

City of Newnan Georgia



Planning Commission Agenda Book

November 8, 2022



City of Newnan
PLANNING COMMISSION

Agenda for November 8, 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 October 11, 2022 meeting
TAB # 2	Application of Mill Creek Residential to Amend the Zoning Ordinance from OI-1 to PDR Approximately 34.97 ± acres located at 60 Hospital Road, Newnan, Georgia
TAB #3	Rezoning Request – RZ2022-09 5.82 ± acres located at Old Atlanta Highway (Tax Parcel @073C 044 and #073C 045)
TAB #4	Certificate of Appropriateness – 112 LaGrange Street
TAB #5	Certificate of Appropriateness Revision Request – 7 & 9 Jackson Street
	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**

October 11, 2022
7:00 p.m.

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

Commissioners Absent: Fred Hamlin, Clay McEntire

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 September 13, 2022 meeting. Crain motioned to approve the minutes. Coggin seconded the motion.

MOTION CARRIED (5-0)

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

Staff informed the Commission that the applicant is requesting a continuation of this matter until the November 8, 2022 Planning Commission meeting.

Coggin made a motion to continue the rezoning request of 5.82 acres located at Old Atlanta Highway until the November 8, 2022 meeting. West seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – RZ2022-10 0.790 ± acres located at 170 LaGrange Street (Tax Parcel #N28 004B) From RS – 15 (Suburban Residential Single-Family Dwelling –

Medium Density) to RU – 7 (Urban Residential Single-Family Dwelling District – High Density).

Chairman Smith opened a public hearing on the rezoning request.

Dunnavant gave the staff's report and informed the Commission that the applicant is seeking to construct three single-family homes on the former site of a six-unit apartment building that was destroyed by the tornado of 2021. She reviewed the standards for rezoning and closed by stating that the rezoning meets 7 of the 8 standards. Dunnavant did suggest that Certificates of Appropriateness should be required as a condition of zoning for all three homes since the lot abuts the HRDO overlay to the east. She added that the applicant is seeking a reduction in the lot width to 65 feet, which could be added as a condition as well.

Daniel Lichty, the applicant, came forward to discuss the proposed project. Lichty stated that he did not have anything to add beyond what Dunnavant said in her staff report.

Chairman Smith asked if there was anyone there to speak in favor of the rezoning.

With no one coming forward, Chairman Smith asked if there was anyone present to speak in opposition of the rezoning.

Chris Hobbs, LaGrange Street, came forward and read an email he sent to the staff objecting to the request based on density and aesthetics.

Suzanne Capahnnelli, Olmstead Trace, came forward and stated that she is opposed to the rezoning as well.

Jodi Hobbs, LaGrange Street, expressed opposition due to the shared driveway.

Lichty came forward again and stated that he has been in Newnan since 1991. He added that he builds quality homes and that the homes he would be building there would range from \$500,000 to \$700,000. Lichty stated that he would also be improving the shared driveway as part of the project.

With no one else coming forward, Chairman Smith closed the public hearing.

Commissioner Hunt asked about the driveway. Lichty stated that the driveway was there when the apartments were on the site.

Commissioner Coggin asked about the square footage of each home. Lichty stated between 2,500 – 3,500 square feet.

Commissioner West asked if the houses would be on a City street. Staff said yes.

Commissioner Crain asked what the property behind the subject tract was zoned. Staff stated RU-7, which is the same zoning as what the applicant was requesting.

Commissioner West asked if the Commission votes to approve the rezoning request, does the variance automatically get granted. Staff stated that it would have to made a condition of the zoning.

Commissioner Coggin asked if the homes would be rentals or for sale. Lichty stated that he is selling the homes.

Chairman Smith stated that being able to review what is being built is critical. He added that what makes a difference is that this was a 6-unit property. Chairman Smith added the net impact is decreasing and as it sits right now, it could be developed as cheaply as possible without any say on the look of the homes. Chairman Smith said they need to weigh everything and see if there are more pluses than minuses.

Commissioner Hunt stated that allowing the rezoning will provide a way to ensure quality houses are built.

Commissioner Crain asked about the driveway and whether an easement would be needed.

Elita Compton, 174 LaGrange, stated that she shares the driveway with this property. She added that she is all for improving what was there. Compton stated that Lichty has promised to fix the driveway, which is something the previous owner never did.

Commissioner West made a motion to recommend approval of the rezoning request for 170 LaGrange Street with the following conditions:

- 1) The homes will be consistent with the character shown in the architectural renderings provided as part of the rezoning application and a certificate of appropriateness (COA) from the Planning Commission will be required for each house.
- 2) The four existing crape myrtles will be incorporated into the overall design.
- 3) Driveway access will continue to be provided to the 174 LaGrange Street property.
- 4) The lot width for the three lots will be reduced to 65 feet.

Coggin seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – RZ2022-11 1.22 ± acres located at 30 Amlajack Boulevard (Tax Parcel #097 5044 013); Requested Change in Conditions of Annexation/Rezoning Ordinance

Chairman Smith opened the public hearing.

Dean Smith presented the staff's report. He stated the property was annexed into the City on July 12, 2022, with a CHV (Heavy Commercial District) zoning and 3 conditions. He said the applicant is requesting a modification on the setback condition due to significant right-of-way vegetation and a short line of site visibility for southbound traffic. Dean Smith added that the applicant has provided some field measurements for nearby highway signs along I-85 and it shows the average setback is approximately 20 feet. He informed the Commission that the staff provided an assessment of the 8 standards in the original rezoning/annexation request and this modification does not change that initial assessment.

Chairman Smith asked if anyone was present to speak in favor of the request.

Donald Sprayberry, applicant, said he did not have anything to add to the staff's report, but was present to answer any questions.

Chairman Smith asked if anyone was present to speak in opposition to the request.

Seeing no one come forward, Chairman Smith closed the public hearing and asked for a motion.

A motion was made by Commissioner Hunt to recommend approval of the rezoning request for 30 Amlajack Boulevard to amend the rezoning conditions to reduce the minimum setback from 65 feet from the Federal Interstate Highway to 25 feet and to reduce the setback from any property line from 40 feet to 25 feet. Coggin seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – RZ2022-12 3.3 ± acres located at 420 Jefferson Street (Tax Parcel #N57D-096) from RS-15 (Suburban Residential Single-Family Dwelling District Medium Density) to CGN (General Commercial District).

Chairman Smith opened the public hearing.

Dean Smith presented the staff's report stating that the applicant wishes to develop the subject property and place a "food service container building" on the tract. He added in order to accomplish this, the applicant is seeking a CGN (General Commercial District) zoning which would allow his proposed business to be a permitted use. Dean Smith stated that staff has reviewed the request in terms of the standards for rezoning and determined that the project meets 6 of the 8 standards.

Josh Harris, Southern Development LLC, stated that he purchased the property and would like to place a coffee shop there to serve the community. He stated it would be a place where people can come and hang out and visit with one another.

Chairman Smith asked if there was anyone else who wanted to speak in favor of the rezoning request. Hearing none, Chairman Smith asked if there was anyone who wanted to speak in opposition to the rezoning request.

Maddie Dalton, Lynn Circle, came forward and stated her concerns with safety, impact on the ecosystem and overall change in the neighborhood if the rezoning were approved.

Annette Dalton, Lynn Circle, asked the Commission if they would be okay with this business being located in their neighborhood. She also expressed concern about putting a commercial space at that location and begged the Commission to deny the request.

Harris came back up and let the Commissioners know that he would be open to other suggestions if they didn't want a shipping container.

Chairman Smith closed the public hearing.

Commissioner Coggin asked Harris to describe his facility. Harris stated that he is wanting to locate a coffee shop within a revamped cargo container on the property with green space for people to gather. He added that it could be a taco stand with outdoor seating as well. Harris stated he would like for the site to have a park feel. He added that only .4 of the 3 acres is buildable.

Chairman Smith expressed concern about rezoning this property and allowing a cargo container. He stated that he just doesn't see this area as commercial.

Commissioner Hunt made motion to recommend denial of the rezoning request for 420 Jefferson Street. Commissioner Coggin seconded the motion.

MOTION CARRIED (5-0)

Public Hearing Zoning Ordinance Revision Quasi-Judicial Processes

Chairman Smith opened a public hearing on amendments to the Zoning Ordinance to address state law changes for quasi-judicial actions.

Dean Smith informed the Commission that these were amendments to the Zoning Ordinance, Articles 10 and 11, as they pertain to legal notification timeline changes for quasi-judicial actions, such as variances and special exceptions. He summarized the changes in each of the Articles.

Chairman Smith asked if there was anyone there to speak in favor of the proposed changes.

With no one coming forward, Chairman Smith asked if there was anyone there to speak in opposition to the proposed changes.

With no one coming forward Chairman Smith closed the public hearing and asked if anyone had questions for staff.

Chairman Smith made the statement that we needed to keep current with state law.

Commissioner Coggin made a motion to recommend approval of the amendments to the Zoning Ordinance, Articles 10 and 11. Commissioner Hunt seconded the motion.

MOTION CARRIED (5-0)

NEW BUSINESS

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

Chairman Smith stated that if the applicants don't have all the information on their application or had not provided enough information to support their application then it should not come to the Commission until it was complete.

Tracy Dunnavant reminded the Commission of the volunteer dinner on Thursday , October 13th.

PUBLIC COMMENTS

None

ADJOURN

With no further business, the meeting adjourned at 8:09 p.m. on a motion from Commissioner Hunt and seconded by Commissioner Coggin.

MOTION CARRIED (7-0)

Chairman Proctor Smith



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October 18, 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 Mr. Smith:

Please allow this letter to serve as a request to continue the Planning Commission public hearing from November 8, 2022 to December 20, 2022 on the above-referenced project so that Mill Creek Residential has the opportunity to receive the traffic impact study, correspondence from the Coweta County School System for the Community Impact Study, and for additional renderings for this project.

If you should need any additional information from me to process this request, please just let me know.

Yours Truly,

Melissa D. Griffis
For Mill Creek Residential

MDG/kr

cc: Mr. Jason Wadsworth



City of Newnan, Georgia – Planning Commission

Date: November 8, 2022

Agenda Item: Rezoning Request – RZ2022-09 - 5.82+/- acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045)

Prepared and Presented by: Chris Cole, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

Freedom Land Holdings, LLC
140 Village Circle
Senoia, GA 30276

SITE INFORMATION:

The subject properties consist of 5.82± acres (comprised of two parcels) located at Old Atlanta Highway. The tax parcel ID numbers are #073C 044 and #073C 045. The tracts are currently vacant and are zoned PDC (Planned Commercial Development District) and PDO (Planned Office and Institutional District), respectively. The properties are part of the Avery Park Planned Development and are bisected by The Boulevard near its intersection with Highway 29.

OVERVIEW OF REQUEST:

The request is to rezone the subject properties from PDC (Planned Commercial Development District) and PDO (Planned Office and Institutional District), respectively, to PDR (Planned Residential Development) for the purpose of constructing 36 townhouse-style condominium units (as shown by the pictures below and in the attachments). The applicant had initially requested 39 units, but altered the request to 36 units on October 24, 2022. The Concept Plan shows a proposed site density of 6.19 units per acre (which meets the PDR requirements). The applicant expects the price points to be in the \$400's. The applicant included the following feature details:

- The applicant plans to build the front and sides in brick and the rear in HardiePlank.
- The carpet will be Level 1 with 6lb pad in bedrooms.
- LVP Level 1 (Luxury Vinyl Plank) will be used in the kitchen and family room.
- Granite countertops in Kitchen, Master Bath (Cultural Marble countertops in others)
- Stainless Steel Appliances
- The applicant indicated that a maximum of 20% will be allowed as rentals.
- 29 rear driveway units and 7 front driveway units

The subject properties are currently vacant and are located in the Avery Park Planned Development. The Avery Park Project Plan (see attached) shows the two subject properties as part of its Village Center with Tax Parcel 073C 044 indicated as PDC and Tax Parcel 073C 045 indicated as PDO (the same zoning categories that remain in place today for the subject properties). As stated earlier, the applicant is seeking PDR zoning to allow for 36 townhouse-style condominium units. Approximately 616 total residential units have been built (or are currently vacant platted lots) within Avery Park to date.

Accordingly, construction of an additional 36 townhouse-style condominium units would not exceed the allowed residential unit total of 684 (which is 10% over the actual approved amount of 622 units) approved as a special exception by City Council on July 13, 2004. That special exception request was for the update and expansion of the Avery Park Development of Regional Impact (DRI). One condition of that special exception approval was that any amendment of the original project plan must be approved

by City Council. As the current request is amending the original project plan, this application also serves for this purpose.

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



Regarding how conditions have changed that renders the zoning map designation invalid and no longer applicable, the applicant stated, “The current zoning has been in place for numerous years without success of development. By amending the zoning to PDR, it will allow for consistent development of a residential option within Avery Park.”

Regarding the explanation as to why this property should be placed in a different zoning district than all adjoining property as well as answering how does this property differ from adjoining property and why should it be subject to different restrictions, the applicant stated, “The adjoining property was developed, but this property has remained undeveloped as initially proposed for numerous years. The property is a suitable location for a residential option.”

Per the Concept Plan, the development will be housed in 5 buildings (with each building housing between 6 and 8 condominium units). The maximum building height is proposed to be 35 feet. The minimum parking spaces per dwelling unit requirement is 2 spaces per unit (this would equate to a required 72 spaces). The applicant is also proposing 6 guest parking spaces. The minimum landscaped area requirement is 10 % and the applicant is proposing 50%. The applicant also proposes 1,300 square feet per dwelling unit (26 feet by 50 feet).

As of the writing of this report, staff has received numerous emails in opposition to the request (see attached) and three phone calls seeking information about the request.



Regarding adherence to the townhouse-design requirements from the Zoning Ordinance, the applicant must meet the requirements shown below prior to obtaining site plan approval or any permits.

(c) Townhouses.

- (1) A row of townhouses shall not contain more than 8 dwelling units.
- (2) Townhouses shall not be designed to give the appearance of row houses. Facades of each unit shall be offset a minimum of 18 inches to create the appearance of separate buildings and shall be articulated within the building façade-meaning variation in the look and structure often achieved through the inclusion of architectural features (porches, porticos, balconies, bay windows and roof lines) and can also be accomplished with using various building material types materials). No two facades shall be alike in a single row of townhouse buildings.
- (3) Exterior finished material shall be constructed with a combination of clay masonry brick, natural stone including granite, marble, sandstone, field stone or any other natural stone approved by the Planning and Zoning Director; manufactured stone including imitation field stone, marble terrazzo, and any other manufactured finish stone approved by the Planning and Zoning Director; wood, traditional three coat stucco, or fiber-cement planks and panels either lap siding, shingle siding or vertical siding patterns painted or stained. The use of architectural details such as hip returns, operable window shutters, transoms, wrought iron railings, gas lights, brick molding, and multiple exterior finish materials are strongly encouraged. Structures utilizing a single exterior finish material shall not be permitted without written authorization from the Planning and Zoning Director. End elevations must be consistent with front facades.

- (4) Townhouses shall either incorporate a flat roof design utilizing a decorative parapet wall or have a minimum 6:12 roof pitch. Architecturally dimensioned roof covering shall be required. Vents and similar objects shall not be visible from the front of the structure.
- (5) For pitched roofs, the use of gables, dormers, cornices, chimneys and other design features shall be used to enhance the overall appearance of the homes.
- (6) HVAC units shall not be visible from the right-of-way.
- (7) All townhouses shall incorporate front covered porches or front covered stoops in their designs. Porches shall be a minimum of 6 feet in depth. Stoops shall be a minimum of 3 feet in depth.
- (8) Each townhouse shall front on a dedicated public street. Townhouses may only front on a private street in accordance with the City of Newnan Subdivision Regulations.
- (9) Townhouse developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.
- (10) Driveway standards for townhouses shall conform to the following:
 - a. All driveways shall be separated a minimum of 8 feet from adjacent driveways. The 8-foot area between the driveways shall be sodded. One exception can be made per every eight units to allow a minimum of 4 feet of sodded area between driveways.
 - b. Townhouses are encouraged to utilize rear garages. Front entry garages must employ carriage style doors and shall be designed to be setback equal to or greater than the front door of the primary structure. For developments consisting of 20 acres or greater, no more than 50% of the units shall have front entry garages.

The applicant will also have to meet the following requirements shown below that are found in Article 3 of the Zoning Ordinance in order to develop the condominium units.

(11) Condominiums.

- a. Condominium developments shall conform to all applicable rules and requirements as established by Georgia Condominium Act. Prior to approval of any condominium development, the applicant shall provide the City with a copy of the Condominium Homeowner Declaration prepared per the Georgia Condominium Act and filed with the Office of the Clerk of Superior Court of Coweta County.
- b. Condominiums may be newly developed or may be established with the conversion of an existing building or buildings. Conversion of existing multifamily developments to condominium or townhouse developments shall be exempt from the density requirements of the underlying zoning district that allows for condominium or townhouse developments provided that there is no new construction of additional units.
- c. Condominium developments shall establish a homeowners or tenants association to manage and maintain all common areas and structural elements as well as ensure that the requirements governing such associations and their developments as provided by this Ordinance are met in full.

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The subject properties (as part of the original Avery Park Project Plan) are surrounded by properties in the Avery Park Planned Development. Adjacent properties include office and commercial uses along Highway 29 and across The Crescent, as well as residential uses in Avery Park. The subject properties are surrounded by either PDC zoning (that includes a service station, a mixed-use complex, a veterinarian’s office, and an office complex) or PDR zoning (that includes the neighboring Avery Park residential uses).

It is important to note that the proposed zoning of PDR would also match the zoning of the adjacent Avery Park residential neighbors. For the existing residents in Avery Park, the proposed use would provide a residential neighbor instead of a potential office or commercial use (that would be allowed by right with the existing classifications). Nearby properties include a mixture of commercial and office uses in the city limits and unincorporated Coweta County, including some residential uses north of the subject properties on Highway 29 in unincorporated Coweta County.

Staff Assessment – The proposed use is suitable. ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed residential condominium units would be a less intense use than many of the potential uses that could be developed (particularly in the PDC zoning classification including outdoor retail and automobile repair shops). Staff received no indication from the departmental reviews that the proposed use will adversely affect the existing use or usability of adjacent or nearby property.

Staff Assessment – The proposed use will not adversely affect the existing use or usability of adjacent or nearby property. ✓

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

There are no substantial reasons as to why the subject properties cannot or should not be used as currently zoned. It should be noted, however, that the application states, “The current zoning has been in place for numerous years without success of development. By amending the zoning to PDR, it will allow for consistent development of a residential option within Avery Park.”

Staff Assessment – The subject properties could be used as currently zoned. ✗

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

The applicant was not required to submit a Community Impact Assessment (CIA) as only 36 units are being proposed (under the 150-unit threshold for a CIA). Copies of the departmental reports have been provided with the accompanying documentation for this report. **Note as of 10-26-2022 – The comments below at times refer to the initial unit count of 39. As there has been a reduction to 36 units (indicating an even lower level of service impact), new comments were not requested from the reviewers.**

Below is a summary of the departmental reports:

Police: Police Chief Brent Blankenship stated, “After reviewing call history for developments that could compare to this one development, it is estimated that there will be a minimum change for calls for service. It is believed any additional calls for service can be absorbed by current staff and resources.”

Fire: Fire Chief Stephen Brown stated, “I have reviewed the rezoning request that you sent concerning 39 residential condominium units. While we can provide service, the potential impact to FD would be added traffic, slight increase in calls and increased response times to other service within the City.”

Newnan Utilities: Newnan Utilities will be the water and sewer provider for the project. Scott Tolar reviewed the project and provided a letter, which is included in the agenda packet, indicating that there is ample capacity to serve the project. He added that the developer would be responsible for all upgrade costs necessary to serve the project.

Engineering: Director of Engineering Michael Klahr stated the following:

Environmental and Stormwater Management

1. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located in open space.
2. All streams, wetlands and other environmentally sensitive areas shall be determined and located within open space to the extent practically possible.
3. Stream buffers are as follows: 50 foot undisturbed stream buffer with an additional 25 foot impervious surface setback.

Transportation

1. ADA compliant 5 foot sidewalks shall be provided along Old Atlanta Highway and The Crescent, and internally within the community to connect to existing sidewalks within the public Right-of-Way.
2. Traffic study not required.

Coweta County Schools: Ronnie Cheek, Director of Facilities for the Coweta County School System, indicated that his department has reviewed the application for rezoning and offers the following comments based on the information provided:

“This application requests rezoning from PDC to PDR, with 39 proposed units. This may present challenges when planning for school enrollment and meeting student needs. Due to the high-density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes”:

What is the construction schedule for the project?

What is the proposed build-out timeline?

Will the project be built in phases?

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

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

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

The Future Land Use Map shows the subject properties under consideration as future Planned Development. The Comprehensive Plan describes this category as “Areas developed through master planning processes with specific densities and uses tied to an approved project plan.”

Staff Assessment – The proposal meets the intent of its Future Land Use category as the applicant is pursuing the proper steps through this application to amend the original Avery Park Project Plan to allow residential units on these lots. It should also be mentioned that the City’s Comprehensive Plan does identify the lack of available land for development purposes as a Need and Opportunity. ✓

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

The proposed zoning category of the subject properties is PDR. The PDR zoning district allows residential development in a manner open to and advocating innovation in design and layout. The principal uses of land in this district are residential with related recreational, cultural, community, and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Internal stability, harmony, attractiveness, order and adequate light, air and open space for dwellings and related facilities and by consideration of arrangement of the different uses permitted in this district.

In this case, townhouse-style condominium units are the proposed use of the land and these units are permitted in the PDR zoning district. It should also be noted that per the Zoning Ordinance, the applicant will not have to provide amenities because the proposal contains less than 50 units.

Staff Assessment – The proposed use of the subject properties is consistent with the purpose and intent of the proposed zoning district. ✓

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

The City completed a full update of its Comprehensive Plan in 2021, which included the Future Land Use Map. The Future Land Use Map shows the subject properties as Planned Development. The entirety of Avery Park also carries a Future Land Use designation of Planned Development. Regarding the subject properties, there are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment – The Comprehensive Plan already shows the properties as Planned Development.



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

The general area where the subject properties are located primarily contains residential, commercial, and office uses within the city limits and in unincorporated Coweta County. As mentioned earlier, the subject properties are currently zoned PDC and PDO (separately) and consist of 5.82+/- acres. There are many intense uses that are permitted in the PDC zoning category, ranging from outdoor retail (including storage buildings and vehicles) to automobile repair shops, that are often not ideal uses to be located next to residences. The PDO zoning category also allows for a variety of office-type uses. Staff believes the proposed use of a residential condominium development provides a complementary and transitional use for the nearby residential properties in Avery Park.

The idea of a providing a noncommercial use for the subject properties that are slated on the Future Land Use Map as Planned Development, and that are close to many residences in Avery Park, is appropriate. The proposed condominium units will also serve as a type of transitional “buffer” between the office and commercial uses along Highway 29 and the residential uses of Avery Park. In addition, one of the Land Use Goals and Policies in the City’s Comprehensive Plan is “Encouraging higher densities in appropriate locations as a means for continued growth and development.” This proposal would certainly help pursue this goal.

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**.

PROFFERED CONDITIONS FROM THE APPLICANT:

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

STAFF-SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the plan, density, project data, amenities, proffered conditions, and architectural details as provided as part of the application.
- The project shall consist of a maximum of 36 units, being a townhouse-design condominium project in accordance with the requirements of the City's Zoning Ordinance. Residential attached homes shall be a minimum of 1,300 heated square feet.

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 Mike Furbush 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 Tree Management Plan, which is contained in the attachments.

LANDSCAPE ARCHITECT COMMENTS (Third Submittal & Review):

Staff received a revised Tree Management Plan on October 24, 2022 and Mike Furbush provided the following comments on October 25, 2022. Note – The comments shown below are from the Second Submittal Review followed by Third Submittal Review Updates in all bolded capital letters. Mr. Furbush added that the following comments should be addressed if the Commission recommends approval:

1. Concerning the proposed layout for Lot #6, the large, existing, evergreen screen has now been shown on the revised Tree Management Plan. The proposed layout, which is exactly the same as the original submittal, does not appear to adversely affect the existing evergreen screen; however, the evergreen screen of Leyland Cypress is mis-identified as pine trees. The revised Tree Management Plan has provided calculations that count the evergreen screen as existing tree credits which generally can reduce the number of required trees to be planted on the site. In the current application, this would not be the case. The existing Leyland Cypress screen would not qualify as existing tree credits either by species or condition. **STILL INCORRECTLY SHOWN**

2. The information has now been provided for all of the existing trees (both shade trees and flowering trees) along both sides of The Boulevard. It does appear the proposed layout for either Lot #6 or Lot #7, would not adversely affect the existing streetscape tree plantings along The Boulevard. It is difficult to tell, but some of the flowering trees may be located within the right of way. **SAME COMMENT**
3. Concerning the proposed layout for Lot #7, which is exactly the same as the original submittal, the Tree Management Plan shows the location of 25 specimen trees. It is difficult to determine, based on the revised Tree Management Plan, how many of the specimen trees would be adversely affected. However, based on the proposed remaining tree canopy line shown on the revised Tree Management Plan, it appears that 21 of the 25 specimen trees would be removed to allow the construction activity required to build the proposed layout as shown. To definitively determine the adverse effect of the existing specimen trees to be removed and the validity of those to remain, a careful review of the grading, drainage, and the stormwater management plan would be required. **REVISED LAYOUT MAY SAVE 1 OR 2 TREES**
4. There are 12 tree density units that are required to be planted on the site, based on overall acreage. Often times those tree density units can be reduced by saving existing trees. However, based on a review of the proposed layout, there appears to be very little tree save on this project. As noted in note #3, there could be as many as 22 specimen trees removed under the proposed layout. In addition to the required tree density units, there will also be recompense for any specimen trees that are removed or adversely affected. Again, based on the review of the proposed layout, the recompense requirements would be substantial and probably be prohibitive. The revised Tree Management Plan has provided newly added tree density calculations and tree density credits for the proposed layout; however, a majority of the calculations are incorrect. **REVISED LAYOUT MAY SAVE 1 OR 2 TREES. CALCULATIONS STILL INCORRECT**
5. See the attached tree removal graphic for Lot #7 Tree Management Plan which shows both the existing tree canopy line and the proposed tree canopy line. **REVISED LAYOUT MAY SAVE 1 OR 2 TREES**

COMMENTS FROM PLANNING & ZONING STAFF

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.

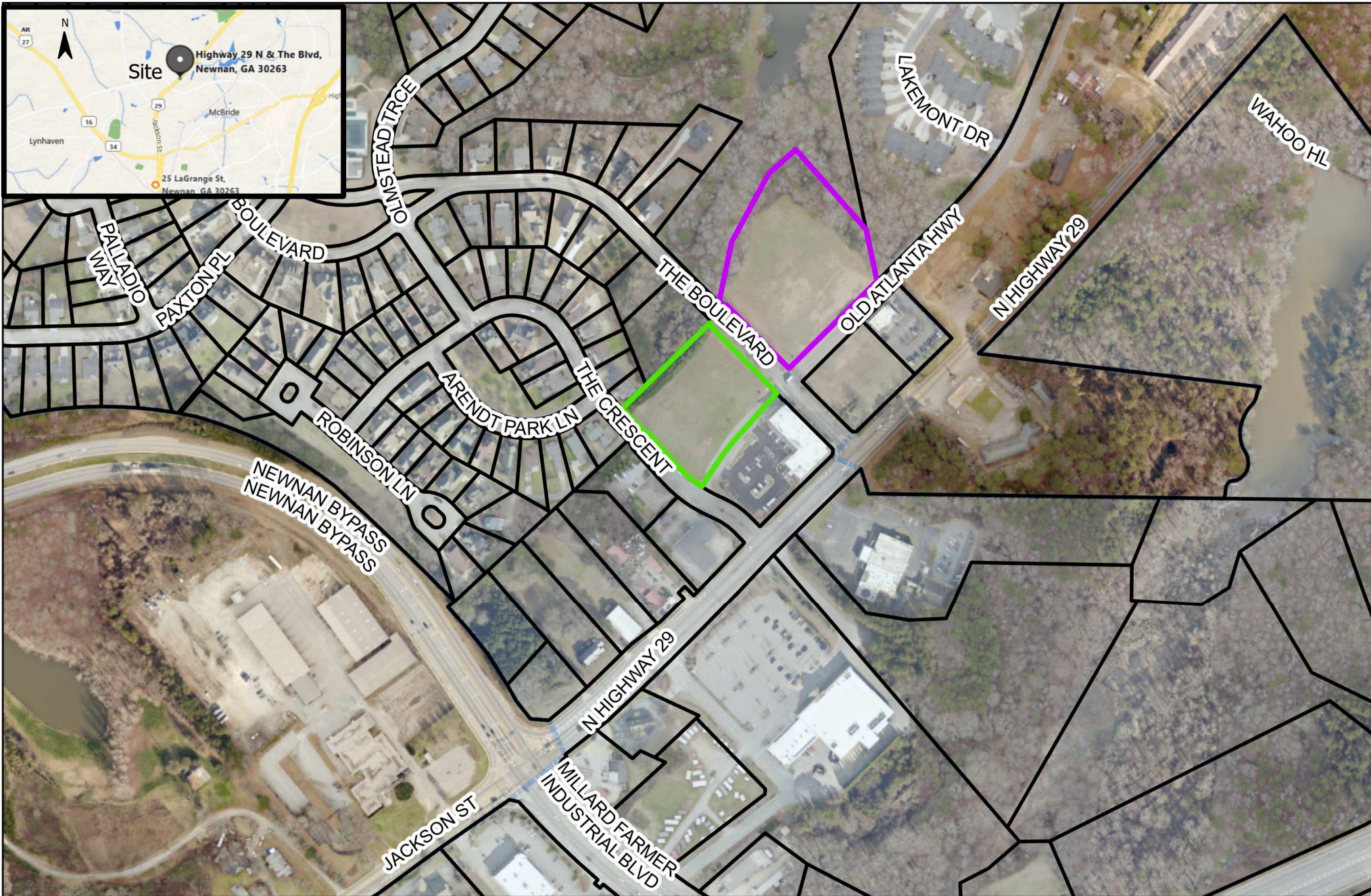
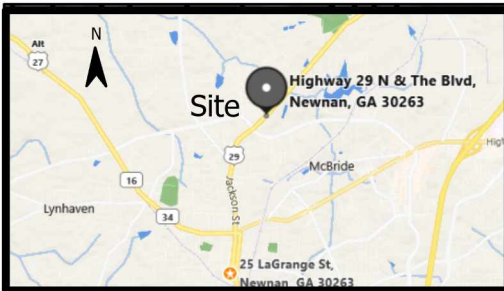
The applicant was also asked by the board at the September 13, 2022 Planning Commission meeting to delve further into the proposed facades in regards to possible improvements. Staff received revised facades from the applicant on October 24, 2022. The applicant plans to build the front and sides in brick and the rear in HardiePlank.

OPTIONS:

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

ATTACHMENTS:

Application for Rezoning
Location Map
Service Provider Comments



CITY OF NEWNAN



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

Project Location

1 = 4,200 feet

Date: 8/11/2022 4:09 PM



City Limits

Parcel #	Current Zoning
073C 045	 PDO
073C 044	 PDC

ADDRESS
OLD ATLANTA HWY
Newnan, GA 30263

SITE DATA:

- SITE AREA: LOT 6- 1.99 AC., LOT 7- 3.83 AC.
- EXISTING ZONING: LOT 6- PDC, LOT 7- PDO
- PROPOSED ZONING: PDR (PLANNED RESIDENTIAL)
- PROPOSED NO. OF UNITS: 36 (CONDOMINIUM)
- PROPOSED UNITS: 26'X50'
- MAX. 35' BUILDING HEIGHT OF PRINCIPLE STRUCTURE
- MIN. DISTANCE BETWEEN BUILDINGS: 10'
- MIN. LANDSCAPED AREA: 10% (ACTUAL: 50%)
- DENSITY: 6.19 UNITS/AC.
- NO. OF FRONT DRIVEWAY UNITS: 7
- NO. OF REAR DRIVEWAY UNITS: 29
- PARKING: 2 PER DWELLING UNIT (72 SPACES) + 6 GUEST SPACES
- WATER & SEWER WILL BE PROVIDED BY NEWNAN UTILITIES.

Scale 1" = 30'





Avery Park Project Plan
Arrows indicate subject properties

PHASE	LOCATION	PHASE	UNITS	AREA (ACRES)
A-1	PHASE 1	1	40	11.00
A-2	PHASE 2	2	40	11.00
A-3	PHASE 3	3	40	11.00
A-4	PHASE 4	4	40	11.00
A-5	PHASE 5	5	40	11.00
A-6	PHASE 6	6	40	11.00
A-7	PHASE 7	7	40	11.00
A-8	PHASE 8	8	40	11.00
A-9	PHASE 9	9	40	11.00
A-10	PHASE 10	10	40	11.00
A-11	PHASE 11	11	40	11.00
A-12	PHASE 12	12	40	11.00
A-13	PHASE 13	13	40	11.00
A-14	PHASE 14	14	40	11.00
A-15	PHASE 15	15	40	11.00
A-16	PHASE 16	16	40	11.00
A-17	PHASE 17	17	40	11.00
A-18	PHASE 18	18	40	11.00
A-19	PHASE 19	19	40	11.00
A-20	PHASE 20	20	40	11.00

5 2
DATE 5/8/00
SCALE 1"=200'
DRAWN BY JMD
CHKD BY JMD
FILE NO. 170154-09



GRAPHIC SCALE
0' 100' 200' 400' 600'

NO.	DATE	DESCRIPTION

PROJECT PLAN - PRELIMINARY
FOR
AVERY PARK
A PATHWAY COMMUNITY
LOCATED IN
LAND LOTS 72, 88, 89 & 104, 5th DISTRICT
CITY OF NEWNAN, GOWETA COUNTY GEORGIA

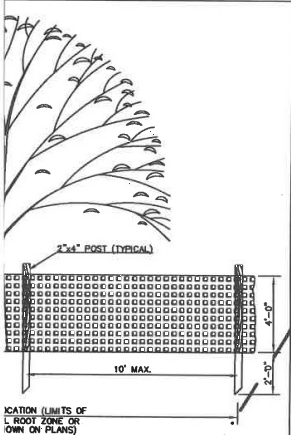
rochester
rochester & associates, inc.
Atlanta 770.775.0665 - Charlotte 770.554.5556
Baltimore 770.746.5556

Second Submittal Review Comments from Mike Furbush. This drawing is also referred to in the Third Submittal Review Comments (with the understanding that the building containing 3 units has been removed from the latest Concept Plan).



NOTES

DEPARTMENT AT 770-254-2354 TO ARRANGE A
REFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY
SURETIES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE
REMBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS
FINISHING DEPARTMENT AT 770-254-2354 FOR AN INSPECTION
ARCHITECT.
ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR
REAS.
OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING
OF THE FINAL CONSTRUCTION INSPECTION. PROJECT
THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR
T BOND IS REQUIRED PRIOR TO ISSUANCE OF C/O.

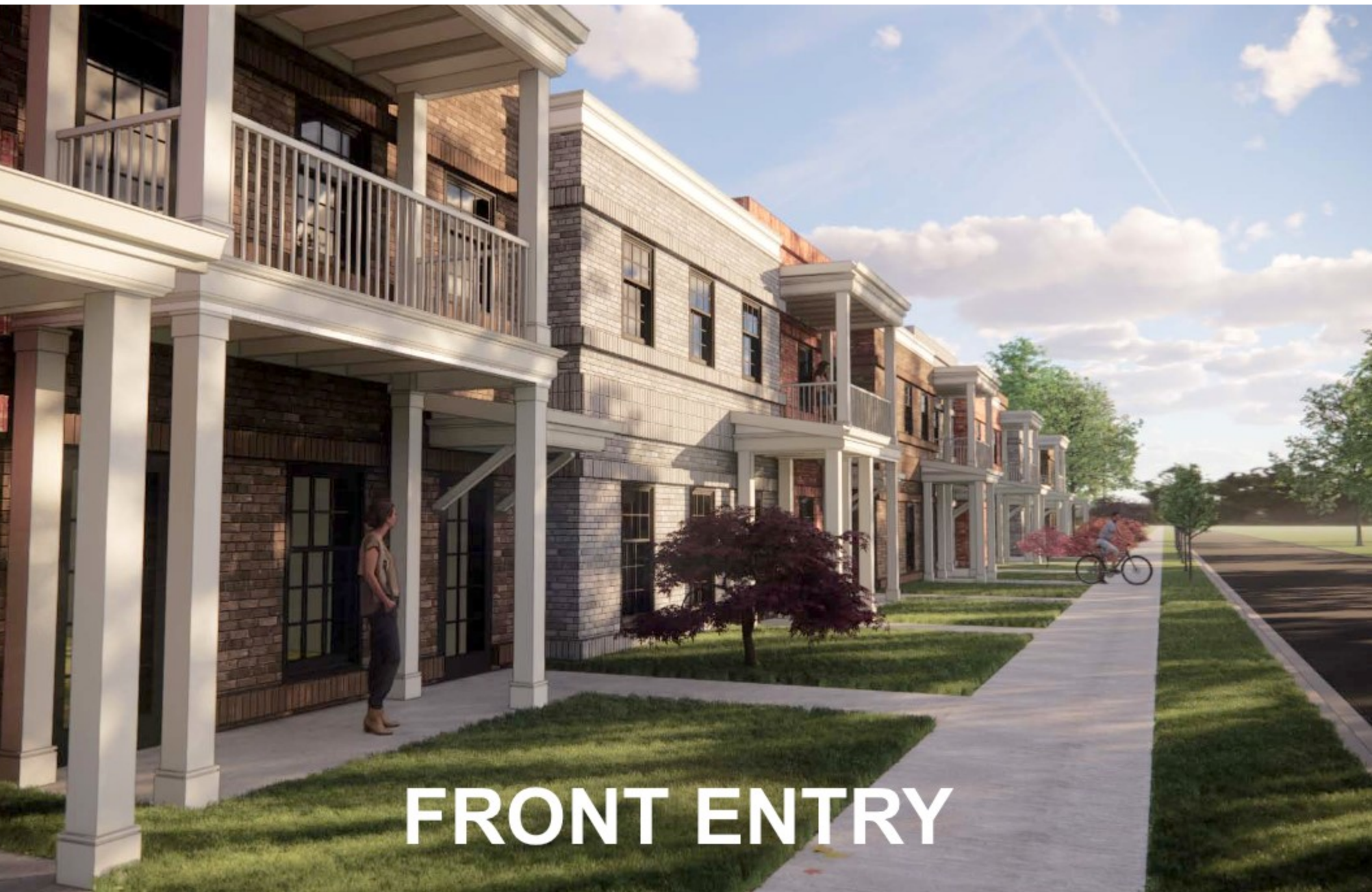




FRONT ENTRY



FRONT ENTRY



FRONT ENTRY



REAR ENTRY



REAR ENTRY



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

August 9, 2022

HAND DELIVERY

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

RE: Application of Freedom Land Holdings, LLC to Amend the Zoning Ordinance
Approximately 5.82± Acres located at Old Hwy. 85, Lots 6 and 7, The Village at Avery Park, Newnan, Georgia

Dear Ms. Dunnavant:

Freedom Land Holdings, LLC, ("Freedom"), 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 5.82 +/- acres to be rezoned from PDC and PDO to PDR.

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 good transition between the offices and residential that already exist at Avery Park. The rezoning will allow for development of this property that has been undeveloped and will help in connecting the area by offering different residential options. The PDR zoning will be beneficial to the business owners and residents not only at The Property, but also the surrounding area.

As you will see on the attached conceptual plan, this zoning request allows the opportunity for residential in an area that has been undeveloped for many years. This will be a wonderful addition of opportunities for the community to enjoy as well.

There are many proffered conditions in the attached zoning application packet. Please also see all attached plans, profiles, elevations, pictures and other demonstrative

Ms. Tracy Dunnavant, Planning Director
August 9, 2022
Page 2

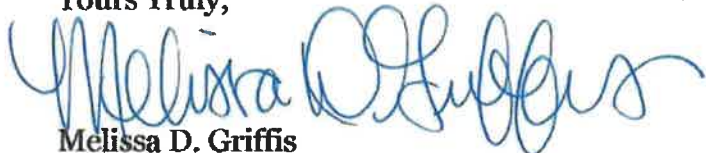
materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

For the reasons stated above, Freedom believes that this application is not only consistent with, but advances the intent of the City of Newnan Zoning Ordinance.

Freedom has, at attached Tabs (1) through (14) included all materials required per the Application Form and applicable Ordinance provision. As always, should you have any questions about the material submitted, or should you require additional information, please do not hesitate to contact me. Freedom, as Applicant and myself as counsel for Freedom, 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 Freedom Land Holdings, LLC

MDG/kr
Enclosure(s)

cc: Mr. James Nicholson

TAB 1

Application to Amend the Zoning Map



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 Freedom Land Holdings, LLC

Mailing Address 140 Village Circle, Senoia, GA 30276

Telephone (404) 725-2237 Email: james.nicholson@jefflindseycommunities.com

Property Owner (Use back if multiple names) 10 The Boulevard, LLC

Mailing Address c/o Selmar Property Management, 101 Swanson Ridge, Peachtree City, GA 30269

Telephone _____

Address/Location of Property Lots 6 and 7 The Village at Avery Park

Tax Parcel No.: 073 044 and 073C 045 Land Lot 72

District/Section 5th Size of Property (Square Feet or Acres) 5.82 acres

Present Zoning Classification: PDC and PDO Proposed Zoning Classification: PDR

Present Land Use: undeveloped land

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable The current zoning has been in place for numerous years without success of development. By amending the zoning to PDR, it will allow for consistent development of a residential option within Avery Park.

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

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? The adjoining property was developed, but this property has remained undeveloped as initially proposed for numerous years. The property is a suitable location for a residential option.

Please attach all the following items to the completed application:

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

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

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

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

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

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

Sworn to and subscribed before me this

FREEDOM LAND HOLDINGS, LLC

27 day of June, 2022

Signature of Applicant

Michelle Guie

Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE _____

RECEIVED BY Chris Cole

DATE OF FILING 8-9-2022

FILING FEE RECEIVED \$645.75

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING COMMISSION RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

TAB 2

Names and Addresses of All Property Owners Within 250' Feet

Parcel 073C 044

10 THE BOULEVARD LLC
C/O SELLMER PROPERTY MGMT
PEACHTREE CITY, GA 30269

12 THE CRESCENT JHJ LLC
c/o TANNEF
SUITE 6-3081 1000 PEACHTREE IND.
SUWANEE, GA 30024

AVERY PARK COMMUNITY ASSOC.
1465 NORTHSIDE DR I STE 1281
ATLANTA, GA 30318

EVANS DAMN L
23 THE CRCS
NEWNAN, GA 30263

FECKOURY MICHELE
38 THE CRESCENT
NEWNAN, GA 30263

HELTON RAYMOND E & KRISTI L
69THE BLVD
NEWNAN GA 30263

HERNANDEZ INDHIRA & WILKING REYEE
65 THE BLVD
NEWNAN, GA 30263

IH3 PROPERTY GEORGIA LP
C/O INVITATION HOMES & TAX
SUITE 2000/171 MAIN ST
DALLAS, TX 75201

JACKSON STREET STREET STATION
SUITE 201/1775 GRAHAM AVE
HENDERSON NC 27536

JENSEN BRIAN
29 THE CRES
NEWNAN, GA 30263

KHWAISH RAINA LLC
10 THE CRESCENT
NEWNAN, GA 30263

MARIN PROPERTIES LLC
116 VININGS TRCE
NEWNAN GA 30263

NELMS BRIAN K & BRANDY A
43 THE CRES
NEWNAN, GA 30265

NEWNAN AUTO BODY & GLASS REPAIR
484 US HIGHWAY 29 NORTH
NEWNAN, GA 30263

NEWNAN-COWETA HUMANE SOC.II
608 N HWY 29
NEWNAN, GA 30263

PEACE JEFFREY S & LISA W PEACE
32 THE CRES
NEWNAN, GA 30263

PINKY INC
29 OVERBROOK CT
NEWNAN, GA 30263

PROGRESS RESIDENTIAL BORROWER 1
PO BOX 4090
SCOTTSDALE, AZ 85261

SALVANERA NOEL & REBECCA ANN
39 THE CRESCENT
NEWNAN, GA 30263

THETFORD ROBERT T JR
4 ARENDT PARK LN
NEWNAN, GA 30263

TORTORELLA MICHAEL L & KRISTINE K
16 ARENDT PARK LN
NEWNAN, GA 30264

TRANS VAUGHN DEVELOPMENT
P O BOX 719
NEWNAN, GA 30264

TROUTMAN GROUP INC
185 GOLFVIEW CLUB DR
NEWNAN, GA 30263

WISE JASON DANIEL & ERIN F VISE
33 THE CRESCENT
NEWNAN, GA 30263

Parcel 073C 045

10 THE BOULEVARD LLC
C/O SELLMER PROPERTY MGMT
PEACHTREE CITY, GA 30269

HELTON RAYMOND E & KRISTI L
69 THE BLVD
NEWNAN, GA 30263

NEWNAN-COWETA HUMANE SOC.
608 N HWY 29
NEWNAN, GA 30263

AVERY PARK COMMUNITY ASSOC.
1465 NORTHSIDE DR I STE 128
ATLANTA, GA 30318

HERNANDEZ INDHIRA & WILKING REYEE MARIN PROPERTIES LLC
65 THE BLVD
NEWNAN, GA 30263

TROUTMAN GROUP INC
185 GOLFVIEW CLUB DR
NEWNAN, GA 30263

AVERY PARK COMMUNITY ASSOC.
#1281 1465 NORTHSIDE DR
ATLANTA, GA 30318

116 VININGS TRCE
NEWNAN, GA 30265

Parcel 073C 041

10 THE BOULEVARD LLC
SELLMER PROPERTY MGMT
PEACHTREE CITY, GA 30269

12 THE CRESCENT JHJ LLC
c/o TANNEF
SUITE 6-308/ 1000 PEACHTREE IND.
SUWANEE, GA 30024

JACKSON STREET STATION LLC
SUITE 201/1775 GRAHAM AVE
HENDERSON, NC 27536

KHWAISH RAINA LLC
10 THE CRESCENT
NEWNAN, GA 30263

MARIN PROPERTIES LLC
116 VININGS TRCE
NEWNAN, GA 30265

NEWNAN AUTO BODY & GLASS REPAIR
484 US HIGHWAY 29 NORTH
NEWNAN, GA 30263

PINKY INC
29 OVERBROOK CT
NEWNAN, GA 30263

THETFORD ROBERT T JR
4 ARENDT PARK LN
NEWNAN, GA 30263

TRANS VAUGHN DEVELOPMENT
P O BOX 719
NEWNAN, GA 30264

TAB 3

Legal Description of the Property

DOC# 019083
FILED IN OFFICE
10/13/2017 11:50 AM
BK:4611 PG:662-662
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$120.00 ✓

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

LIMITED
WARRANTY DEED

PT-61 038-2017-005996

STATE OF GEORGIA
COUNTY OF COWETA

FILE #: 2017-0598

THIS INDENTURE made this 11th day of October, 2017, between Cygnus GA, LLC, a Georgia Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and 10 The Boulevard, LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that certain tract or parcel of land situate lying and being in Land Lot 72 of the 5th Land District of the City of Newnan, Coweta County, Georgia, being Lots 6 and 7 of The Village Center at Avery Park Subdivision, as per plat of record at Plat Book 70, Pages 200-203, Coweta County, Georgia Records. Reference to said plat is hereby made for a more complete and accurate description of said Lots 6 and 7.

TOGETHER WITH the easements contained in that certain General Warranty Deed from F&H Investment Company, L.L.C., a Georgia limited liability company, to Peachtree City Holdings, L.L.C., a Georgia limited liability company, dated as of August 24, 1998, recorded in Deed Book 1287, Page 362, Coweta County, Georgia Records; and

ALSO TOGETHER WITH those easement rights arising under that certain Declaration of Covenants, Conditions and Restrictions for The Village Center at Avery Park by Peachtree City Holdings, L.L.C., a Georgia limited liability company, dated January 31, 2000, recorded in Deed Book 1485, Page 695, Coweta County, Georgia Records.

The above-described property is conveyed subject to the following:

- (1) Declaration of Covenants, Conditions and Restrictions for The Village Center at Avery Park, recorded at Deed Book 1485, Page 695, Coweta County, Georgia Records, and any amendments thereto.
- (2) All matters as shown on plat of record at Plat Book 70, Pages 200-203; and Plat Book 67, Page 123, Coweta County, Georgia Records.
- (3) Right of Way Easement to Transcontinental Gas Pipe Line Corporation recorded at Deed Book 55, Page 416, Coweta County, Georgia Records; and Amendment to Right of Way Agreement recorded at Deed Book 219, Page 233, aforesaid records.
- (4) Right of Way Easement Agreement in favor of Vyvx, Inc., recorded at Deed Book 1190, Page 507, Coweta County, Georgia Records.
- (5) Water/Sewer Easement in favor of The City of Newnan and Newnan Water & Light Commission, recorded at Deed Book 1143, Page 127, Coweta County, Georgia Records.
- (6) Right of Way Deed to the City of Newnan, Georgia, recorded at Deed Book 1485, Page 690, Coweta County, Georgia Records.
- (7) Rights of tenants or parties in possession.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:

Cygnus GA, LLC
A Georgia Limited Liability Company

By: *[Signature]* (SEAL)
Andy Cummings, Manager

[Signature]
Notary Public

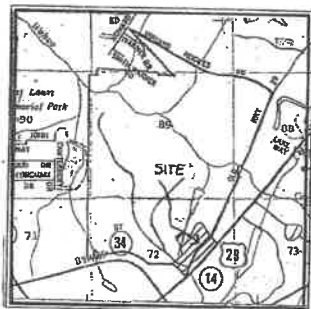
My Commission Expires:

(SEAL)



TAB 4

Certified Plat



VICINITY MAP

FILED IN OFFICE
CLERK OF
SUPERIOR/CITY/JUVENILE
COURT

200 JAN 31 AM 9:08

C. J. GRIFFITHS, CLERK

FINAL SUBDIVISION PLAT FOR **THE VILLAGE CENTER AT AVERY PARK**

LAND LOT 72 * 5th DISTRICT
CITY OF NEWNAN * COWETA COUNTY, GEORGIA

OWNER/DEVELOPER
PATHWAY COMMUNITIES
P.O. BOX 2007
200 WESTPARK DRIVE, SUITE 300
PEACHTREE CITY, GEORGIA 30260

24 HOUR CONTACT
MS. LEANN WADDELL
770-487-8585

ENGINEER/SURVEYOR
ROCHESTER & ASSOCIATES, INC.
425 OAK STREET, N.W., GAINESVILLE, GEORGIA 30501
ATLANTA: 770-718-0600 * FAYETTEVILLE: 770-716-8123 *
GAINESVILLE: 770-534-5106
SURVEYOR: **MARK A. BUCKNER**
ENGINEER: **JOHN A. BONANNO**

OWNER'S CERTIFICATION:

STATE OF GEORGIA, COUNTY OF COWETA
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT
CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY; THAT ALL
STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS
LAND HAVE BEEN PAID, AND DEDICATES TO THE USE OF THE PUBLIC FOR
EVER ALL STREETS, DRAINAGEWAYS AND EASEMENTS SHOWN HEREON AND
EITHER DEDICATED TO THE PUBLIC FOREVER OR RESERVED FOR PURCHASE
BY THE CITY ALL PUBLIC GROUNDS AS INDICATED ON THE PLAT, FOR THE
PURPOSES AND CONSIDERATION HEREBY EXPRESSED.

AGENT _____ DATE _____

OWNER *Leann Waddell* DATE *1/31/08*

ENGINEER OR SURVEYOR CERTIFICATE:

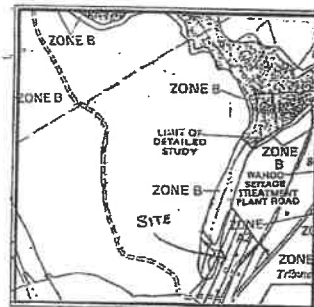
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER
MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST
AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN;
AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND SUBDIVISION
REGULATIONS OF THE CITY OF NEWNAN, GEORGIA HAVE BEEN FULLY
COMPLIED WITH.

BY _____

REGISTERED C.E. No. 22929

BY *Mark A. Buckner*

REGISTERED
GEORGIA LAND SURVEYOR No. 2422



A PORTION OF THIS PROPERTY IS LOCATED
IN A FLOOD HAZARD AREA AS PER
F.I.R.M. FLOOD INSURANCE RATE MAP
FOR THE CITY OF NEWNAN,
COWETA COUNTY, GEORGIA,
COMMUNITY PANEL No. 130298 0120A
EFFECTIVE AUGUST 2, 1982.
ZONE B

PLANNING DEVELOPMENT CERTIFICATE:

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF NEWNAN,
GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS
FINAL PLAT HAS GIVEN FINAL APPROVAL BY THE NEWNAN PLANNING COMMISSION
AT ITS MEETING ON *1/31/08* *10:25:00*

DATE *01-11-08* BY *John A. Bonanno*
for SECRETARY, PLANNING COMMISSION

CITY COUNCIL CERTIFICATE:

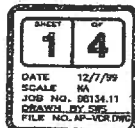
ALL STREET RIGHTS-OF-WAY AND THE IMPROVEMENTS THEREON AND ANY
CATCH BASINS, JUNCTION BOXES, STORM DRAINAGE PIPE, EASEMENTS, OTHER
STRUCTURES OR AREAS OUTSIDE OF SAID STREET RIGHTS-OF-WAY (EXCLUDING
DITCHES AND OTHER OPEN DRAINAGEWAYS), WHICH STRUCTURES OR
AREAS ARE SPECIFICALLY INDICATED ON THIS PLAT AS BEING DEDICATED TO
THE PUBLIC, ARE HEREBY ACCEPTED.

DATE *01-25-08* BY *John A. Bonanno*
CITY MANAGER

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS A CLOSURE PRECISION OF ONE FOOT IN
45,287 FEET AND AN ANGULAR ERROR OF
04 SECONDS PER ANGLE AND WAS ADJUSTED
USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE
FOOT IN *418,823* FEET.
TOPCON GTS-313 USED FOR ANGULAR AND
LINEAR MEASUREMENTS.

THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY
COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR
OWN RISK.

JOB NO. G198134.011-2514



THIS PLAT IS NOT VALID UNLESS
IT BEARS THE ORIGINAL SIGNATURE
OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT FOR **THE VILLAGE CENTER AT AVERY PARK**

LOCATED IN
LAND LOT 72 * 5th DISTRICT * CITY OF NEWNAN
COWETA COUNTY, GEORGIA



LEGEND

- AE - ACCESS EASEMENT
- AF - ANGLE IRON FOUND
- AKA - ALSO KNOWN AS
- BC - BACK OF CURB
- BL - BUILDING SETBACK LINE
- BWF - BARBED WIRE FENCE
- C&G - CURB & GUTTER
- CT - CRAMP TOP PIPE
- CI - CURB INLET
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CNS - CONCRETE NAIL SET
- CONC - CONCRETE
- CORPS - U.S. ARMY CORPS OF ENGINEERS
- DB-PO - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- DWBC - DOUBLE-WING CATCH BASIN
- EASE - EASEMENT
- EP - EDGE OF PAVEMENT
- FTE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- FM - FORCEMAIN
- G- - GAS LINE
- GM - GAS METER
- GP - GUY POLE
- GV - GAS VALVE
- GW - GUY WIRE
- HG - HANDICAP PARKING SPACE
- HW - HEADWALL
- HWF - HOG WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- JL - JUNCTION BOX
- LL - LAND LOT
- LL - LAND LOT LINE
- LP - LIGHT POLE
- LM - LIGHT MONUMENT
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- OT - OPEN TOP PIPE
- P- - POWER LINE
- P/T- - POWER & TELEPHONE LINE
- PAV - PAVEMENT
- PBX - POWER BOX
- P.E. - PEDESTRIAN ACCESS INGRESS/EGRESS EASEMENT
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- PVC - POLYVINYLCHLORIDE PIPE
- RB - REINFORCING IRON BAR
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SS- - SANITARY SEWER LINE
- SE - SANITARY SEWER EASEMENT
- SF - SQUARE FEET
- SW - SIDEWALK
- SWCS - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TBX - TELEPHONE BOX
- TF - TRANSFORMER
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- T- - TELEPHONE LINE
- UE - UTILITY EASEMENT
- UGP - UNDERGROUND POWER
- UGT - UNDERGROUND TELEPHONE
- VCP - VITRIFIED CLAY PIPE
- WE - WATER EASEMENT
- WI - WATER INLET
- W- - WATER LINE
- WM - WATER METER
- WMH - WATER MANHOLE
- WV - WATER VALVE
- WV - NUMBER OF PARKING SPACES (INCLUDES HC SPACES SHOWN)

FILED IN OFFICE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

2000 JAN 31 AM 9:08

COURT CLERK, GA
JOAN G. CRUFFIES, CLERK

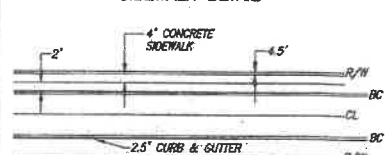
CENTERLINE CURVE DATA

CURVE	ARC	RADIUS	DELTA	TANGENT	DEGREE OF CURVE	BEARING	CHORD
C1	58.63'	200.00'	16°13'23"	28.51'	28°38'52"	N52°43'48"W	58.44'
C2	66.91'	233.00'	18°27'13"	33.69'	24°35'28"	N52°38'53"W	66.68'

LOT DATA TABLE

LINE/CURVE	BEARING	CHORD	ARC	RADIUS
1	N89°45'00"W	32.60'	36.23'	23.00'
2	S00°24'43"W	32.54'	36.15'	23.00'
3	N89°35'17"W	32.51'	36.10'	23.00'
4	N44°37'07"W	15.57'		
5	N52°43'48"W	65.73'	65.97'	233.00'
6	N60°50'30"W	73.47'		
7	N58°49'04"W	14.13'	14.13'	200.00'
8	N50°35'28"W	43.22'	43.31'	200.00'
9	N89°23'17"W	11.31'		
10	N44°23'17"W	24.53'		
11	N44°23'17"W	83.12'		
12	S45°36'43"W	50.00'		
13	S44°23'17"E	39.82'		
14	S00°38'43"W	11.31'		
15	S45°55'21"E	14.25'	14.25'	266.00'
16	S54°08'58"E	62.00'	62.14'	266.00'
17	S60°50'30"E	73.47'		
18	S32°43'48"E	47.13'	47.29'	167.00'
19	S44°37'07"E	15.45'		
20	S00°24'43"W	32.54'	36.15'	23.00'
21	S00°22'53"W	11.31'		
22	S44°37'07"E	60.85'		
23	S38°54'00"E	66.37'		
24	S45°10'22"W	68.37'		
25	S45°28'33"W	43.76'		
26	S45°28'33"W	112.00'		

SIDEWALK DETAIL



A MINIMUM 4" SIDEWALK IS REQUIRED AND IS TO BE CONSTRUCTED ON A LOT BY LOT BASIS, BY THE INDIVIDUAL LOT OWNER, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE CITY COUNCIL.

AREA SUMMARY

LOT AREA = 10.469 ACRES
ROAD AREA = 1.221 ACRES
OPEN SPACE AREA = 1.257 ACRES

TOTAL AREA = 12.947 ACRES

PLAT BOOK 70 pg. 201

NOTES:

- TOTAL NUMBER OF LOTS = 7
- ZONING: PDC & PDD
- MINIMUM LOT SIZE: 7,250 SQ.FT.
- MAXIMUM LOT COVERAGE: 35%
- FLOOR AREA RATIO: 70%
- MINIMUM DISTANCE BETWEEN BUILDINGS: 20 FEET
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AVERY PARK RECORDED IN DEED BOOK _____ PAGE _____
- DISTANCES SHOWN HEREON ARE HORIZONTAL.
- IRON PIN SET (1/2" REBAR) AT ALL LOT CORNERS, UNLESS NOTED OTHERWISE.
- ISLANDS AND MEDANS WITHIN PUBLIC RIGHT-OF-WAYS ARE DEDICATED TO THE CITY OF NEWMAN, BUT WILL BE MAINTAINED BY AVERY PARK COMMUNITY ASSOCIATION, INC.
- THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. THE OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.

JOB NO. G198134.011-2514



THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

2	4
DATE 12/7/00	
SCALE 1" = 100'	
JOB NO. 68134.11	
DRAWN BY SRS	
FILE NO. N-100100	

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

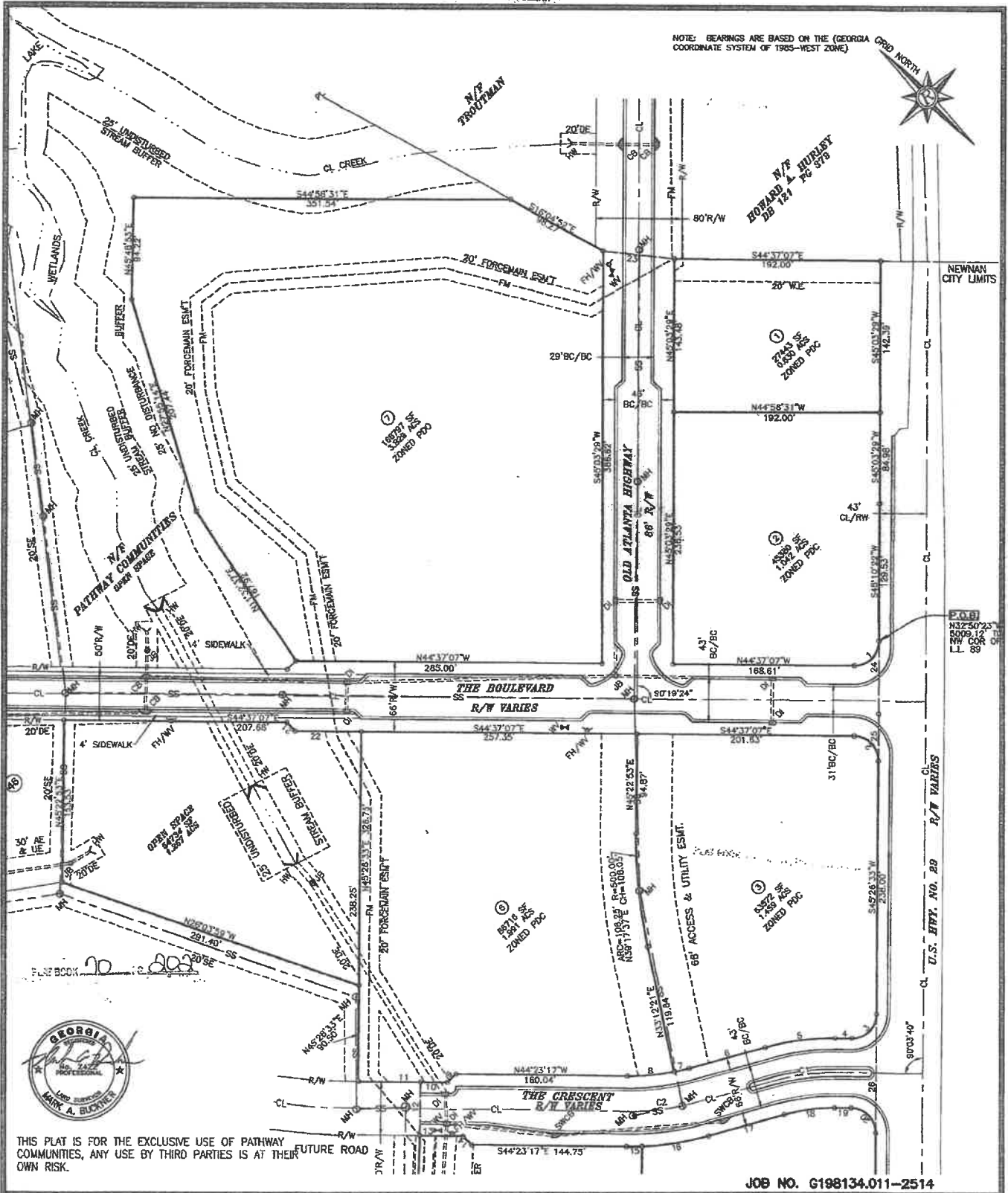
NO.	DATE	DESCRIPTION

FINAL SUBMISSION PLAT FOR
THE VILLAGE CENTER
AT AVERY PARK
 LOCATED IN
 LAND LOT 72 • 5th DISTRICT • CITY OF NEWMAN
 COWETA COUNTY, GEORGIA

rochester
 rochester & associates, inc.
 phone 770.728.4444 • fax 770.728.4123
 e-mail 770.728.4123 • website 770.728.4123
 425 oak st., n.e. gwinnett, ga 30051

CLERK OF
SUPERIOR COURT
2008 JAN 31 AM 9:09
COWETA COUNTY, GA
JOAN G. GRIFFIES, CLERK

NOTE: BEARINGS ARE BASED ON THE (GEORGIA
COORDINATE SYSTEM OF 1985—WEST ZONE)



THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY
COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR
OWN RISK.

3 4
DATE 12/7/09
SCALE 1"=60'
JOB NO. 98134.11
DRAWN BY JES
FILE NO. 10-10-0000

THIS PLAT IS NOT VALID UNLESS
IT BEARS THE ORIGINAL SIGNATURE
OF THE REGISTRANT ACROSS
THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0 30 60 120'

NO.	DATE	DESCRIPTION

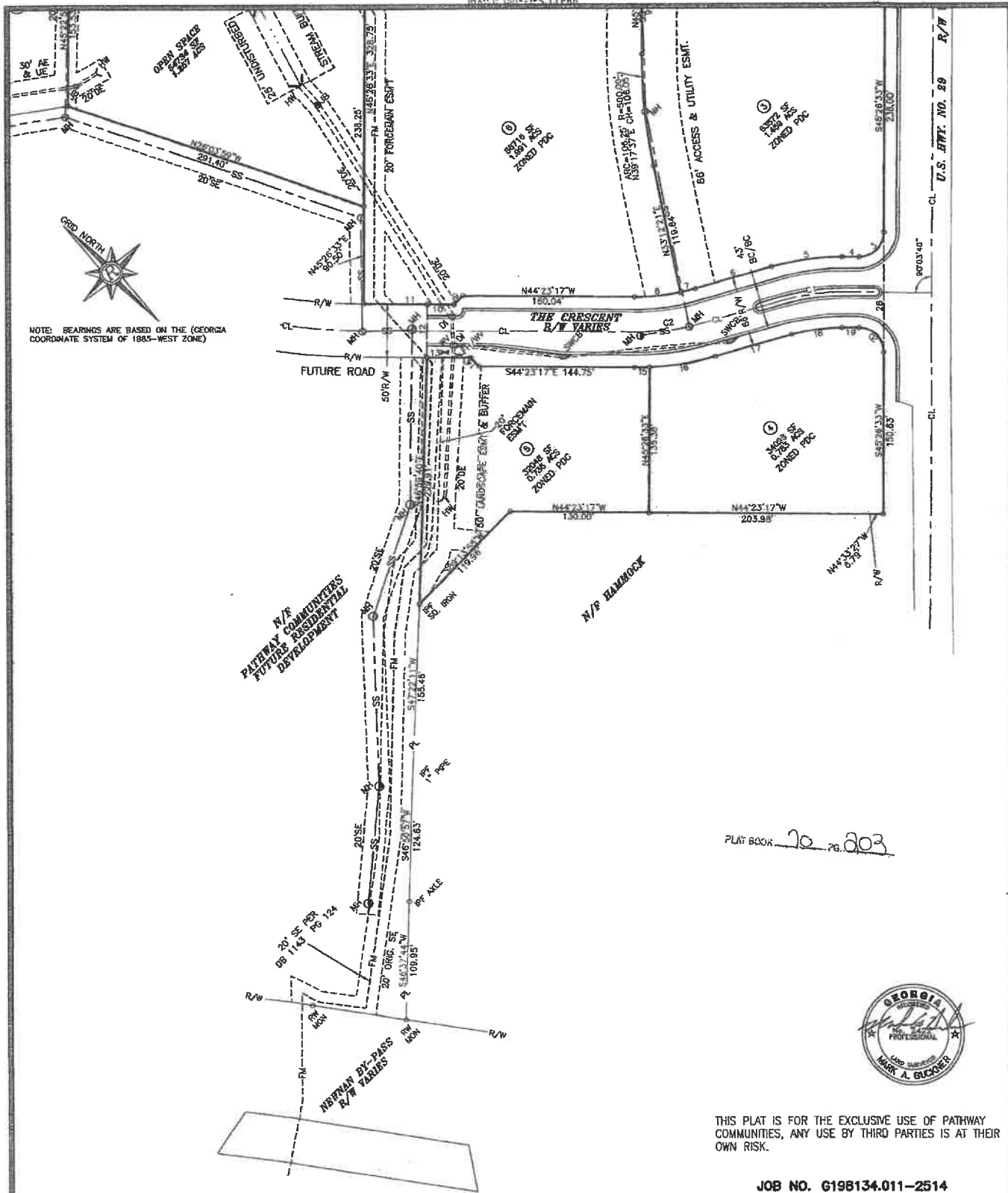
FINAL SUBDIVISION PLAT FOR
**THE VILLAGE CENTER
AT AVERY PARK**
LOCATED IN
LAND LOT 72 • 5th DISTRICT • CITY OF NEWMAN
COWETA COUNTY, GEORGIA

rochester
rochester & associates, inc.
Atlanta 07070-0000 • Louisville 07070-0000
Memphis 07070-0000 • Greenville 07070-0000
426 oak st., n.w. gainesville, ga 30601

FILED IN THE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

2000 JAN 31 AM 9:10

CO. 11.15. COUNTY. GA
STATE'S OFFICES, CLERK



PLAT BOOK 20 PG. 203



THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

JOB NO. G198134.011-2514

SHEET 4 OF 4
DATE 12/7/99
SCALE 1"=50'
JOB NO. 98134.11
DRAWN BY SPS
FILE NO. N-VOL-10

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 30' 60' 120'

NO.	DATE	DESCRIPTION
REVISIONS		

FINAL SUBDIVISION PLAT FOR
**THE VILLAGE CENTER
AT AVERY PARK**
LOCATED IN
LAND LOT 72 • 5th DISTRICT • CITY OF NEWMAN
COWETA COUNTY, GEORGIA

rochester
rochester & associates, inc.
phone (770) 975-0000 • jacksonville (770) 719-0122
tallahassee (904) 495-5100 • gainesville (770) 634-6100
425 oak st., n.w. atlanta, ga 30501

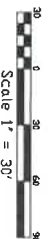
Tab 5

Conceptual Plan



SITE DATA:

- SITE AREA: LOT 6 - 1.99 AC, LOT 7 - 3.89 AC.
- EXISTING LOTS: 6 & 7 (CURRENT RESIDENTIAL)
- PROPOSED NO. OF UNITS: 86 (CONDOMINIUM)
- PROPOSED UNITS: 28X90'
- MAX. 37' BUILDING HEIGHT OF PRINCIPLE STRUCTURE
- MIN. DISTANCE BETWEEN BUILDINGS: 10'
- MIN. LANDSCAPED AREA: 10% (ACTUAL: 50%)
- DENSITY: 6.18 UNITS/AC.
- NO. OF FRONT DRIVEWAY UNITS: 7
- NO. OF REAR DRIVEWAY UNITS: 29
- PARKING: 2 PER DWELLING UNIT (72 SPACES) + 8 GUEST SPACES
- WATER & SEWER WILL BE PROVIDED BY NEWMAN UTILITIES.



SHEET
C3

PROJECT: **MANOR AT AVERY PARK**
SHEET: **CONCEPTUAL SITE PLAN**
CITY OF NEWMAN
DATE: 03-02-22
DRAWN BY: GPH
SCALE: 1" = 30'

REV. DATE: DESCRIPTION:
DRAWING NO: AVERY PARK



paramount
ENGINEERING, LLC
11 E. BROAD ST.
NEWMAN, GA. 30263
PH: (770)-473-9678
george@paramountengineering.com

TAB 6

Proferred Conditions

TAB 7

Disclosure of Campaign Contributions And Gifts



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on August 9, 2022, 2022 for action by the Planning Commission on rezoning requiring a public hearing on property described as follows:

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

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

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

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

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

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

Signature of Applicant

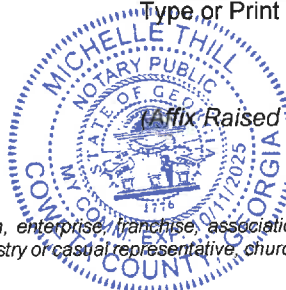
Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney
Type or Print Name and Title

Signature of Notary Public

Date



(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment B

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

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

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

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

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

Mark A. Lord
Signature of Applicant

Mark A. Lord, managing Member
Type or Print Name and Title

Signature of Applicant's Representative

Melissa D. Griffis, Attorney
Type or Print Name and Title

CLB 6/28/22
Signature of Notary Public Date



(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

Application filed on August 9, 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

Type or Print Name and Title

Signature of Applicant's Representative

MELISSA D. GRIFFIS, ATTORNEY

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

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.





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:

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

Type or Print Name and Title

MELISSA D. GRIFFIS, ATTORNEY

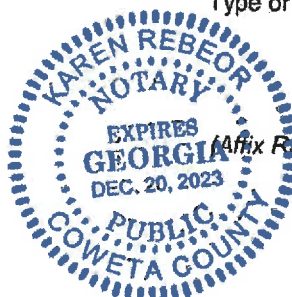
Type or Print Name and Title

Signature of Applicant's Representative

Karen Rebeor 8.16.2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

TAB 8

Property Owner's Authorization



City of Newnan, Georgia

Attachment C

Property Owner's Authorization

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

Name of Property Owner 10 The Boulevard, LLC.

Telephone Number _____

Address of Subject Property Lots 6 & 7 The Village @ Avery Park

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.

Mark A. Lord managing member
Signature of Property Owner

Personally appeared before me

Mark A. Lord

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

CL Burns

Notary Public

6/28/22

Date



(Affix Raised Seal Here)

TAB 9

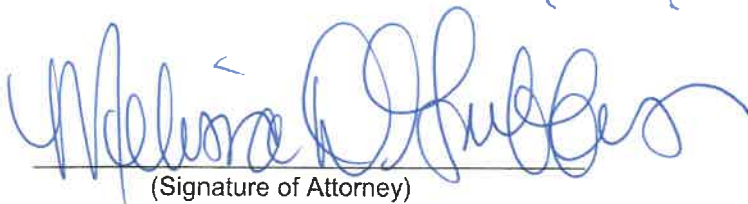
Authorization of Attorney



City of Newnan, Georgia
Attachment D
Attorney's Authorization

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

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


(Signature of Attorney)

Name of Attorney Melissa D. Griffis, Esq.

Address 32 South Court Square

Newnan, GA 30263

Telephone (770) 253-3282

Date 8/9/2022

TAB 10

Community Impact Study (Not Applicable)

TAB 11

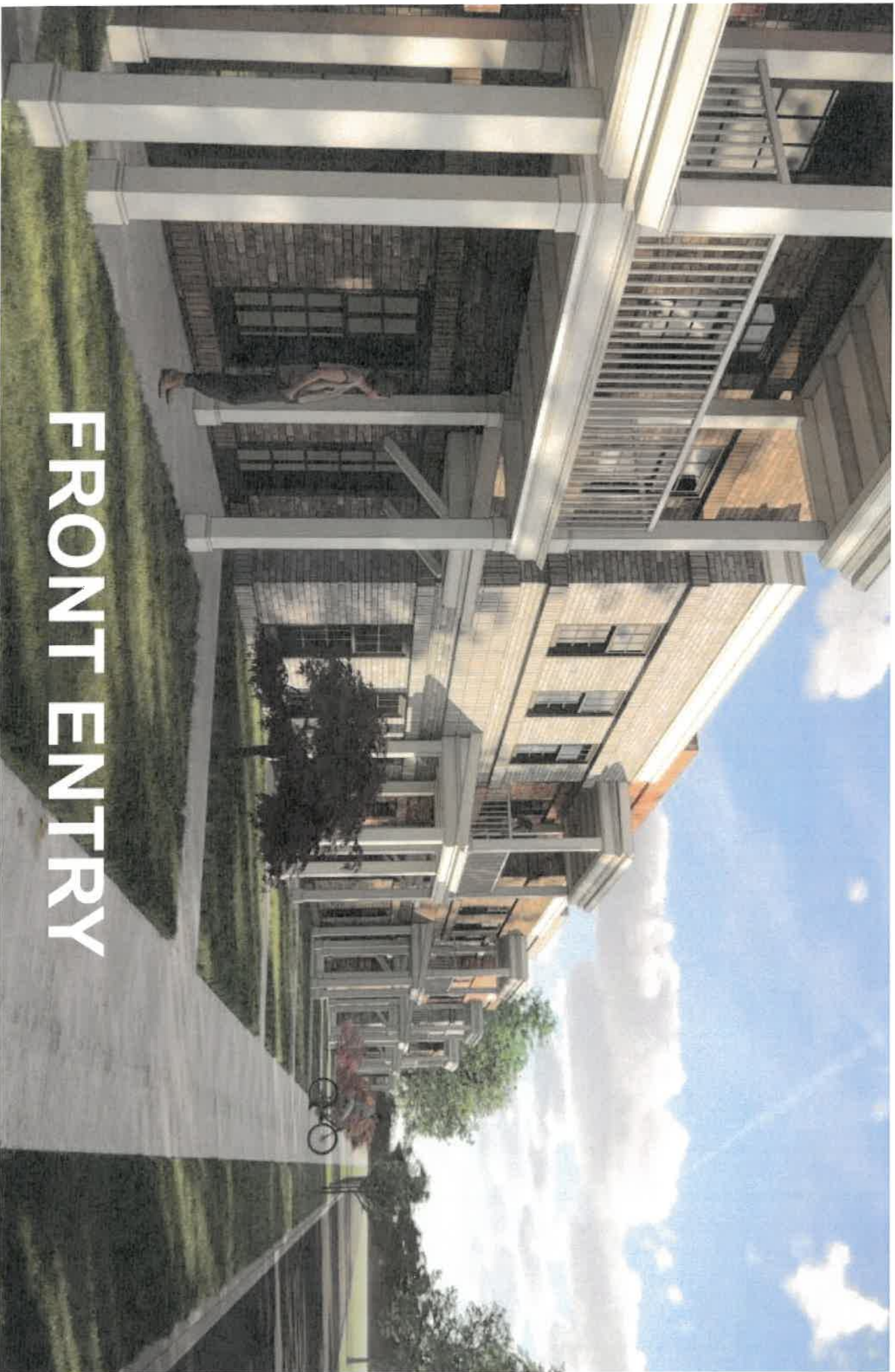
Renderings



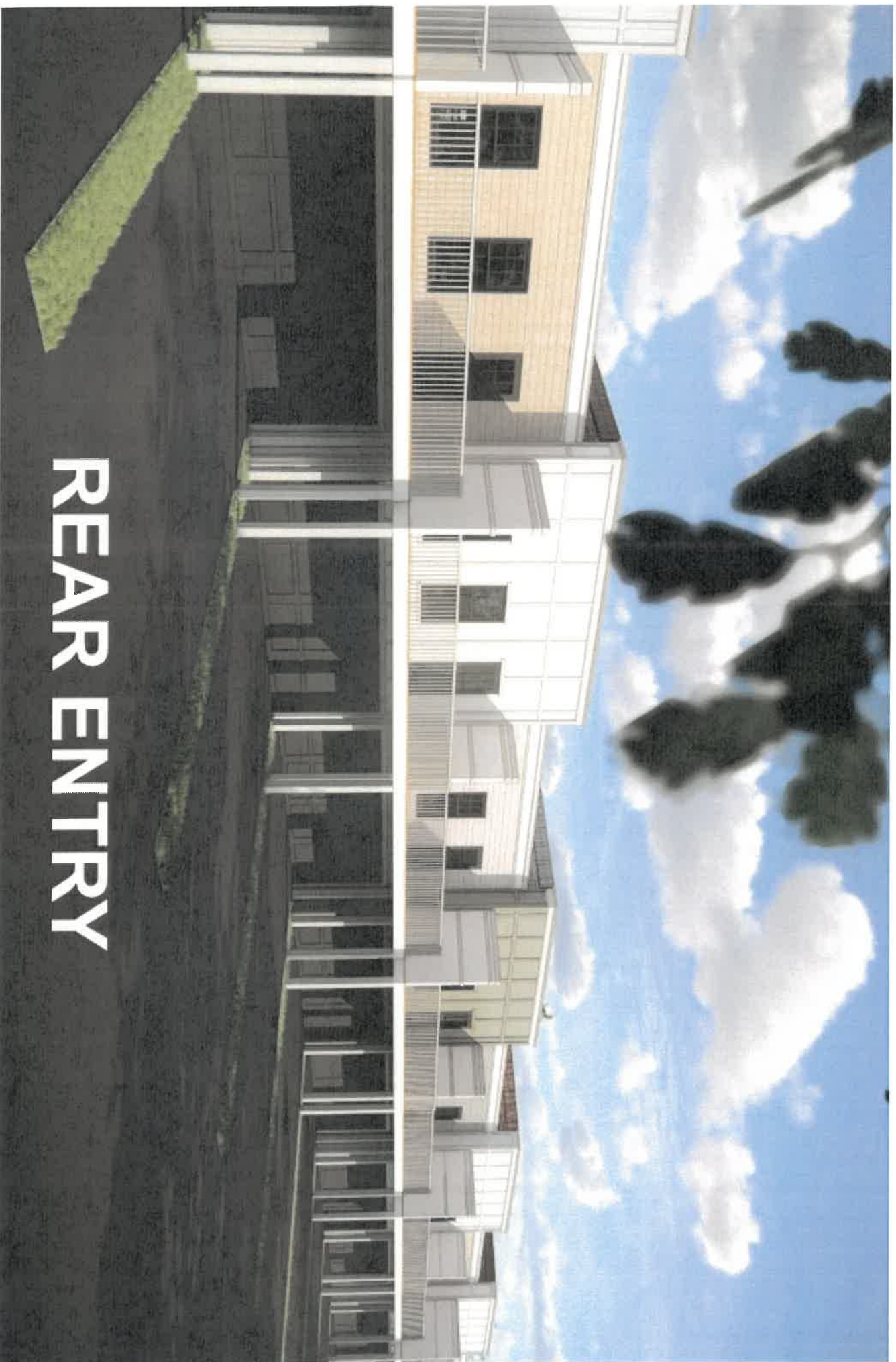
FRONT ENTRY



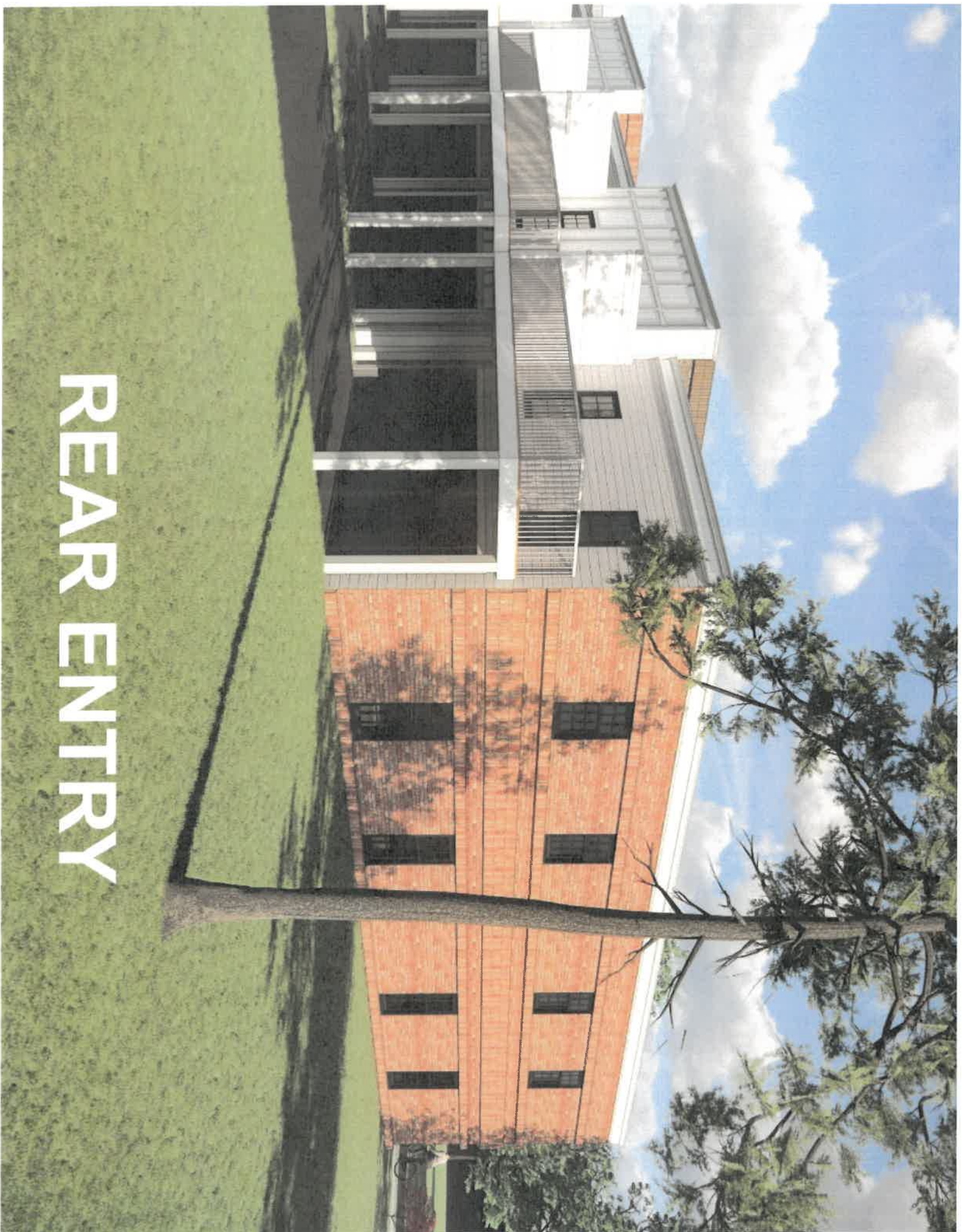
FRONT ENTRY



FRONT ENTRY



REAR ENTRY



REAR ENTRY

TAB 12

Tree Management Plan

100-YEAR-OLD TREE IN THE UNIVERSITY OF MARYLAND SYSTEM

100-YEAR-OLD TREE IN THE UNIVERSITY OF MARYLAND SYSTEM

100-YEAR-OLD TREE IN THE UNIVERSITY OF MARYLAND SYSTEM

1. LOCATE THE PLANNING DEPARTMENT AT (770) 544-2212 TO OBTAIN A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT. ALL PLANTING AND CONSIDERATIONS SHALL BE INSTALLED AND MAINTAINED PRIOR TO THE PROTECTION OF ANY LAND ESTABLISHMENT AND MAINTAINED UNTIL THE PROJECT IS COMPLETED. THE CITY LANDSCAPE ARCHITECT, (770) 544-2212, FOR AN EXEMPTION FROM THE CITY LANDSCAPE ARCHITECT, NO PLANNING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE COORDINATED. A MAINTENANCE PROGRAM OF TREES WILL BE PROVIDED AFTER THE FINAL GRADING. THE DATE OF THE FINAL GRADING OPERATIONS SHALL BE DETERMINED BY THE CITY LANDSCAPE ARCHITECT. THE CITY LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF TREES AND OTHER PLANTS, AND WILL SERIES OF ANY TYPE OF WOODY VEGETATION IS TO BE PLANTED ON A SCHEDULED DATE.

[illegible]

25A	PLANT NAME	#	CULTURE	SPREAD UNITS	TOTAL UNITS
	WILDS				
	ORIENTAL WILDS				
25B	BOOK MARIJUANA	0	2.5' 0.0" 0.0	24 FT.	0.0
25C	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25D	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25E	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25F	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25G	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25H	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25I	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25J	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25K	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25L	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25M	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25N	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25O	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25P	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25Q	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25R	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25S	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25T	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25U	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25V	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25W	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25X	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25Y	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25Z	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AD	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AR	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AS	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AT	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AX	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AY	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25AZ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BD	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BR	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BS	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BT	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BX	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BY	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25BZ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CD	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CR	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CS	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CT	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CX	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CY	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25CZ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DD	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DR	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DS	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DT	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DX	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DY	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25DZ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25ED	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25ER	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25ES	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25ET	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EX	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EY	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25EZ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FD	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FR	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FS	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FT	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FX	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FY	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25FZ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GA	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GB	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GC	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GD	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GE	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GF	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GG	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GH	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GI	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GJ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GK	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GL	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GM	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GN	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GO	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GP	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GQ	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GR	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GS	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GT	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GU	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GV	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GW	WILDS	0	2.5' 0.0" 0.0	24 FT.	0.0
25GX</					

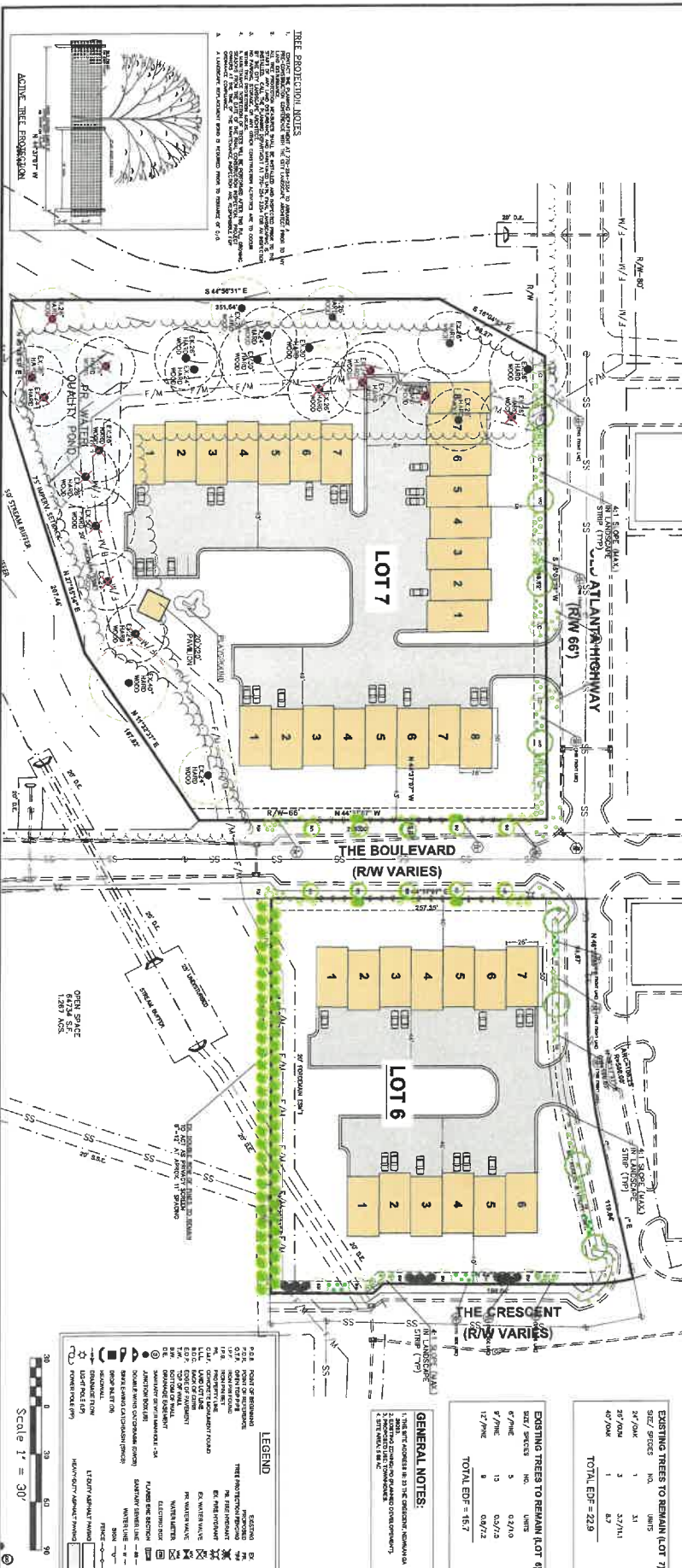
[illegible]

GEORGIA 811
Utilities Protection Center, Inc.

Paramount
ENGINEERING, LLC

11 E BROAD ST.
NEWNAN, GA. 30263

PH: (770)-473-9576
george@paramountengineering.com



LINE	GENES	LOCUS	CHROM	POS
10	BRG1	BRG1	12P13.31	3,947,727
11	BRG1	BRG1	12P13.31	3,947,727
12	BRG1	BRG1	12P13.31	3,947,727
13	BRG1	BRG1	12P13.31	3,947,727
14	BRG1	BRG1	12P13.31	3,947,727
15	BRG1	BRG1	12P13.31	3,947,727
16	BRG1	BRG1	12P13.31	3,947,727
17	BRG1	BRG1	12P13.31	3,947,727
18	BRG1	BRG1	12P13.31	3,947,727
19	BRG1	BRG1	12P13.31	3,947,727
20	BRG1	BRG1	12P13.31	3,947,727
21	BRG1	BRG1	12P13.31	3,947,727
22	BRG1	BRG1	12P13.31	3,947,727
23	BRG1	BRG1	12P13.31	3,947,727
24	BRG1	BRG1	12P13.31	3,947,727
25	BRG1	BRG1	12P13.31	3,947,727
26	BRG1	BRG1	12P13.31	3,947,727
27	BRG1	BRG1	12P13.31	3,947,727
28	BRG1	BRG1	12P13.31	3,947,727
29	BRG1	BRG1	12P13.31	3,947,727
30	BRG1	BRG1	12P13.31	3,947,727
31	BRG1	BRG1	12P13.31	3,947,727
32	BRG1	BRG1	12P13.31	3,947,727
33	BRG1	BRG1	12P13.31	3,947,727
34	BRG1	BRG1	12P13.31	3,947,727
35	BRG1	BRG1	12P13.31	3,947,727
36	BRG1	BRG1	12P13.31	3,947,727
37	BRG1	BRG1	12P13.31	3,947,727
38	BRG1	BRG1	12P13.31	3,947,727
39	BRG1	BRG1	12P13.31	3,947,727
40	BRG1	BRG1	12P13.31	3,947,727
41	BRG1	BRG1	12P13.31	3,947,727
42	BRG1	BRG1	12P13.31	3,947,727
43	BRG1	BRG1	12P13.31	3,947,727
44	BRG1	BRG1	12P13.31	3,947,727
45	BRG1	BRG1	12P13.31	3,947,727
46	BRG1	BRG1	12P13.31	3,947,727
47	BRG1	BRG1	12P13.31	3,947,727
48	BRG1	BRG1	12P13.31	3,947,727
49	BRG1	BRG1	12P13.31	3,947,727
50	BRG1	BRG1	12P13.31	3,947,727
51	BRG1	BRG1	12P13.31	3,947,727
52	BRG1	BRG1	12P13.31	3,947,727
53	BRG1	BRG1	12P13.31	3,947,727
54	BRG1	BRG1	12P13.31	3,947,727
55	BRG1	BRG1	12P13.31	3,947,727
56	BRG1	BRG1	12P13.31	3,947,727
57	BRG1	BRG1	12P13.31	3,947,727
58	BRG1	BRG1	12P13.31	3,947,727
59	BRG1	BRG1	12P13.31	3,947,727
60	BRG1	BRG1	12P13.31	3,947,727
61	BRG1	BRG1	12P13.31	3,947,727
62	BRG1	BRG1	12P13.31	3,947,727
63	BRG1	BRG1	12P13.31	3,947,727
64	BRG1	BRG1	12P13.31	3,947,727
65	BRG1	BRG1	12P13.31	3,947,727
66	BRG1	BRG1	12P13.31	3,947,727
67	BRG1	BRG1	12P13.31	3,947,727
68	BRG1	BRG1	12P13.31	3,947,727
69	BRG1	BRG1	12P13.31	3,947,727
70	BRG1	BRG1	12P13.31	3,947,727
71	BRG1	BRG1	12P13.31	3,947,727
72	BRG1	BRG1	12P13.31	3,947,727
73	BRG1	BRG1	12P13.31	3,947,727
74	BRG1	BRG1	12P13.31	3,947,727

• INDICATES DECISIONS SHOWN

REV.	DATE:	DESCRIPTION:
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DRAWING NO: AVERY PARK

PROJECT: MANOR AT AVERY PARK

SHEET: TREE MANAGEMENT PLAN

CITY OF NEWNAN

DATE: 10-24-22

DRAWN BY: GPH

SCALE: 1" = 30'

SHEET

Scale 1" = 30'

TAB 13

(\$645.75 to the City of Newnan)

TAB 14

Rezoning Checklist



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ 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)
- ☐ N/A Community Impact Study (if applicable)
- ☒ Filing Fee in the form of a check payable to the **City of Newnan**

Note: Please attach this form to the filing application.



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

MELISSA D. GRIFFIS (GA, AL)

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

October 24, 2022

VIA EMAIL ONLY

Mr. Chris Cole, Planner
The City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Application of Freedom Land Holdings, LLC to Amend the Zoning Ordinance
Approximately 5.82± Acres located at Old Hwy. 85, Lots 6 and 7, The Village at Avery Park, Newnan, Georgia

Dear Mr. Cole:

Freedom Land Holdings, LLC, ("Freedom"), the Applicant in the above-described property ("the Property") in the City of Newnan, Georgia, hereby attaches its edited conceptual plan and renderings. These renderings were generated after the recommendation from the Planning Commission. They are labeled with the front or rear entry.

The amended plan contains 36 lots instead of the initial 39 with a new calculation of 6.19 units/acre. The 3 lots that were discussed at Planning Commission have been removed to add amenities for the residents of a playground and pavilion area.

As discussed with the Planning Commission, we did have conversations with some Avery Park HOA members and understand that the Board is not taking an official position at this time. We are open to continue our discussions with them, but understand that you needed items back by today's deadline to process our rezoning request.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Melissa D. Griffis', is written over the typed name.

Melissa D. Griffis
For Freedom Land Holdings, LLC

MDG/kr
Enclosure(s)

Chris Cole

From: Ashley Garcia <ashleybetsillgarcia@gmail.com>
Sent: Monday, October 10, 2022 9:34 PM
To: Planning; Tracy Dunnavant
Subject: RZ2022-09

To Whom It May Concern,

I am a resident of Avery Park, and I am very concerned with the rezoning of the land on Old Atlanta in front of Avery Park. I as a resident, enjoy my lifestyle here in Avery Park. I enjoy my amenities, and the safety I feel living here. I have seen the proposed " townhouses," that are being proposed in the front our neighborhood. There is no way that our neighborhood would be able to prevent anyone living in that community from trickling into our community, using our amenities that we pay for. It would be heavily taxed on our current residents. We do not have to police residents asking for residency. And really, who would want to be? If it is allowed for thirty some odd town homes to be built in the front of our neighborhood, they will without a doubt try to use our sidewalks, our nature trails, our parks. It is no where ok for another community to use our community , and absolutely not for free. Traffic is already heavy in this area, and it can be absolutely impossible to take a left on to highway 29. Adding town homes will undoubtedly bring down our property values, and will most definitely cause many to lose equity in our homes , that we've worked so hard to attain. The style of townhomes proposed look like house projects , and will take away from the appeal of our neighborhood. With lower income housing comes crime, and I know for sure that is not what I want for my neighborhood that I feel safe in. The stacking houses upon houses in Newnan has to stop. I miss my old town . The greed has to stop. Our schools are overwhelmed, and our busses cannot keep up. My children already ride THREE to a seat, and when other drivers don't show, my children don't get home until 5 pm or later. We don't even have enough bus drivers to drive the kids we currently have. I would ask that you do your due diligence on this topic, and allow our community to have a rebuttal on this topic, as there were flat out lies by the attorney of the proposed developer. This proposed community is based on lies, and greed. They were going to propose that our community was in favor of letting this " new community," use our community, which is completely false. If these developers are lying from the beginning, they will stop at nothing to get what they want, all at the expense of the homeowners of Avery Park. They will make their money, and leave us with the remains of the chaos they create.

Again, I ask you to please decided against this the new community in the front of Avery Park.

Thank you,

Ashley Garcia

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Ashley Garcia
678-340-0590

--

Ashley Garcia
678-340-0590

Chris Cole

From: Brett Nastasi <nastasi1@yahoo.com>
Sent: Saturday, October 8, 2022 4:40 PM
To: Planning; tunnivant@cityofnewnan.org
Subject: Rzz202209

To whom it may concern,

Please do not vote in favor of rezoning the areas of land off Old Atlanta Highway near the entrance of Avery Park Subdivision.

Thanks,

Brett & Kelly Nastasi
438 Baldwin Ct
Newnan, Ga 30263

Chris Cole

From: GS L <gina.l.snider@gmail.com>
Sent: Monday, August 22, 2022 11:00 AM
To: Chris Cole
Cc: Tracy Dunnavant
Subject: against townhomes/condos building in front of Avery Park

To Mr. Chris Cole and City of Newnan Planning Commission members and chair,

My husband Pete and I have lived in Avery Park since 2006 as homeowners in 2 different homes we built here. My husband was born and raised here in Coweta for generations. I moved here in 2002. We do not support any kind of townhomes/condos in front of the subdivision. We know this will bring property values down overall for the community. We also know this will increase traffic and burden our schools even further. The local elementary school bus takes 2 hours to get the children home on some days because of staffing issues and too many students riding the bus to this subdivision. We do not want our amenities affected either. We have seen the growth in this city, and it has been negative overall with the increasing crime rates for a city our size. This trend of building more transient housing, not single-family homes, will add to the problem. It will bring problems to our front door if we let the developers have their way. We already have a problem with our community with many rental companies owning properties in this subdivision! They let homes become in a disrepair state, which will further their and our acceptance of what this community could look like in the future if this negative trend continues.

We would like to say we are against having the development built on those two lots in front of Avery Park. Please do not recommend this development to pass to the Mayor and City Council. As homeowners and taxpayers of this city, we wanted to make our voice heard on this specific subject. We appreciate your time and attention to this matter.

Regards,

Gina and Pete Snider
Homeowners
18 Nash Lane

Chris Cole

From: Marilyn North <northmarilyn1@gmail.com>
Sent: Saturday, October 8, 2022 8:39 PM
To: Planning
Subject: Reference # (R 22022-09) NO CONDOS!

Hello,

Please vote against changing land off old Atlanta Highway from commercial to residential. We do not want condos built there. We do not want you to rezone the area at the front of the Avery Park neighborhood so condos can be built!

Please hear our plea.

Thank you.

Marilyn North

Chris Cole

From: Melissa Kane <melkane07@gmail.com>
Sent: Monday, October 10, 2022 9:47 PM
To: Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy.

I am against the rezoning of this property due to increased traffic from high density homes.

Melissa Kane
Avery Park Resident

Chris Cole

From: Paula Plonk <pdplonk@rocketmail.com>
Sent: Monday, October 10, 2022 10:12 PM
To: Planning
Subject: Rezoning RZ2022-09 Old Atlanta Hwy

Newnan Zoning department

I am contacting to voice my opposition to the Rezoning of the property on Old Atlanta Hwy in front of Avery Park subdivision from commercial to the allowance of high density residential townhomes. The traffic in front of our subdivision is already congested getting in and out of the neighborhood during morning and evening rush hour. We have not only our residents trying to get in and out, but there are many who live off of Old Atlanta Hwy that use our entrances to access Hwy 29 as well. Adding 39 townhomes can only worsen this issue.

What I do not understand is that the city council shot down a bid to rezone a 23 acre lot on the 34 Bypass near Spring Hill apartments from commercial to this type of residential zoning where they were only planing to build 9 duplexes. They shot it down quickly with no opposition saying they wanted no more of these kind of high density developments in Newnan. Well if that is too high density for Newnan, then 39 Townhomes on 5 1/4 acres in front of a subdivision of 559 single family homes, is even more too high density for Newnan.

Also, I was promised by the developers when I first moved into this neighborhood back in 2001 that that property up front would be allocated for commercial only.

Thank you,
Paula Plonk
104 The Boulevard
Newnan 30263

Sent from my iPhone

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, September 13, 2022 8:53 AM
To: Chris Cole
Subject: FW: Rezoning at Avery Park

Please see below.

Tracy

Tracy S Dunnavant, AICP
Planning and Zoning Director

Main: (770) 254-2354 x4
Desk: (678) 673-5481
Cell: (404) 535-0960
tdunnavant@cityofnewnan.org
www.cityofnewnan.org

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

—Original Message—

From: Sarah Crabtree <stcrabtree54@gmail.com>
Sent: Monday, September 12, 2022 6:25 PM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: Rezoning at Avery Park

I have lived at 28 Arendt Park Lane in the front section of Avery Park since 2003. I oppose changing the zoning on the two lots at the front of our neighborhood.

It's my understanding that a builder wants to rezone from commercial to residential. Avery Park was planned this way, and I hope eventually businesses will locate there. I don't want homes or condos at the entrance to our neighborhood with no connection to our HOA. Rezoning should be denied!

Thank you,
Sarah Crabtree

Sent from my iPhone

Chris Cole

From: Steven Beckom <steven.beckom@gmail.com>
Sent: Monday, October 10, 2022 10:37 PM
To: Planning
Cc: Tracy Dunnavant
Subject: REF: RZ2022-09 Old Atlanta Hwy.

I am a resident of Avery Park and I do not want the lots at the beginning of our subdivision to be developed into townhomes or any kind of apartments. There are way to many homes and apartments in Newnan right now that have been built and are planning to be built. This causing so much traffic and congestion and we don't want that at the beginning of our beautiful subdivision. All that these developers want is money in their pocket and the same goes for the real estate agents that are hoping this gets approved! I have lived here in Avery Park for 7 years and in that 7 years we have grown into a great community. I do not want what we have worked for in the time I have been here to be ruined by these townhouses being built. So I urge you to say no to the rezoning of these two lots. Thank you for taking your time in reading my email.

Steven Beckom
396 The Blvd, Newnan, GA 30263

--

Steven Beckom

Operations Manager
Love's Travel Stops
Cell: [678-621-4734](tel:678-621-4734)

Chris Cole

From: Amber Ullman <amber.merwitz@gmail.com>
Sent: Tuesday, October 11, 2022 8:50 AM
To: Planning; Tracy Dunnavant
Subject: Avery park resident

To whom it my concern,

As a resident of Avery Park community I and adamantly against having an any kind of residential building in front of my community. It will create more traffic and congestion in the front of the neighborhood. They will have access to our amenities, some we can prevent them from using but other we cannot. Please listen to our community and think about what is best for those already living here. I do not think it is appropriate to fit that many townhomes into such a small area, over all it will greatly decrease our communities value.

Sincerely,
Amber Merwitz

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 8:22 AM
To: Chris Cole
Subject: FW: RZ2022-09 Old Atlanta Hwy.

Tracy S Dunnavant, AICP
Planning and Zoning Director

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tdunnavant@cityofnewnan.org
www.cityofnewnan.org

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

—Original Message—

From: Kimberly Scharko <kscharko@yahoo.com>
Sent: Monday, October 10, 2022 9:49 PM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: REF: RZ2022-09 Old Atlanta Hwy.

Good day,

I am a resident of Avery Park subdivision at 10 Hillpond Lane. I have lived here for over 15 years and moved to Newnan because I wanted to be part of a small community that has been created here.

I understand that there is a rezoning of property in front of our community from residential to commercial. I would like to state that I am against this rezoning for the following reasons:

1. The individuals who will buy these will utilize our amenities to include our nature trail without paying our HOA fees. This is near and dear to my heart because my husband volunteers everyday to fix this trail.
2. Traffic concerns

Please feel free to reach out to me at 6785922936 with any questions. Thank you!

Kimberly Scharko

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 8:25 AM
To: Chris Cole
Subject: FW: RZ2022-09 Old Atlanta Hwy.



Tracy S Dunnavant, AICP

Planning and Zoning Director

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www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: lmhadsell <lmhadsell@gmail.com>
Sent: Tuesday, October 11, 2022 3:37 AM
To: planning@newnaga.gov; Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: REF: RZ2022-09 Old Atlanta Hwy.

REF: RZ2022-09 Old Atlanta Hwy.

To whom it may concern,

I am a resident in Avery Park. I am strongly opposed to the rezoning and the planned development of the lots in front of our subdivision.

Why? I r

- Too much traffic
- Increased traffic noise and pollution
- Lack of adequate infrastructure
- negative impact on our community due to the resulting unapproved utilization of our neighborhood amenities
- increased crime due to the increased density of the population in the area
- increased overcrowding in the local schools, daycares, and medical facilities.

We pay taxes and those taxes pay the salaries of people that we elect and employ to represent our interests in this community. Please listen to your constituents and do what is in the best interest of our community and in keeping with the intended nature of the planned community of Avery Park.

We are cramming too many people into Newnan by adding high density residential properties before we develop adequate, infrastructure, schools and amenities to support the increased population.

This development will decrease property values and overwhelm the already congested surrounding roadways.

DO NOT approve this rezoning and development on Old Atlanta Road or any other high density development in the area.

Regards,
Michelle Hadsell and family
Resident of Avery Park, Newnan, GA
Registered voter

Sent from my Verizon, Samsung Galaxy smartphone

Chris Cole

From: Nadia Rushing <ngrushing@yahoo.com>
Sent: Tuesday, October 11, 2022 7:03 AM
To: Planning
Cc: Tracy Dunnavant
Subject: RZ2022-09 Old Atlanta HWY

Good morning-

I am sending this email as a concerned resident of the Avery Park neighborhood and the proposed re-zoning of land from commercial to residential at the entrance of Avery Park at Old Atlanta Hwy.

The traffic in this area is already enough of a concern turning on to/off of Hwy 29 from this area, especially during the "rush-hour" time frames. Several accidents have already occurred in this area and adding the potential for another 80 vehicles to this already congested area will create a traffic nightmare. This will put extra strain on police, fire and EMS crews and create larger problems for this area in general.

There is already a residential area being developed less than a mile from this proposed development which is also going to increase traffic concerns in the area. At this time the addition of another 40 units will only create more problems and concerns than we are equipped to handle.

The residents of Avery Park are against the proposed zoning change to residential builds and do not want the additional 40 townhomes in this area. We are requesting for you to please DECLINE the request to rezone to residential development of Old Atlanta Hwy.

Thank you from a concerned resident of Avery Park-

Nadia Rushing

Sent from my iPhone

Chris Cole

From: Nancy Hendricks <nancyhendricks0@gmail.com>
Sent: Tuesday, October 11, 2022 5:31 AM
To: Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy.

I am a very concerned Avery Park homeowner writing to let you know that we do not, under any circumstance, want the front lots to be rezoned to residential. It will bring substantially more traffic, more congestion, possibly more crime and I believe will lower our homes values. Please reconsider rezoning those lots!

Russell and Nancy Hendricks

Sent from my iPhone

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 8:22 AM
To: Chris Cole
Subject: FW: Avery Park

Tracy S Dunnavant, AICP
Planning and Zoning Director

Main: (770) 254-2354 x4
Desk: (678) 673-5481
Cell: (404) 535-0960
tdunnavant@cityofnewnan.org
www.cityofnewnan.org

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

—Original Message—

From: Sarah Crabtree <stcrabtree54@gmail.com>
Sent: Monday, October 10, 2022 9:39 PM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: Avery Park

I bought my home at 28 Arendt Park Lane in 2003. Our neighborhood has two entrances off Highway 29 for Avery Park! Our planned community has residential and business areas. This is the way it should stay! I do not support the rezoning of the two lots from business to a residential area that won't be affiliated with our neighborhood.

My home is the seventh house up the alley from the Spay and Neuter Clinic. The traffic can be heavy in the afternoon when owners pick up their pets, but then it's quiet at night and most weekends.

Additional housing on these small lots planned and zoned for businesses would result in 24/7 traffic congestion and I worry about the safety and value of my neighborhood with this influx of people with no vested interest in Avery Park. They will tell others their condo is in Avery Park, but they will not be contributing for the upkeep of our entrances. We will have to spend more money policing and protecting our amenities!

I oppose this rezoning!
Sarah Crabtree

Sent from my iPhone

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 8:27 AM
To: Chris Cole
Subject: FW: RZ2022-09 Old Atlanta Hwy



Tracy S Dunnavant, AICP

Planning and Zoning Director

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City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: francene tallum <ftallum@yahoo.com>
Sent: Tuesday, October 11, 2022 7:36 AM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: REF: RZ2022-09 Old Atlanta Hwy

Hello this is Stacy Tallum. I am a home owner in Avery Park. I am writing to express that I am opposed to rezoning the lots currently located on Old Atlanta Hwy from commercial to residential.

This would severally further congest an already congested area, disrupt the peace that the residents here have worked so hard to build AND maintain. Also, this would drastically impact our home values.

Thank you for your consideration.

[Sent from Yahoo Mail on Android](#)

Chris Cole

From: Madison Williams <madisonwilliams1015@gmail.com>
Sent: Tuesday, October 11, 2022 9:48 AM
To: Tracy Dunnavant; Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy.

To whom it may concern,

As a resident of Avery Park I urge you to reconsider your plans for the case listed above in the subject line. We do not want high density housing at our entrance because of big increase in Traffic at rush hour. 39 units means there would be a potential of up to 78 cars exiting and entering our front entrances at rush hour. Once zoning is changed, we wouldn't have much control over how many units are built there. It doesn't seem like there's much consideration for our neighborhood here.

Thanks,
Madison Williams

Chris Cole

From: Paula Plonk <pdplonk@rocketmail.com>
Sent: Tuesday, October 11, 2022 9:58 AM
To: Chris Cole
Subject: Re: Rezoning RZ2022-09 Old Atlanta Hwy

Thank you for your response. I will be at the meeting tonight to voice my opposition and plan on being at the November meeting as well. They can amend their plans all they like, but I will continue to be oppose to any development of high density housing to be placed front of my neighborhood. I believe that you and the council would not want this kind of development at the front of your neighborhoods either.

I will remind you that Newnan is touted as the City of Homes, NOT the City of Townhomes. People move to Newnan because they want to live in a quiet, quaint little town outside of the hustle and bustle of Atlanta. They move here, instead of to the Northside of Atlanta because the traffic within Newnan is still less than the congestion of the northern Atlanta suburbs. Keep it up though, and Newnan will soon be no better, and you will find the settled, consistent, established families moving out in mass while you only attract temporary, transit people/families.

Sincerely,
Paula Plonk

Sent from my iPhone

> On Oct 11, 2022, at 8:58 AM, Chris Cole <ccole@newnanga.gov> wrote:

>

> Ms. Plonk,

>

> Good morning. Thank you for your comments about the Freedom Land Holdings, LLC rezoning item. We will be sure to pass a copy of your comments to each of the Planning Commissioners at tonight's meeting at 7 p.m. Your comments will also be included in the packet for any future meeting regarding this item.

>

> I also wanted to let you know that Freedom Land Holdings, LLC has requested that their Avery Park rezoning item be continued to the November 8, 2022 Planning Commission meeting in order to continue to amend their plan. This item (that was continued by the Planning Commission from the September 13, 2022 Planning Commission meeting) is on the agenda for tonight's (October 11, 2022) Planning Commission meeting. Staff will present this continuance request to the Planning Commission at tonight's (October 11, 2022) meeting. Thanks.

>

>

>

> Chris Cole

> Senior Planner

>

> Main: (770) 254-2354

> Desk: (678) 673-5488

> ccole@newnanga.gov

> <https://link.edgepilot.com/s/bc0504c4/JMB3nEuMh0uhxccxlltQBg?u=http://www.newnanga.gov/>

>

>

> City of Newnan

> 25 LaGrange Street
> Newnan, Georgia 30263

>
>
>
>

> —Original Message—

> From: Paula Plonk <pdplonk@rocketmail.com>
> Sent: Monday, October 10, 2022 10:12 PM
> To: Planning <Planning@newnanga.gov>
> Subject: Rezoning RZ2022-09 Old Atlanta Hwy

>

> Newnan Zoning department

>

> I am contacting to voice my opposition to the Rezoning of the property on Old Atlanta Hwy in front of Avery Park subdivision from commercial to the allowance of high density residential townhomes. The traffic in front of our subdivision is already congested getting in and out of the neighborhood during morning and evening rush hour. We have not only our residents trying to get in and out, but there are many who live off of Old Atlanta Hwy that use our entrances to access Hwy 29 as well. Adding 39 townhomes can only worsen this issue.

>

> What I do not understand is that the city council shot down a bid to rezone a 23 acre lot on the 34 ByPass near Spring Hill apartments from commercial to this type of residential zoning where they were only planing to build 9 duplexes. They shot it down quickly with no opposition saying they wanted no more of these kind of high density developments in Newnan. Well if that is too high density for Newnan, then

> 39 Townhomes on 5 1/4 acres in front of a subdivision of 559 single family homes, is even more too high density for Newnan.

>

> Also, I was promised by the developers when I first moved into this neighborhood back in 2001 that that property up front would be allocated for commercial only.

>

> Thank you,
> Paula Plonk
> 104 The Boulevard
> Newnan 30263

>

>

>

>

>

>

> Sent from my iPhone

Chris Cole

From: Jay Williams <uga.jay.williams@gmail.com>
Sent: Tuesday, October 11, 2022 10:02 AM
To: Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy.

To whom it may concern,

As a resident of Avery Park I urge you to reconsider your plans for the case listed above in the subject line. We do not want high density housing at our entrance because of big increase in Traffic at rush hour. 39 units means there would be a potential of up to 78 cars exiting and entering our front entrances at rush hour. Once zoning is changed, we wouldn't have much control over how many units are built there. It doesn't seem like there's much consideration for our neighborhood here.

Thanks,

Jay Williams

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 11:02 AM
To: Chris Cole
Subject: FW: Rz2022-09 Old Atlanta Hwy

Tracy S Dunnavant, AICP
Planning and Zoning Director

Main: (770) 254-2354 x4
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Cell: (404) 535-0960
tdunnavant@cityofnewnan.org
www.cityofnewnan.org

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

—Original Message—

From: Tony R. <tony.rine@gmail.com>
Sent: Tuesday, October 11, 2022 10:42 AM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: Fwd: Rz2022-09 Old Atlanta Hwy

Good Morning,

Due to prior commitments, I will be unable to attend the meeting tonight to discuss RZ2022-09; therefore, I hope this email will be considered as a request to deny it.

I have resided in the Avery Park subdivision since 2006 and have witnessed the traffic congestion at the entrance of Avery Park and Hwy 29 progressively grow worse. There are not any traffic control devices or roundabouts at either exit and multiple wrecks have occurred. To add to this congestion with high density housing would only make matters worse. Furthermore, there is already an approved subdivision of 68 homes under construction less than a mile down the road from this proposal on old Atlanta highway (which also utilize the same entrance/exits). Without major improvements to the entrance/exits on hwy 29, this will be a nightmare scenario.

Beyond the traffic issues, another issue to consider is that Avery Park subdivision is an HOA community that includes walking trails, playgrounds, and other amenities. The residents of Avery Park pay for the upkeep of these amenities, but would be unable to prevent residents of RZ2022-09 from using them due to the close proximity. This places an unfair burden on the current residents of Avery Park.

I hope that these issues are considered by the board and RZ2022-09 is denied.

Respectfully,

Tony Rine
384 The Blvd
Newnan, GA 30263

Sent from my iPhone

Chris Cole

From: Hyman, Michael / Kuehne + Nagel / Atl ZA-H <michael.hyman@kuehne-nagel.com>
Sent: Tuesday, October 11, 2022 12:32 PM
To: Chris Cole
Subject: RE: REFL RZ2022-09 Old Atlanta Highway

Thank you Mr Cole.
The response is very appreciated.

I also feel continuance should NOT be granted and I feel adequate time has passed and I feel they are merely trying to get the community to lose interest.
Speculation of course, but if I had a say, which I cannot attend tonight or I would, I would request a continuance NOT be granted.

Michael Hyman
HyperCare Team & Southeast Healthcare Development Manager

Kuehne + Nagel Inc.
4100 North Commerce Drive
East Point, GA 30344, USA
p. +1 404 675 2904 m. +1 404 861 8624
e. michael.hyman@kuehne-nagel.com

[Update on Ukraine and Russia](#)
us.kuehne-nagel.com

From: Chris Cole <ccole@newnanga.gov>
Sent: Tuesday, October 11, 2022 12:30 PM
To: Hyman, Michael / Kuehne + Nagel / Atl ZA-H <michael.hyman@kuehne-nagel.com>
Subject: RE: REFL RZ2022-09 Old Atlanta Highway

EXTERNAL EMAIL

Good afternoon. Thank you for your comments about the Freedom Land Holdings, LLC rezoning item. We will be sure to pass a copy of your comments to each of the Planning Commissioners at tonight's meeting at 7 p.m. Your comments will also be included in the packet for any future meeting regarding this item.

I also wanted to let you know that Freedom Land Holdings, LLC has requested that their Avery Park rezoning item be continued to the November 8, 2022 Planning Commission meeting in order to continue to amend their plan. This item (that was continued by the Planning Commission from the September 13, 2022 Planning Commission meeting) is on the agenda for tonight's (October 11, 2022) Planning Commission meeting. Staff will present this continuance request to the Planning Commission at tonight's (October 11, 2022) meeting. Thanks.



Chris Cole

Senior Planner

Main: (770) 254-2354

Desk: (678) 673-5488

ccole@newnanga.gov

https://link.edgepilot.com/s/1e88de66/AyOyrqwq5Uuy0U6_5aHLnQ?u=http://www.newnanga.gov

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: Hyman, Michael / Kuehne + Nagel / Atl ZA-H <michael.hyman@kuehne-nagel.com>

Sent: Tuesday, October 11, 2022 11:47 AM

To: Planning <Planning@newnanga.gov>

Subject: REFL RZ2022-09 Old Atlanta Highway

Good afternoon

I am writing to express my concern on the potential rezoning and development of the two lots references in Subject.

To put 39(!) townhomes in this small section of land will leave havoc on this area of hwy 29 and the Bypass. It is too much! It will only be a detriment to the city and community of Newnan GA.

There is flat out not enough road infrastructure and too much traffic as it is to try to cram 39 more townhomes worth of extra vehicles on the two crowded intersections of Crescent and 29 and Blvd and 29. There will be an increase in collisions, an increase on traffic backups trying to turn onto Hwy 29 and and an increase in frustration for the 600 homes already established in Avery Park that is already located behind this proposed rezoning.

Lets be honest. Most of these low budget low level townhomes are going to be bought by investment firms, with NO ties to our community for more rental properties. The rent money will go into the investment companies pockets out of state and likely out of the country.

They will be rented and not properly cared for as most investment rentals end up being so run down since they care more about moving profits and money OUT of our community rather than investing back into it.

I wholeheartedly believe that this entire development serves no benefit to anyone in Newnan GA except for the developers building it , then leaving the nice Avery Park and the rest of incorporated city of Newnan to deal with the mess.

Thank you for your time in reviewing my message.

Michael Hyman

HyperCare Team & Southeast Healthcare Development Manager

Kuehne + Nagel Inc.

4100 North Commerce Drive

East Point, GA 30344, USA

Chris Cole

From: stephanie.a.rowe@gmail.com
Sent: Tuesday, October 11, 2022 1:30 PM
To: Chris Cole
Subject: RE: City of Newnan

Good afternoon, Mr. Cole,

Thank you for your response. Please do NOT let this company continue. They are not out to develop something that enhances Newnan. This is another money grab, just like it is for all the investors who have targeted top 10 cities. Number one is Austin. Number 2 is Atlanta. They are mostly from New York and Canada. The home next to me is now owned by a Canadian investment group. Others are owned by New York groups. They are milking our area and our state. They give nothing back, but taxes. They do not care how they affect residents.

Look at Peach Tree City. It is beautiful and well planned and we look like the cheapie sprawl that has no plan and not much of beauty.

Please stop this plan now!!

Respectfully,

Stephanie Cameron
49 Robinson Lane
Newnan, GA 30263
512-906-4178

From: Chris Cole <ccole@newnanga.gov>
Sent: Tuesday, October 11, 2022 12:27 PM
To: stephanie.a.rowe@gmail.com
Subject: City of Newnan

Good afternoon. Thank you for your comments about the Freedom Land Holdings, LLC rezoning item. We will be sure to pass a copy of your comments to each of the Planning Commissioners at tonight's meeting at 7 p.m. Your comments will also be included in the packet for any future meeting regarding this item.

I also wanted to let you know that Freedom Land Holdings, LLC has requested that their Avery Park rezoning item be continued to the November 8, 2022 Planning Commission meeting in order to continue to amend their plan. This item (that was continued by the Planning Commission from the September 13, 2022 Planning Commission meeting) is on the agenda for tonight's (October 11, 2022) Planning Commission meeting. Staff will present this continuance request to the Planning Commission at tonight's (October 11, 2022) meeting. Thanks.

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 1:16 PM
To: Chris Cole
Subject: FW: Ref:RZ2022-09 Old Atlanta Hwy



Tracy S Dunnavant, AICP

Planning and Zoning Director

Main: (770) 254-2354 x4

Desk: (678) 673-5481

Cell: (404) 535-0960

tdunnavant@cityofnewnan.org

www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: Lynne Beck <dorabeck@yahoo.com>
Sent: Tuesday, October 11, 2022 12:42 PM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: Ref:RZ2022-09 Old Atlanta Hwy

We oppose the zoning/refining this area from commercial to residential. This would cause a big increase in overall traffic, especially at rush hours.

These units would have unimpeded access to our pond, walking paths, playgrounds, and any other non-gated amenities. We pay for and work hard to keep up these amenities. Please do not approve the refining of the front of Avery Park.

We appreciate you showing your care and concern for your current Newnan residents by saying no to REF:RZ2022-09 Old Atlanta Hwy.

Thank you,

Anthony and Lynn Beck
152 The Blvd
Newnan, GA

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 11:03 AM
To: Chris Cole
Subject: FW: RZ2022-09 Old Atlanta Hwy



Tracy S Dunnavant, AICP

Planning and Zoning Director

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City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: Adcock, Ginger <ginger.adcock@cowetaschools.net>
Sent: Tuesday, October 11, 2022 10:52 AM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: RZ2022-09 Old Atlanta Hwy

**DO NOT REZONE AND BRING HELL TO OUR NEIGHBORHOOD
WITH TOWNHOMES!!!**

--

***Ginger Tarleton Adcock
Physical Science, 8th
Lee Middle School***

Chris Cole

From: Dan Green <danandhether@yahoo.com>
Sent: Tuesday, October 11, 2022 4:12 PM
To: Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy.

To whom it may concern:

I'm

Writing you to not approve the rezone of this land near Avery park Subdivision. I am a homeowner along with my husband and we do not want this development to come to our area.

For the following reasons:

Crowded streets , too much traffic at the front and will hurt the parking for the local businesses around the area, congested front, non residential homeowners would have access to our amenities such as our nice trails and our fishing pond that we as homeowners pay to stock each year.

Please take this into consideration at the next meeting as you decide yes or no.

Thank you

Hether and Dan Green

Sent from my iPhone

Chris Cole

From: Joel Dover <joel@calvarynewnan.org>
Sent: Tuesday, October 11, 2022 11:07 AM
To: Tracy Dunnavant; Planning
Subject: Reference RZ2022-09 Old Atlanta Highway

Dear Sir or Ma'am,

I am writing to share opposition to the rezoning of two lots at the head of the Avery Park Subdivision that are being considered for condominium style housing construction. I'd like to ask that the city deny the zoning request for these residential units. This property would better serve our neighborhood in commercial form, or as greenspace, and a zoning change to permit condominiums would negatively impact the quality of life for existing residents if permitted. A restaurant, or shops would be a far better use that wouldn't encroach on the sanctity of the residential space.

I've been a resident of Avery Park for twelve years now. It has been an amazing homeplace for my wife and I, and our three young children. Please allow me to share three concerns about the impact of adding condominiums upon our quality of life.

First, additional multifamily units would negatively impact an already taxed traffic situation. For some time now, it has been extremely difficult to make a left turn out of the Avery Park neighborhood onto Hwy 29N. This is especially true in the mornings and afternoons as people are commuting to and from work. Frequently, I have to wait five minutes or more at that non-controlled intersection for a safe opportunity to make a left turn. Meanwhile, lots of cars back up waiting for their turn to battle their way into traffic.

Right now, there's already a new subdivision being built on Old Atlanta Highway that is sure to exacerbate the existing traffic problem, and adding additional condominium units will make it exceptionally more difficult to come and go from Hwy 29. Please don't make an already significant issue worse by adding additional traffic to these neighborhood intersections and streets.

Second, as a resident of Avery Park, I'm also concerned that adding condominium units will bring an influx of uncontrollable users to neighborhood amenities that are resident supported through POA annual dues. I fully expect that adding condominiums will naturally bring people who do not reside in Avery Park into the neighborhood to use private amenities that are provided to homeowners through our annual association dues. Our playgrounds, tennis courts, picnic shelters, community paths, and pond will almost certainly become more like public parks than neighborhood amenities.

We've struggled with this issue before, so it's more than just a supposition. A few years back our neighborhood made a decision to convert a basketball court near the pool and clubhouse into a covered picnic shelter. We voted to approve that change because teenagers, many from the Lakemont Apartments on Old Atlanta Highway, were coming into Avery Park to use the basketball courts. All of a sudden, we had broken basketball equipment, trash and vandalism, fighting between these teenagers and resident kids who went to play basketball, territorialism that was almost gang-like, loud profanities, and even drugs. As soon as we removed the basketball courts, the problem improved. But we've continued to have an issue with people who do not live in the neighborhood coming into the neighborhood to use the amenities, and it's the residents of Avery Park who are stuck cleaning up their trash, repairing their vandalism, and dealing with their general lack of respect for a neighborhood where they have no investment or pride.

This impacts my family personally, because our house is right next to the concrete path that leads from Hillpond Lane to the neighborhood nature trail, pond, and fishing dock. Since there is no parking lot there, our street is already frequently jammed up with on-street parking from people who drive in, park in front of our house, and walk down to the

fish pond. Many of these people are non-residents of our neighborhood. We've had people cuss at our kids while they were playing in the yard, and throw rocks at our dogs. A neighbor would never do something like that, but people who are not invested in maintaining the culture of our great community are simply indifferent to these kinds of things. There are times when school buses and trash trucks can't navigate our circle or when cars park across from my driveway. It's so hard to back out of the driveway when there are cars along the curb, and nearly impossible if I'm trying to back in a trailer. Further, there's trash, vandalism, and destruction of resources that comes with non-invested users of neighborhood amenities that are privately funded and maintained by volunteers. Please don't make this situation worse by adding more non-neighborhood users to the community who will certainly find their way to parking in front of my house and carelessly depleting our community resources.

Finally, I am concerned that condominium style housing will encourage a transient culture in our community. It's refreshing to leave the business of town and to drive into our quaint neighborhood, where we have relationships with good neighbors. We don't want Avery Park to become a place that feels transient...with people moving in and out every year. I like that my neighbors have all lived in their houses for years. Several of my neighbors are original owners who built homes at Avery Park more than 20 years ago.

Over the past few years, our neighborhood has been heavily targeted by professional rental companies, like Progress Rentals, who have attempted to flip our neighborhood to a rental community. Adding additional units at the front of our neighborhood, which are likely to be heavily occupied by renters, adds to an already transient environment in our neighborhood. We like to know who our neighbors are, and we like people to make greater than a 12 month commitment to our community. We feel safer when we see people that we recognize and build relationships with our neighbors. Should more strangers park in front of our house to use neighborhood amenities like the path and pond, we'll simply have a greater sense of insecurity for our family. When people pull up and park in front of your house that don't live there, who are from outside of the neighborhood, and whom no one has ever seen before, it creates insecurity. This is especially true for our kids who play in the yard, climb front yard trees, ride bikes on our circle, and play with their friends across the street. More strangers equals less safety and security. Please don't encourage a transient influx of non-residents to Avery Park. Avery Park is not a city park.

Friends, please understand that I'm not opposed to development. We've had several restaurants at the front of the neighborhood through the years that didn't bother us at all. If we had a neighborhood restaurant, or some retail shops, people would enjoy those things and it wouldn't diminish the quality of life for Avery Park residents. In the same way that Summergrove has its Market Square area at the front of the neighborhood, Avery Park was built with a similar vision and as you know, by the same original developers. Let's please progress smartly, and in a way that encourages the exceptional quality of life that attracted our family to Avery Park more than 12 years ago.

Thank you,
Joel Dover
3 Hillpond Lane
Newnan, GA, 30263
770-755-2821

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 11:03 AM
To: Chris Cole
Subject: FW: OPPOSED TO REZONING / REFERENCE #RZ2022-09 OLD ATLANTA HIGHWAY
Attachments: Newnan Zoning Map.1-Commercial lots .png



Tracy S Dunnavant, AICP

Planning and Zoning Director

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Desk: (678) 673-5481

Cell: (404) 535-0960

tdunnavant@cityofnewnan.org

www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: Suzanne Capannelli <scap1951@gmail.com>
Sent: Tuesday, October 11, 2022 10:58 AM
To: planning@cityofnewnan.gov; Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: OPPOSED TO REZONING / REFERENCE #RZ2022-09 OLD ATLANTA HIGHWAY

Good Morning,

We have lived in **Avery Park Neighborhood** since 2015 and live very close to the proposed Rezoning. There are MANY reasons why we feel that the change to Residential zoning would have a negative impact on our community and also cause potential problems for the *existing* Commercial businesses in the Commercial section of Avery Park. We respectfully ask you to seriously consider all of our concerns.

Negative Impacts of Rezoning for our Avery Park Neighborhood:

1. Negative visual impact:

- **Negative view at our "Gateway":** The proposed high density housing is unattractive and would be detrimental to the ambiance of our community and affect our property values, particularly for the residents of The Crescent and The Boulevard.
- **Inadequate parking:** This type of housing provides inadequate guest parking for residents which could add to the negative visual impact if they park on our streets.

- **Number of Units:** Thirty-nine units excessive for these small parcels. Especially compared to our community whose lots are on The Boulevard and The Crescent. (See attached City of Newnan Zoning Map, which I'm sure you have viewed.)
- **Unightly:** The proposed development looks like a college dormitory, there isn't enough green space or amenities and the rear of the buildings are basically parking lots. It will cheapen the look of the area which is the GATEWAY to our beautiful community!

2. Congestion/Traffic at entrances:

- **Traffic:** The potential for *additional* congestion and traffic that would result from (39) new units could potentially add **(78) more vehicles** using the (2) major exits onto State Route 29. It is already challenging at these times!
- **Parking conflicts:** There is already a parking issue that overflows into our residential area on The Crescent at the HELP SPAY & NEUTER CLINIC. Their patrons bring their pets to the facility between 7:00 - 8:00 a.m. and again return at approximately 3:00 - 4:00 p.m. which results in **many** additional cars, people and pets loitering outside the business waiting to be served. They park along the Crescent and on Old Atlanta, **directly adjacent** to the proposed Residential development. I doubt residents of the new townhomes would want this! *Note: THE HELP provides a much needed service to our county and those outside of our county, so I do not object to their business.*
- **Commercial traffic positive:** On the other hand, Commercial use traffic would trickle in and out throughout the day which would have less impact on our community.

3. Close Proximity to our Amenities:

Our amenities which include a walking trail, pond stocked with fish, playground, tennis courts and a pool which we pay for would also be a negatively impacted.

- **Conflicts:** In the past there have been problems with non-residents getting into conflicts with residents and non residents using the pond, playgrounds and tennis courts, etc.
- **Financial:** We shoulder the expense of stocking and maintaining the pond.
- **Compliance:** Preventing unauthorized use of our Amenities would place a burden on our Board and our management company. We can't monitor our amenities 24/7.
- **No accountability:** Without accountability to our HOA, our only option would be contact local law enforcement and burdening them with these issue.
- On a personal level, our property as well as many other residents' properties back up to the the Nature Trail.

4. A Commercial Development is a better fit and option for these parcels.

Here are some of the reasons why:

- The unsightly view from the proposed Units on The Crescent will face The Help Spay & Neuter clinic and a car wash. The congestion, noise and activity from the many spay & neuter clinics conducted at The Help will probably draw complaints from the residents of the new development. There are a significant number of vehicles, people and pets relieving themselves in this area prior to intake and upon release later in the day. A big negative for potential residential occupants! (We do support this business as they provide invaluable services to Coweta and other counties!)
- **Commercial parking** on the street on the front of the proposed units on The Crescent and Old Atlanta will be problematic for residential occupants. Another negative!
- **Unightly view:** The Car Wash that is behind the gas station also has clients and vehicles parked in the garage and outside of the garage where he services vehicles. Yet another negative residential occupants!
- **Another Unightly view:** The parking lot at the Lofts which are opposite the lot on the Crescent/Old Atlanta has boats, RVs and other trucks as well as many other cars parked in the lot on a regular basis. Another negative view for the potential residential occupants. Would you pay \$400+ for that view?
- **New Commercial opportunities:** The new "CRESCENT" over 55 housing development, will provide an influx of new potential commercial business customers for these existing lots. There is also the potential for new development at the old Newnan Motel site that was purchased recently. Now that it has been cleared, the site is more attractive to buyers.

- **Uptick in development:** Even though this property has been for sale for 20 years, the new resurgence of development in Coweta County has made property very attractive to investors! Our residents would appreciate having commercial options at their doorstep rather than fighting traffic on 34 and the Bypass. There are many possibilities for the lots as they are currently zoned: Daycare Center, Medical/dental offices, small restaurants/cafes, shops, etc. These businesses are typically closed by 6 or 10 pm at the latest and would be welcomed to the area! We recently had pizza at Partners in Summergrove. They did an excellent job of blending Commercial development with their community!
- **High end buyers won't want them:** While the developer is promoting these potential units as "upscale", what buyer will be willing to pay \$400K and up for units with these views and these issues?
- **Impact on Existing Commercial Occupants:** Changing the zoning will cause problems for the existing businesses as mentioned above and also the businesses Commercial Unit opposite the Crescent lot. Why? The clients of "Barbershop on the Blvd" and other residents/businesses in the building **need** the street parking on Old Atlanta and The Boulevard. More potential problems!

As you can see, there are many potential problems that the Commission can prevent by denying this application for rezoning of these parcels. Doing so would be beneficial to the surrounding Commercial establishments and their occupants as well as the residents of Avery Park Neighborhood.

We humbly ask that you deny this application and retain the current Commercial zoning.

Thank you for your time.

Sincerely,

Joseph & Suzanne Capannelli
209 Olmstead Trce
Newnan GA 30263
330-608-5414

Chris Cole

From: Kammerer, Melissa <Melissa.Kammerer@delta.com>
Sent: Tuesday, October 11, 2022 12:24 PM
To: Tracy Dunnavant; Planning
Subject: Note of Opposition to RZ2022-09 Old Atlanta Hwy Rezoning request

To whom it may concern and Ms. Tracy Dunnavant.

Hello. I wanted to make you aware that I am strongly opposed to the proposed rezoning of the lots on Old Atlanta Highway and the Boulevard in Avery Park (RZ2022-09 Old Atlanta Hwy.) Adding high density residential structures in this area would create undue traffic congestion leading to safety issues. The high density development is also high risk for investment company purchases for rental properties that quickly fall into disrepair. The neighborhood is already facing significant challenges in holding investment companies accountable to maintaining their properties. We are passionate about keeping Avery Park a welcoming, safe place for families of all kinds. Adding townhomes and/or apartments to this area will not benefit the community nor the city - it will only benefit the developers. There are many other more favorable locations to build these structures that are already zoned for them.

Please keep the current zoning guidelines in place.
Thank you for your consideration.
Melissa Kammerer

Chris Cole

From: Michael Dunk <michael.a.dunk@gmail.com>
Sent: Tuesday, October 11, 2022 9:32 PM
To: tdunnavant@cityofnewnan.org
Cc: Planning
Subject: RZ2022-09 Old Atlanta Highway

To whom it may concern,

I live adjacent to the above referenced property, and I believe that our community will be ruined and negatively impacted by rezoning this property because the units that are being proposed will primarily be used as rentals who's ownership is either not from Newnan, Georgia, or the United States.

Please consider not approving the requested rezoning for high density housing. This neighborhood was marketed and designed to be a Live Work and Play Community, with the commercial lots in the front of the neighborhood. The commercial lots, in the front, were intended and zoned as multi use. We have enjoyed restaurants, a gas station, medical offices, massage, lawyer, bakery etc. at the front of the neighborhood and would love the opportunity to enhance our quality of life with a mix use area in the front.

We do not desire to pass through a high density section of the neighborhood, that is not consistent with similar type housing, not a part of the POA, creates traffic and does not improve our resident's quality of life. Please consider, while Coweta County is growing, the growth is not as desirable as keeping/enhancing the quality of life in our charming county.

Sincerely,
Michael Dunk
Avery Park resident

On Tue, Oct 11, 2022, 21:25 Michael Dunk <michael.a.dunk@gmail.com> wrote:

Chris Cole

From: Hyman, Michael / Kuehne + Nagel / Atl ZA-H <michael.hyman@kuehne-nagel.com>
Sent: Tuesday, October 11, 2022 11:47 AM
To: Planning
Subject: REFL RZ2022-09 Old Atlanta Highway

Good afternoon

I am writing to express my concern on the potential rezoning and development of the two lots references in Subject.

To put 39(!) townhomes in this small section of land will leave havoc on this area of hwy 29 and the Bypass. It is too much! It will only be a detriment to the city and community of Newnan GA.

There is flat out not enough road infrastructure and too much traffic as it is to try to cram 39 more townhomes worth of extra vehicles on the two crowded intersections of Crescent and 29 and Blvd and 29. There will be an increase in collisions, an increase on traffic backups trying to turn onto Hwy 29 and and an increase in frustration for the 600 homes already established in Avery Park that is already located behind this proposed rezoning.

Lets be honest. Most of these low budget low level townhomes are going to be bought by investment firms, with NO ties to our community for more rental properties. The rent money will go into the investment companies pockets out of state and likely out of the country.

They will be rented and not properly cared for as most investment rentals end up being so run down since they care more about moving profits and money OUT of our community rather than investing back into it.

I wholeheartedly believe that this entire development serves no benefit to anyone in Newnan GA except for the developers building it , then leaving the nice Avery Park and the rest of incorporated city of Newnan to deal with the mess.

Thank you for your time in reviewing my message.

Michael Hyman

HyperCare Team & Southeast Healthcare Development Manager

Kuehne + Nagel Inc.

4100 North Commerce Drive

East Point, GA 30344, USA

p. +1 404 675 2904 m. +1 404 861 8624

e. michael.hyman@kuehne-nagel.com

Update on Ukraine and Russia

us.kuehne-nagel.com

Chris Cole

From: Sabrina sabrina <sabo002000@yahoo.com>
Sent: Tuesday, October 11, 2022 2:02 PM
To: Planning
Subject: Avery Park rezoning

To whom it may concern,

Please consider not approving the requested rezoning for high density housing. I have lived in my home in Avery Park for nearly 18 years. This neighborhood was marketed and designed to be a Live Work and Play Community, with the commercial lots in the front of the neighborhood. The commercial lots, in the front, were intended and zoned as multi use. We have enjoyed restaurants, a gas station, medical offices, massage, lawyer, bakery etc. at the front of the neighborhood and would love the opportunity to enhance our quality of life with a mix use area in the front. We do not desire to pass through a high density section of the neighborhood, that is not consistent with similar type housing, not a part of the POA, creates traffic and does not improve our resident's quality of life. Please consider, while Coweta County is growing, the growth is not as desirable as keeping/enhancing the quality of life in our charming county.

Thank you for your time.

Sabrina Biggers
Avery Park resident 18years

Sent from my iPhone

Chris Cole

From: Tracy Dunnavant
Sent: Tuesday, October 11, 2022 11:23 AM
To: Chris Cole
Subject: FW: PLEASE DO NOT RE-ZONE THE LOTS ON OLD ATLANTA
Importance: High



Tracy S Dunnavant, AICP

Planning and Zoning Director

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Desk: (678) 673-5481

Cell: (404) 535-0960

tdunnavant@cityofnewnan.org

www.cityofnewnan.org

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263



From: stephanie.a.rowe@gmail.com <stephanie.a.rowe@gmail.com>
Sent: Tuesday, October 11, 2022 11:22 AM
To: Tracy Dunnavant <TDunnavant@newnanga.gov>
Subject: PLEASE DO NOT RE-ZONE THE LOTS ON OLD ATLANTA
Importance: High

Good morning, Ms. Dunnavant,

I am writing to you and also just left a voicemail. "Please" do NOT approve the re-zoning for the lots on Old Atlanta. It will destroy our community here in Avery Park. This will bring people who will try to use our amenities which we pay for via our HOA. We have a pond that we pay to stock, walking trails, a tennis court, kiddie play yard with swings (which cost us a fortune), etc. We have a pool that people try to sneak into. We have a large patio area with lunch tables. We have

parking for those who want to visit these areas and our clubhouse. We do not have room for non-residents to come and park there.

The amount of traffic this will create will crowd the access to/ from our community. And across the street, there are already too many driveways, for Little Giant, a gas station and bank. There is also a driveway for a county building. Traffic is already bad as we try to enter or exit our community. We have a gas station and business buildings on our side. The density of new cars will be terrible. All we will see are garages as we enter our community.

These lots need to remain for business development for office space perhaps. The planning in Newnan is awful. Nothing but a bunch of cheapie fast food joints, strip centers. Nothing of beauty. Builders and investors who are from New York and Canada are buying up real estate. Newnan development lacks charm. Traffic is horrific. And now you are considering ruining our community with condos. Even the speed limit in front of our community is too fast, especially with all the driveway entries now and would be so much worse with condos.

I work odd hours, from 12 pm to 8pm, so there are things I cannot attend. But I care about my community, and this potential change to allow condos will ruin our area. Please know that most of our community is against this potential development. Many of us cannot get off work to attend a meeting. I work for an accountant and right now we have a tax deadline of October 17th, so I cannot leave early.

I work too hard to see you ruin our neighborhood.

Please start caring about how things are being developed. We do not need to have our community ruined so some greedy builder can stuff condo units on those lots.

Thank you.

Stephanie Cameron
49 Robinson Lane
Newnan, Ga 30263
Avery Park
512-906-4178

Chris Cole

From: Tina Harvey <tmrussell525@gmail.com>
Sent: Tuesday, October 11, 2022 11:59 AM
To: Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy

To Planning Committee:

Re: REF: RZ2022-09 Old Atlanta Hwy

As a long time resident of Avery Park, we do not want high densityhousing added to the front of our community. We oppose changing the zoning/rezoning this area from commercial to residential.

This would be a great hazard to our community.

This would cause a big increase in overall traffic, especially at rush hours (morning and evening). 39 Units means a potential of 78+ cars entering and exiting our existing neighborhood/subdivision at rush hours.

These units would have unimpeded access to our pond, walking paths, playgrounds, & any other non-gated amenities. We pay for and work hard to keep up these amenities. We can't have non-residents entering these premises.

This change to rezoning from commercial to residential would be a great hindrance and have a great negative effect on our neighborhood--our residents--on our quality of life.

Please do not approve the rezoning of the front of Avery Park, REF: RZ2022-09 Old Atlanta Hwy.

Please show that you care about your current Newnan residents and say no to REF: RZ2022-09 Old Atlanta Hwy.

Thank you,

Tina Harvey
Avery Park Resident
Newnan, GA

Chris Cole

From: Suzanne Capannelli <scap1951@gmail.com>
Sent: Saturday, October 22, 2022 11:21 PM
To: Planning
Subject: NEIGHBORHOOD ISSUES DUE TO HIGH DENSITY HOUSING AND SHORT DRIVEWAYS

Hello,

I am sharing this conversation with all of you in the Planning Department so you will understand why citizens are against high density housing. This comment is just one of many on a thread that includes numerous complaints about the dangers of streets blocked with cars and how it is hard for fire trucks, emergency vehicles, trash collection and school buses. It is unsafe.

I live in Avery Park and we already see issues in tight sections of our single family home neighborhood. That is why we are against the zoning change of the Commercial lots. HOUSING DENSITY and short/narrow driveways are serious problem and the trend needs to change.

Please read:

From my neighborhood:

https://link.edgepilot.com/s/df9f457c/6j3Y9XxKQ06GUPDJEI7HQg?u=https://nextdoor.com/p/rX6LNdx7Zfd/c/840771333?utm_source=share

Respectfully,

Suzanne Capannelli
Avery Park Neighborhood

Sent from my iPhone

Chris Cole

From: Kristi Moody <kristi.l.moody@gmail.com>
Sent: Wednesday, October 12, 2022 11:24 AM
To: Tracy Dunnavant; Planning
Subject: REF: RZ2022-09 Old Atlanta Hwy

Tracy and Chris,

While I was not able to attend the meeting last night, but knew there was a continuance on the rezoning referenced above, I am writing to you to express my concerns over rezoning this property. As a long time resident of Avery Park, there is great concern with having high density housing added to the front of our community. We oppose rezoning this area from commercial to residential. This would cause a significant increase in overall traffic, which can already be difficult during peak traffic times. Adding 39 units means a potential of 78+ cars entering and exiting our existing neighborhood/subdivision at rush hours.

These units would have unimpeded access to our pond, walking paths, playgrounds, & any other non-gated amenities. We pay for and work hard to keep up these amenities. We can't have non-residents entering these premises.

This change to rezoning from commercial to residential would be a great hindrance and have a negative effect on our neighborhood—our residents—on our quality of life.

Please do not approve the rezoning of the front of Avery Park, REF: RZ2022-09 Old Atlanta Hwy. Please show that you care about your current Newnan residents and say no to REF: RZ2022-09 Old Atlanta Hwy.

Thank you,

Brandon and Kristi Moody
Avery Park Resident (16 years)

Sent from my iPhone



The City of Newnan, Georgia

Office of City Engineer

9/02/2022

Engineering Review: Manor at Avery Park

Parcel Number: 073C 044

Parcel Number: 073C 045

Environmental and Stormwater Management

1. The development plan shall follow and comply fully with the Georgia Storm Water Management Manual, latest edition. All storm water management facilities shall be located in open space.
2. All streams, wetlands and other environmentally sensitive areas shall be determined and located within open space to the extent practically possible.
3. Stream buffers are as follows: 50 foot undisturbed stream buffer with an additional 25 foot impervious surface setback.

Transportation

1. ADA compliant 5 foot sidewalks shall be provided along Old Atlanta Highway and The Crescent, and internally within the community to connect to existing sidewalks within the public Right-of-Way.
2. Traffic study not required.



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

8-17-2022

Ref: Rezoning Request

Chris,

I have reviewed the rezoning request that you sent concerning 39 residential condominium units. While we can provide service, the potential impact to FD would be added traffic, slight increase in calls and increased response times to other service within the City.

Kind regards,

Stephen Brown

Fire Chief

City of Newnan



September 2, 2022

Chris Cole
Senior Planner
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

RE: Manor at Avery Park , 39 Townhomes Newnan, GA, Parcel 073C 044 and 073C 045

Mr. Cole

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 073 044 and 073C 045
- 5.82 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.
- 3. Other Considerations:
 - a. Developer shall locate entire forcemain through property and submit plans as necessary to relocate entire forcemain through property.

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

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". The signature is fluid and cursive, with the first name "Scott" and last name "Tolar" clearly distinguishable.

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



BRENT BLANKENSHIP
CHIEF OF POLICE

09/06/22

Reference: Brownstone Townhomes Avery Park

Dear Tracy,

After reviewing call history for developments that could compare to this one development, it is estimated that there will be a minimum change for calls for service.

It is believed any additional calls for service can be absorbed by current staff and resources.

Thanks

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

Brent Blankenship

Chief of Police

Newnan Police Department

Coweta County School System Operations Center

August 9, 2022

Chris Cole
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Re: Rezoning Request The Village at Avery Park

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

This application requests rezoning from PDC to PDR, with 39 proposed units. This may present challenges when planning for school enrollment and meeting student needs. Due to the high density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:

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

Thank you for the opportunity to provide feedback.

Sincerely,

Ronald C. Cheek

Ronald C. Cheek
Director of Facilities
Coweta County School System



City of Newnan, Georgia – Planning Commission

Date: November 8, 2022

Agenda Item: Certificate of Appropriateness – 112 Lagrange Street

Prepared by: Dean Smith, Planner

Purpose: To consider a certificate of appropriateness application pursuant to the requirements of Section 25.160 of the zoning ordinance, entitled Historic Residential Design Overlay District (HRDO), for a new residence at 112 Lagrange Street. The property is now a vacant lot.

Background: Moranna Construction, Inc. has submitted an application for approval for a new residential project on the vacant lot located on the corner of Lagrange and Alpine Streets. This location was previously a site for a residence. The house was condemned by the City of Newnan in 2008. Eventually, that structure was demolished by a private contractor. There was a previous Certificate of Appropriateness approved in 2016 for a different project and property owner, which did not come to fruition.



All new residential construction with the HRDO district is required to obtain a Certificate of Appropriateness. In reviewing the request in terms of the development requirements set forth for the HRDO district, staff addressed the following standards in terms of the work proposed at 112 Lagrange Street:

1. **Define Area of Influence.** The first step in considering the appropriateness of a design for a new building in a historic district is to determine the area of influence which will be affected by the new development. New construction should enhance the overall character of the historic district and contribute to the district's ongoing evolution. New construction should be compatible with the dominant design characteristics of other residential buildings within the district. Design characteristics to be considered include building orientation and setback, scale, directional emphasis, shape, proportion, rhythm, massing, and architectural and site elements.

- a) **Building Orientation and Setback** – The applicant desires to orient the new building in the same footprint and manner that was approved in 2016. Variances were obtained in 2016 to reduce the setbacks to the current setbacks illustrated in the applicant's proposed house location plan (see attached).
- b) **Directional Emphasis** – The applicant's intent is to design a house that will share similar directional emphasis as the neighboring homes that front Lagrange Street.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with neighboring buildings along Lagrange Street.
- d) **Proportion** – The proportions of the new structure will closely mirror the proportions of the original structure.
- e) **Rhythm** – The new construction is not expected to disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The proposed massing of the building is compatible with the overall mass of the adjoining structures.
- g) **Scale and Height** – The proposal conforms to the scale and height of the original structure and the dominant pattern of existing structures within the area of influence.
- h) **Architectural and Site Elements** – The renderings and drawings submitted in this application illustrate that the proposed building will meet the predominant architectural and site elements within the area of influence.

Options:

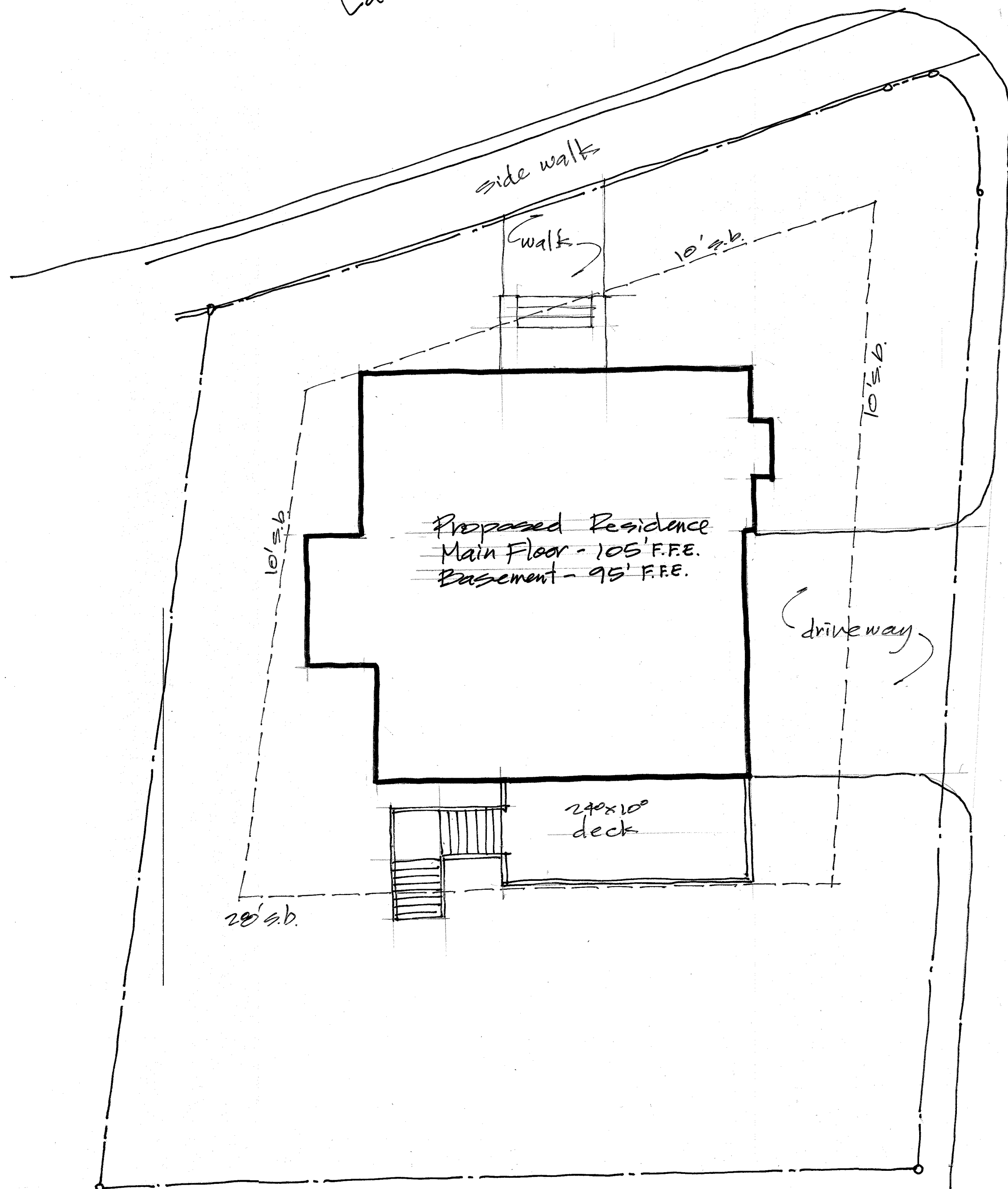
- A. Approve the certificate of appropriateness for new construction at 112 Lagrange Street.
- B. Approve the certificate of appropriateness with conditions.
- C. Deny the certificate of appropriateness request.

Recommendation: Staff reviewed the certificate of appropriateness request and found it to be consistent with the standards governing renovations to structures in the Historic Residential Overlay Design District.

Attachments: Certificate of Appropriateness Application and attachments

Previous Discussions with Commission: July 12, 2016

LaGrange Street



Site Study

112 LaGrange Street

20' 1/8" 1/10"



Mitch Gim'22

LaGrange St. Elevation

112 Lagrange

SC: 1/4" = 1'0"

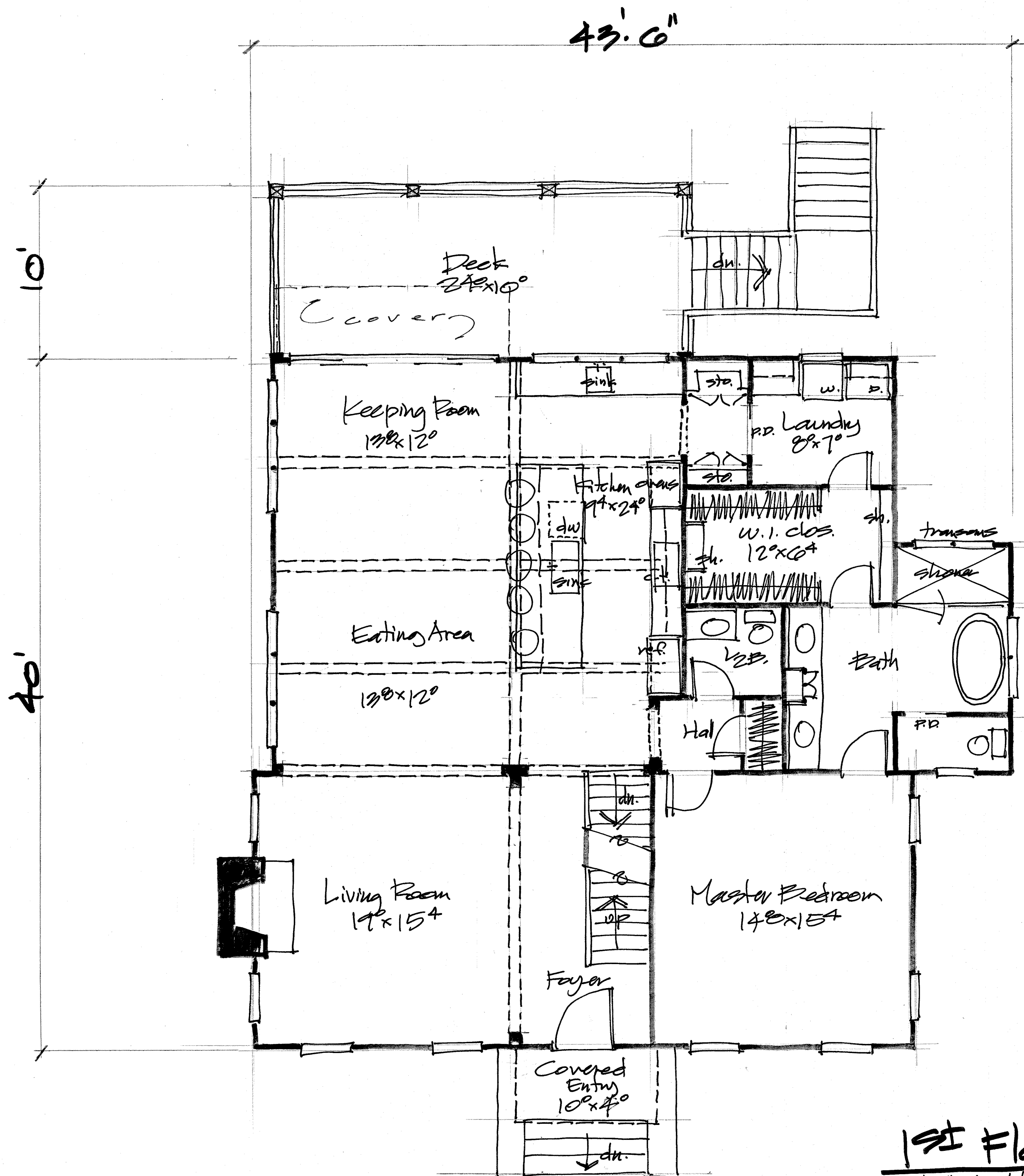


Rear Elevation

SC: 1/4" = 1'-0"



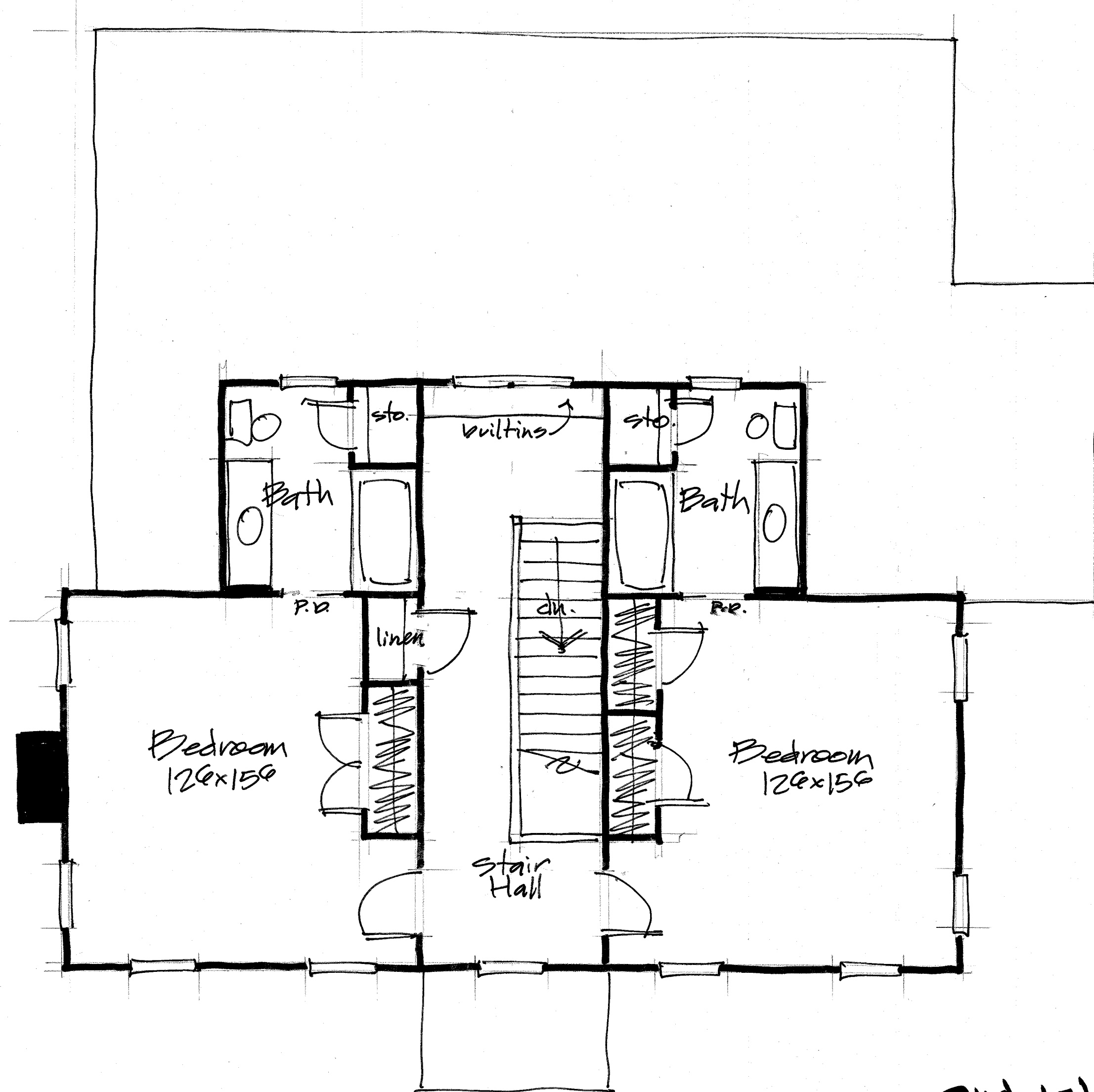
Alpine Drive Elevation
1/4" = 1'-0"



1st Floor Plan

10'6" clg. ht.
±1539 heated sq. feet

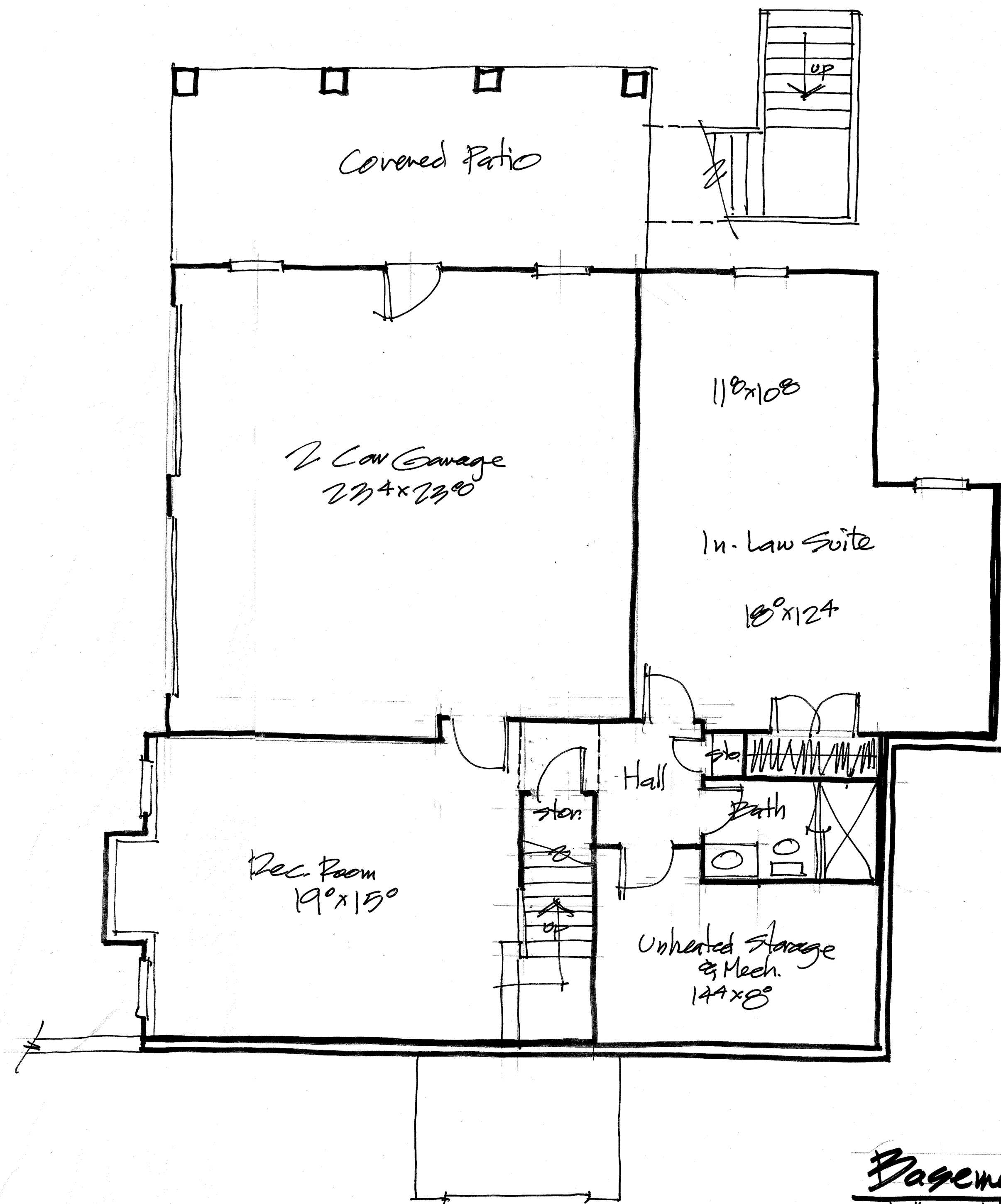
sq. = 1/4" = 1'0"



2nd Floor Plan

9'0" clg. ht.
+ 833 heated sq. feet

50'4" x 1'0"



Basement Plan

9'6" c.g. h.t. 50'14"=11'10"
 ±851 heated sq. feet
 ±145 unheated sq. feet
 ±500 garage sq. feet



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 112 LaGrange St.

Name of Applicant Moranna Construction, Inc.

Mailing Address 770 Greison Trail, Suite B, Newnan, GA, 30263

Telephone 770-254-1313

Property Owner (Use back if multiple names) Moranna Construction, Inc.

Mailing Address 770 Greison Trail, Suite B, Newnan, GA, 30263

Telephone 770-254-1313

Map # N _____ Block # _____ Parcel # N2900010023B Land Lot _____

District/Section 02

Present Zoning Classification R3-Residential

Present Land Use Vacant

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:

- ☒ New Construction
- ☐ Repairs or Alterations
- ☐ Demolition

- ☐ Relocation of Building
- ☐ Sign Erection or Placement
- ☐ Other

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): Build a new 2-story home on a basement with size and elevations in keeping with the surrounding area.

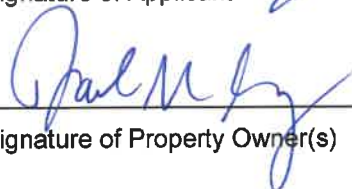
Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
- ✓ To aid in evaluating the exterior design, the applicant shall submit schematic floor plans showing window, door and loading dock locations and other exterior features that clearly define the intent of the completed exterior of the structure.
- ✓ Colored renderings clearly indicating color choices or exterior building and finish material samples may be submitted.
- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
- ✓ Photos of neighboring properties to ensure compatibility with the proposed design.
- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application.



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 10/11/22

HRC MEETING DATE 11-8-22

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

Lot 112 LaGrange

Exterior Finishes

LICHTY BROTHERS HOMES, INC
From Our Family To Yours

112 LaGrange Elevations



LaGrange St. Elevation
112 LaGrange S.C. 1/25/10



Alpine Dr. Elevation
S.C. 1/25/10

112 LaGrange

Exterior Palette



Bronze windows & transoms

$\frac{3}{4}$ Lite front door with transom



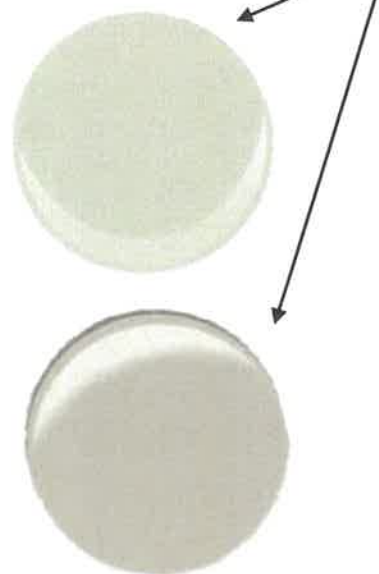
Exterior Lighting



Front door paint



Architectural shingles &
bronze gutters



Smooth stucco exterior
with contrasting accents



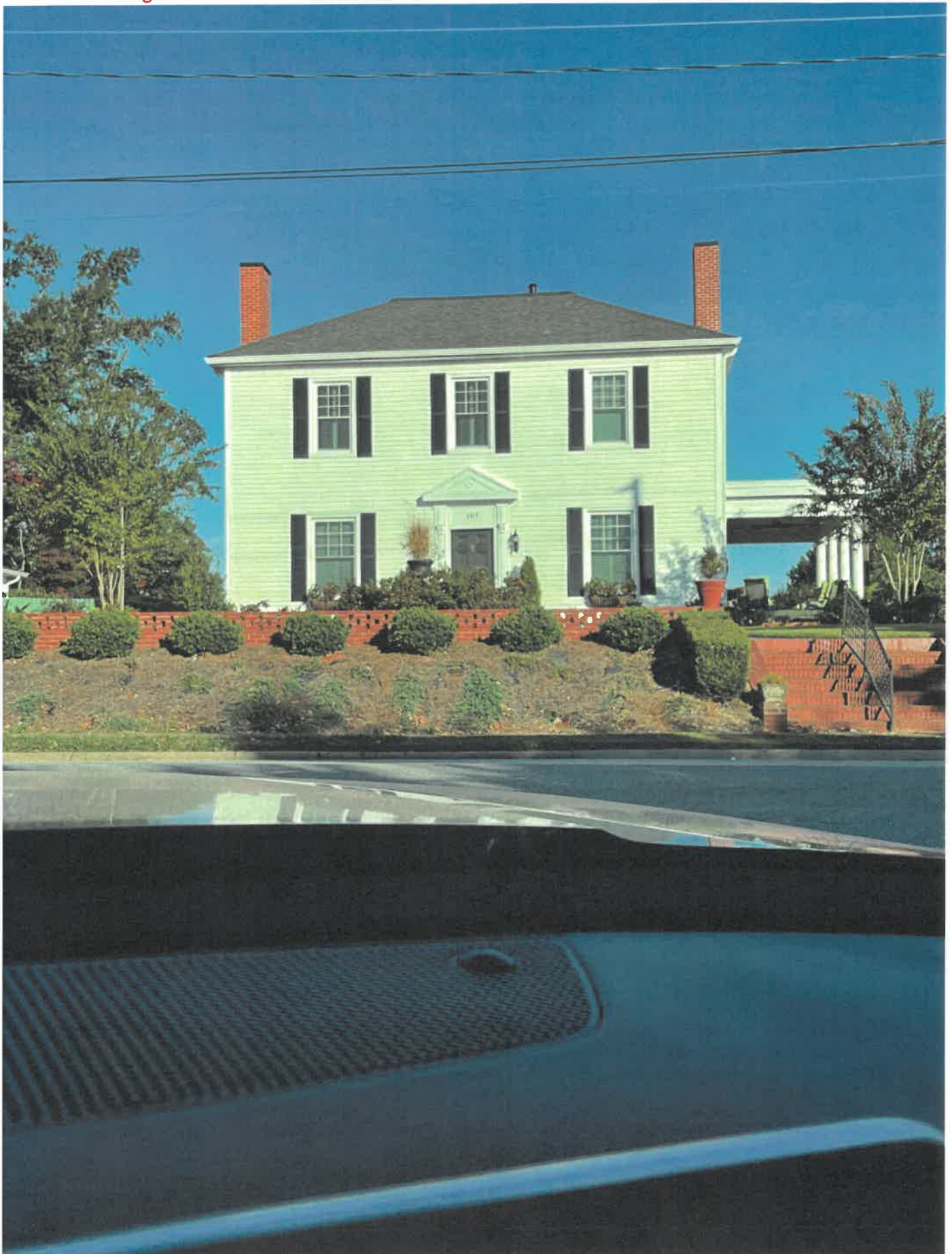
4 Alpine Drive



88 LaGrange St.

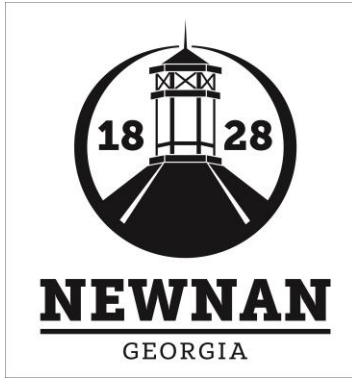


105 LaGrange St.



124 LaGrange St.





City of Newnan, Georgia – Planning Commission

Date: November 8, 2022

Agenda Item: Certificate of Appropriateness Revision Request –7
& 9 Jackson Street -

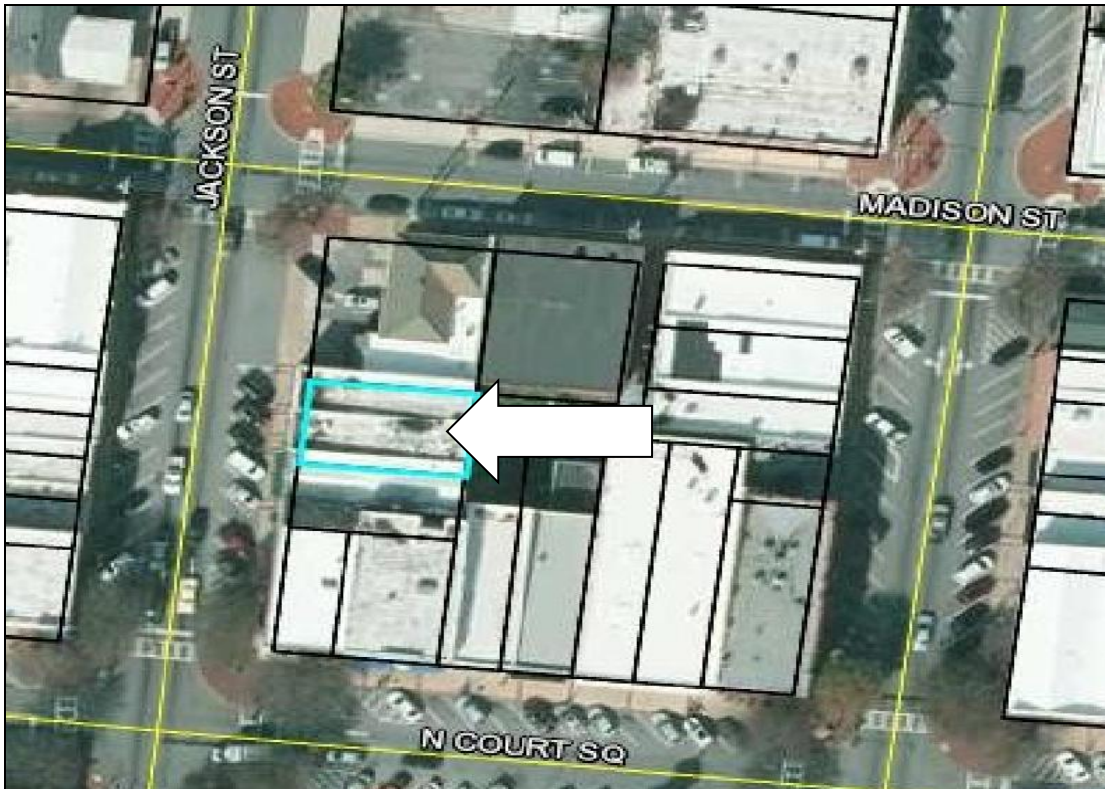
Prepared and Presented by: Dean Smith, Planner

Purpose:

This item involves a certificate of appropriateness application from 75 Jackson Properties, LLC. The applicant is seeking approval to amend the previous Certificate of Appropriateness issued in January 2022. The certificate of appropriateness application involves the design, material and appearance of the structure that is being proposed. The applicant is presenting a request to remove the awnings from the façade of the buildings. The awnings were a component of the original Certificate of Appropriateness approval.

Background:

Zoning District	CBD- Central Business District
Proposed Land Use	Commercial/Residential
Parcel Size	0.063 of an acre



Pre-Remodeling photo of the subject buildings.



Per the City's Zoning Ordinance, the Planning Commission must grant a certificate of appropriateness for the proposed renovation work since the property lies within the *Downtown Design Overlay* district (DDO).

The properties surrounding the site include a mixture of primarily retail and office uses. The lots that comprise the block the subject site is located on are zoned *Central Business District* (CBD).

Issues for Consideration for a Certificate of Appropriateness:

In reviewing the request in terms of the rehabilitation standards that were adopted for development in the *Downtown Design Overlay* district (DDO), staff addressed the following standards in terms of the work proposed at 21 Jackson Street:

- a) **Building Orientation and Setback** – The orientation of the buildings will not be altered. The Central Business District does not have any building setback requirements.
- b) **Directional Emphasis** – The directional emphasis will be vertical which is consistent with the dominant patterns within the area of influence.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with the existing building.
- d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion within the area of influence.

- e) **Rhythm** – The renovation will not disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The massing of the building for the renovation is compatible with the overall mass of the adjoining structures.
- g) **Scale and Height** – The proposed work does propose a change to the height of the structure.
- h) **Architectural and Site Elements** – The renovations will complement the surrounding architecture of Historic Downtown Newnan.

Options:

- A. Approve the Certificate of Appropriateness as presented.
- B. Approve the Certificate of Appropriateness with conditions.
- C. Deny the Certificate of Appropriateness request.

Conclusion:

Certificate of Appropriateness - Staff has reviewed the certificate of appropriateness request from a planning and zoning perspective and found it to be in conformance with the Zoning Ordinance. Staff recommends Option A – To approve both of the applicant's options.

Attachments:

Applications and Supporting Materials

Previous Discussions with the Commission: January 11, 2022

Illustrations of the two options which were approved by the Planning Commission on January 11, 2022



CITY OF NEWNAN, GEORGIA



Application Form

For

Certificate of Appropriateness



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 7 & 9 Jackson Street

Name of Applicant 75 Jackson Properties, LLC

Mailing Address P.O. Box 1068, Newnan, GS 30264

Telephone 770-683-6635

Property Owner (Use back if multiple names) 75 Jackson LLC

Mailing Address P.O.. Box 1058, Newnan, GS 30264

Telephone 770-683-6635

Map # N 01 Block # 0002 Parcel # 0002 Land Lot 25

District/Section 5th Present Zoning Classification CBD

Present Land Use Commercial/Retail

No material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site or object within such historic district, shall be made or permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted and approved by the Planning Commission.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 5:00 PM on the 15th day of the month prior to the month in which the application will be considered. Incomplete applications or applications submitted after the deadline will not be accepted.

NATURE OF PROPOSED WORK:

- | | |
|--|---|
| ☐ New Construction | ☐ Relocation of Building |
| ☒ Repairs or Alterations | ☐ Sign Erection or Placement |
| ☐ Demolition | ☐ Other |

Please describe the proposed Work to be Done (Use Additional Sheets if Necessary): _____

Previous application for certificate of appropriateness included awning attached above transom windows. During renovation the spaces were leased and tenants did not want the awning above the windows as it would limit signage on building. They also did not want the awning lowered because the windows would be hidden. The building prior to renovation did not have awnings. We are requesting a modification to the certificate to not include awnings and remain as it currently is.

Included with the application, the following information is required:

- ✓ A completed application for Certificate of Approval.
- ✓ A conceptual site plan showing all buildings, parking, buffers, driveways and other information pertinent to the development of the site.
- ✓ Elevation drawings which shall include dimensions of all sides of existing and proposed structures, all related accessory structures to be developed or placed on the site including but not limited to solid waste and recycling containment areas, electrical service transformers, air conditioning units, satellite dishes and other utility or mechanical equipment. Locations of screening materials shall be clearly noted. This shall apply to both structures and equipment at grade or placed on roof tops.
- ✓ The exterior finish material selection for each building shall be clearly noted for each elevation and may be illustrated using a detail inset.
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- ✓ Sign packages which meet the requirements of this ordinance. (if applicable for non-residential projects)
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- ✓ Plat of property, illustrating existing development and proposed development;
- ✓ Demolition or relocation projects must be accompanied by post-demolition or relocation plans for the site;
- ✓ Other information as may be deemed necessary by the Zoning Administrator to evaluate the appearance of the completed structure, and;
- ✓ Check for applicable fee of \$150 per application.

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 any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application.


Signature of Applicant


Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Tracy Demosky

DATE OF FILING 10/25/22

HRC MEETING DATE 11/8/22

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

