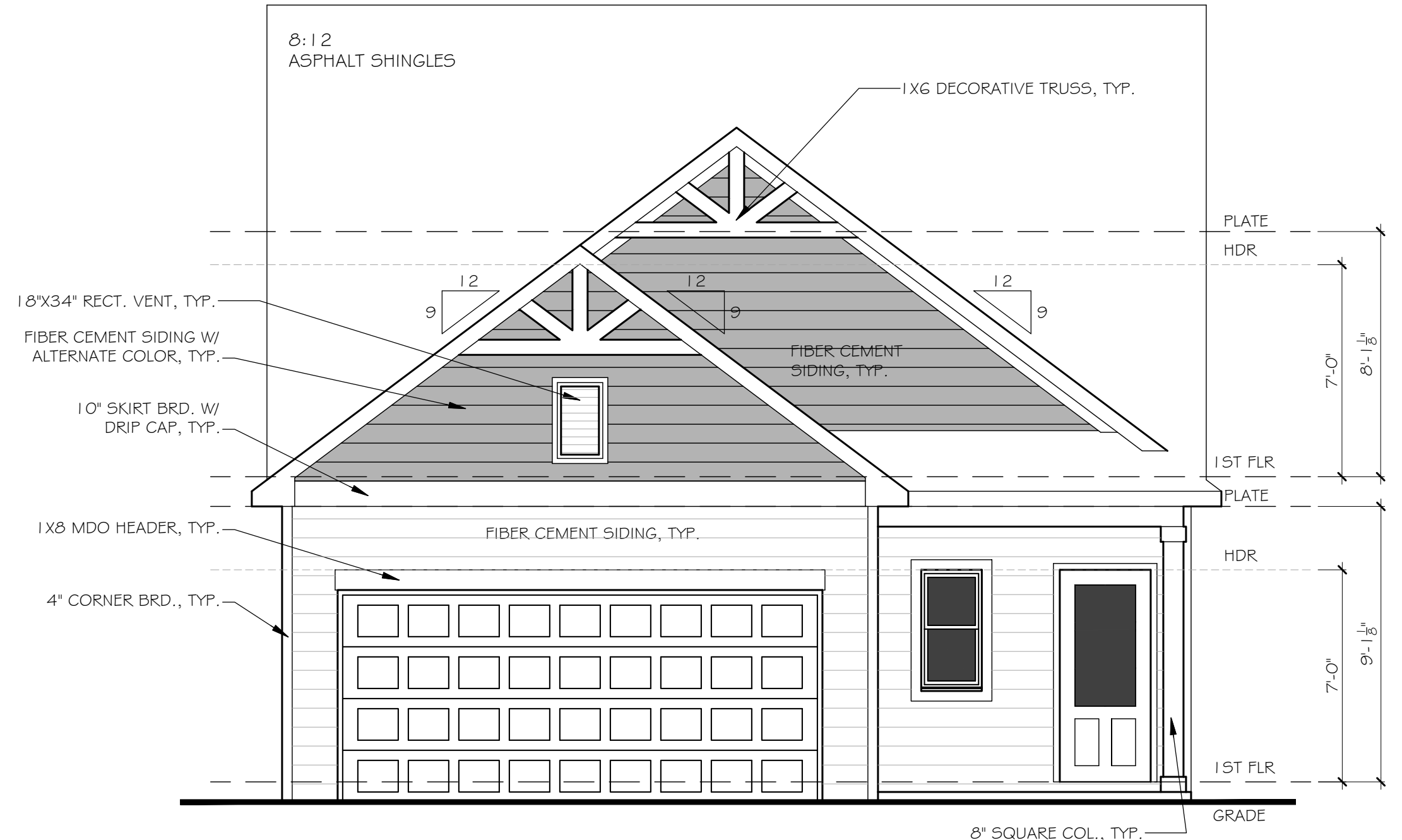
252 BLACK BIRCH PASS, LILBURN, GA. 30047
PHONE: (770) 231-2344 FAX: (888) 415-2782



3 ROOF PLAN (ELEV. A)
SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)



1 FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

MCD_1140
FRONT ELEVATION & ROOF PLAN

SEAL:

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START DATE:

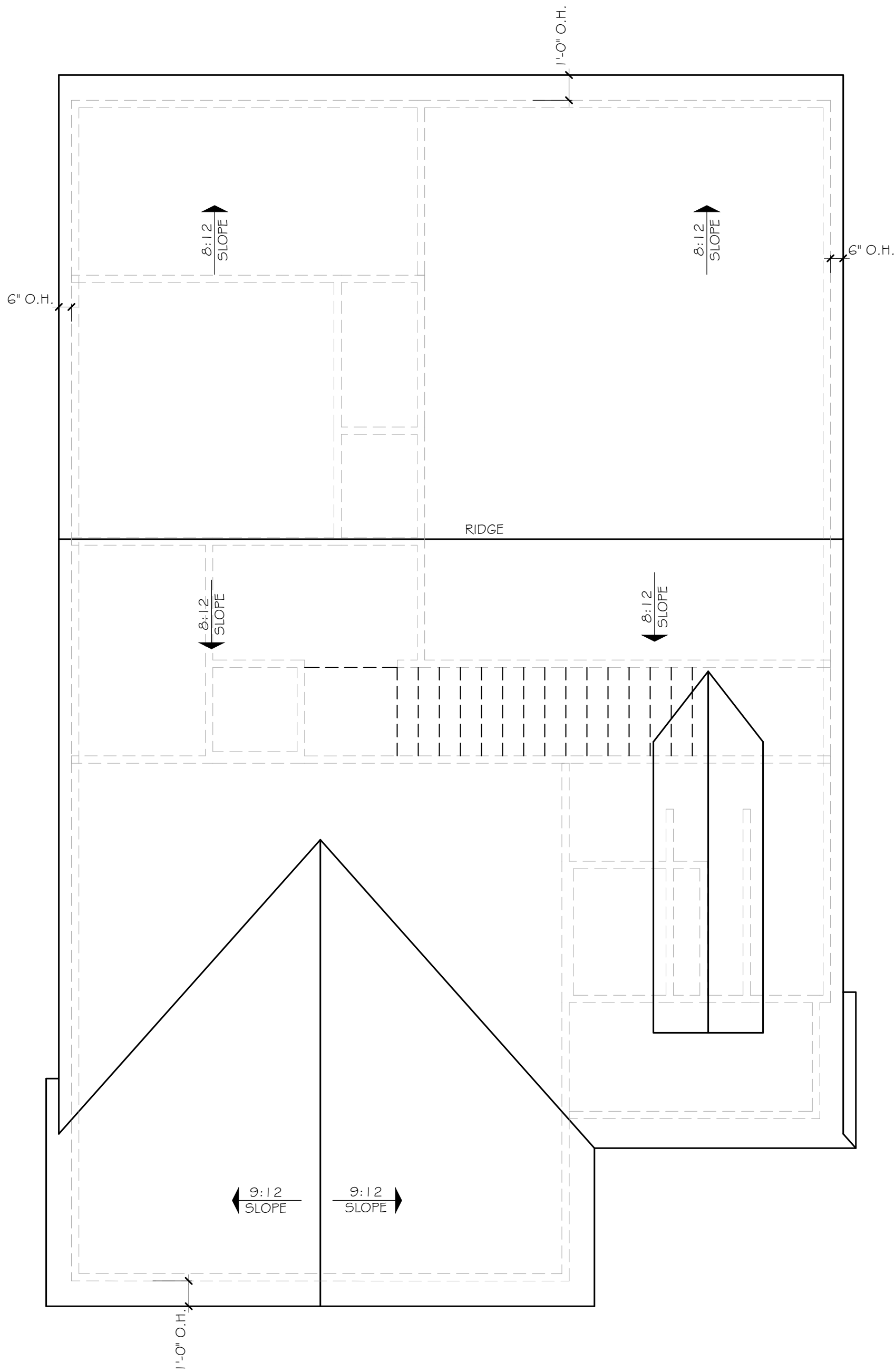
11/08/2022

DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.0

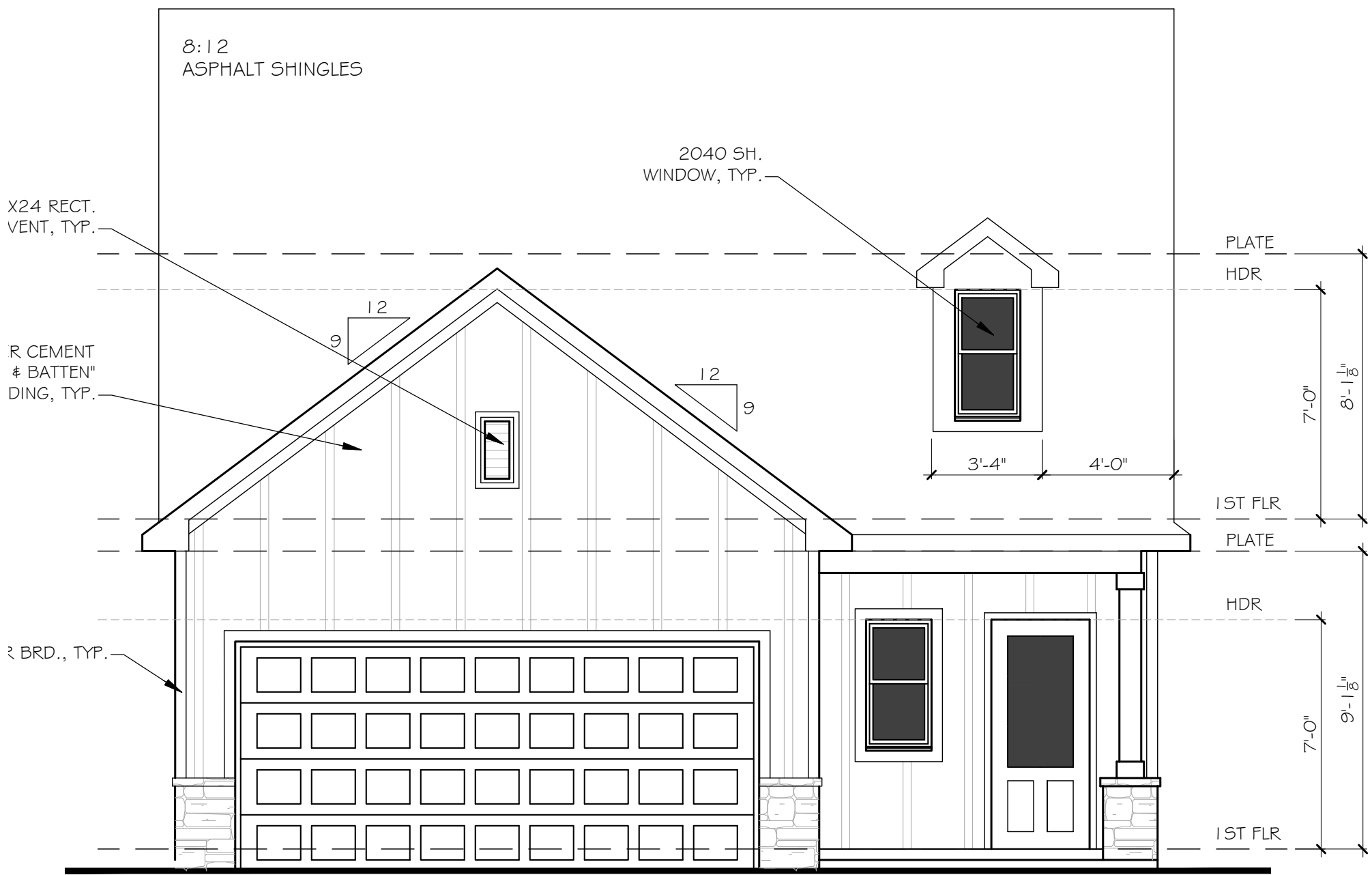


3 ROOF PLAN (ELEV. B)
SCALE: 1/8\" = 1'-0\" (11\"x17\" SHEET SIZE)
SCALE: 1/4\" = 1'-0\" (22\"x34\" SHEET SIZE)

- ELEVATION NOTES:
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2 REAR ELEVATION
SCALE: 1/8\" = 1'-0\" (11\"x17\" SHEET SIZE)
SCALE: 1/4\" = 1'-0\" (22\"x34\" SHEET SIZE)



1 FRONT ELEVATION B
SCALE: 1/8\" = 1'-0\" (11\"x17\" SHEET SIZE)
SCALE: 1/4\" = 1'-0\" (22\"x34\" SHEET SIZE)

MCD_1140
FRONT ELEVATION & ROOF PLAN

SEAL:

REVISION CHANGES:	
REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:

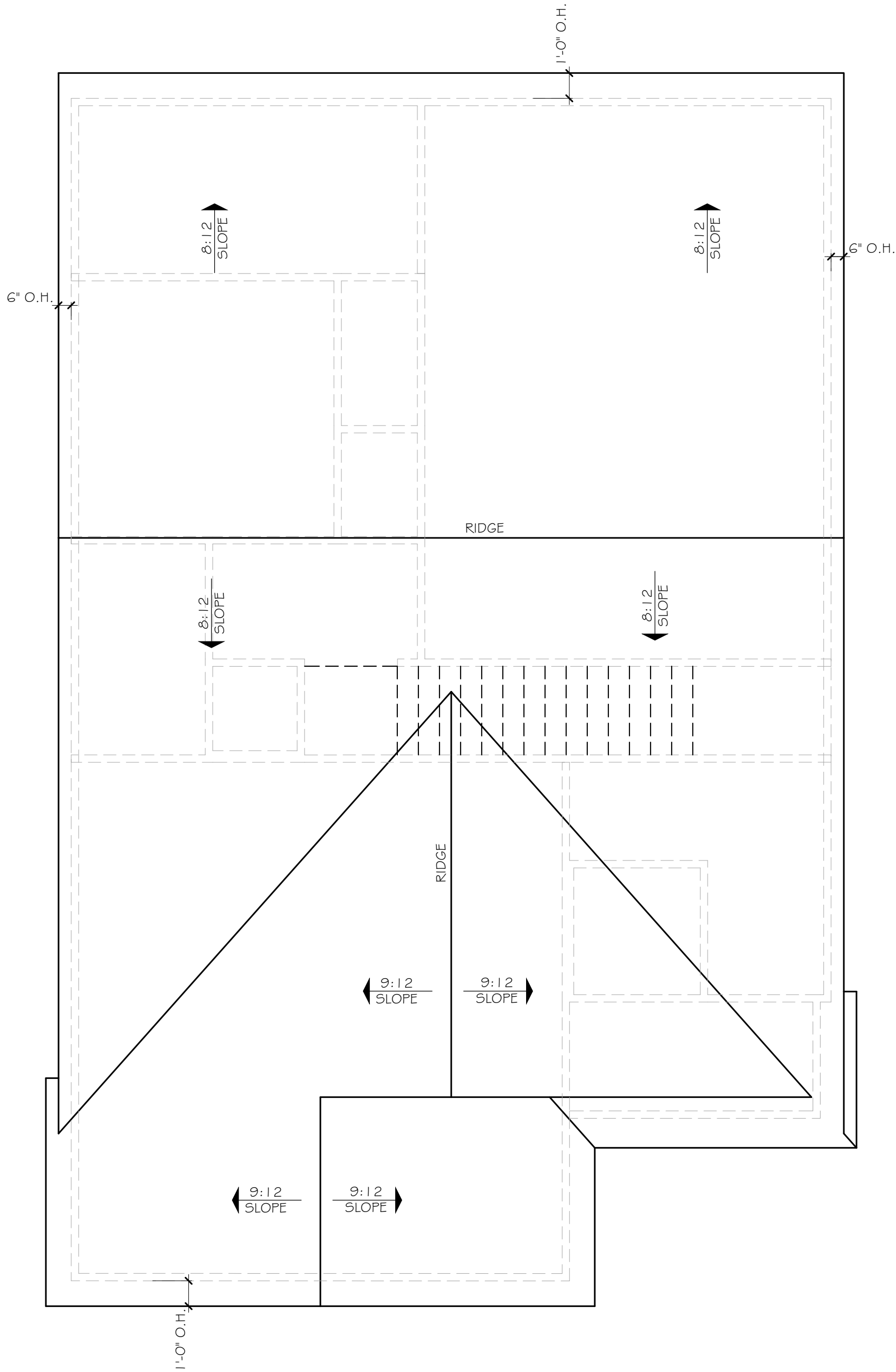
11/08/2022

DRAWN BY:
MHART

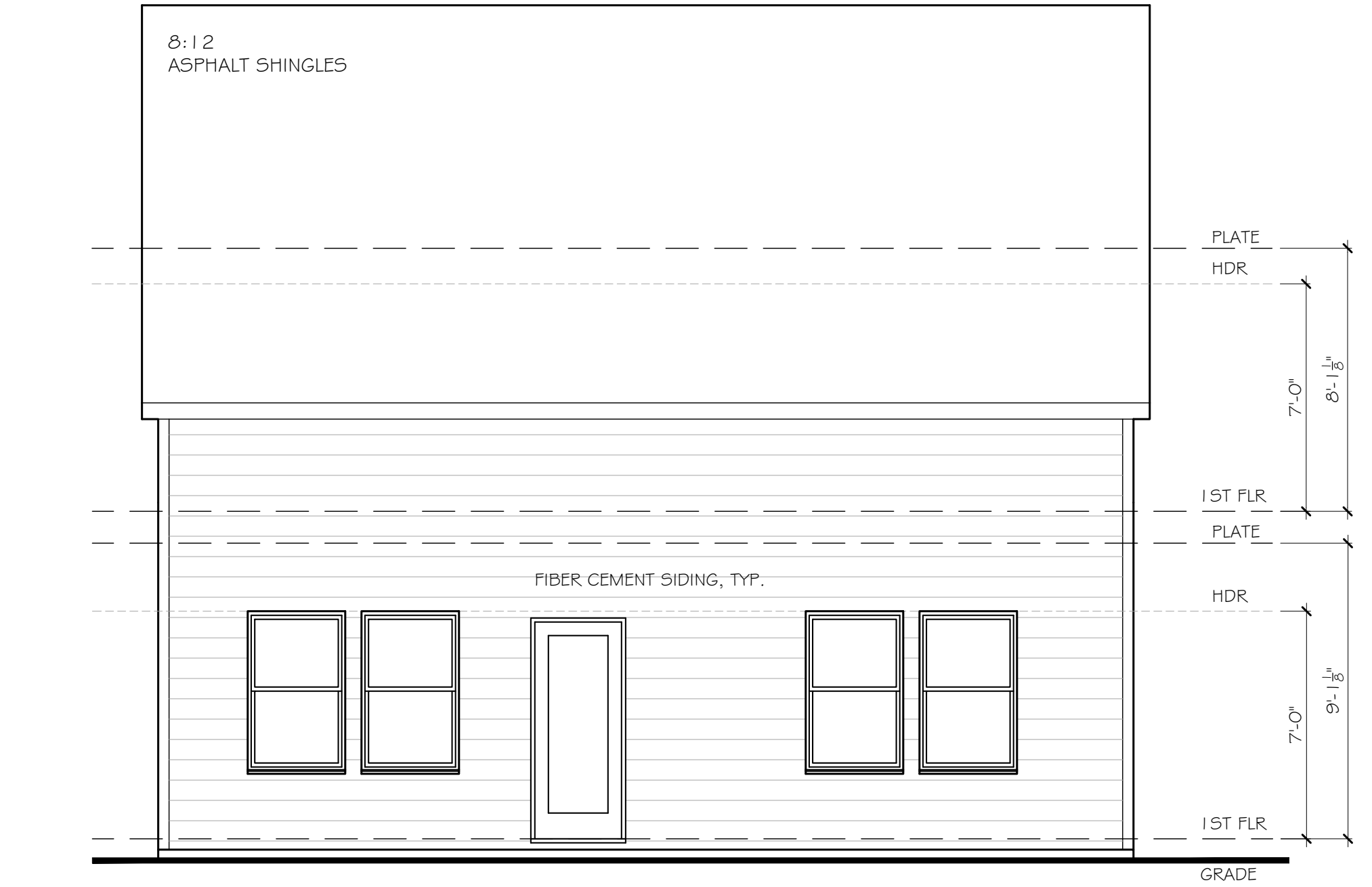
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SHEET NO.

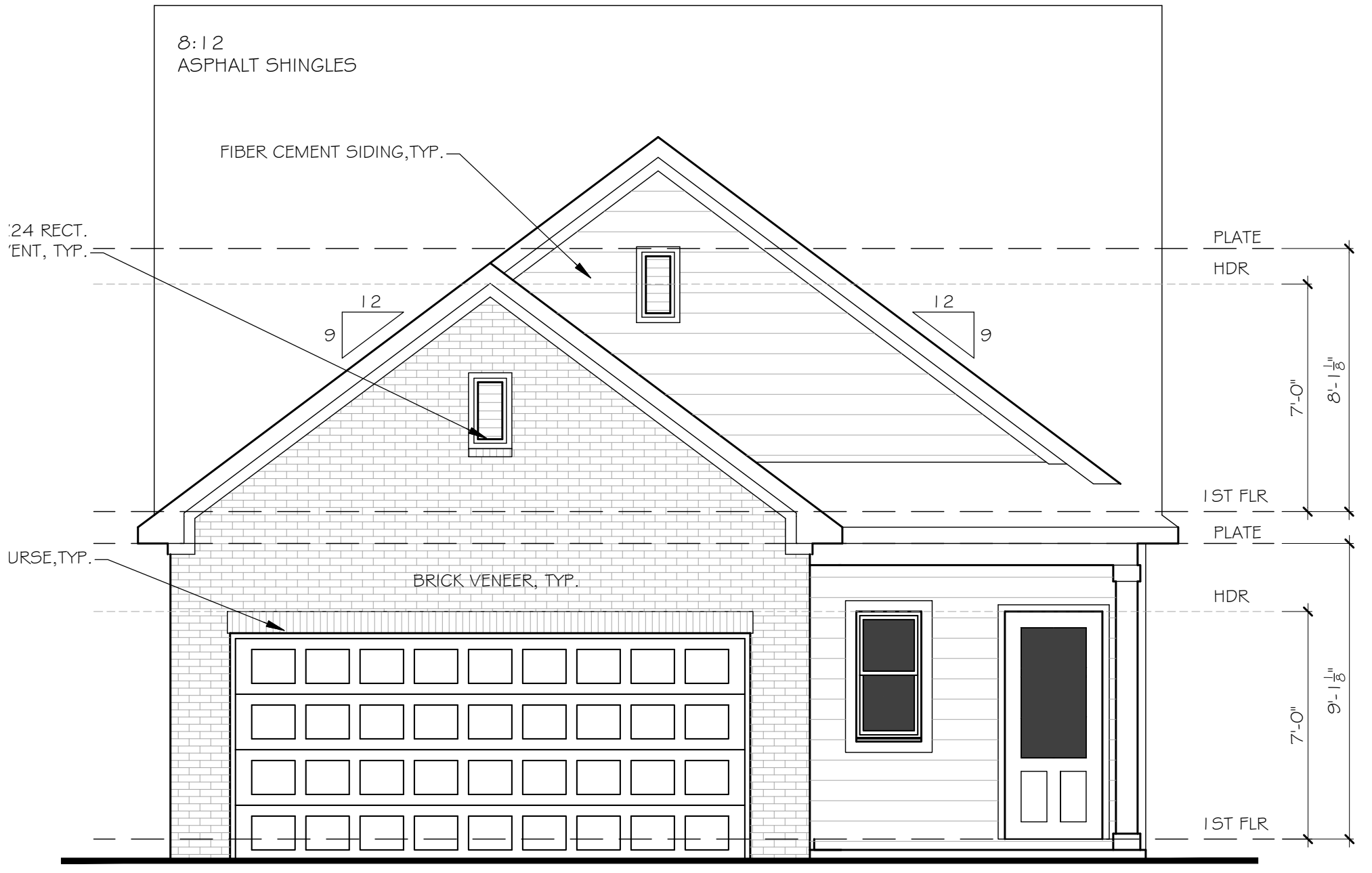
A.2.1



3 ROOF PLAN (ELEV. C)
SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)



1 FRONT ELEVATION C
SCALE: 1/8" = 1'-0" (11'x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22'x34" SHEET SIZE)

- ELEVATION NOTES:
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 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS
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 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL
 5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

MCD_1140
FRONT ELEVATION & ROOF PLAN

SEAL:

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SUBDIVISION COLLECTION:

START DATE:

11/08/2022

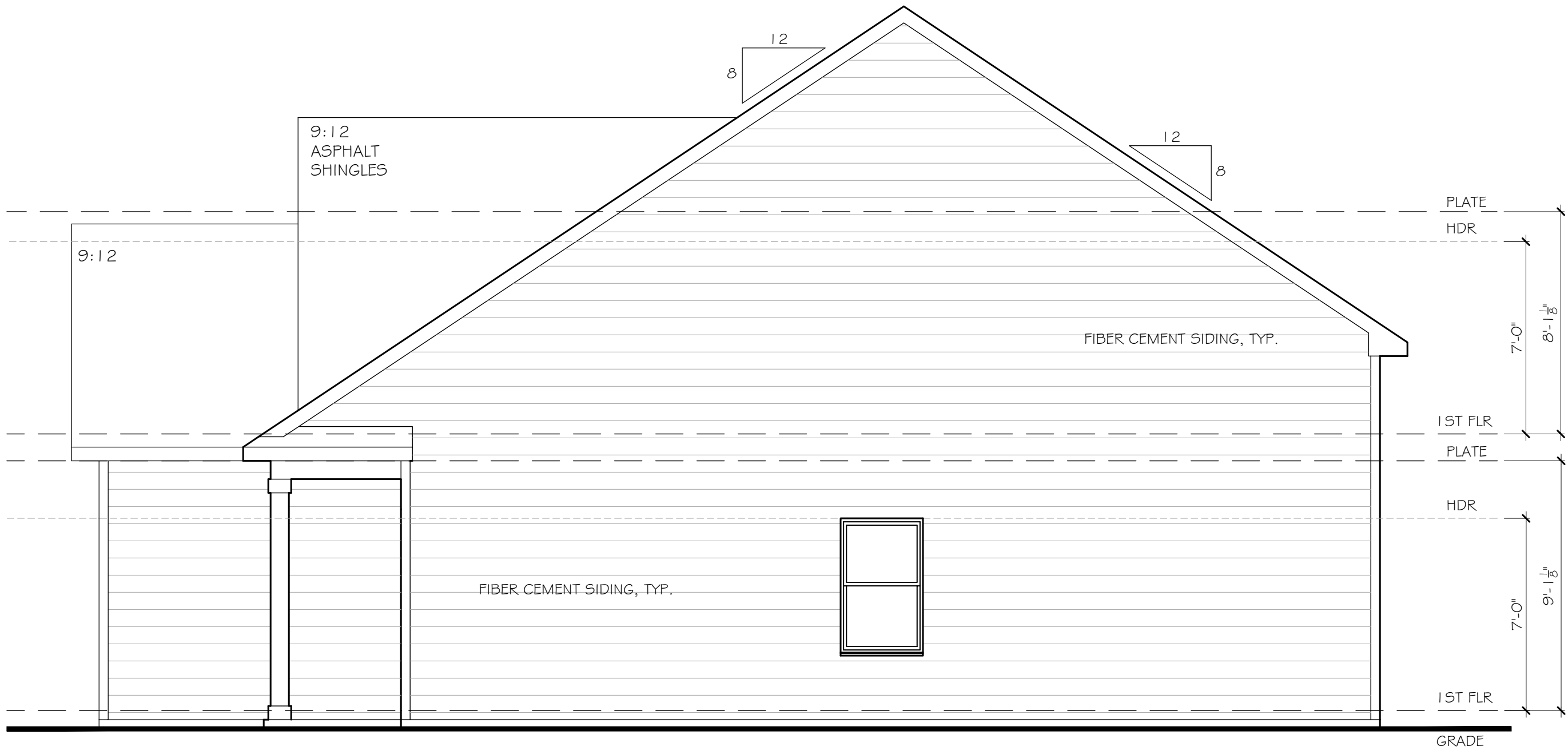
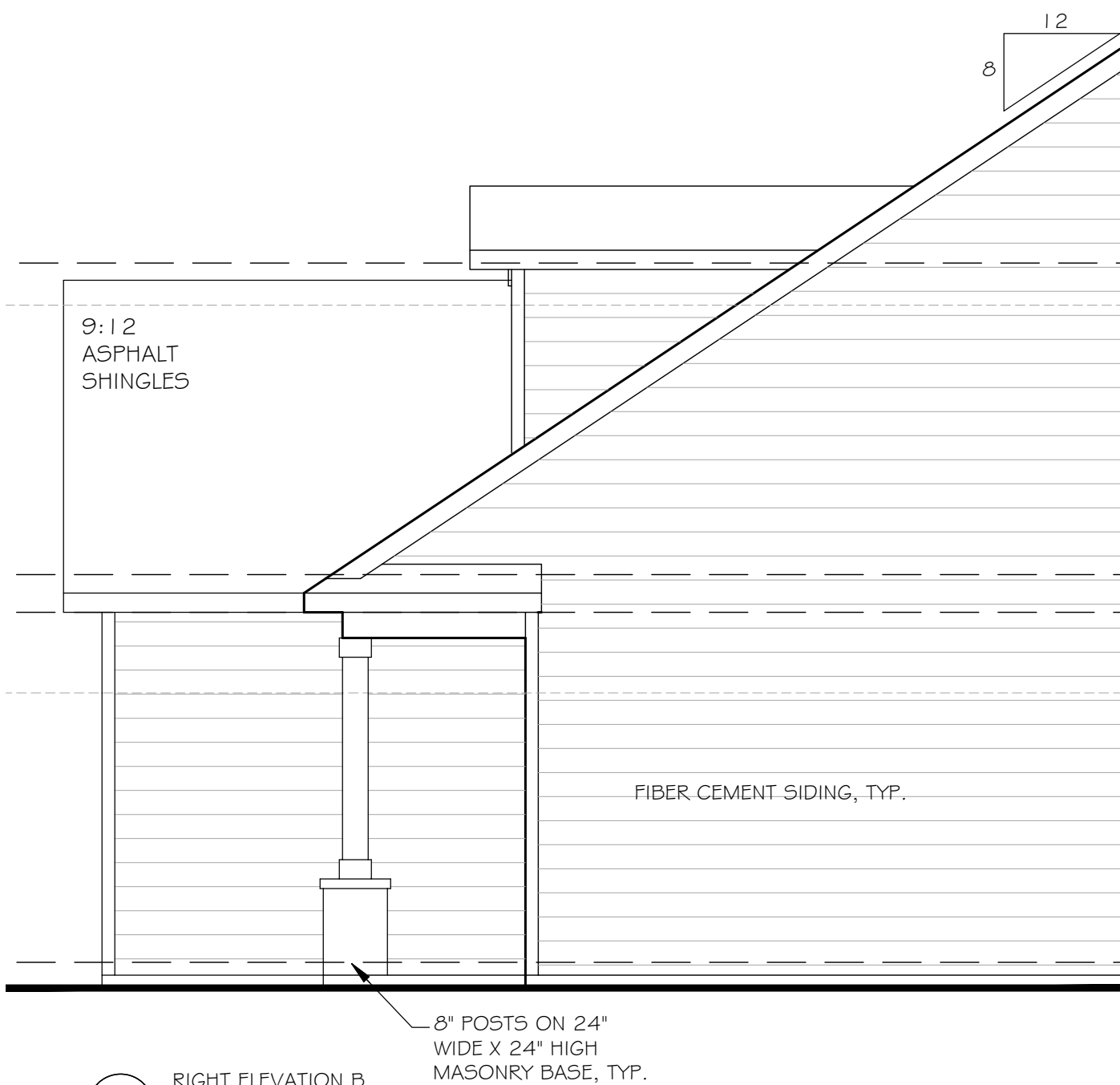
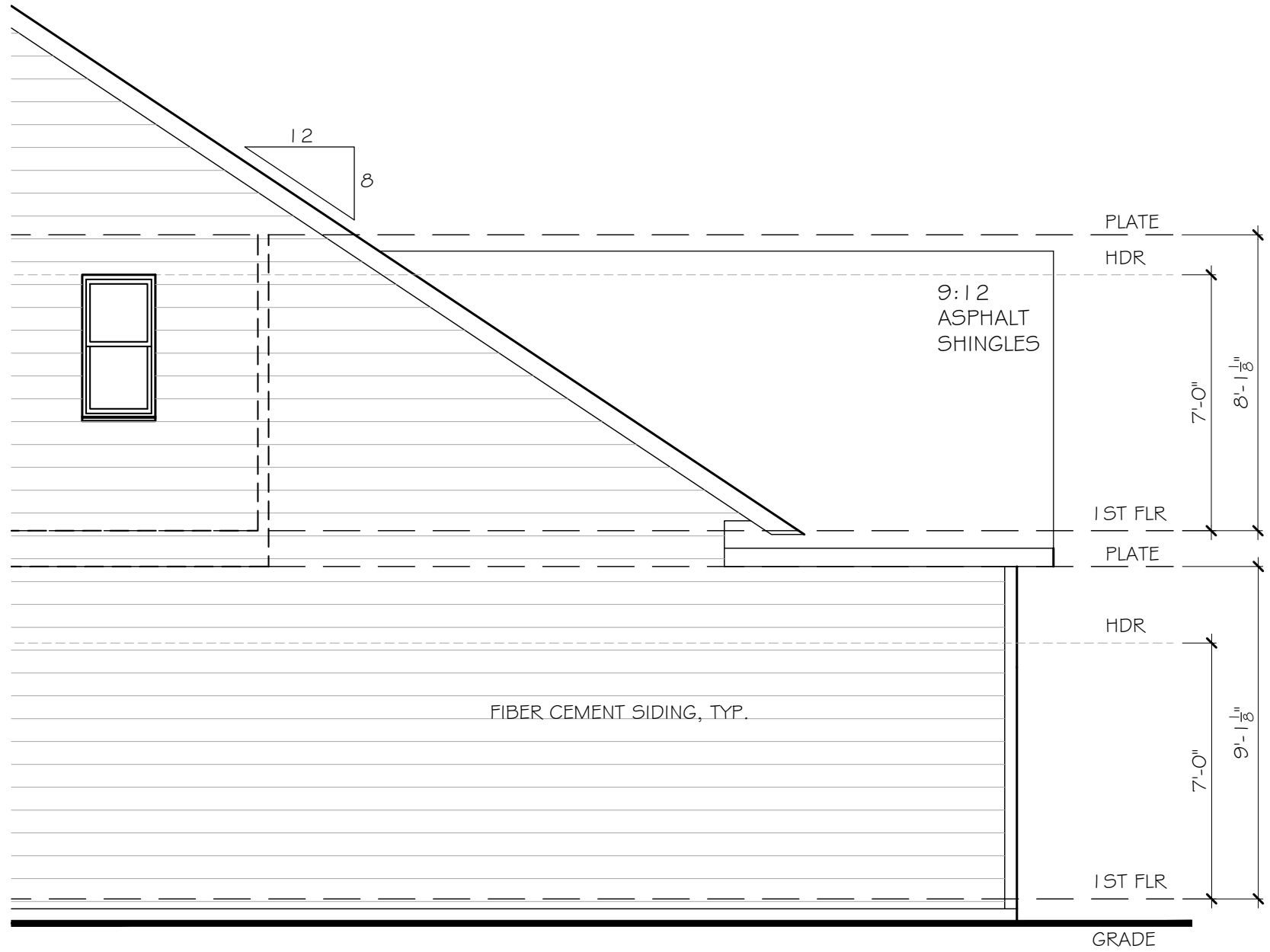
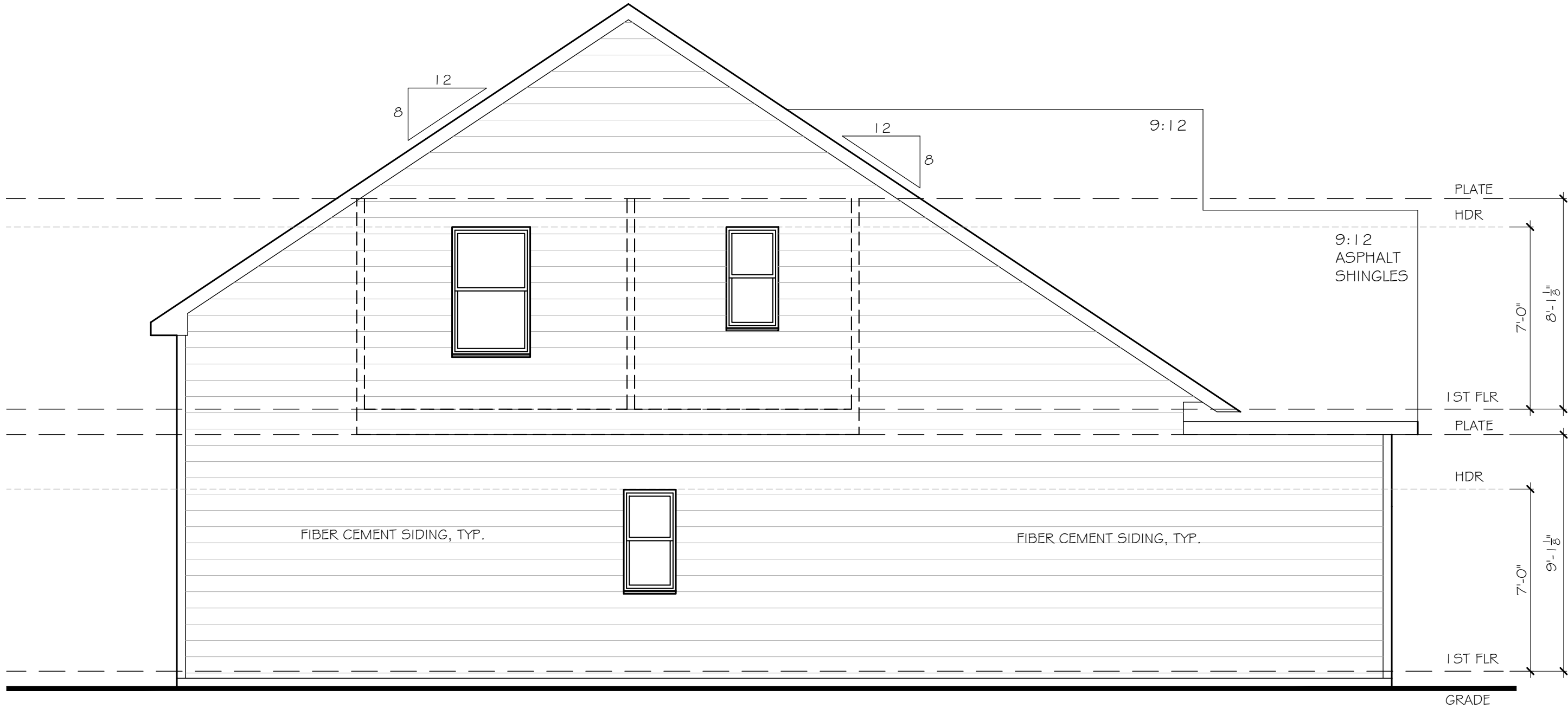
DRAWN BY: MHART

SCALE:

SHEET NO.

A.2.2

- ELEVATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
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 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE.



MCD_1140
RIGHT SIDE ELEVATION

SEAL:

REVISION CHANGES:	
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SUBDIVISION COLLECTION:

START DATE:

11/08/2022

DRAWN BY:
MHART

SCALE:

SHEET NO.

A.2.3

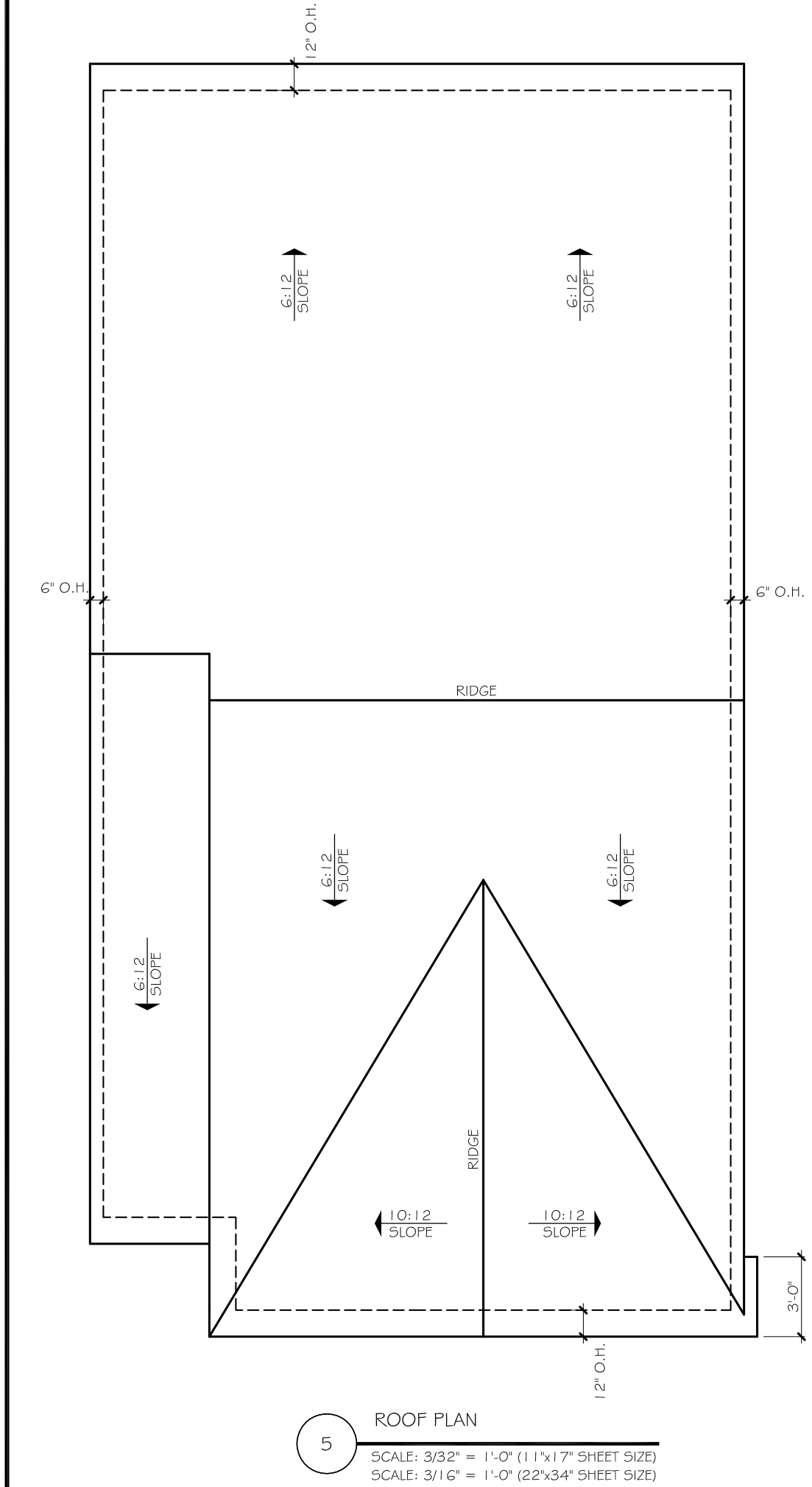
Width: 25'
Depth: 55'
Stories: 2
Heated SF: 1,599 – 1,701

Beds: 2-3
Baths: 2.5
Garage: 2 Car

25' TOWNHOME RENDERING

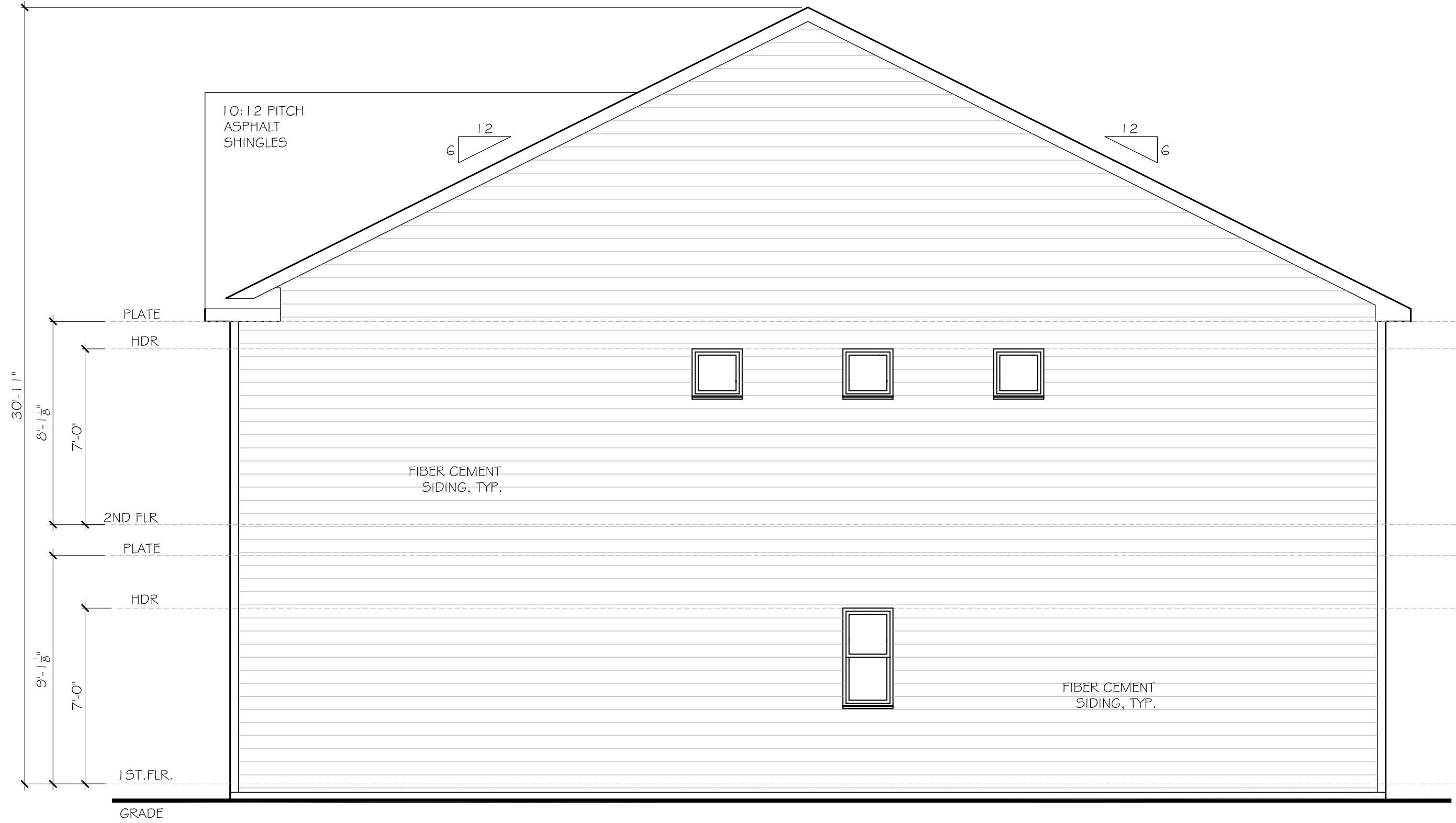


25 foot product plans



5 ROOF PLAN
SCALE: 3/32" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 3/16" = 1'-0" (22"x34" SHEET SIZE)

- ELEVATION NOTES:
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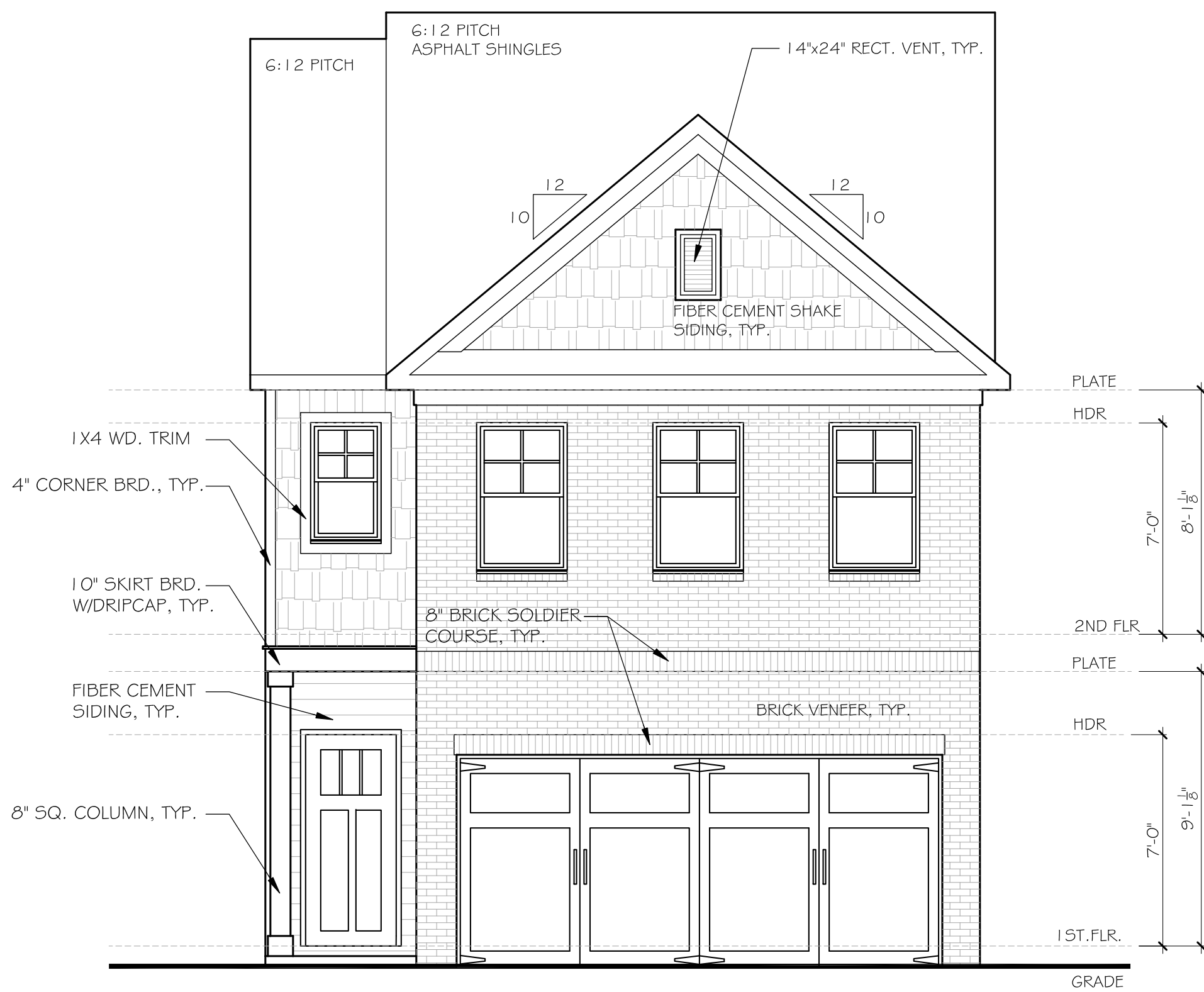
4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)



1 FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22"x34" SHEET SIZE)

BRIGHTON
ELEVATIONS AND ROOF PLAN

SEAL:

REVISION CHANGES:	
REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

START DATE:

11/21/2022

DRAWN BY:
MHART

SCALE:

SHEET NO.

A-02

24 HOUR CONTACT:
JOEY MCDONALD
678.237.9913

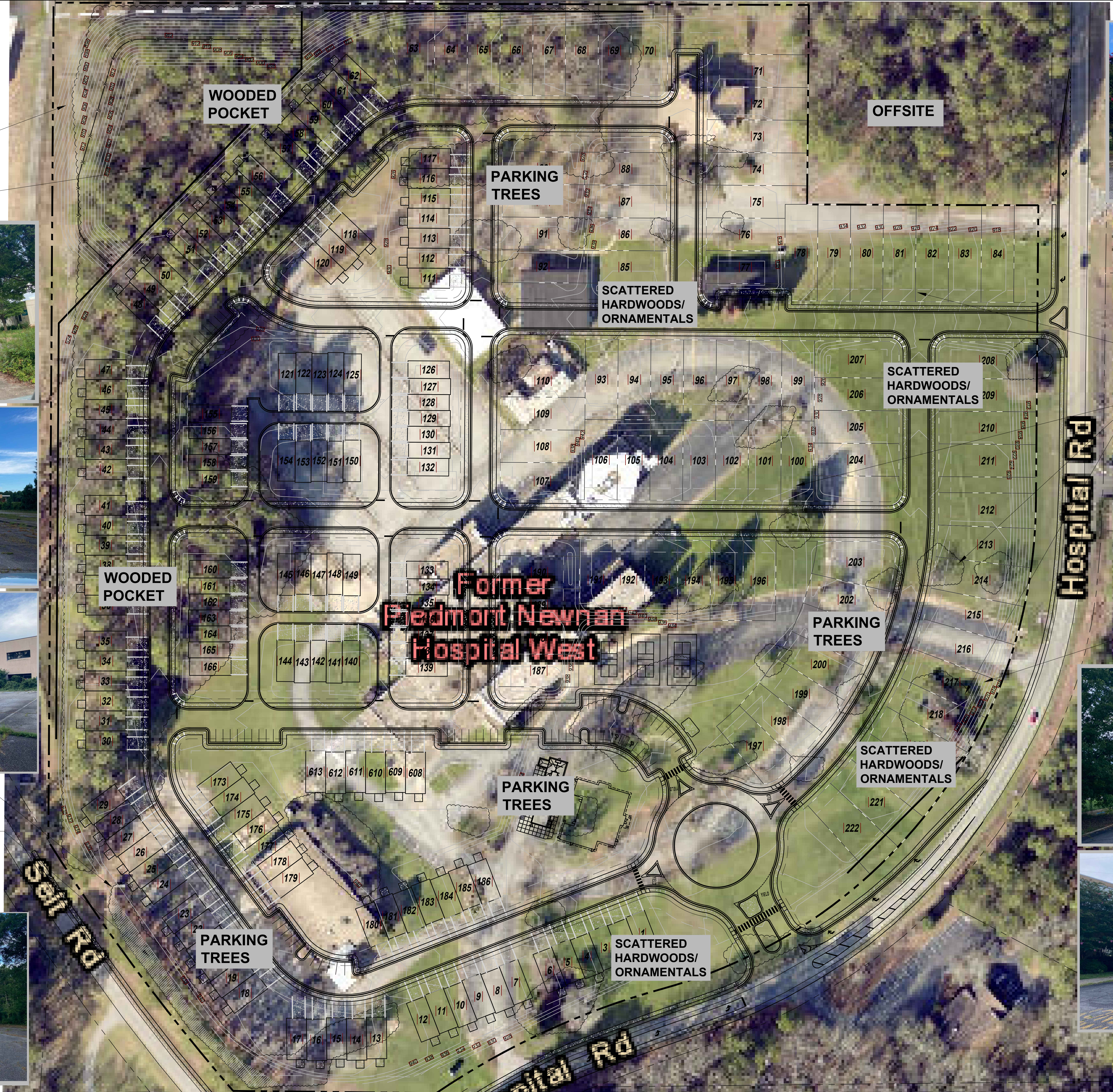
Approximate Area of Existing Vegetation, typ.

A Pocket of Wooded Area Containing Mixture of Pines and Hardwoods Exists in the Northwest Corner of the Site. Tree Sizes in the Wooded Pocket and Around the Site Range from 1" - 54" DBH. Some Specimen Size Trees Located in this Area.



Approximate Area of Existing Vegetation, typ.

Professional Building Parking Area Contains a Mix of Shade and Ornamental Trees in the Parking Islands, Against the Building and along the Outside Edge of Property Near the Selt Road. Anticipated Tree Save Area Lies along the Roadway Area and is Characterized by a Mix of Small to Medium Diameter Pines with Some Hardwoods. Photo Below. Tree Save to be Protected by Active Tree Protection Fence per Code Standards.



EXISTING VEGETATION CHARACTERISTICS
SEE MAP NOTES THIS SHEET

The Site Contains the Primary Building and Related Professional Office Outbuildings, Parking Lots and Automobile Circulation of an Abandoned Hospital.

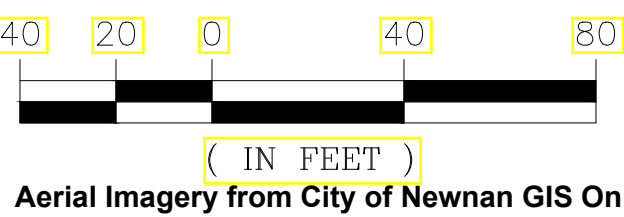
The Developed Portion of the Site is Characterized by Vast Areas of Open Lawn. Hardwoods and Ornamentals Dominate Parking Areas and Surrounding the Buildings Typical of a Previously Developed Commercial Site.

Specimen Size Trees have been Located in the Wooded Pocket and Randomly at the Entry to the Main Building and in Areas of the Parking Lots. Tree Sizes in the Wooded Pocket and Around the Site Range from 1" - 54" DBH.

PLAN SUMMARY

- Total Site Acreage = 32.58 Acres
- Conceptual Proposed Disturbed Acreage = 32.08 Acres
- 0 Acres Undevelopable
- No Required Zoning Buffers
- Conceptual Proposed Tree Save Area = 0.10 Acres

Approximate Area of Existing Vegetation, typ.



REVISIONS
DATE DESCRIPTION

CLIENT

MILL CREEK RESIDENTIAL
3715 NORTHSIDE PKWY, BLDG 200, STE 400
ATLANTA, GA 300327
PHONE: 404.623.7272

LAND PLANNING AND DESIGN, LLC
8020 MAIN STREET
WOODSTOCK, GEORGIA 30188
Phone 770.402.3719
Fax 1.866.334.0203

NOT RELEASED FOR CONSTRUCTION
UNLESS SEALED AND SIGNED BY THE BOB

PRELIMINARY TREE MANAGEMENT PLAN
FOR
AMAVI COWETA
Land Lots 58 & 59, 5th District, CITY OF NEWNAN, GA

DATE: 8.30.22
JOB NO: MOTP2240
DRAWN: ETC
CHECKED: MRC
SCALE: 1" = 60'
SHEET: PTM



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnanlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
Fax (770) 251-7262
Email: melissa@newnanlaw.com

December 2, 2022

VIA EMAIL ONLY

Mr. Dean Smith, Senior Planner
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

**RE: Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR
Approximately 34.497± Acres located at 90 Hospital Road, Newnan, Georgia**

Dear Dean:

The Applicant is in receipt of your email correspondence dated October 12, 2022 with ten (10) numbered questions/comments. I will attempt to respond to each item per your original numbering as follows:

1. This project will be a build to rent project.
2. Mill Creek Residential will maintain ownership.
3. The streets will be private.
4. The community will be gated.
5. The projected rent rates for the townhomes is \$2,355.00-\$2,455.00 per month. The projected rent rates for the single family homes if \$2,070.00 per month.
6. The Applicant has attached the four sides elevations as requested.
7. The Applicant has attached the digital elevations for the townhomes as requested.
8. The Application has attached the renderings for the amenity package.

Mr. Dean Smith, Senior Planner
December 2, 2022
Page 2

9. The Applicant is working on providing renderings for a visual aid of the view from Hospital Road. Unfortunately, the Applicant does not have the ability to create a drone video since this development of the old Newnan Hospital property is unique from any other they have done.

10. The Applicant believes this is attached in the rendering that is attached.

The Applicant previously sent the updated Community Impact Study with the response of the Coweta County School System

If you should have any questions, or need to discuss this matter further, please do not hesitate to contact me.

Yours Truly,



Melissa D. Griffis

MDG/kr

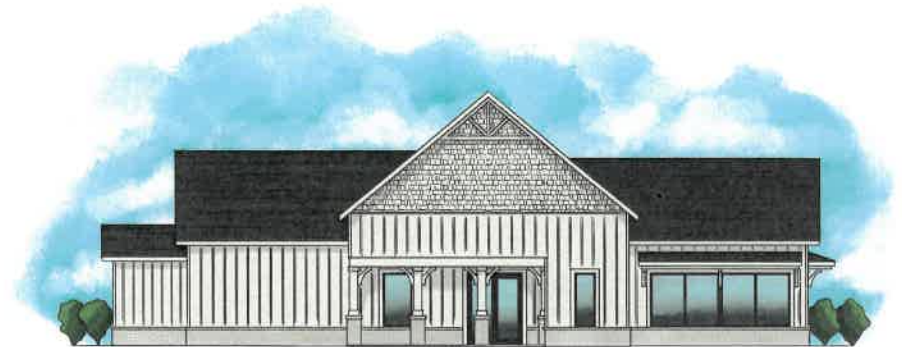
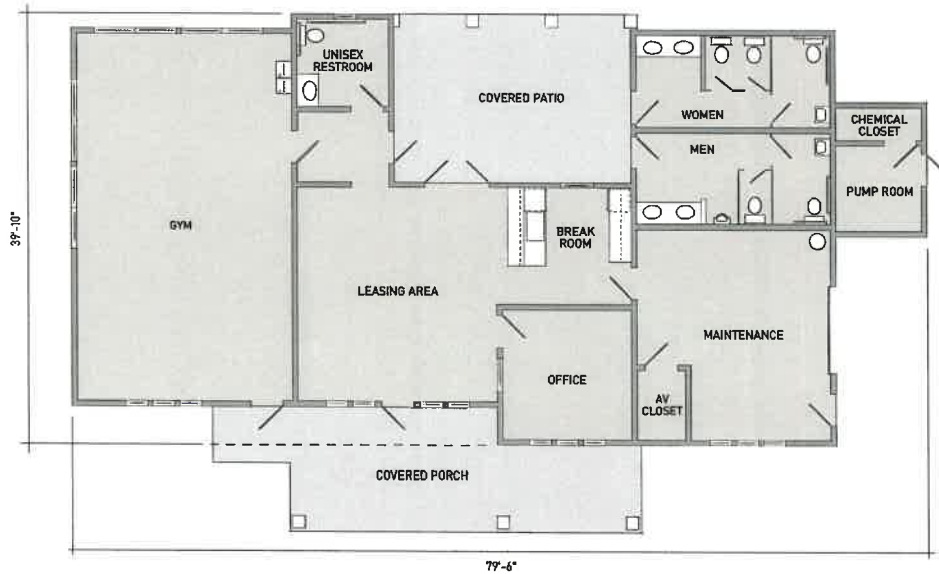
cc: Mr. Jason Wadsworth
Mr. Michael Canady



FRONT ELEVATION

A AMAVI

BY MILL CREEK



REAR ELEVATION

AMENITY BUILDING

BUILDING SF	2,403'
FRONT PORCH SF	367'
REAR PATIO SF	348'
BUILDING HEIGHT	29'





MCD_1140



ELEVATION A



ELEVATION B



ELEVATION C

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL.	INSULATION
A/C	AIR COOLING UNIT	INT.	INTERIOR
ADJ.	ADJACENT	JST.	JOIST
A.F.F.	ABOVE FINISHED FLOOR	JT.	JOINT
A.H.U.	AIR HANDLING UNIT	K.T.	KITCHEN
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATELY	MET.	METAL
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BRD.	BOARD	MISC.	MISCELLANEOUS
BLDG.	BUILDING	M.O.	MASONRY OPENING
BLK.	BLOCK	N.I.C.	NOT IN CONTRACT
BM.	BEAM	N.T.S.	NOT TO SCALE
BOT.	BOTTOM	NO. or #	NUMBER
BRG.	BEARING	O.A.	OVERALL
BRK.	BRICK	O.C.	ON CENTER
B.S.	BOTH SIDES	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	O.H.	OVERHEAD
C/L	CENTER LINE	OPNS.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	PT.	POINT
COL.	COLUMN	P.S.F.	POUNDS PER SQUARE FOOT
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH
CONT.	CONTINUOUS	RAD.	RADIUS
CPT.	CARPET	REF.	REFRIGERATOR
CTR.	CENTER LINE	REINF.	REINFORCED
DBL.	DOUBLE	REQ.	REQUIRED
D.F.	DRINKING FOUNTAIN	RM.	ROOM
DIA.	DIAMETER	R.O.	ROUGH OPENING
DIM.	DIMENSION	RSL.	RESILIENT FLOORING
DN.	DOWN	SECT.	SECTION
DR.	DOOR	SH.	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	S.H.	SINGLE HUNG
EA.	EACH	SIM.	SIMILAR
ELEV.	ELEVATION	S.O.	SHEET ROCK OPENING
ELEC.	ELECTRIC	SQ.	SQUARE
EQ.	EQUAL	STD.	STANDARD
EXST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STOR.	STORAGE
EXT.	EXTERIOR	TRD.	TREAD
FDN.	FOUNDATION	T.O.W.	TOP OF WALL
FIN.	FINISH	TYP.	TYPICAL
F.F.	FINISH FLOOR	VL.T.	VAULT
FL.	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	UNF.	UNFINISHED
FURR.	FURRING	VERT.	VERTICAL
FX.	FIXED	W/	WITH
GA.	GAUGE	W/O	WITHOUT
GALV.	GALVANIZED	W.C.	WATER CLOSET
G.B.	GRAB BAR	W.D.	WOOD
GL.	GLASS	WH	WATER HEATER
GR.	GRADE	W.W.F	WELDED WIRE FABRIC
GYP.	GYPSUM		
H.B.	HOSE BIBB		
HDR.	HEADER		
HGT.	HEIGHT		

DESIGN CRITERIA

FLOOR LIVE LOAD: 20 psf
ROOF LIVE LOAD: 40 psf (INCLUDES DECKS, PATIOS AND PORCHES)

BASIC WIND VELOCITY: 115 mph
SEISMIC DESIGN CATEGORY: B
Bearing walls with light frame walls and wood structural panels

GOVERNING CODES AND STANDARDS

International Residential Code, 2018 Edition, with Georgia Amendments (2020)
International Fire Code, 2018 Edition, with (No Georgia Amendments)
International Plumbing Code, 2018 Edition, with Georgia Amendments (2020)
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020)
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020)
National Electrical Code, 2020 Edition (No Georgia Amendments)

International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

ACI 318, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

A.I.S.C. MANUAL OF STEEL CONSTRUCTION

T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE AND HANDLING OF WOOD TRUSSES

GENERAL NOTES

- SEE SITE DRAWINGS FOR LOCATION, ELEVATION, AND ORIENTATION OF THIS STRUCTURE.
- FOUNDATION DESIGN IS BASED ON A MINIMUM SAFE SOIL BEARING CAPACITY OF 2000 psf. BEARING CAPACITY OF SOILS SHALL BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE.
- ANY FILL WITHIN 10 FEET OF THE STRUCTURE, OR BENEATH WALKS OR PAVED AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF STANDARD PROCTOR DENSITY. ANY FILL PLACED SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- BRICK LEDGE PLACED ON THE PERIMETER OF THE FOUNDATION SHALL HAVE ELEVATION REQUIREMENTS VERIFIED IN FIELD BY BUILDER PRIOR TO CONCRETE PLACEMENT. LEDGES SHALL BE NOT LESS THAN 6" WIDE.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (AT 28 DAYS) OF 3000 psi. CEMENT SHALL BE TYPE 1. AGGREGATES SHALL CONFORM TO ASTM C33. WATER USED FOR CONCRETE SHALL BE CLEAN AND POTABLE. ALL CONCRETE FOR USE IN THESE STRUCTURES SHALL BE TESTED FOR COMPRESSIVE STRENGTH IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICES OF THE AMERICAN CONCRETE INSTITUTE. RESULTS OF COMPRESSIVE STRENGTH TESTING SHALL BE AVAILABLE AT THE JOBSITE FOR REVIEW BY INSPECTOR.
- CONSTRUCTION OR CONTROL JOINTS IN SLAB ON GRADE MAY BE CUT DURING INITIAL CURING PERIOD, OR MAY BE FORMED USING PREFORMED GALVANIZED JOINT MATERIAL. SAWCUT SHALL EXTEND NOT LESS THAN 25% OF SLAB DEPTH.
- STRUCTURAL STEEL SHAPES, BARS AND PLATES SHALL CONFORM TO ASTM A36.
- MORTAR FOR BRICK VENEER SHALL BE TYPE S.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. REINFORCING FOR TURNED-DOWN SLAB EDGES OR FOR GRADE BEAMS SHALL HAVE MINIMUM 3" COVER TO BOTTOM AND EDGES OF FOOTINGS.
- WOOD FOR LOADBEARING STUDS SHALL BE NO. 2 SPRUCE PINE FIR, OR BETTER.
- WOOD FOR NONBEARING PARTITIONS, PLATES, AND BLOCKING SHALL BE UTILITY GRADE SPRUCE PINE OR BETTER.
- WOOD FOR HEADERS, BEAMS OR RAFTERS SHALL BE NO. 2 SOUTHERN PINE OR BETTER.
- WOOD FOR ENGINEERED WOOD TRUSSES SHALL BE NO. 2 SOUTHERN PINE OR BETTER.
- WOOD TRUSSES SHALL BE DESIGNED, FABRICATED, AND DELIVERED BY A MEMBER OF THE TRUSS PLATE INSTITUTE, WHO SHALL CONFORM TO ALL TPI STANDARDS AND SPECIFICATIONS FOR DESIGN, MANUFACTURE, DELIVERY AND HANDLING.
- TRUSS SHOP DRAWINGS SHALL BE SUBMITTED WITH CALCULATIONS STAMPED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF GEORGIA. TRUSS SHOP DRAWINGS APPROVED BY ENGINEER SHALL BE AVAILABLE AT THE JOBSITE AT ALL TIMES.
- JOISTS SHALL BE DETAIL, FABRICATED AND DELIVERED UNDER THE SUPERVISION AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF GEORGIA.
- LAMINATED VENEER LUMBER SHALL HAVE A MINIMUM ELASTIC MODULUS OF 1,800,000 psi, AND A MINIMUM ALLOWABLE BENDING STRESS OF 2800 psi.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, INCLUDING BRACING AND SHORING THE STRUCTURE UNTIL THE STRUCTURE IS COMPLETED.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A-307.
- BUILDING SHEATHING SHALL BE 7/16" THICK APA RATED SHEATHING, OR THE TRUSS BOB PLYWOOD. SEE FASTENING SCHEDULE FOR ATTACHMENT OF SHEATHING.
- REINFORCING STEEL FOR CONCRETE SHALL CONFORM TO ASTM A-615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 186. CONTRACTOR MAY SUBSTITUTE FIBERMESH ADMIXTURE IN CONCRETE FOR WELDED WIRE FABRIC. FIBERMESH USED UNDER THIS ALTERNATE MUST BE ADDED TO CONCRETE IN THE RATIO OF 2.2 LBS PER CUBIC YARD OF CONCRETE.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING COMPLYING WITH IRC R310.

PLAN INDEX

PAGER	PAGE NAME
CS	COVER SHEET
A.2.0	FRONT ELEVATION A&B; ROOF PLAN
A.2.1	FRONT ELEVATION C&D; ROOF PLAN
A.2.2	FRONT ELEVATION E; ROOF PLAN
A.2.3	RIGHT SIDE ELEVATION
A.2.4	LEFT SIDE ELEVATION
A.2.5	REAR ELEVATION
A.2.6	ELEVATION OPTIONS
A.3.0	SLAB FOUNDATION PLAN
A.3.1	BASEMENT FOUNDATION PLAN
A.4.0	1ST FLOOR PLAN AND OPTIONS
A.5.0	2ND FLOOR PLAN AND OPTIONS
E.0.0	BASEMENT ELECTRICAL PLAN
E.1.0	1ST FLOOR ELECTRICAL PLAN
E.2.0	2ND FLOOR ELECTRICAL PLAN

PROJECT DESCRIPTION
SINGLE FAMILY RESIDENCE
TYPE OF CONSTRUCTION
TYPE V-B RESIDENTIAL CONVENTIONAL LIGHT-FRAME
WOOD CONSTRUCTION-
NON-SPRINKLERED
OCCUPANCY CLASSIFICATION
SINGLE FAMILY HOME-DETACHED

SQUARE FOOTAGE	
1ST FLOOR HEATED	885 SF
2ND FLOOR HEATED	255 SF
TOTAL HEATED 1ST AND 2ND FLOOR	1,140 SF
GARAGE	400 SF

SEAL:

REVISION CHANGES:
REV. NO. REV. DATE

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SUBDIVISION COLLECTION:

START DATE:

11/08/2022

DRAWN BY:

MSHART

SCALE:

SHEET NO.

CS

OF



ROOF PLAN (ELEV. A)



REAR ELEVATION



FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (11.25" SHEET SIZE)
SCALE: 1/4" = 1'-0" (22.50" SHEET SIZE)

- REVISION NOTES:**
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH WINDOW MFG. ALL WINDOW SIZES AND DETAILS REQ.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF OVERHANGS TO BE 12" UNLESS NOTED OTHERWISE

MCD_1140
FRONT ELEVATION & ROOF PLAN

SEAL:

[illegible]

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SUBDIVISION COLLECTION:

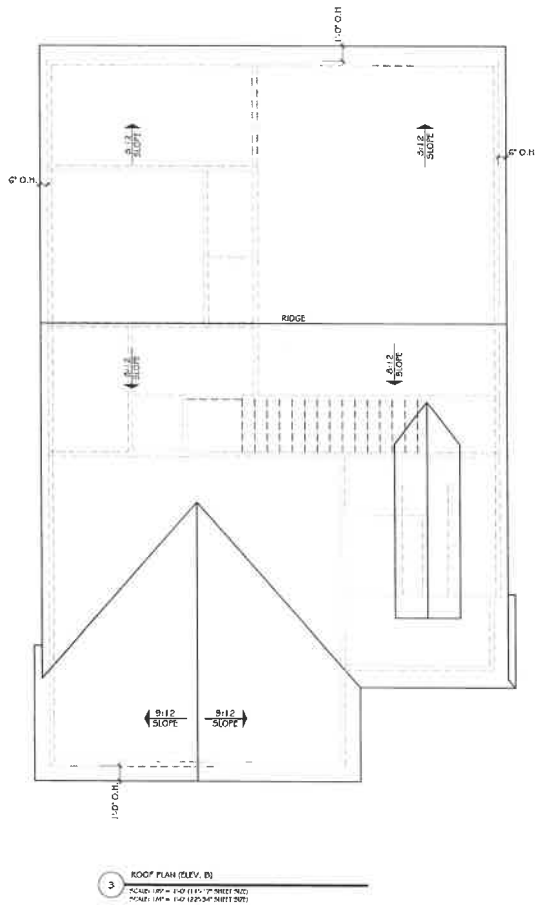
START DATE:

DRAWN BY:

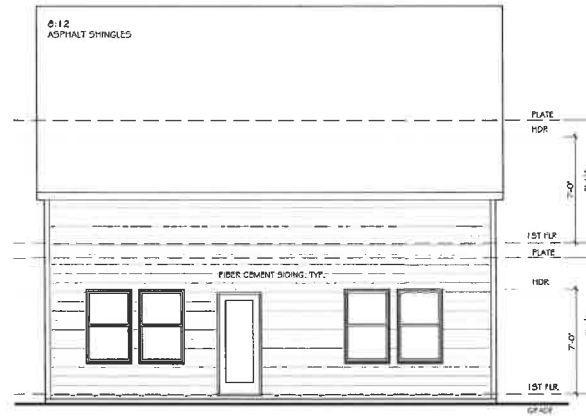
SCALE: _____

SHEET NO.

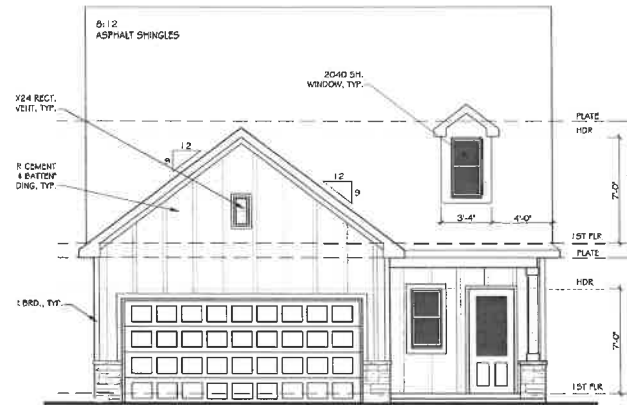
A.2.0



3 ROOF PLAN (ELEV. B)
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" SHEET SIZE)
SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SHEET SIZE)



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" SHEET SIZE)
SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SHEET SIZE)



1 FRONT ELEVATION B
SCALE: 1/8" = 1'-0" (1/4" = 1'-0" SHEET SIZE)
SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SHEET SIZE)

- NOTATION REQUIRED:
1. DO NOT SCALE PLANS AND ELEVATIONS.
 2. CONTRACTOR MUST PROVIDE CONTRACTOR IN RESPONSE FOR ANY AND ALL REVISIONS.
 3. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 4. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 5. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 6. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 7. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 8. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 9. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.
 10. VERIFY ALL DIMENSIONS AND DETAILS WITH THE ARCHITECT.

MCD_1140
FRONT ELEVATION & ROOF PLAN

SEAL:

REVISION CHANGES:	
REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

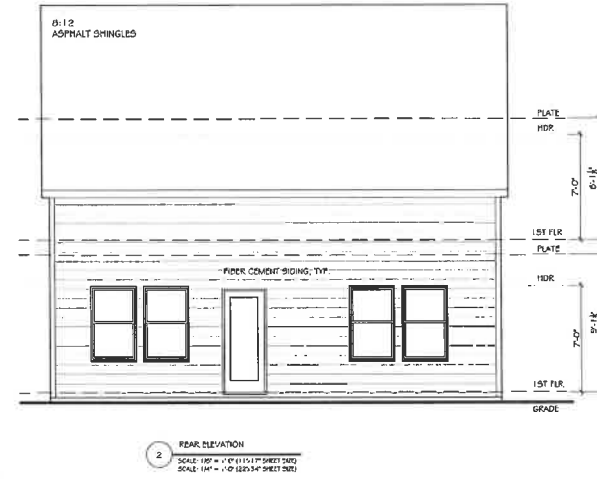
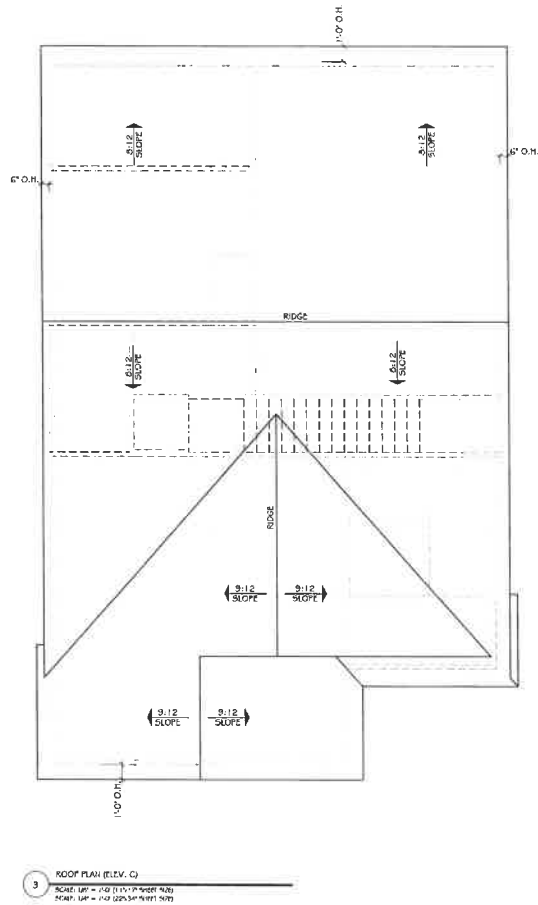
START DATE:

DRAWN BY: 11/08/2022

SCALE: 1/8" = 1'-0"

SHEET NO.

A.2.1



- NOTATION NOTES:
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONSTRUCTION OF ANY IMPROVEMENTS FOR WHICH THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
 3. VERIFY WITH INSURANCE AGENT ALL WINDOW SIZES AND COVERS ARE.
 4. ALL STEEL SHALL BE NUMBERED OR DIMENSIONED STEEL.
 5. ALL ROOF OVERLAP TO BE 1/2" UNLESS NOTED OTHERWISE.

SEAL:

REVISION CHANGES:	REV. NO.	REV. DATE

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SUBDIVISION COLLECTION:

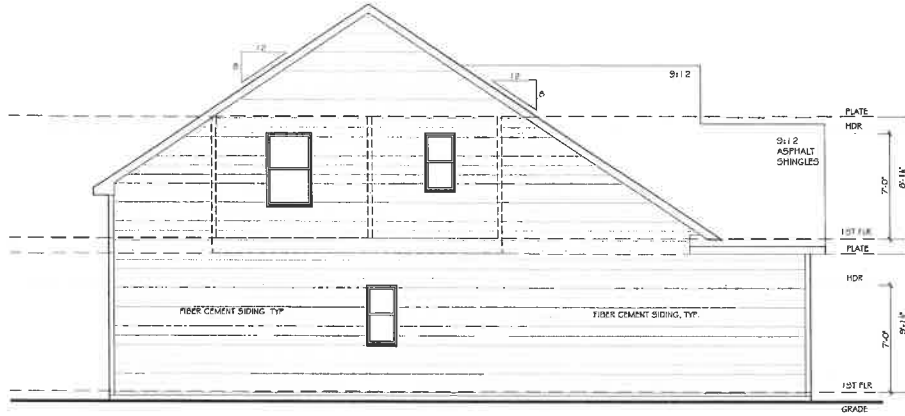
START DATE:
11/05/2022

DRAWN BY:
MART

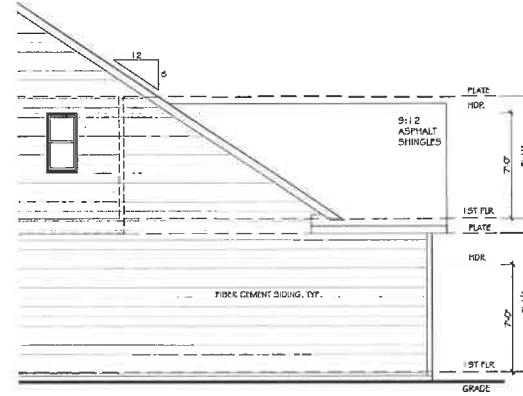
SCALE:

SHEET NO.

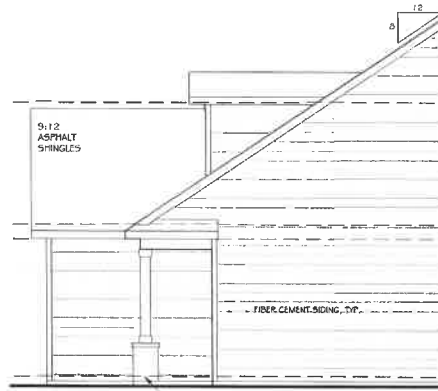
- ELEVATION NOTES:**
1. DO NOT SCALE PLANS FOR CONSTRUCTION PURPOSES.
 2. CONSULT THE ELEVATION FOR THE SCHEDULE OF ALL MATERIALS AND FINISHES.
 3. VERIFY WITH ARCHITECT ALL WINDOW, DOOR AND ELEVATION NOTES.
 4. GUTTERS SHALL BE ALUMINUM OR GALVANIZED STEEL.
 5. ALL ROOF GUTTERS TO BE 12" UNLESS NOTED OTHERWISE.



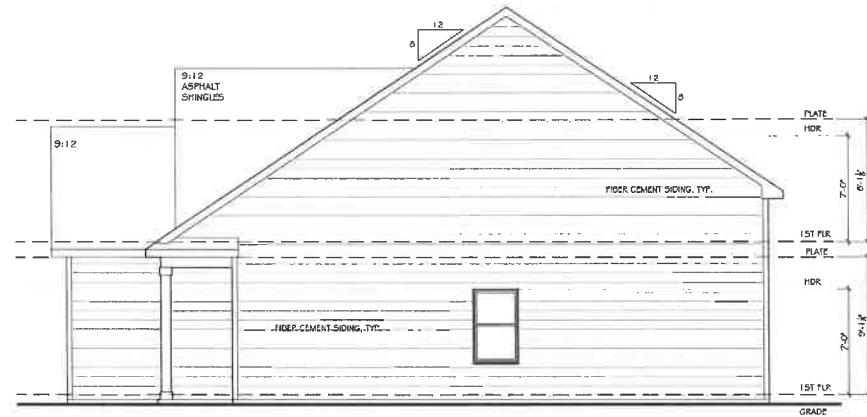
3 LEFT ELEVATION A
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)



4 LEFT ELEVATION B
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)



2 RIGHT ELEVATION A
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)



1 RIGHT ELEVATION B
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)
SCALE: 1/8" = 1'-0" (1/4" SHEET SIZE)

MCD_1140
RIGHT SIDE ELEVATION

SEAL:

REVISION CHANGES:
REV. NO. REV. DATE

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SUBDIVISION COLLECTION:

START DATE:

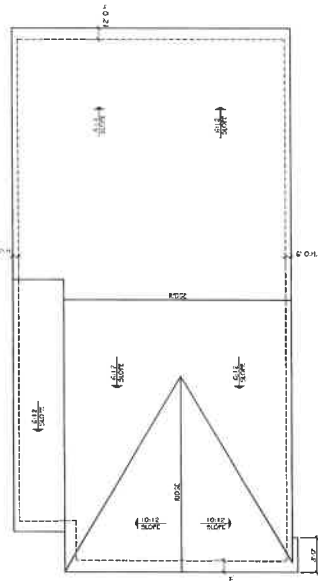
11/09/2022

DRAWN BY: M.HART

SCALE:

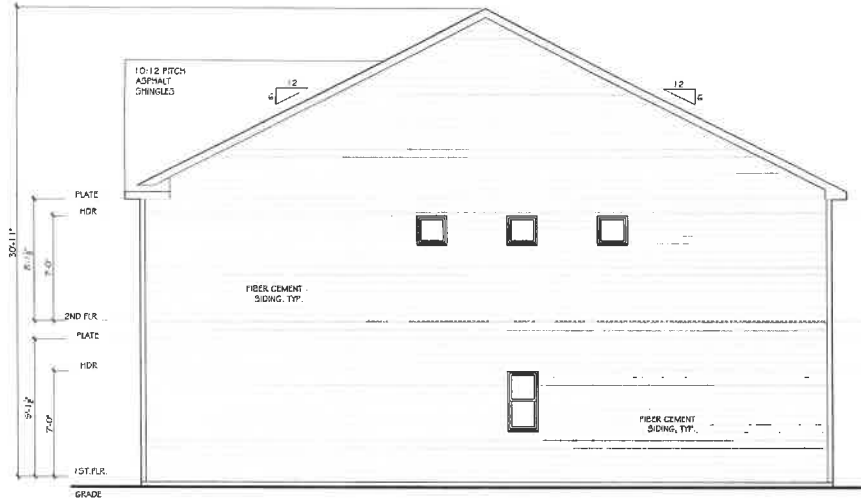
SHEET NO.

A.2.3

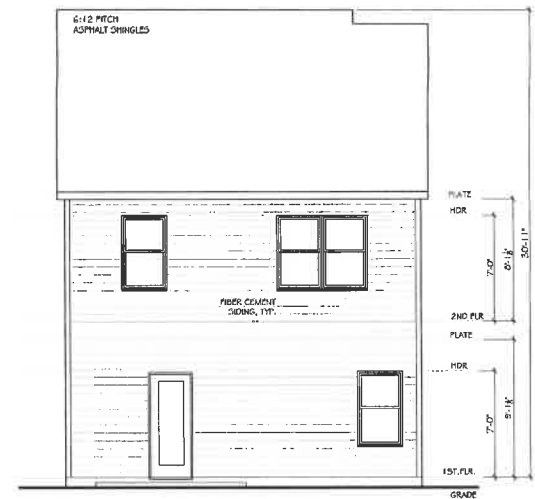


5 ROOF PLAN
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")

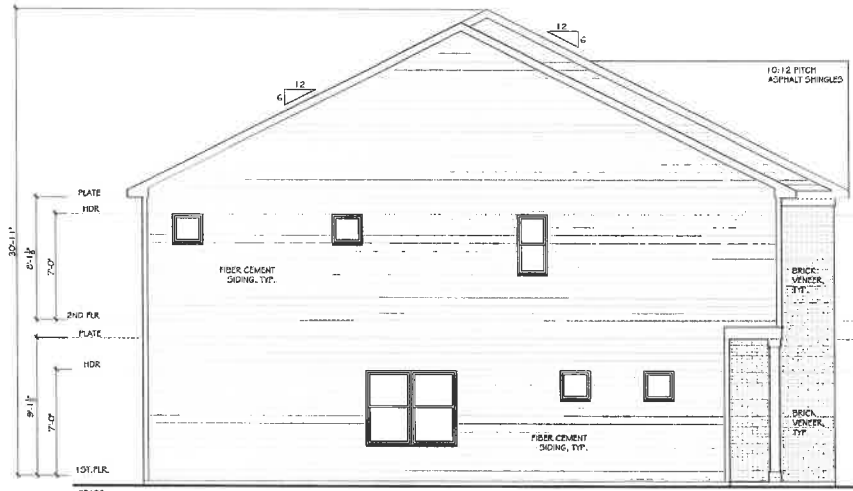
- NOTES:**
1. VERIFY ALL MATERIALS FOR CONSTRUCTION PURPOSES.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND MATERIALS.
 3. VERIFY ALL WINDOW AND DOOR SIZES AND SPACING TO MATCH THE EXISTING STRUCTURE.
 4. ALL ROOF OVERLAPS TO BE 18" UNLESS NOTED OTHERWISE.



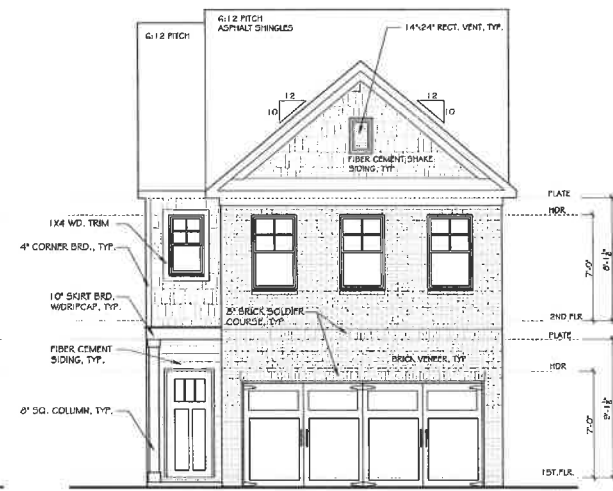
4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")



1 FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")
SCALE: 1/8" = 1'-0" (1/4" = 1'-0")

BRIGHTON ELEVATIONS AND ROOF PLAN

SEAL:

REVISION CHANGES:
REV. NO. REV. DATE

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SUBMISSION COLLECTION:

START DATE:

11/21/2022

DRAWN BY:

MVART

SCALE:

SHEET NO.

A-02



HORNE & GRIFFIS, P.C.
32 South Court Square, P.O. Box 220
Newnan, Georgia 30264
www.newnlaw.com

MELISSA D. GRIFFIS (GA, AL)

Telephone (770) 253-3282
FAX (770) 251-7262
Email: melissa@newnanlaw.com

October 7, 2022

VIA HAND DELIVERY

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

**RE: Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR
Approximately 34.497± Acres located at 90 Hospital Road, Newnan, Georgia**

Dear Ms. Dunnavant:

Mill Creek Residential ("Mill Creek"), the Applicant in the above-described property ("The Property") in the City of Newnan, Georgia, hereby makes this application to amend the zoning ordinance, to allow rezoning of the approximate 34.497 ± acres to be rezoned from OI-1 to PDR.

This PDR proposal will include 30' detached single family homes, 25' front entry townhomes, 22' rear entry townhomes, and 20' rear entry townhomes. The proposed density is 6.41 units per acre with the proposed minimum common open space of 5.48 acres or 16%. The amenities will include a clubhouse, clubroom, leasing office, fitness center, pool, pickle ball court, playground and dog park.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

As noted on the "Application to Amend Zoning Text" form enclosed herewith, the Property is the best location for a PDR zoning as it is a prime location for a residential townhome development in the City of Newnan. The rezoning will allow for development of this current property that has been undeveloped for many years. The PDR zoning will be beneficial to the residents not only at The Property, but also the residents and business owners in the surrounding area.

Ms. Tracy Dunnivant, Planning Director
October 7, 2022
Page 2

For the reasons stated above, Mill Creek believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance. Mill Creek has, at attached Tabs (1) through (14) included all materials required per the Application Form and applicable Ordinance provisions. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Mill Creek, as Applicant and myself as counsel for Mill Creek, look forward to working with you and your staff as you review and analyze the enclosed Application.

I look forward to receiving the Planner's Recommendation in the near future.

Yours Truly,



Melissa D. Griffis
For Mill Creek Residential

MDG/kr
Enclosure(s)



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant Mill Creek Residential

Mailing Address 3715 Northside Parkway, Building 200, Suite 440, Atlanta, GA 30327

Telephone (404) 623-7272 Email: mcanady@mcctrust.com

Property Owner (Use back if multiple names) Piedmont Newnan Hospital

Mailing Address Suite 850, 1800 Howell Mill Road, NW, Atlanta, GA 30331

Telephone _____

Address/Location of Property 60 Hospital Road, Newnan, GA 30263

Tax Parcel No.: N41A 001 Land Lot 59

District/Section 5th Size of Property (Square Feet or Acres) 34.497 acres

Present Zoning Classification: OI-1 Proposed Zoning Classification: PDR

Present Land Use: vacant medical office building

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The medical office building and hospital have been vacant for an extended number of years and the redevelopment to a residential use will allow for the smart growth so highly valued in the City of Newnan.
If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The Future Land Use Map shows this property as a redevelopment opportunity for growth. The Project would revitalize the area and allow a residential component near the Evans Middle School and Temple Avenue recreation facility.

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

24

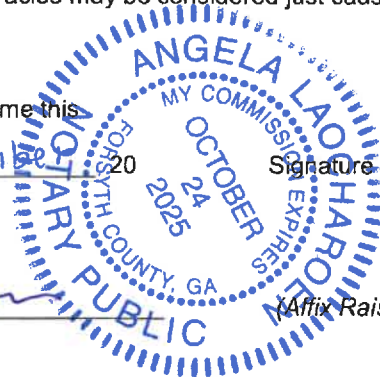
day of

September

20

Signature of Applicant

Notary Public



(Affix Raised Seal Here)

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 10/7/22

FILING FEE RECEIVED: 10/7/22

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

ASSOC. COUNTY COMMISSIONER
SUITE 700 / 191 PEACHTREE ST
ATLANTA, GA 30303

BURG HARRY J III & EMILY S
119 PICKENS DR
NEWNAN, GA 30263

CRANFORD J. HERBERT & CAROLYN
64 PARK VIEW DR
NEWNAN, GA 30263

CRANFORD VALENTINE P
139 PICKENS DR
NEWNAN, GA 30263

EDGE BAMBI T
118 PICKENS DR
NEWNAN, GA 30263

HUDSON FRANCES CLAY
130 PICKENS DR
NEWNAN, GA 30263

JACKSON LEIGH O
136 PICKENS DR
NEWNAN, GA 30263

LEECH WILLIAM M & MARGARET
122 PICKENS DR
NEWNAN, GA 30263

MOTTOLA KATIE COLVIN
123 PICKENS DR
NEWNAN, GA 30263

NEWNAN PRACTICE HOLDINGS LLC
51 HOSPITAL RD
NEWNAN, GA 30263

PASS MATT HEW H & BRANNAN S
126 PICKENS DR
NEWNAN, GA 30263

PATHWAYS CENTER CSB
122C GORDON COMMERCIAL DR
LAGRANGE, GA 30240

PIEDMONT NEWNAN HOSPITAL INC,
745 POPLAR RD
NEWNAN, GA 30265

PIEDMONT NEWNAN HOSPITAL INC
SUITE 850 I 1800 HOWELL MILL RD NW
ATLANTA, GA 303180923

RUTLEDGE CENTER INC
61 HOSPITAL RD
NEWNAN, GA 30263

SPRAYBERRY DONALD L JR & TERRI G
127 PICKENS DR
NEWNAN, GA 30263

SURVEY LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 254.41 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.38 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1050.44 FEET TO A CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 646.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG THE WESTERLY AND NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 00 DEGREES 27 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A NAIL WITH SHINER FOUND; THENCE SOUTH 00 DEGREES 27 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 322.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 767.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 65 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 311.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 32.606 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 43 DEGREES 17 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 138.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 26.34 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 41 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 26.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.38 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 143.62 FEET TO A 1/2" REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF SELT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SELT ROAD ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 210.45 FEET AND A RADIUS OF 2658.53 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 03 MINUTES 25 SECONDS EAST A DISTANCE OF 210.40 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 127.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 166.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.238 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHWESTERLY AND WESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF NORTH 65 DEGREES 13 MINUTES 59 SECONDS EAST A DISTANCE OF 311.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF NORTH 37 DEGREES 32 MINUTES 35 SECONDS EAST A DISTANCE OF 767.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 322.57 FEET TO A NAIL WITH SHINER FOUND; NORTH 00 DEGREES 27 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 48 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 288.91 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 21 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 248.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.653 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

THE PROPERTY IS THE SAME PROPERTY AS REFERENCED IN THAT TITLE COMMITMENT NO. 220000140280 BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JULY 19, 2022 @ 8:00 a.m.

NOTES BY J.E. MCINTOSH AS APPROVED BY SCHEDULE 2 PART 1 OF THE SEVEN
COMMITMENT FOR THE WHARF. PREPARED BY JAMES W. ROSS/ALICE COMPANY.
(COMMERCIAL NUMBER 22-0-0374, MAY 10 1977, THE 1977-78 YEAR 4, 222 W)

- POSSIBLE ENCROACHMENTS
- 100% SUBJECT PROPERTY SHOWN ADJACENT PROPERTY
HOLDINGS HEREON.
- 100% SUBJECT PROPERTY SHOWN SUBJECT PROPERTY
HOLDINGS HEREON.
- BY ORDER OF THE COUNTY OF KANSAS
AND EXAMINER FOUND FOR THE PUBLIC RECORDS DEPT. 2
-GIVEN FOR COUNTY OF KANSAS EXAMINER ON 11/11/12

Fig. 2.2

[illegible]

FIGURE 2

[illegible]



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Please list any written proffered conditions below:

The Subject Property shall include the following amenities: clubhouse, clubroom,
leasing offices, fitness center, pool, pickle ball court, playground and dog park

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

All plans, profiles, elevations and other demonstrative materials included in the
application packet are proffered herein.

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

Signature of Applicant

MICHAEL CANADY

Type or Print Name and Title

Signature of Applicant's Representative

MELISSA D. GRIFFIS, ESQ.

Type or Print Name and Title

Signature of Notary Public

9/26/22

Date



(Affix Raised Seal Here)



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.
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All plans, profiles, elevations and other demonstrative materials included in the
application packet are proffered herein.

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

Signature of Applicant

Melissa D. Griffis

Signature of Applicant's Representative

MICHAEL CANADY

Type or Print Name and Title

MELISSA D. GRIFFIS, ESQ.

Type or Print Name and Title

Signature of Notary Public

Date

Karen Reese

10.6.2022



(Affix Raised Seal Here)



NEWMAN
GEORGIA

City of Newnan, Georgia

Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on October 7, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

Michael Canady

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment B

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

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

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

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

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

Signature of Applicant

Signature of Applicant's Representative

Type or Print Name and Title

MELISSA D. GRIFFIS, ATTORNEY

Type or Print Name and Title

Karen Reese 10.6.2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Piedmont Newnan Hospital, Inc.

Telephone Number contact: Michael Licause O- 470-271-2314 M- 678-637-2608

Address of Subject Property 60 Hospital Rd., Newnan, GA 30263 { including all tracts & parcels included in the survey in this application for re-zoning}

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

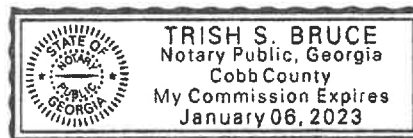
Signature of Property Owner

Personally appeared before me

John T. Tillman

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

Trish S. Bruce
Notary Public



(Affix Raised Seal Here)

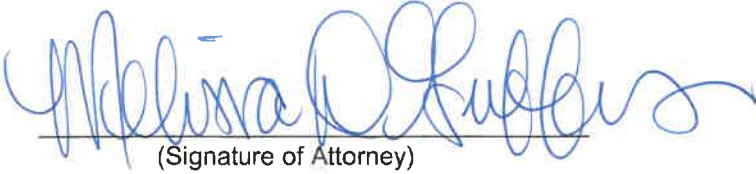
9-13-2022
Date



City of Newnan, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date October 7, 2022



Community Impact Study

Mill Creek Residential

Newnan GA

October 07, 2022

Introduction

The proposed development site is located at the 60 Hospital Road at the location of the previous Piedmont Hospital in Newnan, Georgia. The site is comprised of all or portions of parcel number(s) N41A 001 and N41A 001A on the Coweta County Property Tax website. Per the tax property record(s) (attached in Appendix A), the total site is approximately 41.60 acres in size. The project will be constructed on portions of the property located on the east side of Hospital Road for a development size of 32.606 acres of the overall parcel(s).

The development is proposed to consist of 221 total units with a mixture of both detached and attached single family homes. A conceptual site plan is attached within Appendix B. Primary access to the site is provided by a full access driveway on Hospital Road and a second access is also provided on Hospital Road via a right-in/right-out driveway on the northern boundary thereby meeting the two entrance/exit requirements of the City of Newnan.

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

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

The responses are summarized in sections below and a copy of the responses from the above agencies are included as attachments to this report. A traffic impact study is in the process of being completed and will be provided under a separate cover in November of 2022, and this report includes a detailed traffic methodology statement as well as an analysis of the property taxes and anticipated impact fees.

Traffic Impact

Preparation of a traffic study is to be provided under separate cover. A detailed traffic study methodology has been attached to this report as Appendix C. The project is anticipated to generate 1,617 Average Daily Trips. Three (3) intersections have been identified for study. Background AM and PM traffic counts will be obtained for these intersections. Using these counts, the generated trips from the development will be distributed across the selected intersections. The intersections will then be analyzed for level of service and any required improvements will be identified.

City of Newnan Police Department

A request was made to the City of Newnan Police Department for information regarding the quantity of police calls for similar developments, attached to this report in Appendix D.

Police Chief Blankenship provided a letter summarizing the estimated quantity of police calls for a three years period, also within Appendix D. For this analysis Chief Blankenship was asked to review similar developments. Three similar developments that were referenced for this analysis: Newnan Crossing apartments (189 units), Vinings at Newnan Lakes (248 units) and preserve at Greison Trail (245 units).

For this development of 221 units, it was estimated that there will be an increase of 459 police calls, 25 motor vehicle accidents and 99 traffic stops within a three-year period. Which averages 153 calls per year, 8.33 motor vehicle accidents per year and 33 traffic stops per year.

Combining all police calls, accidents and traffic stops this development will generate on average, 194 police calls/stops/accidents per year. This becomes 0.87 calls/stops/accidents per unit/per year.

The Police Chief predicts that a strain would be placed on calls for service and would cause additional maintenance on equipment with a monetary value of \$15,0000 toward additional personnel.

City of Newnan Fire Department

A request was made to the City of Newnan Fire Department for information regarding the quantity of fire calls for similar developments, copy attached to this report in Appendix E. Fire Chief Stephen Brown provided a letter summarizing the estimated quantity of fire calls for a one-year period, also within Appendix E. The Fire Chief used similar developments for the analysis. The three similar developments referenced for this analysis were: Newnan Promenade (189 units), Stillwood Apartments (248 units) and the Springs at Newnan (235 units).

The Fire Chief confirmed that at this time the Newnan Fire Department has the resources to provide services for the proposed addition of 221 units with the anticipated increase in calls of 58 per year.

The increase in call volume will impact the department with additional wear and tear on equipment and will influence the effectiveness and strength of the manpower. The anticipated impact may require additional equipment and manpower to continue to provide the service currently provided.



Newnan Utilities

A request was made to Newnan Utilities for information regarding the capability to serve this development, a copy of which is within Appendix F. Below is summary of the impacts and minimum requirements for Newnan Utilities: electric, water and sanitary sewer.

1. Electric:

- a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
- b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
- c. Electrical shall be built out per Newnan Utilities contractor manual.

2. Sanitary Sewer:

- a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
- b. Developer is responsible for all upgrade costs necessary to serve said property, including but not limited to:
 - Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.
 - 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.
 - Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
 - Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

3. 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:
 - Construction of development water system per Newnan Utilities Specifications.



- Design and construction of connection to Newnan Utilities Water System.
- 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.
- Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
- Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

4. Other Considerations:

- a. Please note that the existing gravity sanitary sewer system both on the north side and south side, may need upgrading to accommodate the development and any future development

Coweta County School Board

A request was made to Coweta County School Board for information regarding the impacts to the school system regarding this development. A copy of this request is attached within Appendix G. As of the date of this report, the requested information has not been received.

Tax Revenue

The tax parcels included in this development are N41A 001 and N41A 001A. The combined 100% value of these parcels with existing zoning and use per Coweta County public website would be a total of **\$6,622,218** per the 2022 Annual Assessment Notice attached in Appendix H.

In the calculation above the land value of tax parcel N41A 001 (\$6,622,218) needs to be adjusted by removing the land value of the vacant tract that lies on the east side of Hospital Road (approximately 4.68 acres). The land value was found by dividing the total value by the total acres yielding \$40,000 per acre. The adjusted value would then be 4.68 acres time \$40,000 equaling \$187,200 land value that should be removed from the total appraised value. The true total appraise value would then be **\$6,435,018.**

At build out (221 total units) the estimated 100% appraised valuation of the development will be approximately **\$54,500,000.** The is an increase in taxable value by **\$48,290,981.** The taxes anticipated to be paid are shown in the Table 1, below where a comparison from taxes from 2022 and compared with the taxes in year 2028 at built out.



Table 1, Tax Revenue Comparison, (2022 vs 2028)

ESTIMATED INCREASE IN ANNUAL PROPERTY TAX VALUE (N41A 001 & N41A 001A)				APPRAISED VALUE (100%)	ASSESSED VALUE (40%)
Existing Values 2022				\$ 6,622, 218	\$2,648,887
Estimated Appraised Value at build out (2028)				\$ 54,500,000	\$21,800,000
Taxing Authority	Millage Rate 2022	Existing Assessment 2022	Improved Taxable Assessment 2028	Estimated Increase in Property Taxes	
Coweta County	0.006162	\$16,322.44	\$134,331.60	\$118,008.56	
Coweta County Schools	0.017140	\$45,421.93	\$373,652.00	\$328,230.00	
City of Newnan	0.003574	\$9,467.12	\$77,913.20	\$68,446.08	
TOTALS TAXES		\$71,211.49	\$585,897.8	\$514,686.31	

Impact Fees

Based on the current Development and Sanitary Sewer Impact Fee assessments for new developments within the City of Newnan, the development will generate **\$1,041,089.01** in impact fees. The Table 2 below summarizes the impact fees.

Table 2, Impact Fee Summary

Fee Type	Unit Cost	Total Units	Total
Development Impact Fee	\$1,110.81	221	\$245,489.01
Sanitary Sewer Impact Fee	\$3,600.00	221	795,600.00
TOTAL IMPACT FEES			\$1,041,089.01



APPENDICES

- A - Coweta County Property Tax Record
- B - Conceptual Site Plan
- C - Traffic Impacts- Methodology – results pending
- D - Police Department Impacts
- E - Fire Department Impacts
- F - Utility Impacts
- G - Schools
- H - Tax Revenue

APPENDIX A – PROPERTY CARDS

Summary

Parcel Number N41A 001
Location Address 60 HOSPITAL RD
Legal Description HOSP/41.3728 AC LL 59 58 LD 5
(Note: Not to be used on legal documents)
Class C5-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District NEWNAN 02 (District 02)
Millage Rate 26.876
Acres 41.37
Neighborhood Comm/Ind Newnan (G10000)
Homestead Exemption No (S0)
Landlot/District 59 / 5

[View Map](#)

Owner

[PIEDMONT NEWNAN HOSPITAL INC](#)
 SUITE 850
 1800 HOWELL MILL RD NW
 ATLANTA, GA 30318-0923

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Comm (Acres)	Acres	1,802,077	0	0	41.37	1

Commercial Improvement Information

Description Hospitals-Avg
Value \$476,076
Actual Year Built 1980
Effective Year Built 1980
Square Feet 19670
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$58,907
Actual Year Built 1980
Effective Year Built 1980
Square Feet 2000
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$490,544
Actual Year Built 1960
Effective Year Built 1975
Square Feet 22570
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls

Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$124,441
Actual Year Built 1960
Effective Year Built 1975
Square Feet 4840
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$152,611
Actual Year Built 1985
Effective Year Built 1985
Square Feet 4542
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Avg
Value \$90,392
Actual Year Built 1980
Effective Year Built 1980
Square Feet 2952
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description Hospitals-Fair
Value \$12,885
Actual Year Built 1980
Effective Year Built 1980
Square Feet 480
Wall Height 10
Wall Frames
Exterior Wall
Roof Cover
Interior Walls
Floor Construction
Floor Finish
Ceiling Finish
Lighting
Heating
Number of Buildings 1

Description	Hospitals-Avg
Value	\$1,685,704
Actual Year Built	1960
Effective Year Built	1980
Square Feet	47103
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse-Storage-Poor
Value	\$3,030
Actual Year Built	1980
Effective Year Built	1980
Square Feet	2304
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Office-Fair
Value	\$79,216
Actual Year Built	1990
Effective Year Built	
Square Feet	5602
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Warehouse-Storage-Good
Value	\$64,895
Actual Year Built	1990
Effective Year Built	1990
Square Feet	6000
Wall Height	10
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Office-Fair
Value	\$74,302
Actual Year Built	1990
Effective Year Built	1990
Square Feet	6150
Wall Height	10

Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Description Office-Fair
 Value \$26,644
 Actual Year Built 1990
 Effective Year Built 1990
 Square Feet 1960
 Wall Height 10
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	1999	1x57000 / 0	0	\$18,753
Comm-Paving-Asphalt	1990	1x45400 / 0	0	\$6,356
Comm-Paving-Asphalt	1970	1x265000 / 0	0	\$37,100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2007	3147 551		\$0	UNQUALIFIED MULTIPLE	PIEDMONT NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
3/1/2007	3147 542		\$36,925,102	QUALIFIED MULTIPLE	NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
12/31/2002	2076 528		\$19,200,000	UNQUALIFIED IMPROVED	ATLANTA HEALTHCARE	NEWNAN HOSPITAL INC
2/1/1999	1349 699		\$9,000,000	UNQUALIFIED IMPROVED	GENERAL HOSP OF HUMA	ATLANTA HEALTHCARE
12/22/1995	989 412		\$0	UNQUALIFIED IMPROVED		GENERAL HOSP OF HUMA
11/30/1982	344 403		\$0	UNKNOWN STATUS		GENERAL HOSP OF HUMA

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$5,056,656	\$5,056,656	\$5,148,545	\$5,148,545	\$5,148,545	\$5,148,545
Land Value	\$1,654,800	\$1,654,800	\$1,654,800	\$1,654,800	\$1,654,800	\$1,654,800
+ Improvement Value	\$3,339,647	\$3,339,647	\$3,339,647	\$3,339,647	\$3,339,647	\$3,339,647
+ Accessory Value	\$62,209	\$62,209	\$62,209	\$154,098	\$154,098	\$154,098
= Current Value	\$5,056,656	\$5,056,656	\$5,056,656	\$5,148,545	\$5,148,545	\$5,148,545

Assessment Notices 2019

35533 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

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

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

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

[Last Data Upload: 9/23/2022, 1:11:12 AM](#)

Developed by



Version 2.3.224

Summary

Parcel Number	N41A 001A
Location Address	58 HOSPITAL RD
Legal Description	MED OFF BLDG/0.324 AC (Note: Not to be used on legal documents)
Class	C3-Commercial (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	NEWNAN 02 (District 02)
Millage Rate	26.876
Acres	0.32
Neighborhood	Comm/Ind Newnan (G10000)
Homestead Exemption	No (S0)
Landlot/District	59 / 5

[View Map](#)

Owner

[PIEDMONT NEWNAN HOSPITAL INC](#)
C/O JANINE DELAND- ADMINISTRATION
745 POPLAR RD
NEWNAN, GA 30265

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Newnan Comm (Acres)	Acres	13,939	0	0	0.32	1

Commercial Improvement Information

Description	Medical Office-Avg
Value	\$1,531,304
Actual Year Built	1999
Effective Year Built	
Square Feet	27960
Wall Height	12
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm-Paving-Asphalt	1999	100x200 / 0	0	\$18,800
Comm-Lights-Single	1999	0x0 / 1	3	\$2,658

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2007	3147 558		\$0	UNQUALIFIED MULTIPLE	PIEDMONT NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
3/1/2007	3147 542		\$36,925,102	UNQUALIFIED MULTIPLE	NEWNAN HOSPITAL INC	PIEDMONT NEWNAN HOSPITAL INC
12/31/2002	2076 535		\$800,000	UNQUALIFIED IMPROVED	GENERAL HOSP OF HUMA	NEWNAN HOSPITAL INC
12/22/1995	989 412		\$0	UNQUALIFIED IMPROVED		GENERAL HOSP OF HUMA
11/30/1982	344 403		\$0	UNKNOWN STATUS		GENERAL HOSP OF HUMA

Valuation

	2022	2021	2020	2019	2018	2017
Previous Value	\$1,565,562	\$1,565,562	\$1,588,845	\$1,588,845	\$1,588,845	\$1,588,845
Land Value	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800	\$12,800
+ Improvement Value	\$1,531,304	\$1,531,304	\$1,531,304	\$1,531,304	\$1,531,304	\$1,531,304
+ Accessory Value	\$21,458	\$21,458	\$21,458	\$44,741	\$44,741	\$44,741
= Current Value	\$1,565,562	\$1,565,562	\$1,565,562	\$1,588,845	\$1,588,845	\$1,588,845

Assessment Notices 2019

35534 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

2022 Assessment Notice (PDF)

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

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

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

Last Data Upload: 9/23/2022, 1:11:12 AM

Developed by
 **Schneider**
GEOSPATIAL

Version: 2.3.224



APPENDIX B – CONCEPTUAL SITE PLAN



APPENDIX C – TRAFFIC IMPACTS METHODOLOGY

METHODOLOGY MEMORANDUM

55 Millard Farmer Ind. Blvd.
Newnan, GA 30263
678.423.0050
www.lumin8.com

Subject: Hospital Road TIS Methodology

Date: 10/6/22

To: Dana Johnson, P.E., CFM

From: Speedy Boutwell, P.E., PTOE

The purpose of this memorandum is to provide methodology that would be utilized to complete the Hospital Road Traffic Impact Study (TIS). The memo includes the following:

- The location in which the project would be located
- The proposed site plan
- A Trip Generation for the proposed project
- A preliminary estimate of which intersections would be studied and how the proposed traffic would travel to and from the site
- A preliminary growth rate for use in projecting future background growth

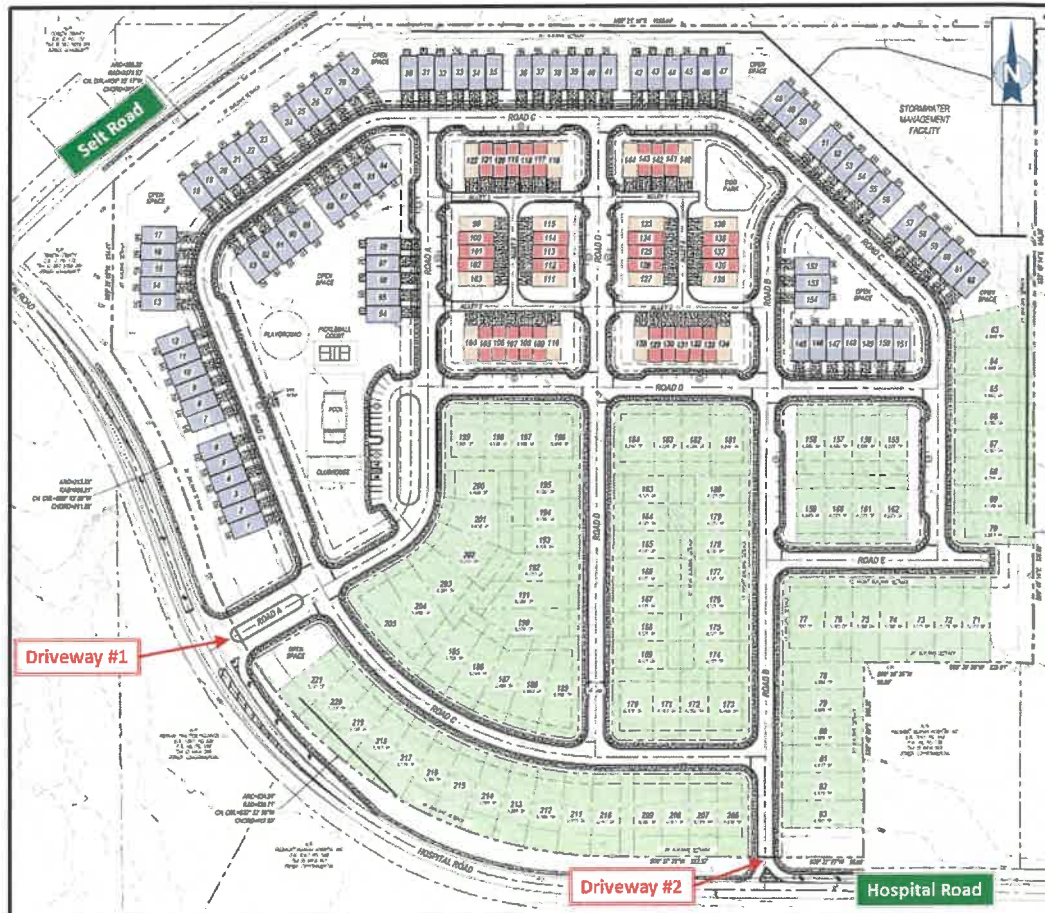
The Hospital Road development is proposed to consist of approximately 221 dwelling units, specifically townhomes. The development is proposed at the corner of Hospital Road and Selt Road in Newnan, GA. Figure 1 illustrates the project location.

FIGURE 1: PROJECT LOCATION



Figure 2 illustrates the site plan for the proposed development. The site plan indicates a 221-unit townhome community with two driveways that will intersect Hospital Road. Driveway #1 is proposed as full-access, while Driveway #2 is proposed as a Right-In/Right-Out (RIRO).

FIGURE 2: SITE PLAN

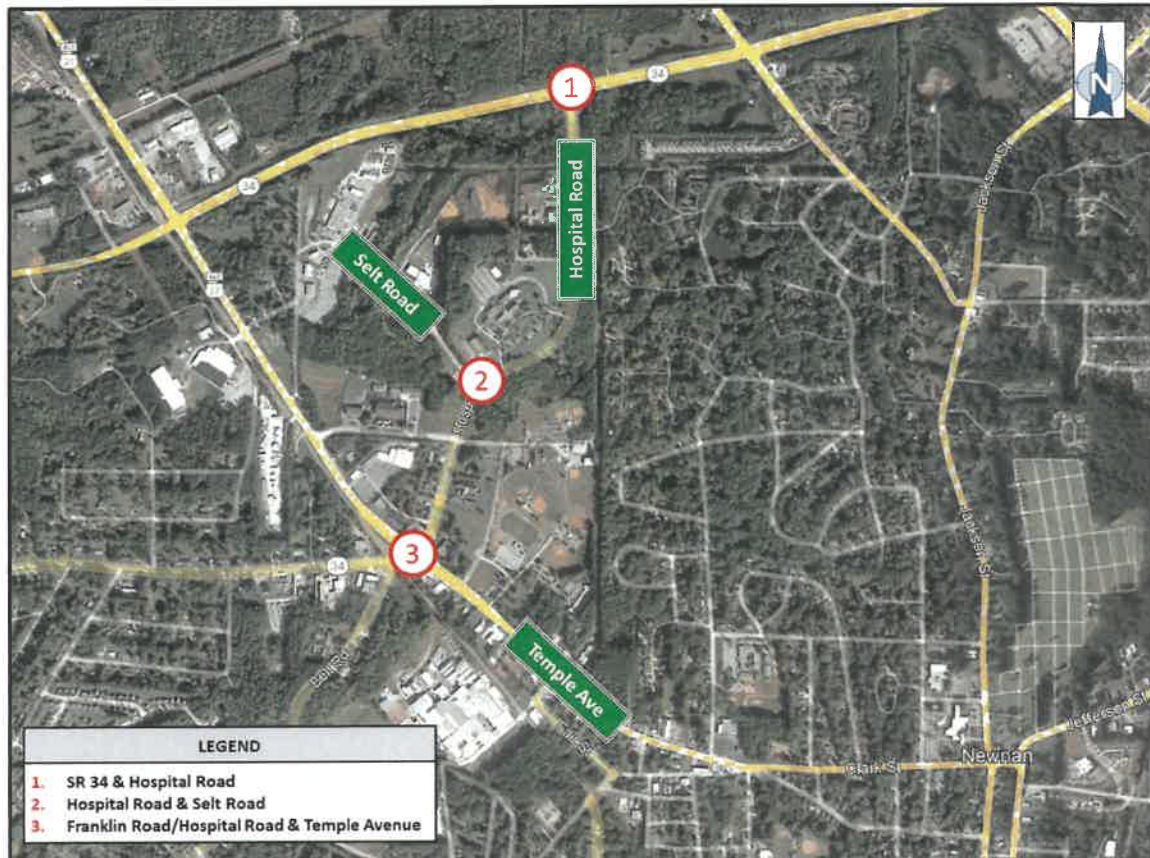


STUDY INTERSECTIONS

To determine how the proposed development will affect the surrounding areas, existing intersections will be studied. As a part of this existing turning movements counts for the AM and PM peak periods at several nearby intersections will be collected. The study intersections are proposed to be:

- SR 34 and Hospital Road
- Hospital Road and Selt Road
- Franklin Road/Hospital Road and Temple Avenue

FIGURE 3: STUDY INTERSECTIONS



TRIP GENERATION

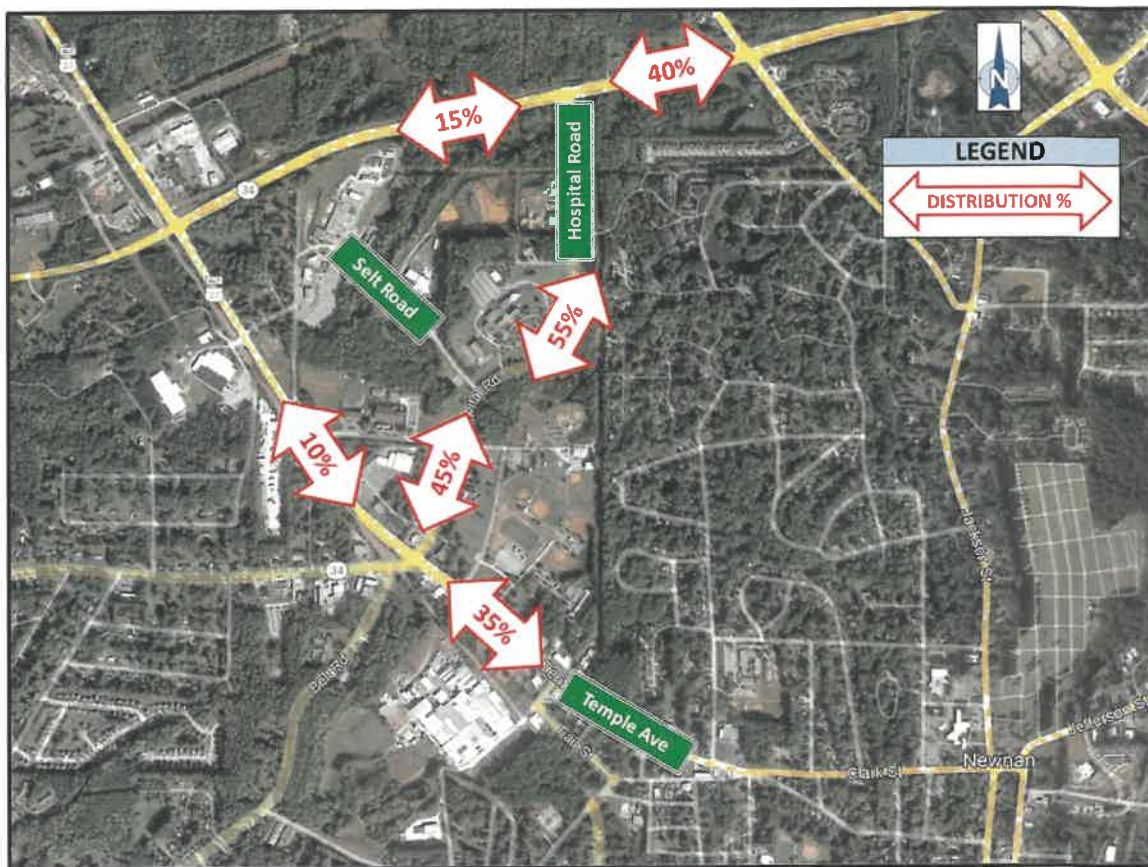
The trips generated by the development were estimated using trip generation rates found in ITE's publication Trip Generation, 10th Edition. TripGen 10 software from Trafficware was used to facilitate the calculation. The trip generation publication contains multiple associated trip rates for the listed land use. The rates that resulted in the larger trip generation were used for this study. The trip generation can be seen below in Table 1.

Table 1: TRIP GENERATION ESTIMATE

ITE CODE	DESCRIPTION	SIZE	DAILY 2-WAY TRIPS	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
220	Townhomes	221 Units	1618	23	79	102	78	46	124

Figure 4 illustrates the estimated trip distribution in which the development traffic is projected travel to and from the development. The percentages shown were developed by examining existing GDOT count stations.

FIGURE 4: PRELIMINARY TRIP DISTRIBUTION



NOTE: These percentages are subject to change during the TIS, as an Automatic Traffic Recorder will be utilized to collect the current traffic patterns on Hospital Road.

BACKGROUND GROWTH

The ARC projects an annual population growth rate of 1.3% per year for Coweta County through 2050. Based on the data available from the nearby GDOT count station, the growth trend was calculated to be -0.11% for the past five years and 1.34% for the past ten years.

Based on these rates and the surrounding area, the growth rate was established to be 1.25% for the purpose of the study.

APPENDIX D – POLICE IMPACTS



September 20, 2022

Via Email and Regular Mail

Chief Brent Blankenship
City of Newnan Police Department
P.O. Box 1193
Newnan, GA 30264

Dear Mr. Blankenship,

Please find attached a conceptual site plan for a new development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application in the City of Newnan. Since this application is for a development that exceeds 150 dwelling units, the city will require a Community Impact Study for Police, Fire, Water, Sanitary Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



09/29/22

Reference: 60 Hospital Rd. Development

Dear Tracy,

After reviewing call history for multiple developments that could compare to this one development, it is estimated that there will be an increase of approximately 459 calls, 25 motor vehicle accidents and 99 traffic stops in a three-year period for this development.

There would be an increase of people and vehicle traffic to the area, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

It is believed that a strain would be placed on calls for service and would cause additional maintenance on equipment, with a monetary value of \$15,000.00 toward additional personnel.

Thanks,

A handwritten signature in black ink, appearing to read 'Brent Blankenship', is written over a horizontal line.

Brent Blankenship

Chief of Police

Newnan Police Department



APPENDIX E – FIRE IMPACTS



September 20, 2022

Via Email and Regular Mail

Chief Stephen Brown
City of Newnan Fire Department
P.O. Box 1193
Newnan, GA 30264

Dear Mr. Brown,

Please find attached an updated version of the conceptual site plan for a new development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application the end of September 2022. Since this application is for a development that exceeds 150 dwelling units, the City will require a Community Impact Study for Police, Fire, Water, Sanitary Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable and encouraged.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

September 29, 2022

Dear Tracy,

The following information is regarding the request by Dana Johnson for an update to community impact analysis on a proposed conceptual site plan for new development on Hospital Road. This is the site of the old Piedmont Hospital.

At this time, the Newnan Fire Department has the resources to provide services for the proposed addition of 222 units. However, upon full completion, it will impact the specific area with increase in population and traffic. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

The list of comparable properties below has been analyzed.

Proposed	Comparison Apartments	# of Units	12 Month Call Volume
Hospital Road	Newnan Promenade	189	79
# of units 222	Stillwood Apts	248	52
	Springs @ Newnan	235	44
	Avg	Calls	58

We've had request for impact analysis on other similar proposed properties in the area, as well. It does create cause for concern regarding the effectiveness of fire services and response times to current service areas. We strive for excellence and to continue serving our citizens as we do currently, therefore the impact of the proposed property may require additional equipment and manpower at the Newnan Fire Department, in the future.

Kind Regards,


Stephen Brown

APPENDIX F – UTILITY IMPACTS



September 20, 2022

Via Email and Regular Mail

Newnan Utilities
Scott Tolar, P.E.
315 Millard Farmer Industrial Blvd
Newnan, GA 30263

Dear Mr. Tolar,

Please find attached an updated copy of the conceptual site plan for a new development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application in the City of Newnan. Since this application is for a development that exceeds 150 dwelling units, the city will require a Community Impact Study for Police, Fire, Water, Sanitary Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



October 3, 2022

Dana S. Johnson, P.E., CFM
Senior Engineer
Integrated Science & Engineering
1039 Sullivan Road
Suite 200
Newnan, GA 30265

RE: 60 Hospital Rd – Parcel N41A 001 and N41A 001A – 221 Units

Ms. Johnson,

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

- Parcel Number N41A 001 and N41A 001A
 - 32.5 Acres
 - Attached concept plan
1. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD drawing files for electrical design.
 - b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet.
 - c. Electrical shall be built out per Newnan Utilities contractor manual.
 2. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade costs necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.

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

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

3. 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. Cost of all water meters, and any additional costs pertaining to the monitoring of water meters.
 - vi. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.

4. Other Considerations:

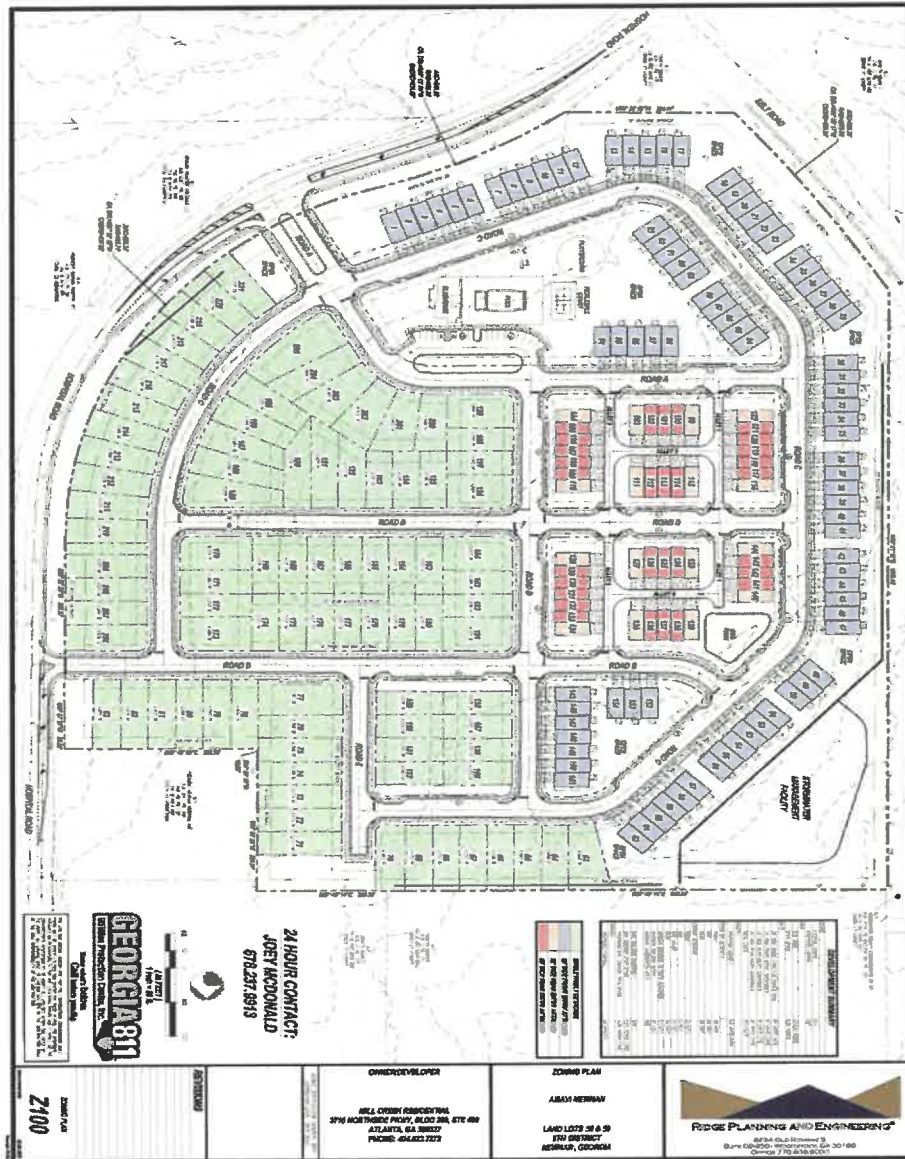
- a. Please note that the existing gravity sanitary sewer system both on the north side and south side, may need upgrading to accommodate the development and any future development.

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

Sincerely,



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



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

APPENDIX G – SCHOOL IMPACTS



September 20, 2022

Via E-Mail and Regular Mail

Coweta County School Board
Ronnie Cheek, Facilities Director
167 Werz Industrial Drive
Newnan, GA 30264

Dear Mr. Cheek,

Please find attached a conceptual site plan for a 206-unit townhome development located at 60 Hospital Road. This is the site of the old Piedmont Hospital. The parcel numbers are N41A 001 and N41A 001A for approximately 32.5 acres in total size (property tax information attached).

The applicant desires to submit for the rezoning application in the City of Newnan. Since this application is for a development that exceeds 150 dwelling units, the city will require a Community Impact Study for Police, Fire, Water and Sewer, and Public Schools. This assessment is to determine the likely impacts of the proposed development on each service providers capacity.

Please provide a letter indicating the estimated impact to your service area. If you have any questions, please do not hesitate to contact me at 678-552-2106 or via email at djohnson@intse.com. Digital responses are acceptable.

Thank you,

Dana S. Johnson, P.E., CFM
Senior Engineer

Attachments:

1. Proposed Conceptual Plan
2. Coweta Tax Parcel Map



APPENDIX H – TAX REVENUE ASSESSMENTS

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

Official Tax Matter - 2022 Tax Year

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

Annual Assessment Notice Date: 6/17/2022Last date to file a written appeal: 8/1/2022***** This is not a tax bill - Do not send payment *****County property records are available online at: www.cowetatax.com

11972953-48794-1 1 2 48794 1 AB 0.461 111



PIEDMONT NEWNAN HOSPITAL INC
1800 HOWELL MILL RD NW STE 850
ATLANTA GA 30318-0923

9799P RNA 4/18/19 K

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

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

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

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 37 Perry Street Newnan, GA 30263 and which may be contacted by telephone at: (770) 254-2680. Your staff contacts are Joe M (extension 8960) and Jeff K(extension 8966).

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

	Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
	35533	N41A 001		41.37	02		NO-S0
	Property Description	HOSP/41.3728 AC LL 59 58 LD 5					
	Property Address	60 HOSPITAL RD					
		Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value		Current Year Other Value	
B	100% <u>Appraised</u> Value	0	5,056,656	5,056,656		0	
	40% <u>Assessed</u> Value	0	2,022,662	2,022,662		0	
	REASONS FOR ASSESSMENT NOTICE						
C2	-Annual Notice: No change in return/previous value						

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

	Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
C	STATE	0	0	2,022,662	0.000000	0.00
	COUNTY M & O	0	0	2,022,662	0.006162	12,463.64
	SCHOOL M & O	0	0	2,022,662	0.017140	34,668.43
	NEWNAN CITY TAX	0	0	2,022,662	0.003574	7,228.99

Total Estimated Tax**54,361.06**

COWETA COUNTY BOARD OF ASSESSORS
37 PERRY STREET
NEWNAN GA 30263

PT-306 (revised Jan 2016)

RETURN SERVICE REQUESTED

Official Tax Matter - 2022 Tax Year

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

Annual Assessment Notice Date: 6/17/2022Last date to file a written appeal: 8/1/2022***** This is not a tax bill - Do not send payment *****County property records are available online at: www.cowetatax.com

11972953-34248-1 1 1 34248 1 AV 0.426 76



PIEDMONT NEWNAN HOSPITAL INC
C/O JANINE DELAND- ADMINISTRATION
745 POPLAR RD
NEWNAN GA 30265-1618

5739P RNA 4/18/19 K

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

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 - (2) Arbitration (value)
 - (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

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Account Number	Property ID Number		Acreage	Tax Dist	Covenant Year	Homestead
35534	N41A 001A		0.32	02		NO-S0
Property Description		MED OFF BLDG/0.324 AC				
Property Address		58 HOSPITAL RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value		
B 100% Appraised Value	0	1,565,562	1,565,562	0		
40% Assessed Value	0	626,225	626,225	0		

REASONS FOR ASSESSMENT NOTICE

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

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

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable Value	Millage	Estimated Tax
C STATE	0	0	626,225	0.000000	0.00
COUNTY M & O	0	0	626,225	0.006162	3,858.80
SCHOOL M & O	0	0	626,225	0.017140	10,733.50
NEWNAN CITY TAX	0	0	626,225	0.003574	2,238.13

Total Estimated Tax 16,830.43

TAB 12

Preliminary Tree Management Plan

**24 HOUR CONTACT:
JOEY McDONALD
678.237.9913**

Approximate Area of
Existing Vegetation, typ

A Pocket of Wooded Area Centering
around of Pine and Hardwood Trees in
the Northern Center of the Site. Tree
Bases in the Wooded Pocket and Around
the Site Range from 1" - 64" DBH.
Some Specimen Size Trees Located in the
Area.



Approximate Area of
Existing Vegetation, typ

Professional Building Parking Area Contains a Mix of
Shade and Ornamental Trees in the Parking Islands.
Against the Building and along the Outside Edge of
Property Near the Site Road. Anticipated Tree Spacing
Along the Roadway Area and is Characterized
by a Mix of Small to Medium Diameter Pines with Some
Hardwoods. Photo Below. Tree Spacing to be Protected
by Active Tree Protection Fences per Code Standards.



EXISTING VEGETATION CHARACTERISTICS

SEE MAP NOTES THIS SHEET

The Site Contains the Primary Building and Related
Professional Office Outbuildings, Parking Lots and
Automobile Circulation of an Abandoned Hospital.

The Developed Portion of the Site is Characterized by
Most Areas of Open Lawn, Hardwoods and Ornamentals
Scattered Parking Areas and Surrounding the Buildings
Typical of a Previously Developed Commercial Site.

Specimen Size Trees have been Located to the Wooded
Pocket and Randomly at the Edge of the Main Building
and in Areas of the Parking Lots. Tree Bases in the
Wooded Pocket and Around the Site Range from 1" - 64"
DBH.

PLANT SUMMARY

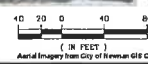
Total Site Acreage = 32.58 Acres

Contractual Proposed Scarfed Acreage = 22.08 Acres

0 Acres Undeveloped

No Required Zoning Buffer

Contractual Proposed Tree Save Area = 8.10 Acres



REVISIONS

NO.	DATE	DESCRIPTION
1	12.15.17	ISSUED FOR PERMIT

CLIENT

MILL CREEK RESIDENTIAL
3715 NORTHRIDGE PKWY, BLDG 200, 318 400
NORTH DECATUR, GA 30042
PHONE: 678.483.2722

DESIGNER

mondo
LANDSCAPE ARCHITECTS, LLC
1000 W. BROAD ST., SUITE 100
N. ATLANTA, GA 30308
PHONE: 404.525.1212

PREPARED BY

AMAVI COWEITA
1000 W. BROAD ST., SUITE 100
N. ATLANTA, GA 30308
PHONE: 404.525.1212

PROJECT

PRELIMINARY TREE MANAGEMENT PLAN

DATE

12.15.17

SCALE

1" = 40'

STATUS

FOR PERMIT

REVISION

1

BY

PTM



City of Newnan
Attachment F

Preliminary Tree Management Minimum Elements

A Preliminary Tree Management Plan must include, at a minimum, the following:

- x Graphic representation of existing tree canopy
- x Descriptive written or labelling information about existing tree canopy
- x Total number of acres
- x Number of disturbed acres
- x Number of acres within any undevelopable portion, i.e. utility easements, floodplains, ponds, streams and stream buffers, etc.
- x Graphic display and label any required or proffered zoning buffers.
Provide acreage.
- x Number of actual tree save acreage not including any of the categories listed above.
- x Provide detailed and graphic descriptions of all tree save areas and how tree save areas will be safeguarded and protected.



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
- ☒ Concept Plan
- ☒ Preliminary Tree Management Plan
- ☒ 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.

TITLE EXCEPTIONS

- NOTES TO TITLE EXCEPTIONS AS APPEARING IN SCHEDULE B, PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE INSURANCE COMPANY, COMMITMENT NUMBER 22000140280, WITH AN EFFECTIVE DATE OF JULY 19, 2022 @ 8:00 a.m.
10. ALL MATTERS AS SHOWN ON PLAT OF SURVEY RECORDED IN PLAT BOOK 48, PAGE 132, COWETA COUNTY, GEORGIA RECORDS, AFFECTS TRACT 1 AS SHOWN HEREON.
11. TRANSMISSION LINE IN FAVOR OF GEORGIA POWER COMPANY, DATED SEPTEMBER 12, 1911, AND RECORDED IN DEED BOOK 8, PAGE 552, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
12. EASEMENT FROM J.C. STRIPPLING TO GEORGIA UTILITIES COMPANY, DATED AUGUST 20, 1926, AND RECORDED IN DEED BOOK 28, PAGE 352, COWETA COUNTY, GEORGIA RECORDS, AS AMENDED BY THAT CERTAIN EASEMENT FOR RIGHT OF WAY FROM EVELYN HAUSEN, ET AL TO GEORGIA POWER COMPANY, DATED FEBRUARY 16, 1973, AND RECORDED IN DEED BOOK 229, PAGE 27, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
13. EASEMENT FOR RIGHT-OF-WAY FROM COWETA COUNTY TO GEORGIA POWER COMPANY, DATED MARCH 2, 1949, AND RECORDED IN DEED BOOK 54, PAGE 109, COWETA COUNTY, GEORGIA RECORDS, UNABLE TO DETERMINE JOINTLY AFFECTS SUBJECT PROPERTY BASED ON THE INFORMATION CONTAINED THEREIN.
14. EASEMENT FROM COWETA COUNTY TO TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED MARCH 2, 1949, AND RECORDED IN DEED BOOK 54, PAGE 157, COWETA COUNTY, GEORGIA RECORDS, EASEMENT THEREIN IS AMBIGUOUS AND NOT LOCATABLE.
15. EASEMENT FROM COWETA COUNTY TO NEWMAN WATER AND LIGHT COMMISSION, RECORDED OCTOBER 6, 1960 IN DEED BOOK 98, PAGE 305, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
16. RIGHT OF WAY DEED TO COWETA COUNTY, RECORDED APRIL 10, 1961 IN DEED BOOK 100, PAGE 554, COWETA COUNTY, GEORGIA RECORDS, LOCATES THE EXISTING RIGHT-OF-WAY OF HOSPITAL ROAD BUT DOES NOT OTHERWISE AFFECT THE SUBJECT PROPERTY.
17. EASEMENT FROM COWETA COUNTY HOSPITAL AUTHORITY TO GEORGIA POWER COMPANY, DATED OCTOBER 10, 1961, AND RECORDED IN DEED BOOK 103, PAGE 469, COWETA COUNTY, GEORGIA RECORDS, APPEARS TO AFFECT SUBJECT PROPERTY AS SHOWN HEREON. NO EASEMENT WIDTH GIVEN.
18. EASEMENT CONTAINED IN RIGHT OF WAY DEED FROM WALTER D. SANDERS, ET AL TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED FEBRUARY 20, 1968, AND RECORDED IN DEED BOOK 151, PAGE 211, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
19. DRAINAGE EASEMENT FROM WALTER D. SANDERS, ET AL TO THE STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED JUNE 17, 1968, AND RECORDED IN DEED BOOK 153, PAGE 132, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
20. EASEMENT TO MALCOLM HENRY COLE, JR., RECORDED AUGUST 24, 1973 IN DEED BOOK 238, PAGE 375, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
21. EASEMENT TO MALCOLM HENRY COLE, JR., RECORDED AUGUST 24, 1973 IN DEED BOOK 238, PAGE 377, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
22. AGREEMENT BY AND BETWEEN COWETA YOUTH RESOURCES, INC. AND COWETA COUNTY HOSPITAL AUTHORITY, RECORDED APRIL 22, 1975 IN DEED BOOK 254, PAGE 295, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
23. RESTRICTION CONTAINED IN WARRANTY DEED RECORDED DECEMBER 1, 1982 IN DEED BOOK 344, PAGE 403, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY. LAND USE RESTRICTIONS ONLY.
24. CONVEYANCE OF ACCESS RIGHTS FROM GENET H. BARRON, ET AL, TO THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED DECEMBER 1, 1986, AND RECORDED IN DEED BOOK 418, PAGE 203, COWETA COUNTY, GEORGIA RECORDS, AS AFFECTED BY THE FOLLOWING OUTCLAIM DEEDS FROM THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF GEORGIA TO FRANK BARRON, GENET H. BARRON, EVELYN S. HAUSEN, MELISSA S. THOMAS, LETITIA S. BARIHOTO, TO-WIT:
A. OUTCLAIM DEED OF ACCESS RIGHTS DATED APRIL 21, 1988, AND RECORDED IN DEED BOOK 469, PAGE 487, COWETA COUNTY, GEORGIA RECORDS; AND
B. OUTCLAIM DEED OF ACCESS RIGHTS DATED APRIL 29, 1988, AND RECORDED IN DEED BOOK 478, PAGE 210, COWETA COUNTY, GEORGIA RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
25. EASEMENT AGREEMENT BY AND BETWEEN FRANK H. BARRON, THOMAS W. BARRON, EVELYN S. HAUSEN, MELISSA S. THOMAS, LETITIA SANDERS AND TOMMY R. TRAPP, DATED FEBRUARY 20, 1981, AND RECORDED IN DEED BOOK 429, PAGE 118, COWETA COUNTY, GEORGIA RECORDS; AS AMENDED BY AMENDMENT TO AGREEMENT RECORDED APRIL 13, 2004 IN DEED BOOK 2471, PAGE 107, COWETA COUNTY RECORDS. DOES NOT AFFECT SUBJECT PROPERTY.
26. EASEMENT AGREEMENT FROM GENERAL HOSPITALS OF HUMANA, INC. TO JAMES E. WARREN, JR., DATED MARCH 8, 1990, AND RECORDED IN DEED BOOK 554, PAGE 320, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
27. EASEMENT AGREEMENT BETWEEN EVELYN SANDERS HAUSEN, ET AL, AND THE NEWMAN WATER, SEWERAGE AND LIGHT COMMISSION, AND/OR THE CITY OF NEWMAN, DATED JULY 3, 1988, AND RECORDED IN DEED BOOK 1285, PAGE 386, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
28. RESERVATION OF EASEMENTS AS SET FORTH IN THE LIMITED WARRANTY DEED FROM GENERAL HOSPITAL OF GALEN, INC. SUCCESSOR TO GENERAL HOSPITALS OF HUMANA, INC., TO ATLANTA HEALTHCARE MANAGEMENT, L.P., DATED FEBRUARY 1, 1998, AND RECORDED IN DEED BOOK 1349, PAGE 699, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
29. RECIPROCAL COVENANT AGREEMENT BETWEEN EHCA PEACHTREE, LLC AND FOURTH QUARTER PROPERTIES XVII, LLC, DATED OCTOBER 5, 2001, AND RECORDED IN DEED BOOK 1755, PAGE 438, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
30. EASEMENT AGREEMENT FROM NEWMAN HOSPITAL OF COWETA COUNTY, GEORGIA TO THE CITY OF NEWMAN AND NEWMAN WATER, SEWERAGE AND LIGHT COMMISSION, AND/OR MUNICIPALITY OF COWETA COUNTY, GEORGIA, DATED NOVEMBER 1, 2004, AND RECORDED IN DEED BOOK 2776, PAGE 612, COWETA COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
31. UTILITY EASEMENT TO NEWMAN WATER SEWERAGE AND LIGHT COMMISSION AND/OR CITY OF NEWMAN, GEORGIA, RECORDED AUGUST 29, 2011 IN DEED BOOK 338, PAGE 728, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY AS SHOWN IN APPROXIMATION HEREON.
32. UTILITY EASEMENT TO NEWMAN WATER SEWERAGE AND LIGHT COMMISSION AND/OR CITY OF NEWMAN, GEORGIA, RECORDED AUGUST 29, 2011 IN DEED BOOK 338, PAGE 731, COWETA COUNTY, GEORGIA RECORDS, AFFECTS SUBJECT PROPERTY AS SHOWN IN APPROXIMATION HEREON.
33. ACCESS EASEMENT TO ATLANTA GAS LIGHT COMPANY, RECORDED OCTOBER 26, 2011 IN DEED BOOK 3715, PAGE 482, COWETA COUNTY, GEORGIA RECORDS, AFFECTS TRACT 2 AS SHOWN IN APPROXIMATION HEREON.

POSSIBLE ENCROACHMENTS

FROM SUBJECT PROPERTY ONTO ADJACENT PROPERTY:
NONE APPARENT

FROM ADJACENT PROPERTY ONTO SUBJECT PROPERTY:
NONE APPARENT

BY UTILITIES OUTSIDE OF EASEMENTS:
-NO ENCROACHMENT FOUND FOR GAS PIPELINE CROSSING TRACTS 1 & 2
-DRIVEWAY OUTSIDE OF ACCESS EASEMENT ON TRACT 2

SURVEY LEGAL DESCRIPTION

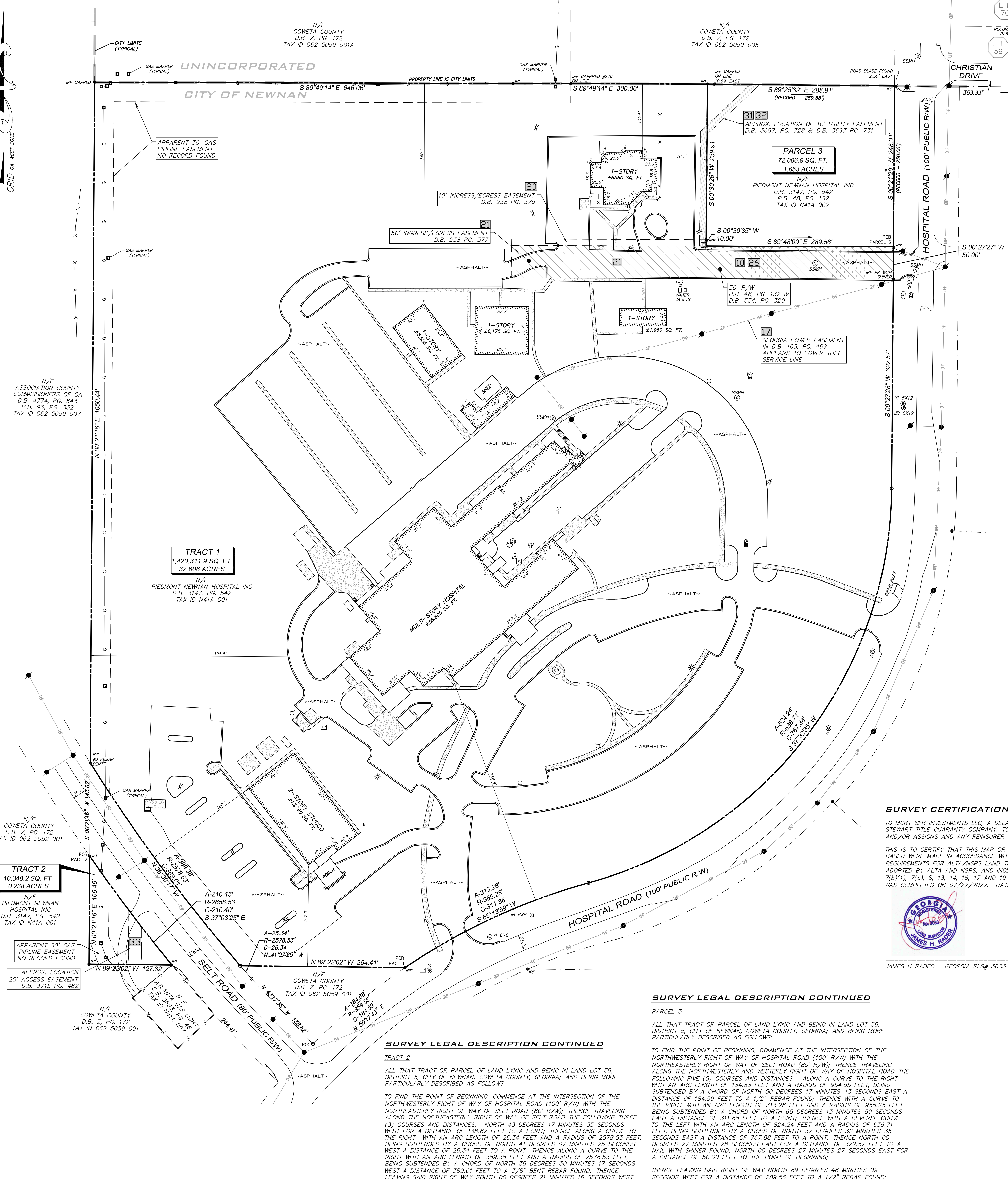
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWMAN, COWETA COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHWESTERLY RIGHT OF WAY OF SELT ROAD (80' R/W), THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 254.41 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SELT ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.39 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1050.44 FEET TO A CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 259.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 259.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG THE WESTERLY AND NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 00 DEGREES 27 MINUTES 27 SECONDS WEST A DISTANCE OF 50.00 FEET TO A NAIL WITH SHINER FOUND; THENCE SOUTH 00 DEGREES 27 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 322.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 30 MINUTES 21 SECONDS WEST A DISTANCE OF 389.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 65 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 311.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 32.606 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.



SURVEY CERTIFICATION

TO MORT SFR INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY; & STEWART TITLE GUARANTY COMPANY, TOGETHER WITH THEIR SUCCESSORS AND/OR ASSIGNS AND ANY REINSURER OF THE TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF, THE FIELDWORK WAS COMPLETED ON 07/22/2022, DATE OF PLAT 08/19/2022.



JAMES H. RADER GEORGIA RLS# 3033

SURVEY LEGAL DESCRIPTION CONTINUED

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWMAN, COWETA COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHWESTERLY RIGHT OF WAY OF SELT ROAD (80' R/W), THENCE TRAVELING ALONG THE NORTHWESTERLY AND WESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF NORTH 65 DEGREES 13 MINUTES 59 SECONDS EAST A DISTANCE OF 311.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF NORTH 37 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 389.01 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 322.57 FEET TO A NAIL WITH SHINER FOUND; NORTH 00 DEGREES 27 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 48 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; 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THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MIN

SURVEY LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 254.41 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.38 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1050.44 FEET TO A CAPPED REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 646.06 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 49 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 300.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 00 DEGREES 30 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 48 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 289.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG THE WESTERLY AND NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FOUR (4) COURSES AND DISTANCES: SOUTH 00 DEGREES 27 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 50.00 FEET TO A NAIL WITH SHINER FOUND; THENCE SOUTH 00 DEGREES 27 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 322.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 32 MINUTES 35 SECONDS WEST A DISTANCE OF 767.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 65 DEGREES 13 MINUTES 59 SECONDS WEST A DISTANCE OF 311.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 32.606 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 43 DEGREES 17 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 138.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 26.34 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 41 DEGREES 07 MINUTES 25 SECONDS WEST A DISTANCE OF 26.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 389.38 FEET AND A RADIUS OF 2578.53 FEET, BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 389.01 FEET TO A 3/8" BENT REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY SOUTH 00 DEGREES 21 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 143.62 FEET TO A 1/2" REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY OF SELT ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SELT ROAD ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 210.45 FEET AND A RADIUS OF 2658.53 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 37 DEGREES 03 MINUTES 25 SECONDS EAST A DISTANCE OF 210.40 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 22 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 127.82 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 166.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.238 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

PARCEL 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 59, DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF HOSPITAL ROAD (100' R/W) WITH THE NORTHEASTERLY RIGHT OF WAY OF SELT ROAD (80' R/W); THENCE TRAVELING ALONG THE NORTHWESTERLY AND WESTERLY RIGHT OF WAY OF HOSPITAL ROAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 184.88 FEET AND A RADIUS OF 954.55 FEET, BEING SUBTENDED BY A CHORD OF NORTH 50 DEGREES 17 MINUTES 43 SECONDS EAST A DISTANCE OF 184.59 FEET TO A 1/2" REBAR FOUND; THENCE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 313.28 FEET AND A RADIUS OF 955.25 FEET, BEING SUBTENDED BY A CHORD OF NORTH 65 DEGREES 13 MINUTES 59 SECONDS EAST A DISTANCE OF 311.88 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT WITH AN ARC LENGTH OF 824.24 FEET AND A RADIUS OF 636.71 FEET, BEING SUBTENDED BY A CHORD OF NORTH 37 DEGREES 32 MINUTES 35 SECONDS EAST A DISTANCE OF 767.88 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 322.57 FEET TO A NAIL WITH SHINER FOUND; NORTH 00 DEGREES 27 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89 DEGREES 48 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 289.56 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 00 DEGREES 30 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 239.91 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 89 DEGREES 25 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 288.91 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF HOSPITAL ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 00 DEGREES 21 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 248.01 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.653 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 19, 2022, REVISED SEPTEMBER 23, 2022.

THE PROPERTY IS THE SAME PROPERTY AS REFERENCED IN THAT TITLE COMMITMENT NO. 220000140280 BY STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JULY 19, 2022 @ 8:00 a.m.



The City of Newnan, Georgia

Office of the City Engineer

December 9, 2022

Engineering Review

REZONING REQUEST: 60 Hospital Road, Newnan, GA 30263

Development:

1. The development shall be designed in accordance with all standard development details as shown or described in the Review Checklists for the City of Newnan.
2. For any details not specifically shown or described in the Review Checklists for the City of Newnan, refer to the general details and standards for the Georgia Department of Transportation.

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
2. The development plan shall include a three-phase erosion control plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.
3. All streams, wetlands and other environmentally sensitive areas such as floodplain and floodway shall be delineated and located within open space to the extent practically possible. A flood study may be required. The development plan shall be in compliance with the **Floodplain Management and Flood Damage Prevention Ordinance** for the City of Newnan.

Prior to issuance of a permit for conducting land disturbing activities, documentation and or/ sufficient evidence must be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigations measures, permits with the United States Army Corps of Engineers (404 Permit), or the Federal Emergency Management Agency.

4. Standard stream buffers apply. Reference is made to the **City of Newnan, Georgia Stream Buffer Protection Ordinance**.

Transportation:

1. The development shall have two entrances per the Subdivision Regulations since the proposed lot count is more than 25 lots. As shown in the concept, a primary entrance

shall be granted full access; the secondary entrance shall be Right-In-Right-Out only, and a physical barrier shall be constructed with the secondary entrance to prevent illegal left turns into the community.

2. Right turn lanes shall be provided at each entrance, a left turn lane shall be provided at the full access entrance, and a right turn lane shall be provided at Road A at the intersection of Hospital Road, in accordance with the recommendations in the **Traffic Impact Study** prepared by Lumin8, dated November 11, 2022.
3. Coordinate signal timing plans for the signals at SR 16/ 34 and SR 34 Bypass with the Georgia Department of Transportation.
4. No monuments or other traffic hazards shall be located within the Right-of-Way for any public streets, including the two medians shown at Road A.
5. ADA compliant five (5) foot sidewalks shall be provided on both sides of the streets throughout the community. Sidewalk access shall be provided to the Right-of-Way for Hospital Road and extended along Hospital Road the full length of the parcel abutting Hospital Road. Additionally, sidewalk shall be provided along Selt Road for the full length of the parcel abutting Selt Road. A connection between the sidewalk along Selt Road and Hospital Road shall be made within the Right-of-Way for each with an ADA compliant ramp at the intersection. This connection is not shown in the concept.
6. Any facilities open to the general public shall be ADA accessible.
7. Thermoplastic striping shall be required for all pavement markings within the Right-of-Way, including any parking stalls.
8. A **Traffic Impact Study** has been received and reviewed. Please address the intersection of Christian Drive and Hospital Road or explain why that intersection is not relevant. Obtain relevant approval signatures per the **Traffic Impact Study**.

Respectively,

Michael Klahr

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

TRAFFIC IMPACT STUDY

Prepared For

INTERGRATED SCIENCE & ENGINEERING

**HOSPITAL ROAD RESIDENTIAL DEVELOPMENT
NEWNAN, GA**

November 11, 2022



SUMMARY OF FINDINGS

- The proposed Hospital Road residential development is proposed to consist of 88 single family detached homes and 133 townhomes on approximately 33 acres. It was assumed that the development would be built-out by 2026.
- The site plan proposed for two driveways on Hospital Road, with Driveway #1 proposed to be full access opposite the Newnan Family Medicine driveway and Driveway #2 proposed to be a right-in, right out (RIRO).
- There is a planned 199-unit single family residential development on the SR 34 Bypass called the Greystone residential development. The development is currently scheduled to be built-out by 2027. Lumin8 conducted a traffic study in 2022 that projected volumes at several nearby intersections, including the SR 34 Bypass and Hospital Road. The volumes and the findings of the study were included in the future conditions.
- Turning Movement Counts (TMCs) were conducted at the study intersections on Tuesday, September 27, 2022 from 7:00 AM to 9:00 AM and 2:00 PM to 6:00 PM. The observed peak hours are 7:30 to 8:30 AM, 3:30 to 4:30 PM, and 5:00 to 6:00 PM.
- An Automatic Traffic Recorder (ATR) was placed on Hospital Road between Selt Road and Evans Drive to collect bi-directional traffic data on Tuesday, September 27, 2022. Bi-directional ATR data was collected to record daily volumes, truck percentages, and 85th percentile speeds.
 - Northbound: 85th percentile speed of 41 mph, daily volume of 3,885 vehicles per day, and truck percentage of 6.1%
 - Southbound: 85th percentile speed of 43 mph, daily volume of 3,260 vehicles per day, and truck percentage of 6.6%
- Safety evaluations were performed for the study intersections in the form of crash analyses for the past five years. According to the crash history, rear end collisions are the most prominent type of crash, accounting for 109 of the 196 collisions (56%) in the past five years. No fatalities were reported during this time period.
- Norfolk Southern Railway Company operates through Coweta County crossing Franklin Road (SR 34) at railroad crossing #719218K. The crossing sees two trains a day with a maximum speed of 25 mph.
- Based on census data and GDOT count station data, an annual growth rate of 1.0% was established for the study.

- The residential development is projected to generate 1,898 new trips (949 entering, 949 exiting), with 130 AM Peak Hour trips (31 entering, 99 exiting), 133 School Peak Hour trips (84 entering, 49 exiting), and 166 PM Peak Hour trips (105 entering, 61 exiting).
- Based on GDOT criteria, the following movements meet the threshold for turn lanes:
 - Northbound left turn lane at the intersection of Hospital Road and Driveway #1.
 - Southbound right turn lane at the intersection of Hospital Road and Driveway #1.
 - Eastbound left and right turn lanes at the intersection of Hospital Road and Driveway #1.
 - Southbound right turn lane at the intersection of Hospital Road and Driveway #2.
- As part of the Greystone development traffic study, recommendations were made at the intersection of SR 34 Bypass and Hospital Road to improve the operation with the proposed fourth leg. These improvements were evaluated in the 2046 N0-Build and Build scenarios.
- Under Existing conditions, capacity analysis results indicate that each intersection currently operates at LOS 'D' or better during both peak hours except for Hospital Road and Evans Drive, which operates at LOS 'E' on the westbound approach during the PM Peak Hour.
- Under No-Build conditions, capacity analysis results indicate that each intersection is projected to operate at LOS 'D' or better during both peak hours except for the following intersections:
 - Hospital Road and Evans Drive, which is projected to operate at LOS 'E' or worse on the westbound approach during the PM Peak Hour by 2026 and the School Peak Hour by 2046, as well as the eastbound left movement during the PM Peak Hour by 2026.
 - Temple Avenue and Hospital Road/Franklin Road, which is projected to operate at LOS 'E' in the PM Peak Hour by 2046.
- Under Build conditions, capacity analysis results indicate that each intersection is projected to operate at LOS 'D' or better during both peak hours except for the following intersections:
 - Hospital Road and Evans Drive, which is projected to operate at LOS 'E' or worse on the westbound approach and eastbound left movement during the PM Peak Hour by 2026 and the School Peak Hour by 2046.
 - Temple Avenue and Hospital Road/Franklin Road, which is projected to operate at LOS 'E' in the PM Peak Hour by 2046.

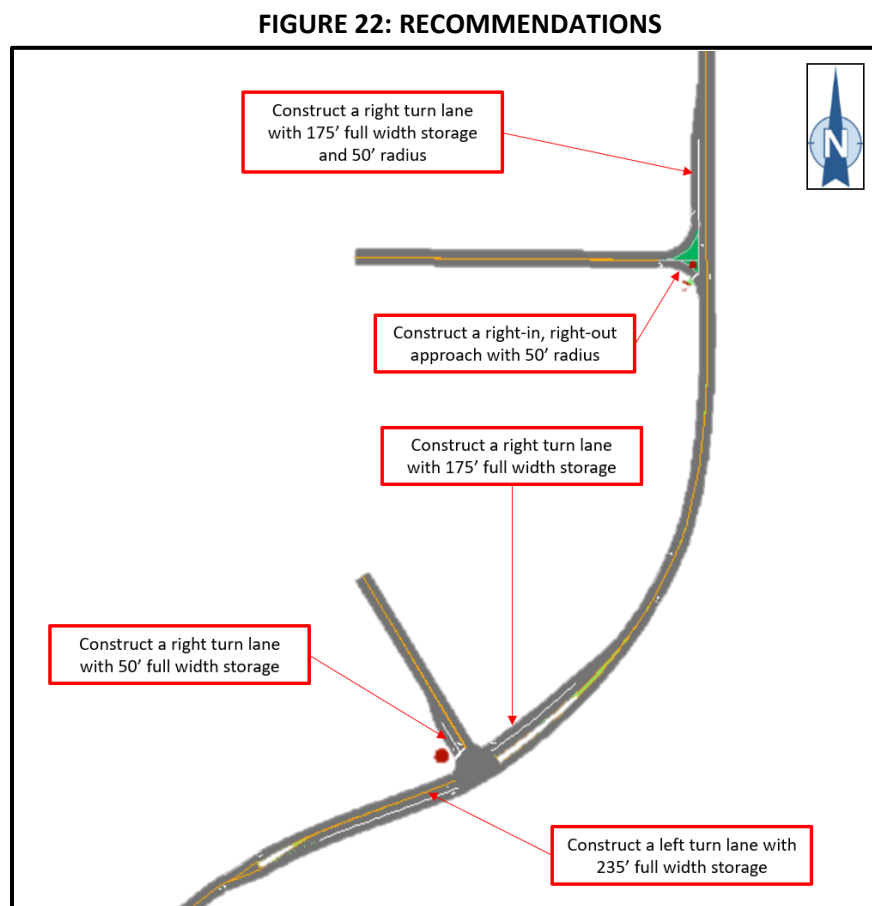
- Although the intersection of Hospital Road and Evans Drive experiences unacceptable operation during some of the Peak Hours beginning in 2026, the side street volumes are low and do not experience significant queueing. Therefore, it is recommended that this intersection remain under minor street stop control.
- The following intersections were waived from the ICE tool evaluation since they are not projected to be adversely affected by the proposed development in the Build conditions.
 - SR 34 Bypass and Hospital Road
 - Temple Avenue (SR 16/US 27 ALT) and Hospital Road/Franklin Road (SR 34)
- Timing improvements were evaluated at the signalized intersection of Temple Avenue and Hospital Road/Franklin Road to improve operation and queuing. The following timing improvements were implemented at each of the intersections:
 - 2026 AM: Implement 100 second cycle and optimize splits.
 - 2026 School: Implement 100 second cycle and optimize splits.
 - 2026 PM: Implement 100 second cycle and optimize splits.
 - 2046 AM: Implement 110 second cycle and optimize splits.
 - 2046 School: Implement 110 second cycle and optimize splits.
 - 2046 PM: Implement 120 second cycle and optimize splits.
- Although the other signalized intersections along Temple Avenue were not analyzed as part of this study, these intersections should be coordinated with Temple Avenue and Hospital Road/Franklin Road.

RECOMMENDATIONS

Based on the findings from the study, the recommendations are as follows:

- Hospital Road and Driveway #1
 - Construct Driveway #1 with a left and right approach.
 - Construct the eastbound right turn lane with 50 feet full width storage.
 - Construct a northbound left turn lane with 235 feet full width storage.
 - Construct a southbound right turn lane with 175 feet full width storage.
- Hospital Road and Driveway #2
 - Construct Driveway #2 as a right-in, right-out approach with 50-foot turning radius.
 - Construct a southbound right turn lane with 175 feet will width storage and 50-foot turning radius.
- Temple Avenue and Hospital Road/Franklin Road
 - Implement time-of-day plans and coordinate with the other signalized intersections on Temple Avenue. The timing should be readjusted every couple of years.

Figure 22 below shows the project recommendations.





PREPARED BY: _____

Date: 11/11/2022

Speedy Boutwell, PE, PTOE

RECOMMENDED BY: _____

Date: _____

City of Newnan

RECOMMENDED BY: _____

Date: _____

District Traffic Engineer

RECOMMENDED BY: _____

Date: _____

State Traffic Engineer

APPROVED BY: _____

Date: _____

Director of Operations

Dean Smith

From: smith Pass <smithpass52@gmail.com>
Sent: Friday, December 9, 2022 4:50 PM
To: Dean Smith
Subject: Proposed Rezoning

Good Evening,

My husband and I have lived on Brookwood Drive for 40 years. We have lived in Newnan for 45 years. As you can imagine we have seen quite a bit of growth in that time.

I'm writing to weigh in on the proposed Re zoning on Hospital Road.

There are many concerns that come with the density proposed....schools, infrastructure, the fact that they would be rentals....

Our side of town needs good development and this doesn't seem to be that.

Thanks for listening.

Smith Pass

Dean Smith

From: pkle2new@gmail.com
Sent: Wednesday, December 14, 2022 5:58 PM
To: Dean Smith
Subject: FW: proposed development for old hospital property

Mr. Dean Smith,

We would like to register our opinion about the proposed development of the old hospital property on Hospital Road. We very strongly oppose the project for several reasons.

Our neighborhood has been a very sought after area in which to live. The residents here work hard to keep it that way. This plan would have an extremely detrimental effect on our neighborhood.

The plan calls for an extremely dense development per acre of the property, and the plan calls for all of these homes to be rental properties. In no way could this plan be good for the surrounding neighborhoods. It would have a negative impact on the neighborhood schools and traffic in the surrounding area. Hospital Road is not built to support that amount of increased daily traffic. Just the recent simple resurfacing of Hospital Road caused major inconvenience and increased traffic through nearby neighborhoods. Law enforcement and emergency services would also be negatively impacted.

We have witnessed what negative impact construction can do to the surrounding areas. Newnan already has an abundance of apartments, with more and more currently being built. We are very concerned about Newnan losing the quality of life our City enjoys, a quality that the Planning Commission has guarded and maintained for years. Please don't let that end now.

Respectfully,
Pam and Bobby Lee
2 Lakeview Drive
Newnan

From: MacNabb <macnabbs@numail.org>
Sent: Thursday, December 15, 2022 2:13 PM
To: clay.mcentire@gmail.com; fredhamlin3@yahoo.com; rwc@numail.org; joejr@crainoil.net
Cc: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: Mill Creek Residential

Gentlemen:

Please deny the application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR, concerning 34.497+/- Acres located at 90 Hospital Road, Newnan, Georgia. The proposed development, being rental houses of extremely high density and less than 1.5 miles from the neighborhood of Featherston Heights where we live, will have an adverse effect of monumental proportions on the quality life for us and our neighbors, especially as it affects traffic, the two award-winning schools nearby, and property values.

Allowing developments of this type in our wonderful city is short-sighted and detrimental to its tradition of being a city of beautiful homes.

Sincerely,

Joe MacNabb

From: Bernie Parks <bernieparks3@gmail.com>

Date: December 15, 2022 at 12:10:12 PM EST

To: fredhamlin3@yahoo.com

Subject: Coweta General Property

Mr. Hamlin,

The eastern area of the county, now encroaching Greison Trail and Sprayberry Road, is already a disaster with a sea of apartments and high-density housing. The news of the development of the old Coweta General Hospital property into over two hundred housing units is most distressing. Please do not approve this proposal; consider the surrounding neighborhoods and the horrendous impact on our school and infrastructure. It's in YOUR hands, do the right thing.

Bernie Parks
40 Parks Ave
770-301-6412

Sent from my iPad

From: Cliff Cranford <cacjrmd@yahoo.com>

Date: December 15, 2022 at 12:33:24 PM EST

To: fredhamlin3@yahoo.com

Subject: Blocking High Density Project

Boo, Cliff Cranford here- I am asking for your support in blocking the project proposed for the old hospital on Hospital Rd. The meeting is 12/20 and we plan to be there and we obviously

oppose this project in our backyard. Thanks for your consideration, Merry Christmas

[Sent from Yahoo Mail for iPhone](#)

From: Dana Camp <danerlou@gmail.com>

Date: December 15, 2022 at 2:42:49 PM EST

To: fredhamlin3@yahoo.com

Subject: Hospital Rd

Hello,

I am against the rezoning of Hospital Rd.

Mr. Hamlin,

My name is Daniel Barrett and I am writing on behalf of myself and my family. I have been a resident of Featherston Heights for over 12 years. I chose this neighborhood for its unique charm, friendly neighbors and quaint feel. I have thoroughly enjoyed raising my children in this neighborhood, allowing them to play freely with friends, visit relatives and explore like all children should be able to. Our neighborhood is tight knit and we look out for one another. We have relatively low crime in our neighborhood and our children feel free to walk or ride their bikes to our neighborhood school, Elm Street Elementary School. I enjoy living in this neighborhood so much that once my father passed, I moved my elderly mother into the neighborhood so she could be closer to her family and get to experience the wonderful people that live in our little slice of Newnan.

That said, I'm desperately afraid that the proposed redevelopment of the old Newnan Hospital site will have a significant impact on our neighborhood. Our neighborhood is already surrounded on every side by apartment complexes. We have the Valleybrook Apartments, Brighton Farms Apartments, Rolling Hills Apartments, Overby Park Apartments, Tranquil Villas Apartments, Sprayberry Estates, Winthrop Apartments, The apartments at 150 Jackson Street, Newnan Estates, Wood Trail Apartments, Residences on Clark, the apartments at 9 Dixon Street, the apartments at 18 Powell Place and the Hospital Road Apartments.

That is 14 different apartment complexes within 500 feet or less of every entrance to our neighborhood. I would say, given the already saturated rental market in this area in particular and the city as a whole that yet another rental property is wildly unnecessary and will not benefit our city or our beloved neighborhood in any conceivable way.

Additionally, given the generally safe nature of our neighborhood, I would also encourage you to think about the risk of crime. While our neighborhood is fairly safe and registers little crime, most of the crime that does occur in our neighborhood can be traced back to people who inhabit the apartment complexes in the area. We have had homeless encampments, vandalism, stolen packages, cars broken into, and dangerous speeding all related to people who live in the apartments that surround our neighborhood. Only just this past week a man was shot at an apartment complex less than a mile and a half from our neighborhood in what is considered a new, "high end" apartment complex.

Frankly, our city does not need more massive apartment complexes. In a city where we already have a higher number of apartments than the state and national average, we simply don't need more. My wife and I moved to Newnan nearly 20 years ago because we believed in what Newnan was selling. A great place to raise your kids, with modern amenities, extremely low crime, stable real estate markets, great schools and plans for measured, well thought out growth. Newnan has long been a shining example in West Georgia of what is possible in a community that wants to retain its small town feel while also having modern, suburban amenities. We don't just live here, we do business here as well. My wife owns a small business downtown and I teach at Northgate High School. My wife hopes to pass that business along to one or both of our daughters one day. We want them to come back home to Newnan. In other words, we bought in.

I still remember my grandmother telling me a story about how she came to Newnan one time to visit some family that lived here. She spoke of good people, living in fine, beautiful homes. She was so proud when I told her I was moving here, because her whole life, she always associated Newnan with the wonderful things she saw that day as a child in the mid 1930s. It is my

profound hope that Newnan doesn't have to change its sign on the Carnegie Library from the City of Homes to the City of Apartment Complexes. We need slow, measured, planned growth, with people who want to buy in; not a feeding frenzy that turned Gwinnett, Henry, Douglas and Cobb Counties into overgrown, bloated, congested, urban nightmares and Clayton County into a wasteland of worthless real estate, high crime and failing schools.

I hope you will stand with the residents of Featherston Heights and the City of Newnan and vote no on this aberration so it doesn't cause further damage to our community.

Best,

Daniel and Amanda Barrett

--

Daniel Barrett

706.346.3677

jdanielbarrett@gmail.com

From: Harriett Palmer <hariett.palmer@gmail.com>

Date: December 15, 2022 at 2:31:53 PM EST

To: Boo Hamlin <fredhamlin3@yahoo.com>

Subject: Rezoning proposal for Hospital Road

Boo, I am very much opposed to this. There are so many concerns regarding it including the traffic on Temple it will create. It is already so hard to make a left onto Dixon in late afternoon. Harriett

Sent from my iPad



City of Newnan, Georgia - Mayor and Council

Date: December 20, 2022

Agenda Item: Public Hearing – Zoning Regulation Text Amendments

Prepared and Presented by: Dean Smith, Planner

Purpose: The purpose of this item is to hold a public hearing on proposed text amendments to the City of Newnan's Zoning Regulations.

Background: Over the course of the past year, several issues have surfaced, directing staff to examine the City's current regulations. Staff have developed some suggested revisions to the Zoning Ordinance, as listed below:

Proposed new language is illustrated in **bold and yellow highlight**.

Zoning Regulations

Usage Changes:

Article 2

- Change Adult Day Care Centers and Child Day Care Centers in non-residential zoning districts from "S"-Special Exception to "A/R" – Allowed with Restrictions. A Special Exception use requirement would remain for any Child Day Care or Adult Day Care Centers in residential zoning districts.
- Add – Cargo Containers as use category as "S"-Special Exception Uses in CGN, CCS, CHV, IHV, ILT, OI-1, OI-2 and PDC for both principal and accessory structures. Disallow cargo containers in all residential zoning districts as both a principal and an accessory use.
- Change Townhouses from "A"=Allowed in the RU-I zoning district to "S"-Special Exception. Townhouses are considered multifamily structures per the zoning ordinance. Currently, the only other multifamily dwelling type that is possible in RU-I is a duplex, which requires a Special Exception hearing. Changing Townhouses from allowed to special exception would be consistent with this pattern of allowing public input on proposed multifamily dwellings that may have more density and impact within the fabric of an existing neighborhood.

Article 3

- In Non Residential Accessory Structure section – add language on use restrictions for Cargo Containers. Suggested restrictions area: **Must obtain a Special Exception Use and Certificate of Appropriateness through the Planning Commission, along with the following restrictions: 1. Must be in side or rear of structure; 2. Must be screened from view of any right-of-way or adjacent property by a fence; 3. Must be maintained free of rust and kept in good condition; and 4. May not be stacked.**
- In Division III – Restrictions on Certain Principal uses – Add a new category for Cargo Containers in nonresidential zoning districts and add the following language: **All cargo container principal structures require a Special Exception Use approval and a Certificate of Approval from the City of Newnan's Planning Commission, following the procedures outlined in Article 5, Section 5-6 (h).**
- Delete Section 3-83 (a) – This section requires a permit for Garage, Carport, Rummage or Yard Sales.
- Delete Section 3-83 (f) – This section requires a permit and has zoning use restrictions for athletic events using public rights-of-way. Since this was adopted by the City, the process of allowing races and other athletic events on public streets has changed and is typically handled through other means. This section is no longer relevant to the current practice.
- Delete Section 3-83 (g) – This section requires a permit and sets use standards for in-home seminars or commercial parties, i.e., Pampered Chef and the like. To the collective knowledge of the City Clerk and

the Planning department, no permit has ever been issued in the past 3 years for an in-home seminar or commercial party. No longer relevant.

Article 4

- Section 4-5 (b) Group developments – change the introductory sentence to: A group development of two or more buildings containing a multifamily apartment residential use; commercial use or industrial use on a lot of record of 2 acres may be constructed provided that:

Article 13

Definitions

- Recreational Vehicles section – add “Recreational vehicles shall not be considered equivalent to, nor permitted, as permanent residential structures. Recreational vehicles may not be used for living, sleeping, housekeeping purposes, unless authorized by City Council for temporary emergency shelters. Recreational vehicles shall not be used as storage sheds. See Article 7 for recreational vehicle parking standards and location requirements.”
- Transitional Shelters section – add “Such shelters include, but are not limited to, emergency shelters, maternity houses, group homes, homeless shelters, supportive housing and the like.”

Funding: N/A

Previous Discussions with Council: October 11, 2022



City of Newnan, Georgia – Planning Commission

Date: December 20, 2022

Agenda Item: Master Sign Plan – McDaniel Acura
8000 McIntosh Parkway

Prepared and Presented by: Dean Smith, Senior Planner

REQUEST

Jennifer Wolfe with It's Permittable, is submitting a request to design and install wall signs on the forthcoming McDaniel Acura business establishment that will be of a larger collective size than is currently allowed by the City of Newnan's Sign Regulations under the wall sign calculation method. The applicant is also proposing a monument sign and a directional sign. The proposed monument sign is within the current dimensional requirements of the City's sign regulations. The directional signs are greater in number and size than currently allowed, but permissible if approved as part of this Master Sign Plan application.

Sec. 8-22. - Master Sign Plans.

Master Sign Plans may be submitted by a property owner or their authorized representative for pre-approval of permits for permanent signs. The Master Sign Plan must comply with the requirements of this Section.

(a) Master Sign Plans shall illustrate all proposed permanent signs for which sign permits will be required under Sec. 8-7 in sufficient detail so as to provide knowledgeable review and design specificity. Master Sign Plans shall show, describe or illustrate all signs proposed to be located on a lot or within a development (and the buildings and structures related thereto).

(b) For a planned center (as defined herein), the entire development must be included in the Master Sign Plan.

(c) Master Sign Plans must include:

(1) Location.

An accurate drawing to scale showing the position of the sign or signs in relation to nearby buildings or structures (including other signs), driveways, parking areas, property and right-of-way lines, and any other limiting site features. The drawing must be drawn to "site plan" standards consistent with the Procedures and Permits Article, and must show or note (as applicable):

a. The location and size of all other signs on the parcel that are proposed to remain;

b. For freestanding signs, the distance in feet to the nearest property line or street right-of-way line, and to the nearest existing freestanding sign proposed to remain; and

c. The distance in feet from the location of the nearest proposed freestanding sign(s) to the closest residentially zoned property within 500 feet.

(2) Sign Structure Specifications.

a. An accurate drawing to scale of the plans, specifications and method of construction and attachment of the sign or signs to the building or ground. The drawing shall specifically include the size of the sign structure(s) and sign face area(s), height of the sign(s), and construction materials to be used.

b. For any sign for which a building permit is required, the drawing shall be an engineered structural drawing designed to all Building Code requirements.

(3) Design.

a. The Master Sign Plan shall include such drawings and specifications as may be required by the Planning and Zoning Director to clearly illustrate the design elements of the sign or signs, including the construction materials, size, letter style and color of all elements of the sign(s), including the sign structure, the sign face, and background surfaces.

b. The plan shall also show landscaping details meeting the requirements of this Article, including the extent of the designated landscaping area, the location of specific landscape materials, and the botanical and common name of plants by location on the plan.

(d) Approval.

(1) A Master Sign Plan depicting signs that conform to all requirements of this Article may be approved administratively by the Planning and Zoning Director.

(2) A Master Sign Plan depicting signs that exceed or modify one or more requirements of this Article must be approved by the Planning Commission.

a. Following review of a complete application by the Planning and Zoning Department, the plan will be placed on the agenda of the next available Planning Commission meeting.

b. If approval is denied by the Planning Commission, the applicant may appeal within 30 calendar days of the denial to the Zoning Board of Appeals in accordance with the provisions for a hardship variance under the Appeals Article of this Zoning Ordinance.

(3) Upon approval, the Master Sign Plan shall supersede any conflicting restrictions and regulations of this Article for the property to which it pertains and shall not be adversely affected by any subsequent amendments to this Ordinance.

(e) Recordation of approved Master Sign Plan.

(1) The Master Sign Plan as approved must be recorded by the owner in the office of the Clerk of Superior Court and a copy of the approved Master Sign Plan, as recorded, must be filed with the Planning and Zoning Director and the Building Official prior to issuance of a sign permit for any part of the development or premises.

(2) The recorded Master Sign Plan must be included in any sale, lease or other transfer of right of occupancy affecting any part of the development or premises to which the Master Sign Plan applies.

(3) All tenants of the property or development, whether an owner, lessee, subtenant, purchaser or other occupant, must comply with the approved Master Sign Plan.

The proposed Master Sign Plan focuses the wall signs on a single elevation of the building, namely the West side (Front of the Business). The proposal places 3 signs on the front. Each sign individually, does not exceed the maximum 150 square foot size limitation for building signs; however, due to the spacing of the signs, the total calculation would exceed the 150 square foot cap for this one elevation. The application also includes two proposed miscellaneous freestanding, or directory, signs which is more than currently allowed.

The request provides a comprehensive sign plan for McDaniel Acura. Any changes from this plan require re-submitting a revised Master Sign Plan to the City's Planning Commission.

Options

- A. Approve the Master Sign Plan.
- B. Deny the Master Sign Plan.

Recommendation

This request before the Planning Commission is similar to previous requests for the Honda dealership and Wal-Mart's Master Sign Plan. Approval of this Master Sign Plan for McDaniel Acura at 8000 McIntosh Parkway, would be in accordance with previous approvals issued by the Planning Commission. Staff would recommend approval of this Master Sign Plan application.



MASTER SIGN PLAN APPLICATION

Email: planning@cityofnewnan.org

Tel.: 678-673-5485 Fax.: 770-254-2361

The purpose of a Master Sign Plan (Sec. 8-22) is to provide special consideration for a coordinated sign plan using an overall theme that integrates signs into the framework of the building, landscape, topography or other design features of the property.

Site Information	
ACURA McDANIELS	
Business Name: ACURA McDANIELS	Site Address: 8000 McINTOSH PARKWAY
Zoning District: CCS- QDC	Tax Parcel Number:

Contact For This Project:	
Name: JENNIFER WOLFE	Phone: 770-568-8867
Mailing Address: 4113 N. SWANN STREET, COVINGTON, GA 30014	Email: JW@ITSPERMITTABLE.COM
Please describe the sections of the sign regulations you are requesting deviations from:	
SEE ATTACHED SUPPLEMENTAL INFORMATION SHEET	

DECISION CRITERIA

Please explain how your Master Sign Plan complies with the following decision criteria. You may use additional sheets if necessary:

1. How does your proposal manifest exceptional visual harmony between the sign, buildings and other components of the site through the use of a consistent design theme, including but not limited to, color, materials, location, scale and/or type of sign proposed?

THE PROPOSED SIGNAGE IS HARMONIOUS TO THE DEVELOPMENT USING THE SAME/SIMILAR MATERIALS WITHIN THE BUILDINGS EXTERIOR FACADE. THE PROPOSED SIGNS ARE MINIMAL IN SIZE AND QUANTITY. THE SIGNS ARE PURPOSEFUL IN CONVEYING THE MESSAGE TO THE PUBLIC ON BRAND, SERVICES OFFERED, OWNERSHIP, AND LOCATION. THE PROPOSED SIGNS AVOID SIGNAGE CLUTTER. QUANTITY OF SIGNS REQUESTED IS (3) WALL SIGN, (1) GROUND SIGN AND (1) DIRECTIONAL SIGN.

2. How does the proposal promote and complement the planned land use in the area of the site and enhance the aesthetics of the surrounding area?

THE ACURA DEVELOPMENT IS A NEW BUILDING SITE. THE PRIMARY MATERIALS FOR THE BUILDING FACADE IS GLASS WITH THE SECONDARY BEING ACM. ACM IS A THREE-LAYER SANDWICH PANEL CONSISTING OF TWO PRE-PAINTED ALUMINUM SHEETS BONDED TO A POLYETHYLENE CORE. ACM PANELS ARE AN EXCELLENT MATERIAL FOR INDOOR OR OUTDOOR APPLICATIONS THAT REQUIRE GOOD DIMENSIONAL STABILITY, LOW WEIGHT, AND A SLEEK BRILLIANT LOOK. THIS SITE AND LIKE MANY DEVELOPMENTS IN THE SURROUNDING AREA USED QUALITY CORE BUILDING MATERIALS AND BEST VISUAL MANAGEMENT PRACTICES FOR CREATIVE SIGN DESIGN, ILLUMINATION AND PLACEMENT. NEW DEVELOPMENTS DRIVE GROWTH AND PROFITABILITY FOR THE COMMUNITY.

3. How is the proposal compatible with the scale, character, design and lighting of the adjacent neighborhood or business district?

THE PROPOSED SIGNAGE IS COMPATIBLE WITH THE SCALE, CHARACTER, DESIGN AND LIGHTING OF OTHER BUSINESSES IN THE NEIGHBORHOOD/BUSINESS DISTRICT. THE SIGNS ARE PROPORTIONATE IN SIZE AND QUANTITY FOR LARGER LOTS/DEVELOPMENTS. SOME COMPARABLE LOTS FOR CONSIDERATION WOULD BE THE HONDA DEALERSHIP OR MULTI TENANT RETAIL CENTERS SUCH AS STILLWOOD PAVILION AND ASHLEY PARK. THE PROPOSED SIGNS ARE BLACK AND WHITE. THE COLORS ARE COMPLIMENTARY TO THE BUILDING FACADE TO WHICH THEY ARE INSTALLED UPON AND IS CONSISTENT WITH OTHER ENTITIES SIGNAGE IN THE SURROUNDING AREA THAT ALSO HAVE WHITE AND BLACK THEMED SIGNAGE. THE SIGNS ARE INTERNALLY ILLUMINATED AND IS INTERNALLY ILLUMINATED WITH LED, THE SAME AS OTHER SIGNAGE IN THE NEIGHBORHOOD/BUSINESS DISTRICT.



Signature of Applicant

FOR OFFICIAL USE ONLY

Received by: _____

Date of Filing: _____

Planning Commission Meeting Date: _____

Action Taken (Date): _____

PLEASE DESCRIBE THE SECTIONS OF THE SIGN REGULATIONS YOU ARE REQUESTING DEVIATIONS FROM

Response:

Sec. 8-17. - Number of Permanent Signs Allowed:

(b) Only one principal freestanding or monument sign per lot or 200 feet (or main fraction thereof) of street frontage of the lot shall be permitted in the OI-1, OI-2, CUN, CCS, CBD, CGN, CHV, ILT, and IHV zoning districts, except that separate requirements may be applied for each street on which a corner lot or double-frontage lot faces.

THE PROPOSED SIGNAGE EXCEEDS THE GROUND SIGNAGE ALLOWANCES. TWO GROUND SIGNS ARE PROPOSED. (1) MONUMENT AND (1) DIRECTORY/DIRECTIONAL SIGN.

(c) Only one principal building sign permitted per street frontage per business establishment.

THREE WALL SIGNS ARE PROPOSED ON THE FRONT FAÇADE- THE BRAND, THE DEALER'S NAME, AND BUILDING IDENTIFIER FOR SERVICES OFFERED. THE FRONT FAÇADE IS THE MOST VISIBLE FAÇADE FROM THE PUBLIC RIGHT OF WAY.

40. SIGN, DIRECTORY – A freestanding or building sign used to identify the location of individual occupants within a multi-occupant structure or the location of individual structures within a multi-building development on a property.

THE PROPOSED DIRECTORY/DIRECTIONAL SIGN DOES NOT MEET THE DEFINITION OF THE CITY'S SIGN ORDINANCE WHERE A SIGN IS PLACED ON THE PROPERTY TO DIRECT THE PUBLIC TO DIFFERENT DEPARTMENTS WITHIN A SINGLE USE OCCUPANT STRUCTURE.

Sec. 8-18. - Dimensions and Location of Permanent Signs:

(a) Area (square feet).

(3) The maximum area of a directory sign shall be 6 square feet.

THE PROPOSED DIRECTORY/DIRECTIONAL SIGN DOES NOT MEET THE DEFINITION OF THE CITY OF NEWANS SIGN ORDINANCE FOR DIRECTORY SIGNS IN HEIGHT AND SQUARE FOOTAGE.

(p) Freestanding signs in the Quality Development Corridor Overlay District and the Building Exterior Quality Design Overlay District shall be monument signs constructed of wood, stone or other similar materials and shall complement the material and color of the building. Sign supports shall be faced with the primary material used on the primary structure. The primary structure material shall be used in frame the sign in such a way as to completely surround the sign a maximum of eight inches (8") on the top and sides of the sign. No part of a metal can shall be left exposed, except as required for maintenance of the sign and/or its components.

THE BUILDING IS NOT CONSTRUCTED OF WOOD, STONE OR NATURAL MATERIALS. THE BUILDING IS PRIMARILY COMPRISED OF GLASS AND ACM. A GLASS GROUND SIGN CABINET IS NOT AN IDEAL MATERIAL TO BE USED FOR THE GROUND SIGN DUE TO SAFETY ISSUES AS WELL AS DESIGN AESTHETICS FOR THE SIGN ITSELF. THE PROPOSED MATERIALS ARE MORE TRADITIONAL TO THE BRANDS SIGN PROGRAM. THE PROPOSED MONUMENT SIGN IS CONSTRUCTED OF ACM, WHICH IS THE SECONDARY BUILDING MATERIAL USED FOR THIS SITE.

THE ACM PRIMARY STRUCTURE MATERIAL USED FOR THE FRAME COMPLETELY SURROUNDS THE SIGN CABINET AT THE PROPOSED 10" MAXIMUM DEPTH ON TOP AND SIDES OF THE SIGN WITH A 1" BORDER FRAME ON FACE SIDE. THE PROPOSED INCREASE IN DEPTH ACCOMODATES FOR INTERNAL LIGHTING AS WELL AS THE CLIP SYSTEM USED TO MOUNT ACM TO THE EXTRUSION OR INTERNAL FRAMING.

**THE PROPOSED SIGNAGE MEETS THE FOLLOWING CITY OF NEWNAN SIGN ORDINANCE
REQUIREMENTS:**

41. SIGN, FREESTANDING

c. MONUMENT SIGN – A freestanding sign in which the entire bottom of the sign body or the base of the sign structure is in contact with the ground along its entire length, and the base and any supporting columns are together as wide as or wider than the total width of the sign body.

TABLE 8-A: SIGNS ALLOWED BY TYPE AND ZONING DISTRICT

DIRECTORY SIGNS- Are allowed with a sign permit

MONUMENT SIGNS- Are allowed with a sign permit

WALL SIGNS- Are allowed with a sign permit

Sec. 8-18. - Dimensions and Location of Permanent Signs. Except where stated elsewhere in this Article, the following shall apply to all signs in the zoning districts indicated. (a) Area (square feet).

- (1) c. Fifty square feet in the CCS, CGN, CHV, ILT, IHV zoning districts.
- (2) The maximum area of a principal building sign shall be 10% of the total area of the wall (including window and door areas) of which such sign is a part or to which each such sign is most nearly parallel; provided, however, that in no instance shall the building sign exceed 75 square feet in the CUN, CBD, OI-1 and OI-2 zoning districts, and 150 square feet in CCS, CGN, CHV, ILT and IHV zoning districts.



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner

C TOWN FOUR, LLC / BILL MCDANIELS

Telephone Number

843-297-6400

Address of Subject Property 8000 MCINTOSH PARKWAY

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.

Signature of Property Owner

Personally appeared before me

Bill McDaniel

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

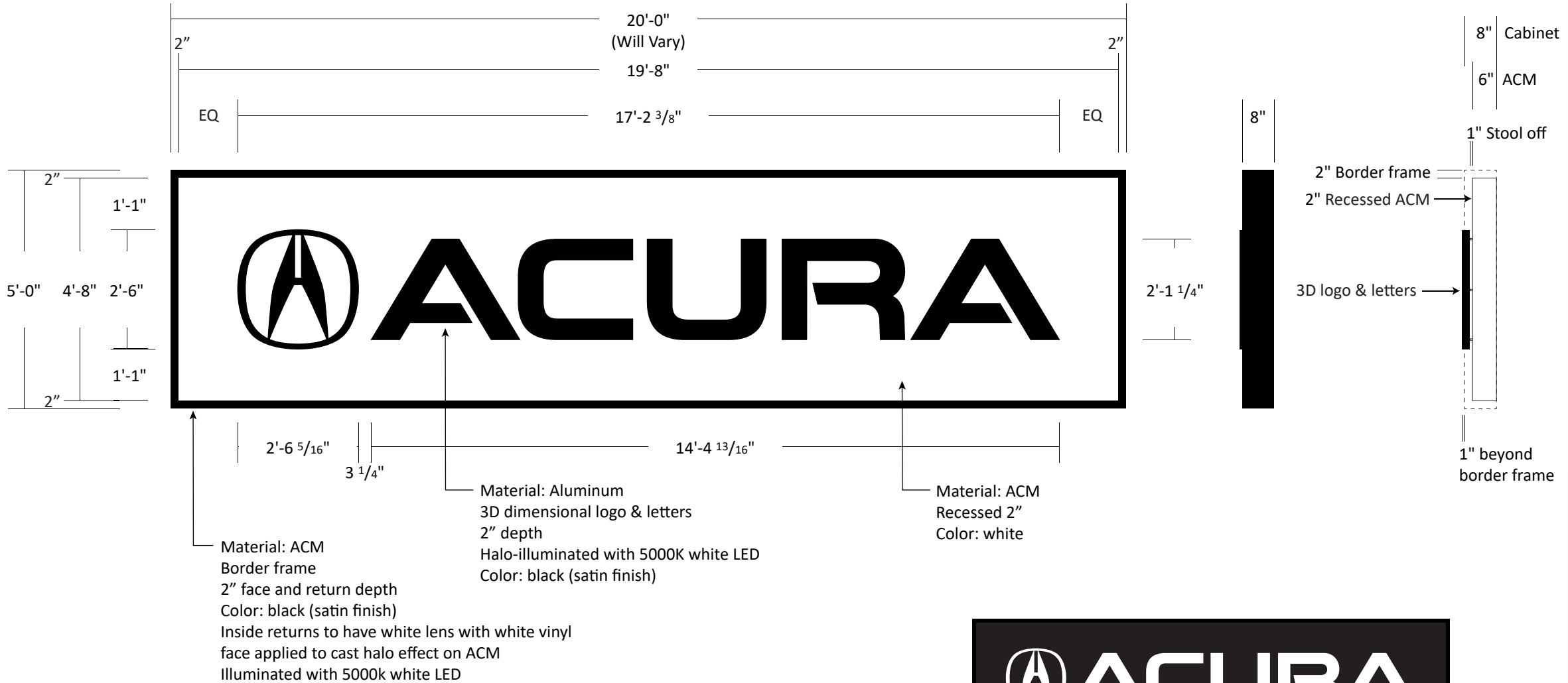


L. G. V.
Notary Public

(Affix Raised Seal Here)

12/2/2022
Date

100.0 sq.ft.



* BACKGROUND OPAQUE
ONLY LOGO & LETTERS ILLUMINATE



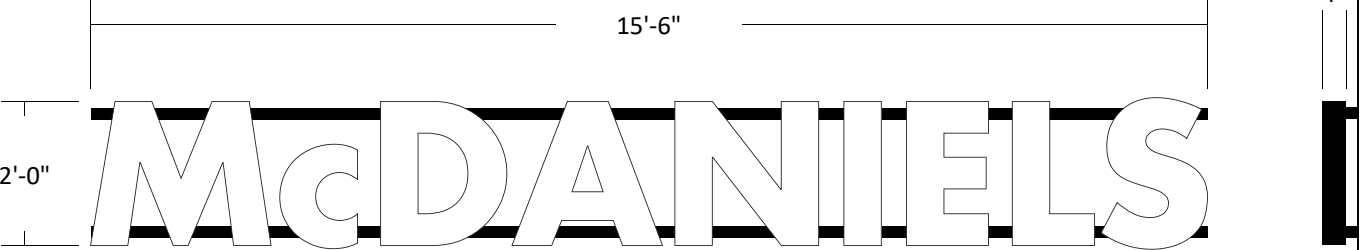
(White logo & letters at night)

Project ID	
CF1-47459	
Date:	08-18-2022
Scale:	3/8"=1'-0"
Sales:	C. Farmer
Designer:	R. Ferrara
Rev. #:	
Date:	
Revision Note:	
<input checked="" style="margin-right: 10px;" type="checkbox"/> Conceptual	
Information Required:	
<input style="margin-right: 10px;" type="checkbox"/> Master	
<input checked="" style="margin-right: 10px;" type="checkbox"/> Electrical	
☒ 120V	☐ 347V
☐ Other _____	
Customer Approval	
Signature	
MM/DD/YYYY	
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required. All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.	
AOP6557	
McDaniels Acura	
3000 McIntosh Parkway	
Newnan, GA.	
Sign Item	
AFS-520	

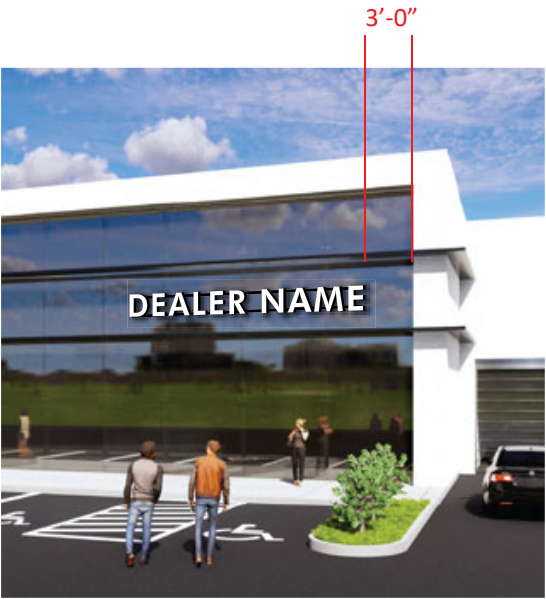
DNL-24W

GEN 4 Dealer Name Letters 24" White

31.0 sq.ft.



Material: Aluminum returns with 4" depth
Color: black (satin finish)
Black Jewelite retainers
White acrylic faces
Illuminated with 5000k white LED
Letters mounted to horizontal riders painted black
Riders to conceal electrical and hardware
Mounted to window millions
Subject to site survey and technical specifications
Centered within black frame and right aligned
Font: Futura Heavy BT



Typical

SL-18NI

GEN 4 Service Letters 18" (Non-Illuminated)

13.42 sq.ft.



Material: 1/2" thick aluminum
Color: black (satin finish)
Pin mounted flat to wall
Futura Heavy BT (Letter tracking set at 55)

Project ID

CF1-47459

Date: 08-18-2022

Scale: 3/8"=1'-0"

Sales: C. Farmer

Designer: R. Ferrara

Rev. #: R3

Date: 10-26-2022

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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AOP6557

McDaniels Acura

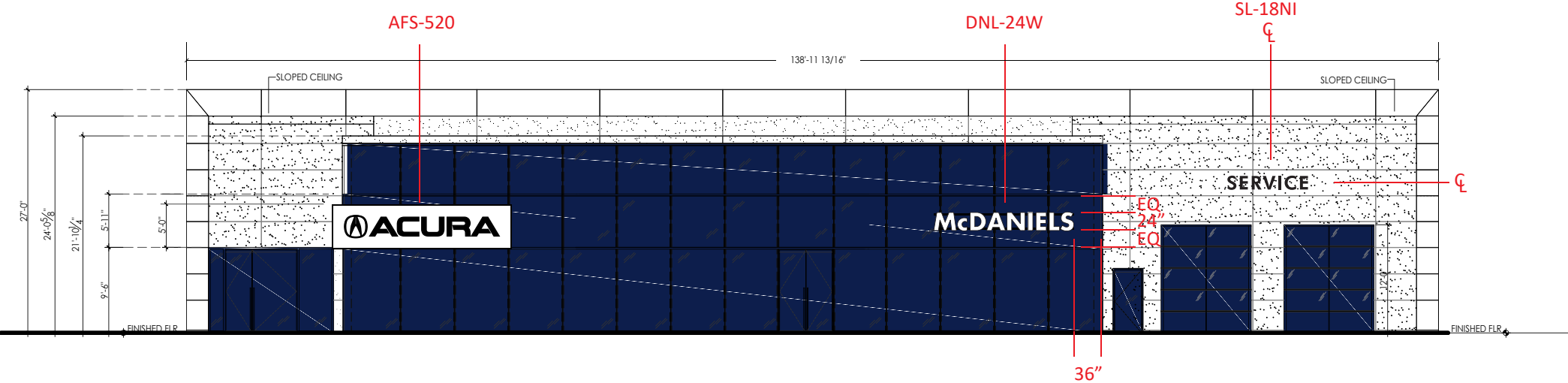
8000 McIntosh Parkway

Newnan, GA.

Sign Item

Building Signage

Front Elevation (West face)



1 FRONT ELEVATION (WEST FACE)
SCALE: 1/16"=1'-0"

Project ID

CF1-47459

Date: 08-18-2022

Scale: 1/16"=1'-0"

Sales: C. Farmer

Designer: R. Ferrara

Rev. #: R3

Date: 10-26-2022

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

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AOP6557

McDaniels Acura

8000 McIntosh Parkway

Newnan, GA.

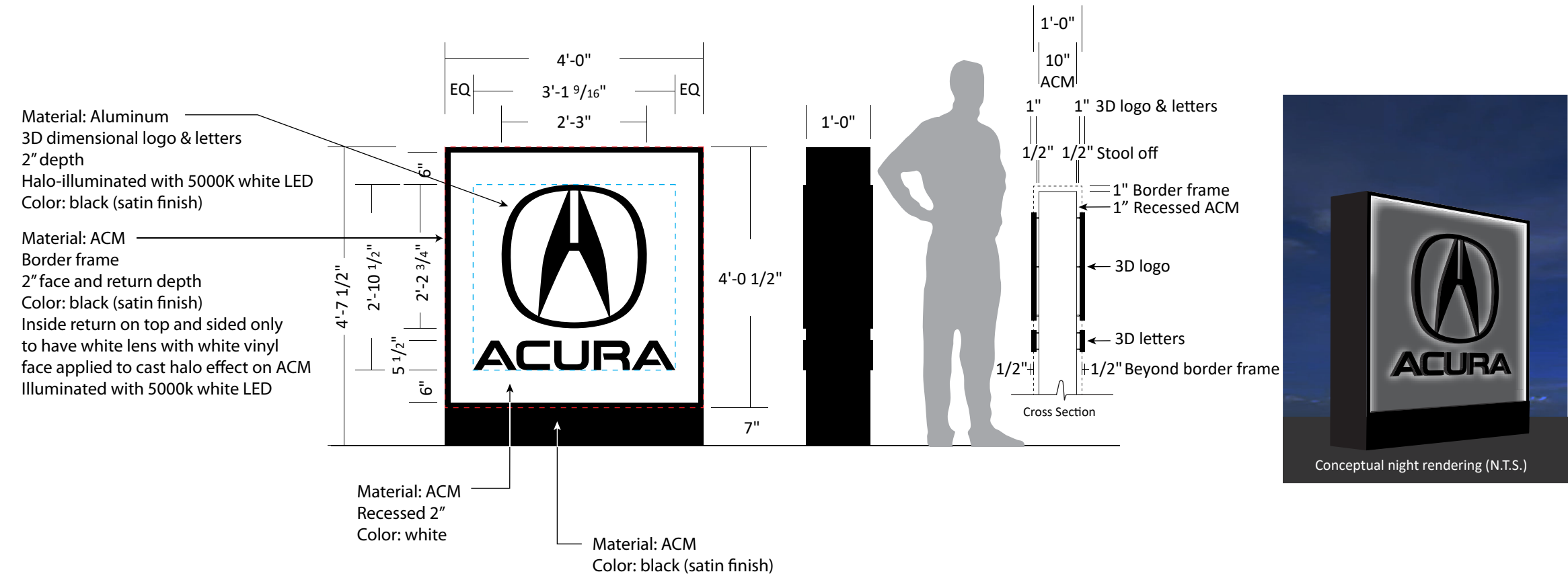
Sign Item

Elevation

ABS-404

GEN 4 Acura Brand Sign 4'x4'

Logo & letters: 6.4 sq.ft. -----
Sign area: 8 sq.ft. -----



Project ID	
CF1-47459	
Date:	08-18-2022
Scale:	1/2"=1'-0"
Sales:	C. Farmer
Designer:	R. Ferrara

Rev. #:
Date:

Revision Note:

☒ **Conceptual**

Information Required:

☐ **Master**

☒ **Electrical**

☒ 120V ☐ 347V
☐ Other _____

Customer Approval
Signature _____
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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AOP6557
McDaniels Acura
8000 McIntosh Parkway
Newnan, GA.

Sign Item
ABS-404

DIR-3X4

GEN 4 Non-Illuminated Directional Signs 3'x4'-9"

14.25 sq.ft.

Project ID	
CF1-47459	
Date:	08-18-2022
Scale:	1/2"=1'-0"
Sales:	C. Farmer
Designer:	R. Ferrara

Rev. #:	R2
Date:	10-03-2022

Revision Note:
Revised directional to show final graphics

✓ Conceptual

Information Required:

Master

Electrical

☐ 120V

☐ 347V

☐ Other _____

Customer Approval

Signature _____

MM/DD/YYYY _____

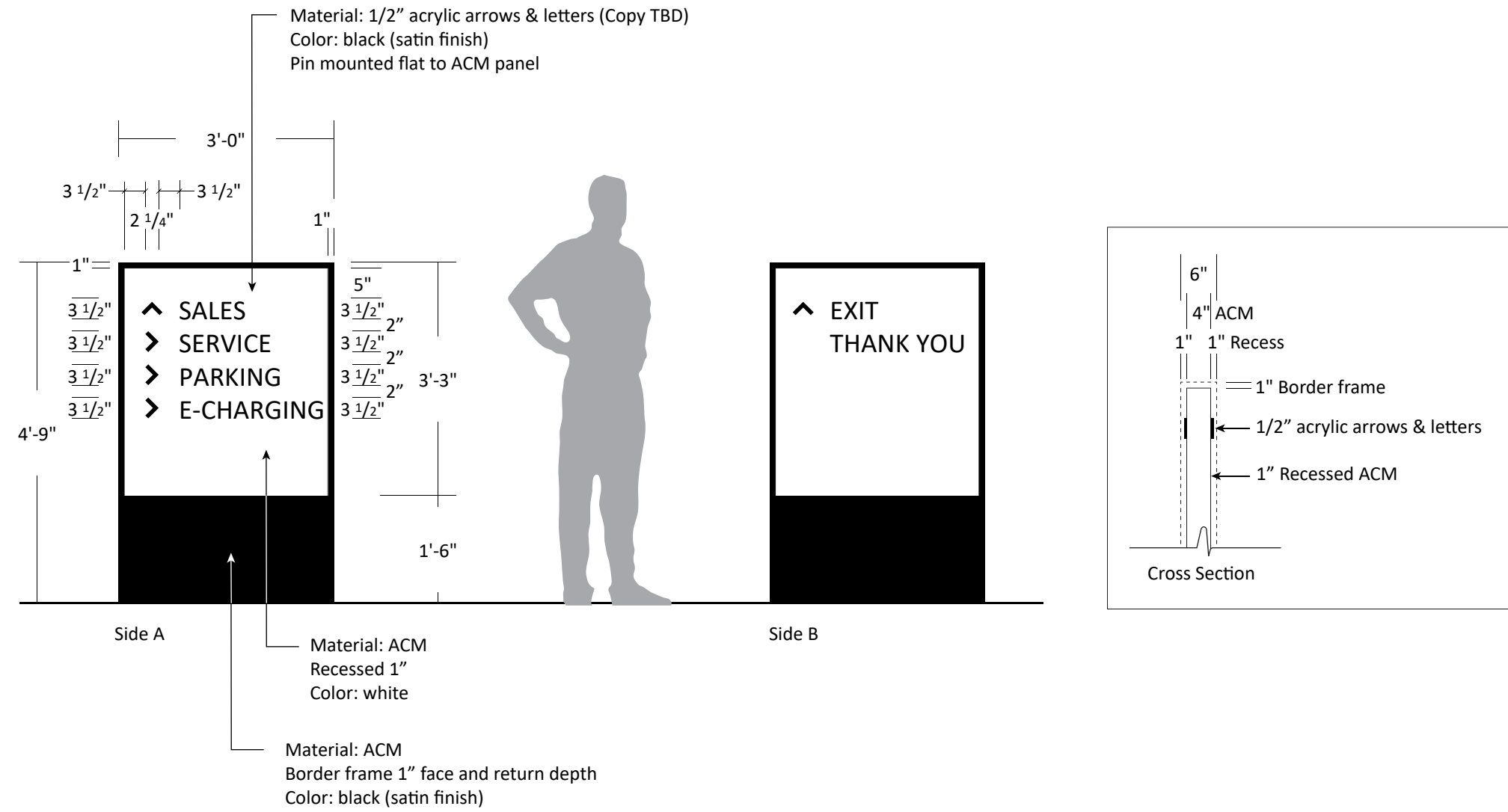
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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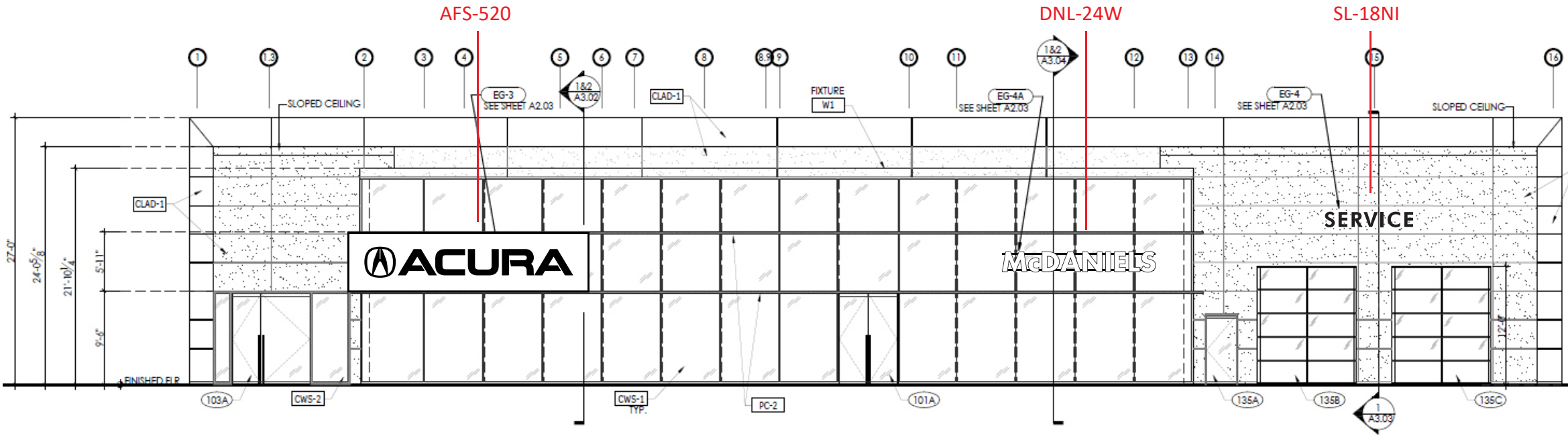
AOP6557
McDaniels Acura
8000 McIntosh Parkway
Newnan, GA.

Sign Item

DIR-3x4



Front Elevation - West Face



Project ID	
CF1-47459	
Date:	08-18-2022
Scale:	N.T.S.
Sales:	C. Farmer
Designer:	R. Ferrara

Rev. #:
Date:

Revision Notes

✓ Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V

☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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AOP6557
McDaniels Acura
8000 McIntosh Parkway
Newnan, GA.

Sign Item
Front Elevation



AFS-520



ABS-404

McDANIELS
DNL-24W

SERVICE
SL-18NI

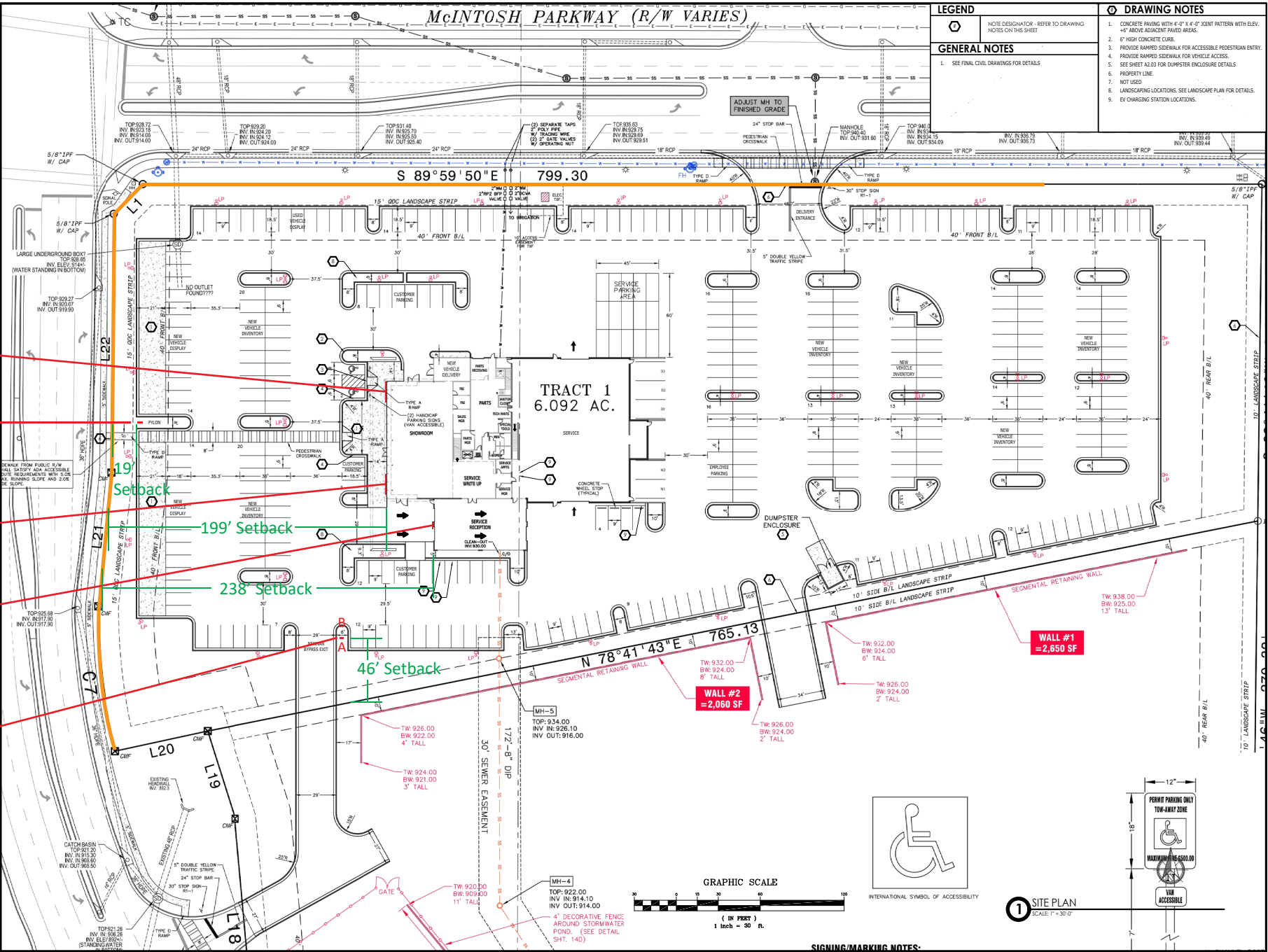


Side A



Side B

DIR-3X4



Property Line

Project ID

CF1-47459

Date: 08-18-2022
Scale: N.T.S.
Sales: C. Farmer
Designer: R. Ferrara

Rev. #: R4
Date: 10-28-2022

Revision Note:
Revised to show 19' setback on pylon sign

Conceptual

Information Required:

Master

Electrical

☐ 120V ☐ 347V
☐ Other _____

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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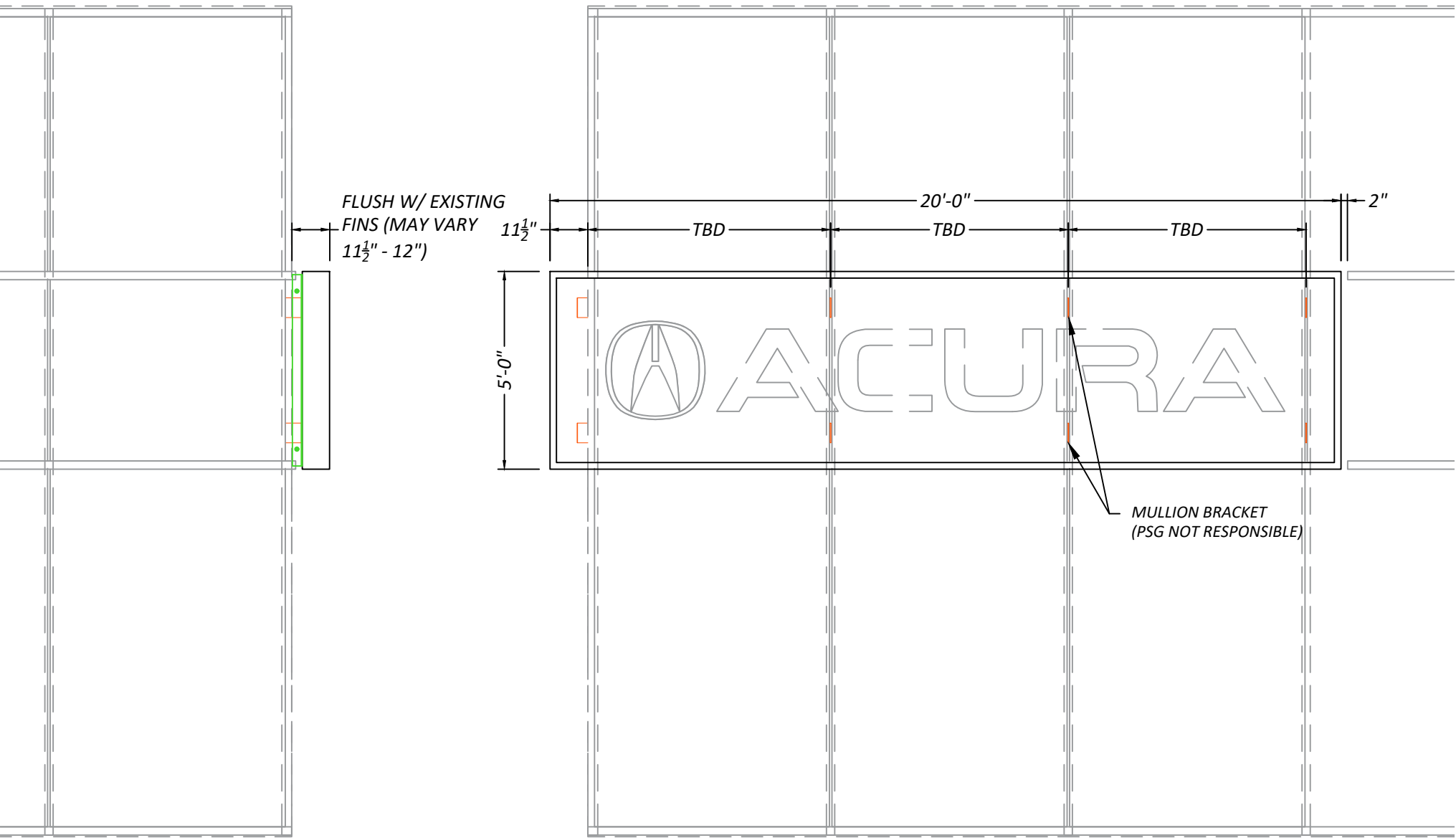
AOP6557
McDaniels Acura
8000 McIntosh Parkway
Newnan, GA.

Sign Item

Site Plan

Estimated Weight: 700 lbs.

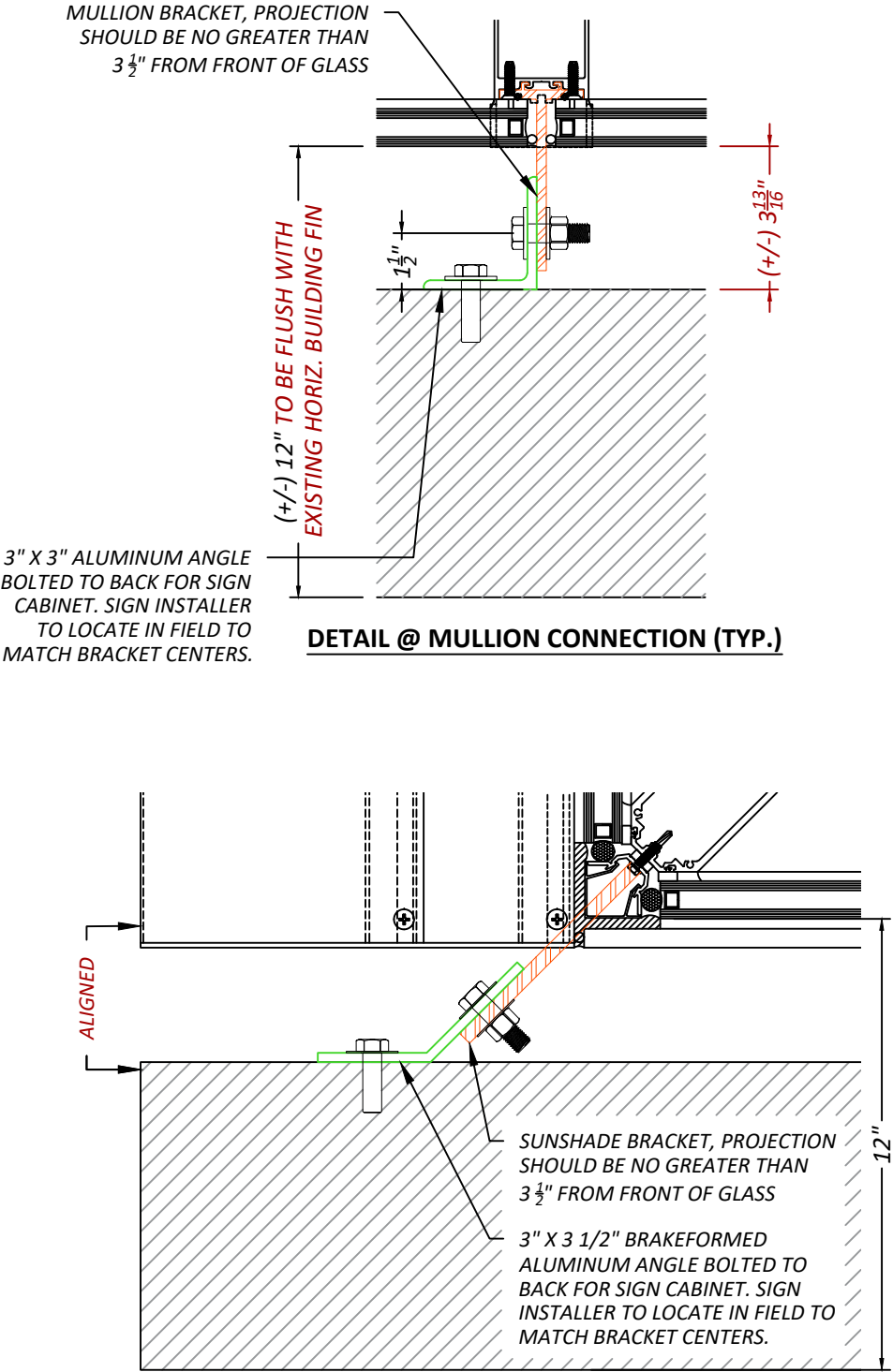
5' X 20' ACURA WALL SIGN



LEFT ELEVATION (OVERLAY)

FRONT ELEVATION (OVERLAY)

PLAN VIEW (OVERLAY)



DETAIL @ MULLION CONNECTION (TYP.)

DETAIL @ CORNER CONNECTION (TYP.)

INSTALL SUMMARY:

Installer to measure existing mullion brackets spacing needed to attach supplied mount angles (58"L typ)

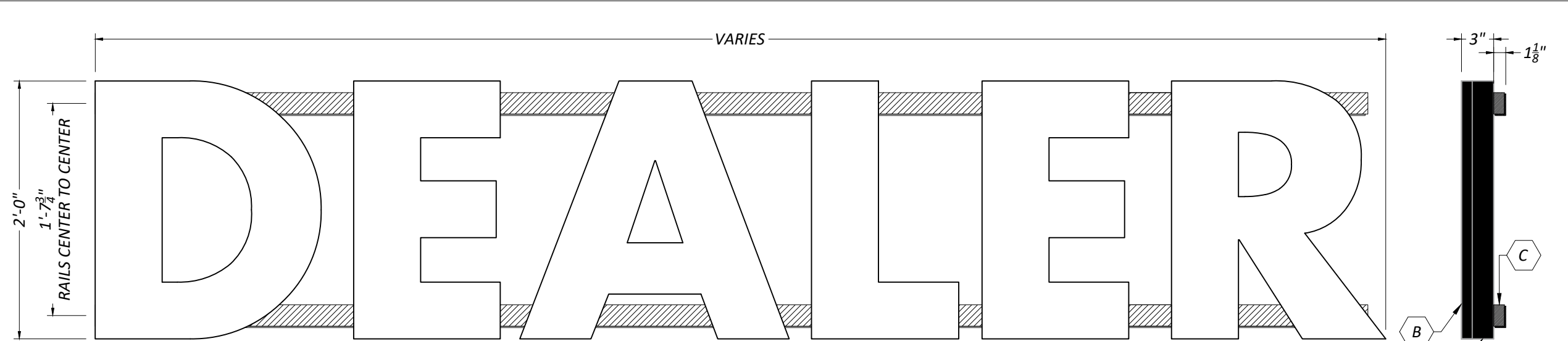
Remove perimeter covers on the top and bottom of sign to access the mount channel in the interior of the cabinet. (drill relieving holes thru back of cabinet to mate to surveyed mullion spacing) attach 3"x 3" angle to back of sign using existing slotted holes.

The installer will be required to drill mount holes in the 3" angle to attach to the existing mullion brackets



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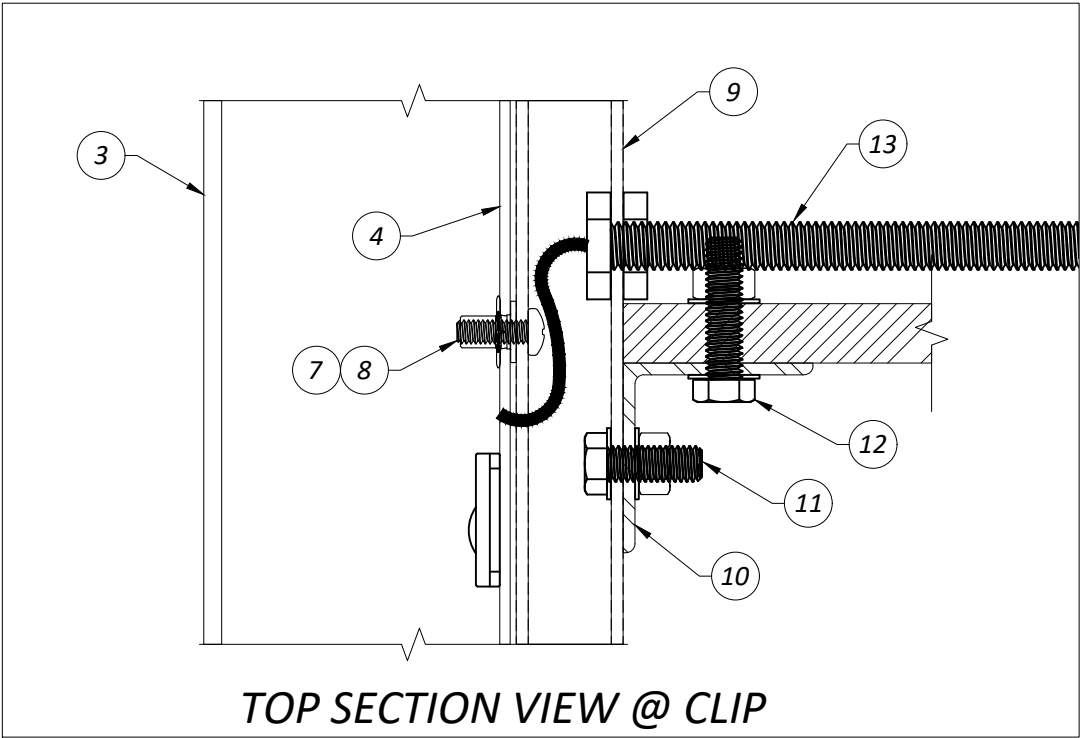
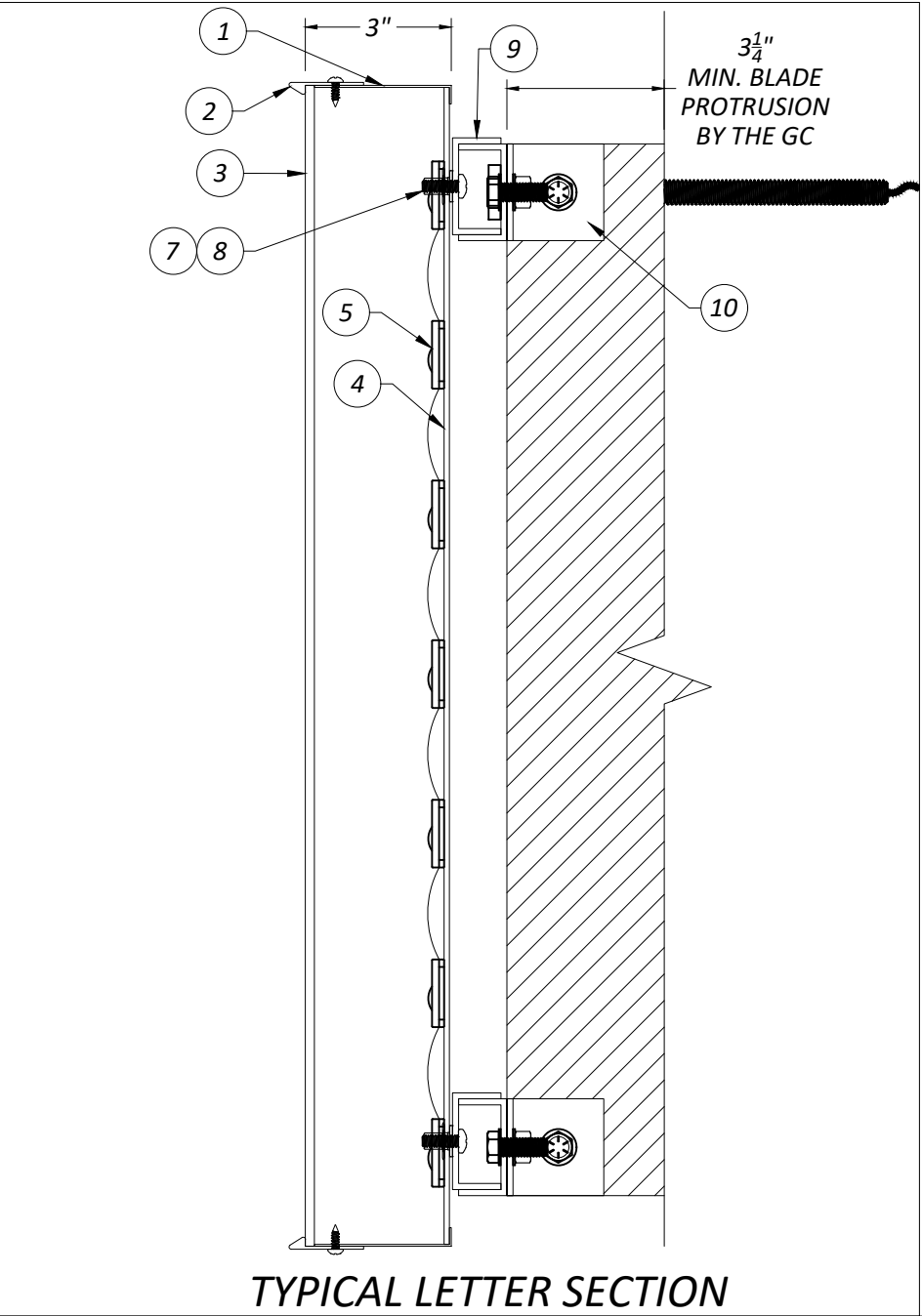
	This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of the sign.	 Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to Local, Provincial, State or Federal Laws.	CUSTOMER: LOCATION:	ACURA Varies	CASE: #####
			DRAWN BY:	T. ROBERTS	DATE: 5/11/2022
			CHECKED BY:		JOB:
			PROJECT ID:		PAGE: 1 of 2



ACRA0CH4P30004

24in ACURA DEALER - DNL-24W-R
GEN 4 WHITE - on RAILS

INSTALLATION:		-	INTERIOR		X	EXTERIOR	
ELECTRICAL SPECIFICATIONS:					WEIGHT: 0000 lbs		
VOLTS:		120 VAC	AMP:		VARIES	CIRC: 1	
ITEM	PART NO.	DESCRIPTION					QTY
1	-----	.040 ALUMINUM COIL RETURNS					XXXXXX
2	-----	1" JEWELITE TRIM CAP					XXXXXX
3	-----	.177 #7328 WHITE ACRYLIC					XXXXXX
4	-----	3MM SIGNABOND BACK					XXXXXX
5	-----	PRINCIPAL PATRIOT 24V 50K WHITE LEDs					XXXXXX
6	-----	PRINCIPAL 24V POWER SUPPLIES (REMOTE)					XXXXXX
7	-----	1/4 RIVET NUTS (LETTER BACKS)					XXXXXX
8	-----	1/4 PAN HEAD BOLTS					XXXXXX
9	-----	2.00x1.00x.125 ALUMINUM CHANNEL RAILS					XXXXXX
10	-----	2x2x.125 ALUMINUM ANGLE CLIPS					XXXXXX
11	-----	3/8x1 HEX HEAD BOLT w/ NUT & WASHERS					XXXXXX
12	-----	3/8x1-1/2 HEX HEAD BOLT w/NUT & WASHERS					XXXXXX
13	-----	8" NYLON THREAD PASS THRU's					XXXXXX



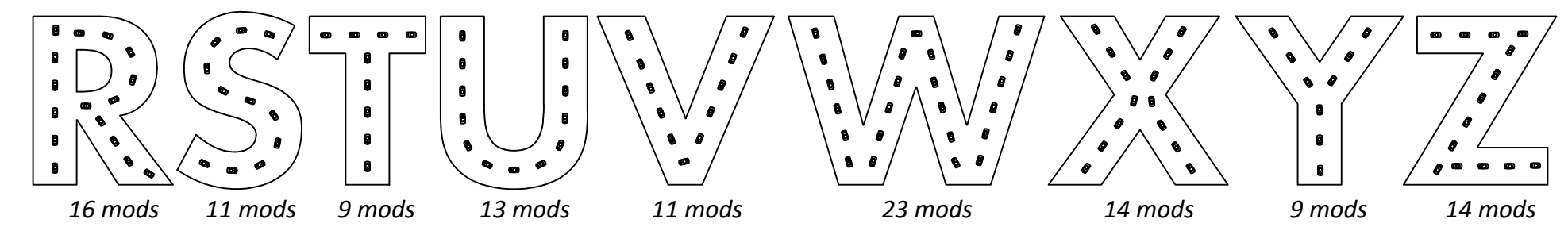
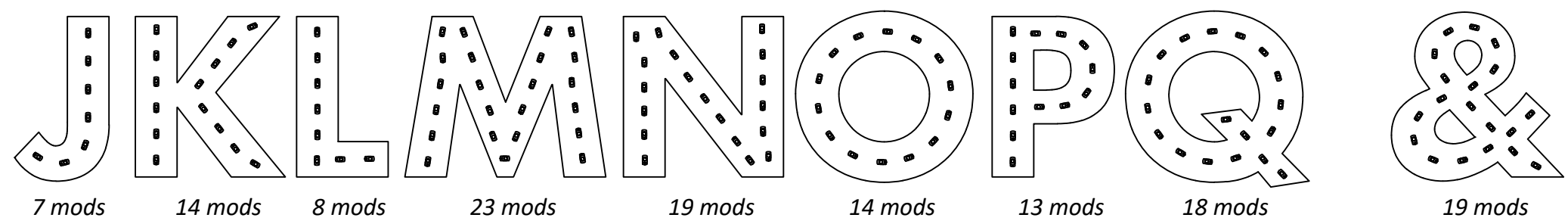
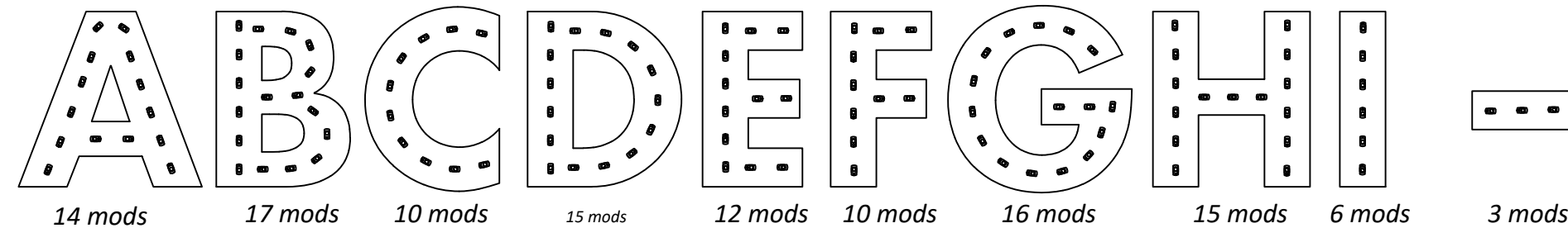
#	Colors:
A	PAINT: SATIN BLACK
B	JEWELITE: 1" BLACK
C	PAINT: PTM EXISTING MULLIONS

#	Notes:
1	
2	
3	



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4				 This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CE Code) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of the sign.	 Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to Local, Provincial, State or Federal Laws.	CUSTOMER: ACURA GEN 4		CASE:	
3						LOCATION:			
2				IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATION(S).		DRAWN BY: C.WILLIAMS		DATE: 3/23/2022	
1	Description of change	??	##/##/##			CHECKED BY:		JOB:	
#	Revision(s)	By:	Date:			PROJECT ID:		PAGE: 1 of 2	



Principal Patriot Small - PL-PT50-SM-P [240 mods / Power Supply]
Principal 24v 96w Power Supplies (P-OH096-24-PL)

ACRA0CH4P30004

24in ACURA DEALER - DNL-24W-R
GEN 4 WHITE - on RAILS

INSTALLATION:		-	INTERIOR	X	EXTERIOR
ELECTRICAL SPECIFICATIONS:				WEIGHT: 0000 lbs	
VOLTS:	120 VAC	AMP:	VARIES	CIRC:	1
ITEM	PART NO.	DESCRIPTION			QTY
1	-----	.040 ALUMINUM COIL RETURNS			xxxxx
2	-----	1" JEWELITE TRIM CAP			xxxxx
3	-----	.177 #7328 WHITE ACRYLIC			xxxxx
4	-----	3MM SIGNABOND BACK			xxxxx
5	-----	PRINCIPAL PATRIOT 24V 50K WHITE LEDs			xxxxx
6	-----	PRINCIPAL 24V POWER SUPPLIES (REMOTE)			xxxxx
7	-----	1/4 RIVET NUTS (LETTER BACKS)			xxxxx
8	-----	1/4 PAN HEAD BOLTS			xxxxx
9	-----	2.00x1.00x.125 ALUMINUM CHANNEL RAILS			xxxxx
10	-----	2x2x.125 ALUMINUM ANGLE CLIPS			xxxxx
11	-----	3/8x1 HEX HEAD BOLT w/ NUT & WASHERS			xxxxx
12	-----	3/8x1-1/2 HEX HEAD BOLT w/NUT & WASHERS			xxxxx
13	-----	8" NYLON THREAD PASS THRU's			xxxxx

#		Colors:
A	■	PAINT: SATIN BLACK
B	■	JEWELITE: 1" BLACK
C	▨	PAINT: PTM EXISTING MULLIONS

#	Notes:
①	
②	
③	

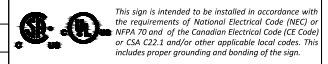
___ # OF P/S NEEDED @ 1.1 amp EA. = ___ TOTAL AMPS



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Powering Your Brand

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CUSTOMER:	ACURA GEN 4	CASE:	
LOCATION:			
DRAWN BY:	C.WILLIAMS	DATE:	3/23/2022
CHECKED BY:		JOB:	
PROJECT ID:		PAGE:	2 of 2

④				 This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CE Code) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to Local, Provincial, State or Federal Laws.
③				
②				
①	Description of change	??	##/##/##	IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATION(S).
#	Revision(s)	By:	Date:	

QUALITY DEVELOPMENT CORRIDOR OVERLAY DISTRICT ELEVATION MATERIAL TABLE

	TOTAL AREA	ACM PANELS: WHITE	GLASS	INSULATED METAL PANEL: REGAL WHITE		
ELEVATION	SQ FT	AREA/ %	AREA/ %	AREA/ %	METAL DOOR NOTES	FENESTRATION
EAST : REAR ELEVATION: TREE LINE	3745 sf	1117 sf / 30%	242 sf / 6%	1881 sf / 50 %	(5) - 8'X1/2' (101SF) ROLL UP DOORS = 505 sf = 14%	20 LF. = 14%
WEST : FRONT ELEVATION: NEWMAN CROSSING BYPASS	3752 sf	1564 sf / 42%	2188 / 58%			122 LF. = 88%
SOUTH : RIGHT SIDE ELEVATION: FACES TRACT 2	5311 sf	2281 sf / 43%	783sf / 15%	1976 sf / 37%	(1) - 20'X1/2' (247 sf) ROLL UP DOOR / (1) 3'X7' (24 sf) MAN DOOR = 271 sf = 5%	73 LF. = 35%
NORTH : LEFT SIDE ELEVATION: MCINTOSH PARKWAY	5311 sf	2237 sf / 42%	476 sf / 9%	2227 sf / 42%	(1) - 20'X1/2 ROLL UP DOOR / (2) 3'X7' MAN DOOR / (1) 8'X9' ROLL UP DOOR = 371 sf = 7%	51 LF. = 24%

* TRIM IS INCLUDED IN MATERIAL CALCULATIONS

FINISH LEGEND

EIMP-1	EXTERIOR INSULATED METAL PANEL; NUCOR H40, HEAVY EMBOSSED; COLOR - REGAL WHITE
CLAD-1	ACM - ALUMINUM COMPOSITE MATERIAL PANELS; COLOR - WHITE
CWS-1	OLDCASTLE RELIANCE CURTAIN WALL SHEAR BLOCK ASSEMBLY - SILICONE GLAZED 2-1/2" x 10"; COLOR - BLACK
CWS-2	OLDCASTLE RELIANCE SHEAR BLOCK ASSEMBLY - SILICONE GLAZED 2-1/2" x 6"; COLOR - BLACK
W-1	LIGHT FIXTURE; SEE A1.05 FOR DETAILS AND SPECIFICATIONS
PC-1	POWDERCOAT; TIGER DRYLAC INTERIOR GRADE; COLOR - SMOOTH MATTE RAL 9016 (WHITE)
PC-2	POWDERCOAT; TIGER DRYLAC INTERIOR GRADE; COLOR - BLACK MATTE RAL 9005
###	SEE DOOR SCHEDULE DESCRIPTION SHEET A1.07

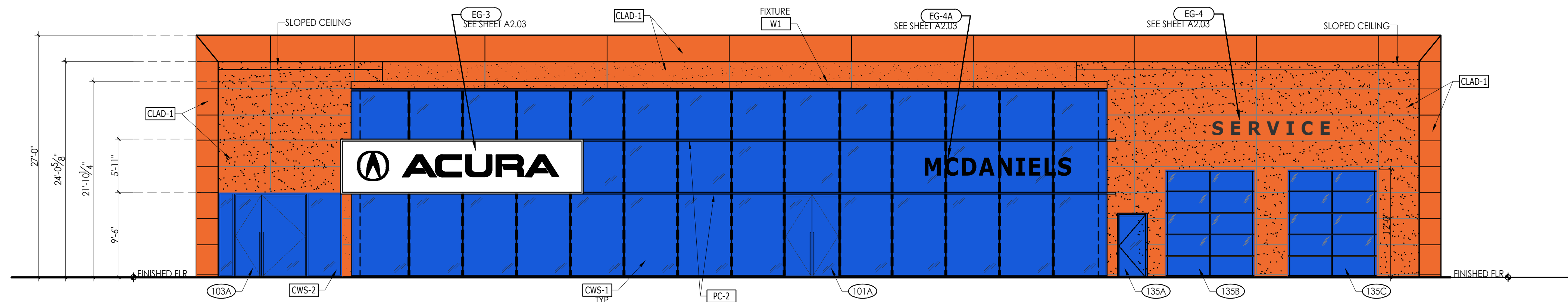
GENERAL NOTES

- A. ELEVATIONS NOT SHOWN SHALL RECEIVE SAME OR COMPLEMENTARY FINISHES TO MATERIALS SHOWN.
- B. SEE LIGHT FIXTURE SCHEDULE FOR EXTERIOR LIGHTING DESCRIPTION.

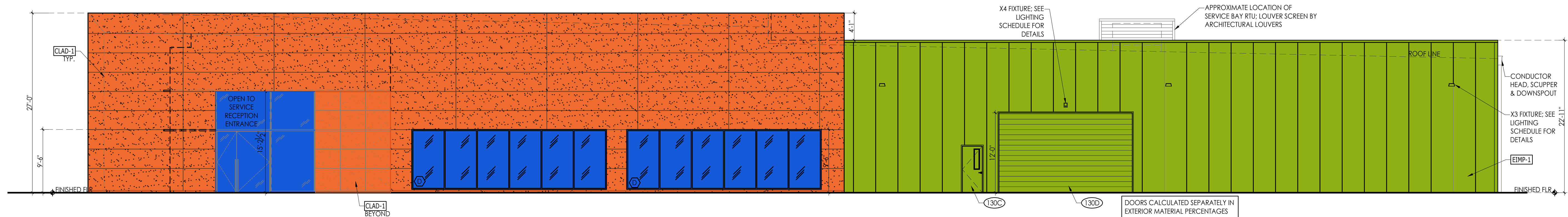
LEGEND

EG-X	GRAPHICS DESIGNATOR - REFER TO SHEET A.203
?-#	FINISH DESIGNATOR - REFER TO EXTERIOR FINISH SCHEDULE OR LEGEND ABOVE

COLOR-CODED EXTERIOR MATERIALS LEGEND	
	ALUMINUM COMPOSITE MATERIAL
	GLASS CURTAIN PANEL
	EXTERIOR INSULATED METAL PANEL



1 FRONT ELEVATION (WEST FACE)
SCALE: 1/8"=1'-0"

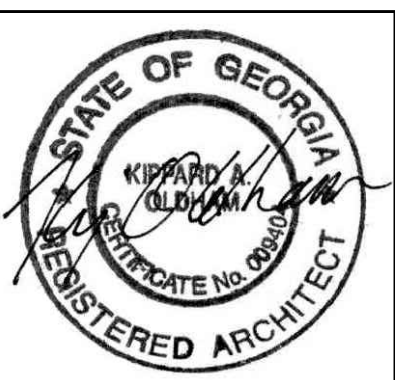


1 RIGHT SIDE ELEVATION (SOUTH FACE)
SCALE: 1/8"=1'-0"

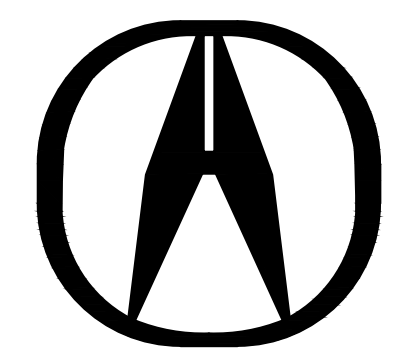
PRINTED

[illegible]

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Per Georgia State Law Chapter 50-2A - K.A. Oldham Design and Kip Oldham, Architect of Record, is not responsible for interpreting the intent of the construction documents, including making modifications as may be necessary during the construction phase; and that the Architect of Record is no longer liable for the work where changes to these documents have been made.



ACURA
8000 MCINTOSH PARKWAY
NEWNAN, GEORGIA
30265

Prepared for
MCDANIELS
AUTO GROUP

COMMISSION NO:	2050.00
SHEET TITLE:	COA EXTERIOR ELEVATIONS
SHEET NO:	

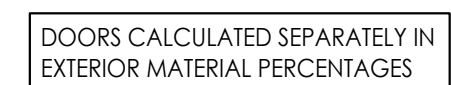
COA.4
ISSUED FOR CONSTRUCTION

* TRIM IS INCLUDED IN MATERIAL CALCULATIONS

A. ELEVATIONS NOT SHOWN SHALL RECEIVE SAME OR COMPLEMENTARY FINISHES TO MATERIALS SHOWN.

B. SEE LIGHT FIXTURE SCHEDULE FOR EXTERIOR LIGHTING DESCRIPTION.

--	--

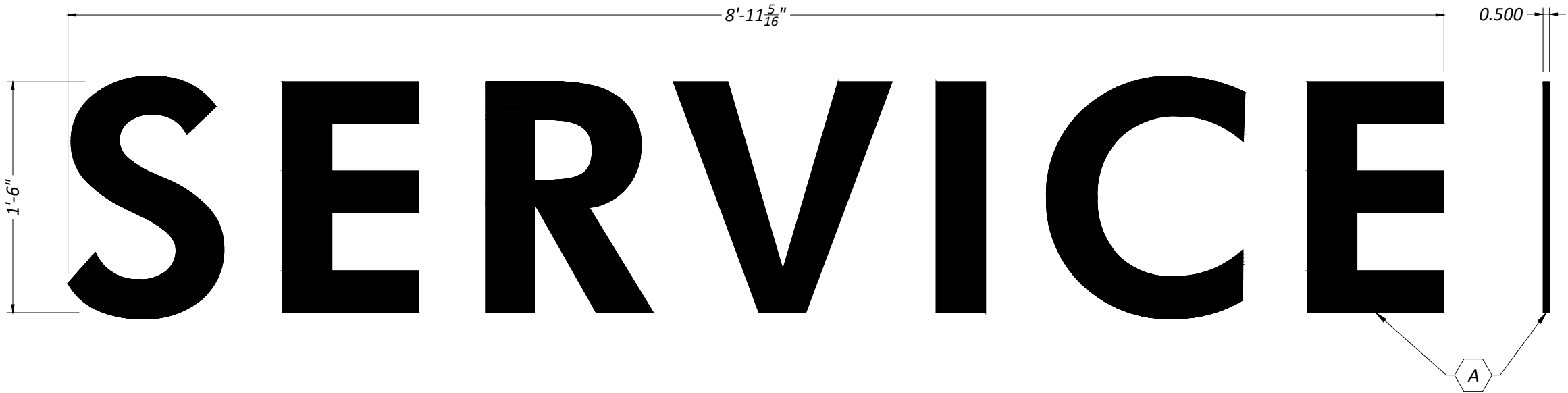


SCALE: 1/8"=1'-0"

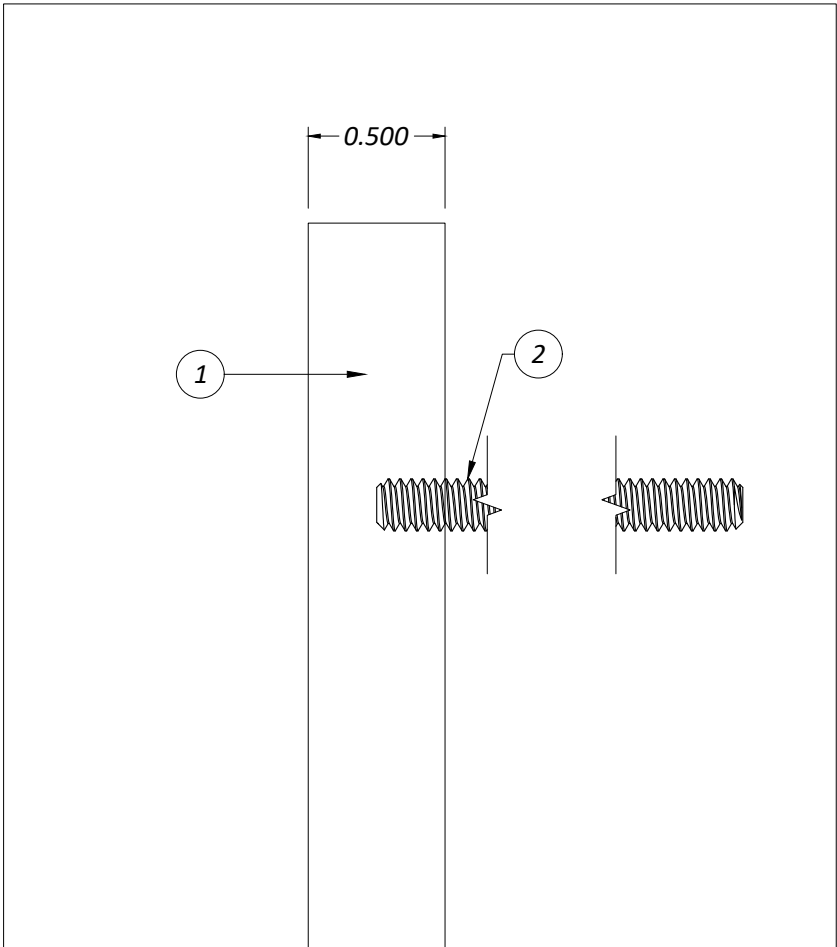
	ALUMINUM COMPOSITE MATERIAL
	GLASS CURTAIN PANEL
	EXTERIOR INSULATED METAL PANEL



LEFT SIDE
SCALE: 1/8"=1'-0"



ACRA0CH4PX0002					
18" SERVICE FCO NON-ILLUM LETTERS					
INSTALLATION:	-	INTERIOR	X	EXTERIOR	
ELECTRICAL SPECIFICATIONS:			WEIGHT: 0000 lbs		
VOLTS:	120 VAC	AMP:	X.X A	CIRC:	1
ITEM	PART NO.	DESCRIPTION			QTY
1	-----	.500 ALUMINUM			xxxxx
2	-----	10/24 X 4 ALL THREAD STUDS			xxxxx



#		Colors:
A		PAINT: SATIN BLACK

#	Notes:
1	
2	
3	



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HARDWARE TO SHIP:
(37) - 10/24 X 4 ALL THREAD STUDS
(1) - MOUNT PATTERN

4					This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CE Code) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of the sign.		Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to Local, Provincial, State or Federal Laws.	CUSTOMER:	ACURA	CASE:		
3								LOCATION:				
2					IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATION(S).			DRAWN BY:	C.WILLIAMS	DATE:	5/04/2022	
1	Description of change	??	##/##/##		CHECKED BY:			JOB:				
#	Revision(s)	By:	Date:		PROJECT ID:			PAGE:	1 of 1			

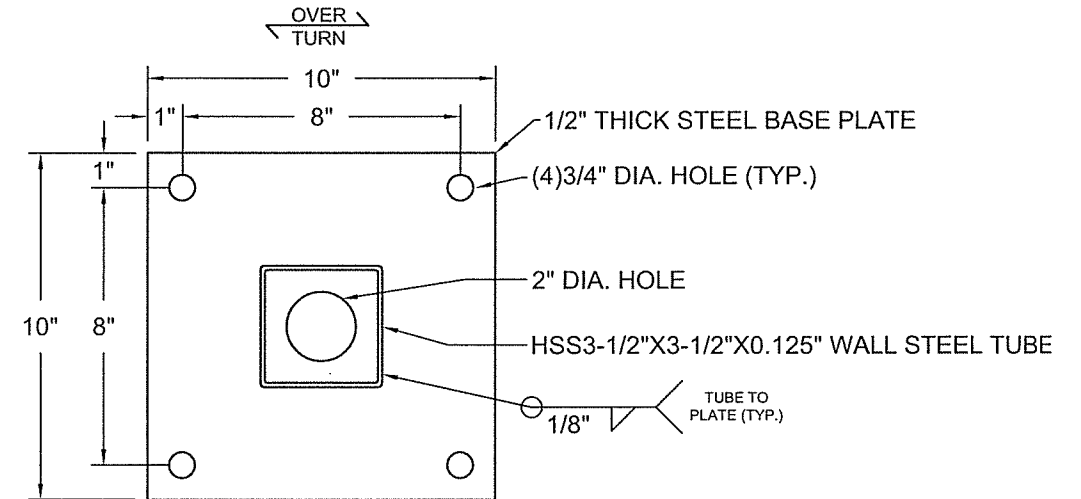
SIGN CABINET &
CHANNEL LETTER
DESIGN BY OTHERS.

ELECTRICAL/ILLUMINATION
DESIGN BY OTHERS.

4'-0"W x 4'-7 1/2"H x 1'-0"D
Pylon / ABS 404

WHERE MAXIMUM FROST PENETRATION DEPTH
EXCEEDS THE DEPTH OF THIS FOUNDATION, THE
FOUNDATION DESIGN MUST BE ALTERED TO BEAR
BELOW THE FROST PENETRATION DEPTH.

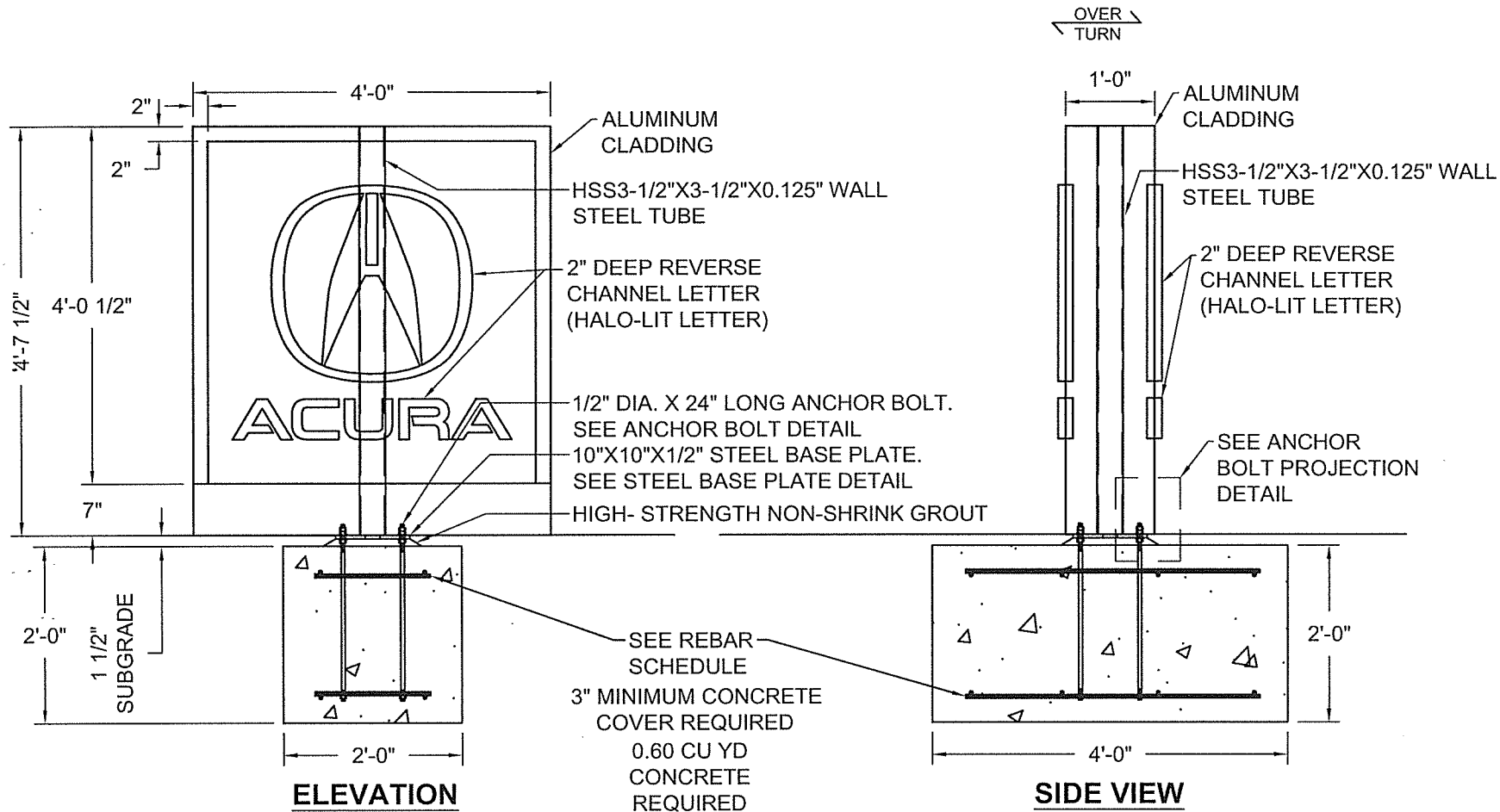
PARTICULAR CARE SHALL BE
TAKEN TO PROVIDE SUFFICIENT
PREHEAT OF THE THICKER
ELEMENT FOR THE SOUNDNESS
OF THE WELD. OTHERWISE, USE
3/16" MIN. WELD.



ALL EXPOSED SUBGRADE STEEL
SHALL BE EITHER GALVANIZED OR
COATED WITH A BITUMASTIC
COATING AFTER INSTALLATION.

#	Colors:
(A)	ACM: Alpolic RVW White
(B)	ACM: Alpolic TBL Black
(C)	PAINT: Gloss Black
(D)	-

#	Notes:
(1)	-
(2)	-
(3)	-



**SPREAD
FOUNDATION**

REBAR SCHEDULE
SPREAD FOUNDATION

3" MINIMUM COVER
DO NOT WELD REBAR

LOCATION	SIZE	QTY	SPACING
BOTTOM OVERTURN STEEL	#4	2	14"
TOP OVERTURN STEEL	#4	2	14"
BOTTOM CROSS STEEL	#4	4	13"
TOP CROSS STEEL	#4	4	13"

THE SCOPE OF THIS ENGINEERING IS LIMITED TO THE DESIGN OF THE COLUMN, MOUNTING
PLATES, AND FOUNDATIONS. ALL OTHER ASPECTS OF THIS DESIGN ARE EXPLICITLY EXCLUDED.

#	Revision(s)	By:	Date:
4			
3			
2			
1			

This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group illuminated sign product may contain fluorescent, neon and/or HID lamps. These lamps contain mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to local, provincial, state or federal laws.

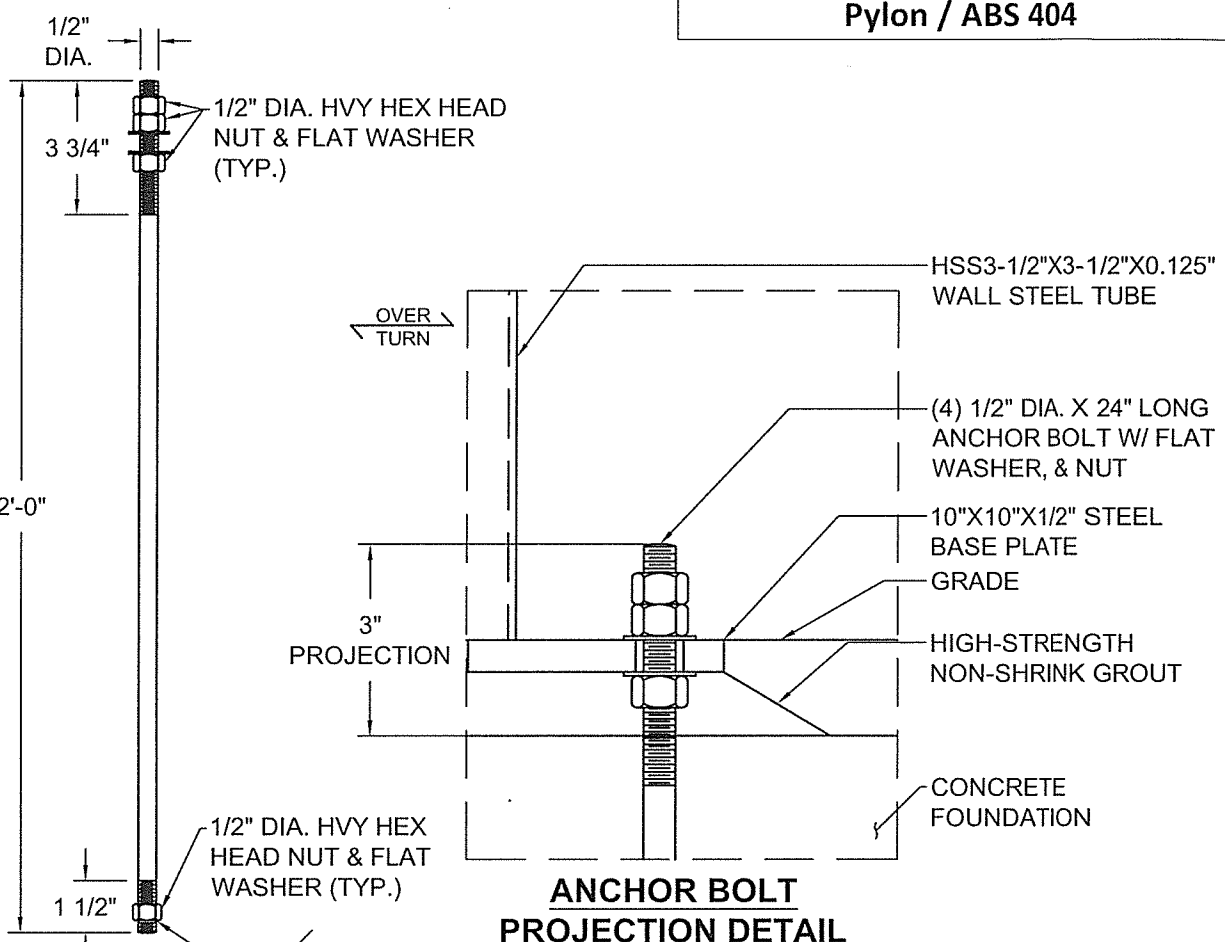
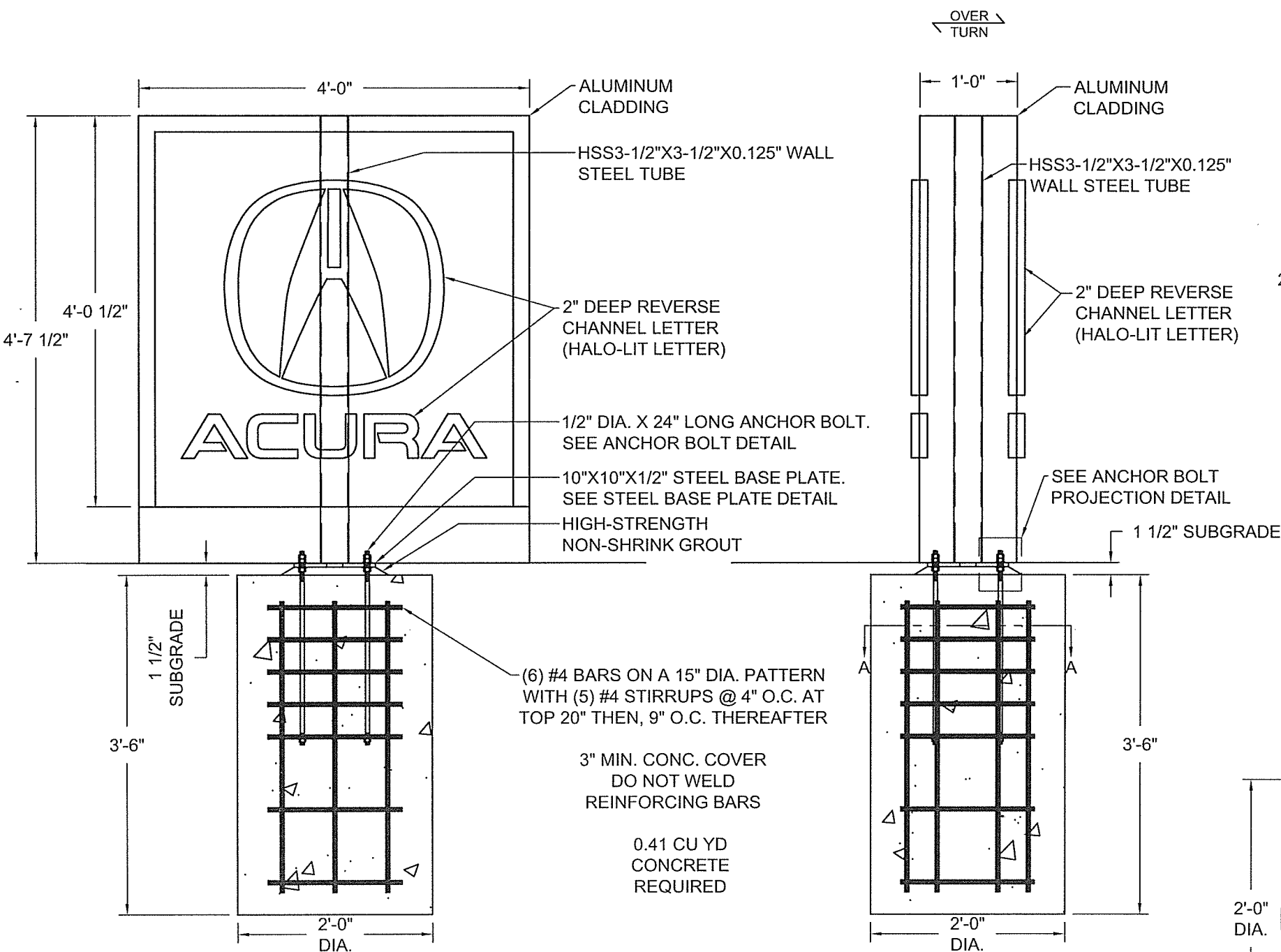
IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, FEES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATION(S).

Pattison Sign Group
Powering Your Brand

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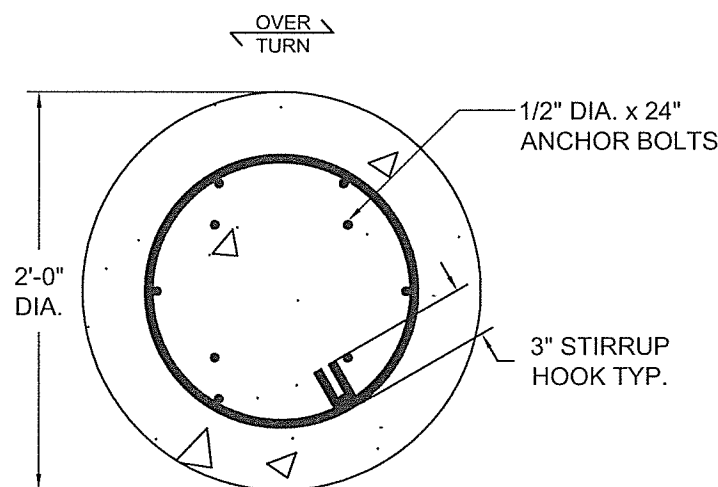
CUSTOMER:	Acura	CASE:	-
LOCATION:	PROTOTYPICAL		
DRAWN BY:	R. GOLDEN	DATE:	03/07/2022
CHECKED BY:	-	JOB:	-
PROJECT ID:	ABS-404 (SWL)	PAGE:	1 of 3

4'-0"W x 4'-7 1/2"H x 1'-0"D
Pylon / ABS 404



#	Colors:
(A)	ACM: Alpolic RVW White
(B)	ACM: Alpolic TBL Black
(C)	PAINT: Gloss Black
(D)	-

#	Notes:
(1)	-
(2)	-
(3)	-



ELEVATION

CAISSON FOUNDATION

SIDE VIEW

SECTION A-A THROUGH CAISSON AT ANCHOR BOLTS

ALL EXPOSED SUBGRADE STEEL SHALL BE EITHER GALVANIZED OR COATED WITH A BITUMASTIC COATING AFTER INSTALLATION.

#	Revision(s)	By:	Date:
4			
3			
2			
1			

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CUSTOMER:	Acura	CASE:	-
LOCATION:	PROTOTYPICAL		
DRAWN BY:	R. GOLDEN	DATE:	03/07/2022
CHECKED BY:	-	JOB:	-
PROJECT ID:	ABS-404 (SWL)	PAGE:	2 of 3

4'-0"W x 4'-7 1/2"H x 1'-0"D
Pylon / ABS 404

Notes:

1. This is a prototypical design based on the following design criteria:
Building Code: IBC 2018
Wind Speed: 115 MPH, Exposure C
Category II
2. Foundation design assumes soil class 4. The allowable bearing pressure should be verified prior to placement of concrete. In the event that the stated requirements are not met and conditions appear deleterious, cease and secure excavation and immediately contact THE CLIENT.
3. Spread foundation is based on a presumptive safe vertical soil bearing pressure minimum of 1500 psf. Caisson foundation are based on a presumptive safe lateral soil bearing pressure minimum of 150 psf per foot of depth. Isolated lateral bearing footings subject to short-term lateral loads and not adversely affected by a 1/2" motion at grade are permitted to be designed using twice the tabulated value of the corresponding soil class.
4. Foundation shall not be placed on, or at the top of a slope exceeding 3:1 without evaluation by a competent Professional Engineer. Do not place foundation in fill.
5. Concrete shall be mixed to attain a minimum 28 day compressive strength of 3000 psi, unless noted otherwise.
6. Steel reinforcing bars shall conform to ASTM A615, Grade 60 with deformations, in accordance with ASTM A305. Welding of reinforcement is prohibited.
7. Anchor bolts shall meet ASTM F1554 Grade 36. Exposed surfaces shall be galvanized or coated to prevent corrosion.
8. Void between column base plate and foundation shall be filled with high-strength, non-shrink grout.
9. All support members shall be free from defects. Steel tubes shall meet ASTM A500 Grade B with a minimum yield strength of 46000 psi. Steel pipe shall meet ASTM A53 Grade B with a minimum yield strength of 35000 psi. Steel angle, channel, and plate shall meet ASTM A36.
10. Steel welds shall be made with E70XX electrodes by persons qualified in accordance with AWS standards within the past two years.
11. Structural bolts shall meet ASTM A325 and be zinc coated unless noted otherwise. Heavy hex nuts shall meet ASTM A563 and washers shall meet ASTM F436 when used with high strength bolts. All high strength bolts shall be tightened using the Turn-of-Nut method unless noted otherwise.
12. It is the responsibility of the owners, contractors, and installers to ensure safety on the jobsite before, during and after the installation of this structure, and to ensure that the installation of this structure is completed using methods that fully comply with OSHA regulations.
13. Any deviation from this design or from any part of this drawing without prior written consent of this engineer voids this drawing in its entirety.
14. The design depicted on this drawing is prototypical, and should not be used at a specific site unless deemed suitable for that site by a competent Professional Engineer.

#	Colors:
(A)	ACM: Alpolic RVW White
(B)	ACM: Alpolic TBL Black
(C)	PAINT: Gloss Black
(D)	-

#	Notes:
(1)	-
(2)	
(3)	



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4					This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of the sign.		Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps will be the responsibility of the recipient, according to local, Provincial, State or Federal Laws.	CUSTOMER:	Acura	CASE:	-				
3								LOCATION:	PROTOTYPICAL						
2								DRAWN BY:	R. GOLDEN	DATE:	03/07/2022				
1								CHECKED BY:	-	JOB:	-				
#	Revision(s)	By:	Date:	IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (OR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVES, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATION(S).								PROJECT ID:	ABS-404 (SWL)	PAGE:	3 of 3



AFS-520



ABS-404

McDANIELS
DNL-24W

SERVICE
SL-18NI

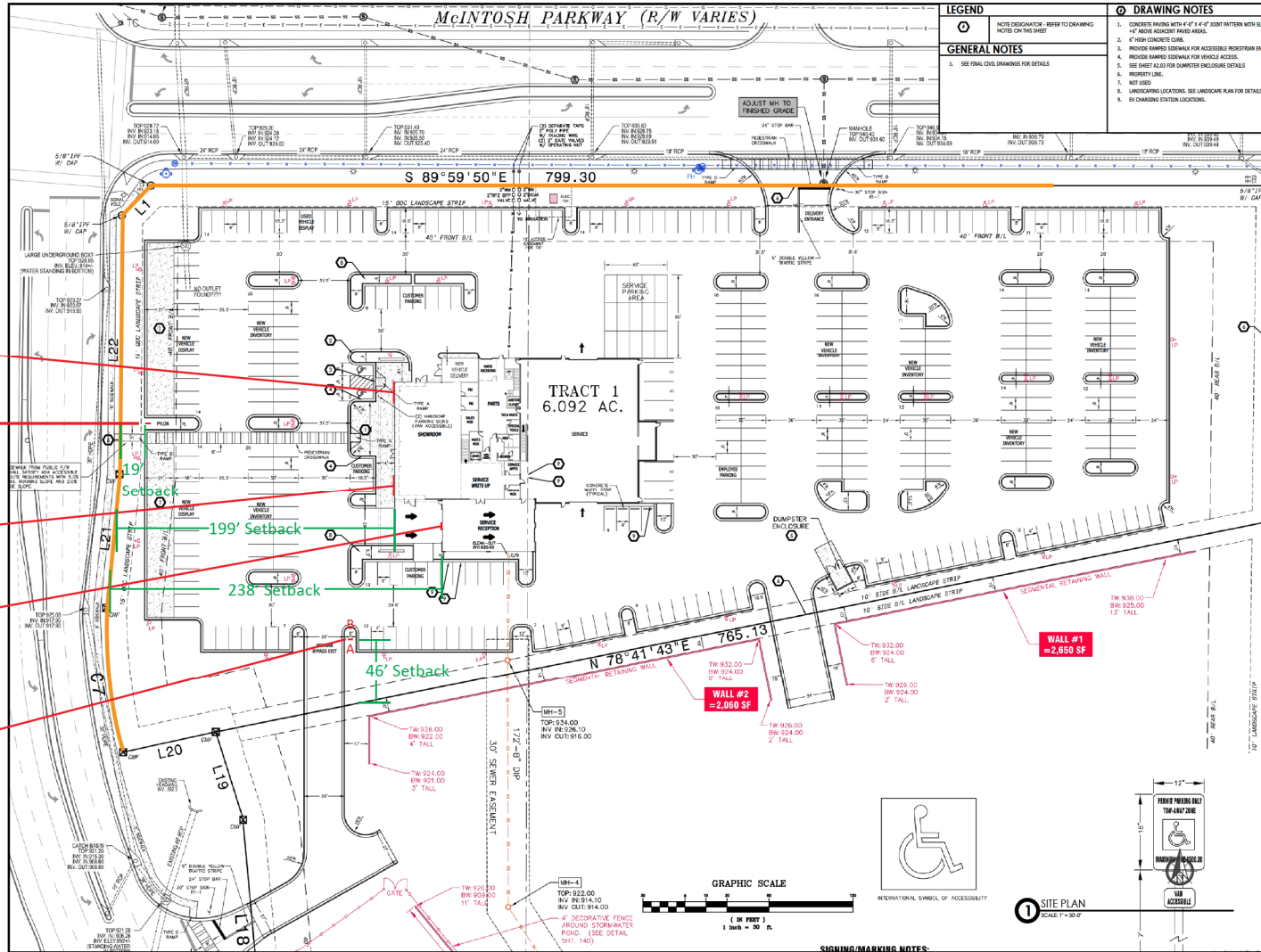


Side A

EXIT
THANK YOU

Side B

DIR-3X4



Property Line



520 West Summit Hill Drive Suite 702 Knoxville TN. 37902
(Toll Free) 1.866.635.1110 (Fax) 1.899.694.1106
www.pattissign.com



This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Project ID
CF1-47459

Date: 08-18-2022
Scale: N.T.S.
Sales: C. Farmer
Designer: R. Ferrara

Rev. #: R4
Date: 10-28-2022

Revision Note:
Revised to show 19' setback
on pylon sign

Conceptual

Information Required:

Master

Electrical

120V ☐ 347V ☐
Other ☐

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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AOP6557
McDaniels Acura
8000 McIntosh Parkway
Newnan, GA.

Sign Item

Site Plan

NEWMAN CROSSING BY-PASS
(R/W VARIES)

ABS-404

TRACT 1
6.092 AC.

FFE: 934.0

(R/W VARIES)
McINTOSH PARKWAY
(R/W VARIES)

9 EX 5" CAL TREES ALONG
MCINTOSH PARKWAY PREVIOUSLY
PLANTED BY OTHERS TYP.

800 ALL DISTURBED AREAS
ALONG MCINTOSH PARKWAY

12 EX 5" CAL TREES ALONG
MCINTOSH PARKWAY PREVIOUSLY
PLANTED BY OTHERS TO BE SAVED

800 ALL DISTURBED AREAS
ALONG MCINTOSH PARKWAY

REMOVE 3 EXISTING
TREES FOR ENTRANCE

LIMITS OF DISTURBANCE

LIMITS OF DISTURBANCE

800 ALL DISTURBED AREAS
TO BACK OF
CURB ALONG
NEWMAN CROSSING
BY-PASS

SHOWROOM

SALES

SALES

SALES

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PLANT SCHEDULE TRACT 1						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	22	ACER RUBRUM	OCTOBER GLORY MAPLE	3" CAL	BFB
	AA	6	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	4" CAL	BFB
	BR	1	BETULA NIGRA	RIVER BIRCH	2" CAL	BFB
	CA	15	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	1.5" CAL	BFB
	CC	9	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	BFB
	CV	1	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	1.5" CAL	BFB
	KD	4	CORNUS KOUSA 'DWARF PINK'	DWARF PINK KOUSA DOGWOOD	1.5" CAL	BFB
	CRY	1	CRYPTOMERIA JAPONICA	CRYPTOMERIA	2" CAL	BFB
	CC2	2	CUPRESSUS ARIZONICA 'CAROLINA SAPPHIRE'	CAROLINA SAPPHIRE CYPRESS	2" CAL	BFB
	NH	10	ILEX X NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	1.5" CAL	BFB
	LM	19	LAGERSTROEMIA X 'MUSKOGEE'	GRAPE MYRTLE MUSKOGEE	1.5" CAL	BFB
	OV	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1.5" CAL	BFB
	PV2	28	PINUS VIRGINIANA	VIRGINIA PINE	2" CAL	BFB

PLANT SCHEDULE TRACT 1						
	PC	4	PISTACIA CHINENSIS	CHINESE PISTACHE	1.5" CAL	BFB
	FR	6	PRUNUS X 'KANZAN'	KANZAN FLOWERING CHERRY	1.5" CAL	BFB
	OC2	12	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	1.5" CAL	BFB
	QC	6	QUERCUS COCCINEA	SCARLET OAK	2" CAL	BFB
	NUT	9	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL	BFB
	GF	6	QUERCUS PHELLOS	WILLOW OAK	4" CAL	BFB
	TD2	10	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL	BFB
	UP2	9	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL	BFB
	ZC	16	ZELKOYA CARPINIFOLIA	ZELKOYA	3" CAL	BFB
SHRUBS						
	AE	106	AZALEA ENCORE TM	ENCORE AZALEA	3 GAL	POT
	CYP	14	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP	3 GAL	POT
	CA2	69	CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL	POT
	GF	14	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	3 GAL	POT
	IN	256	ILEX VOMITORIA 'NANA'	DWARF YAUPOIN HOLLY	3 GAL	POT
	JH	296	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	1 GAL	POT
	LC	42	LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	3 GAL	POT
	MC	75	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	POT
	NP	135	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	3 GAL	POT
	RA	192	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL	POT
	RD	49	ROSA X 'MIDRIFORA' TM	CORAL DRIFT ROSE	3 GAL	POT
GROUND COVERS						
	CT2	1,041 SF	CYNODON DACTYLON TIF 419	TIF 419 BERMUDA GRASS	600	

LANDSCAPE NOTES
SEE PLANT LEGENDS ON LANDSCAPE
PLAN FOR EACH TRACT.

TREE PROTECTION NOTES:
1. CONTACT THE PLANNING DEPARTMENT AT 770-254-2354 TO
ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE CITY
LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
2. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND
INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND
MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE
PLANNING DEPARTMENT AT 770-254-2354 FOR AN INSPECTION BY
THE CITY LANDSCAPE ARCHITECT.
3. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES
ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
4. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER
TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL
CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE
MAINTENANCE INSPECTION ARE RESPONSIBLE FOR THE ORDINANCE
COMPLIANCE.

LANDSCAPE NOTES:
1. WHERE LANDSCAPING AREAS ADJOIN GRASSSED RIGHT-OF-WAY, SUCH
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ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN
ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
2. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO
FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION
INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE
INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
3. IF THE LANDSCAPE DESIGN OR PLANT MATERIAL ARE CHANGED IN ANY WAY
FROM THE CITY OF NEWMAN'S APPROVED PLAN, TWO SETS OF REVISED
PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR
APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO
WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE
ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SPECIMEN TREE REPLACEMENT FOR TRACTS 1, 2 & 3
TOTAL SPECIMEN TREES REMOVED: 163
REQUIRED SPECIMEN TREE REPLACEMENT: 54 3" CAL TREES
54 TREES TO BE DIVIDED EVENLY THROUGH THE 3 TRACTS
TRACT 1: 18 3" CAL TREES : 10.8 RDF
TRACT 2: 18 3" CAL TREES : 10.8 RDF
TRACT 3: 18 3" CAL TREES : 10.8 RDF

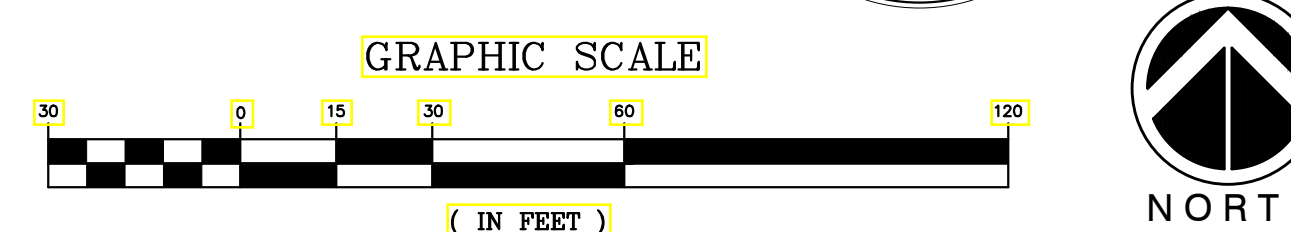
LANDSCAPE STRIP CALCULATIONS
REQUIRED - 1 TREE PER 35 LF OF LANDSCAPE STRIP
10 SHRUBS PER 35 LF OF LANDSCAPE STRIP
LANDSCAPE STRIP TO BE PLANTED 2,354 LF
61 TREES REQUIRED
104 TREES PROVIDED
610 SHRUBS REQUIRED
610 SHRUBS PROVIDED

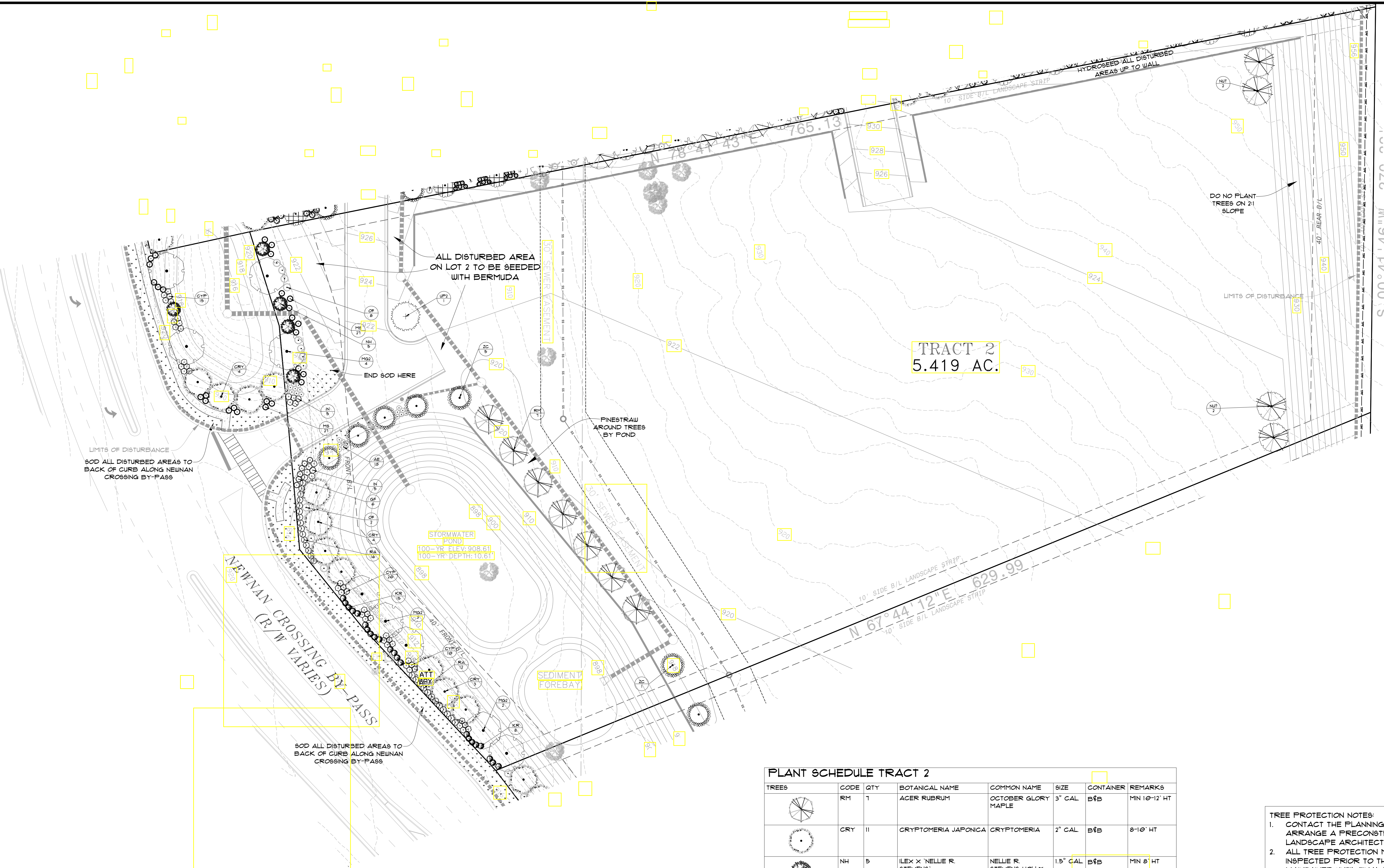
INTERIOR PARKING LOT CALCULATIONS
REQUIRED TREES IN INTERIOR OF PARKING LOT ISLANDS -
60 OVERSTORY TREES
PROVIDED TREES IN INTERIOR OF PARKING LOT -
60 OVERSTORY TREES

PERIPHERAL PARKING LOT CALCULATIONS
REQUIRED TREES IN 10' LANDSCAPE STRIP - 1 UNDERSTORY TREE
PER 20 LF
385 LF / 20 = 19 UNDERSTORY TREES
PLANTED UNDERSTORY TREES = 21 UNDERSTORY TREES
1 SHRUB 20 LF
385 LF / 20 = 19 SHRUBS REQUIRED
PLANTED SHRUBS = 20 SHRUBS REQUIRED

SITE DENSITY CALCULATIONS
TOTAL TRACT 1 AREA: 6.09 ACRES
REQUIRED SDF = 6.09 X 16 = 97.44 SDF
REPLACEMENT UNITS REQUIRED = 97.5 RDF
SPECIMEN TREE REPLACEMENT: 10.8 RDF
TOTAL REQUIRED RDF = 108.3 RDF
TOTAL PROVIDED RDF: 108.3 RDF
RDF PLANTED CALCULATIONS
4" CAL: 12 X 0.7 = 8.4
3" CAL: 55 X 0.6 = 33.0
2" CAL: 63 X 0.5 = 31.5
1.5" CAL: 90 X 0.4 = 36
TOTAL PLANTED RDF: 108.9 RDF

SPECIMEN TREE NOTE
SPECIMEN TREE REPLACEMENT
MET ON SITE
18 3" CAL TREES





SPECIMEN TREE REPLACEMENT FOR TRACTS 1,2&3
TOTAL SPECIMEN TREES INCHES REMOVED: 163'
REQUIRED SPECIMEN TREE REPLACEMENT: 54' 3" CAL TREES
54 TREES TO BE DIVIDED EVENLY THROUGH THE 3 TRACTS
TRACT 1 : 18 : 3" CAL TREES : 10.8 RDF
TRACT 2 : 18 : 3" CAL TREES : 10.8 RDF
TRACT 3 : 18 : 3" CAL TREES : 10.8 RDF

TRACT 2

LANDSCAPE STRIP CALCULATIONS
PHASE 1 TO PLANT ALONG NEUNAN CROSSING BY-PASS ONLY
ALL OTHER LANDSCAPE STRIP PLANTING REQUIREMENTS TO BE PLANTED WITH TRACT 2 CONSTRUCTION PLANS.
REQUIRED - 1 TREE PER 35 LF OF LANDSCAPE STRIP
10 SHRUBS PER 35 LF OF LANDSCAPE STRIP
LANDSCAPE STRIP TO BE PLANTED 412 LF
12 TREES REQUIRED
14 TREES PROVIDED
120 SHRUBS REQUIRED
120 SHRUBS PROVIDED

SPECIMEN TREE NOTE
SPECIMEN TREE REPLACEMENT
MET ON SITE
18' 3" CAL TREES

SITE DENSITY CALCULATIONS
TOTAL TRACT 2 AREA: 5.42 ACRES
REQUIRED SDF = 5.42 X 16 = 40.5 SDF
REPLACEMENT UNITS REQUIRED = 40.5 RDF
SPECIMEN TREE REPLACEMENT REQUIRED = 10.8 RDF
OR 18' 3" CAL TREES
TOTAL RDF REQUIRED FOR TRACT 2: 51.3 RDF
PLANTED RDF IN TRACT 2 PER PLANT SCHEDULE
PLANTINGS ALONG NEUNAN CROSSING BLVD. : 12.9
REMAINING RDF TO BE PLANTED UPON TRACT 2
DEVELOPMENT: 51.3 - 12.9 = 38.4 RDF

RDF PLANTED CALCULATIONS
3" CAL : 9 X 0.6 = 5.4
2" CAL : 11 X 0.5 = 5.5
1.5" CAL : 5 X 0.4 = 2.0
TOTAL PLANTED RDF: 12.9 RDF

PLANT SCHEDULE TRACT 2						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	1	ACER RUBRUM	OCTOBER GLORY MAPLE	3" CAL	B&B
	CRY	11	CRYPTOMERIA JAPONICA	CRYPTOMERIA	2" CAL	B&B
	NH	5	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5" CAL	B&B
	MG2	9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	B&B
	NJT	4	QUERCUS NUTTALLI	NUTTALL OAK	3" CAL	B&B
	UP2	1	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL	B&B
	ZC	6	ZELKOVA CARPINIFOLIA	ZELKOVA	3" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AE	21	AZALEA ENCORE TM	ENCORE AZALEA	3 GAL	POT
	CYP	40	CHAMAECYPARIS FISHERA 'GOLDEN HOP'	GOLDEN HOP	3 GAL	POT
	GF	6	GARDENIA JASMINOIDES 'FROSTPROOF'	FROSTPROOF GARDENIA	3 GAL	POT
	IN	10	ILEX VOMITORIA 'NANA'	DWARF YAUPOIN HOLLY	3 GAL	POT
	MS	26	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3 GAL	POT
	OF	13	OSMANTHUS FRAGRANS	TEA OLIVE	3 GAL	POT
	RA	28	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL	POT
	KR	23	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	3 GAL	POT
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CT2	5,455 SF	CYNODON DACTYLON TIF 419	TIF 419 BERMUDA GRASS	SOD	

TREE PROTECTION NOTES:

- CONTACT THE PLANNING DEPARTMENT AT 770-254-2354 TO ARRANGE A PRECONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
- ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT 770-254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.
- NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR THE ORDINANCE COMPLIANCE.

LANDSCAPE NOTES:

- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHT-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF THE SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT ON RIGHTS-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
- IF THE LANDSCAPE DESIGN OR PLAN MATERIAL ARE CHANGED IN ANY WAY FROM THE CITY OF NEUNAN'S APPROVED PLAN, TWO SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION. FAILURE TO DO SO WILL RESULT IN AN APPROVED AS BUILT BEING SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LANDSCAPE PLAN BY
ALL SOUTH DEVELOPMENT
P.O. BOX 2230
PEACHTREE CITY, GA 30269
(770) 978-9558

GEORGIA
REGISTERED
NO. 16921
PROFESSIONAL
LANDSCAPE ARCHITECT
WYATT R. ELLIOTT
5/10/2021

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1" = 30'

NORTH

SHEET
20
OF
TWENTY TWO

PLANT SCHEDULE TRACT 3						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	RM	9	ACER RUBRUM	OCTOBER GLORY MAPLE	3" CAL	B&B
	CRY	3	CRYPTOMERIA JAPONICA	CRYPTOMERIA	2" CAL	B&B
	NH	5	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5" CAL	B&B
	MAG	3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	B&B
	OC2	9	PRUNUS X 'OKAME'	OKAME FLOWERING CHERRY	1.5" CAL	B&B
	NUT	12	QUERCUS NUTTALLII	NUTTALL OAK	3" CAL	B&B
	ZC	1	ZELKOYA CARPINIFOLIA	ZELKOYA	3" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CYP	30	CHAMAECYPARIS FISHERA 'GOLDEN MOP'	GOLDEN MOP	3 GAL	POT
	GF	9	GARDENIA JASMINODES 'FROSTPROOF'	FROSTPROOF GARDENIA	3 GAL	POT
	MC	24	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	POT
	OF	4	OSMANTHUS FRAGRANS	TEA OLIVE	3 GAL	POT
	RA	21	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL	POT
	RD	21	ROSA X 'MEIDRIFORA' TM	CORAL DRIFT ROSE	3 GAL	POT
	KR	15	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	3 GAL	POT
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	GT2	5,415 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDA GRASS	80D	

SPECIMEN TREE REPLACEMENT FOR TRACTS 1, 2 & 3
TOTAL SPECIMEN TREES INCHES REMOVED: 163"
REQUIRED SPECIMEN TREE REPLACEMENT: 54 3" CAL TREES
54 TREES TO BE DIVIDED EVENLY THROUGH THE 3 TRACTS
TRACT 1 : 18 3" CAL TREES : 10.0 RDF
TRACT 2 : 18 3" CAL TREES : 10.0 RDF
TRACT 3 : 18 3" CAL TREES : 10.0 RDF

LANDSCAPE NOTES
SEE PLANT LEGENDS ON LANDSCAPE PLAN FOR EACH TRACT.

TRACT 3
LANDSCAPE STRIP CALCULATIONS
PHASE 1 TO PLANT ALONG NEUNAN CROSSING BY-PASS ONLY
ALL OTHER LANDSCAPE STRIP PLANTING REQUIREMENTS TO BE PLANTED WITH TRACT 3 CONSTRUCTION PLANS
REQUIRED - 1 TREE PER 35 LF OF LANDSCAPE STRIP
10 SHRUBS PER 35 LF OF LANDSCAPE STRIP
LANDSCAPE STRIP TO BE PLANTED 442 LF
13 TREES REQUIRED
21 TREES PROVIDED
130 SHRUBS REQUIRED
130 SHRUBS PROVIDED
SPECIMEN TREE NOTE
SPECIMEN TREE REPLACEMENT MET ON SITE
18 3" CAL TREES

SITE DENSITY CALCULATIONS
TOTAL TRACT 3 AREA: 253 ACRES
REQUIRED SDF = 5.06 X 16 = 80.9 SDF
REPLACEMENT UNITS REQUIRED = 80.9
SPECIMEN TREE REPLACEMENT REQUIRED = 10.0 RDF
OR 18 3" CAL TREES
TOTAL RDF REQUIRED FOR TRACT 3: 91.1 RDF
PLANTED RDF IN TRACT 3 PER PLANT SCHEDULE PLANTINGS ALONG NEUNAN CROSSING BLVD.: 9.8
REMAINING RDF TO BE PLANTED UPON TRACT 3 DEVELOPMENT: 91.1 - 9.8 = 81.3 RDF

RDF PLANTED CALCULATIONS
3" CAL : 3 X 0.6 = 1.8
2" CAL : 12 X 0.5 = 6.0
1.5" CAL : 5 X 0.4 = 2.0
TOTAL PLANTED RDF: 9.8 RDF

TREE PROTECTION NOTES:
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