

City of Newnan Georgia



Planning Commission Agenda Book

October 11, 2022



City of Newnan
PLANNING COMMISSION

Agenda for October 11, 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 September 13, 2022 meeting
TAB # 2	Rezoning Request – RZ2022-09 - 5.82+/- acres located at Old Atlanta Highway (Tax Parcel #073C 044 and Tax Parcel #073C 045)
TAB #3	Rezoning Request – RZ2022-10 - 0.970± 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)
TAB #4	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
TAB #5	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)
TAB #6	Public Hearing Zoning Ordinance Revision - Quasi-Judicial Processes
	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, Georgia – Planning Commission

Date: October 11, 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 39 townhouse-style condominium units (as shown by the pictures below and in the attachments). The Concept Plan shows a proposed site density of 6.7 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 exterior facades shall consist of brick fronts and HardiePlank sides and rears.
- 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.

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 39 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 39 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.

SITE DATA:

- SITE AREA: LOT 6 - 1.99 AC., LOT 7 - 3.83 AC.
- EXISTING ZONING: LOT 6 - POC, LOT 7 - POO
- PROPOSED ZONING: POR (PLANNED RESIDENTIAL)
- PROPOSED NO. OF UNITS: 39 (CONDOMINIUM)
- PROPOSED UNITS: 2X27
- MAX. 35' BUILDING HEIGHT OF PRINCIPLE STRUCTURE
- MIN. DISTANCE BETWEEN BUILDINGS: 10'
- MIN. LANDSCAPED AREA: 10% (ACTUAL: 50%)
- DENSITY: 6.70 UNITS/AC.
- NO. OF FRONT DRIVEWAY UNITS: 10
- NO. OF REAR DRIVEWAY UNITS: 28
- PARKING: 2 PER DWELLING UNIT (26 SPACES)
- WATER & SEWER WILL BE PROVIDED BY NEWMAN UTILITIES.

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.”

As of the writing of this report, staff has received two emails in opposition to the request (see attached) and one phone call 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 39 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. 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 39 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 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.

City Landscape Architect & Arborist Mike Furbush provided the following comments on the initial proposed Tree Management Plan (as presented to the Planning Commission on September 13, 2022):

1. Concerning the proposed layout for Lot #6, I need to have the large, existing, evergreen screen shown on the plan. It is difficult to determine whether the proposed layout would adversely affect the evergreen screen.
2. There is no information provided for all of the existing trees (both shade trees and flowering trees) along both sides of The Boulevard. It is not possible, with the information provided, to determine if the proposed layout for either Lot #6 or Lot #7, would adversely affect the existing streetscape tree plantings along The Boulevard. Some of these trees may be located within the right of way.
3. Concerning the proposed layout for Lot #7, while the plan shows the location of numerous specimen trees, it is difficult to determine how many of the trees would be adversely affected. It is quite possible that at least 18 specimen trees would need to be removed to allow the construction activity required to build this plan as shown. To definitively determine the adverse effect of the existing specimen trees, a careful review of the grading, drainage, and possibly the stormwater management plan would be required.

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 18 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 could be substantial and might even be prohibitive.

UPDATES SINCE THE SEPTEMBER 13, 2022 PLANNING COMMISSION MEETING:

LANDSCAPE ARCHITECT COMMENTS (SECOND SUBMITTAL & REVIEW)

Staff received a revised Tree Management Plan on September 27, 2022 and the City's Landscape Architect Mike Furbush provided the following comments on September 28, 2022:

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.
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.
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.
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.
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.

Staff Note – Mr. Furbush also provided a visual to go along with his Second Submittal comments (please see the attached drawing showing comments such as *Proposed Tree Canopy Line* in handwriting).

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 39 units per acre which correlates with the proposed 6.7 units per acre. Accordingly, the request falls within the acceptable Base/Maximum Density range between 6 and 8 units per acre.

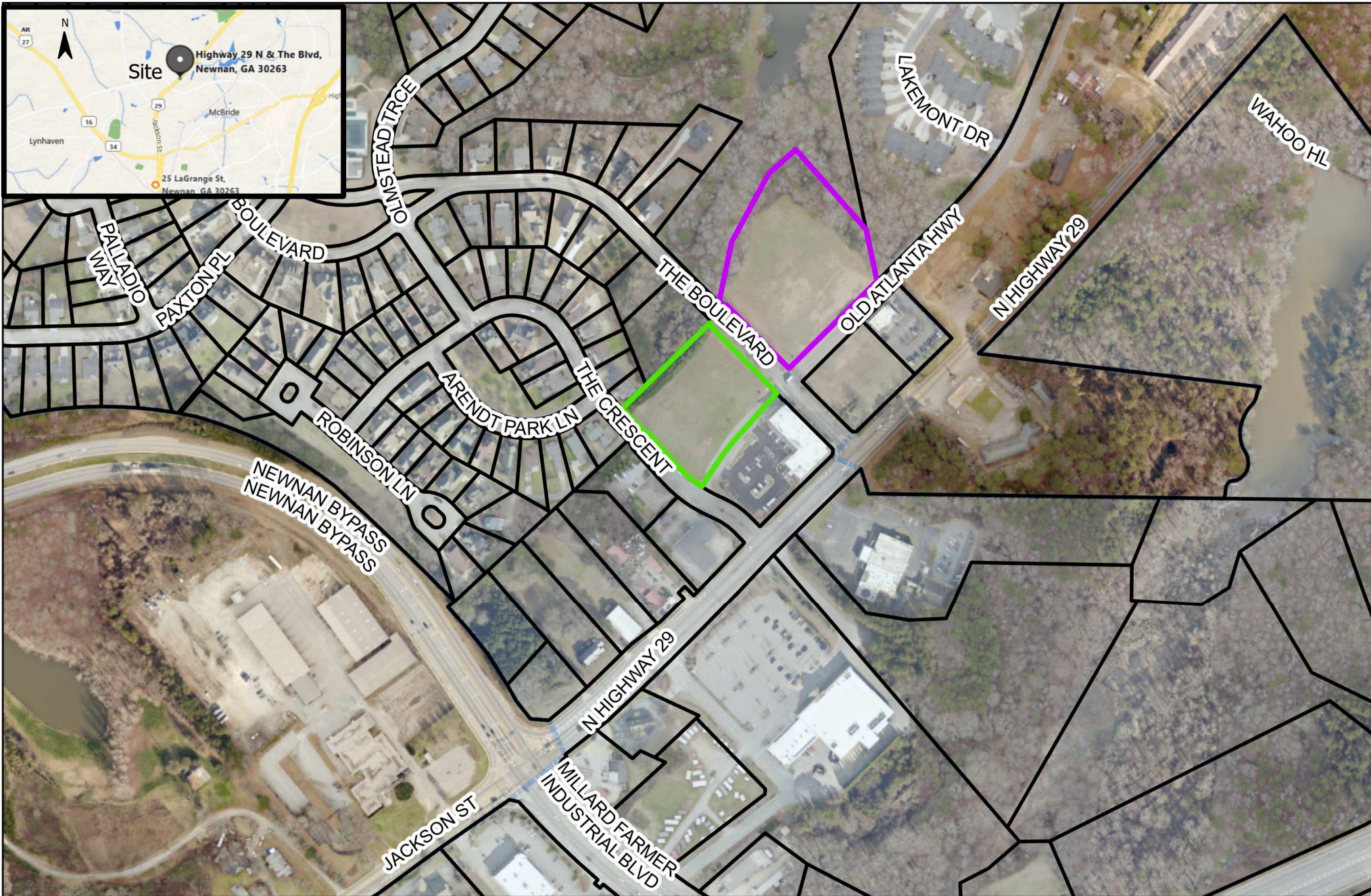
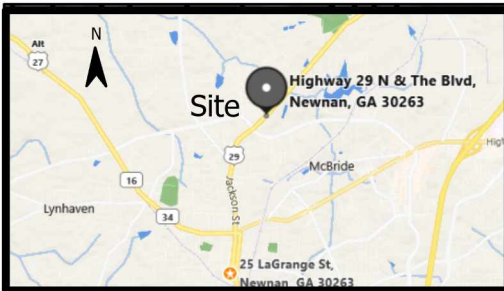
The applicant was also asked by the board at the September 13, 2022 Planning Commission meeting to delve further into the proposed facades in regards to possible improvements. As of October 3, 2022, staff had not received any revised facades from the applicant. However, the applicant indicated that the revised façade depictions were still being worked on. Accordingly, staff informed the applicant that revised façade information could be presented directly to the board members at the October 11, 2022 Planning Commission meeting.

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



BLACK OAK (BO)

RED MAPLE (RM)

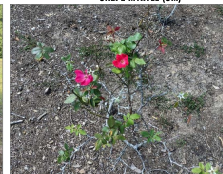
CREPE MYRTLE (CM)



CHINESE SILVERGRASS (CS)



ENCORE AZELEA (E01)



CHINA ROSE (CR)



DIVINE BUREFORD HOLLY (DB)

3. CONTACT THE PLANNING DEPARTMENT AT (770) 254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.

4. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT (770) 254-2354 FOR AN INSPECTION BY THE CITY LANDSCAPE ARCHITECT.

5. PLANNING, DESIGN, AND CONSTRUCTION OF ANY OTHER STORAGE OR CONSTRUCTION WITHIN TREE PROTECTION AREAS.

6. A MAINTENANCE INSPECTION OF ALL AREAS SHALL BE PERFORMED AFTER TWO FULL GROWING SEASONS HAVE PASSED. THE DATE OF THE FINAL CONSTRUCTION INSPECTION, PROJECT OWNER, AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDNANCE COMPLIANCE.

4. NO TREES, SHRUBS, OR ANY TYPE OF WOODY VEGETATION IS TO BE PLANTED ON A

REQUIRED SITE DENSITY FACTOR (SDF)

TOTAL SITE AREA = 5.82 AC. (LOT 6: 1.99 AC, LOT 7: 3.83 AC)
REQUIRED SITE DENSITY FACTOR = 16 UNITS PER ACRE
LOT 6: SDF = $1.99 \times 16 = 19.1$
LOT 7: SDF = $3.83 \times 16 = 36.8$
CREDIT FOR TREES SAVED = 355.8 TDU's (LOT 6: 15.7 TDU's, LOT 7: 338.1 TDU's)
LOT 6: SDF - EDF = $19.1 - 15.7 = 3.4 \text{ RDF}$
LOT 7: SDF - EDF = $34.72 - 338.1 = -303.3 \text{ RDF}$
TOTAL NEW UNITS PROVIDED = 18.5 UNITS (SEE PLANT LIST)
LOT 7: 10 UNITS
LOT 7: 8 UNITS

SYM.	PLANT NAME	#	CALIPER	SPACING	UNITS	TOTAL UNITS
	TREES					
	OVERTORY TREES					
SM	SUGAR MAPLE/ACER SACCHARUM	6	2.5" CAL./8" HIGH	35 FT.	0.8	4.8
WO	WILLOW OAK / QUERCUS PHELLO	8	2.5" CAL.& 12" HIGH	35 FT.	0.8	6.4
	UNDERSTORY TREES					
LC	LEYLAND CYPRESS/CUPRESSOCYPARIS LEYLANDII	6	6" HIGH	35' FT.	0.8	4.8
	DI. CRYPTOMERIA / CRYPTOMERIA JAPONICA					
SB	SERVICEBERRY/AMELANCHIER ARBOREA	4	4" High	AS SH.	0.5	2.0
	24 REPLACEMENT TREES - 40% ONE SPECIES OR 8 MAX.					
					TOTAL UNITS = 18.0 UNITS	
					LOT 6 = 10.0 UNITS	
					LOT 7 = 8.0 UNITS	
	SHRUBS/EVERGREEN GROUNDCOVERS	#	SIZE		SPACING	
	LARGE SHRUBS					
DB	DWF. BURFORD HOLLY/LEX CORNUTA NANA	25	3 gal./2" HIGH		5'	
VP	VARGATED PITISPOSIUM/PITISPOSIUM TOBIA	15	3 gal./2" HIGH		5'	
M*	ADLMO MISCANTHUS GRASS	25	5 gal./3" HIGH		5'	
	MEDIUM SHRUBS					
EA	ENCORE AZALEA/RHOENEDRON HYBRID AZALEA	15	3 gal./18" HIGH		4'	
CH	CARISSA HOLLY/LEX CORNUTA "CARISSA"	20	3 gal./18" HIGH		4'	
CR	CHINA ROSE/ROSA X COORATA "MUTABILIS"	26	3 gal./18" HIGH		4'	

* INDICATES DECIDUOUS SHRUB

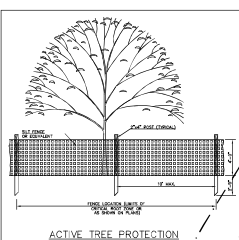
SIZE/ SPECIES	NO.	UNITS
24"/OAK	1	3.1
26"/GUM	3	3.7/11.1
40"/OAK	1	8.7
TOTAL EDF		= 22.9

SIZE/ SPECIES	NO.	UNITS
6"/PINE	5	0.2/1.0
9"/PINE	15	0.5/7.5
12"/PINE	9	0.8/7.2
TOTAL EDF = 15.7		

1. THE SITE ADDRESS IS: 23 THE CRESCENT, NEWNAN GA 30263.
2. EXISTING ZONING: PD (PLANNED DEVELOPMENT).
3. PROPOSED USE: TOWNHOMES.
4. SITE AREA: 5.28 AC.

P.O.B.	POINT OF BEGINNING	EXISTING	EX
P.O.I.	POINT OF INTERFERENCE	PROPOSED	PR
P.O.P.	POINT OF PAVEMENT	THIS PROJECT PAVEMENT	TP
P.F.P.	POINT FOUND	P.W. FIRE HYDRANT	FW
P.F.P.	POINT FOUND	EX. FIRE HYDRANT	FX
CMU	CONCRETE MOUNT FOUND		
PL	PROJECT LOT LINE		
CH	CHANGING LOT LINE	EX. WATER VALVE	WV
BO	BACK OF CURB	P.W. WATER VALVE	WV
EO	EDGE OF PAVEMENT		
TOV	TOP OF VALVE	WATER METER	WM
BOV	BOTTOM OF WALL	ELECTRIC BOX	EB
DR	DRAINAGE EASEMENT		
SA	SANITARY SEWER MANHOLE - SA	FLOWED IN SECTION	
J	JUNCTION BOX		
CO	CONCRETE CATCH-BASIN (CONCRETE)	SEWER - S	SS
W	UNWEIGHED CATCH-BASIN (W/CONC)	WATER LINE - W	WW
DN	DRAIN INLET (DN)	SEWER - S	SS
HEADWALL	HEADWALL	FENCE - F	FF
DF	DRAINAGE FLOW	LT QUOTY ASPHALT PAVING	
LP	LIGHT POLE (LP)		
CP	POWER POLE (CP)	HEAVY-QUOTY ASPHALT PAVING	

1. CONTACT THE PLANNING DEPARTMENT AT 770-254-2354 TO ARRANGE A PRE-CONSTRUCTION CONFERENCE WITH THE CITY LANDSCAPE ARCHITECT PRIOR TO ANY LAND DISTURBANCE.
2. PROTECTION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF ANY LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED. CALL THE PLANNING DEPARTMENT AT 770-254-2354 FOR AN INSPECTION OF LANDSCAPING PROTECTION MEASURES.
3. NO PARKING, STORAGE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THE PROTECTION AREAS.
4. PLANTING OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR DESIGNING AND COMPLIANCE.
5. A LANDSCAPE REPLACEMENT BOND IS REQUIRED PRIOR TO ISSUANCE OF C/O.



ACTIVE TREE PROTECTION



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: 170134-01

GRAPHIC SCALE

0' 100' 200' 400' 600'

NO. DATE DESCRIPTION

REVISIONS

PROJECT PLAN - PRELIMINARY
FOR
THE AVERY PARK 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 • Greenville: (770) 554-5555
Savannah: (770) 746-5555



Front of Rear Entry Townhomes



Front of Rear Entry Townhomes



Rear Entry Townhomes



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

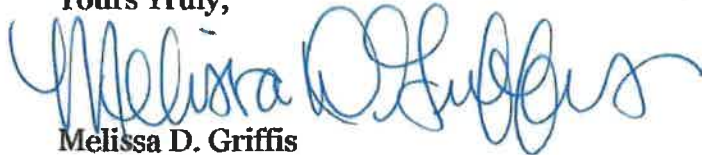
materials submitted or also to be considered as proffered conditions. The proposed amendment will facilitate the smart growth and development that is expected in the City of Newnan.

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^C 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 Thie

Notary Public



(Affix Raised Seal Here)

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 REPAI
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

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

RETURN TO:
✓ GLOVER & DAVIS, P.A.
PO. DRAWER 1038
NEWNAN, GA 30264

Cindy G. Brown
REAL ESTATE TRANSFER TAX
PAID: \$120.00 ✓

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: _____ (SEAL)
Andy Cummings, Manager

Notary Public

(SEAL)

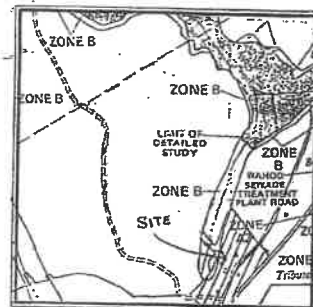
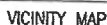
My Commission Expires:



TAB 4

Certified Plat

E. A. GRIFFIES, CLERK



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 CURELA
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS
RECORDED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT
CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL
STATE, CITY AND COUNTY AND OTHER ASSESSMENTS NOW DUE ON THIS
LAND HAVE BEEN PAID, AND DEDICATES THE USE OF THE PUBLIC FOR
EVER ALL STREETS, DRAINAGEWAYS AND EASEMENTS SHOWN HEREON AND
OTHER DEDICATES TO THE PUBLIC FOR HIGHWAYS OR HIGHWAYS, PURCHASE
BY THE CITY ALL PUBLIC GROUNDS AS INDICATED ON THE PLAT, FOR THE
PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

AGENT _____ DATE _____

OWNER Wayne A. Marshall DATE 1/1/02

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 MEYHAWN, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY _____

REGISTERED C.E. No. 22929

BY Paul A. Blum

REGISTERED
GEORGIA LAND SURVEYOR No. 2422



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 WAS GIVEN FINAL APPROVAL BY THE NEWNAN PLANNING COMMISSION AT ITS MEETING ON 12/11/11 12:2000

DATE 01-11-00 BY B. J. B. B.
for SECRETARY, PLANNING COMMISSION

CITY COUNCIL CERTIFICATE:

ALL STREET RIGHTS-OF-WAY AND THE IMPROVEMENTS THEREIN 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 PLAN AS BEING DEDICATED TO THE PUBLIC, ARE HEREBY ACCEPTED.

DATE 01-25-00 BY Richard A. Br
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 418.023 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

DATE 12/7/99
SCALE NA
JOB NO. 98134.11
DRAWN BY SWS
FILE NO. NA-VOLUND

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

NO.	DATE	DESCRIPTION
		REVISIONS

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 - CONSP TOP PIPE
- CI - CURB INLET
- CLF - CENTER LINE
- CLF - CHAIN LINK FENCE
- CMF - CONCRETE MONUMENT FOUND
- CMP - CORRUGATED METAL PIPE
- CMS - CONCRETE RAIL SET
- CONC - CONCRETE
- CORPS - U.S. ARMY CORPS OF ENGINEERS
- DB, PO - DEED BOOK, PAGE
- DE - DRAINAGE EASEMENT
- DI - DROP INLET
- DRP - DUCTILE IRON PIPE
- DWCB - 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
- HC - HANDICAP PARKING SPACE
- HW - HEADWALL
- HWF - HOD WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- JL - JUNCTION BOX
- LL - LAND LOT
- LJL - LAND LOT LINE
- LP - LIGHT POLE
- MH - MANHOLE
- MON - MONUMENT
- N/F - NOW OR FORMERLY
- OCS - OUTLET CONTROL STRUCTURE
- OT - OPEN TOP PIPE
- P/- - POWER LINE
- P/T- - POWER & TELEPHONE LINE
- PAVT - PAVEMENT
- PBX - POWER BOX
- P.E. - PEDESTRIAN ACCESS INGRESS/ EGRESS EASEMENT
- P- - 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
- SWCB - SINGLE-WING CATCH BASIN
- TBM - TEMPORARY BENCHMARK
- TEX - TELEPHONE BOX
- TF - TRANSFORMER
- TMH - TELEPHONE MANHOLE
- TP - TELEPHONE POLE
- TPOB - TRUE POINT OF BEGINNING
- T- - TELEPHONE LINE
- UE - UTILITY EASEMENT
- UGR - UNDERGROUND POWER
- UGT - UNDERGROUND TELEPHONE
- VCP - VITRIFIED CLAY PIPE
- VE - WATER EASEMENT
- WI - WIRE 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/CITY/JUVENILE
COURT
2000 JAN 31 AM 9:08
COURT CLERK, CITY OF NEWMAN, GA
JOAN G. GRIFFIES, CLERK

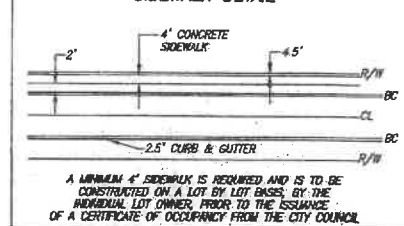
CENTERLINE CURVE DATA

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	88.91'	233.00'	16°27'13"	33.69'	24°35'28"	N52°36'53"W	88.68'

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	65.75'	85.97'	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	S52°43'48"E	47.13'	47.29'	167.00'
19	S44°37'07"E	15.49'		
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°26'33"W	43.78'		
26	S45°28'33"W	112.00'		

SIDEWALK DETAIL



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 MEDIAN 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"=40'	
JOB NO. 00134.11	
DRAWN BY: RLS	
FILE NO. N-00134.11	

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

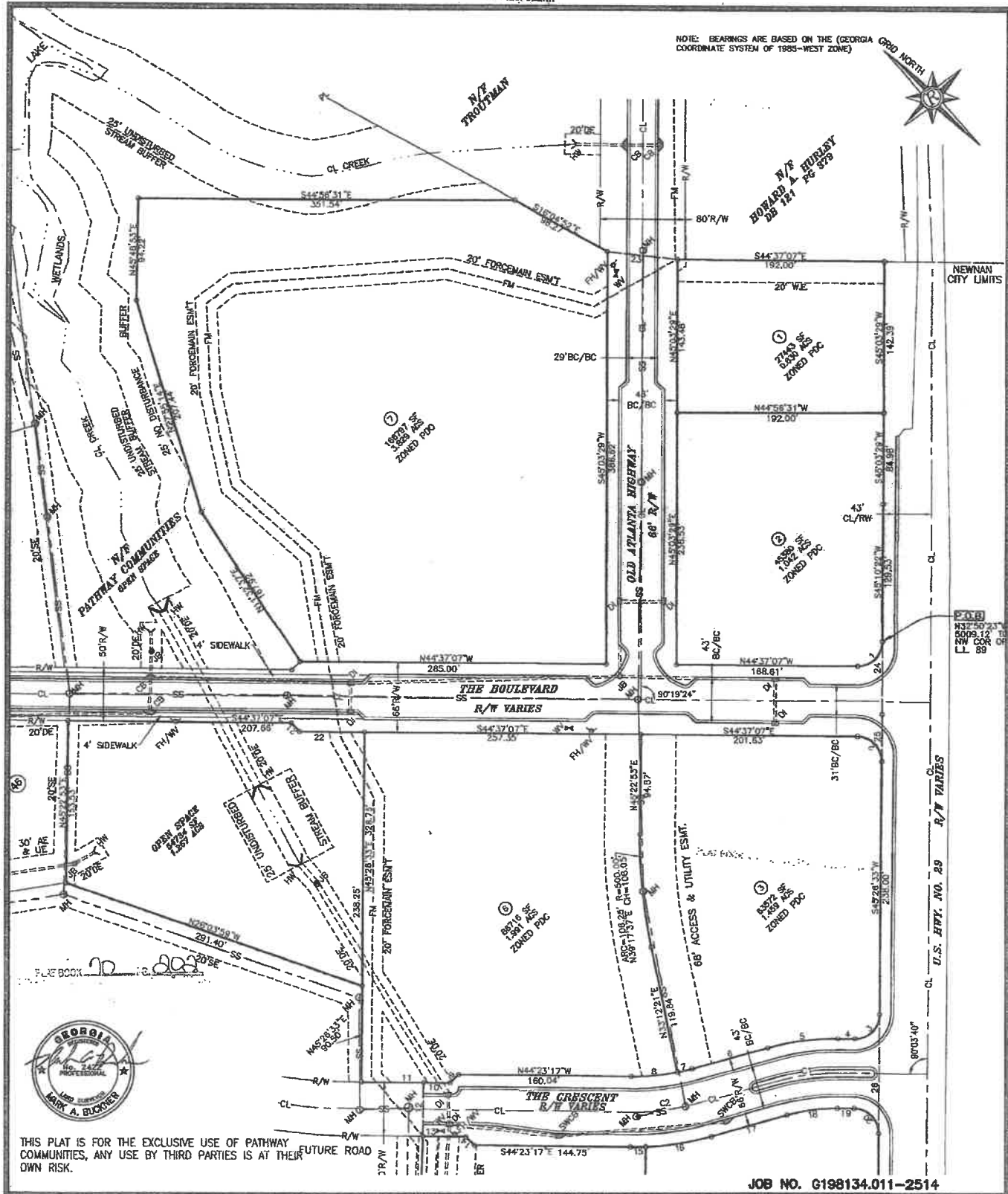
NO.	DATE	DESCRIPTION

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

rochester
rochester & associates, inc.
phone (770) 212-4444 • fax (770) 212-6122
mobile (770) 445-4100 • email (770) 212-6122
425 oak st., n.e. geosystems, ga. 30601

COOK COUNTY, GA
JOAN G. GRIFFIES, CLERK

GRID

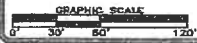


THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY
COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR
OWN RISK.

JOB NO. G198134.011-2514

DATE 12/7/99
SCALE 1"=60'
JOB NO. 98134.11
DRAWN BY SWS
FILE NO. AD-VCLONG

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



NO.	DATE	DESCRIPTION
		REVISIONS

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

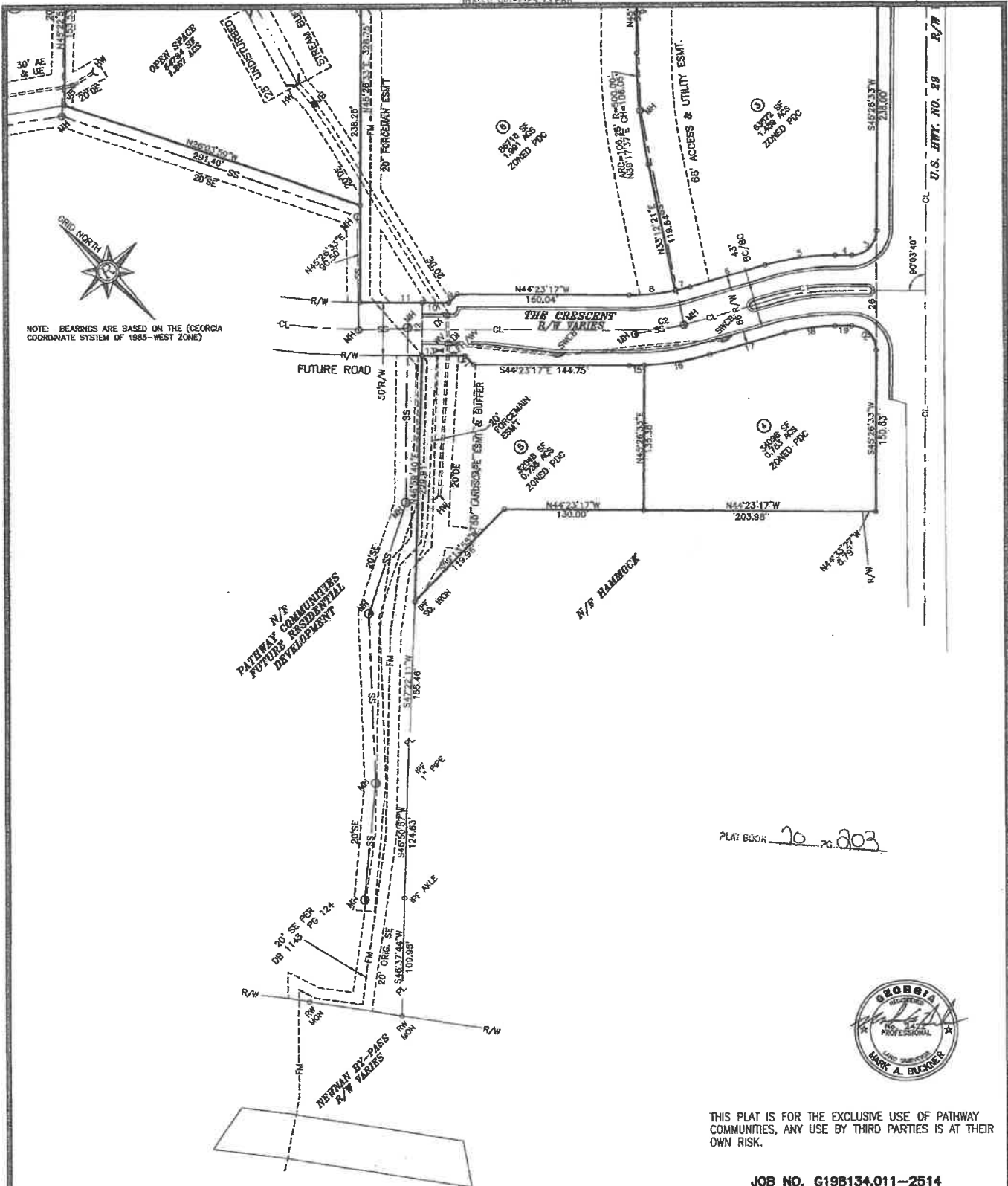
LOCATED IN
LAND LOT 72 * 5th DISTRICT * CITY OF NEWNAN
COWETA COUNTY, GEORGIA

rochester
rochester & associates, inc.
albany (703) 786-0600 • gaylesville (770) 578-0122
hicksville (703) 448-0105 • gainesville (770) 634-0100
426 oak st., a.w. gainesville, ga. 30601

FILED IN THE
CLERK OF
SUPERIOR/STATE/JUVENILE
COURT

2000 JAN 31 AM 9:10

COLUMBIA COUNTY, GA
JAMES BUCKNER, CLERK



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



PLAT BOOK 70 PG. 203

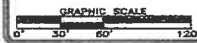


THIS PLAT IS FOR THE EXCLUSIVE USE OF PATHWAY COMMUNITIES, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

JOB NO. G198134.011-2514

SHEET 4 OF 4
DATE 12/7/99
SCALE 1"=60'
JOB NO. 98134.11
DRAWN BY SPS
FILE NO. A-VOLONG

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



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) 525-0000 • fax (770) 525-0003
toll-free (800) 525-0000 • website (770) 525-0000
425 oak st., n.w. gainesville, ga 30601

Tab 5

Conceptual Plan



11 E. BROAD ST. PH: (770)-473-9576
NEWNAN, GA. 30263 george@paramountengineering.com

GSMC NO. 09374

RE
D

SCALE: 1" = 30'

DRAWN BY: GPH

DATE: 03-02-22

PROJECT: MANOR AT AVERY PARK

SHEET: CONCEPTUAL SITE PLAN

SITE DATA:

- SITE AREA: LOT 6 - 1.89 AC., LOT 7 - 3.83 AC.
- EXISTING ZONING: LOT 6 - PDG, LOT 7 - P10
- PROPOSED ZONING: PDR (PLANNED RESIDENTIAL)
- PROPOSED NO. OF UNITS: 38 (CONDOMINIUM)
- PROPOSED UNITS: 28/50/
- MAX. 35' BUILDING HEIGHT OF PRINCIPLE STRUCTURE
- MIN. DISTANCE BETWEEN BUILDINGS: 10'
- MIN. LANDSCAPED AREA: 10% (ACTUAL: 50%)
- DENSITY: 6.70 UNITS/AC.
- NO. OF FRONT DRIVEWAY UNITS: 10
- NO. OF REAR DRIVEWAY UNITS: 29
- PARKING: 2 PER DWELLING UNIT (76 SPACES)
- WATER & SEWER WILL BE PROVIDED BY NEWMAN UTILITIES.

TAB 6

Proferred Conditions



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

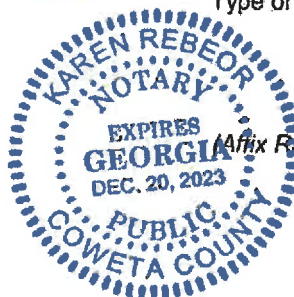
Type or Print Name and Title

Signature of Applicant's Representative

Karen Rebeor 8.16.2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

TAB 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.

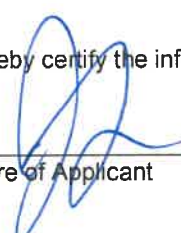
All individuals, business entities, or other organizations' having a property or other interest in said property subject of this application are as follows:

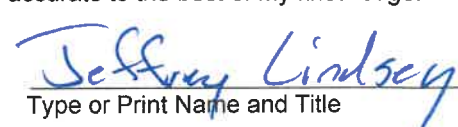
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Planning Commission? Yes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

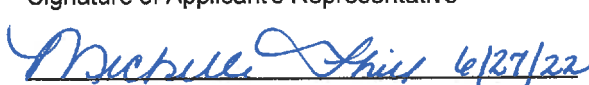
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

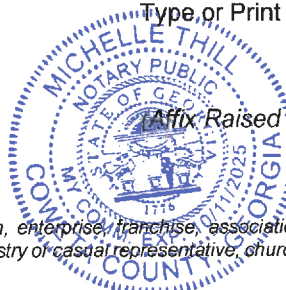

Type or Print Name and Title

Signature of Applicant's Representative

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


Signature of Notary Public

6/27/22
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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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.

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

ALB 6/28/22
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 individual, representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment B

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

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

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

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

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

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

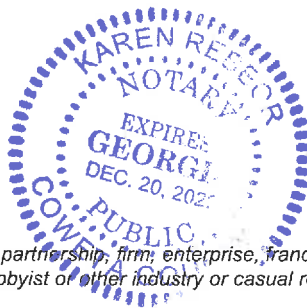
MELISSA D. GRIFFIS, ATTORNEY

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.

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.

Cliff 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

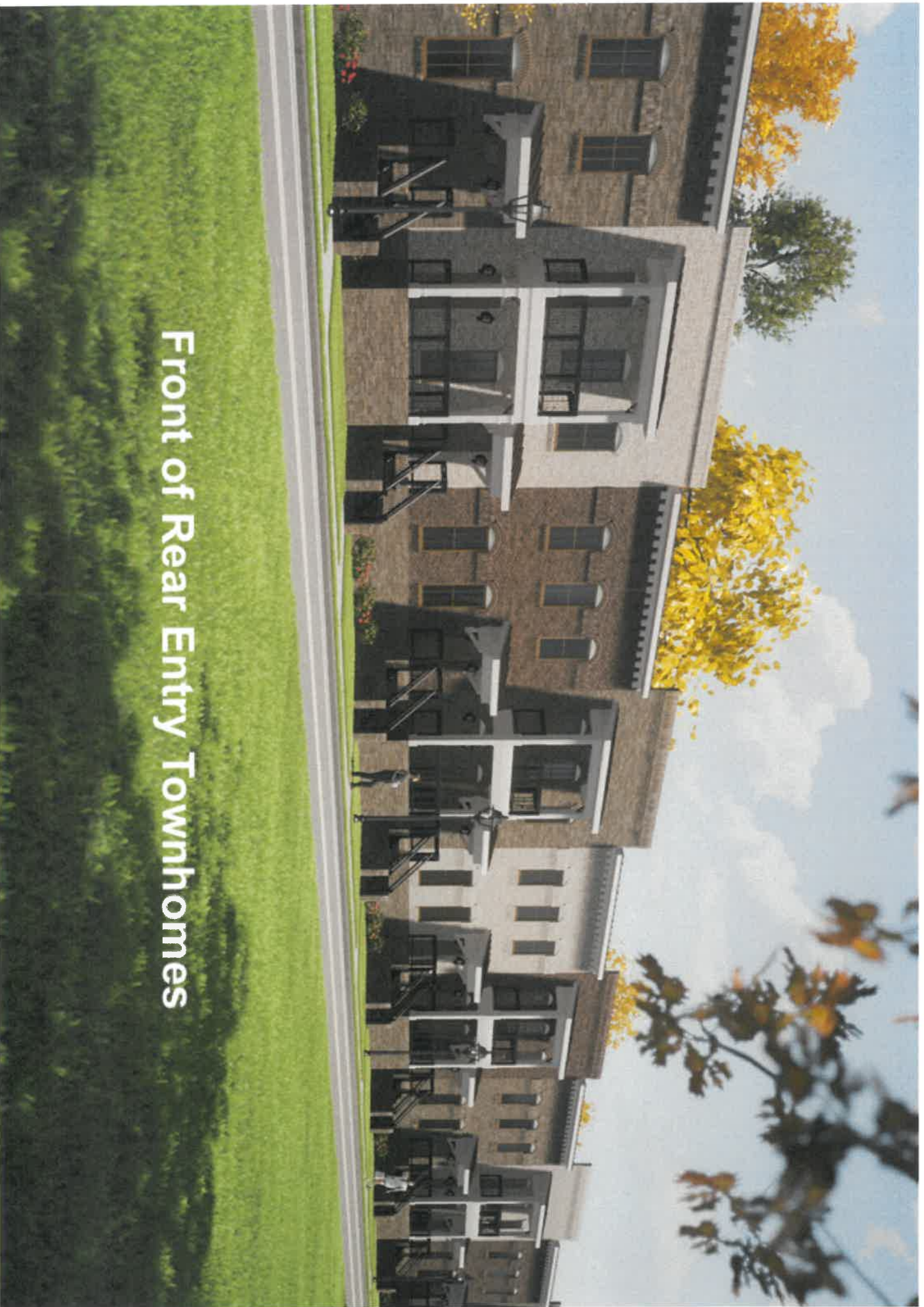
Renderings



Front of Rear Entry Townhomes



Rear Entry Townhomes



Front of Rear Entry Townhomes

TAB 12

Tree Management Plan

[illegible]

REQUIRED SITE DENSITY FACTOR (SD_F)

TOTAL SITE AREA = 3.85 AC. (LOT 6: 1.99 AC., LOT 7: 2.83 AC.)

REQUIRED SITE DENSITY FACTOR = 16 UNITS PER ACRE

LOT 6: 3.98 × 1.99 = 7.92

LOT 7: 3.98 × 2.83 = 11.26

CHESTER PARK PHASE 2 TOTAL = 55.54 TWD'S (LOT 6: 15.7 TWD'S, LOT 7: 39.84 TWD'S)

LOT 6: 3.98 × EBF = 14.11, 15.7 × 3.14 = 49.5

LOT 7: 3.98 × EBF = 34.72, 39.84 × 3.14 = 125.1

TOTAL NEW UNITS PROVIDED = 184.3 UNITS (SEE PLANT LIST)

LOT 6: 16 UNITS

LOT 7: 16 UNITS

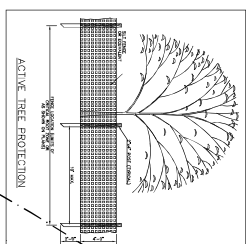
[illegible][illegible]

SIZE / SPECIES	NO.	UNITS
24" / OAK	1	3.1
26" / OAK	3	3.7 / 11.1
40" / OAK	1	8.7
TOTAL EDF =		22.9

EXISTING TREES TO REMAIN (LOT 6)		
SIZE / SPECIES	NO.	UNITS
6" PINE	5	0.2/1.0
9" PINE	15	0.5/7.5
12" PINE	9	0.6/7.2
TOTAL EDF = 15.7		

1. THE SITE ADDRESS IS: 23 THE CRESCENT, NEWMAN GA 30063.
2. EXISTING ZONING: PD (PLANNED DEVELOPMENT).
3. PROPOSED USE: TOWNHOMES.
4. SITE AREA: 5.28 AC.

2. THE CONSTRUCTION CONTRACTOR SHALL BE RETAINED AND EXPECTED PRIOR TO THE START OF ANY AND DISBURSEMENT AND MAINTAINED UNTIL FINAL CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, THE PLANNING DEPARTMENT AT 706-254-2544 FOR AN INSPECTION OF THE EXISTING UTILITIES.
3. NO PAVING, STRIKE, OR ANY OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN THE CONSTRUCTION OF THE UTILITIES.
4. ALL UTILITIES EXISTING UTILITIES SHALL BE REPAIRED AFTER THE FULL CHURN REPAIRS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT COMPLETION DATE. THE MAINTENANCE DEPARTMENT IS RESPONSIBLE FOR REPAIRS COMPLETED.
5. A LANDSCAPE RETAINMENT WALL IS REQUIRED PRIOR TO INSTALL OF C/O.



GEORGIA 811
Utilities Protection Center, Inc.

paramount
ENGINEERING, LLC

11 E. BROAD ST.
NEWNAN, GA, 30263

PH: (770)-473-8576
george@paramountengineering.com

1	SHEET	PROJECT: MANOR AT AVERY PARK			REV.	DATE:	DESCRIPTION:
		SHEET: TREE MANAGEMENT PLAN					
		CITY OF NEWNAN					
		DATE: 09-26-22	DRAWN BY: GPH	SCALE: 1" = 30'	DRAWING NO: AVERY PARK		

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.

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: 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



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.



b.

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:

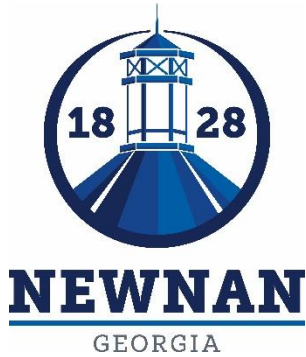
- What is the construction schedule for the project?
- What is the proposed build-out timeline?
- Will the project be built in phases?
- Will there be a targeted market, e.g., senior citizens?

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: October 11, 2022

Agenda Item: Rezoning Request – RZ2022-10
0.970± 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)

Prepared and Presented by: Tracy Dunnavant, Planning Director

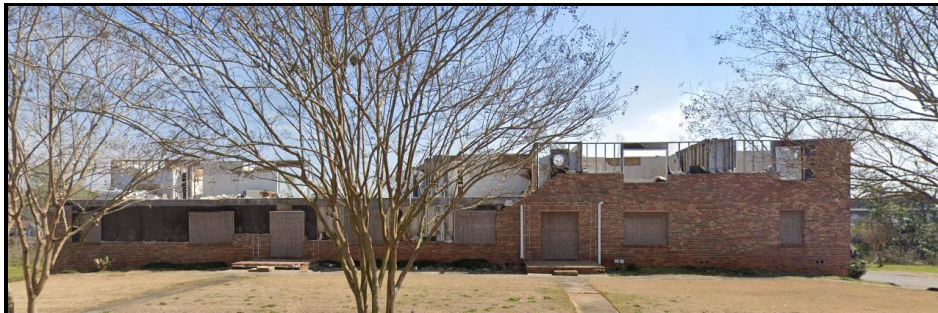
REZONING ASSESSMENT

APPLICANT INFORMATION:

Daniel Lichty
Moranna Construction, Inc.
77 Greison Trail, Suite B
Newnan, GA 30263

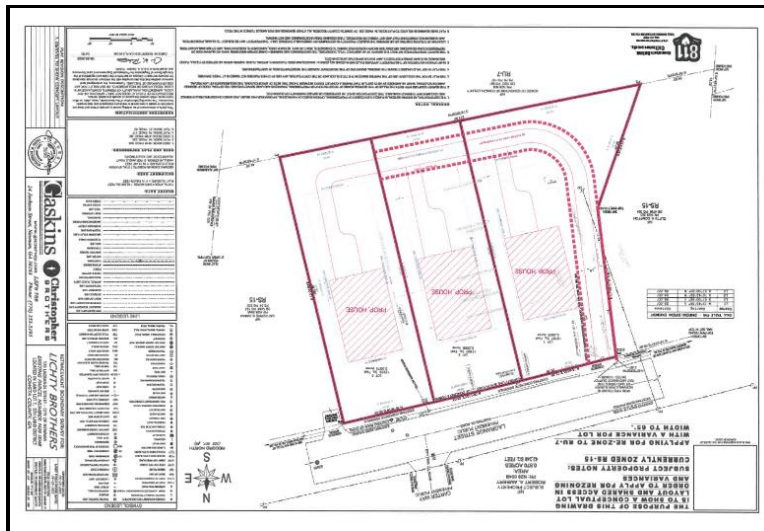
SITE INFORMATION:

The site consists of 0.970± acres located at 170 LaGrange Street. The tax parcel ID number is N28 004B. The site is zoned RS-15 (Suburban Residential Single-Family Dwelling - Medium Density). The tract was most recently used for a multi-family apartment building that was destroyed during the tornado of March 2021 (see below).



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.970± acres located at 170 LaGrange Street. The property is currently zoned RS-15 (Suburban Residential Single-Family Dwelling - Medium Density) and the applicant is requesting a RU-7 (Urban Residential Single-Family Dwelling District – High Density) zoning designation for the purpose of subdividing the property into three lots and building three single-family homes. The homes will be two story with a basement and the target selling price is \$500,000 and up. The applicant has indicated that a single driveway will be utilized along the right property line that would run behind the houses and each home would have its own driveway that would connect to that shared drive.

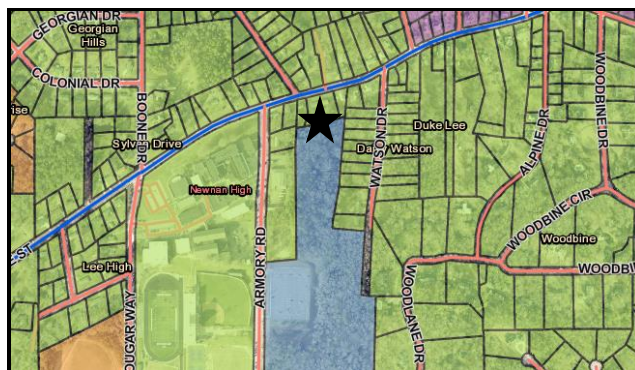


STANDARDS:

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 majority of uses in the area are single-family homes. These houses vary in terms of age, number of stories and elevation materials.

The primary zoning designation for the area is RS-15 with RU-7 zoned property, owned by the Coweta County School System, located directly behind the subject tract and RU-1 (residential infill) zoned property being situated on the northeastern side of Lagrange at its intersection with Hollis Heights.



As previously stated, the subject property was most recently used for a six-unit multi-family building that was destroyed during the tornado. The applicant is seeking to replace it with three single-family homes, which staff believes is a more suitable use based on the majority of single-

family homes in the area. In addition, the requested zoning of RU-7 would be consistent with the adjacent zoning designation of the School Board tract which lies to the south.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? Three single-family homes would have less impact than the six units previously located on the site. In addition, the applicant has included renderings showing the proposed architecture that he plans to use to complement the character of the historic neighborhood. To ensure that this look is achieved, staff would suggest requiring Certificates of Appropriateness for the three homes if the rezoning is approved.



Staff Assessment – NO ADVERSE AFFECT ✓

Are there substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned RS-15, which would allow two single-family homes to be constructed on the property.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

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

Police: Police Chief Blankenship indicated that three new homes being built could be managed at the current staff level.

Fire: Chief Stephen Brown indicated that the department has no objection to the rezoning of the proposed three homes.

Newnan Utilities: Scott Tolar reviewed the project and indicated that Newnan Utilities is fine with the rezoning. He provided an email addressing the needs from the developer in terms of water/sewer provision which has been included as an attachment to this report.

Engineering:

Michael Klahr, City Engineer, provided the following comments:

- The rezoning and subdividing of the existing parcel into 3 single family lots proposes access utilizing an existing driveway connection at LaGrange St, which is acceptable.
- Note an existing storm sewer pipe and drainage ditch at Lot 3, beginning at LaGrange St and extending to the rear of the lot.
- Provisions of the Soil Erosion, Sedimentation and Pollution Control Ordinance may apply.
- Provisions of the Post-Construction Stormwater Management for New Development and Redevelopment Ordinance may apply.

Coweta County Schools: Ronnie Cheek has indicated that the Coweta County School System has no objection to the proposed rezoning.

Emails and memorandums providing these comments have been included as attachments to this report.

Staff Assessment – THERE WILL BE LIMITED IMPACT ON SERVICE PROVISION ✓

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

The Future Land Use Map shows this property as future “Built Community”. Newnan defines this category as “areas that have been developed with a variety of residential dwellings and nonresidential uses that provide goods and services to the surrounding neighborhoods. Future land uses within this area should closely mirror the built community as already established.”

In this case, the applicant will be building three homes which will architecturally fit with the character of the neighborhood. Therefore, Staff feels the use is compatible with the purpose and intent of the Comprehensive Plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE BUILT COMMUNITY ✓

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

The applicant is requesting a RU-7 (Urban Residential Single-Family Dwelling District – High Density) zoning. This designation allows a maximum of 4 units per acre. The applicant has .97 acres which would allow three single-family homes as a permitted use within the RU-7 zoning designation.

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

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

The City completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject property was given a “built community”

designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment –THE COMPREHENSIVE PLAN ALREADY SHOWS THE PROPERTY AS FUTURE BUILT COMMUNITY ✓

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

As previously stated, the tract was most recently used for a six-unit apartment complex. While the current RS-15 zoning designation would allow only 2 homes, the applicant is only asking for one additional unit, which would be only half of what was previously located on the site. In addition, there will be very little impact on services and the existing drive will be re-poured to allow the proposed houses to be accessed from the rear.

The Comprehensive Plan's future land use map shows this property as "built community" and the applicant has agreed to maintain the character of the neighborhood through the architectural details he has provided as part of the application. In addition, staff is recommending that a COA be required for each house to ensure that the homes do meet the character if the lots were to be sold in the future or the developer decides to go with a different product. Therefore, staff does feel the request reflects a reasonable balance.

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**.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

- 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.

In addition, Mike Furbush, City Landscape Architect & Arborist, has asked that the four existing crape myrtles be incorporated into the overall design of the three proposed homes. He indicated that the applicant was receptive to this suggestion.

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
NEWMAN, GEORGIA 30263
www.cityofnewnan.org

Project Location

1 = 720 feet

Date: 9/6/2022 2:24 PM



Project Location

City Limits

Rezoning
RS-15 to RU-7

Parcel # N28 004B

ADDRESS
170 LAGRANGE ST
Newnan, GA 30263



LETTER OF INTENT

Moranna Construction, Inc. (MCI) proposes to build three single-family detached homes on the property located at 170 Lagrange Street, Newnan, Georgia, 30263. The lot is .970 acres and is currently zoned RS-15. MCI requests the property be rezoned to RU-7 classification.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Daniel M. Lichty', is written over the printed name.

Daniel M. Lichty, Owner

DML:rm



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 Moranna Construction, Inc.

Mailing Address 770 Greison Trail Suite B, Newnan, 30263

Telephone 770-254-1313

Email: becky@lichtybrothers.com

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

Mailing Address 770 Greison Trail Suite B, Newnan, 30263

Telephone 770-254-1313

Address/Location of Property 170 LaGrange Street, Newnan, GA, 30263

Tax Parcel No.: N28 004B

Land Lot 7

District/Section 5th

Size of Property (Square Feet or Acres) .970ac

Present Zoning Classification: RS15

Proposed Zoning Classification: RU7

Present Land Use: Currently vacant, formerly multi-family apartments

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 _____

Current zoning in the area doesn't allow for multi-family construction. Adjoining property is RU7.

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 All other existing structures in the immediate area of 170 LaGrange St. are single-family homes.

Changing to RU7 would be more in keeping with the current look and feel of the neighborhood. See enclosed examples of the style of home we want to build.

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? _____

Please attach all the following items to the completed application and must also be furnished in digital, pdf format:

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 survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

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

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

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

Sworn to and subscribed before me this

15th day of Sept., 2022

Signature of Applicant

[Handwritten Signature]

[Handwritten Signature: Rebecca M. Moore]
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Don Smith

DATE OF FILING: 9-1-22

FILING FEE RECEIVED: \$515.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



City of Newnan, Georgia
Attachment A
Proffered Conditions

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

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

Please list any written proffered conditions below:

We would like to pour a shared driveway along the right property line that would run behind the houses and connect to the individual driveways of the three homes. Each home would have its own driveway at the rear of the home that would connect to the shared drive. See the attached conceptual lot layout attached.

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

Conceptual Lot Layout Drawing

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



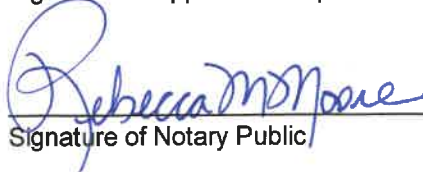
Signature of Applicant

Daniel M. Lichty

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 9/1/22

Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

N/A

Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ 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

Type or Print Name and Title

Signature of Notary Public

Date

(Affix Raised Seal Here)

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



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

N/A

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

Moranna Construction, Inc

Telephone Number

770-254-1313

Address of Subject Property

170 La Grange St
Newnan, GA, 30263

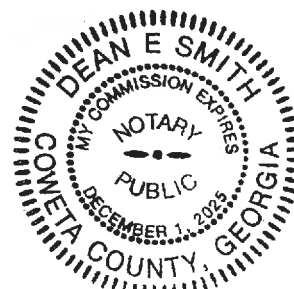
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

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


Notary Public



(Affix Raised Seal Here)

Date

7-1-22



City of Newnan, Georgia
Attachment D
Attorney's Authorization

N/A

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 _____

Address _____

Telephone _____

Date _____



City of Newnan, Georgia
Attachment E
Rezoning Checklist

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

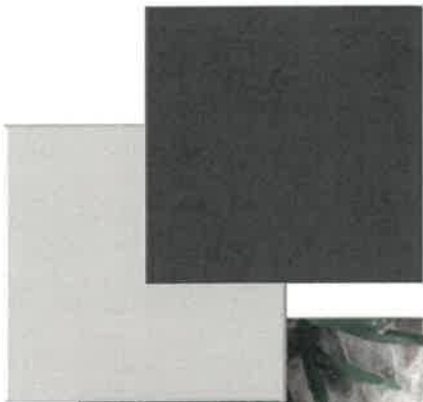
- ☒ Completed application form
- ☒ Letter of intent
- ☒ Names and addresses of all owners of all property within 250 feet of the subject property
- ☒ Legal description of property
- ☒ Certified plat
- ☒ Concept Plan
- ☒ Preliminary Tree Management Plan (see attachment F for minimum plan elements)
- ☒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

Note: Please attach this form to the filing application.

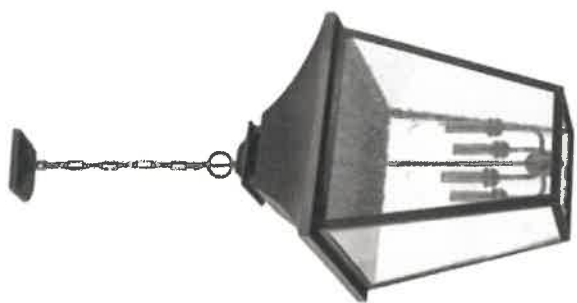
170 LaGrange St.



MORANNA
CONSTRUCTION









NAMES & ADDRESSES OF PROPERTY OWNER'S WITHIN 250'

- Dwight Parks - 16 Watson Drive
- Armory – 12 Armory Road
- Rosemarie Beachboard Estate – 178 LaGrange Street
- Walter H. Drake – 14 Watson Drive
- Richard F. Smith – 8 Armory Road
- Jean Wyant – 10 Watson Drive
- Board of Education of Coweta County – 30 Armory Road
- Clayton W. Epling – 8 Watson Drive
- Elitta K. Compton – 174 LaGrange Street
- Robert A. Ambery – 170 LaGrange Street
- Scarlet Catherine Inman – 168 LaGrange Street
- Beverly Bauer – 166 LaGrange Street
- Jia, LLC – 183 LaGrange Street
- Rebecca Jones – 164 LaGrange Street
- Ronald K. & Patricia Bryson – 181 LaGrange Street
- Susan Elaine West – 177 LaGrange Street
- Ratnesh R. Sharma – 1 Conner Drive
- Robert Vinson and Melissa Diane West – 175 LaGrange Street
- Martin A Gentry and Maureena W. Walker – 173 LaGrange Street
- William C. and Jodie A. Hobbs – 167 LaGrange Street
- Clyde H. Oliver Estate – 165 LaGrange Street
- Myrtle Sherri Lord – 176 LaGrange Street

EXHIBIT "A"

170 LaGrange Street, Newnan, Georgia 30263

All that certain tract or parcel of land lying and being in Land Lot 7 of the Fifth Land District of Coweta County, Georgia, and more particularly described as follows:

BEGIN at a point on the south side of LaGrange Street, which point is 310.9 feet west from an iron pin 10 feet south of the curb on the south side of LaGrange Street at the northwest corner of property now or formerly belonging to Mrs. Daisy Watson and which point is 531 feet, more or less, west of where the south side of LaGrange Street is intersected by the west side of Watson Drive, and run south 7 degrees east 110.7 feet; thence south 18 degrees west 99.3 feet; thence easterly parallel to south side of LaGrange Street 308 feet, more or less, to east line of Share #4 of F. M. Lee Estates as shown by plat of record in Deed Book 29, Page 388, Coweta County, Georgia, Records; thence north 3 degrees east 210 feet to south side of LaGrange Street; thence westerly along the south side of LaGrange Street 308 feet, more or less, to beginning point. There is located on said property a house and store building known as 168 and 170 LaGrange Street, Newnan, Georgia. A strip in northwest corner of said property facing LaGrange Street 20 feet and running back south 66 feet is subject to easement for egress and ingress to lot adjoining on the west and is reserved by deed of record in Deed Book 39, Page 408, Coweta County Records.

EXCEPT that property which was released from the lien of a deed to secure debt by quit-claim deed dated December 8, 1978, of record in Deed Book 298, Page 572, Coweta County records. Reference to said quit-claim deed is hereby had for a more particular description of the property released from the lien of said deed to secure debt and which said property is not included in this conveyance. A plat of lot conveyed is recorded Plat Book 24, Pg. 225; said plat shows rough draft of lot herein conveyed.

Becky Moore

From: Mike Furbush <MFurbush@cityofnewnan.org>
Sent: Thursday, September 1, 2022 1:45 PM
To: Becky Moore
Cc: Tracy Dunnavant
Subject: RE: 170 LaGrange Street - Rezoning Application

Becky,

The only item on this property that needs to be discussed are the four existing Crape Myrtles along the LaGrange Street road frontage. It would be nice if the four existing Crape Myrtles could be incorporated into the overall design of the three proposed residential houses. You have indicated that this should not be a problem. A Tree Management Plan, per se, is not required for this particular rezoning application.



Mike Furbush

City Landscape Architect & Arborist

Main: (770) 254-2354

Desk: (678) 673-5564

Cell: (404) 819-2420

mfurbush@cityofnewnan.org

www.cityofnewnan.org

City of Newnan
25 LaGrange Street
Newnan, Georgia 30263



From: Becky Moore <becky@lichtybrothers.com>
Sent: Thursday, September 1, 2022 9:05 AM
To: Mike Furbush <MFurbush@cityofnewnan.org>
Subject: 170 LaGrange Street - Rezoning Application

Good morning, Mike,

We recently purchased the above property. When we bought it, it have an apartment building on it. We've demoed the apartment building and would like to build three single-family homes on the lot. I noticed that the rezoning application requests a preliminary tree management plan. What do you need me to do on that?

Thank you,

Becky Moore, Office Manager

Lichty Brothers Homes, Inc.

Moranna Construction, Inc.

(770) 254-1313 – Office

(770) 502-9415 – Fax

becky@lichtybrothers.com

<https://link.edgepilot.com/s/004d1106/HQhtUpCXWkmWfLfrQnamdQ?u=http://www.lichtybrothers.com/>



Tracy Dunnavant

From: Stephen Brown
Sent: Tuesday, September 27, 2022 9:06 AM
To: Tracy Dunnavant
Subject: RE: 170 LaGrange Street Provider Comments

The Newnan Fire Department has no objections with the building of 3 houses at 170 LaGrange St



Stephen Brown
Chief of Fire

Main: (770) 253-1851
Cell: (770) 328-1141
sbrown@newnanga.gov
www.newnanga.gov

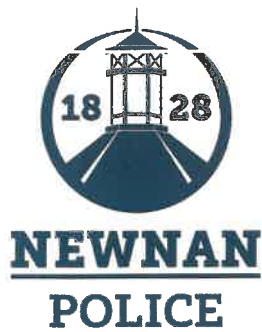
Newnan Fire Department
23 Jefferson Street
Newnan, Georgia 30263



From: Tracy Dunnavant <TDunnavant@newnanga.gov>
Sent: Monday, September 26, 2022 3:35 PM
To: Brent Blankenship <BBlankenship@newnanga.gov>; Stephen Brown <SBrown@newnanga.gov>; Jay LaChance <JLaChance@newnanga.gov>
Subject: 170 LaGrange Street Provider Comments

I just wanted to remind you all that I need any comments you have regarding the rezoning at 170 LaGrange Street by tomorrow. They are just building 3 houses on the lot where the old apartment building was torn down after the tornado destroyed it.

Thanks,



BRENT BLANKENSHIP
CHIEF OF POLICE

09/27/22

Reference: 170 Lagrange St.

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', is positioned below the word 'Thanks,'.

Brent Blankenship

Chief of Police

Newnan Police Department

Tracy Dunnavant

From: Cheek, Ronnie <ronnie.cheek@cowetaschools.net>
Sent: Friday, September 23, 2022 10:55 AM
To: Tracy Dunnavant
Cc: Brent Blankenship; Stephen Brown; Scott Tolar; Michael Klahr
Subject: Re: Service Provider Comments - Rezoning Request 170 LaGrange

The Coweta County School System has no objection to the proposed rezoning for 170 LaGrange Street.

On Thu, Sep 22, 2022 at 4:01 PM Tracy Dunnavant <TDunnavant@newnanga.gov> wrote:

Good Afternoon,

Please find attached a site plan and information related to a rezoning request for 3 houses to be constructed at 170 LaGrange Street. This property was the site of the apartment building that was destroyed by the tornado.

Just let me know if you have any comments regarding this rezoning request by Tuesday, September 27th. I will be going on vacation on the 28th and will need to have my report completed prior to that date.

Thank you in advance for your assistance. If you have questions or need additional information, just let me know.

Have a great weekend!

--

Ronnie Cheek
Director of Facilities
Coweta County School System
170 Werz Industrial Dr.
Newnan, GA 30263
Ofc: 770-254-2750 ext 203
Fax: 770-304-5935
Mobile: 404-597-8683

Tracy Dunnavant

From: Scott Tolar <stolar@newnanutilities.org>
Sent: Friday, September 23, 2022 10:46 AM
To: Tracy Dunnavant; Brent Blankenship; Stephen Brown; Ronnie Cheek; Michael Klahr
Subject: RE: [EXTERNAL]Service Provider Comments - Rezoning Request 170 LaGrange

Newnan Utilities is fine with the rezoning request for 170 LaGrange Street.

Newnan Utilities shall require the builder/developer to doing the following:

1. Hire a Utility Contractor to abandon the existing water and sewer service. The water services need the have the corporation stop turn off at the main. The sewer service needs to be capped at the curb line,
2. Hire a Utility Contractor to make new sewer and water service taps, that will be on each property as divided.
3. Water Service need to have a min. 1" water tap off of main.
4. Sewer Service need to have min 6" tap off of main.

Thank You

Scott Tolar, P.E.

Engineer
770-301-0245 cell
770-683-6210 direct
70 Sewell Road, Newnan, GA 30263
<https://link.edgepilot.com/s/1f533b25/urueF3NgrEOZYX9TE3ZmYg?u=http://www.newnanutilities.org/>



From: Tracy Dunnavant <TDunnavant@newnanga.gov>
Sent: Thursday, September 22, 2022 4:01 PM
To: Brent Blankenship <BBlankenship@newnanga.gov>; Stephen Brown <SBrown@newnanga.gov>; Ronnie Cheek <ronnie.cheek@cowetaschools.net>; Scott Tolar <stolar@newnanutilities.org>; Michael Klahr <mklahr@newnanga.gov>
Subject: [EXTERNAL]Service Provider Comments - Rezoning Request 170 LaGrange

Good Afternoon,

Please find attached a site plan and information related to a rezoning request for 3 houses to be constructed at 170 LaGrange Street. This property was the site of the apartment building that was destroyed by the tornado.

Just let me know if you have any comments regarding this rezoning request by Tuesday, September 27th. I will be going on vacation on the 28th and will need to have my report completed prior to that date.

Thank you in advance for your assistance. If you have questions or need additional information, just let me know.

Have a great weekend!

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

<https://link.edgepilot.com/s/ffbc5f31/GUtl4mHrEiyMNu0JEZpSQ?u=http://www.cityofnewnan.org/>

City of Newnan

25 LaGrange Street

Newnan, Georgia 30263





The City of Newnan, Georgia

Office of City Engineer

09.23.2022

REZONING REQUEST
170 LaGrange St

Comments:

The rezoning and subdividing of the existing parcel into 3 single family lots proposes access utilizing an existing driveway connection at LaGrange St, which is acceptable.

Note an existing storm sewer pipe and drainage ditch at Lot 3, beginning at LaGrange St and extending to the rear of the lot.

Provisions of the Soil Erosion, Sedimentation and Pollution Control Ordinance may apply.

Provisions of the Post-Construction Stormwater Management for New Development and Redevelopment Ordinance may apply.





City of Newnan, Georgia – Planning Commission

Date: October 11, 2022

Agenda Item: 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

Prepared and Presented by: Dean Smith, Planner

REZONING ASSESSMENT

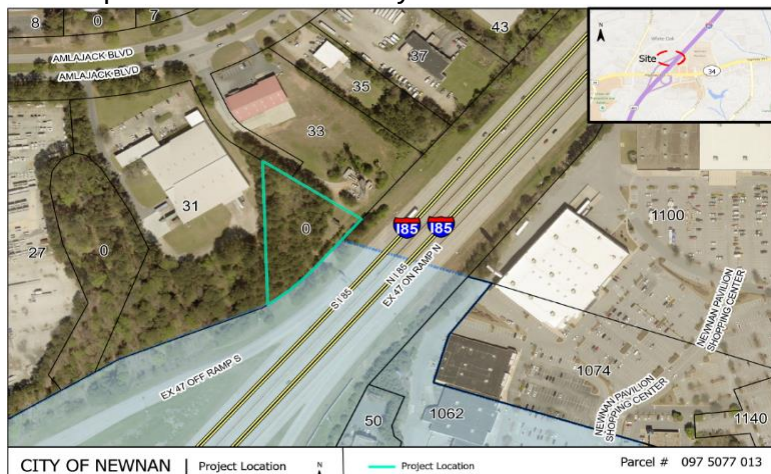
APPLICANT / PETITIONER INFORMATION:

Donald L. Sprayberry, Jr.
Sprayberry's Barbeque, Inc.
127 Pickens Drive
Newnan, GA 30263

The petitioner owns the subject property which was annexed into the City on July 12, 2022. The property was granted a CHV (Heavy Commercial District) zoning, along with 3 conditions, including establishing minimum setbacks for a proposed highway sign (billboard).

SITE INFORMATION:

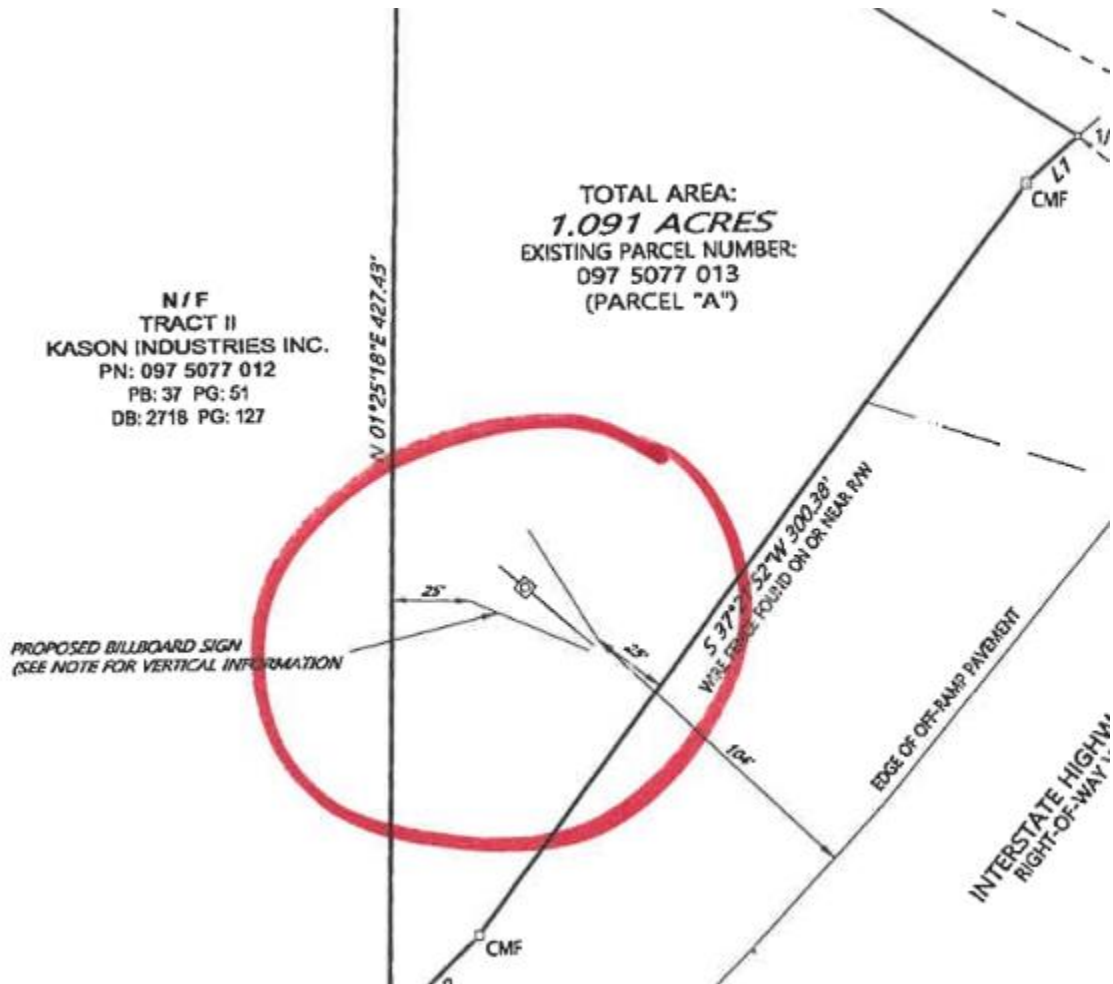
The site consists of 1.22± acres located off Amlajack Boulevard, further identified as Tax Parcel #097-50414-013. The tract has a present zoning classification of Heavy Commercial District (CHV). Tracts to the east and west of the subject site are zoned M – Industrial District in unincorporated Coweta County.



OVERVIEW OF REQUEST:

The petitioner is requesting a modification on the setback conditions that were set forth in the rezoning ordinance adopted by City Council on July 12, 2022, specifically: To reduce the minimum setback for a proposed billboard sign from 65 feet from the Federal Interstate Highway to 25 feet and to reduce the minimum setback from any property line from 40 feet to 25 feet. The petitioner stated that these setback requests were not specified in the annexation application and they are now seeking a modification in the zoning conditions that were approved by Council earlier this year.

The petitioner cites the reason for this request is due, in part, to "significant right-of-way vegetation and short line of site visibility for southbound traffic...reduced front setback is needed in order to achieve adequate visibility....the side setback is needed due to the angled southern border to allow for visibility for northbound traffic....We have assembled some field measurements for the majority of similar highway signs as they are situated from I-85 and our findings determined that the average setback is approximately 20 feet for these signs...."



STANDARDS:

In most rezoning requests, staff would provide an assessment of the request within the context of 8 standards for a rezoning/annexation request. Staff previously provided this assessment with the earlier annexation petition and found that the annexation request met all 8 of the City's standards. This modification request does not change that initial assessment. The use meets all of the City's standards.

This setback modification request is most akin to a variance request for a reduction in building setbacks. From that viewpoint, we can analyze the request in terms of hardship standards which are typically applied to similar types of requests.

Article 11, Section 11-9 sets forth the following standards for a variance

The hearing authority considering the variance request shall base its required findings of fact upon the particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- (a) The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - (2) Such conditions are peculiar to the particular piece of such property involved; and,
 - (3) Such conditions were not imposed by the action or will of the owner of the property; and,
 - (4) The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
 - (5) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
- (b) In addition, the hearing authority considering the variance request shall affirmatively determine that:
 - (1) The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

SUMMARY OF STAFF FINDINGS:

With a variance type request, staff would attest if the request met any of the hardship standards outlined in the City's regulations. After reviewing the request, staff would agree that there are certain hardships that would support a reduction in setbacks. Namely, staff would agree 1. that there are extraordinary and exception conditions pertaining to the particular piece of property in question, because of its size, shape or topography in that it is a triangular shape which restricts the location of a structure; 2. Such conditions are peculiar to the particular piece of property involved since there is a zoning condition that limits the use of this property will primarily be for a billboard for a certain amount of time and 3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. The site is located away from any residential or commercial structures and the proposed structure should not have any negative impact on any neighboring properties as there is still sufficient distances from the proposed billboard to the neighboring structures so that there is foreseeable negative impact. The intent of the ordinance is to keep billboards from becoming a visual distraction and to avoid too many on a single side of the highway. This proposal does not seem to violate the intent of the ordinance.

OPTIONS:

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

ATTACHMENTS: Application for Rezoning



CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

NEWNAN
GEORGIA

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 Sprayberry's Barbecue Inc.

Mailing Address 127 Pickens Drive, Newnan, GA 30263

Telephone 770-328-6082 Email: sbbqinc@gmail.com

Property Owner (Use back if multiple names) Sprayberry's Barbecue, Inc.

Mailing Address 127 Pickens Drive, Newnan, GA 30265

Telephone 770-328-6082

Address/Location of Property 30 Amlajack Blvd., Newnan, GA 30265

Tax Parcel No.: 097 5077 013 Land Lot 77

District/Section 5 Size of Property (Square Feet or Acres) 1.22 Ac.

Present Zoning Classification: CHV Proposed Zoning Classification: CHV

Present Land Use: Wooden hwy sign to be redeveloped special exception permit approved 7-12-22

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 _____

Applicant request amendment to reduce the sign front setback to 25' and side setback to 25'

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 Not applicable

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? Not applicable

Please attach all the following items to the completed application:

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

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

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

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

Sworn to and subscribed before me this

1st day of September, 20

Signature of Applicant

Donald L. Jungling Jr.



(Affix Raised Seal Here)

Angie R. Francis

Notary Public

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 9-1-22

FILING FEE RECEIVED: \$ 525.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

Sprayberry's Barbecue, Inc.

127 Pickens Drive

Newnan, GA 30263

August 15, 2022

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

RE: Parcel No. 097 5077 013- 30 Amlajack Blvd., Newnan, GA

Dear Ms. Dunnavant,

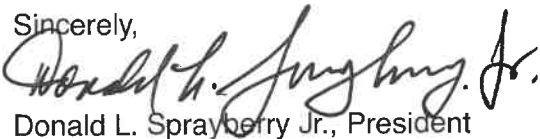
Please accept this as our request to modify the conditions of the special exception permit approved by Planning & Zoning in its 6-21-22 meeting and granted by City Council in its 7-12-22 meeting. More specifically, we are requesting a modification to Sec 8-21(b) to reduce the front setback from 60' to 25' and the side setback from 40' to 25' for the sign that has been approved under the special exception permit. During the initial approval process the setback needs were inadvertently not specified in our applications.

Given the significant right of way vegetation and short line of site visibility for Southbound traffic exiting onto off-ramp the reduced front setback is need in order to achieve adequate visibility so as not to make readability of the messages difficult for motorists. The side setback reduction is needed due to the uniquely angled Southern border to allow any visibility for Northbound traffic (see attached plats).

We have assembled some field measurements for the majority of similar Highway signs as they are situated from the I-85 and our findings determined that the average setback is approximately 20' for these signs (see attached exhibit). Given this data we consider our setback requests to be reasonable and consistent when compared to existing signs.

Please review our application package and should you require additional information to keep us on the agenda for the next available meeting please let us know.

Sincerely,



Donald L. Sprayberry Jr., President

Attachments

Adjacent property owners situated within 250' of Parcel 097 5077 013

**Kason Industries, Inc.
Attn: Debbie Gazaway
57 Amlajack Blvd.
Newnan, GA 30265
Parcel No. 097 5077 012
Property address is 31 Amlajack Blvd.**

**Coweta Wholesale Inc.
33 Amlajack Blvd.
Newnan, GA 30265
Parcel No. 097 5077 014**

9281298029
PARTICIPANT ID

RETURN TO:
GLOVER & DAVIS, P.A.
P.O. DRAWER 1838
MARIETTA, GA. 30064

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

PT-61 038-2021-008174

BK:5456 PG:359-359

D2021031944

FILED IN OFFICE
CLERK OF COURT

11/11/2021 02:25 PM
CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy B. Brown

THIS INSTRUMENT made this 11th day of November, 2021, between Donald L. Sprayberry, Jr., and Stephen P. Sprayberry, of the County of Coweta and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Sprayberry's Barbecue, Inc., a Georgia corporation, 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).

REAL ESTATE
TRANSFER TAX
PAID: \$0.00

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 tract or parcel of land situate, lying and being in Land Lot 77 of the Fifth Land District of Coweta County, Georgia, and being more particularly described as follows:

BEGINNING at the point of intersection of the northwesterly right of way of Interstate Highway 85 with the center line of old Highway 34 (abandoned 60 foot right of way); thence northwesterly along the center line of old Highway 34, and following the curvature thereof, 265 feet more or less to property now owned by Coweta County Development Authority; thence in a southerly direction along the easterly property line of property now owned by Coweta County Development Authority 460 feet more or less to the northwesterly right of way of Interstate Highway 85; thence northeasterly along the northwesterly right of way of Interstate Highway 85 to the POINT OF BEGINNING.

Also conveyed herewith is Grantor's easement for purposes of ingress and egress across property now owned by Coweta County Development Authority from Ahlajahk Boulevard to the above described property.

This Deed is given subject to all easements and restrictions of record.

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 heirs, 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:

Witness

Notary Public

My Commission Expires:

Signed, sealed and delivered to

Witness

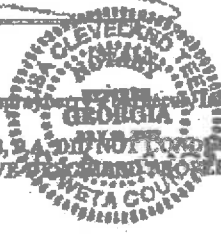
Notary Public

Witness

GLOVER AND DAVIS, P.A. DID NOT CONDUCT A TITLE EXAMINATION AND IS NOT CERTIFYING TITLE TO THE ABOVE DESCRIBED PROPERTY.

Donald L. Sprayberry, Jr.
Donald L. Sprayberry, Jr. (SEAL)

Stephen P. Sprayberry
Stephen P. Sprayberry (SEAL)



RETRACEMENT BOUNDARY SURVEY
GEORGIA OUTDOOR ADVERTISING,
& DONALD SPRAYBERRY ETA
PARCEL NUMBER: 097 5077 013 (ABANDONED OLD
LOCATED IN LAND LOT 77 OF THE 5TH LAND DISTRICT
COWETA COUNTY, GA.



Course	Bearing	Distance
L1	S 49°38'20" W	22.66'
L2	S 45°54'37" W	40.69'

JASON A HOPKINS GARELS 3215

08-01-2022
DATE[illegible]

TOTAL AREA = 1.001 ACRES / 47,542 SQ. FEET
PLAT CLOSURE = 1' IN 189,067 FEET
EQUIPMENT USED:

GEOMAX, 200M 80 ROBOLIC TOTAL STATION
FIELD CLOSURE 1" IN 21,665 FEET
ANGULAR ERROR 2" PER ANGLE POINT
ADJUSTED BY: (NO ADJUSTMENT)
PLAT AND DEED REFERENCES.

2 DEED BOOK 3406 PAGE 390
3 PLAT PREPARED BY THIS OFFICE FOR DONALD SPRAYBERRY SR.
STEPHEN P. SPRAYBERRY, AND DONALD SPRAYBERRY JR.
DATED APRIL 23, 1987



PLAT REVISION DESCRIPTION:

1. TO SHOW CITY LIMITS LINE OF NEWMAN GEORGIA
REVISION DATE: JUNE 24, 2022

2. TO SHOW PROPOSED SIGN LOCATION WITH DIMEN
REVISION DATE: AUG. 04, 2022



Gaskins
 Christopher
 BROTHERS

www.gaskinsrcy.com LSF# 789

24 Jackson Street, Newnan, GA 30263 Phone: (770) 253-5195

GEORGIA OUTDOOR ADVERTISING
& DONALD SPRAYBERRY ETAL
PARCELS NUMBER: 097 5077 013 (ABANDONED OLD HWY
LOCATED IN LAND LOT 77 OF THE 5TH LAND DISTRICT
COWETA COUNTY, GA.

DRAWING DATE: 06-01-2022
LAST FIELD WORK DATE: 05-27-2022
FILE LOCATION: \\msk\corporate\dept\enr\structural\A022
DWG FILE: STRUCTURE A022.A - 000
CWD FILE: STRUCTURE A022.A - 000
SCALE: 1" = 40'
DRAWN BY: CUF CHECKED BY: CUF



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.)

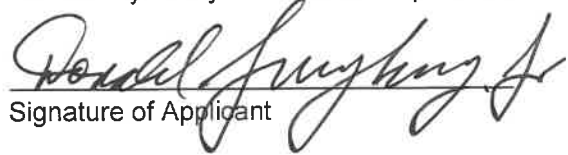
Please list any written proffered conditions below:

Upon submission of the original annexation and special exception applications inadvertently did not include details of setbacks for the sign. Sec. 8-21(b) requires a 60' front setback and 40' side setback for highway signs. Give significant right of way vegetation and short line of sight visibility applicant seeks a reduction in front setback to 25' and 25' to side setback for the Sign approved 7-12-22. Furthermore, approval of this request will be consistent with majority of similar approved highway signs situated at the same I-85 Exit.

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

Please refer to attached survey plats showing requested setback reductions vs. existing setbacks.
Also refer to attached supporting materials referencing similar signs as situated to I-85 frontage.

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


Signature of Applicant

Donald Sprayberry Jr.
Type or Print Name and Title

Signature of Applicant's Representative

Donald Sprayberry Jr.
Type or Print Name and Title

 9/1/2022
Signature of Notary Public Date





City of Newnan, Georgia
Attachment B

Disclosure of Campaign Contributions & Gifts

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

Parcel No. 037 5077 013- Land Lot 77, District 5.-1.22 ac parcel at 30 Amlajack Blvd., Newnan GA

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:

Donald Sprayberry Jr & Stephen Sprayberry

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.

Donald Sprayberry Jr.
Signature of Applicant

Donald Sprayberry Jr.
Type or Print Name and Title

Signature of Applicant's Representative

Donald Sprayberry Jr.
Type or Print Name and Title

Angie R. Francis 9/1/2022
Signature of Notary Public Date



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, branch, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment C

Property Owner's Authorization

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

Name of Property Owner Sprayberry's Barbecue, Inc.

Telephone Number 770-328-6082

Address of Subject Property 30 Amlajack Blvd., Newnan GA 30265

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


Signature of Property Owner

Personally appeared before me

Donald Sprayberry Jr.

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


Notary Public

9/1/2022
Date





EXHIBIT A →
Sprayberry
EXISTING

→ **EXHIBIT B**
Lamar

→ **EXHIBIT C**
Outfront

EXHIBIT D
Southtowne
Motors

→

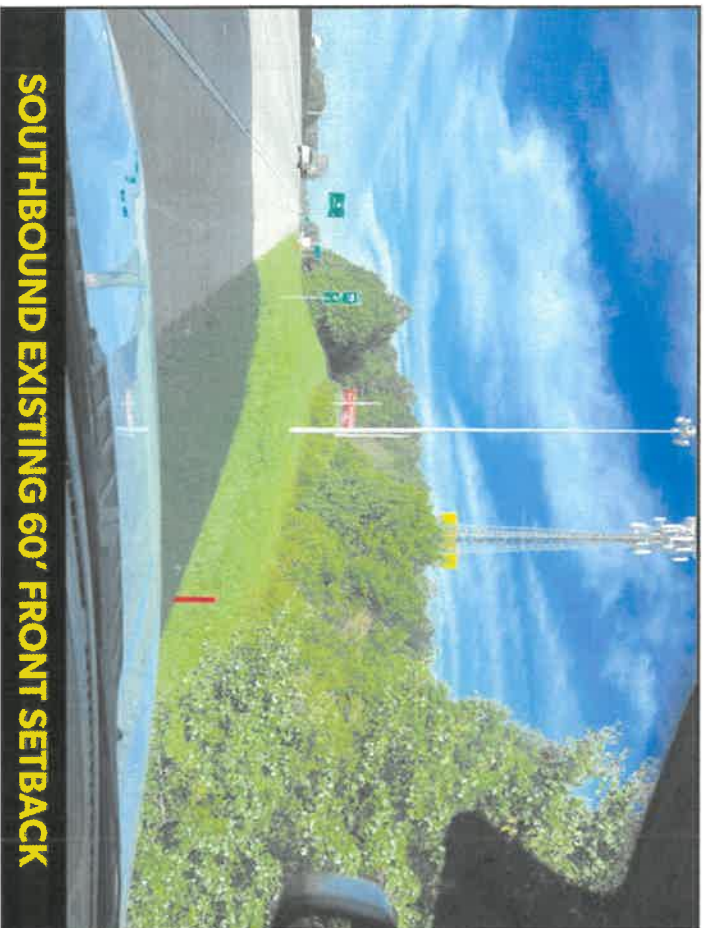
HARDSHIP STATEMENT

The Highway Sign as approved at 60' front setback is situated very deep into the parcel frontage and a very significant distance from the actual I-85 traffic lanes therefore creating a hardship.

Visibility along I-85 Southbound is very short, less than 500-600 feet given the right of way vegetation, furthermore the adjacent parcels vegetation, as well as the large cellular tower impedes visibility where sign would be situated at 60' from right of way (refer to exhibits).

Visibility along I-85 Northbound is governed by the irregular shaped boundary shared with neighboring parcel to South. This parcel has significant trees that will block entire visibility if sign were to be situated at 60' from right of way (refer to exhibits).

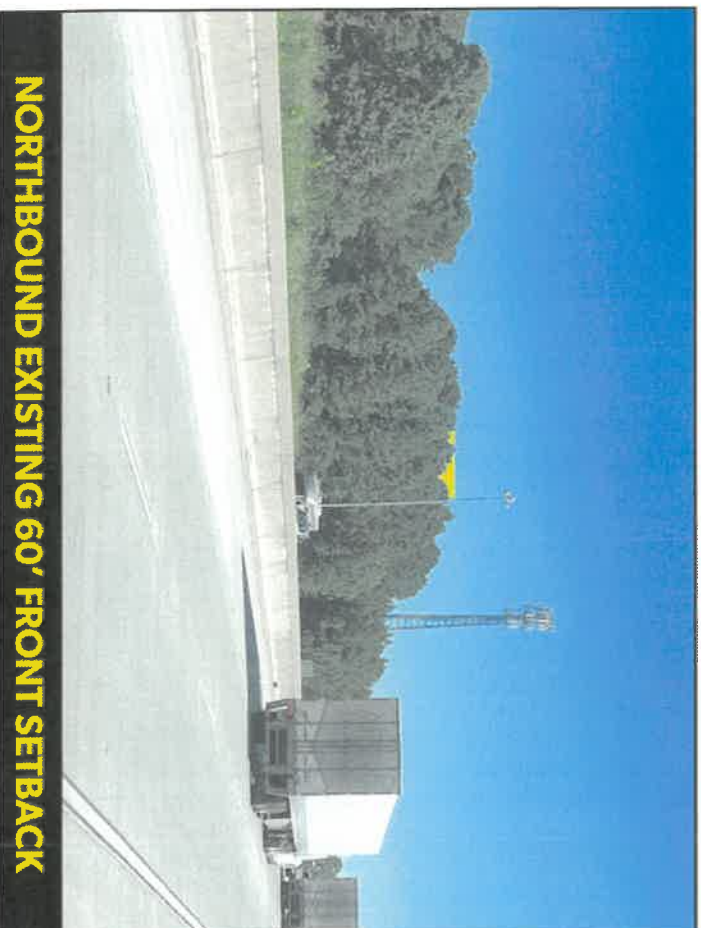
Applicant requests modification from the 60' front and 40' side setback for its approved Highway Sign to 25' front and 25' side setback to allow adequate visibility for both North and Southbound traffic.



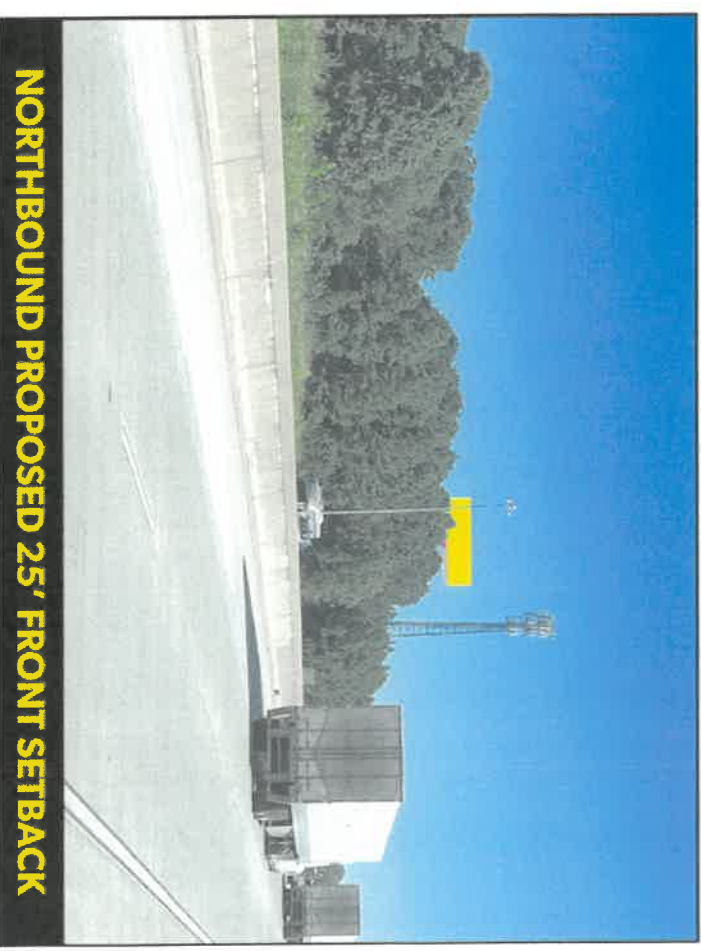
SOUTHBOUND EXISTING 60' FRONT SETBACK



SOUTHBOUND PROPOSED 25' FRONT SETBACK



NORTHBOUND EXISTING 60' FRONT SETBACK



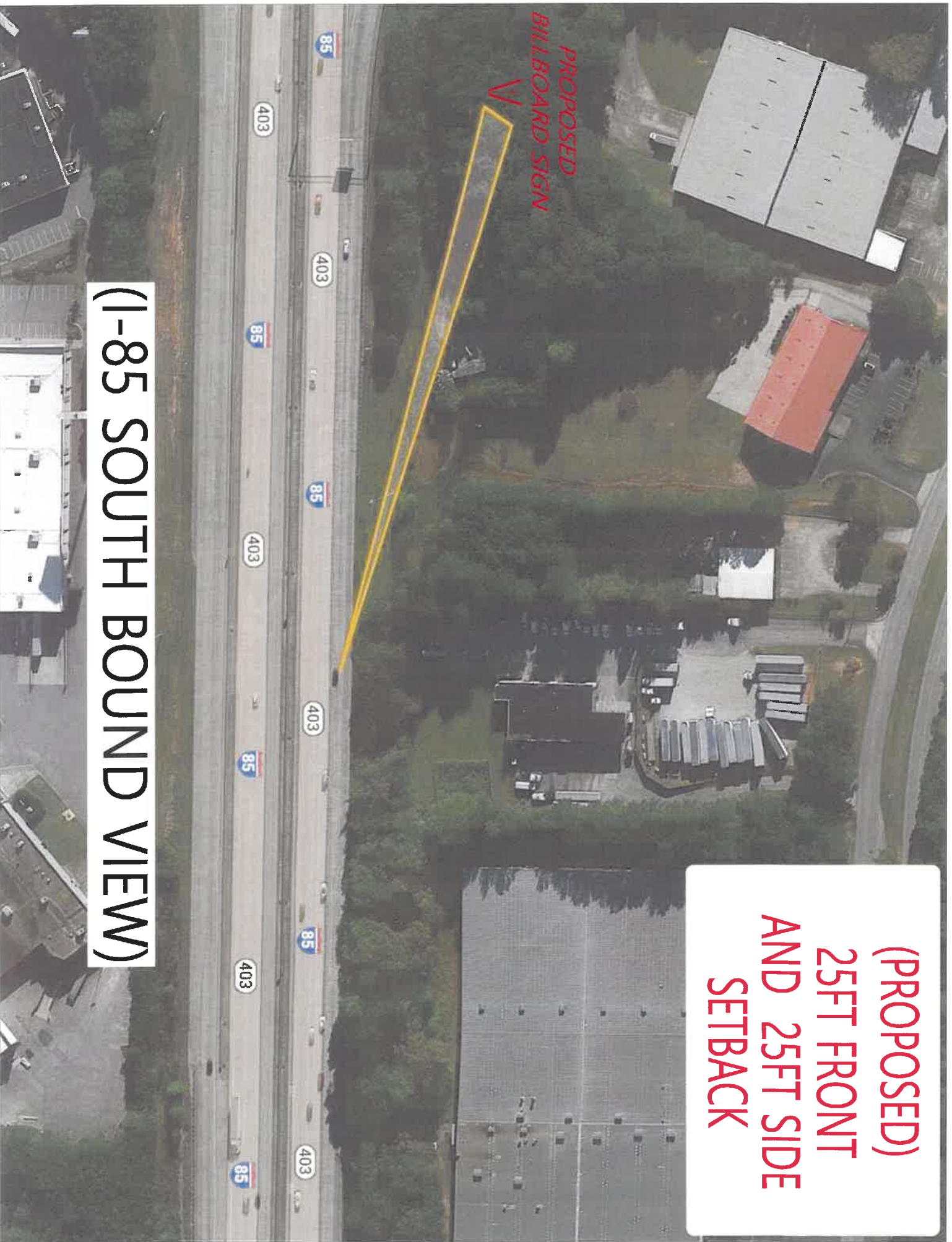
NORTHBOUND PROPOSED 25' FRONT SETBACK

(PROPOSED)
25FT FRONT
AND 25FT SIDE
SETBACK

PROPOSED
BILLBOARD SIGN



(I-85 SOUTH BOUND VIEW)



(EXISTING)
60FT FRONT
AND 40FT SIDE
SETBACK

PROPOSED
BILLBOARD SIGN

V

(I-85 SOUTH BOUND VIEW)



(PROPOSED)
25FT FRONT
AND 25FT SIDE
SETBACK

*PROPOSED
BILLBOARD SIGN*

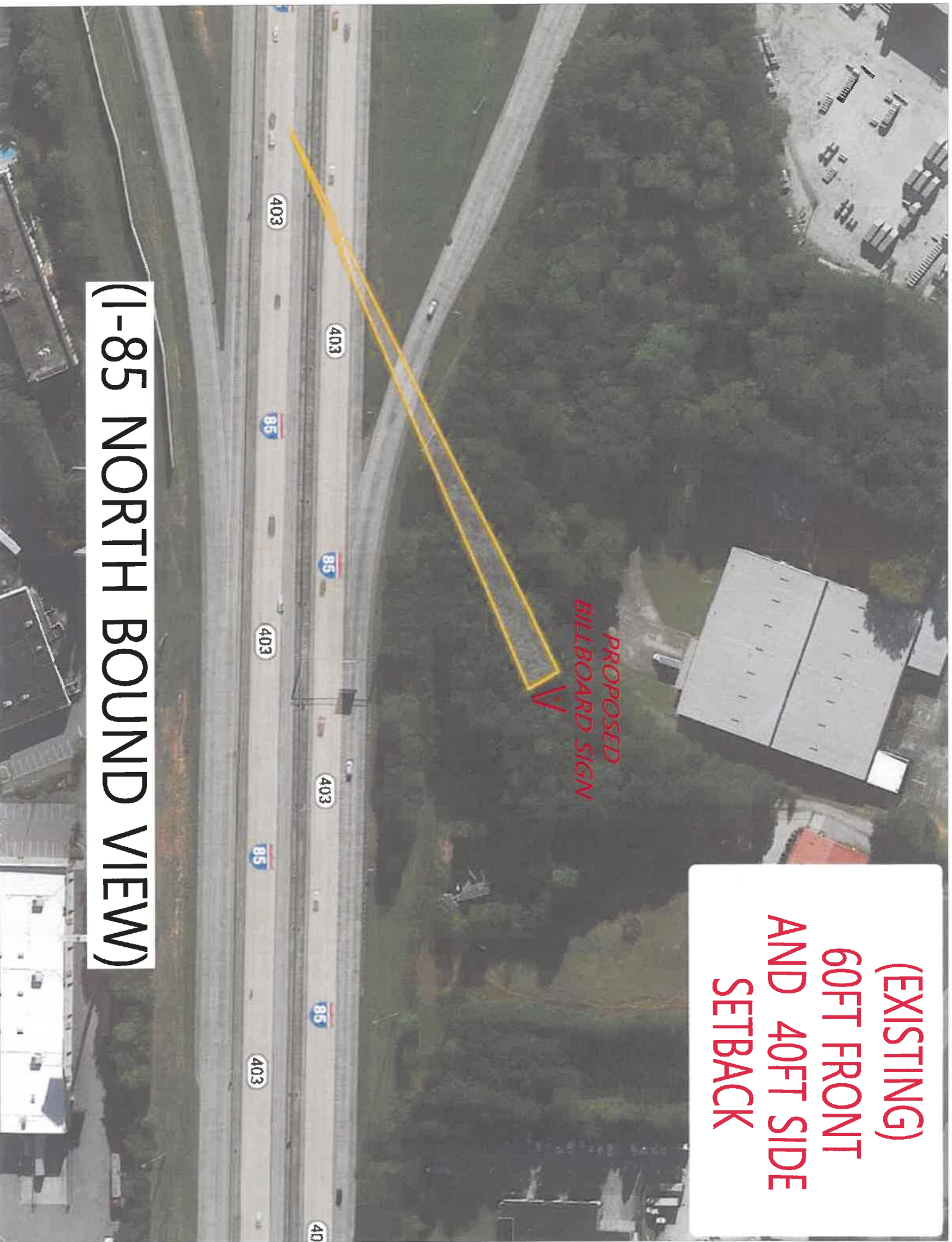
(I-85 NORTH BOUND VIEW)



(EXISTING)
60FT FRONT
AND 40FT SIDE
SETBACK

PROPOSED
BILLBOARD SIGN

(I-85 NORTH BOUND VIEW)



[illegible][illegible]

PLAY REVISION DESCRIPTION:
1. TO SHOW CITY LIMITS LINE OF N. HANNAH GEORGIA REVISION DATE: JUNE 04, 2022
2. TO SHOW PROPOSED SIGN LOCATION WITH DAWSON REVISION DATE: MAY 04, 2022
3. TO SHOW PROPOSED SIGN LOCATION WITH DAWSON NORTH OF PROPOSED SIGN 22 NORTH AND 23 EAST.



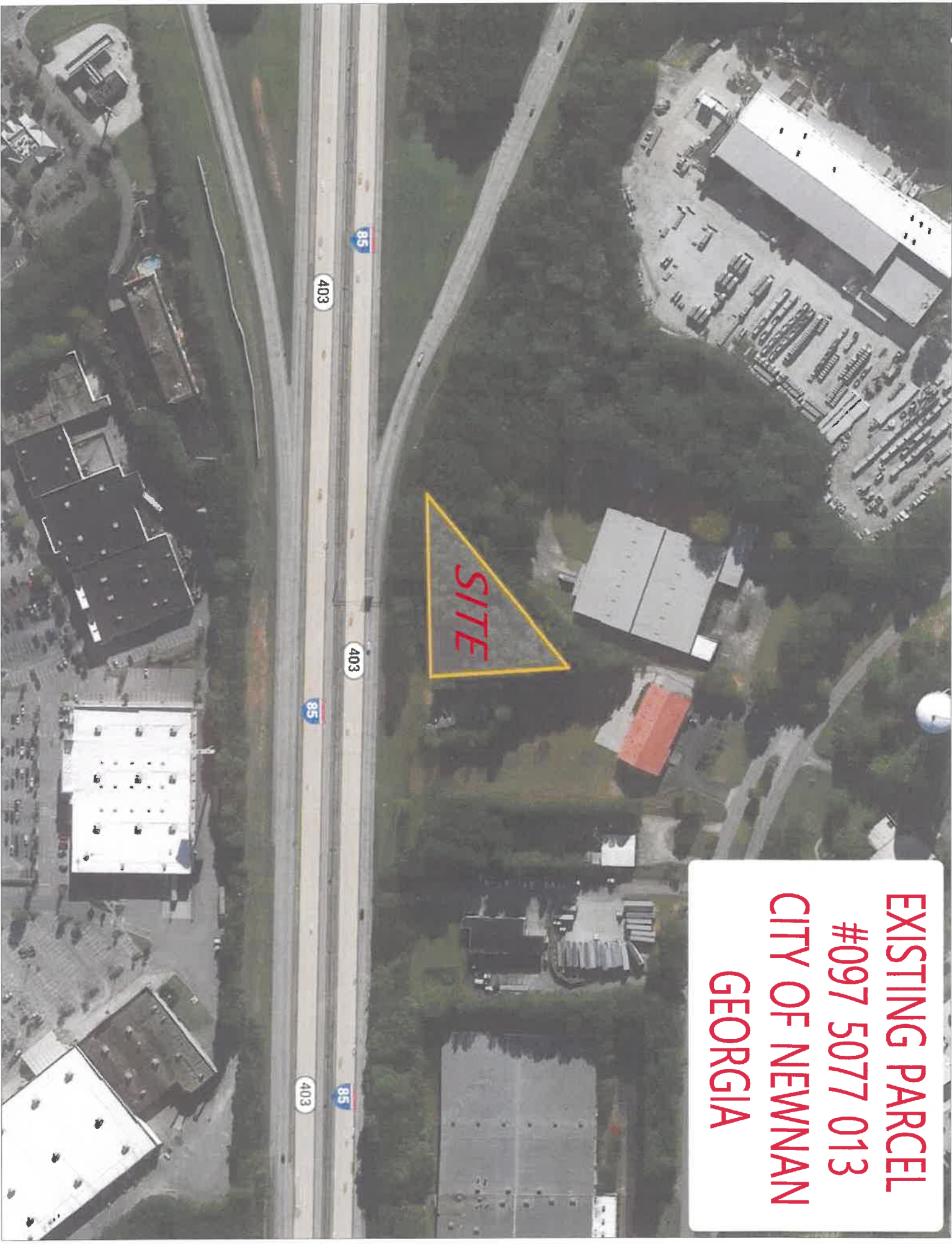
811
 Call before you dig.
 1-800-4-A-DIG



RETRACEMENT BOUNDARY SURVEY FOR:
**GEORGIA OUTDOOR ADVERTISING
& DONALD SPRAYBERRY ETAL**
PARCEL NUMBER: 097 5077 015 (ABANDONED OLD HWY 34)
LOCATED IN LAND LOT 77 OF THE 5TH LAND DISTRICT
SOUTHERN DISTRICT

DRAWING DATE:
06-01-2022
LAST FIELD WORK DATE:
05-27-2022
FILE LOCATION:
K:\mg\surveying\05_2022\Survey Area A
DWG FILE: SURVEY AREA A - BW
CRD FILE: SURVEY AREA A - BW
SCALE: 1"=40'

EXISTING PARCEL
#097 5077 013
CITY OF NEWNAN
GEORGIA





City of Newnan, Georgia – Planning Commission

Date: October 11, 2022

Agenda Item: 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)

Prepared and Presented by: Dean Smith, Senior Planner

REZONING ASSESSMENT

APPLICANT INFORMATION:

Southern Development, LLC
Josh Harris, Member
P.O. Box 73829
Newnan GA 30271

The applicant desires to develop the subject property for the stated purpose of placing a “food service container building” on the subject property. In order to accomplish this, the applicant is seeking an CGN (General Commercial District) zoning for 3.3 ± acres located on the corner of Jefferson Street and Anthony Drive.

SITE INFORMATION:

The site consists of 3.3± acres located on the corner of Anthony Drive and Jefferson Street. It is also identified as tax parcel id number N57D-096.

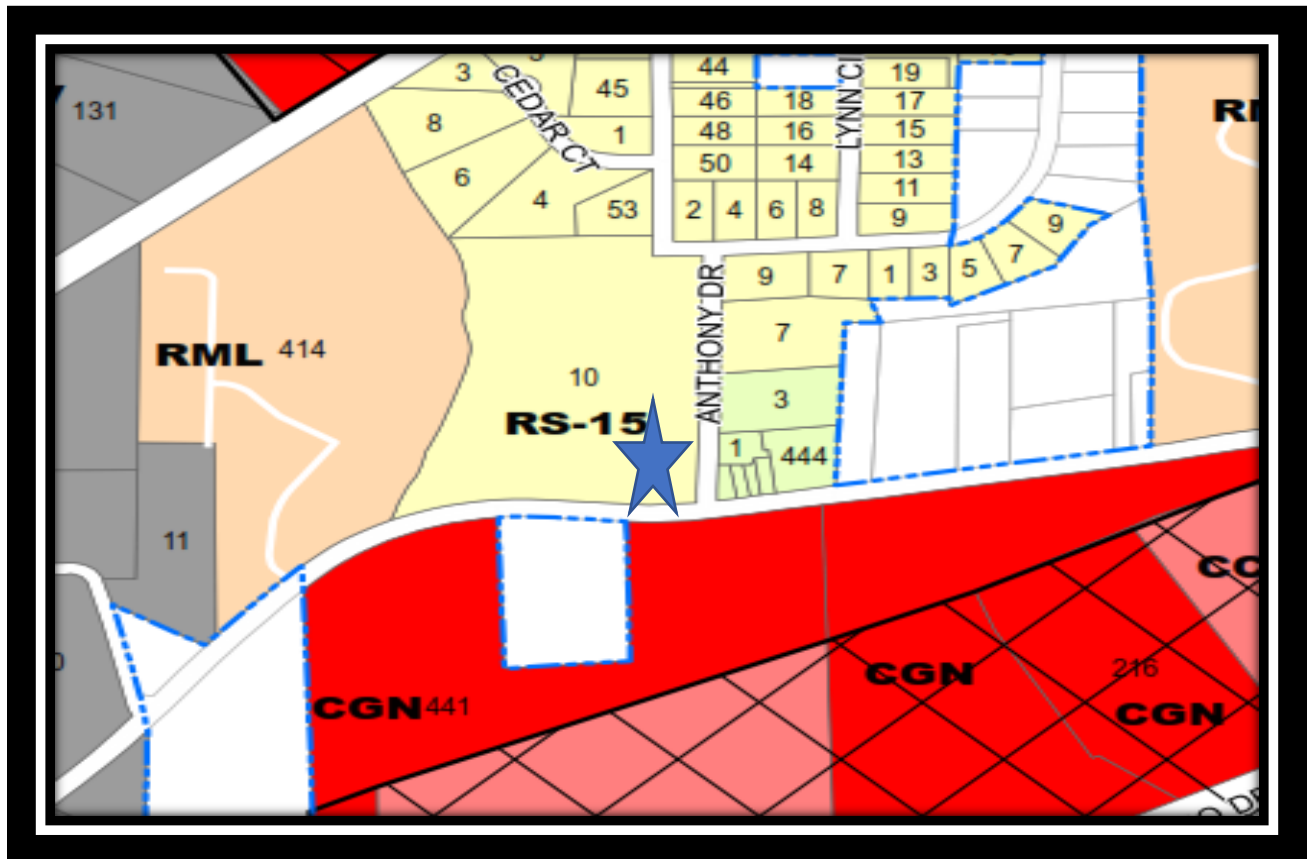
The site is currently undeveloped and zoned RS-15 (Suburban Residential Single-Family Dwelling District-Medium Density).



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 303 ± acres located at 420 Jefferson Street. The property is currently zoned RS-15 (Suburban Residential Single-Family Dwelling District-Medium Density) and the applicant is requesting CGN (General Commercial District) for the development of a food service business utilizing a modified cargo container as the structure.

The subject property is bordered by residential zoning on the East, North and West borders and on the south border, by an existing unincorporated island and commercially zoned property that is within the City limits.



STANDARDS:

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

- 1. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** The subject tract is bordered predominantly by residential zoning designations and uses. There is an apartment complex to the west and multifamily rentals to the east. The northern border is a single-family residential zoning district (RS-15). To the south of the subject site is an unincorporated island that is a residential use. Also, to the south of the subject property is undeveloped commercially zoned property (CGN).

Future Land Use Map identifies this tract as Built Community. Built Community is described as, "Areas that have been developed with a variety of residential buildings and nonresidential uses that provide goods and services to the surrounding neighborhoods. Future land uses within this area should closely mirror the built community as already established."

A food service/restaurant style operation does provide service and/or products to nearby residences and, from that perspective, falls within the parameters of the Built Community description. Jefferson Street also hosts a variety of uses, including industrial, heavy and general commercial, multifamily residential and single family residential.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

- 2. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?** The most significant impact resulting from this rezoning would be an expected increase in traffic. A traffic study was not warranted based upon the requirements of the ordinance, nor offered by the applicant. There will be an impact over the present use which is a vacant, undeveloped parcel; however, the total impact is unknown.

Staff Assessment – INSUFFICIENT DATA TO ASCERTAIN IMPACT ✗

- 3. Are there substantial reasons why the property cannot or should not be used as currently zoned?** The property is currently zoned for single-family residential development. There are environmental constraints on the property that limit the available area that can be developed, as illustrated on the survey and concept plans provided as an attachment to this report.

To date, the City has not been asked to review any proposed development for single-family houses, as allowed by the current zoning.

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

4. **Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** The proposed development is less than 250,000 square feet, so it did not meet the requirement for a community impact study nor a traffic study. However, we have asked various City Departments to provide their input on the impact the proposed project would have.
- **Police:** Police Chief Blankenship has indicated that any additional calls for service incidental to the proposed development could be absorbed by current staff and resources.
 - **Fire:** Fire Chief Brown indicates that the proposed development will have very little impact on the fire department and they should be able to provide service with existing staff and resources.
 - **Newnan Utilities:** Scott Tolar with Newnan Utilities states that they can provide service but reserve the right to require more information before making an appropriate decision on the project. This additional information would primarily include the end user and type of food service provider that will be on the subject property.
 - **Engineering:** Michael Klahr, Director of Engineering Services for the City of Newnan has provided the following: “No encroachment is permitted in the floodway...For this parcel, the floodway approximates the 100 year floodplain boundary as shown (below), therefore the path as shown is not permitted....”

416-428 Jefferson St, Newnan, Georgia,
30263



High Risk Zone AE

Current Flood Zone:	AE FLOODWAY
*Probability of Flooding (30-Year Period):	Not Available
Base Flood Elevation:	195.4 ft
Lowest Adj Grade:	Not Available
Preliminary Flood Zone:	Not Available
Flood Zone Change Type:	Not Available

Location Information

Panel:	13077C0144D
Watershed:	Middle Chattahoochee-Lake Harding
County:	COWETA
Community ID:	13077C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-HAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at: <https://www.fema.gov/national-flood-insurance-program>

Nature Doesn't Read Flood Maps

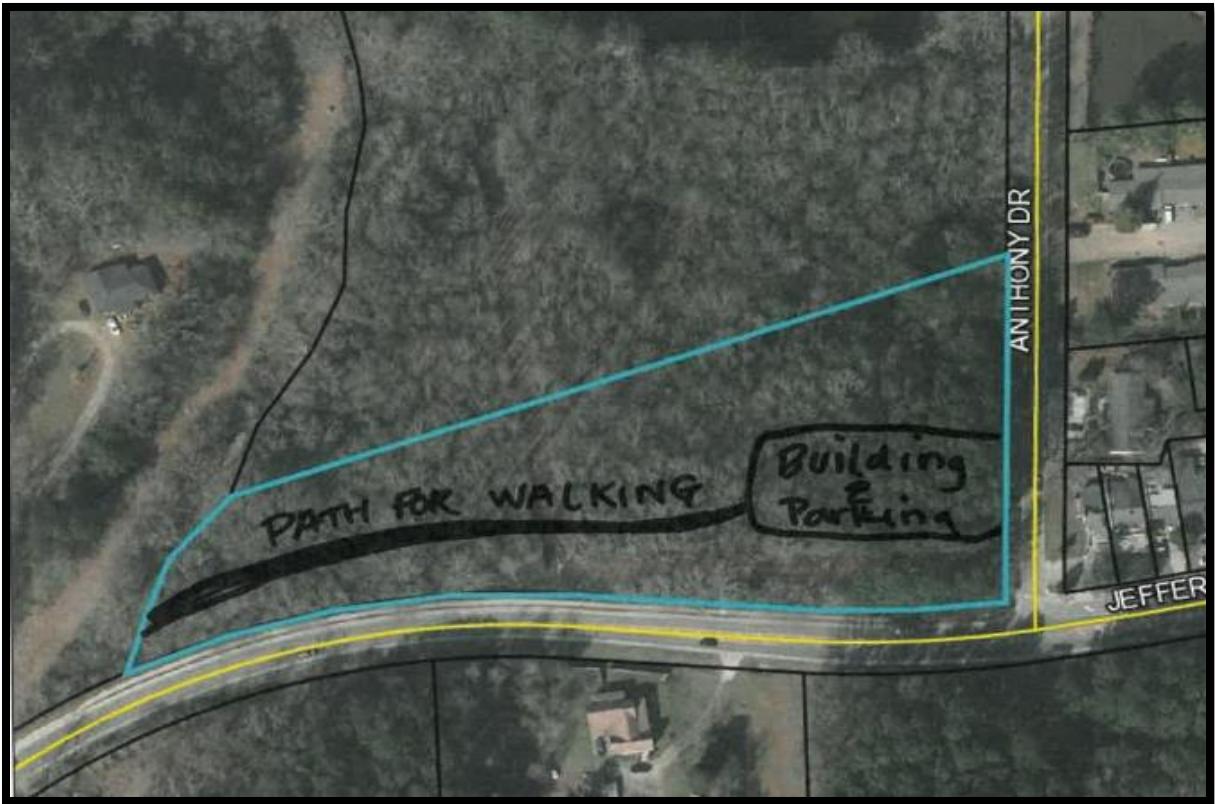
Many people don't understand just how risky the footprint can be. There is a greater than 26% chance that a non-located home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of lot location, not extent of structure(s).



Additionally, Engineering comments further: "The parking area will need to meet ADA (Americans with Disabilities Act) standards for surface, slopes, and number of accessible parking spaces...the driveway connection to Anthony Drive to meet development standards, primarily in width and proximity to Jefferson Street....The stormwater ordinance will apply if the development creates 5,000 square feet or more of impervious area, including building and parking lot...."

- Traffic: A traffic impact study was not warranted based upon the requirements of the ordinance, nor was a traffic study offered by the applicant; therefore, a traffic impact study is not included as a part of this application.
- Coweta County Schools: Since the project will be commercial and not involve an increase to residential units in the area, there would be no additional impact on schools.

Staff Assessment – PROJECT IS ESTIMATED TO HAVE A MINIMUM IMPACT ON SERVICE PROVISIONS ✓

5. **Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?** The Future Land Use Map shows this property as Built Community. Built Community is described as, "Areas that have been developed with a variety of residential buildings and nonresidential uses that provide goods and services to the surrounding neighborhoods. Future land uses within this area should closely mirror the built community as already established."

A food service/restaurant style operation does provide service and/or products to nearby residences and from that perspective, falls within the parameters of the Built Community description. Jefferson Street also hosts a variety of uses, including industrial, heavy and general commercial, multifamily residential and single family residential.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS BUILT COMMUNITY ✓

6. **Is the proposed use consistent with the purpose and intent of the proposed zoning district?** Currently, the existing zoning would not support a commercial establishment. The proposed zoning designation of General Commercial District (CGN) does support a food service establishment.

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

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

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

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

The area in question is predominantly residential in nature and by zoning. There is commercial opportunity directly across Jefferson Street from the proposed site, so an extension of commercial zoning is not unreasonable. There are concerns as to how a blanket CGN zoning may impact residential properties nearby. While the applicant states their purpose would be to establish a food service container structure, a CGN zoning designation without conditions would open the property to numerous potential other uses in the future. Staff feels that by limiting this request to CGN for the food service container building as described in the application, would bring more balance between maintaining the existing character of the residential area and provide a transition between residential and commercial uses. If there was a desire to change the use in the future, the applicant would have to request another rezoning, allowing for public input.

This site is limited by natural features, topography and floodplain that restrict development to a small, area of land as illustrated by the applicant on which the proposed product type of a food service container building would fit.

Staff Assessment – THE PROPOSED PROJECT DOES REFLECT A REASONABLE BALANCE, IF THE REZONING IS APPROVED WITH CONDITIONS ✓

SUMMARY OF STANDARD ASSEMENT:

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

ADDITIONAL REGULATORY CRITERIA TO CONSIDER:

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

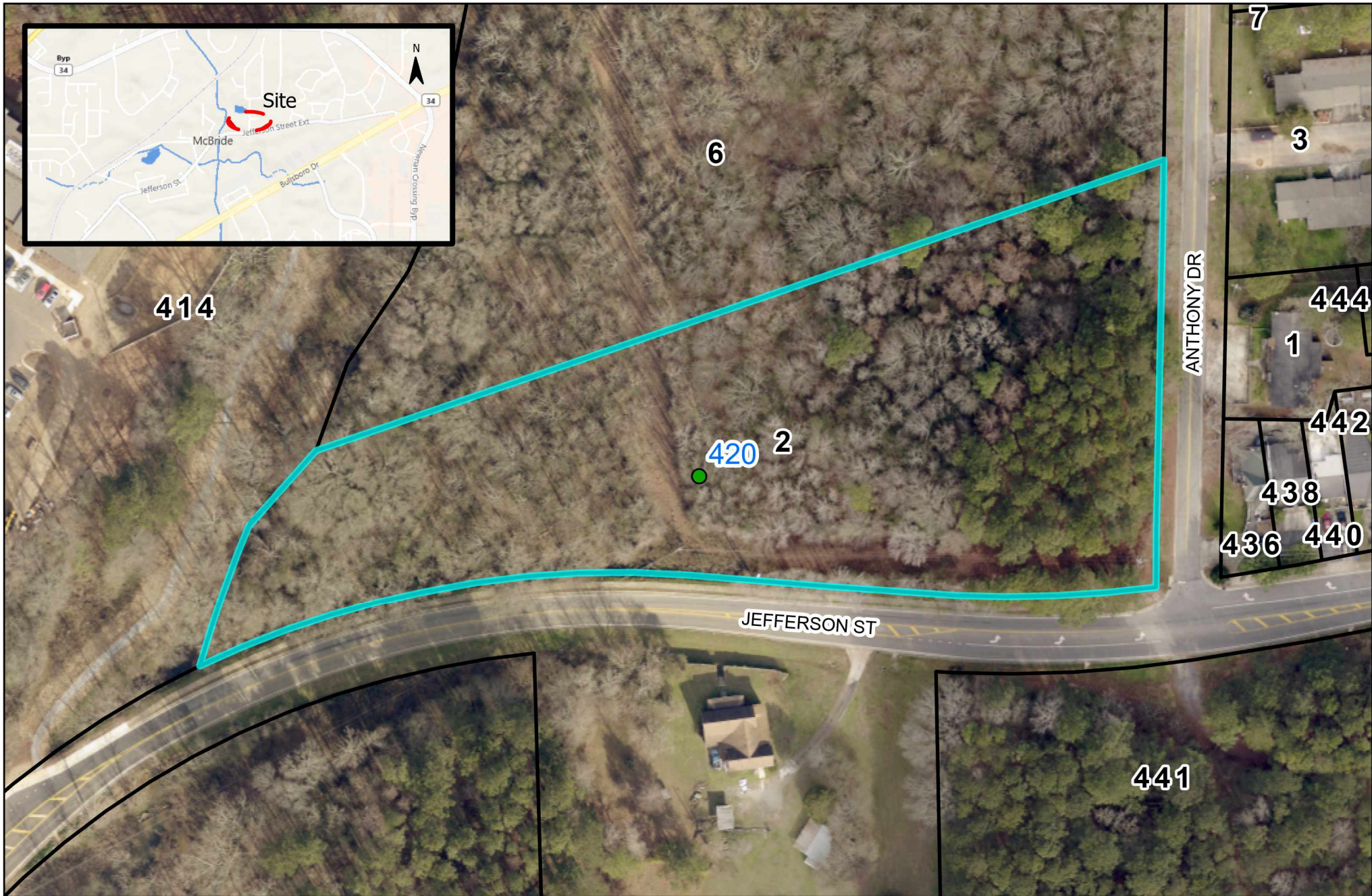
- Graphic representation of existing tree canopy;
- descriptive written or labeling information about existing tree canopy;
- total number of acres;
- number of disturbed acres;

ATTACHMENTS: Application for Rezoning
Objection letter









CITY OF NEWNAN



NEWNAN
GEORGIA

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

Project Location

1 = 1,200 feet

Date: 9/6/2022 10:22 AM



Project Location

City Limits

Parcel # N57D 096

ADDRESS

420 JEFFERSON ST
Newnan, GA 30263



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 Southern Development LLC

Mailing Address P.O. Box 73829, Newnan, Ga 30271

Telephone 803-605-8396 Email: jharris@jbharris.com

Property Owner (Use back if multiple names) same as applicant

Mailing Address _____

Telephone _____

Address/Location of Property 420 Jefferson Street - corner of Jefferson St Ext & Anthony Dr

Tax Parcel No.: N57D 096 Land Lot 55

District/Section 5th Size of Property (Square Feet or Acres) 3.3 acres

Present Zoning Classification: RS-15 Proposed Zoning Classification: CGN

Present Land Use: Vacant 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 growth of Bullsboro Dr/Hwy 34 has extended to and beyond this parcel and this parcel would not be desirable for single family residential use.

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? It is a large corner lot with sidewalks that run from downtown to Hwy 34 and is surrounded on 3 sides by Commercial & Multi-family. The residential parcel that is adjacent is separated by a large wooded buffer and is accessed via a different street. With so many Commercial businesses, apartment complexes, medical offices, school & day care and other consumer destinations close by, this parcel is ideal for something that will serve the local community and is line with the Built Community area that is designated on the Future land use map.

Please attach all the following items to the completed application and must also be furnished in digital, pdf format:

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 survey (1) hard copy in an 18" x 24" format and one copy in a pdf digital file format.
6. Completed Proffered Conditions form.
7. Completed Disclosure of Campaign Contributions and Gifts form.
8. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.
9. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
10. A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 200,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-Family proposals in excess of 150 units

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

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

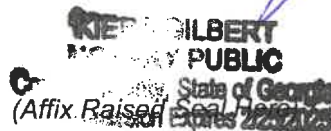
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

19 day of August, 2022

Signature of Applicant

Kiera Gilbert
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE : _____

RECEIVED BY: _____

DATE OF FILING: _____

FILING FEE RECEIVED: _____

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____



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.)

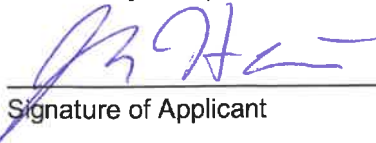
Please list any written proffered conditions below:

See letter of intent and attached p concept plans.

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

Examples of the proposed structure type & design are attached.

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



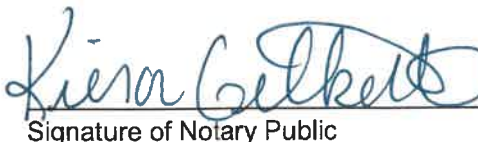
Signature of Applicant

Josh Harris Member

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 8/19/20

Signature of Notary Public Date

KIERA GILBERT
NOTARY PUBLIC
Coweta County, State of Georgia
My Commission Expires 2/25/2025

Southern Development LLC
Josh Harris, Member
803-605-8396
jharris@jbharris.com

August 17, 2022

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

RE: Southern Development LLC Application to Amend Zoning Map
Approximately 3.3 acres located at 420 Jefferson Street – corner of Jefferson St Ext & Anthony Dr

Dear Ms. Dunnavant:

Southern Development LLC is the owner and applicant for the rezoning application of 420 Jefferson Street, Newnan, GA 30263, parcel N57D 096. The property is approximately 3.3 acres with Wahoo Creek as the Western property line. A large portion of the property is in flood plain and the corner would be the area most suitable for development. The site is served by city water and sewer and has sidewalk access all the way to downtown Newnan and to many commercial businesses on and off Jefferson Street and shopping centers on Bullsboro Drive. The current zoning is RS-15 and the requested new zoning is CGN. The property is currently surrounded by Residential, Multi-Family, Commercial & Industrial properties. The City of Newnan Comprehensive Plan designates the Future Land Use of this property as "Built Community" which is defined as "Areas that have been developed with a variety of residential dwellings and nonresidential uses that provide goods and services to the surrounding neighborhoods." This is in keeping with the proposed use of the property as described below.

We are proposing a small food service container building of no more than 2000 square feet with lots of green space and tables and benches to enjoy the natural beauty of the wooded area and Wahoo Creek. The use would serve the local community and all the nearby residents who could walk, bike, etc. to the site and enjoy a cup of coffee or other beverages and/or light bites of food.

Attached are several examples of structures similar in style and size to the type that we are proposing. One of the examples is actually located at 23 E. Broad Street across from the Coweta County Administration Building in downtown Newnan.

Thank you in advance for your consideration. We look forward to working with the City of Newnan on this proposal. If there are any questions about the application and materials submitted, or should you require any additional information, please contact me.

Respectfully,

Josh Harris, Member
Southern Development LLC

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

THIS INDENTURE, Made this 15th day of April, 2021 between **JOSEPH WAINSCOTT**, of the first part, and **SOUTHERN DEVELOPMENT, LLC, a Georgia Limited Liability Company**, of the State of Georgia and of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten (\$10,00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following property to-wit:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 55 OF THE 5TH LAND DISTRICT OF COWETA COUNTY, GEORGIA BEING SHOWN AS AREA CONTAINING 11.82 ACRES ON SURVEY PREPARED FOR ELIZABETH JOHNSON, RECORDED IN PLAT BOOK 99, PAGE 171, COWETA COUNTY, GEORGIA RECORDS. REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE ACCURATE DESCRIPTION OF THE PROPERTY HEREIN CONVEYED.

SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 parties of the second part, their heirs and assigns, forever, in Fee Simple.

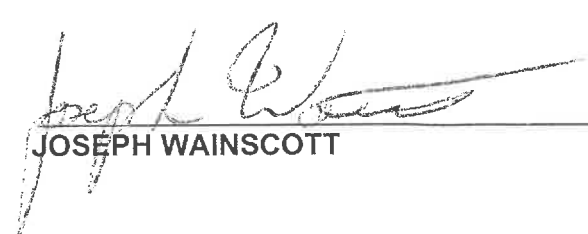
AND THE SAID party of the first part warrants the title to same against the lawful claims of all persons claiming by, through or under grantor, but not otherwise,

Whenever there is a reference to said party of first part and said party of the second part, the singular includes plural and the masculine include the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

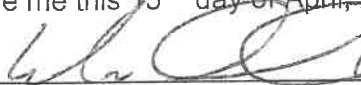
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year above written.

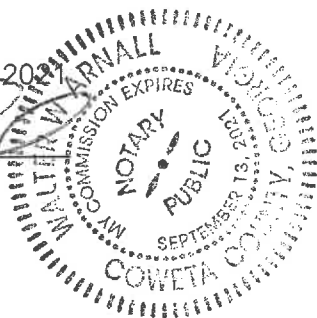
Signed, sealed and delivered in presence of:


WITNESS


JOSEPH WAINSCOTT

Sworn to and subscribed
before me this 15TH day of April, 2021


Notary Public





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 Southern Development LLC by Josh Harris, Member

Telephone Number 803-605-8396

Address of Subject Property 420 Jefferson Street - corner of Jefferson St Ext & Anthony Dr

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


Signature of Property Owner

Personally appeared before me

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


Notary Public

8/19/2022
Date

KIERA GILBERT
NOTARY PUBLIC
Coweta County, State of Georgia
(Affix Seal Here) Commission Expires 2/25/2025

RESERVED FOR CLERK OF SUPERIOR COURT

REFERENCE:
DEED BOOK 307 PAGE 328
DEED BOOK 100 PAGE 132
PLAT BOOK 100 PAGE 132
DEED BOOK 287 PAGES 314-321 (ROW)
PLAT BOOK 72 PAGE 240

ADDRESS:
2 ANTHONY DRIVE
NEWMAN, GEORGIA 30263
OR
420 JEFFERSON STREET
NEWMAN, GEORGIA 30263

OWNER:
SOUTHERN DEVELOPMENT LLC
P O BOX 73829
NEWMAN, GA 30271
DEVELOPER:
SOUTHERN DEVELOPMENT LLC
P O BOX 73828
NEWMAN, GA 30271

BOUNDARY SURVEY FOR: SOUTHERN DEVELOPMENT, LLC

LAND LOT 55
5TH DISTRICT
COWETA COUNTY, GEORGIA
CITY OF NEWMAN

HARBUCK LAND SURVEYORS, INC

LAND SURVEYOR FIRM NO. 959
WILLIAM G. HARBUCK
GEORGIA REGISTERED LAND SURVEYOR NO. 3006
53C JEFFERSON STREET
NEWMAN, GA 30263
770-233-5585
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE: 1" = 100'
01/19/2022
FIELD WORK: 01/02/2022

SURVEYOR NOTES

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

2. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.

4. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.

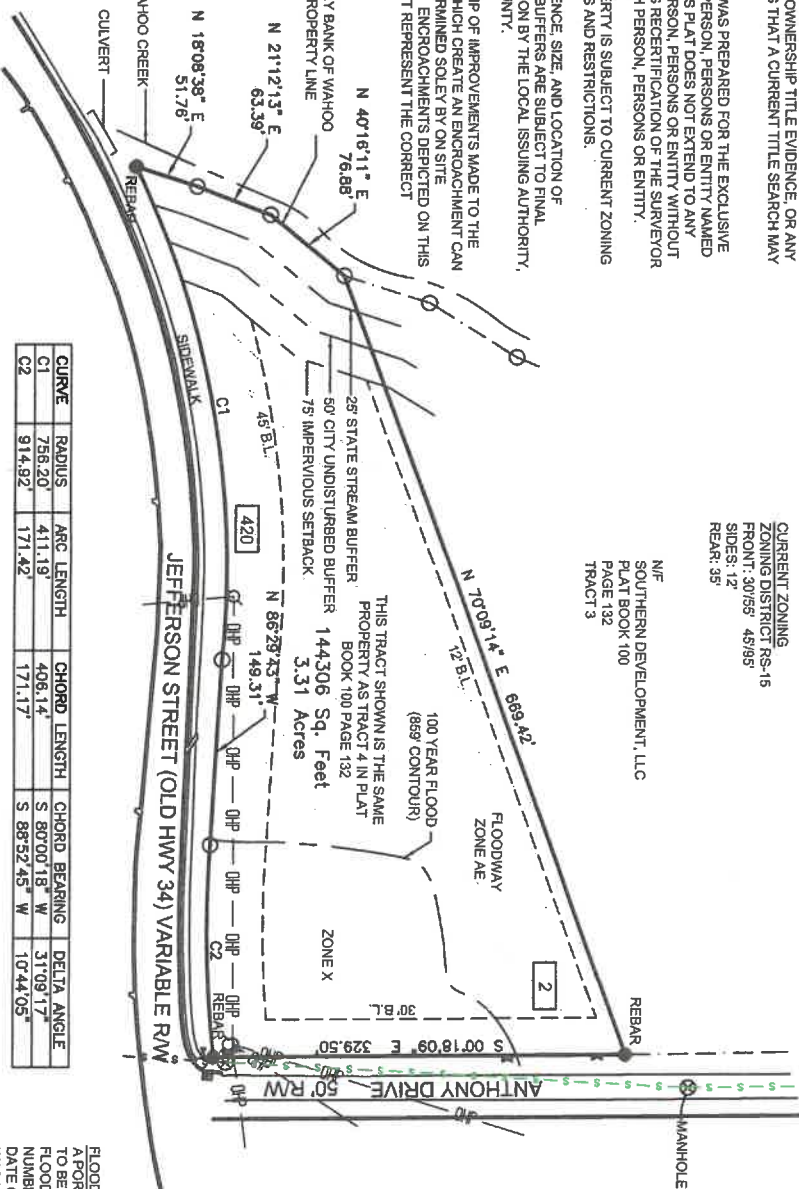
5. OWNERSHIP OF IMPROVEMENTS MADE TO THE PROPERTY WHICH CREATE AN ENCROACHMENT CAN NOT BE DETERMINED SOLELY BY ON SITE INSPECTION. ENCROACHMENTS DEPICTED ON THIS PLAT MAY NOT REPRESENT THE CORRECT OWNERSHIP.

NOTE

THE PURPOSE OF THIS PLAT IS FOR REZONING.

CURRENT ZONING
ZONING DISTRICT RS-15
FRONT: 307'55" 45/195'
SIDES: 12'
REAR: 35'

N/F
SOUTHERN DEVELOPMENT, LLC
PLAT BOOK 100
PAGE 132
TRACT 3



- ### LEGEND
- IRON PIN FOUND
 - IRON PIN SET
 - PROPERTY CORNER
 - POWER POLE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - WATER METER
 - DROP INLET
 - MANHOLE
 - HARDWOOD TREE
 - PINE TREE
 - WATER VALVE
 - SANITARY SEWER

BEARINGS ARE BASED ON GRID
NORTH GEORGIA WEST ZONE

FLOOD NOTE
A PORTION OF THIS PROPERTY WAS FOUND TO BE LOCATED WITHIN FLOOD ZONE AE AND X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 130770144D WHICH BEARS AN EFFECTIVE DATE OF 02/06/2013. THE 859' CONTOUR ELEVATION WAS USED PER THE FIRM MAP LISTED ABOVE AND THE 859' CONTOUR WAS LOCATED IN THE FIELD ONLY IN THE AREA SHOWN. ZONE AE HAS BEEN SHOWN WITH HATCHING WHILE ALL OTHER AREAS ARE ZONE X.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 82,774 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 441,829 FEET. THE TYPE OF EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF SAID MAP OR PLAT IS AN ELECTRONIC TOTAL STATION.



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

W.G. Harbuck

WILLIAM G. HARBUCK, GA. R.L.S. #3006

NOTE
THE PURPOSE OF THIS PLAT IS FOR
REZONING.

SITE PLAN

SURVEYOR NOTES
1. SURVEYOR HAS MADE NO INVESTIGATION OR
INDEPENDENT SEARCH FOR EASEMENTS OF
RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY
OTHER FACTS THAT A CURRENT TITLE SEARCH MAY
DISCLOSE.
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USE OF THE PERSON, PERSONS OR ENTITY NAMED
HEREON. THIS PLAT DOES NOT EXTEND TO ANY
UNNAMED PERSON, PERSONS OR ENTITY WITHOUT
THE EXPRESS RECERTIFICATION OF THE SURVEYOR
NAMING SUCH PERSON, PERSONS OR ENTITY.
3. THIS PROPERTY IS SUBJECT TO CURRENT ZONING
REGULATIONS AND RESTRICTIONS.
4. THE EXISTENCE, SIZE, AND LOCATION OF
IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL
DETERMINATION BY THE LOCAL ISSUING AUTHORITY,
CITY, OR COUNTY.
5. OWNERSHIP OF IMPROVEMENTS MADE TO THE
PROPERTY WHICH CREATE AN ENCROACHMENT CAN
NOT BE DETERMINED SOLELY BY ON SITE
INSPECTION. ENCROACHMENTS DEPICTED ON THIS
PLAT MAY NOT REPRESENT THE CORRECT
OWNERSHIP.

CURRENT ZONING
ZONING DISTRICT RS-15
FRONT: 30'/55' 45'/95'
SIDES: 12'
REAR: 35'

N/E
SOUTHERN DEVELOPMENT, LLC
PLAT BOOK 100
PAGE 132
TRACT 3

RESERVED FOR CLERK OF SUPERIOR COURT

REFERENCE
DEED BOOK 307 PAGE 326
PLAT BOOK 100 PAGE 132
PLAT BOOK 16 PAGE 179
DEED BOOK 287 PAGES 314-321 (ROW)
PLAT BOOK 12 PAGE 240

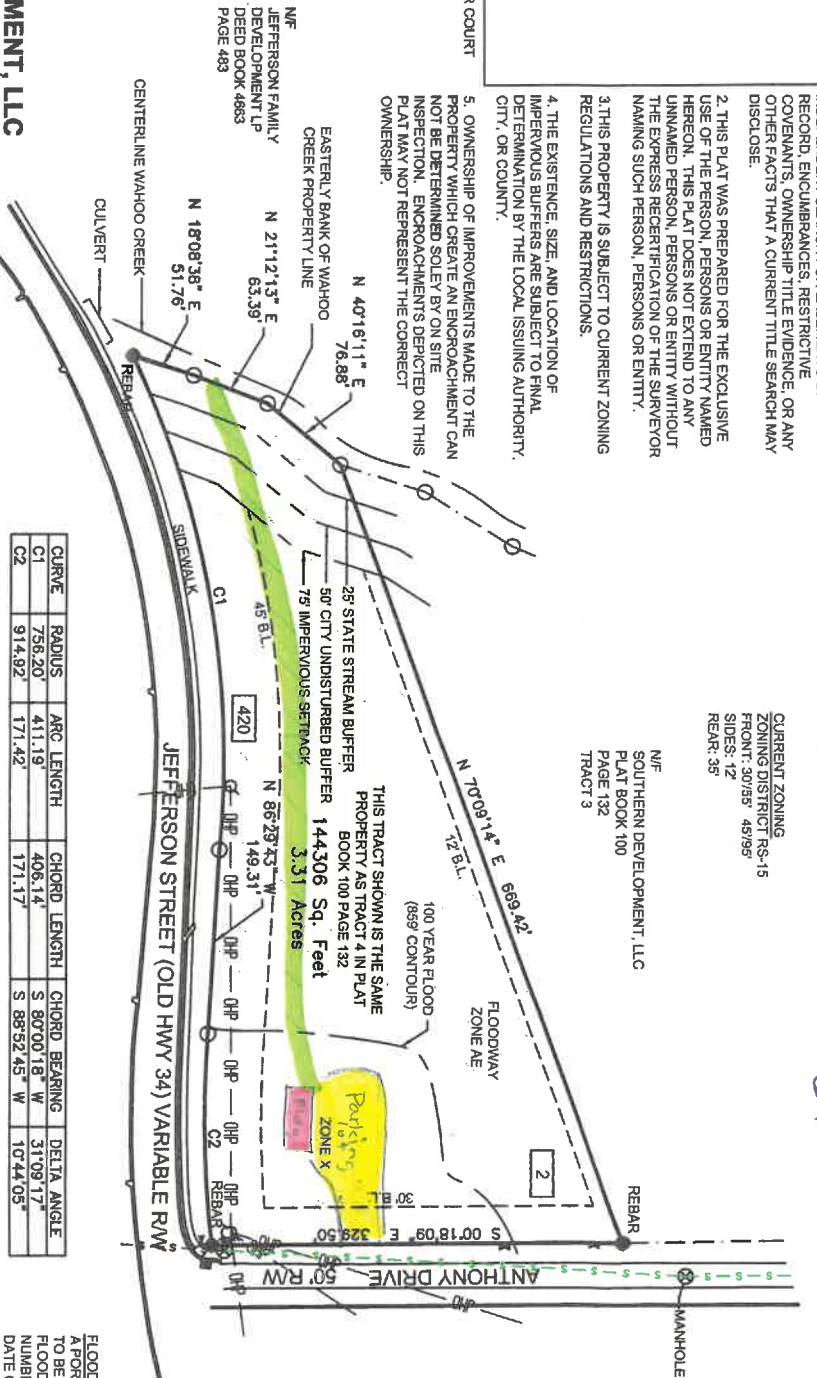
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P O BOX 73829
NEWMAN, GA 30271
DEVELOPER:
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LAND LOT 55
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NEWMAN, GA 30263
770-253-5585
HARBUCKLANDSURVEYORS@GMAIL.COM
SCALE: 1" = 100'
01.19.2022
FIELD WORK: 01.02.2022



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	756.20'	411.19'	406.14'	S 80°00'18" W	31°09'17"
C2	914.82'	171.42'	171.17'	S 88°52'45" W	10°44'05"



GRAPHIC SCALE IN FEET



WILLIAM G. HARBUCK, GA. R.L.S. #3006

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William G. Harbuck

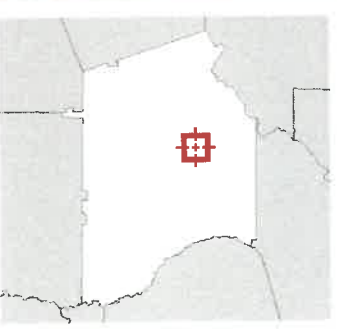
BEARINGS ARE BASED ON GRID
NORTH GEORGIA WEST ZONE

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY CORNER
- POWER POLE
- FIRE HYDRANT
- TELEPHONE PEDSTAL
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DATE OF 02/06/2013. THE 859 CONTOUR ELEVATION
WAS USED PER THE FIRM MAP LISTED ABOVE AND THE
859 CONTOUR WAS LOCATED IN THE FIELD ONLY IN
THE AREA SHOWN. ZONE AE HAS BEEN SHOWN WITH
HATCHING WHILE ALL OTHER AREAS ARE ZONE X

Overview



Legend

- ☐ Parcels
-  Roads



Parcel ID	N57D 096	Owner	SOUTHERN DEVELOPMENT LLC	Last 2 Sales
Class Code	Residential		PO BOX 73829	Date
Taxing District	NFWM/NAN OR ANNEX		NFWM/NAN, GA 30271	Price
				4/15/2021
				0
				Reason
				04
				Qual
				U



LOCATED IN NEWMAN
23 East Broad Street







科瑞杰斯





To: Mr. Chris Cole, Ms. Tracy Dunnavant, City of Newnan
Planning Commission Members and Chair,

I have lived on Lynn Circle for twenty-seven years. It is a quite and wonderful place to live and a lot of people do not know it is there. Over the years many of the home owners have passed away or moved and there has been new transition to home owners and renters. We have great people who live in this community from older to young couples, family with kids single people, English speaking and Spanish speaking people. We all choose to live here in a RESIDENTIAL neighborhood.

Southern Development LLC bought the property of our elderly neighbor and split the property into four sections. The property in question for the rezoning, along with 6 and 10 Anthony Drive. The purchase was made knowing that it was residential property. In the applications it was stated "The growth of Bullsboro has extended to and beyond this parcel and that this parcel would not be desirable for single family residential use." Is just not true. On Jefferson Street the whole mid-section is houses, apartments, pasture and woodland area. In this housing market a house where the request for the shipping container to be placed would work fine. People are begging for homes that fit that bill. I know they are flippers but they need to be builders. It is not fair to the City of Newnan to start setting precedents for builders or investors who do not want to finish a job to re-zone and stick a shipping container on a property. We need homes not shipping containers.

Southern Development LLC owners did not present any information in their request which is concerning. There is no impact study on the following issues.

- 1. The flooding on Anthony, this has always flood during be rains.
There is no flood information from the US Army Corp of Engineers, no reports on Georgia Wetlands, or Georgia Stormwater Management Ordinance for the City of Newnan

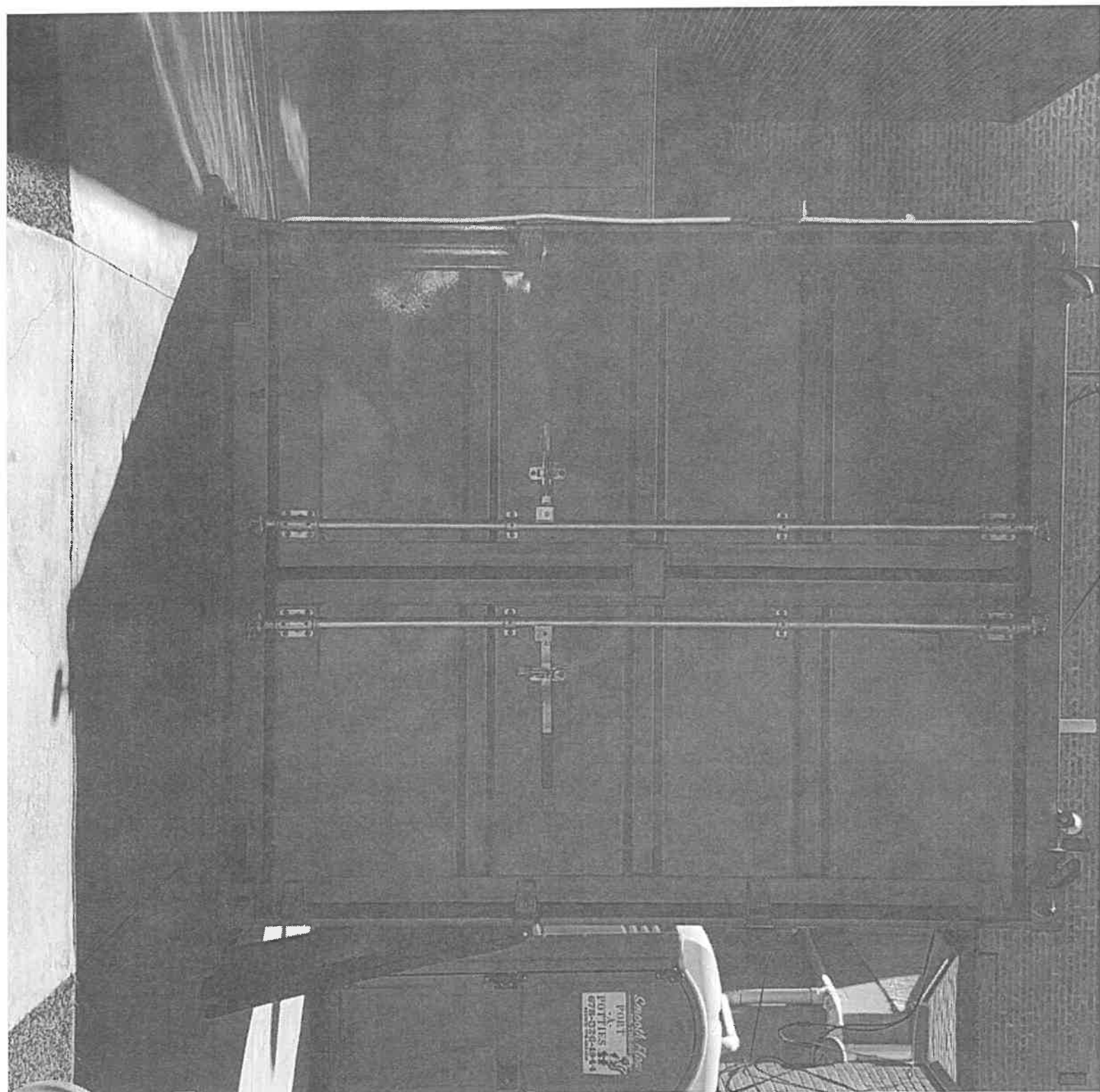
2. There is no impact study on “people just hanging out drinking coffee”
3. Regulatory criteria to consider: In February 2022, Newnan City Council adopted a revised Tree Conservation and Landscape Ordinance Section 10-84 that requires that any application for rezoning must include a Preliminary Tree Management Plan. This plan shall show the existing location and general tree canopy and shall also specify which areas are proposed to be conserved and or replanted. There is no such document with this application.

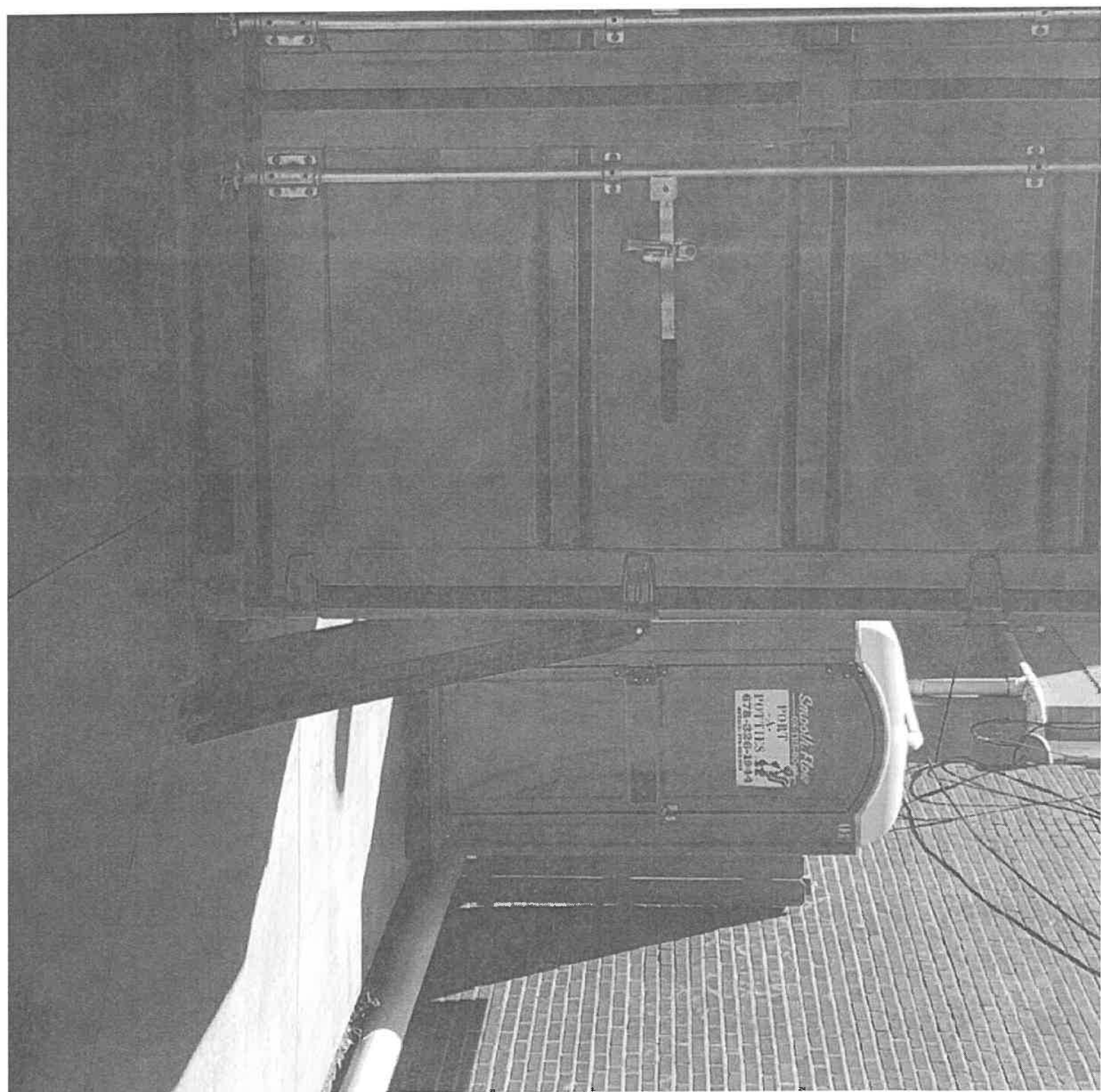
For their example of the projected project a picture of the Wow Snow located at 23 East Broad Street was used. This is great for Wow Snow because it is in a commercial area and has the industrial look. However, they did not enclose pictures of how it looks when there is no one there. It looks like a shipping container that has been painted pink with a port a pot. I really don't think that has a pleasing look for our neighborhood after seeing trees of green. I have also enclosed pricing of what these containers cost and the is a subpar idea at best. My question is, if they had built in Summer Grove would they have submitted the same idea? To show the impact of one business, so that there is actually facts about drinking coffee and eating hamburgers, I picked a place we all use that is less than ½ mile away. Racetrack. Great place, stop for gas, get peanut butter yogurt, set on the patio area at lunch and eat pizza. (Except for the gas the concept of which they are presenting.) I have enclosed the sixteen pages of 911 calls of the incidents that have taken place over the last year of fights, homeless problems, suspicious subjects, assaults and psychiatric patient problems. There is truth to if you build it they will come! The other concern is for the future. If this is zoned commercial this could be sold anytime for anything.

Newnan has done a wonderful job of providing trails and parks and places for people to go. We all love the link! If the Southern Development LLC wants to donate the land in question to Newnan for a tax write off and Newnan be in charge, I am sure it would work well for us all however if not this needs to stay as intended which is residential and a house (which will sell) needs to be built.

Enclosing, please deny both of these request, re-zoning and shipping container as this is not a safe, compatible with our neighborhood nor a good comprehensive plan. Thank you.

Annette Dalton







Cost of purchase of container:



20ft Used Container

~~\$2,649~~ \$2,599 from Atlanta, GA

Prices differ per location and are subject to change. Fill in your zip code to see your best price below. Prices excl. tax


NYK LOGISTICS
MIGACARRIR

22 G1

2957979

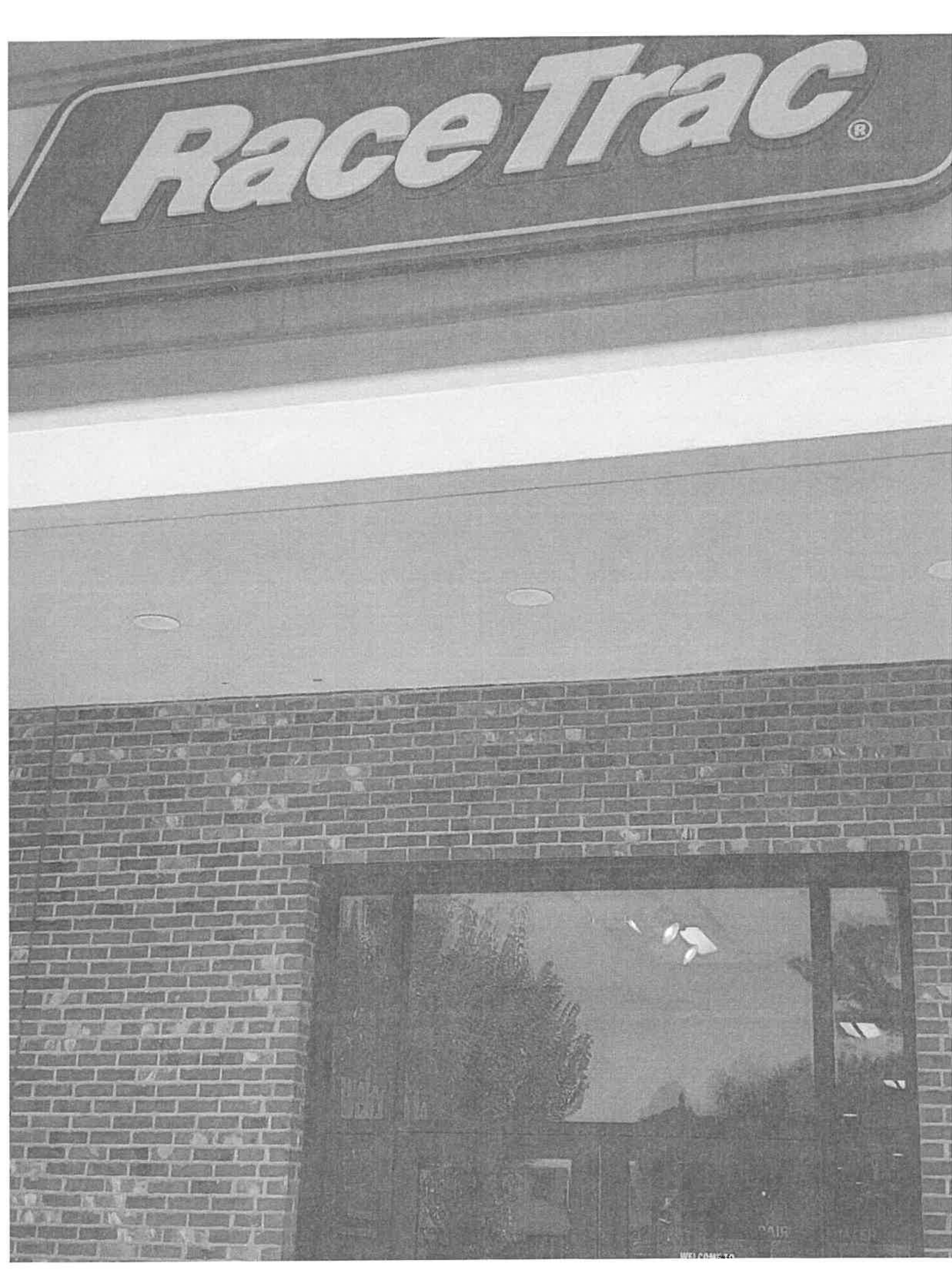
ILC
87

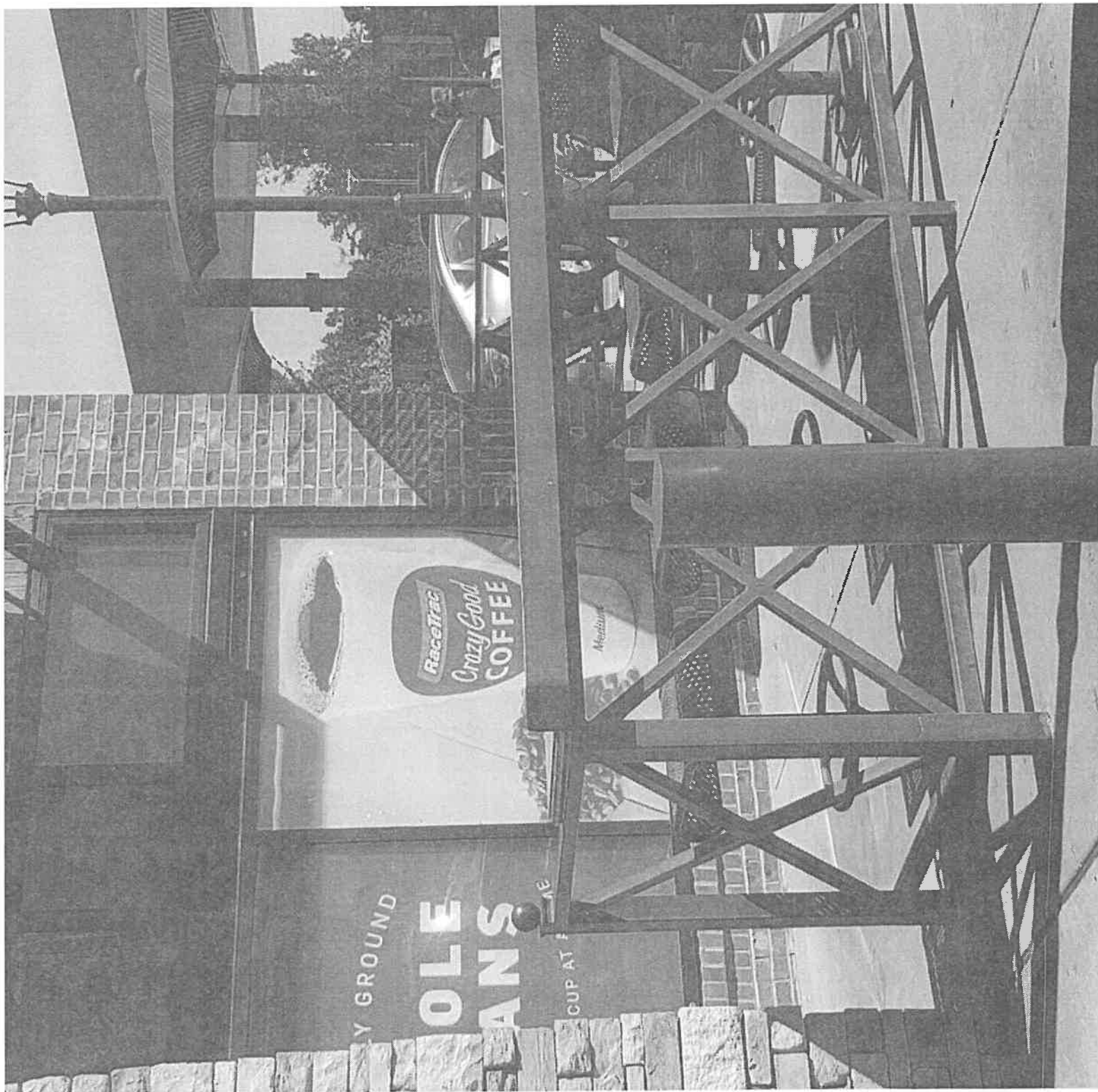
2.6m
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www.nykline.com

95779

RaceTrac®





COWETA COUNTY

CALLS FOR SERVICE AT RACETRAC

01/01/21-09/28/22

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
01/02/2021 04:23:46	2021000912		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/02/2021 14:00:44	2021001165		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST RACETRAC	
01/02/2021 22:50:25	2021001459		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/05/2021 10:01:00	2021003243		1 AMLAJACK BLVD	LOG INFORMATION	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/07/2021 00:26:11	2021004618		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/08/2021 01:55:48	2021005467		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/08/2021 03:11:52	2021005515		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/08/2021 20:11:19	2021005998	2021010159	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/09/2021 23:57:34	2021006867	2101000324	1 AMLAJACK BLVD	STOLEN VEHICLE	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/09/2021 23:59:04	2021006870		1 AMLAJACK BLVD	STOLEN VEHICLE	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/10/2021 00:01:53	2021006872		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 32.02 ft (S) C RACETRAC	
01/10/2021 03:24:58	2021006998		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST RACETRAC	
01/10/2021 03:25:26	2021007000		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/10/2021 11:18:28	2021007171		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/10/2021 19:28:26	2021007418		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/11/2021 14:13:17	2021007978	2101000380	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/12/2021 00:16:10	2021008285		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/12/2021 00:58:01	2021008321		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/12/2021 19:25:23	2021008927		1 AMLAJACK BLVD	WELFARE CHECK	DIST: DIST: 100.25 ft (S) RACETRAC	
01/15/2021 01:41:37	2021010782		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/15/2021 22:57:42	2021011534		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/16/2021 14:18:44	2021012026		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/16/2021 21:07:01	2021012278		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/16/2021 23:31:11	2021012395	2101000595	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/18/2021 01:08:23	2021013169		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/18/2021 18:22:36	2021013729	2101000659	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/18/2021 19:49:40	2021013780		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
01/18/2021 19:51:18	2021013782		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
01/19/2021 10:09:48	2021014283		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/19/2021 14:22:51	2021014500	2101000683	1 AMLAJACK BLVD	CRIMINAL TRESPASS	DIST: DIST: 108.7 FT (S) C RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
01/20/2021 00:20:47	2021014865	2100001150	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/20/2021 00:21:52	2021014870		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/20/2021 04:24:40	2021014991		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/21/2021 09:36:25	2021016030		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/21/2021 17:24:15	2021016290		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/22/2021 00:03:22	2021016535		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/22/2021 06:11:17	2021016702		1 AMLAJACK BLVD	TRAFFIC HAZARD	DIST: DIST: 326.76 FT (S) RACETRAC	
01/23/2021 00:46:42	2021017457		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/24/2021 01:55:31	2021018409		1 AMLAJACK BLVD	SUPPLEMENTAL	DIST: DIST: 136.25 FT (S) RACETRAC	
01/24/2021 03:47:40	2021018457		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/25/2021 03:56:51	2021019192		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST RACETRAC	
01/25/2021 04:32:30	2021019207		1 AMLAJACK BLVD		DIST: DIST: 205.1 ft (S) C RACETRAC	
01/25/2021 10:23:19	2021019376		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/26/2021 06:47:31	2021020106		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/26/2021 08:25:38	2021020176		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: DIST: 87.48 ft (S) C RACETRAC	
01/27/2021 05:41:46	2021020972		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/31/2021 02:56:45	2021024266	2101001172	1 AMLAJACK BLVD	ASSAULT	DIST: DIST: 87.37 ft (S) C RACETRAC	
01/31/2021 02:57:43	2021024268		1 AMLAJACK BLVD		(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/31/2021 02:59:48	2021024270		1 AMLAJACK BLVD	ASSAULT	DIST: DIST: 87.37 ft (S) C RACETRAC	
01/31/2021 23:55:01	2021024754		1 AMLAJACK BLVD	LOG INFORMATION	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/01/2021 05:00:49	2021024893		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/02/2021 00:39:12	2021025575	2102000043	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/02/2021 00:42:52	2021025579		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/04/2021 22:59:58	2021027979		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/05/2021 04:16:02	2021028152		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/05/2021 18:58:39	2021028666	2102000209	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/05/2021 19:00:45	2021028668		1 AMLAJACK BLVD		DIST: DIST: 138.03 ft (S) RACETRAC	
02/06/2021 03:21:39	2021028987		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/06/2021 23:18:00	2021029646	2102000249	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
02/06/2021 23:28:41	2021029660		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/07/2021 03:15:54	2021029777		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 13.37 ft (S) C RACETRAC	
02/07/2021 15:32:30	2021030117	2100002330	1 AMLAJACK BLVD	FALL WITH INJURY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/08/2021 02:22:26	2021030464		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
02/08/2021 02:46:46	2021030473		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/09/2021 07:45:15	2021031374		1 AMLAJACK BLVD	ESCORT	DIST: DIST: 36.58 ft (S) C RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
02/09/2021 10:06:00	2021031429		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2021 04:37:03	2021032044		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/10/2021 13:39:54	2021032440		1 AMLAJACK BLVD	ALARM RECD OR BUSN	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2021 13:47:39	2021032447		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2021 22:14:50	2021032789	2102000410	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/11/2021 23:33:53	2021033721	2102000443	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
02/12/2021 03:59:22	2021033888		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
02/12/2021 15:42:53	2021034230	2102000474	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV DIST: 94.92 ft (S) C RACETRAC		
02/12/2021 22:10:08	2021034469		1 AMLAJACK BLVD	DIST: DIST: 257.97 ft (S) RACETRAC		
02/13/2021 09:36:17	2021034685		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/13/2021 20:08:45	2021034982		1 AMLAJACK BLVD	ABANDONED VEHICLE	(S) COM HWY 34 I85 WEST RACETRAC	
02/17/2021 01:11:11	2021037462		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/18/2021 00:13:14	2021038289		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/18/2021 11:14:48	2021038595		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/18/2021 22:30:47	2021038983		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/20/2021 07:26:21	2021039821		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
02/20/2021 18:40:20	2021040112	2102000746	1 AMLAJACK BLVD	THEFT	DIST: DIST: 112.27 ft (S) RACETRAC	
02/21/2021 10:05:24	2021040544		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/21/2021 11:29:53	2021040583		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
02/22/2021 20:05:20	2021041545		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/22/2021 22:37:12	2021041644		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/24/2021 01:32:21	2021042535	2102000867	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/24/2021 10:11:04	2021042767		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
02/25/2021 01:44:40	2021043413		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/26/2021 21:25:49	2021044938		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/27/2021 13:01:16	2021045382		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
03/01/2021 01:40:37	2021046537		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/02/2021 23:10:12	2021047992		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/03/2021 22:24:55	2021048880	2021030034	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
03/03/2021 22:33:08	2021048889		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
03/03/2021 23:04:20	2021048906		1 AMLAJACK BLVD	FRAUD	DIST: DIST: 185.59 ft (S) RACETRAC	
03/04/2021 02:49:09	2021049040		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/04/2021 03:19:13	2021049056		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
03/09/2021 11:20:26	2021053258	2103000346	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
03/09/2021 16:03:42	2021053478		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
03/10/2021 06:24:12	2021053915		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/10/2021 06:40:36	2021053922		1 AMLAJACK BLVD		(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/12/2021 20:27:02	2021056349	2103000499	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/12/2021 23:13:56	2021056446	2103000501	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/13/2021 09:11:49	2021056688		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
03/14/2021 10:23:47	2021057360	2100004438	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/14/2021 10:24:10	2021057362		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/14/2021 10:24:32	2021057364	2100004439	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/14/2021 10:25:31	2021057365		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/14/2021 10:27:13	2021057366		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/14/2021 22:24:56	2021057771	2100004474	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	DIST: DIST: 74.93 ft (S) C RACETRAC	
03/14/2021 22:26:03	2021057773		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	DIST: DIST: 74.93 ft (S) C RACETRAC	
03/15/2021 00:24:56	2021057834		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
03/15/2021 16:46:41	2021058259	2103000596	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/16/2021 13:10:26	2021058867	2103000624	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV DIST: DIST: 238.67 ft (S) RACETRAC		
03/16/2021 22:58:10	2021059180		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST RACETRAC	
03/18/2021 10:42:03	2021060241		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
03/18/2021 10:44:36	2021060243		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
03/19/2021 16:51:31	2021061198	2103000730	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV DIST: DIST: 221.04 FT (S) RACETRAC		
03/19/2021 16:52:20	2021061199		1 AMLAJACK BLVD	TRAFFIC STOP	DIST: DIST: 37.12 ft (S) C RACETRAC	
03/21/2021 08:32:21	2021062494		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
03/22/2021 04:46:34	2021063108		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
03/22/2021 04:46:57	2021063109		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/22/2021 13:43:52	2021063401		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/23/2021 06:54:48	2021063905		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/23/2021 07:27:45	2021063923		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/23/2021 17:54:44	2021064339		1 AMLAJACK BLVD	LOG INFORMATION	(S) COM HWY 34 I85 WEST RACETRAC	
03/24/2021 02:45:23	2021064593		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/24/2021 16:03:13	2021064988	2100006069	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/24/2021 16:05:11	2021064992		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/24/2021 16:13:51	2021065003		1 AMLAJACK BLVD	DIST: DIST: 219.66 ft (S) RACETRAC		
03/29/2021 16:50:13	2021090599		1 AMLAJACK BLVD	LOG INFORMATION	RACETRAC	
03/30/2021 15:01:31	2021094537		1 AMLAJACK BLVD	TRAFFIC STOP	RACETRAC	
03/30/2021 22:46:11	2021066794		1 AMLAJACK BLVD	IMPROPERLY PARKED VEHICL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
03/31/2021 18:39:31	2021067594		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV DIST: DIST: 189.91 ft (S) RACETRAC		

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
04/01/2021 06:35:00	2021067856		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	RACETRAC
04/03/2021 13:05:06	2021069882	2104000110	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/03/2021 13:06:55	2021069884		1 AMLAJACK BLVD		DIST: DIST: 106.05 ft (S) RACETRAC	
04/03/2021 14:13:45	2021069919	2104000111	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/05/2021 23:21:22	2021071755		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/06/2021 01:17:05	2021071825		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST RACETRAC	
04/06/2021 03:18:56	2021071904		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/07/2021 14:37:25	2021073058		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
04/07/2021 17:42:19	2021073161	2100006654	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/07/2021 17:43:02	2021073162		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/07/2021 22:52:09	2021073338		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/08/2021 20:02:08	2021074176		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 52.15 ft (S) C RACETRAC	
04/10/2021 03:58:33	2021075358		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/10/2021 04:15:28	2021075364		1 AMLAJACK BLVD	THEFT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/10/2021 06:16:25	2021075415		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
04/11/2021 01:09:34	2021075968		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
04/11/2021 18:28:01	2021076447		1 AMLAJACK BLVD	ESCORT	DIST: DIST: 133.37 ft (S) RACETRAC	
04/12/2021 03:12:18	2021076719		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/14/2021 01:05:23	2021078348		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/15/2021 01:50:45	2021079220	2104000544	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/15/2021 01:54:30	2021079224		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/16/2021 18:43:07	2021080810		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
04/17/2021 20:53:38	2021081761		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 43.54 ft (S) RACETRAC	
04/17/2021 22:49:45	2021081870		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST RACETRAC	
04/18/2021 01:20:32	2021081968	2021040287	1 AMLAJACK BLVD	WARRANT SERVICE	(S) COM HWY 34 I85 WEST RACETRAC	
04/18/2021 15:48:25	2021082337		1 AMLAJACK BLVD	LOG INFORMATION	DIST: DIST: 38.38 FT (S) RACETRAC	
04/19/2021 06:27:08	2021082808	2100007347	1 AMLAJACK BLVD	BACK PAIN	DIST: DIST: 275.6 FT (S) C RACETRAC	
04/19/2021 22:20:35	2021083340		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST RACETRAC	
04/23/2021 19:19:38	2021086349		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST RACETRAC	
04/24/2021 00:49:03	2021086548		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/24/2021 02:45:04	2021086623		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/24/2021 21:51:52	2021087266		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/24/2021 22:42:21	2021087299		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
04/24/2021 22:57:01	2021087305		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/25/2021 01:08:25	2021087402		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
04/25/2021 05:14:06	2021087496		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/26/2021 04:18:48	2021088099		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/27/2021 18:06:45	2021089562		1 AMLAJACK BLVD	ESCORT	DIST: DIST: 204.7 ft (S) C RACETRAC	
04/28/2021 09:47:28	2021090111		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
04/28/2021 23:06:04	2021090726		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/29/2021 03:03:51	2021090817		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/30/2021 03:31:03	2021091689		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/30/2021 16:16:39	2021092102		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
04/30/2021 22:55:28	2021092526		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/02/2021 03:12:45	2021093502		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/02/2021 04:09:37	2021093523	2105000048	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/02/2021 04:13:33	2021093525		1 AMLAJACK BLVD	HIT AND RUN	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/03/2021 00:27:28	2021094139		1 AMLAJACK BLVD	SUPPLEMENTAL	NOW OWNED BY QUICK TRIP (RACETRAC	
05/03/2021 20:25:42	2021094844		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/04/2021 03:20:31	2021095048		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/04/2021 11:36:36	2021095265		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/04/2021 22:59:44	2021095690		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/05/2021 01:01:42	2021095787		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/05/2021 02:51:12	2021095850		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/07/2021 07:37:19	2021097641		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/07/2021 12:56:28	2021097812		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/08/2021 16:20:37	2021098782		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/08/2021 21:20:32	2021098991		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/11/2021 09:54:05	2021100951		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/11/2021 09:58:12	2021100955		1 AMLAJACK BLVD	DIST: DIST: 283.66 ft (S) RACETRAC		
05/12/2021 06:29:56	2021101687	2105000410	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/12/2021 06:31:57	2021101689		1 AMLAJACK BLVD	DIST: DIST: 159.17 ft (S) RACETRAC		
05/13/2021 00:34:59	2021102269		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/14/2021 00:18:01	2021103044	2105000483	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/14/2021 22:17:47	2021103870	2105000522	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/15/2021 00:36:14	2021103996	2105000531	1 AMLAJACK BLVD	DUI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/15/2021 00:38:14	2021103999		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/15/2021 00:41:36	2021104001		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/15/2021 01:30:27	2021104041	2105000534	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/17/2021 09:55:16	2021105879		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
05/17/2021 20:20:53	2021106322		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST	RACETRAC
05/17/2021 23:22:34	2021106390		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/18/2021 00:34:27	2021106425		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/18/2021 03:20:38	2021106501		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/18/2021 13:21:19	2021106747		1 AMLAJACK BLVD	THEFT	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/18/2021 17:21:35	2021106917		1 AMLAJACK BLVD		(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/18/2021 21:27:25	2021107084	2105000651	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/18/2021 23:31:32	2021107163		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/18/2021 23:38:11	2021107166	2105000664	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/18/2021 23:39:55	2021107170		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/18/2021 23:48:32	2021107175	2105000665	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/18/2021 23:49:32	2021107176		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/19/2021 02:17:33	2021107247		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/20/2021 17:40:12	2021108601	2100009228	1 AMLAJACK BLVD	FUEL SPILL	DIST: DIST: 142.53 ft (S)	RACETRAC
05/21/2021 01:31:20	2021108919		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/21/2021 01:32:00	2021108920		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/21/2021 12:26:51	2021109265		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/22/2021 01:16:58	2021109783	2021050410	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/22/2021 22:06:07	2021110457		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: DIST: 99.14 ft (S)	C RACETRAC
05/23/2021 01:44:23	2021110602		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/23/2021 01:51:06	2021110609		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
05/23/2021 03:52:46	2021110684		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/24/2021 00:08:10	2021111186		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/24/2021 01:55:20	2021111229		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/24/2021 10:58:56	2021111498		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/24/2021 11:07:11	2021111509		1 AMLAJACK BLVD	SUBJECT ARMED	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/26/2021 18:27:56	2021113570		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/26/2021 21:01:04	2021113743		1 AMLAJACK BLVD	MISSING PERSON	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/26/2021 21:09:49	2021113747	2105001024	1 AMLAJACK BLVD	MISSING PERSON	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/27/2021 19:48:36	2021114613	2100009716	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/27/2021 19:48:54	2021114615	2105001054	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/28/2021 04:54:18	2021114889	2021050539	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	(N) RACETRAC
05/28/2021 09:53:22	2021115010	2105001071	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 90.73 FT	(S) RACETRAC
05/28/2021 10:10:17	2021115020	2021050543	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 90.73 FT	(S) RACETRAC
05/28/2021 10:24:20	2021115030	2100009745	1 AMLAJACK BLVD	ASSAULT WITH INJ	DIST: DIST: 90.73 FT	(S) RACETRAC

CALLS FOR SERVICE AT RACETRAC

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
05/28/2021 10:58:04	2021115052		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/28/2021 10:59:20	2021115055		1 AMLAJACK BLVD	CHILD CUSTODY CASE	DIST: DIST: 86.83 ft (S) C RACETRAC	
05/28/2021 14:43:30	2021115214	2105001081	1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/28/2021 18:32:27	2021115372		1 AMLAJACK BLVD	ANIMAL COMPLAINT	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/28/2021 19:15:28	2021115407		1 AMLAJACK BLVD	ANIMAL COMPLAINT	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/28/2021 19:32:02	2021115414		1 AMLAJACK BLVD	LOG INFORMATION	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/28/2021 21:35:07	2021115582		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/30/2021 23:13:53	2021117396		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
05/30/2021 23:41:36	2021117411		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: DIST: 66.83 ft (S) C RACETRAC	
05/31/2021 22:02:55	2021118162	2105001214	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: DIST: 66.83 ft (S) C RACETRAC	
05/31/2021 22:37:43	2021118177		1 AMLAJACK BLVD	LOST OR MISLAIN PROPERTY	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/02/2021 10:20:33	2021119210	2106000049	1 AMLAJACK BLVD	ALARM RESD OR BUSN	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/04/2021 16:37:52	2021121355		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/04/2021 22:38:33	2021121569		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/06/2021 03:47:14	2021122429		1 AMLAJACK BLVD	CHEST PAIN	DIST: DIST: 100 ft (S) COM RACETRAC	
06/07/2021 00:08:18	2021122921	2100010378	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/07/2021 00:38:40	2021122929		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/08/2021 04:02:33	2021123987		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/08/2021 04:07:29	2021123989		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/08/2021 21:54:04	2021124765		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/09/2021 15:14:40	2021125360		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/09/2021 16:59:17	2021125428		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/12/2021 23:41:13	2021128180	2106000463	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/14/2021 23:06:25	2021129931		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/15/2021 01:36:55	2021130020		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/15/2021 02:28:10	2021130065	2106000555	1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/17/2021 10:56:40	2021132238	2021060299	1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/17/2021 20:07:54	2021132664		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: DIST: 107.44 ft (S) RACETRAC	
06/17/2021 23:56:06	2021132798	2106000710	1 AMLAJACK BLVD	THERT	DIST: DIST: 123.36 ft (S) RACETRAC	
06/18/2021 11:18:03	2021133141	2106000721	1 AMLAJACK BLVD	ESCORT	DIST: DIST: 608.44 FT (S) RACETRAC	
06/21/2021 03:01:55	2021135298		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/21/2021 23:53:34	2021136070		1 AMLAJACK BLVD	ALARM RESD OR BUSN	(S) COM HWY 34 185 WEST (N) RACETRAC	
06/22/2021 09:00:34	2021136335		1 AMLAJACK BLVD	ALARM RESD OR BUSN	(S) COM HWY 34 185 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
06/23/2021 04:06:28	2021137100	2106000899	1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/23/2021 14:31:53	2021137439		1 AMTALJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/24/2021 08:23:37	2021137954		1 AMTALJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/24/2021 20:38:51	2021138429	2100011577	1 AMTALJACK BLVD	CONVULSIONS SEIZURES	DIST: DIST: 90.67 ft (S) C RACETRAC	RACETRAC
06/26/2021 19:36:55	2021140049	2106001058	1 AMTALJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
06/26/2021 21:07:19	2021140127		1 AMTALJACK BLVD	ASSIST A MOTORIST	DIST: DIST: 74.77 ft (S) C RACETRAC	RACETRAC
06/26/2021 21:09:44	2021140129		1 AMTALJACK BLVD	ASSIST A MOTORIST	DIST: DIST: 74.77 ft (S) C RACETRAC	RACETRAC
06/27/2021 00:16:00	2021140245	2100011710	1 AMTALJACK BLVD	BREATHING PROBLEMS	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/27/2021 00:18:57	2021140247		1 AMTALJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/27/2021 00:21:31	2021140249		1 AMTALJACK BLVD	ENTERING AUTO	DIST: DIST: 89.52 ft (S) C RACETRAC	RACETRAC
06/28/2021 12:10:45	2021141267		1 AMTALJACK BLVD	ENTERING AUTO	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/28/2021 12:26:09	2021141281	2106001119	1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/29/2021 12:40:36	2021142102		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/29/2021 13:34:03	2021142145		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
06/30/2021 04:25:19	2021142665		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/02/2021 08:40:35	2021144382	2107000064	1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/02/2021 11:24:01	2021144465	2107000073	1 AMTALJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: DIST: 53.5 FT (S) CO RACETRAC	RACETRAC
07/03/2021 17:05:08	2021145387		1 AMTALJACK BLVD	911 HANG UP CALL	DIST: DIST: 154.15 FT (S) RACETRAC	RACETRAC
07/03/2021 22:05:20	2021145567		1 AMTALJACK BLVD	HARRASSMENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
07/04/2021 16:22:34	2021146059		1 AMTALJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/05/2021 16:51:36	2021146789	2107000207	1 AMTALJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: DIST: 178.61 FT (S) RACETRAC	RACETRAC
07/06/2021 07:32:29	2021147288		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
07/07/2021 16:00:31	2021148486		1 AMTALJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST (N) RACETRAC	RACETRAC
07/07/2021 20:24:52	2021148642		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/08/2021 17:45:02	2021149343		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/08/2021 20:14:09	2021149456		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/08/2021 20:21:08	2021149463		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/08/2021 21:47:40	2021149511		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/09/2021 01:25:57	2021149627		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/09/2021 22:21:29	2021150233	2107000388	1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/10/2021 05:55:43	2021150428		1 AMTALJACK BLVD	TRAFFIC COMPLAINT	AR (S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/10/2021 21:37:42	2021150906		1 AMTALJACK BLVD	HIT AND RUN	DIST: DIST: 151.08 ft (S) RACETRAC	RACETRAC
07/11/2021 10:45:26	2021151320	2021070177	1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC
07/12/2021 18:23:49	2021152333		1 AMTALJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 172.83 ft (S) RACETRAC	RACETRAC
07/14/2021 02:43:29	2021153381		1 AMTALJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	RACETRAC

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
07/14/2021 09:39:10	2021153562		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST	RACETRAC
07/15/2021 15:30:09	2021154578		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 90.65 ft (S)C	RACETRAC
07/15/2021 17:49:16	2021154667	2107000613	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 182.6 FT (S)	RACETRAC
07/15/2021 18:23:31	2021154684		1 AMLAJACK BLVD		DIST: 47.17 ft (S)C	RACETRAC
07/16/2021 08:33:02	2021155138		1 AMLAJACK BLVD	SUPPLEMENTAL	DIST: 87.18 ft (S)C	RACETRAC
07/16/2021 15:12:47	2021155362		1 AMLAJACK BLVD	ASSIST A MOTORIST	PUMP 10	RACETRAC
07/18/2021 11:51:39	2021156107		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/18/2021 18:21:26	2021156874	2107000724	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 138.78 ft (S)	RACETRAC
07/18/2021 18:22:21	2021156875		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/20/2021 07:02:04	2021157895	2107000776	1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST	RACETRAC
07/20/2021 16:09:14	2021158183	2107000790	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 265.01 FT (S)	RACETRAC
07/21/2021 20:48:59	2021159193		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 104.68 ft (S)	RACETRAC
07/21/2021 23:51:25	2021159280		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: 39.62 ft (S)C	RACETRAC
07/22/2021 12:10:36	2021159699	2100013325	1 AMLAJACK BLVD	SUICIDE ATTEMPT	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/22/2021 12:12:32	2021159706		1 AMLAJACK BLVD	SUICIDE ATTEMPT	(S)COM HWY 34 I85 WEST	RACETRAC
07/23/2021 02:30:38	2021160238		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST	RACETRAC
07/23/2021 15:19:12	2021160594		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S)COM HWY 34 I85 WEST	RACETRAC
07/24/2021 13:58:09	2021161287		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/25/2021 02:08:35	2021161731	2107000983	1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST	RACETRAC
07/26/2021 07:56:20	2021162510		1 AMLAJACK BLVD	ASSIST A MOTORIST	DIST: 129.05 ft (S)	RACETRAC
07/27/2021 07:14:36	2021163353		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/27/2021 17:03:11	2021163738		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/29/2021 01:26:25	2021164866		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST	RACETRAC
07/31/2021 13:47:59	2021166831		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST (N	RACETRAC
07/31/2021 14:53:14	2021166877		1 AMLAJACK BLVD	TRAFFIC STOP	(S)COM HWY 34 I85 WEST (N	RACETRAC
08/02/2021 19:13:37	2021168626		1 AMLAJACK BLVD	UNKNOWN TROUBLE	DIST: 63.77 ft (S)C	RACETRAC
08/04/2021 12:08:52	2021170075		1 AMLAJACK BLVD	THEFT	(S)COM HWY 34 I85 WEST (N	RACETRAC
08/07/2021 12:36:07	2021172577		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 138.97 FT (S)	RACETRAC
08/07/2021 23:32:37	2021173020		1 AMLAJACK BLVD	AREA LOG	(S)COM HWY 34 I85 WEST (N	RACETRAC
08/07/2021 23:43:40	2021173028		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: 79.77 ft (S)C	RACETRAC
08/07/2021 23:44:11	2021173029		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S)COM HWY 34 I85 WEST (N	RACETRAC
08/07/2021 23:46:01	2021173030		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S)COM HWY 34 I85 WEST (N	RACETRAC
08/11/2021 01:15:36	2021175412		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S)COM HWY 34 I85 WEST (N	RACETRAC
08/11/2021 18:13:44	2021176049		1 AMLAJACK BLVD	WELFARE CHECK	DIST: 172.51 ft (S)	RACETRAC
08/12/2021 10:44:54	2021176643		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S)COM HWY 34 I85 WEST (N	RACETRAC

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
08/12/2021 19:41:21	2021177043		1 AMLAJACK BLVD	ESCORP	(S) COM HWY 34 I85 WEST	RACETRAC
08/18/2021 23:26:15	2021182136		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST	RACETRAC
08/19/2021 13:00:17	2021182600		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	DIST: DIST: 91.22 ft (S) C	RACETRAC
08/20/2021 11:28:23	2021183352		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
08/22/2021 01:59:42	2021184824	2108000803	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
08/22/2021 17:19:50	2021185178	2108000824	1 AMLAJACK BLVD	CHILD CUSTODY CASE	DIST: DIST: 193.92 ft (S)	RACETRAC
08/22/2021 17:36:10	2021185188		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/22/2021 17:36:42	2021185191		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/26/2021 04:48:33	2021188332	2108000950	1 AMLAJACK BLVD	CRIMINAL DAMAGE TO PROPE	(S) COM HWY 34 I85 WEST	RACETRAC
08/27/2021 13:52:11	2021189495		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST	RACETRAC
08/27/2021 15:44:04	2021189562	2100015966	1 AMLAJACK BLVD	SUICIDE ATTEMPT	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/27/2021 15:44:47	2021189564		1 AMLAJACK BLVD	SUICIDE ATTEMPT	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/27/2021 23:51:53	2021189888		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/28/2021 03:25:39	2021190034		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/28/2021 12:59:05	2021190344		1 AMLAJACK BLVD	HRPASSING PHONE CALLS	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/28/2021 14:45:38	2021190402		1 AMLAJACK BLVD	THREATS	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/29/2021 01:59:41	2021190803		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
08/30/2021 22:59:48	2021192228		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N	RACETRAC
08/30/2021 23:04:10	2021192230		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
09/01/2021 05:44:45	2021193243		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N	RACETRAC
09/01/2021 13:41:19	2021193540	2100016304	1 AMLAJACK BLVD	UNCONSCIOUS PAINTING	DIST: DIST: 52.06 ft (S) C	RACETRAC
09/01/2021 13:42:13	2021193541		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	DIST: DIST: 52.06 ft (S) C	RACETRAC
09/01/2021 13:42:36	2021193542		1 AMLAJACK BLVD	TRAFFIC STOP	DIST: DIST: 43.34 ft (S) C	RACETRAC
09/01/2021 20:56:51	2021193860		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
09/02/2021 11:42:49	2021194357	2021090030	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
09/02/2021 15:18:03	2021194476		1 AMLAJACK BLVD	CHEST PAIN	DIST: DIST: 193.06 ft (S)	RACETRAC
09/04/2021 14:31:39	2021195958	2100016519	1 AMLAJACK BLVD	HIT AND RUN	(S) COM HWY 34 I85 WEST (N	RACETRAC
09/04/2021 17:29:20	2021196049		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	RACETRAC
09/06/2021 03:37:37	2021196980		1 AMLAJACK BLVD	ESCORP	DIST: DIST: 70.94 ft (S) C	RACETRAC
09/06/2021 11:58:33	2021197183		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST	RACETRAC
09/06/2021 16:38:50	2021197324		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N	RACETRAC
09/06/2021 18:44:26	2021197388		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N	RACETRAC
09/10/2021 01:00:48	2021200161		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N	RACETRAC
09/11/2021 14:36:22	2021201551		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N	RACETRAC
09/11/2021 15:04:16	2021201566		1 AMLAJACK BLVD			

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
09/11/2021 21:08:16	2021201762		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 11.76 FT (S) C	RACETRAC
09/11/2021 21:16:06	2021201768		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 11.76 FT (S) C	RACETRAC
09/11/2021 21:25:54	2021201783		1 AMLAJACK BLVD	SUPPLEMENTAL	DIST: 31.98 FT (S) C	RACETRAC
09/11/2021 21:40:35	2021201796		1 AMLAJACK BLVD	SUPPLEMENTAL	DIST: 35.29 FT (S) C	RACETRAC
09/12/2021 03:43:32	2021201985		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/12/2021 13:24:29	2021202242		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/14/2021 16:23:05	2021203862		1 AMLAJACK BLVD	LOST OR MISLAID PROPERTY	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/15/2021 01:52:18	2021204175		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/16/2021 21:35:36	2021205638		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 146.09 ft (S) RACETRAC	
09/18/2021 00:19:36	2021206553		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	DIST: 208.36 FT (S) RACETRAC	
09/18/2021 06:08:13	2021206693		1 AMLAJACK BLVD	LOG INFORMATION	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/20/2021 11:04:11	2021208133		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST RACETRAC	
09/21/2021 21:40:28	2021209384		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 78.14 ft (S) C RACETRAC	
09/22/2021 01:55:52	2021209516		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/22/2021 18:25:50	2021210053	2100017731	1 AMLAJACK BLVD	BREATHING PROBLEMS	DIST: 128.3 FT (S) C RACETRAC	
09/23/2021 17:19:14	2021210809		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/24/2021 06:51:23	2021211276		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/24/2021 11:33:35	2021211357		1 AMLAJACK BLVD	NOISE DISTURBANCE	PUMP 12 RACETRAC	
09/24/2021 12:32:13	2021211392		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/24/2021 18:15:05	2021211629	2109000932	1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/25/2021 00:07:52	2021211926		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST RACETRAC	
09/25/2021 06:57:50	2021212138		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/27/2021 15:10:58	2021213979	2100018062	1 AMLAJACK BLVD	CONVULSIONS SEIZURES	DIST: 99.51 ft (S) C RACETRAC	
09/29/2021 03:59:51	2021215118		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 185 WEST RACETRAC	
09/29/2021 23:27:21	2021215747		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/30/2021 16:55:46	2021216328		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 185 WEST RACETRAC	
09/30/2021 21:51:26	2021216524		1 AMLAJACK BLVD	LOG INFORMATION	DIST: 37.04 ft (S) C RACETRAC	
09/30/2021 22:13:11	2021216535		1 AMLAJACK BLVD	STALKING	(S) COM HWY 34 185 WEST (N) RACETRAC	
09/30/2021 22:20:01	2021216538		1 AMLAJACK BLVD	STALKING	(S) COM HWY 34 185 WEST (N) RACETRAC	
10/01/2021 11:05:24	2021216903		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 185 WEST (N) RACETRAC	
10/02/2021 15:38:47	2021217880		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 185 WEST (N) RACETRAC	
10/04/2021 12:46:38	2021219260		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 185 WEST (N) RACETRAC	
10/06/2021 23:59:36	2021221294		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 185 WEST (N) RACETRAC	
10/06/2021 23:59:52	2021221295		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 185 WEST (N) RACETRAC	
10/07/2021 00:06:23	2021221300		1 AMLAJACK BLVD		(S) COM HWY 34 185 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
10/08/2021 01:19:50	2021222186		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/08/2021 02:06:43	2021222218		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST	RACETRAC
10/08/2021 02:47:15	2021222245		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
10/08/2021 03:07:35	2021222255		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/08/2021 03:20:49	2021222258		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
10/11/2021 20:47:01	2021225153		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/11/2021 23:26:42	2021225247		1 AMLAJACK BLVD	RADAR CALIBRATION	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/12/2021 21:50:24	2021226086		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST	RACETRAC
10/13/2021 00:02:45	2021226155	2100019016	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	DIST: 4.16 FT (S) COM HWY	RACETRAC
10/13/2021 00:04:19	2021226156		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	AREA RACETRAC	
10/13/2021 06:18:50	2021226355		1 AMLAJACK BLVD	DIST: DIST: 32.67 ft (S) C	RACETRAC	
10/13/2021 12:17:35	2021226569		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/13/2021 12:31:08	2021226576		1 AMLAJACK BLVD	DIST: DIST: 313.75 ft (S)	RACETRAC	
10/14/2021 10:08:03	2021227311		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/14/2021 18:52:26	2021227649		1 AMLAJACK BLVD	CRIMINAL DAMAGE TO PROPE	DIST: 534.49 FT (S)	RACETRAC
10/14/2021 18:59:33	2021227659		1 AMLAJACK BLVD	CRIMINAL DAMAGE TO PROPE	DIST: 534.49 FT (S)	RACETRAC
10/18/2021 12:58:11	2021230380		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/21/2021 17:15:51	2021232939		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 93.56 ft (S) C	RACETRAC
10/22/2021 15:12:17	2021233655		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: DIST: 142.53 ft (S)	RACETRAC
10/23/2021 20:57:23	2021234486		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
10/23/2021 23:48:34	2021234591		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
10/24/2021 10:29:14	2021234839		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/24/2021 23:15:26	2021235251		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/26/2021 14:56:14	2021236463	2110001028	1 AMLAJACK BLVD	ASSAULT		RACETRAC
10/27/2021 13:30:34	2021237263		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST	RACETRAC
10/27/2021 19:30:24	2021237483		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/28/2021 16:36:58	2021238071		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
10/30/2021 09:14:51	2021239230		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
10/30/2021 12:53:19	2021239325		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
10/30/2021 12:56:51	2021239328		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/01/2021 10:20:29	2021240513		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/01/2021 19:38:07	2021240778		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/01/2021 20:39:27	2021240815		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/03/2021 21:45:01	2021242335		1 AMLAJACK BLVD	DISPUTE FAMILY	DIST: DIST: 140.15 ft (S)	RACETRAC
11/03/2021 22:29:07	2021242354		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
11/05/2021 13:05:36	2021243490		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/05/2021 21:18:18	2021243764		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/05/2021 22:20:56	2021243806		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/06/2021 03:29:12	2021243965		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/06/2021 06:43:11	2021244021	2111000196	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/07/2021 21:32:28	2021245134	2111000241	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/08/2021 00:34:37	2021245204		1 AMLAJACK BLVD	SUBJECT ARMED	DIST: DIST: 86.83 ft (S) C RACETRAC	
11/09/2021 21:36:44	2021246560	2111000302	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/10/2021 08:28:10	2021246843		1 AMLAJACK BLVD	LOG INFORMATION	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/10/2021 22:38:10	2021247274		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/11/2021 21:28:06	2021248067		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/11/2021 22:08:12	2021248093	2021110194	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/13/2021 21:10:00	2021249362		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/18/2021 01:38:28	2021252538	2111000582	1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/18/2021 01:41:38	2021252540		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/18/2021 01:43:21	2021252541		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/18/2021 08:03:28	2021252681		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: DIST: 135.2 ft (S) C RACETRAC	
11/18/2021 08:08:34	2021252686		1 AMLAJACK BLVD	FIRE TEST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/19/2021 04:52:49	2021253338	2021110303	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/20/2021 00:11:33	2021254143		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/20/2021 00:24:11	2021254148		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST	RACETRAC
11/21/2021 15:26:18	2021255315		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/22/2021 13:23:25	2021256029		1 AMLAJACK BLVD	ASSIST A MOTORIST	DIST: DIST: 62.02 ft (S) C RACETRAC	
11/25/2021 00:01:31	2021257979		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/26/2021 11:34:56	2021258905		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
11/29/2021 05:42:03	2021260767	2100021878	1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: DIST: 176.33 ft (S) RACETRAC	
11/29/2021 05:42:56	2021260768	2111000983	1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: DIST: 176.33 ft (S) RACETRAC	
11/29/2021 18:18:31	2021261220		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/29/2021 22:16:15	2021261412		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/29/2021 22:33:35	2021261420		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
11/30/2021 18:13:37	2021262027		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	DIST: 31.4 FT (S) COM HWY	RACETRAC
12/01/2021 02:10:03	2021262407		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/02/2021 00:12:52	2021263081		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
12/06/2021 22:04:29	2021266816	2112000228	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
12/07/2021 11:24:25	2021267154	2112000242	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
12/08/2021 01:32:06	2021267673		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/09/2021 10:51:29	2021266806		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST	RACETRAC
12/10/2021 00:00:44	2021269349	2112000349	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
12/10/2021 10:15:26	2021266641		1 AMLAJACK BLVD	ESCORT	ES (S) COM HWY 34 I85 WEST	RACETRAC
12/13/2021 17:15:39	2021272031	2100022784	1 AMLAJACK BLVD	SICK PERSON	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/14/2021 23:35:32	2021273159		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
12/15/2021 23:11:40	2021273903		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	RACETRAC
12/17/2021 14:22:55	2021275235		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/19/2021 02:01:42	2021276526		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: DIST: 105.13 ft. (S) RACETRAC	
12/19/2021 10:55:23	2021276744		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 81.96 ft (S) C RACETRAC	
12/19/2021 14:12:27	2021276857		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 81.96 ft (S) C RACETRAC	
12/19/2021 14:17:38	2021276862		1 AMLAJACK BLVD	TRAFFIC STOP	SUTLE B (S) COM HWY 34 I85 RACETRAC	
12/19/2021 16:57:54	2021276947		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/19/2021 23:43:27	2021277194		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
12/20/2021 02:16:37	2021277311		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	RACETRAC
12/20/2021 15:20:42	2021277714		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/23/2021 00:28:36	2021279395		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/23/2021 04:44:05	2021279534		1 AMLAJACK BLVD	TRAFFIC STOP	DIST: DIST: 294.81 FT (S) RACETRAC	
12/23/2021 04:44:22	2021279535		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	DIST: DIST: 294.81 FT (S) RACETRAC	
12/23/2021 11:54:36	2021279764		1 AMLAJACK BLVD	ASSIST A MOTORIST	DIST: DIST: 75.26 ft (S) C RACETRAC	
12/23/2021 11:56:27	2021279767		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/23/2021 22:39:18	2021280157		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/24/2021 04:17:30	2021280306		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/24/2021 23:29:42	2021280807		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/27/2021 23:30:06	2021282613		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/28/2021 12:02:46	2021283026	2112000946	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
12/29/2021 01:11:01	2021283462		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/03/2022 09:46:41	2022001730		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/05/2022 04:02:16	2022003006		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV DIST: 71.67 ft (S) C RACETRAC		
01/05/2022 07:10:36	2022003071	2201000109	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
01/05/2022 22:05:11	2022003620	2201000138	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
01/06/2022 20:40:47	2022004397		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 238.35 FT (S) RACETRAC	
01/08/2022 14:35:27	2022005648	2201000226	1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/08/2022 14:38:29	2022005651		1 AMLAJACK BLVD	DIST: DIST: 138.81 ft (S) RACETRAC		
01/08/2022 20:53:43	2022005832	2200000635	1 AMLAJACK BLVD	SICK PERSON	(S) COM HWY 34 I85 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
01/09/2022 17:56:52	2022006314		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/09/2022 18:11:53	2022006324		1 AMLAJACK BLVD		(S) COM HWY 34 I85 WEST (N RACETRAC	
01/10/2022 03:48:41	2022006555	2200000700	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/10/2022 03:49:21	2022006556		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/10/2022 11:20:15	2022006772		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 575.82 FT (S) RACETRAC	
01/10/2022 11:22:43	2022006773		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 575.82 FT (S) RACETRAC	
01/10/2022 11:51:57	2022006789		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/12/2022 04:57:34	2022008156		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/14/2022 20:47:46	2022010125		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/15/2022 01:42:16	2022010261	2201000505	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/15/2022 04:14:23	2022010337		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST RACETRAC	
01/16/2022 12:31:40	2022011254		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/16/2022 13:51:05	2022011283		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV DIST: 135.35 ft (S) RACETRAC		
01/16/2022 20:44:49	2022011446		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/16/2022 22:57:18	2022011487		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/16/2022 23:25:57	2022011499	2201000562	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/17/2022 21:14:19	2022012062		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/18/2022 17:38:47	2022012669	2201000617	1 AMLAJACK BLVD	TRAFFIC STOP	IN P/LOT RACETRAC	
01/18/2022 19:54:39	2022012749		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/18/2022 20:31:30	2022012768		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/18/2022 22:17:44	2022012836	2201000629	1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/19/2022 01:30:21	2022012953		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/20/2022 11:03:47	2022014094		1 AMLAJACK BLVD	CRIMINAL TRESPASS	DIST: DIST: 21.82 ft (S) C RACETRAC	
01/20/2022 14:31:56	2022014209		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/20/2022 16:25:35	2022014278		1 AMLAJACK BLVD	CRIMINAL TRESPASS	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/21/2022 15:48:47	2022014978		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST RACETRAC	
01/22/2022 21:26:49	2022015813		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
01/23/2022 05:02:22	2022016069	2201000762	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/23/2022 05:10:48	2022016075		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/24/2022 11:00:13	2022016852		1 AMLAJACK BLVD	TRAFFIC STOP	NOW OWNED BY QUICK TRIP (RACETRAC	
01/25/2022 03:31:20	2022017293	2200001773	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/25/2022 03:32:10	2022017294		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/28/2022 01:37:02	2022019369		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N RACETRAC	
01/28/2022 17:45:01	2022019920	2201000957	1 AMLAJACK BLVD	THEFT	RACETRAC	
01/28/2022 18:23:47	2022019949		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
01/28/2022 19:26:59	202201981		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/28/2022 22:42:39	2022020115		1 AMLAJACK BLVD	MISSING PERSON	(S) COM HWY 34 I85 WEST (N) RACETRAC	
01/29/2022 00:23:46	2022020154		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST RACETRAC	
01/29/2022 02:21:59	2022020199		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: DIST: 104.95 ft (S) RACETRAC	
01/30/2022 00:08:11	2022020869		1 AMLAJACK BLVD	RADAR CALIBRATION	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/02/2022 17:38:33	2022023602		1 AMLAJACK BLVD	ASSAULT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/03/2022 00:26:30	2022023798	2202000092	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/03/2022 11:36:59	2022024159		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/03/2022 19:34:07	2022024475		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 119.16 FT (S) RACETRAC	
02/04/2022 17:05:20	2022025039		1 AMLAJACK BLVD	UNKNOWN TROUBLE	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/05/2022 20:05:22	2022025889		1 AMLAJACK BLVD		DIST: DIST: 123.36 ft (S) RACETRAC	
02/05/2022 20:06:04	2022025890		1 AMLAJACK BLVD	SUPPLEMENTAL	DIST: DIST: 123.36 ft (S) RACETRAC	
02/06/2022 08:12:46	2022026177		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/06/2022 21:04:52	2022026570	2200002565	1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/06/2022 21:06:22	2022026571		1 AMLAJACK BLVD	PSYCHIATRIC PATIENT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/07/2022 10:53:25	2022026963		1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/07/2022 11:00:37	2022026967		1 AMLAJACK BLVD		DIST: DIST: 31.92 ft (S) C RACETRAC	
02/07/2022 11:07:32	2022026972		1 AMLAJACK BLVD		DIST: DIST: 31.92 ft (S) C RACETRAC	
02/07/2022 16:56:32	2022027180		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
02/09/2022 07:18:12	2022028245		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: DIST: 8.07 ft (S) CO RACETRAC	
02/09/2022 23:49:27	2022028629	2200002784	1 AMLAJACK BLVD	ALLEGIOS HIVES STINGS	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2022 09:17:14	2022029018		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
02/10/2022 13:59:07	2022029167		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2022 14:59:03	2022029201		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2022 16:07:52	2022029250		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST RACETRAC	
02/10/2022 18:39:03	2022029363		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/10/2022 22:42:51	2022029506	2202000400	1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/11/2022 08:03:11	2022029763		1 AMLAJACK BLVD	TRAFFIC HAZARD	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/12/2022 08:36:43	2022030641		1 AMLAJACK BLVD	THEFT	DIST: DIST: 93.93 ft (S) C RACETRAC	
02/14/2022 20:53:12	2022032536		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/17/2022 05:17:48	2022034259	2202000651	1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/17/2022 17:15:46	2022034715		1 AMLAJACK BLVD		DIST: DIST: 227.08 ft (S) RACETRAC	
02/17/2022 22:11:26	2022034898	2202000676	1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/18/2022 00:05:14	2022034940		1 AMLAJACK BLVD		(S) COM HWY 34 I85 WEST (N) RACETRAC	
02/18/2022 12:03:54	2022035222		1 AMLAJACK BLVD	ALARM RESD OR BUSN	(S) COM HWY 34 I85 WEST (N) RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
02/18/2022 13:07:33	2022035256		1 AMLAJACK BLVD	CRIMINAL TRESPASS	DIST: 41.39 ft (S) C	RACETRAC
02/19/2022 10:43:10	2022035862		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N	RACETRAC
02/19/2022 20:36:22	2022036191		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N	RACETRAC
02/19/2022 20:47:15	2022036195		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N	RACETRAC
02/26/2022 18:05:17	2022040984		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N	RACETRAC
02/26/2022 18:10:46	2022040985		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
02/26/2022 18:15:36	2022040989		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N	RACETRAC
02/26/2022 18:24:26	2022040996	2202000974	1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/02/2022 21:38:42	2022044089		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/02/2022 21:54:07	2022044098	2203000103	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/03/2022 10:13:09	2022044421		1 AMLAJACK BLVD	DISPUTE NON FAMILY	PUMP 19	RACETRAC
03/03/2022 22:09:57	2022045005		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/04/2022 14:16:43	2022045516		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/05/2022 16:17:22	2022046367		1 AMLAJACK BLVD	ASSIST A MOTORIST	DIST: 88.42 ft (S) C	RACETRAC
03/07/2022 17:31:08	2022047761		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST	RACETRAC
03/07/2022 17:32:05	2022047763		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST	RACETRAC
03/07/2022 20:17:53	2022047849		1 AMLAJACK BLVD	TRAFFIC COMPLAINT	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/08/2022 00:31:45	2022048051		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/08/2022 02:34:30	2022048124		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
03/09/2022 00:35:41	2022048963		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/11/2022 13:56:44	2022050750	2200004658	1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: 226.61 ft (S)	RACETRAC
03/11/2022 13:57:39	2022050752		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: 226.61 ft (S)	RACETRAC
03/13/2022 12:50:46	2022052296		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
03/15/2022 12:47:18	2022053664		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
03/15/2022 18:37:05	2022053814	2203000595	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
03/15/2022 18:37:06	2022053815		1 AMLAJACK BLVD	TRNG CASE	(S) COM HWY 34 I85 WEST	RACETRAC
03/16/2022 15:14:24	2022054351		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/20/2022 13:42:16	2022057163	2203000770	1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/22/2022 11:16:55	2022058561		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: 52.14 ft (S) C	RACETRAC
03/22/2022 20:44:29	2022058930		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/24/2022 12:02:27	2022060085	2200005462	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/24/2022 12:03:00	2022060086	2203000906	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/25/2022 16:10:32	2022060966		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: 128.57 ft (S)	RACETRAC
03/27/2022 19:07:33	2022062604		1 AMLAJACK BLVD	RADAR CALIBRATION	(S) COM HWY 34 I85 WEST (N	RACETRAC
03/27/2022 19:53:52	2022062630		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N	RACETRAC

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
03/30/2022 03:50:14	2022064345		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/06/2022 22:31:30	2022069823		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/10/2022 05:12:44	2022071903		1 AMLAJACK BLVD	THREATS	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/12/2022 00:50:09	2022073039		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/14/2022 01:12:25	2022074430	2204000444	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/16/2022 00:27:22	2022076067		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/16/2022 18:31:13	2022076506		1 AMLAJACK BLVD	UNKNOWN TROUBLE	DIST: DIST: 211.28 FT (S) RACETRAC	
04/16/2022 19:04:21	2022076522		1 AMLAJACK BLVD	CRIMINAL TRESPASS	DIST: DIST: 165.26 ft (S) RACETRAC	
04/20/2022 15:35:39	2022079297		1 AMLAJACK BLVD	DISORDERLY CONDUCT	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/20/2022 22:02:31	2022079505	2204000725	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/21/2022 14:29:54	2022079942		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/22/2022 05:33:26	2022080407	2204000767	1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/23/2022 06:02:42	2022081208		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/24/2022 16:56:08	2022082267	2204000856	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/24/2022 16:59:03	2022082268		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/26/2022 00:39:53	2022083338		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/26/2022 22:28:28	2022083976		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/27/2022 00:23:02	2022084055		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/27/2022 01:35:30	2022084088		1 AMLAJACK BLVD	HIT AND RUN	DIST: DIST: 282.02 FT (S) RACETRAC	
04/27/2022 05:05:57	2022084162	2204000955	1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/29/2022 02:41:45	2022085621		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N RACETRAC	
04/30/2022 00:47:06	2022086364		1 AMLAJACK BLVD	BREATHING PROBLEMS	DIST: DIST: 136.89 ft (S) RACETRAC	
04/30/2022 11:16:52	2022086664	2200007832	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/01/2022 17:01:53	2022087399	2205000019	1 AMLAJACK BLVD	THEFT	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/03/2022 05:28:35	2022088464	2205000075	1 AMLAJACK BLVD	ACCIDENT WITH INJURY	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/03/2022 14:39:40	2022088768	2200008019	1 AMLAJACK BLVD	ACCIDENT WITH INJURY	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/03/2022 14:42:01	2022088771		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/03/2022 14:49:56	2022088778		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/03/2022 16:45:39	2022088852		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/05/2022 16:04:54	2022090393		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/05/2022 21:20:49	2022090576		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 57.07 ft (S) C RACETRAC	
05/05/2022 22:35:59	2022090631		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 67.66 ft (S) C RACETRAC	
05/05/2022 22:36:01	2022090632		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N RACETRAC	
05/06/2022 01:04:21	2022090724	2205000191	1 AMLAJACK BLVD			

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
05/06/2022 03:34:37	2022090796		1 AMLAJACK BLVD	FLIGHT IN PROGRESS	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/06/2022 03:35:48	2022090797		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/06/2022 11:13:30	2022090985		1 AMLAJACK BLVD	LOST OR MISLAID PROPERTY	DIST: 43.51 ft (S) C RACETRAC	
05/06/2022 11:18:47	2022090988	2022050081	1 AMLAJACK BLVD	LOST OR MISLAID PROPERTY	DIST: 43.51 ft (S) C RACETRAC	
05/06/2022 22:13:28	2022091411		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/07/2022 03:34:01	2022091600	2205000223	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/08/2022 14:10:09	2022092540		1 AMLAJACK BLVD	911 HANG UP CALL	DIST: 151.61 ft (S) RACETRAC	
05/10/2022 15:12:38	2022094017		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/11/2022 23:15:35	2022095000	2205000382	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/12/2022 18:50:21	2022095666		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST RACETRAC	
05/14/2022 18:24:03	2022097120	2205000472	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 117.54 ft (S) RACETRAC	
05/15/2022 04:00:15	2022097385	2200008760	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/15/2022 04:00:22	2022097386		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/16/2022 02:50:23	2022097987	2205000508	1 AMLAJACK BLVD	THEFT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/16/2022 04:08:05	2022098007		1 AMLAJACK BLVD	SUPPLEMENTAL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/17/2022 02:50:16	2022098766		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/17/2022 02:50:17	2022098767	2200008897	1 AMLAJACK BLVD	SICK PERSON	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/19/2022 07:51:29	2022100304		1 AMLAJACK BLVD	DISORDERLY CONDUCT	DIST: 42.27 ft (S) C RACETRAC	
05/19/2022 07:52:04	2022100305		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 56.43 ft (S) C RACETRAC	
05/19/2022 07:52:42	2022100306		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 56.43 ft (S) C RACETRAC	
05/20/2022 10:46:06	2022101199		1 AMLAJACK BLVD	STOLEN VEHICLE	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/21/2022 12:31:10	2022102002		1 AMLAJACK BLVD	CRIMINAL DAMAGE TO PROPE	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/22/2022 18:24:58	2022102810	2205000741	1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/24/2022 02:32:27	2022103772		1 AMLAJACK BLVD	AREA LOG	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/24/2022 12:01:48	2022104031		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/27/2022 22:59:09	2022106626		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/28/2022 00:31:46	2022106680		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/28/2022 00:34:13	2022106681		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/28/2022 16:47:38	2022107138		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 92.04 ft (S) C RACETRAC	
05/28/2022 21:15:23	2022107298		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: 155.6 ft (S) C RACETRAC	
05/29/2022 03:01:31	2022107451		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
05/31/2022 14:55:13	2022109038		1 AMLAJACK BLVD	WELFARE CHECK	(S) COM HWY 34 I85 WEST (N) RACETRAC	
05/31/2022 21:36:04	2022109260	2205000143	1 AMLAJACK BLVD	HIT AND RUN	DIST: 62.02 ft (S) C RACETRAC	
06/01/2022 00:20:07	2022109344	2206000001	1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: 37.68 ft (S) C RACETRAC	
06/02/2022 04:33:17	2022110175		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
06/02/2022 14:39:47	2022110480		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/02/2022 22:53:28	2022110743		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	RACETRAC
06/03/2022 04:03:40	2022110845	2206000086	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/03/2022 07:12:59	2022110908		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST	RACETRAC
06/03/2022 19:51:44	2022111344		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/03/2022 23:41:59	2022111466		1 AMLAJACK BLVD	DISPUTE NON FAMILY	DIST: DIST: 148.13 FT (S)	RACETRAC
06/04/2022 00:09:53	2022111481		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/05/2022 20:38:19	2022112803		1 AMLAJACK BLVD	TREATS	DIST: DIST: 78.09 FT (S) C	RACETRAC
06/08/2022 08:33:44	2022114599		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/10/2022 02:42:31	2022116047		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/11/2022 02:16:58	2022116822	2206000382	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/11/2022 14:21:01	2022117144	2200010499	1 AMLAJACK BLVD	BREATHING PROBLEMS	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/13/2022 22:00:52	2022118760		1 AMLAJACK BLVD	ASSIST A MOTORIST	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/13/2022 22:56:13	2022118796		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/13/2022 23:19:02	2022118805		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/14/2022 09:24:01	2022119144		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/14/2022 11:49:05	2022119254	2206000511	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/14/2022 21:30:02	2022119683		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/16/2022 01:08:32	2022120594		1 AMLAJACK BLVD	STOLEN VEHICLE	DIST: DIST: 47.44 ft (S) C	RACETRAC
06/17/2022 01:09:09	2022121313		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/18/2022 20:27:21	2022122733		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/22/2022 00:46:58	2022124999	2200011196	1 AMLAJACK BLVD	FUEL SPILL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/22/2022 00:48:34	2022125001		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/22/2022 00:48:37	2022125002		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/22/2022 04:08:33	2022125086		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/23/2022 22:04:02	2022126584		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST	RACETRAC
06/23/2022 23:30:19	2022126625		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/24/2022 01:54:01	2022126713		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/25/2022 00:26:14	2022127420	2200011395	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	DIST: DIST: 136.94 ft (S)	RACETRAC
06/25/2022 00:26:26	2022127421		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	DIST: DIST: 136.94 ft (S)	RACETRAC
06/25/2022 05:21:35	2022127551	2200011407	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/25/2022 05:22:27	2022127553		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/25/2022 05:25:19	2022127554		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/25/2022 23:23:02	2022128031		1 AMLAJACK BLVD	NEXT LIST WRECKER	(S) COM HWY 34 I85 WEST	RACETRAC
06/26/2022 13:41:15	2022128352		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV HWY 47 NM S 85		RACETRAC

Call Time	Event ID	Rpt #	Street	Nature	Additional Street	Business
06/26/2022 13:48:06	2022128354		1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV HAPPEN AT 471855 -		RACETRAC
06/27/2022 05:24:01	2022128719		1 AMLAJACK BLVD	FLAG DOWN	(S) COM HWY 34 I85 WEST	RACETRAC
06/27/2022 21:35:51	2022129361		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/29/2022 01:56:30	2022130365		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/29/2022 11:51:08	2022130663		1 AMLAJACK BLVD	INFO RACE TRACK (S) COM HWY RACETRAC		
06/29/2022 11:51:21	2022130664		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: DIST: 175.09 FT (S) RACETRAC	
06/29/2022 11:52:34	2022130665	2200011671	1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: DIST: 175.09 FT (S) RACETRAC	
06/29/2022 11:53:00	2022130666		1 AMLAJACK BLVD	ACCIDENT WITH INJURY	DIST: DIST: 175.09 FT (S) RACETRAC	
06/29/2022 23:10:42	2022131107		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/29/2022 23:14:29	2022131109	2206001036	1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
06/29/2022 23:19:07	2022131114		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST RACETRAC	
06/30/2022 04:34:38	2022131235		1 AMLAJACK BLVD	TRAFFIC STOP	(S) COM HWY 34 I85 WEST RACETRAC	
06/30/2022 18:09:46	2022131665		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
06/30/2022 18:10:09	2022131667		1 AMLAJACK BLVD	ASSIST OTHER AGENCY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/03/2022 01:56:31	2022133632		1 AMLAJACK BLVD	LOG INFORMATION	EAST POINT RACETRAC	
07/03/2022 19:50:35	2022134128		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/04/2022 05:41:28	2022134434		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/04/2022 05:41:49	2022134435	2200012010	1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/04/2022 05:43:14	2022134438		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/05/2022 09:14:53	2022135195		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/05/2022 09:15:14	2022135196		1 AMLAJACK BLVD	UNKNOWN PROBLEM PERSON D	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/05/2022 21:28:33	2022135634		1 AMLAJACK BLVD	WELFARE CHECK	DIST: DIST: 49.3 ft (S) CO RACETRAC	
07/08/2022 04:56:53	2022137415		1 AMLAJACK BLVD	SUSPICIOUS SUBJ VEH ACTI	DIST: DIST: 124.76 FT (S) RACETRAC	
07/08/2022 07:27:18	2022137484	2200012296	1 AMLAJACK BLVD	ASSIST A MOTORIST	DIST: DIST: 128.06 ft (S) RACETRAC	
07/09/2022 20:53:06	2022138567		1 AMLAJACK BLVD	CHEST PAIN	DIST: DIST: 27.45 ft (S) C RACETRAC	
07/09/2022 20:54:03	2022138568		1 AMLAJACK BLVD	ESCORT	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/10/2022 14:20:32	2022138948		1 AMLAJACK BLVD	911 HANG UP CALL	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/10/2022 14:20:51	2022138949		1 AMLAJACK BLVD		DIST: DIST: 111.23 ft (S) RACETRAC	
07/11/2022 06:33:53	2022139335		1 AMLAJACK BLVD	AREA LOG	DIST: DIST: 78.14 ft (S) C RACETRAC	
07/11/2022 21:32:47	2022139851		1 AMLAJACK BLVD	DISPUTE NON FAMILY	(S) COM HWY 34 I85 WEST (N) RACETRAC	
07/13/2022 07:20:46	2022140895		1 AMLAJACK BLVD	TRAFFIC STOP	DIST: DIST: 120.28 ft (S) RACETRAC	
07/14/2022 15:44:22	2022141838	2207000458	1 AMLAJACK BLVD	ACCIDENT ROADWAY OR PRIV	DIST: DIST: 76.18 ft (S) RACETRAC	
07/14/2022 15:46:03	2022141840		1 AMLAJACK BLVD		DIST: DIST: 153.2 ft (S) C RACETRAC	
07/14/2022 18:04:47	2022141918	2207000466	1 AMLAJACK BLVD	FIGHT IN PROGRESS	DIST: DIST: 79.18 ft (S) C RACETRAC	
07/14/2022 18:05:06	2022141919		1 AMLAJACK BLVD		(S) COM HWY 34 I85 WEST (N) RACETRAC	

September 30, 2022

Dear, Planning and Zoning, and City Council,

A proposed re-zoning for Anthony Drive, Newnan has been requested. The request for the corner lot to be changed to a commercial zoning.

I am Sandra Moye and have lived on Lynn Circle for 50 years. It is a great neighborhood with good people who live together quietly and frankly happily together. For a business to come into our neighborhood and change that, is just not acceptable. The Southern Development LLC purchased the property in question having full knowledge and understanding of the neighborhood and it's zoning. Trying to use statements such as "no one would buy so we can't sell this property" is not true. House's in this neighborhood sell quickly they have just chosen not to build a house on said corner. The request to stick a shipping container on this sight brings up the question, would these men want that at the end of their driveway and beside their house, furthermore would any of you want to look at that everyday?

This request does not fit our neighborhood and will only bring problems. Also the issue of Spot Zoning needs to be reviewed. Just because a business does not want to adhere to the zoning is no reason to go from residential to commercial.

If they want to make this a park, wonderful, donate the land to the City of Newnan.

Also it was noted that their plan did not include any flood plan with the EPA and that should be done as Anthony floods quite often.

In Georgia there has been several cases about this very thing. Please see below:

In a zoning case, the most common challenge is to the constitutionality of the existing zoning classification under a takings analysis. *DeKalb County v. Dobson*, 267 Ga. 624, 482 S.E.2d 239 (1997).

The zoning ordinance is presumptively valid. *Grados v. Bd. of Commr's of Richmond County*, 256 Ga. 469, 471, 349 S.e.2d 707 (1986). "The presumption that a governmental zoning decision is valid can be overcome only by a plaintiff landowner's showing by clear and convincing evidence that the zoning classification is a significant detriment to him, and is insubstantially related to the public health, safety, morality and welfare. Only after both of these showings are made is a governing authority required to come forward with evidence to justify a zoning ordinance as reasonably related to the public interest. If a plaintiff landowner fails to make a showing by clear and convincing evidence of a significant detriment and an insubstantial relationship to the public welfare, the landowner's challenge to the zoning ordinance fails." *DeKalb County v. Dobson*, 267 Ga. 624, 626, 482 S.E.2d 239 (1997) Id.

The significant detriment can be difficult to show. See *Gwinnett Co. v. Davis*, 271 Ga. 158, 517 S.E.2d 324 (1999) (evidence that a landowner would suffer economic loss without rezoning was insufficient to show substantial detriment). There are a number of cases where the courts found a property has not suffered a significant detriment. "[A] significant detriment to the landowner is not shown by the fact that the property would be more valuable if rezoned, or by the fact that it would be more difficult to develop the property as zoned than if rezoned." *DeKalb v. Dobson*, 267 Ga. at 626. *Delta Cascade Partners, II v. Fulton Co.*, 260 Ga. 99, 100, 390 S.E.2d 45 (1990). "[E]vidence only that it would be difficult to develop the property under its existing zoning or that the owner will suffer an economic loss unless the property is rezoned is not sufficient to support the legal conclusion that the owner suffers a significant detriment." *Gwinnett Co. v. Davis*, 268 Ga. 653, 654, 492 S.E.2d 523 (1997); See *Holy Cross Lutheran Church, Inc. v. Clayton Co.*, 257 Ga. 21, 23, 354 S.E.2d 151 (1987).

After a plaintiff shows significant detriment, he still needs to prove that the current zoning is insubstantially related to the public health, safety, morality and welfare. *DeKalb Co. v. Dobson*, 267 Ga. at 626; *Browning v. Cobb County*, 259 Ga. 430, 383 S.E.2d 126 (1989) (showing of detriment outweighed by public benefit of present zoning classification). This requires proof that there is no logic to the existing zoning classification. It can be shown by pointing to the incompatibility of the subject zoning with the neighborhood or the changing character of the neighborhood. However, it can be difficult to prove if the property is simply on the boundary of the zoning district, which is commonly referred to as a "fringe area." See *Holy Cross Lutheran Church v. Clayton County*, 257 Ga. 21, 354 S.E.2d 151 (1987).

Takings claims are challenging to prove under Georgia law, but under federal law they are even more so. Federal courts have held that the property owner must show that the property has been deprived of all economically viable use. *Corn v. City of Lauderdale Lakes*, 95 F.3d 1066, 1072 (11th Cir. 1996). *Cobb County v. McColister*, 261 Ga. 876, 413 S.E.2d 441 (1992). Federal takings claims are generally not ripe unless the state has failed to provide a remedy. A federal claim cannot ripen if the state provides method of redress for a taking without just compensation, and the federal courts have held that Georgia provides such a remedy. See *Bickerstaff Clay Products Co., Inc. v. Harris County*, Ga., 89 F.3d 1481, 1491 (11th Cir. 1996). Because of these holdings, the aggrieved property owner will normally bring the takings claim in superior court.

We love our neighborhood and do not need anything that would in the future cause problems for us. It is about us who actually live here and have done so for many years.

I ask that you protect us the citizens of Newnan and our family's from the problems that would come should this re-zoning be permitted. Thank you for your help.

Sincerely,

A handwritten signature in cursive script that reads "Sandra Moye". The ink is dark and the signature is fluid.

Sandra Moye



City of Newnan, Georgia – Planning Commission

Date: October 11, 2022

Agenda Item: Public Hearing– Zoning ordinance amendment on legal notification for quasi-judicial actions such as variance and special exception public hearings.

Prepared and Presented by: Dean Smith, Planner

Purpose: To consider 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 exception public hearings.

Background: Earlier this year, HB 1405 was signed into law by Governor Kemp. This law changes the timeline on when local municipalities must notify the public about quasi-judicial actions, i.e., variance, special exception and appeals to a zoning administrator's decision public hearings. In the past, we were required to send out notifications, including legal advertisements, to the public at least 15 days in advance of a scheduled hearing. The new law now requires us to notify the public, i.e. legal advertisements, letter to property owners, etc. at least 30 days in advance of a scheduled hearing. This new, extended notification timeline does not apply to actions involving rezoning or annexation petitions; however, it will necessitate that we amend our zoning ordinance.

Options:

- A. Approve the amendments as proposed with a favorable recommendation to City Council.
- B. Approve the amendments with conditions or exclusions with a favorable recommendation to City Council.
- C. Deny the amendments with an unfavorable recommendation to City Council.

Recommendation:

Staff hopes that the Planning Commission will approve the proposed changes and forward a favorable recommendation to City Council.

Previous Discussions with Planning Commission: None

Proposed new language in bold and yellow highlight

ARTICLE 10 – Procedures and Permits

Division III – Special Exceptions - Section 10-38 – Public Hearing (b)

Current Language: "...Legal Notice of the public hearing shall be given in the same manner as for a zoning decision under Sec. 10-24(b)...." – This mandates that legal notice, including legal advertisements, sign on property and letters to neighboring property owners and the property owner is only required 15 days prior to a public hearing.

Proposed Language: Legal Notice of the public hearing shall be published in a newspaper of general circulation for the City in which is carried the legal advertisements of the City of Newnan by advertising the date, time, place and purpose of the public hearing at least 30 days and not more than 45 days prior to the date of each hearing in accordance with O.C.G.A 36-66-4. Furthermore, written notice of the public hearing shall be sent to the property owner at least 30 days prior to the public hearing date.

ARTICLE 11 – APPEALS

Section 11-8 (a) – Decision on Variance Application

Current Language: "Legal Notice of the public hearing shall be given in the same manner as for a zoning decision under the Procedures and Permits Article of this Ordinance.

Proposed Language: Legal notice of the public hearing shall be given in the same manner as set forth in Article 10, Section 10-38 (b).

Section 11-16 (a), (1) & (2) – Decisions on Administrative Appeals

Current Language: "(1) Legal Notice of the public hearing shall be given in the same manner as for a zoning decision under the Procedures and Permits Article"

Proposed Language: (1) Legal notice of the public hearing shall be given in the same manner as set forth in Article 10, Section 10-38 (b).

Current Language: "(2) The hearing shall be held in accordance with the procedures for holding a public hearing for a zoning decision under the Procedures and Permits Article"

Proposed language: (2) The hearing shall be held in accordance with the procedures set forth in Article 10, Section 10-24 (b)