City of Newnan Georgia

Planning Commission

Agenda Book

August 9, 2022

City of Newnan
PLANNING COMMISSION

Agenda for August 9, 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 July 19, 2022 meeting.
TAB # 2	Rezoning Request – RZ2022-06 – 35.49 +/- acres located at 2037 Newnan Crossing Bypass (Portion of Tax Parcel #087 5011 003)
TAB #3	Annexation Request – Annex2022-04 163.61± acres located off Green Top Road (Tax Parcel #s 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003)
TAB #4	Public Hearing – Variance Request – 20 Market Square Way – PD2022-02
TAB #5	37 LaGrange Street – Certificate of Appropriateness
	Public Comments
	Adjourn

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

CITY OF NEWNAN
Planning Commission
Meeting Minutes

July 19, 2022
7:00 p.m.

Commissioners Present:	Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin, Fred Hamlin
Commissioners Absent:	Chris Hunt, Clay McEntire
Others in Attendance:	Tracy Dunnavant, Planning & Zoning Director Samantha Wood, Administrative Assistant Planning & Zoning Dean Smith, Senior Planner Carson Sears, Representing City Attorney Brad Sears

CALL TO ORDER

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

READING OF MINUTES

Chairman Smith asked if everyone reviewed the minutes from the June 21, 2022 meeting. Coggin motioned to approve the minutes as drafted. Crain seconded the motion.

MOTION CARRIED (5-0)

Amending of Agenda

A motion was made by Commissioner Coggin to amend the agenda by discussing Tab 4 as the second item, Rezoning Request – RZ2022-06 – 35.49 +/- acres located at 2037 Newnan Crossing Bypass (Portion of Tax Parcel #087 5011 003)**.** Commissioner West seconded the motion.

MOTION CARRIED (5-0)

Rezoning Request – RZ2022-06 – 35.49 +/- acres located at 2037 Newnan Crossing Bypass (Portion of Tax Parcel #087 5011 003)

Dean Smith informed the Commission that the applicant would like to continue this application to the next meeting of the Planning Commission on August 9, 2022.

Commissioner Coggin made a motion to continue the rezoning request. Commissioner West seconded.

MOTION CARRIED (5-0)

Rezoning Request – RZ2022-07 - 8.44 +/- acres located off Newnan Crossing Bypass and Ashley Park Boulevard (Tax Parcel #087 5043 004)

Chairman Smith opened the public hearing.

Tracy Dunnavant, Planning and Zoning Director, explained that the applicant is seeking to change the conditions of a previously approved mixed-use zoning. She stated the current conditions limit the number of apartments units to 278 and the applicant is seeking to add 72 units to offset the cost increase that has happened over the last two years which they claim has impacted the economic viability of the project. Dunnavant added that the applicant is also asking to increase the maximum height from 70 feet to 75 feet to accommodate what would now be a six-story structure. She gave background on the project that was approved in 2020 and stated the only difference is the increase in the height and the 72 additional units. Dunnavant said because these are conditions of the zoning, they have to be amended and approved by Council through the official rezoning process.

Dunnavant reviewed the standards for rezoning and concluded that the request meets 7 of the 8 standards. She stated that if the Commission recommends approval of the request, staff would suggest adding the following conditions:

1. That the project would be consistent with the plan density project data, amenities, property conditions and architectural details as updated and provided as part of the application.

2. By completion of the multi-family development the developer will conduct a traffic study to assess the appropriate traffic signal cycle lengths to allow for those signals at intersections 2 and 3 on SR 34 on Bullsboro Drive and intersection 5 on Newnan Crossing Boulevard and implement such changes in signal cycle length as associated with the traffic study.

3. In accordance with the DRI #591, the existing median opening along Newnan Crossing Bypass at Driveway 3 shall be closed and the northern median modified to maximum storage for the northbound left turn from Newnan Crossing Bypass onto SR 34.

The applicant, Stan Thomas, spoke on behalf of the request. He provided an overview of the project and discussed how expensive the apartments were going to be to build.

Chairman Smith asked if there was anyone to speak in opposition of the project.

John Hicks, General Manager of the Honda dealership, stated that his business was located about 250 feet from the proposed project site. He said he does not believe the apartments would be a good addition because Honda has 6 billion dollars in inventory on the lot and apartments bring more crime. Hicks did state that he does not know the rental rates of the proposed units, but he just wanted to go on record as being opposed to the development.

Thomas addressed Hicks' concerns and discussed the type of product that they would be building. He stated the project is going to draw the kind of person that is selling a million or two-million-dollar home that wants to downsize and have all of the amenities that this type of product affords.

Chairman Smith asked Thomas about the rental rates. Thomas stated they are looking at $250 per square foot per month.

Chairman Smith closed the public hearing and asked the Commission if there were any questions for the applicant or staff.

Hamlin asked how many multi-family units have been added in the last 2 years. Dunnavant gave a rough estimate of 1000 units in the last five years. Coggin asked Thomas if he was willing to cap the development at 350 units. Thomas stated yes, but added that the number could go down. Hamlin asked if the restaurant space has been leased. Thomas stated that they have leases out for signature.

Chairman Smith asked if Thomas had a proposed schedule for the commercial development. Thomas stated that the commercial would definitely be faster and was ready to be built immediately.

Crain asked about security. Thomas stated that they would have 24-hour security on site inside and outside.

Hamlin asked about the vacancy rate on retail at Ashley Park. Thomas stated he does not know because he does not own it. Hamlin expressed concern about Ashley Park taking a hit when the new retail opens up. Thomas stated that he did not believe that would be the case.

Chairman Smith reminded the Commission that the subject they are voting on tonight is the number of units they want to add and the height of the building. The Commission is not voting on the commercial side of the project.

Commissioner West made a motion to recommend the rezoning request with the three conditions set forth by the Staff. Commission Coggin seconded the motion.

MOTION CARRIED (4-1/ Hamlin)

Rezoning Request – RZ2022-04 38.70 +/- acres located off Celebrate Life Parkway (Tax Parcels#086 5053 002 and #086 5044 002)

Chairman Smith opened the public hearing.

Dean Smith, Senior Planner, explained that the NRP Group is looking to develop the subject properties with a mixture of commercial and multifamily uses. He added that in order to accomplish this, the applicant is seeking an MXD (Mixed Use Development District) zoning. Dean Smith said the development would consist of 33,000± square feet of commercial/office space and a 294-unit multi-family apartment complex.

Dean Smith reviewed the 8 standards to be considered for rezoning requests. He concluded that the request met 6 of the 8 standards. He suggested that if the Commission decides to approve the rezoning request, that the following condition be considered:

1. The project will be consistent with the plan, density, project data, amenities, proffered conditions and architectural details as provided as part of the application.

Chairman Smith asked the applicant to come forward and state their case.

Melissa Griffis spoke on behalf of the applicant. She stated they first brought this project to staff in March of 2022. Griffis discussed meeting with the staff on multiple occasions and how many times the plan had been edited. She added that Staff is agreeable to the condition that staff recommended.

Chase Beasley, NRP Group, spoke on behalf of the applicant. He described the project and discussed both the commercial and residential elements. Beasley said they took the downtown characteristics and applied them to the elevations. He added that they wanted to attract a higher end "Class A" renter.

Chairman Smith asked if anyone wanted to speak in opposition of the application.

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

West asked if the zoning was appropriate for this type of development. Dean Smith said yes. Dunnavant stated that the future land use map shows this tract as a mixed-use development.

Chairman Smith asked if there was a development schedule for the commercial component of the site. Beasley said that there is not one, but they want it to be built at the same time as the residential.

Chairman Smith stated that with the new MXD ordinance, if it is done in phases every phase on its own has to be a mixed use. He explained you can't just build apartments and let the commercial space sit there. Dunnavant added that when the Council adopted the new mixed-use regulations, they wanted to make sure they did not have another situation like The Springs mixed use project where the apartments are built and the commercial property sits vacant.

Coggin asked if there is a commitment on the total square footage for retail/commercial space. Dean Smith stated that their application states that 33,000 square foot will be built.

Chairman Smith stated he would like to see some type of guidance regarding the ratio of commercial to residential product in these mixed-use developments.

Commissioner Hamlin asked that as the property sits in its current zoning, what would the maximum number of multifamily units be. Dean Smith answered that 132 units would be the max.

A motion was made by Commissioner Hamlin to deny the rezoning request. Commissioner Coggin seconded the motion.

MOTION CARRIED (3-2; Crain, West)

NEW BUSINESS

Dunnavant stated the Commission will have a meeting on August 9, 2022. She also reminded the Commissioners about the Design Guidelines meeting in September. Dunnavant said they needed to let her know if they would be attending so that she could advertise the meeting if a quorum would be there.

ADJOURN

With no further business, the meeting adjourned at 8:45 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.

MOTION CARRIED (5-0)

_____

Chairman Proctor Smith

ROSENZWEIG LAW

August 3, 2022

BY ELECTRONIC DELIVERY
Mr. Dean Smith
Senior Planner
City of Newnan
dsmith@cityofnewnan.org

RE: Jim Chapman Communities
RZ2022-06 – 2037 Newnan Crossing Bypass

Dear Mr. Smith:

Attached please find the revised site plan and elevations for the above-referenced rezoning. In order to provide you with an opportunity to review the attachments, I request that the Rezoning Application be continued until the September 13, 2022 public hearing calendar of the Newnan Planning Commission. As always, thank you for your consideration and assistance.

Sincerely,

George C. Rosenzweig

GCR/nkw
Enclosures

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City of Newnan, Georgia – Planning Commission

Date: August 9, 2022

Agenda Item: Annexation Request – Annex2022-04
163.61± acres located off Green Top Road (Tax Parcel #s 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003)

Prepared and Presented by: Tracy Dunnavant, Planning Director

ANNEXATION ASSESSMENT

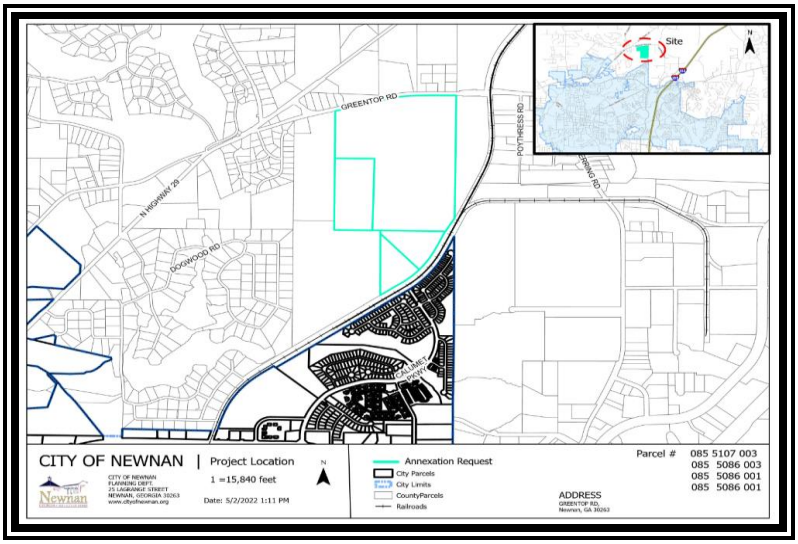
APPLICANT INFORMATION:

George Rosenzweig on behalf of Pulte Group Home Company, LLC and Green Top Road, LLC
75 Jackson Street
Newnan, GA 30263

SITE INFORMATION:

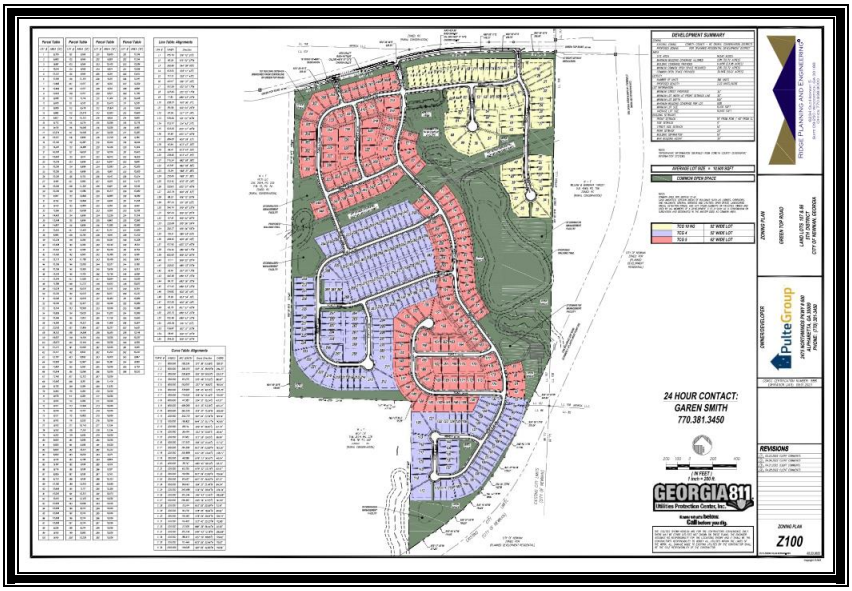
The applicant is requesting the annexation of four tracts totaling 163.61± acres located on Green Top Road. The property is contiguous to the city limits via the Calumet development to the south. The applicant is seeking a PDR (Planned Residential Development) zoning designation for the development of 366 single-family lots.

The tracts are heavily wooded and undeveloped with the exception of a small block building built in the 1950's. The tax parcel ID numbers are 085 5086 001, 085 5107 002, 085 5086 003 and the southern portion of 085 5107 003. The tracts are currently under Coweta County's jurisdiction and are zoned RC (Rural Conservation).



OVERVIEW OF REQUEST:

The applicant is seeking to develop a 366-lot subdivision to accommodate a variety of single-family, detached, fee-simple owned homes. He states the development "will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet". The minimum floor area is being proposed at 1,600 square feet with average square footages as follows: Ranch Pod (65 homes)– 1,860 square feet; Traditional Pod (150 homes) – 2,640 square feet; Estate Pod (151 homes) – 3,004 square feet. Amenities will include a pool, clubhouse, pickleball complex, playgrounds, a dog park and walking trails throughout the development. In addition, there will be three to four different floor plans with each plan having three to four different elevations and color combinations. The average sales price will range from $414,000 to $596,000.



As part of the application package, the applicant has also proffered the following conditions:

1) The maximum number of lots is restricted to three hundred sixty-six (366) for single-family, detached, fee-simple owned homes.
2) The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District. Access on Green Top will require a permit from Coweta County.
3) All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.
4) Left turn and right turn lands shall be constructed at the proposed full-service access to Green Top Road.
5) Physical medians shall be constructed at the proposed right-in/right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.
6) There shall be one main entrance with two secondary entrances on each side of the main entrance that are right-in/right-out only.

7) The applicant shall contribute a five-year bond in the amount of $340,000 towards Coweta County's transportation improvement projects related to the proposed development which include the alignment of Hal Jones Road and Green Top Road and construction of a single full-sized roundabout. In the event such improvements are not made within five years from the effective date of the rezoning, the bond shall be canceled and the obligation shall be null and void.
8) The applicant shall contribute a five-year bond in the amount of $200,000 towards Coweta County's transportation improvement projects related to the proposed development which include traffic improvements at the intersection of Herring Road and Green Top Road. In the event such improvements are not made within five years from the effective date of the rezoning, the bond shall be canceled and the obligation shall be null and void.
9) The amenities shall be specifically designed to meet the recreational and social needs of families shall include a 2,800 square feet minimum pool, playgrounds, dog park, mailbox kiosk, and walking trails. The clubhouse shall be 1,800 heated square feet minim of heated floor space.
10) The existing ponds and wetlands will be retained in order to create a natural environment.
11) Natural vegetation shall remain on the property prior to issuance of a Land Development Permit.
12) The property shall be served by public water and sewerage facilities provided by the Coweta County Water and Sewer Authority.
13) All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the city stormwater system, prior to doing so, a plan shall be submitted to the appropriate City department for consideration.
14) All front, side and rear yards of all disturbed grass areas on lots shall be sodded.
15) All utilities that provide service to the proposed subdivision shall be placed underground.
16) The applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.
17) The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.
18) There shall be a 135-feet building setback (Green Top centerline) and a 50-feet planted buffer along the entire frontage on Green Top Road, except entrances.
19) All garage doors shall be architecturally treated similarly to the renderings submitted.
20) A landscape plan shall be submitted to the appropriate department for review and approval prior to any plantings.

21) The lot information and setbacks shall be as follows:

- Minimum street frontage 30-feet
- Minimum lot width at front setback 40 feet
- Minimum floor area 1,600 square feet
- Maximum impervious area 60%
- Minimum lot size 8,200 square feet
- Front setback 30-feet
- Side setback 5-feet
- Major side (double frontage) 10-feet
- Rear setback 20-feet
- Building separation 10-feet
- Maximum building height 2 stories/40-feet

22) There shall be a 25-feet natural, vegetated buffer around the perimeter of the site along the west, south and east property lines.

The Council considered the annexation of this property back in 2015. At that time, the petitioner was requesting a 161-unit subdivision with zoning designations of RS-15 and RS-20. The target home price was estimated at $350,000 with a minimum of 2,000 square feet of heated living space. That request was ultimately denied by the City Council.

STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The subject tract is located off Green Top Road. It is primarily surrounded by vacant residential zoned property and residential uses. The parcels to the east and west are undeveloped and the tracts to the north are either vacant or contain residential homes. There is also a transmission and cell tower to the north that is owned by Georgia Power. To the south is the railroad and across the railroad is Stony Oak Subdivision which is a residential neighborhood that is part of the Calumet planned development.

In terms of zoning designations, all of the adjacent tracts in the County are zoned RC (Rural Conservation) with one nearby tract to the south zoned M (Industrial). Stony Oak Subdivision is within the city limits and is zoned PDR (Planned Residential Development). The County's RC zoning allows .625 units per acre. PDR, which is a City designation, calculates density for projects as a whole, allowing the units to be clustered on smaller lots in each phase as long as the total number of residential units does not exceed the approved overall project count. Stony Oak, which backs up to this development, is permitted to have a density of 4.18 units per acre. The proposed project would have an overall density of 2.23 units per acre.

If the development were to be built as currently zoned, County staff has indicated that the applicant could build a maximum of 101 units. However, unlike the County (except with their

new R-PDP designation which allows up to 4 units per acre), the City permits smaller lots since they will be served by sanitary sewer. Stony Oak has a density of 4.18 units per acre and has lots as small as 4,500 square feet. The subject development is proposing a density of 2.23 units per acre and a minimum lot size of 8,200 square feet and an average lot size of 10,500 square feet. Both adjacent tracts to the east and west are vacant, but the closest subdivision, aside from Stony Oak, to the subject tract appears to be Heritage Hills which has a density of roughly 1.4 units per acre (49 lots on 35 acres) and an average lot size of 27,000 square feet.

The use of the land for a residential subdivision would be in keeping with existing and proposed future uses of the adjacent and nearby properties. Although the RC zoning designation only allows .625 units per acre, Heritage Hills which lies to the west of the property, doesn't meet that requirement nor does the majority of residential lots across Green Top to the north. In addition, the proposed density is roughly half of what was approved for Stony Oak and the proposed minimum lot size is almost twice as large as that development as well.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? The greatest impact from this development will be traffic. Per the traffic study produced by NV5 Engineers and Consultants, Inc., the development at full build out (2028) will generate roughly 3,430 new trips per day. It is anticipated that there will be 265 additional trips at AM peak hour and 353 additional trips at PM peak hour. The study did indicate that the roundabout intersection at US 29 and Hal Jones Road would see an "increase delay of eight seconds along the southbound approach during PM peak hour, changing the Level of Service (LOS) from D to E". It also suggested installing a southbound right-turn bypass lane which the consultant believes would improve the LOS from E to C.

It should be noted that the applicant, in an effort to offset the impact caused by the development, has included a $340,000 bond to improve the aforementioned roundabout and an additional $200,000 for improvements to the intersection at Green Top Road and Herring Road. These bonds would be for a 5-year period from the annexation approval date with the obligation being canceled at the end of that time frame if the improvements aren't made. It should be noted that these streets are not under the City's jurisdiction, so the City can only suggest these improvements be made to these intersections.

Staff Assessment – ADVERSE AFFECT IN TERMS OF ADDITIONAL TRAFFIC, BUT THE APPLICANT HAS ATTEMPTED TO MITIGATE THE IMPACT BY PROVIDING BONDS FOR INTERSECTION IMPROVEMENTS ✕

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned RC rural conservation in the County. That particular zoning district permits agriculture, forestry, and low density single-family residential land uses. However, with the .625 units per acre lot requirement, only 101 lots would be allowed. With Heritage Hills and many of the lots to the north on Green Top Road not meeting the RC acreage requirement, staff feels there is room to increase density on this site given the amount of acreage and the fact that these lots will be served by sewer.

In addition, as part of the application materials, a letter from David Hovey, Hovey & Associates, was provided that discusses the development cost for these lots at the current density level. Hovey states that the cost would be so great that it would increase the selling price to the point

of creating a very limited market, which he felt may not be viable due to the surrounding area. He estimated the selling price would be in the $750,000 range.

Staff Assessment – AS CURRENTLY ZONED, DENSITY WOULD BE LIMITED TO .625 UNITS PER ACRE WHICH IS LESS THAN MANY OF THE NEIGHBORING PROPERTIES THAT ARE NOT SEWERED ✓

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

Traffic: As previously mentioned, outside of the proposed internal streets, all roads impacted by the development will either be under the State or County's jurisdiction. The applicant did have a traffic study conducted in November of 2021 by NV5 Engineers and Consultants, Inc. and a follow up traffic assessment in July of 2022 to specifically assess the impact to the Hal Jones Road roundabout. The study indicated that the southbound approach at the US29 and Hal Jones Road intersection will experience an eight second delay at PM peak hour; however, all other intersections in the study area are expected to operate satisfactorily and the proposed site driveways are expected to operate well along all approaches in both peak hours.

Police: Chief Blankenship has indicated that "due to the additional calls for service and the increased density to the area and the affected response time due to distance and traffic volume, it is believed that a minimum of two additional police officers will be needed to manage the impact of the development.

Fire: Chief Stephen Brown has indicated that NFD can service this development but did express concern about the increased traffic and potential motor vehicle accidents leading to increased call times to surrounding areas. He also stated that the impact may require additional equipment and manpower in the future.

Newnan Utilities: The applicant has proffered that the Coweta County Water and Sewer Authority will be the service provider for those services. However, Scott Tolar, Newnan Utilities, did review the project and indicated that Newnan Utilities does have ample capacity to serve the proposed subdivision should they be asked to serve the development. He also provided a list of needs from the developer in terms of each service that has been provided as an attachment to the assessment.

Engineering:

Development:

1. Design shall follow City of Newnan standards for development, standard details for the Georgia Department of Transportation, and generally accepted Engineering standards, as appropriate.

2. The City of Newnan will be the Local Issuing Authority for the development, and Coweta County will be the Local Issuing Authority for land disturbing activity within the Right-of-Way for Greentop Road.

3. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has reviewed and approved the plans for the development to the extent Coweta County has jurisdiction, primarily relating to street connections to Greentop Road.

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
   Note on-site, runoff reduction now required.

2. The development plan shall include a three-phased erosion control plan in compliance with the **Soil Erosion, Sedimentation and Pollution Control Ordinance** for the City of Newnan.

3. All streams, wetlands and other environmentally sensitive areas shall be field delineated and located within open space to the extent practically possible.

   Prior to issuance of a permit for conducting land disturbing activities, documentation and/or sufficient evidence shall be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigation measures or permits by other agencies.

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

5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Transportation:

1. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all streets, with connection provided to all amenities.

2. From the Traffic Study provided, the entrances as proposed along Greentop Road are acceptable to the City, as is the County recommended raised median restricting left turn movements at the Right-in/Right-out driveways. However, it should be noted that Greentop Road will remain within Coweta County's jurisdiction.

3. For internal streets, particularly "Street A", the development shall incorporate engineered traffic calming measures, such as the use of landscaped medians or islands, traffic circles, chicanes, and/or raised crosswalks to serve as speed deterrence.

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

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

In terms of number of projected students, the average household in Coweta County based on census data from 2020 had .49 school aged children. This would mean an estimated 179 additional students for the Coweta County School System at build out.

Fiscal Impact Analysis

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

Methodology:

- Total # of proposed households – 366
- Average # of people per household based on 2016 – 2020 average for Newnan – 2.61
- Total new people added for the subdivision: 366 x 2.61 = 955 new persons
- Total 2021 Population based on census projections for Newnan – 42,549
- Total 2022 Daytime Population (*Total resident population* (+) *Total workers working in area* (-) *Total workers living in area*) – 58,336

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

- General Government: $8,439,445 / (42,549 + 58,336) = $83.65 per person; $83.65 x 955 = **$79,885.75**
- Public Safety: $14,569,405 / (42,549 + 58,336) = $144.42 per person; $144.42 x 955 = **$137,921.10**
- Public Works: $3,155,886 / (42,549 + 58,336) = $31.28 per person; $31.28 x 955 = **$29,872.40**
- Community Development: $3,361,951 / (42,549 + 58,336) = $33.32; $33.32 x 955 = **$31,820.60**
- Other Services (Main Street, Business Development, Carnegie Building): $1,263,013 / (42,549 + 58,336) = $12.52 per person; $12.52 x 955 = **$11,956.60**

  Projected Annual Expenditures: **$291,456.45**

Annual Revenues based on 2022 Budget:

- Property Taxes: Based on $500,000 home with a 3.574 millage rate = $714.80; $714.80 x 366 = **$261,616.80**
- Sales Tax Generated: $9,500,000 budgeted / (42,549 + 58,336) = $94.17 per person; $94.17 x 955 = **$89,932.35**
- Inspections and Permits: $685,500 / (42,549 + 58,336) = $6.79 per person; $6.79 x 955 = **$6,484.45**

  Projected Annual Revenues for the Subdivision: **$358,033.60**

Note – Staff used $500,000 as a median amount based on the applicant's statement that the average sales price will range from $414,000 to $596,000.

Up Front Revenues during Construction:

- Impact Fees: 366 x $1,110.81 (residential fee not including Newnan Utilities) = **$406,556.46**
- Permits and Inspections**:** (2,640 square foot house at $500,000) $2,000 x 366 = **$732,000**

  Projected up front revenues for the subdivision: **$1,138,556.46**

Staff Assessment – PROJECT WILL HAVE AN IMPACT ON SERVICE PROVISION BASED ON ANTICIPATED TRAFFIC, SCHOOLS, AND POLICE/FIRE RESPONSE TIME ✕

Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? The properties are outside of the city limits and therefore were not considered in the City's Comprehensive Plan. However, the County's Comprehensive Plan shows these areas as Priority Development Character Area on its current Future Land Use Map. In November of 2021, this same project was considered by the Coweta County Commission. In their rezoning assessment, the County staff wrote that the rezoning would be consistent with both the Comprehensive Plan and with their Comprehensive Plan's growth strategy.

Staff Assessment – THE PROPOSED DEVELOPMENT WOULD BE COMPATIBLE ✓

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

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The subject tract was not included in the Comprehensive Plan, but the adjacent tracts within the city limits are shown as future "planned development". If brought into the city limits, the properties would most likely be shown as future "planned development" as well based on the City's proposed future land use definitions. In addition, the County updated their Comprehensive Plan including the Future Development Map and showed these properties as "Priority Development Character Area". They indicate that this character area "intends to channel growth pressure to suitable areas in terms of compact land-use patterns and infrastructure investment".

Staff Assessment – **THERE ARE NO NEW OR CHANGING CONDITIONS AS BOTH THE CITY AND COUNTY UPDATED THEIR COMPREHENSIVE PLANS AND FUTURE LAND**

USE/DEVELOPMENT MAPS IN 2021 AND THE REQUEST IS CONSISTENT WITH THOSE DOCUMENTS ✓

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

As stated above, the surrounding land uses are all either vacant property or single-family homes. Although the density will be greater than the majority of the subdivisions in the area, it is still less than the density previously approved for Stony Oak. Also, many of the neighboring residential tracts have smaller lots than the current RC zoning allows. In addition, the applicant is proffering a 25-foot buffer around the perimeter of the property, which will provide additional screening for future developments. They have also proffered a 50-foot planted buffer along the entire frontage on Green Top Road except at the entrances.

The greatest impact will be traffic; however, the applicant has agreed to contribute bonds in the amount of $540,000 to cover the cost for transportation improvements. Police and fire will also see impact, but the project is anticipated to bring in $66,600 more in revenues per year than expenditures, which should help offset some of these additional costs.

The school system will see an increase in the number of students being added to the system, so the developer will need to work with the school system to ensure those students are accounted for in their future planning. Ronnie Cheek has provided a list of questions that will need to be answered prior to development beginning.

Although the project will impact traffic and some areas of service provision, it appears to be a quality development with the average home being 2,640 square feet and the average selling price being $500,000. In addition, the developer is attempting to help mitigate the traffic concerns and is willing to proffer conditions for elevations including limitations on materials and diversity of product. The developer will also be preserving the existing ponds on the site in an effort to maintain the natural environment.

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 **6 of the 8 standards**.

COWETA COUNTY RESPONSE TO THE ANNEXATION:

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

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use.

2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value of useful life of a capital outlay project, as such term is defined in Code Section 48-4-110, which is furnished by the county to the area to be annexed; and
3. Differ substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

The Department of Community Affairs (DCA) was asked to appoint an arbitration panel to hear the objection. DCA refused to grant the hearing citing a lack of proof that the post office delivered the County notification package via certified mail, even though both the City and County agreed that the notice had been delivered. This allowed the request to proceed to the public hearing process. A Copy of their Notice of Objection has been included as an attachment to this assessment.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The project will be consistent with the concept plan, density, project data, amenities (including a pickle ball complex as referenced in the letter of intent), and elevations provided as part of the application.
- The developer will follow and adhere to all conditions proffered as part of the annexation application.
- The average square footages for each Pod will be as follows: Ranch Pod – 1,860 square feet; Traditional Pod – 2,640 square feet; Estate Pod – 3,004 square feet.
- The City of Newnan will not issue a permit for land disturbing activities until such time as Coweta County has reviewed and approved the plans for the development to the extent Coweta County has jurisdiction, primarily relating to street connections to Green Top Road.
- For internal streets, particularly "Street A" on the concept plan, the development shall incorporate engineered traffic calming measures, such as the use of landscaped medians or islands, traffic circles, chicanes, and/or raised crosswalks to serve as speed deterrence.

OPTIONS:

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

ATTACHMENTS: Application for Annexation
Location Map
Additional Traffic Study Documentation
Service Provision Comments
Public Comments

2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value of useful life of a capital outlay project, as such term is defined in Code Section 48-4-110, which is furnished by the county to the area to be annexed; and
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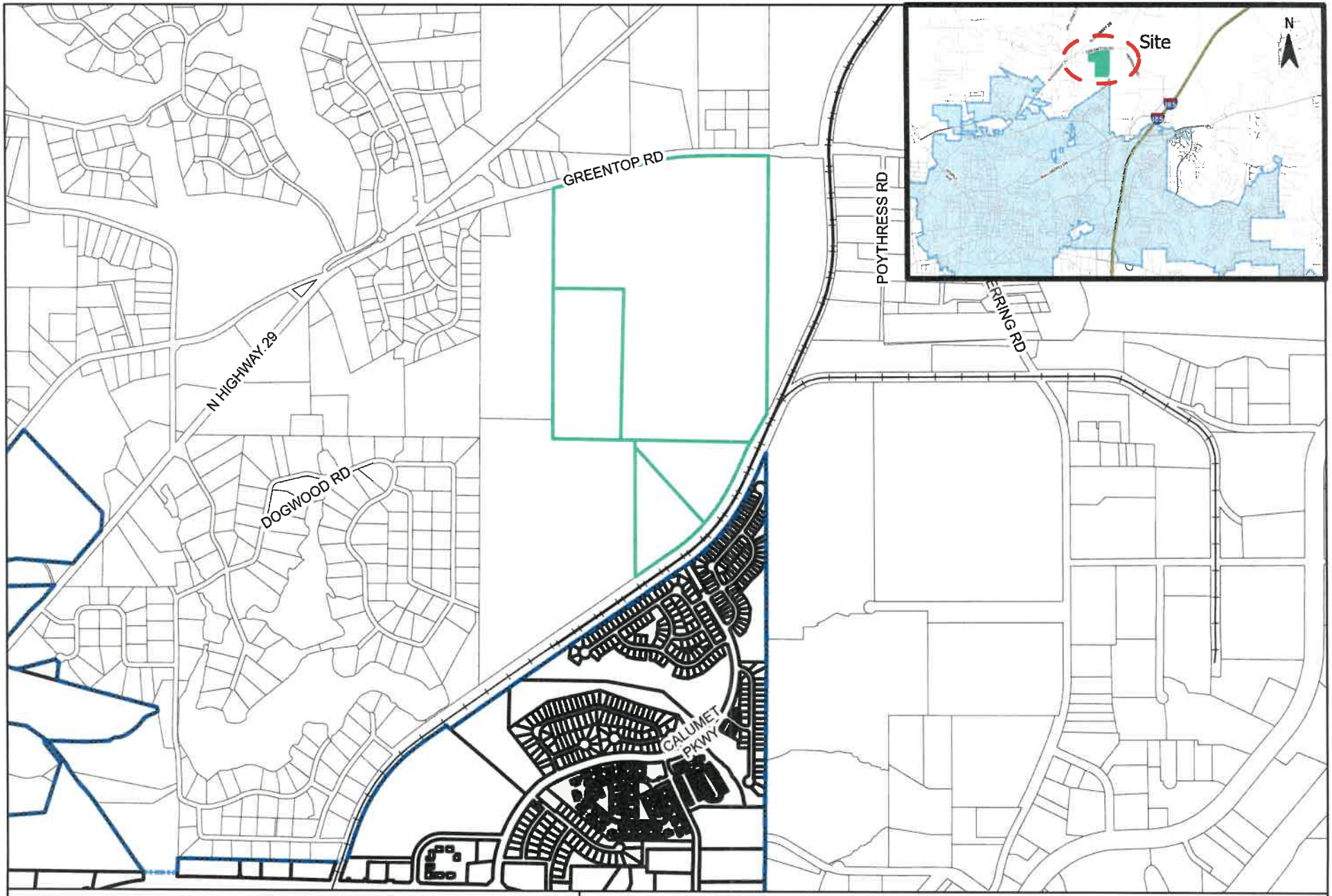
ATTACHMENTS: Application for Annexation
Location Map
Additional Traffic Study Documentation
Service Provision Comments
County Intent to Object Letter
DCA Response
Public Comments



CITY OF NEWNAN

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

Project Location

1 =15,840 feet

Date: 5/2/2022 1:11 PM

N

- Annexation Request
- City Parcels
- City Limits
- CountyParcels
- Railroads

Parcel # 085 5107 003
085 5086 003
085 5086 001
085 5086 001

ADDRESS
GREENTOP RD,
Newnan, GA 30263

PULTE HOME COMPANY, LLC
GREEN TOP ROAD, LLC
APPLICATION FOR ANNEXATION

163.61 Acres on Green Top Road
Tax Reference # 085 5107 002, 085 5086 001, 085 5086 003, and 085 5107 003

Pulte Home Company, LLC
Green Top Road, LLC
Applicants' Representative:
George C. Rosenzweig
75 Jackson Street, Suite 405
Newnan, Georgia 30263
george@cowetalaw.com
(470) 347-3651
State Bar: 614925

ROSENZWEIG LAW

April 29, 2022

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

RE: **Annexation Application of George C. Rosenzweig representing Pulte Home Company, LLC and Green Top Road, LLC**
163.61 acres located on Green Top Road, Coweta County, Georgia

Dear Ms. Dunnavant:

I represent Pulte Home Company, LLC and Green Top Road, LLC. On my clients' behalf, I am making this application to annex 163.61 acres on Green Top Road for a Planned Residential Development District.

The Property is an appropriate location for a Planned Residential Development District and will facilitate the smart growth of the city of Newnan.

The developer, Pulte Home Company, LLC, is a member of PulteGroup, a public company traded on the New York Stock Exchange (PHM) and is a member of the S&P 500 Index. Pulte is the third largest U.S home building company and is ranked 284th on the Fortune 500.

The proposed development will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet (222 of the lots are over 10,000 square feet). The focal points for the development will be an elaborate pool, clubhouse, pickleball complex, as well as walking trails throughout the development and encircling the historic pond of the Property.

This outstanding development will have three to four different floor plans, each of which will have three to four different elevations, and three or four different color combinations along with structural options increasing square footage. Average sales prices, based upon March 2022 numbers, will range from $414,000 to $596,000.

Not only does the Pulte development provide for the smart growth of Newnan, it also fills an important and urgent need for new, fee simple, detached, single-family housing. As I dictate

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

the letter, publicly available listings indicate that there are only four homes listed for sale in Coweta County which were built after 2012. The Pulte development will thus fill an important need for detached, single-family, fee simple owned housing from a high-quality, nationally known developer and builder.

The proposed development is consistent with the recently adopted Coweta County Comprehensive Land Use Plan and is consistent with the principles of smart development in Newnan.

Pulte Home Company, LLC, Green Top Road, LLC, and I look forward to working with you and your team on the approval of this important on the north side of Newnan.

Sincerely,

George C. Rosenzweig

GCR/amc

CITY OF NEWNAN, GEORGIA
Planning and Zoning Department

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

APPLICATION FOR ANNEXATION

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

Name of Applicant George C. Rosenzweig representing Pulte Group Home Company, LLC and Green Top Road, LLC

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

Telephone 470-347-3651 Fax 470-241-1251

Property Owner (Use back if multiple names) Green Top Road, LLC

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

Telephone 470-347-3651 Fax 470-241-1251

Address/Location of Property Green Top Road, Coweta County, Georgia- 163.61 acres in land lots 86 and 107 of the 5th Land District, Coweta County, Georgia and being tax reference numbers 085 5086 001, 085 5107 002, 085 5086 003, and the portion south of Green Top Road 085 5107 003.

County Zoning Classification RC Requested Zoning Classification PDR

Present Land Use Undeveloped land

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

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

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

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

X A completed property owners authorization form (attachment A). If multiple properties are being requested a separate application shall be submitted.

X A legal description of the property(s) and a legal description for each zoning classification being requested.

X A survey by a licensed and registered land surveyor (which shall show, at a minimum, the extents of the property, size in acres, adjacent property owners, and the existing city limits line). Five (5) plats 18" x 24" minimum size and one (1) 11" x 17" plat shall be submitted with the application for annexation.

X A check in the amount of $600.00/Plus fees per acre as determined by the requested zoning classification payable to the City of Newnan.

- Single-Family Zoning Classification.....$15.00 Per Acre
- Multi-Family Zoning Classification.....$25.00 Per Acre
- Office/Institutional Zoning Classification.....$15.00 Per Acre
- Commercial Zoning Classification.....$25.00 Per Acre
- Industrial Zoning Classification.....$15.00 Per Acre

X A list of all property owners with addresses within 250 feet of the property(s) being annexed.

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

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

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

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

All annexation into the City of Newnan shall meet all of the requirements for resolution of land use conflicts as required by State House Bill 489 (refer to Chapter 4, §4.030 of the Newnan Zoning Ordinance).

Building Permits

No permits shall be issued for construction of a building on newly annexed property until the City of Newnan receives clearance on the annexation request from the U.S. Department of Justice as required by the Voting Rights Act of 1965, as amended.

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

Applicant's Signature _____ Date 4/29/2022

FOR OFFICIAL USE ONLY

DATE RECEIVED _____

RECEIVED BY _____

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: George C. Rosenzweig representing Pulte Group Company, LLC and Green Top Road, LLC

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

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

Property Owner (Use back if multiple names): Green Top Road, LLC

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

Telephone: 470-307-3651

Address/Location of Property: Green Top Road, Coweta County

Tax Parcel No.: 085 5086 001, 085 5107 002, 085 5086 003, & 085 5107 003 (Portion south of Green Top Road) Land Lot: 86 and 107

District/Section: 5 Size of Property (Square Feet or Acres): 163.61 acres

Present Zoning Classification: RC Proposed Zoning Classification: PDR

Present Land Use: Undeveloped

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

Please see attached

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

Please see attached

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 see attached

GEORGE C. ROSENZWEIG REPRESENTING PULTE GROUP COMPANY, LLC AND GREEN TOP ROAD, LLC REZONING APPLICATION

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable:
The Property is currently zoned RC (Rural Conservation) in Coweta County. As more specifically set forth on the attached letter from David Hovey, the Property has no viable economic use, as zoned, for a residential development. In the past, the Property has been a cotton farm, a peach farm, a source for timber for sale, and, most recently, a family recreation facility. Farming is no longer a viable use nor is recreation- the Property has been vandalized by arson, burglary, and other acts of extreme vandalism, making it unsafe and undesirable for family recreation.

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made:
The proposed zoning map change will be an extension of the existing PDR (Planned Development Residential District) adjoining the property to the south. Adjoining properties to the south, in the city of Newnan, are narrower and about half the size of the lots in the proposed development. Thus, the proposed development represents a step down in intensity from the adjoining property to the south. Also noteworthy, the recent Comprehensive Land Use Plan and Land Use Plan Map update by Coweta County have identified property as Growth Priority, authorizing a density up to four units per acre, whereas the proposed development will be limited to 2.23 units per acre.

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?
Although this section is not applicable, Applicant does note that the property to the west has long been earmarked for more intense residential development and to the west of that property is a subdivision largely populated by half-acre lots on septic tanks. To the south is located industrial development. To the north is undeveloped property and a Georgia Power substation. To the east is undeveloped property and a railroad which also borders the property to the south. Thus, the proposed use is compatible with or less intense than adjoining uses.

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
   - ✓ Adjourning 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

29 day of April, 2022

Signature of Applicant _____

Amy M. Coria

Notary Public

AMY M CORIA NOTARY PUBLIC COWETA COUNTY GEORGIA EXPIRES Aug. 9, 2023

(Affix Raised Seal Here)

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): _____

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Sworn to and subscribed before me this 28th day of April 20 24 Signature of Applicant

EMMA THOMAS NOTARY PUBLIC MY COMMISSION EXPIRES APRIL 27, 2025 FORSYTH COUNTY, GEORGIA

Notary Public (Affix Raised Seal Here)

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): _____

Hovey & Associates, Inc.
130 Howard Lane; Suite B
Fayetteville, Ga. 30214
Dghovey@bellsouth.net

April 8, 2022

To: Mr. George Rosenzweig
75 Jackson Street
Suite 405
Newnan, Ga. 30263

Re: **Green Top Road Property (Green Top Road, LLC)**

Dear Mr. Rosenzweig,

As requested, I have evaluated the approximately 163 acre parcel of land currently owned by Green Top Road, LLC. The purpose of my evaluation was to determine the suitability of the parcel for development under the current applicable RC zoning classification in Coweta County which allows for 1 acre lots with open space (Rural Conservation S/D - with Open Space).

If developed under the current RC- open Space zoning, here are the rules. First, the developable area has to be determined. In this case take entire land parcel land area (+/- 163 acres) and subtract any ponds/state waters and associated buffers, also subtract the gas line easement area and any land area that has slopes greater than 25% - probably will not apply to this parcel - and subtract any flood plain area - again, probably will not apply to this parcel. So, upon my initial analysis I would estimate approximately 23 acres would need to be subtracted from the total land area to establish the "Net Developable Area". The calculations would be as follows: 163 acres - 23 acres = 140 acres of Net Developable Area. Under the current RC zoning with open space, the Net Developable Area is then multiplied by 0.5 to determine allowable density units so. 140 acres x 0.5 units = 70 units allowed. Now the developer has the option to choose density bonus credits - the most favorable is 1.5 x the minimum floor area (1,725 sq. ft.), and 4 sides of the dwelling being a certain material (not wood or vinyl/aluminum siding). For each density bonus used, the developer is awarded an additional 0.042 units. If the developer chooses 2 density bonus credits - which is typical - then that equates to 0.084 added to 0.5 units which equals to 0.584 density units number. Now, 140 acres x 0.584 = 81.8 units or 82 units/dwellings the developer is allowed. So, the maximum number of lots the developer can get under this current zoning classification is only 82. By having 82 lots, the developer will be required to have a minimum of 2 entrances. Coweta County will require a left-turn scenario on one of the entrances in addition to the normal deceleration lane requirements for both.

I have reached out to several developers, one being Brent Scarborough & Company, to find out what their average lot development cost are and was told between $55,000 - $60,000. This would not include the construction of a left-turn which would possibly add another $1,000 per lot. The development cost would include all surveying, soils mapping (if not on public sewer) and state waters determination, engineering, review fees, street construction, all storm drainage installation, water line installation, storm water management facilities construction, Erosion and Sediment control measures, Landscaping, lighting, etc. The elevated developed lot cost price is also based on the increase material cost. When the developer then adds in the raw land cost to the developed lot cost, the price that he/she would have to sell the lot to a potential builder would be extremely high. For instance, if the raw land cost is $25,000.00/Acre for the full 163 acres, then the additional cost per developed lot would be an additional $49,700. So the total developed lot cost is then $60,000 + $49,700 = $109,700 per lot. Now, this number does not include the installation of individual septic tank and drain field systems that the builder would have to incur on each lot - which easily adds another $5,000 per lot. If the raw land cost is closer to $40,000-$50,000 per acre, then you can see that the developable lot cost is really high at somewhere around. $124,700 - $134,000 per lot (not including sewer cost). The developer would then have to sell the lot to a potential builder for somewhere around $150,000 - $160,00 per lot in order to make a decent profit. Not many

builders would be willing to pay that much for a single lot and in the event they did build on a lot at that price they would have to build and sell a home at over $750,000 or more which would create a very limited market would not be a viable price based on the surrounding areas.

The site is a prime candidate for the newly created Residential - Planned Development Community zoning which has no age restrictions and is more suitable. The overall site density could be slightly higher but it allows for more flexibility with lot sizes and building setbacks. By allowing this type zoning for increased density, the overall lot and dwelling cost passed on to the consumer is considerably lower.

Sincerely,

David G. Hovey

David G. Hovey, P.E.
Hovey & Associates, Inc.

ROSENZWEIG LAW

April 29, 2022

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

RE: **Rezoning Application – Green Top Road**
Project Parcels: 085 5107 002, 085 5086 001, 085 5086 003, and 085 5107 003 (portion south of Green Top Road)
Requested Rezoning: RC (Rural Conservation) to PDR (Planned Development Residential District)

Dear Ms. Dunnavant:

I represent Pulte Home Company, LLC and Green Top Road, LLC. On my clients' behalf, I am making this application to rezone 163.61 acres on Green Top Road for a Planned Residential Development District.

The Property is an appropriate location for a Planned Residential Development District and will facilitate the smart growth of the city of Newnan.

The developer, Pulte Home Company, LLC, is a member of PulteGroup, a public company traded on the New York Stock Exchange (PHM) and is a member of the S&P 500 Index. Pulte is the third largest U.S home building company and is ranked 284th on the Fortune 500.

The proposed development will contain 366 lots, open space, a density of 2.23 units per acre, a minimum lot size of 8,200 square feet, and an average lot size of 10,500 square feet (222 of the lots are over 10,000 square feet). The focal points for the development will be an elaborate pool, clubhouse, pickleball complex, as well as walking trails throughout the development and encircling the historic pond on the Property.

This outstanding development will have three to four different floor plans, each of which will have three to four different elevations, and three or four different color combinations along with structural options increasing square footage. Average sales prices, based upon March 2022 numbers, will range from $414,000 to $596,000.

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

Not only does the Pulte development provide for the smart growth of Newnan, it also fills an important and urgent need for new, fee simple, detached, single-family housing. As I dictate

the letter, publicly available listings indicate that there are only four homes listed for sale in Coweta County which were built after 2012. The Pulte development will thus fill an important need for detached, single-family, fee simple owned housing from a high-quality, nationally known developer and builder.

The proposed development is consistent with the recently adopted Coweta County Comprehensive Land Use Plan and is consistent with the principles of smart development in Newnan.

Pulte Home Company, LLC, Green Top Road, LLC, and I look forward to working with you and your team on the approval of this important on the north side of Newnan.

Sincerely,

George C. Rosenzweig

GCR/amc

Parcel Table		Parcel Table		Parcel Table		Parcel Table	
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	8,579	109	8,169	205	10,805	301	11,164
2	8,581	110	8,169	206	8,583	302	11,164
3	8,891	111	8,169	207	10,415	303	10,038
4	10,041	112	8,169	208	8,583	304	10,038
5	10,132	113	8,169	209	8,266	305	10,813
6	10,168	114	11,530	210	9,199	306	12,919
7	11,168	115	11,217	211	8,518	307	10,364
8	12,168	116	11,217	212	8,518	308	8,888
9	11,168	117	11,617	213	8,537	309	11,700
10	8,550	118	11,114	214	11,384	310	12,448
11	8,835	119	8,553	215	13,473	311	12,530
12	8,908	120	8,478	216	23,641	312	11,249
13	8,882	121	23,375	217	12,913	313	10,860
14	10,857	122	10,122	218	8,853	314	10,801
15	8,772	123	8,278	219	10,858	315	12,718
16	8,478	124	14,548	220	10,836	316	8,400
17	10,124	125	14,548	221	10,838	317	12,083
18	10,347	126	8,498	222	13,219	318	8,368
19	12,740	127	12,207	223	15,084	319	10,648
20	14,281	128	24,881	224	14,126	320	11,284
21	18,280	129	14,820	225	14,509	321	10,463
22	15,943	130	8,110	226	14,922	322	14,820
23	10,028	131	8,498	227	14,847	323	10,451
24	10,028	132	8,498	228	13,368	324	10,509
25	10,028	133	8,498	229	8,591	325	10,508
26	10,028	134	8,703	230	8,240	326	10,524
27	8,499	135	8,908	231	8,240	327	14,151
28	10,028	136	17,302	232	8,467	328	10,168
29	10,028	137	10,088	233	16,279	329	10,088
30	8,867	138	10,088	234	14,883	330	14,088
31	8,722	139	10,088	235	8,405	331	11,158
32	8,943	140	10,088	236	8,384	332	8,848
33	11,388	141	10,088	237	8,363	333	12,158
34	14,443	142	8,899	238	13,228	334	12,158
35	13,548	143	8,899	239	8,963	335	10,088
36	14,407	144	8,899	240	10,000	336	10,088
37	12,896	145	12,481	241	11,157	337	10,088
38	8,885	146	10,088	242	8,947	338	12,158
39	10,234	147	8,390	243	10,040	339	13,308
40	10,168	148	8,390	244	10,040	340	8,701
41	10,132	149	8,390	245	10,038	341	8,758
42	12,242	150	8,663	246	10,038	342	8,689
43	13,172	151	11,258	247	10,438	343	8,663
44	10,788	152	15,666	248	10,537	344	8,198
45	10,788	153	10,088	249	10,638	345	8,353
46	10,810	154	11,108	250	10,738	346	8,508
47	12,164	155	11,538	251	10,834	347	10,238
48	10,788	156	11,272	252	14,972	348	10,837
49	13,176	157	10,070	253	13,175	349	8,754
50	10,538	158	10,070	254	10,067	350	10,833
51	10,538	159	10,070	255	10,363	351	10,580
52	10,538	160	12,437	256	10,638	352	10,080
53	12,758	161	10,363	257	10,638	353	10,080
54	10,538	162	10,638	258	10,363	354	10,080
55	10,548	163	11,183	259	11,258	355	12,885
56	14,283	164	10,328	260	11,048	356	10,247
57	23,190	165	17,918	261	10,727	357	14,628
58	10,833	166	24,288	262	10,793	358	13,149
59	10,537	167	14,124	263	16,038	359	10,037
60	20,873	168	10,444	264	10,038	360	8,900
61	15,272	169	10,090	265	10,038	361	8,489
62	10,137	170	8,837	266	11,253	362	10,247
63	10,787	171	8,837	267	10,050	363	8,867
64	10,982	172	12,997	268	10,301	364	8,589
65	11,850	173	8,582	269	10,538	365	8,750
66	10,044	174	12,048	270	10,538	366	10,150
67	11,242	175	12,372	271	10,538		
68	10,990	176	8,791	272	11,119		
69	8,730	177	8,284	273	11,635		
70	9,083	178	8,284	274	10,538		
71	8,278	179	8,284	275	10,538		
72	8,253	180	8,284	276	10,538		
73	8,407	181	12,284	277	10,538		
74	8,959	182	11,488	278	10,538		
75	8,327	183	10,852	279	10,538		
76	8,993	184	8,828	280	10,538		
77	8,883	185	10,743	281	11,284		
78	9,993	186	11,197	282	11,284		
79	8,282	187	8,538	283	10,538		
80	8,870	188	8,538	284	10,538		
81	8,870	189	8,538	285	10,538		
82	8,870	190	10,511	286	11,223		
83	8,880	191	8,678	287	8,677		
84	8,530	192	8,788	288	8,864		
85	8,391	193	8,408	289	8,129		
86	8,179	194	8,408	290	8,287		
87	8,858	195	8,408	291	8,143		
88	8,723	196	8,408	292	10,353		
89	10,482	197	10,923	293	10,538		
90	10,848	198	12,172	294	10,538		
91	10,992	199	10,317	295	10,373		
92	10,913	200	12,125	296	10,538		
93	10,088	201	10,846	297	10,538		
94	10,088	202	8,274	298	10,538		
95	10,088	203	8,274	299	10,538		
96	10,088	204	8,274	300	10,538		
97	10,088	205	8,274	301	10,538		
98	8,829	206	8,274	302	10,538		
99	8,189	207	8,995	303	10,538		
100	8,189	208	10,238	304	10,538		

Line Table: Alignments		
Line #	Length	Direction
L1	130.70	N18° 11' 25"E
L2	60.29	S15° 53' 27"W
L3	202.66	S44° 08' 10"E
L4	143.00	S50° 11' 43"E
L5	117.15	S50° 11' 43"E
L6	40.83	S38° 27' 38"E
L7	107.28	S32° 02' 17"W
L8	237.68	S35° 03' 17"W
L9	11.86	N88° 52' 32"W
L10	238.57	N0° 06' 31"E
L11	181.06	S00° 00' 28"W
L12	67.64	S33° 01' 24"E
L13	379.02	S01° 02' 16"W
L14	162.17	S14° 42' 23"E
L15	323.00	N20° 37' 42"W
L16	89.98	N88° 37' 42"W
L17	288.53	N02° 24' 20"E
L18	80.64	N72° 43' 35"E
L19	94.40	N73° 43' 35"E
L20	209.90	N72° 43' 35"E
L21	176.24	N82° 36' 38"E
L22	473.87	N62° 58' 38"E
L23	75.54	N88° 31' 38"E
L24	252.66	N88° 31' 38"E
L25	153.42	N70° 32' 28"E
L26	189.63	N70° 31' 42"W
L27	345.79	N62° 30' 32"E
L28	68.23	N18° 12' 25"W
L29	232.24	N70° 26' 22"E
L30	184.74	S26° 42' 33"W
L31	249.04	S88° 22' 22"W
L32	132.99	S88° 22' 22"W
L33	322.68	S20° 26' 50"W
L34	302.37	S00° 26' 50"W
L35	135.41	S80° 53' 33"E
L36	288.32	N00° 26' 50"E
L37	104.66	N20° 31' 42"W
L38	134.44	S80° 46' 17"W
L39	102.83	S00° 22' 30"W
L40	37.11	S00° 22' 30"W
L41	227.62	N88° 53' 17"W
L42	42.96	S52° 20' 13"W
L43	545.26	N88° 53' 13"W
L44	84.70	N83° 36' 30"W
L45	479.42	N88° 53' 13"W
L46	134.83	N00° 26' 50"E
L47	38.53	N52° 24' 32"E
L48	103.20	N00° 26' 50"E
L49	43.78	N01° 31' 42"W
L50	250.76	N88° 53' 13"W
L51	103.48	N88° 53' 13"W
L52	258.39	S54° 55' 55"E
L53	138.67	S62° 31' 08"W
L54	50.18	S88° 22' 30"W
L55	354.33	S88° 22' 30"W

Curve Table: Alignments				
CURVE #	RADIUS	ARC LENGTH	Chord Direction	CHORD
C 1	800.000	176.230	S11° 38' 53.58"E	175.90'
C 2	800.000	396.063	S27° 34' 38.69"W	392.37'
C 3	300.000	228.620	S25° 38' 00.00"E	223.17'
C 4	300.000	67.215	S37° 48' 54.52"E	67.07'
C 5	800.000	163.027	S23° 14' 18.81"E	162.74'
C 6	800.000	308.631	S36° 40' 40.18"E	306.80'
C 7	300.000	175.083	S38° 54' 34.42"E	172.55'
C 8	800.000	47.383	S34° 21' 35.24"E	47.37'
C 9	800.000	408.000	S12° 51' 53.28"E	403.25'
C 10	800.000	242.535	S29° 30' 10.54"W	241.65'
C 11	850.000	292.710	S31° 04' 27.04"W	294.16'
C 12	150.000	138.859	N44° 53' 25.77"W	142.93'
C 13	200.000	68.114	S56° 41' 06.81"E	67.76'
C 14	200.000	28.474	S33° 14' 02.81"E	28.45'
C 15	200.000	87.362	S12° 34' 36.00"E	86.66'
C 16	500.000	132.050	S08° 55' 35.42"E	131.72'
C 17	500.000	184.308	N00° 04' 00.00"W	183.26'
C 18	300.000	256.868	N33° 08' 33.46"E	248.77'
C 19	300.000	48.098	N70° 23' 06.42"E	48.04'
C 20	400.000	38.747	N88° 46' 08.19"E	38.73'
C 21	300.000	93.725	N79° 32' 33.74"E	93.47'
C 22	300.000	180.894	N56° 04' 43.88"W	178.16'
C 23	300.000	87.437	N37° 38' 26.60"W	87.17'
C 24	500.000	84.643	S84° 31' 25.45"W	84.54'
C 25	200.000	345.568	S24° 01' 38.44"W	303.24'
C 26	250.000	255.344	S44° 42' 12.45"E	244.65'
C 27	400.000	136.483	N45° 15' 42.30"E	135.80'
C 28	300.000	73.574	N49° 08' 20.58"W	73.38'
C 29	300.000	91.276	S38° 05' 18.84"W	90.92'
C 30	300.000	192.380	S29° 54' 38.48"W	189.14'
C 31	300.000	114.400	S12° 47' 25.23"W	112.65'
C 32	300.000	23.549	N88° 36' 06.44"W	23.55'
C 33	200.000	315.344	N44° 42' 12.45"E	283.68'
C 34	200.000	188.815	N27° 12' 48.95"E	182.02'
C 35	200.000	93.449	N03° 55' 33.24"W	92.60'
C 36	1000.000	118.438	S85° 50' 42.80"W	118.30'

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	CONETA COUNTY – RC (RURAL CONSERVATION DISTRICT)
PROPOSED ZONING	PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT)
AREA	
SITE AREA	153.61 ACRES
MAXIMUM BUILDING COVERAGE ALLOWED	20% (32.72 ACRES)
BUILDING COVERAGE PROVIDED	14.65% (23.98 ACRES)
MINIMUM COMMON OPEN SPACE REQUIRED	20% (32.72 ACRES)
COMMON OPEN SPACE PROVIDED	30.56% (50.04 ACRES)
DENSITY	
NUMBER OF UNITS	386 UNITS
PROPOSED DENSITY	2.53 UNITS/ACRE
LOT INFORMATION	
MINIMUM STREET FRONTAGE	30'
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	80'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING COVERAGE PER LOT	50%
MINIMUM LOT SIZE	6,200 SQFT
AVERAGE LOT SIZE	10,500 SQFT
BUILDING SETBACKS	
FRONT SETBACK	15' FROM ROW / 45' FROM C/L
SIDE SETBACK	5'
STREET SIDE SETBACK	10'
REAR SETBACK	20'
BUILDING SEPARATION	10'
MAX BUILDING HEIGHT	35'

NOTE:
TOPOGRAPHIC INFORMATION OBTAINED FROM CONETA COUNTY GEOGRAPHIC INFORMATION SYSTEMS

AVERAGE LOT SIZE = 10,500 SQFT

COMMON OPEN SPACE

NOTE:
COMMON AREA PER ARTICLE 13-4:
LAND AMENITIES: CERTAIN AREAS OF BUILDINGS SUCH AS LOBBIES, CORRIDORS, AND MAILROOMS; CENTRAL SERVICES AND UTILITIES; OPEN SPACE; LANDSCAPED AREAS; SCENIC PONDS; AND ANY OTHER ELEMENTS OR FACILITIES OWNED AND USED BY ALL MEMBERS OF A DEVELOPMENT. C 13-1 SUCH AS A CONDOMINIUM OR SUBDIVISION AND DEDICATED IN THE MASTER DEED AS COMMON AREA.

TCG 10 NG	52' WIDE LOT
TCG 4	52' WIDE LOT
TCG 5	62' WIDE LOT

24 HOUR CONTACT:
GAREN SMITH
770.381.3450

200 100 0 200 400
(IN FEET)
1 inch = 200 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE 09/250 - WOODSTOCK, GA 30188
OFFICE 770.998.9400

ZONING PLAN
GREEN TOP ROAD
LAND LOTS 107 & 86
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER
PulteGroup
2475 NORTHWINDS PKWY # 600
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 09.01.2023

REVISIONS
1. 03.22.2022 CLIENT COMMENTS
2. 04.04.2022 CLIENT COMMENTS
3. 04.21.2022 CLIENT COMMENTS
4. 04.28.2023 CLIENT COMMENTS

ZONING PLAN
Z100

02.23.2022

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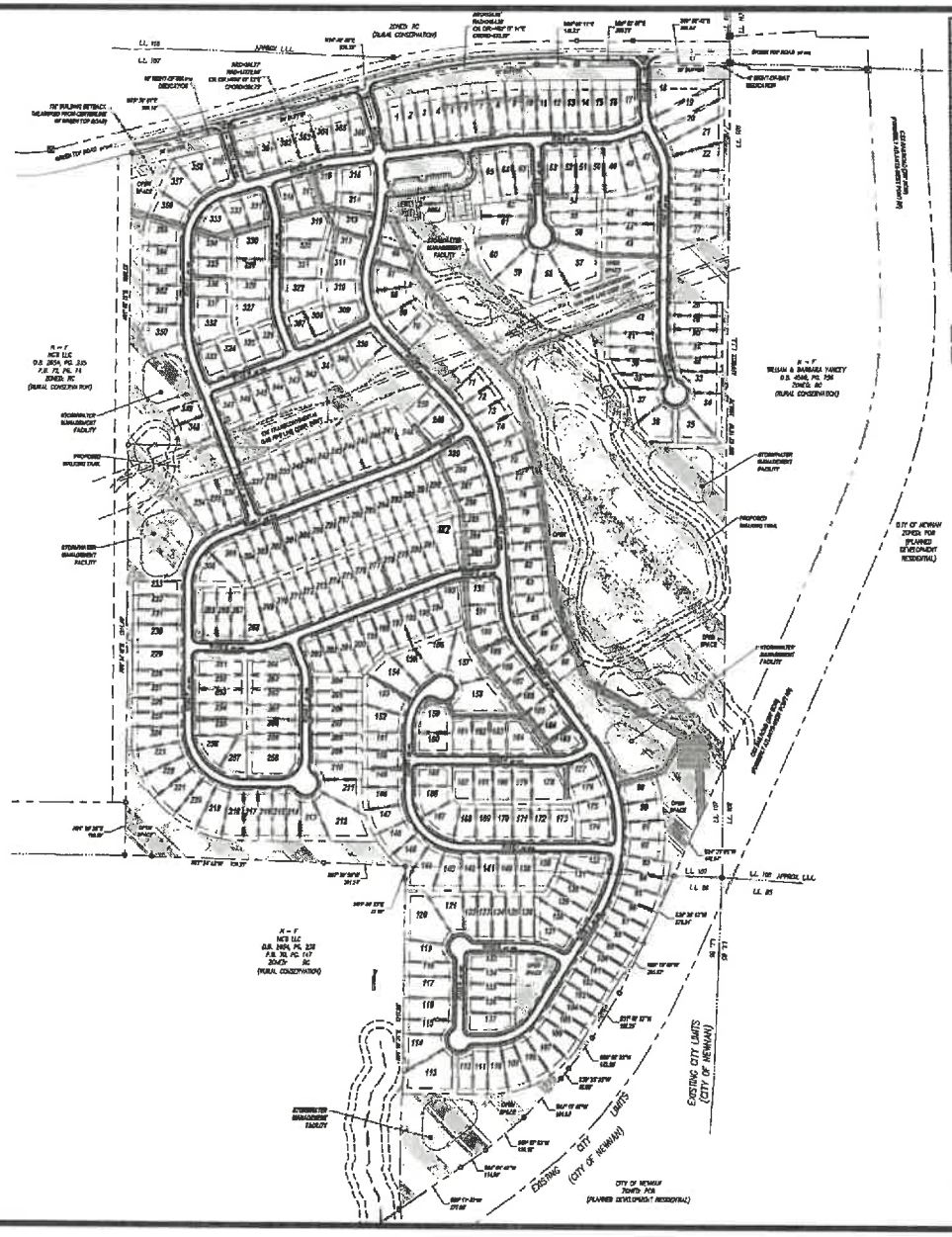
Parcel Table		Parcel Table		Parcel Table		Parcel Table	
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
1	9,275	46	9,499	91	10,000	136	10,001
2	9,863	47	9,500	92	9,865	137	11,114
3	9,450	48	9,501	93	10,000	138	10,628
4	10,997	49	9,502	94	9,534	139	10,170
5	10,537	50	9,503	95	9,999	140	10,013
6	10,268	51	11,133	96	9,994	141	12,010
7	10,000	52	11,367	97	9,994	142	10,340
8	11,611	53	11,367	98	9,977	143	11,700
9	9,350	54	10,701	99	11,344	144	10,100
10	9,535	55	9,701	100	13,473	145	12,339
11	9,999	56	9,479	101	10,000	146	10,240
12	9,992	57	10,592	102	13,602	147	10,000
13	8,527	58	10,113	103	9,966	148	10,000
14	8,772	59	9,274	104	10,000	149	12,710
15	9,475	60	10,540	105	10,000	150	11,000
16	10,207	61	10,540	106	10,000	151	12,003
17	10,367	62	9,894	107	13,211	152	10,000
18	10,740	63	10,402	108	10,001	153	11,440
19	14,341	64	14,000	109	11,430	154	10,000
20	10,000	65	11,520	110	10,000	155	10,003
21	9,992	66	9,758	111	11,000	156	11,000
22	9,992	67	9,000	112	11,000	157	10,000
23	9,500	68	9,499	113	11,000	158	10,000
24	12,500	69	9,999	114	12,000	159	11,000
25	10,000	70	9,999	115	10,000	160	12,000
26	10,000	71	9,750	116	10,000	161	10,000
27	10,000	72	9,000	117	10,000	162	10,000
28	10,000	73	9,000	118	10,000	163	10,000
29	10,000	74	10,000	119	10,000	164	10,000
30	9,997	75	10,000	120	10,000	165	10,000
31	9,000	76	10,000	121	10,000	166	10,000
32	10,000	77	10,000	122	10,000	167	10,000
33	10,000	78	10,000	123	10,000	168	10,000
34	10,000	79	10,000	124	12,000	169	10,000
35	12,000	80	10,000	125	10,000	170	10,000
36	14,007	81	10,000	126	10,000	171	10,000
37	10,000	82	10,000	127	10,000	172	10,000
38	9,993	83	10,000	128	9,991	173	10,000
39	10,257	84	9,999	129	10,000	174	10,000
40	10,000	85	9,999	130	10,000	175	10,000
41	10,000	86	9,999	131	10,000	176	10,000
42	10,000	87	10,000	132	10,000	177	10,000
43	10,000	88	10,000	133	10,000	178	10,000
44	10,000	89	10,000	134	10,000	179	10,000
45	10,000	90	10,000	135	10,000	180	9,900

Line Table: Alignments		
Line #	Length	Direction
L1	165.70	S89° 07' 20"E
L2	94.29	N 0° 52' 39"W
L3	262.94	S44° 00' 00"E
L4	103.68	S62° 11' 43"E
L5	67.75	N62° 11' 43"W
L6	489.17	S30° 07' 20"E
L7	112.29	S70° 00' 17"W
L8	307.86	S70° 00' 17"W
L9	12.86	N89° 57' 13"W
L10	238.57	N89° 00' 20"E
L11	141.64	S50° 14' 29"W
L12	47.04	S70° 00' 20"E
L13	274.68	S89° 00' 17"W
L14	142.72	S70° 42' 27"E
L15	223.98	N60° 37' 00"W
L16	46.90	N60° 37' 00"W
L17	284.31	N89° 00' 20"E
L18	45.04	N62° 47' 20"E
L19	54.43	S70° 17' 34"E
L20	246.90	N70° 17' 20"E
L21	133.34	N89° 00' 20"E
L22	420.93	N89° 00' 20"E
L23	75.34	N89° 00' 20"E
L24	328.90	N89° 00' 20"E
L25	362.43	N89° 00' 20"E
L26	420.83	N89° 00' 20"E
L27	153.79	N89° 00' 20"E
L28	90.17	S70° 00' 20"W
L29	320.24	S89° 00' 00"E
L30	194.71	S89° 00' 20"E
L31	347.84	S89° 00' 00"W
L32	127.01	S89° 00' 20"W
L33	232.99	S89° 00' 20"W
L34	200.57	S89° 00' 20"W
L35	133.41	S89° 00' 20"E
L36	298.53	N89° 00' 20"E
L37	187.65	N89° 00' 20"W
L38	134.64	S89° 00' 17"E
L39	609.13	S89° 00' 20"W
L40	57.13	S89° 00' 20"W
L41	220.93	N89° 00' 17"E
L42	42.40	S89° 00' 20"W
L43	546.54	N89° 00' 20"W
L44	34.70	N89° 00' 20"W
L45	477.43	S89° 00' 20"W
L46	134.62	N89° 00' 20"E
L47	30.83	N89° 00' 20"E
L48	122.39	N89° 00' 20"E
L49	43.79	N89° 00' 20"W
L50	238.70	N89° 00' 20"W
L51	102.48	N89° 00' 20"W
L52	248.34	S89° 00' 20"E
L53	139.87	S89° 00' 20"W
L54	30.34	S89° 00' 20"W
L55	201.29	S89° 00' 20"W

Curve Table: Alignments				
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C 1	250.00	135.28	S07° 28' 33.04"E	133.57
C 2	250.00	298.53	S27° 31' 39.64"E	279.27
C 3	300.00	374.02	S50° 28' 09.07"E	350.17
C 4	300.00	87.27	S38° 48' 57.10"E	86.97
C 5	340.00	164.97	S39° 31' 19.63"E	162.57
C 6	300.00	379.53	S64° 42' 08.18"E	355.74
C 7	300.00	171.03	S59° 24' 21.42"E	172.57
C 8	600.00	47.30	S39° 31' 38.14"E	47.27
C 9	600.00	400.00	S57° 37' 13.48"E	392.57
C 10	300.00	243.53	S60° 38' 10.57"W	236.43
C 11	300.00	328.70	S61° 04' 27.01"W	312.17
C 12	150.00	156.83	N64° 17' 25.17"W	149.57
C 13	300.00	69.11	S86° 41' 06.67"E	67.70
C 14	300.00	88.49	S57° 11' 00.07"E	88.18
C 15	300.00	81.92	S72° 30' 36.07"E	81.69
C 16	300.00	137.00	S85° 30' 26.07"E	135.77
C 17	300.00	102.00	N50° 00' 43.00"W	101.57
C 18	300.00	280.66	N30° 08' 33.40"E	270.57
C 19	300.00	44.08	N70° 33' 08.07"E	43.94
C 20	600.00	36.94	N65° 50' 00.70"E	36.93
C 21	300.00	63.72	S89° 31' 33.34"E	63.61
C 22	300.00	116.34	S68° 06' 03.84"W	115.66
C 23	300.00	93.42	S49° 31' 20.49"W	93.01
C 24	600.00	84.93	S50° 31' 15.49"W	84.54
C 25	300.00	345.38	S30° 31' 39.10"W	326.54
C 26	300.00	213.34	S60° 13' 17.00"E	209.00
C 27	150.00	134.47	N40° 10' 47.34"E	141.00
C 28	300.00	73.74	S50° 00' 20.50"W	73.57
C 29	300.00	91.23	S70° 00' 18.84"W	90.92
C 30	300.00	116.39	S79° 04' 00.07"W	116.17
C 31	600.00	174.00	S70° 43' 23.17"W	173.40
C 32	300.00	50.00	N60° 37' 34.10"W	49.94
C 33	300.00	305.34	N40° 17' 12.07"W	291.00
C 34	300.00	100.00	N20° 10' 00.31"E	99.57
C 35	300.00	119.40	S37° 31' 31.07"W	118.61
C 36	300.00	171.20	S52° 31' 42.07"W	168.87



DEVELOPMENT SUMMARY

ZONING	
PROPOSED ZONING	PLANNED DEVELOPMENT RESIDENTIAL
AREA	
GROSS AREA	90.01 ACRES
MAXIMUM BUILDING COVERAGE ALLOWED	NOT TO EXCEED 35%
BUILDING COVERAGE PROVIDED	14.6% (13.09 ACRES)
MINIMUM COMMON OPEN SPACE REQUIRED	30% (31.79 ACRES)
COMMON OPEN SPACE PROVIDED	35.34% (31.79 ACRES)
DENSITY	
MAXIMUM # OF UNITS	300 UNITS
PROPOSED DENSITY	3.33 UNITS/ACRE
LOT INFORMATION	
MINIMUM STREET FRONTAGE	50'
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	50'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING HEIGHT	35'
MINIMUM LOT SIZE	7,000 SQFT
AVERAGE LOT SIZE	10,500 SQFT
MINIMUM HOUSE SIZE	1,800 SQFT
SETBACKS	
FRONT SETBACK	15' FROM ROW / 40' FROM C/L
SIDE SETBACK	5'
STREET SIDE SETBACK	15'
REAR SETBACK	20'
BUILDING SEPARATION	10'
MAX BUILDING HEIGHT	35'

NOTE: TOPOGRAPHIC INFORMATION OBTAINED FROM COWETA COUNTY GEOSPATIAL INFORMATION SYSTEM

AVERAGE LOT SIZE = 10,500 SQFT

COMMON OPEN SPACE

NOTE:
COMMON AREA PER PARCEL L3-6.
LAND AMENITIES, COMMON AREAS OF BUILDINGS SUCH AS LOBBIES, CORRIDORS, AND NURSERIES, COMMON SURFACES AND PARCELS, OPEN SPACE, LANDSCAPED AREAS, INTERIOR ROADS AND ANY SPACE DEDICATED OR PARCELS OWNED AND USED BY ALL RESIDENTS OF A DEVELOPMENT IS (1-3) 30% AS A GROUNDWORK OR ELEVATION AND DEDICATED BY THE OWNER WITH AN EASEMENT WILL

24 HOUR CONTACT:

GAREN SMITH

770.381.3450

200 100 0 200 400

(IN FEET)
1 inch = 200 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON BLOCK PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES BEFORE THE START OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE D-5 DOUGLASVILLE, GA 30189
OFFICE 770.938.9000

ZONING PLAN

GREEN TOP ROAD

LAND LOTS 107 & 66
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER

PulteGroup
2475 NORTHWINDS PKWY # 600
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

GSWCC CERTIFICATION NUMBER: 8681
EXPIRATION DATE: 09.01.2023

REVISIONS

1	03.22.2022 CLIENT COMMENTS
2	04.04.2022 CLIENT COMMENTS
3	04.21.2022 CLIENT COMMENTS
4	04.28.2022 CLIENT COMMENTS

ZONING PLAN

Z100

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LOT #	AREA (SF)
[illegible]	[illegible]

Parcel Table

LOT #	AREA (SF)
[illegible]	[illegible]

Parcel Table

LOT #	AREA (SF)
[illegible]	[illegible]

Parcel Table

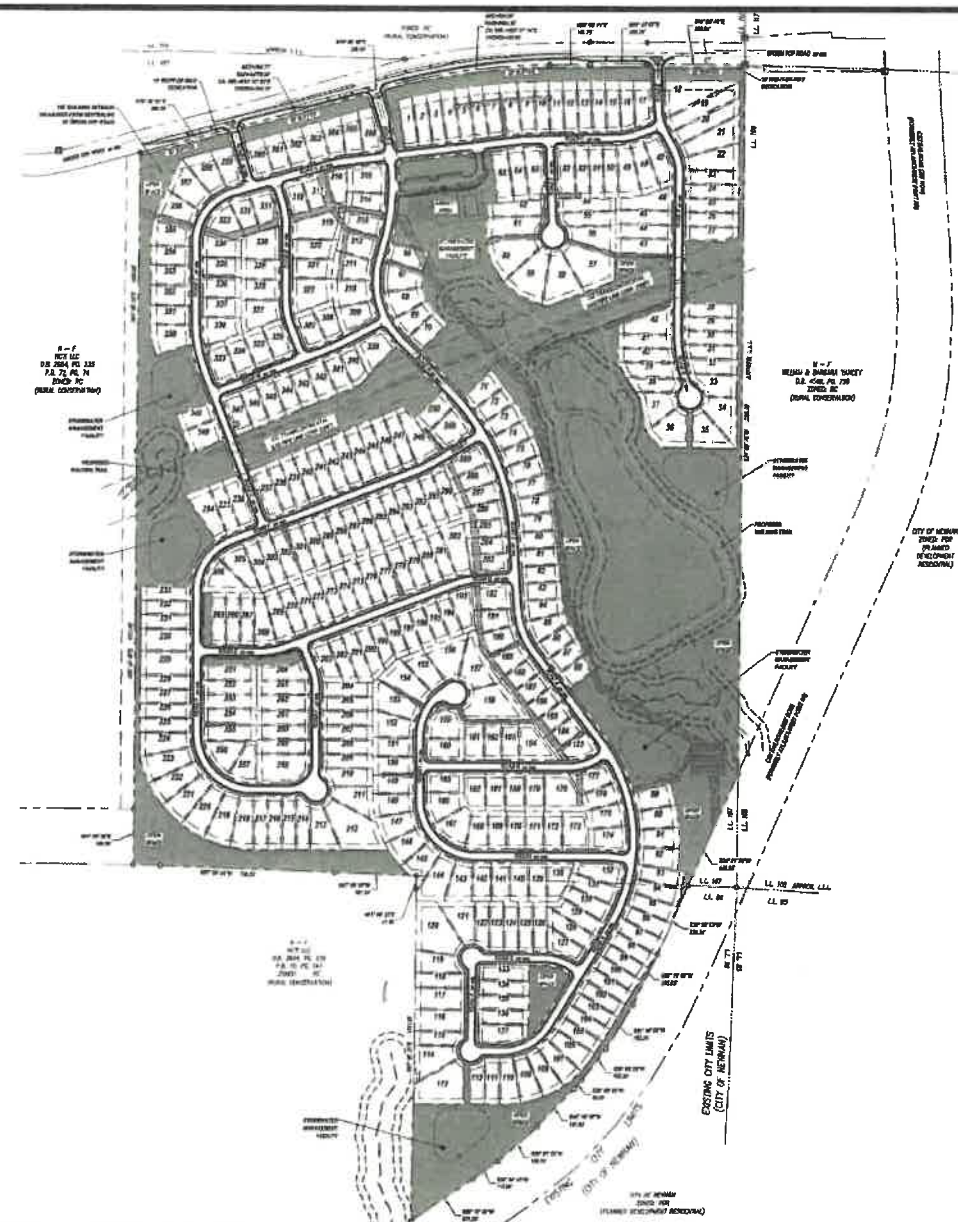
LOT #	AREA (SF)
[illegible]	[illegible]

Line Table: Alignments

Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Curve Table: Alignments

Curve #	Radius	Arc Length	Chord Direction	Chord
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



DEVELOPMENT SUMMARY

[illegible]	[illegible]

NOTE: TOPOGRAPHIC INFORMATION OBTAINED FROM COWETA COUNTY GEOGRAPHIC INFORMATION SYSTEM

AVERAGE LOT SIZE = 10,506 SQFT

COMMON OPEN SPACE

24 HOUR CONTACT:
GAREN SMITH
770.381.3450

200 100 0 200 400

(IN FEET)
1 inch = 200 ft.

GEORGIA 811
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SUITE 129-250 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

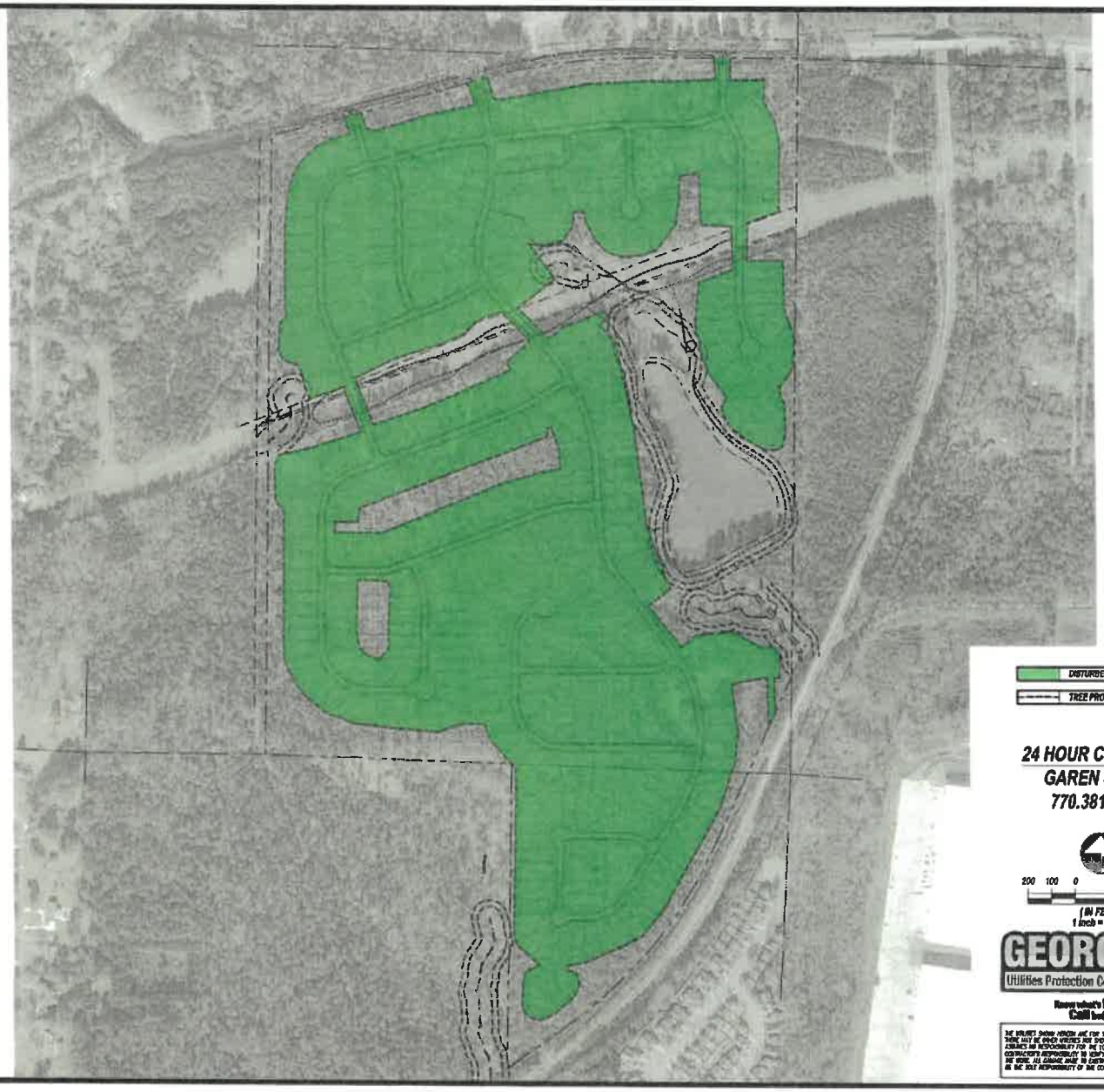
ZONING PLAN
GREEN TOP ROAD
LAND LOTS 107 & 86
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER
PulteGroup
2475 NORTHWINDS PKWY # 600
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

GSWCC CERTIFICATION NUMBER: 5881
EXPIRATION DATE: 08.06.2023

REVISIONS

ZONING PLAN
Z100



DISTURBED AREA

TREE PROTECTION FENCE

24 HOUR CONTACT:
GAREN SMITH
770.381.3450

200 100 0 200 400

(IN FEET)
1 inch = 200 ft.

GEORGIA811
Utilities Protection Center, Inc.

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SUITE D-2230 OLD HIGHWAY 6
WOODSTOCK, GEORGIA 30189
OFFICE 770.338.8000

ZONING PLAN

GREEN TOP ROAD

LAND LOTS 107 & 88
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER

PulteGroup

2475 NORTHWINDS PKWY # 800
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

GSWCC CERTIFICATION NUMBER: 9981
EXPIRATION DATE: 09.01.2023

REVISIONS

TREE PROTECTION PLAN

EX-01

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:

Please see attached

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

Please see attached

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

GREEN TOP ROAD, LLC

Signature of Applicant

George C. Rosenzweig, Manager
Type or Print Name and Title

Signature of Applicant's Representative

George C. Rosenzweig, Attorney
Type or Print Name and Title

Signature of Notary Public

4/29/2022
Date

(Affix Raised Seal Here)

AMY M CORIA
NOTARY
EXPIRES
GEORGIA
DEC. 9, 2023
PUBLIC
COWETA COUNTY

PULTE HOME COMPANY, LLC AND GREEN TOP ROAD, LLC
CITY OF NEWNAN
REZONING APPLICATION

PROFFERED CONDITIONS

1. The maximum number of lots is restricted to three hundred sixty-six (366) for single-family, detached, fee-simple owned homes.

2. The applicant shall comply with all requirements of City of Newnan's Stormwater Management, Soil Erosion and Sedimentation Control, and Wetlands Protection Ordinances. Stormwater management shall also meet the requirements of the Metropolitan North Georgia Water Planning District. Access onto Green Top Road will require a permit from Coweta County.

3. All applicable requirements of the Fire, Environmental Management, and Building Department shall be met.

4. Left turn and right turn lanes shall be constructed at the proposed full-service access to Green Top Road.

5. Physical medians shall be constructed at the proposed right-in/right-out access points on Green Top Road as well as any roadway widening to allow for the median construction.

6. There shall be one main entrance with two secondary entrances on each side of the main entrance that are right-in/right-out only.

7. The Applicant shall contribute a five-year bond in the amount of $340,000 towards Coweta County's transportation improvement projects related to the proposed development which include the alignment of Hal Jones Road and Green Top Road and construction of a single full-sized roundabout. In the event such improvements are not made within five years from the effective date of the rezoning, the bond shall be canceled and the obligation shall be null and void.

8. The Applicant shall contribute a five-year bond in the amount of $200,000 towards Coweta County's transportation improvement projects related to the proposed development which include traffic improvements at the intersection of Herring Road and Green Top Road. In the event such improvements are not made within five years from the effective date of the rezoning, the bond shall be canceled and the obligation shall be null and void.

9. The amenities shall be specifically designed to meet the recreational and social needs of families shall include a 2,800 square feet minimum pool, playgrounds, dog park, mailbox kiosk, and walking trails. The clubhouse shall be 1,800 heated square feet minimum of heated floor space.

10. The existing ponds and wetlands will be retained in order to create a natural environment.

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

12. The property shall be served by public water and sewerage facilities provided by the Coweta County Water and Sewer Authority.

13. All drainage features shall be in accordance with standards and specifications of the City of Newnan and no extension shall be made (leading to or) from the street drainage through abutting property without approval of the City. Should it become necessary to pipe or otherwise convey roof, groundwater and/or yard drainage to the City stormwater system, prior to doing so, a plan shall be submitted to the appropriate City Department for consideration.

14. All front, side, and rear yards of all disturbed grass areas on lots shall be sodded.

15. All utilities that provide service to the proposed subdivision shall be placed underground.

16. The Applicant shall use a variety of techniques to avoid the monotonous appearance of identical homes. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, setbacks, and other similar techniques to provide a more pleasing appearance to the subdivision. No vinyl or wood siding shall be allowed.

17. The subject property shall be limited to single-family, detached buildings; customary accessory buildings and uses; and home occupations.

18. There shall be a 135-feet building setback (Green Top centerline) and a 50-feet planted buffer along the entire frontage on Green Top Road, except entrances.

19. All garage doors shall be architecturally treated similarly to the renderings submitted.

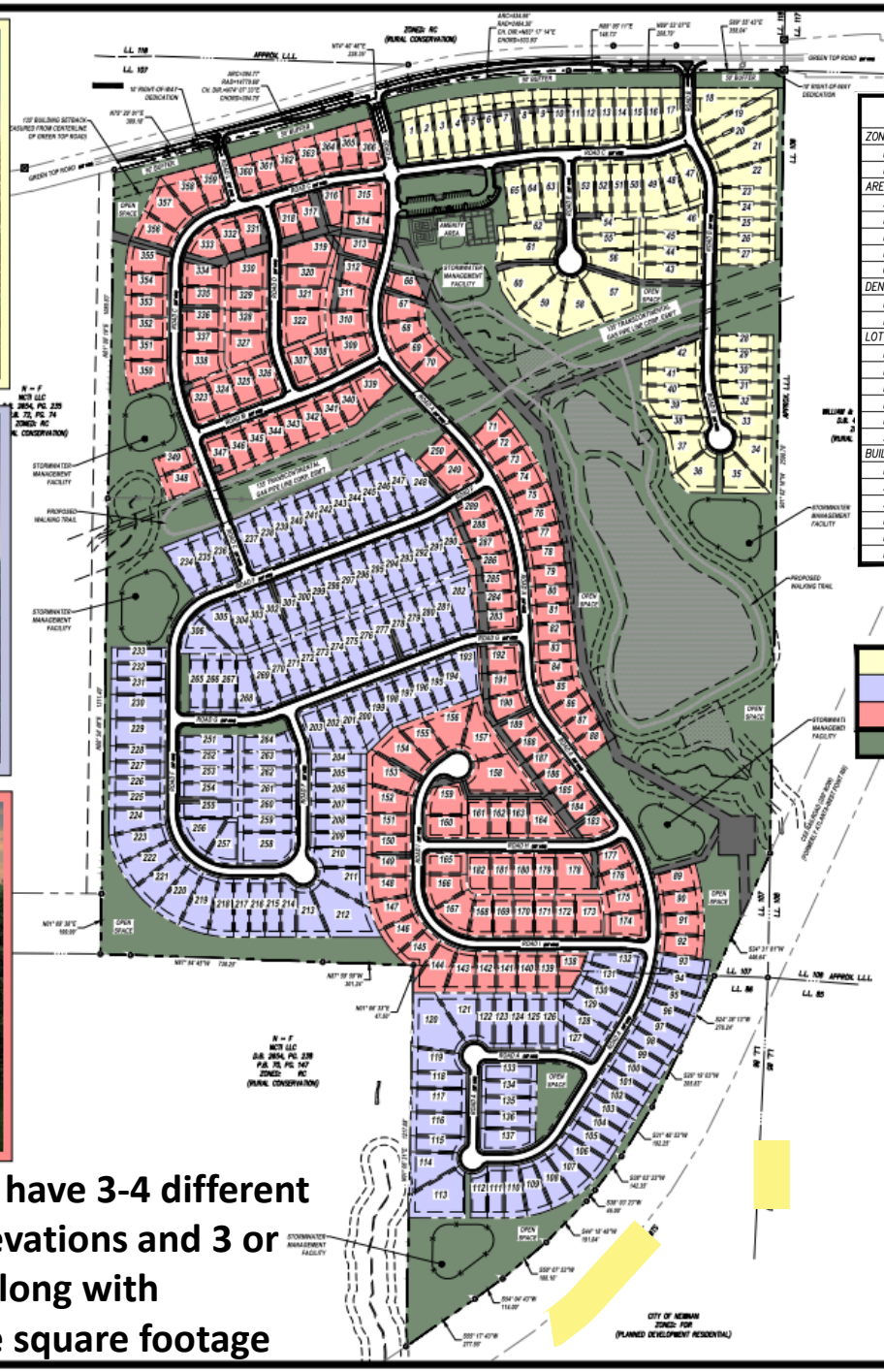
20. A landscape plan shall be submitted to the appropriate Department for review and approval prior to any plantings.

21. The Lot information and setbacks shall be as follows:
    - Minimum street frontage 30-feet
    - Minimum lot width at front setback 40-feet
    - Minimum floor area 1,600 square feet
    - Maximum impervious area 60%
    - Minimum lot size 8,200 square feet
    - Front setback 30-feet
    - Side setback 5-feet
    - Major side (double frontage) 10-feet
    - Rear setback 20-feet

- Building separation 10-feet
- Maximum building height 2 stories/40-feet

22. There shall be a 25-feet natural, vegetated buffer around the perimeter of the site along the west, south, and east property lines.

GREEN TOP ROAD- CONCEPTUAL AMENITY CENTER



DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	COWETA COUNTY – RC (RURAL CONSERVATION DISTRICT)
PROPOSED ZONING	PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
AREA	
SITE AREA	163.61 ACRES
MAXIMUM BUILDING COVERAGE ALLOWED	20% (32.72 ACRES)
BUILDING COVERAGE PROVIDED	14.65% (23.98 ACRES)
MINIMUM COMMON OPEN SPACE REQUIRED	20% (32.72 ACRES)
COMMON OPEN SPACE PROVIDED	30.56% (50.01 ACRES)
DENSITY	
NUMBER OF UNITS	366 UNITS
PROPOSED DENSITY	2.23 UNITS/ACRE
LOT INFORMATION	
MINIMUM STREET FRONTAGE	30'
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	30'
MINIMUM LOT DEPTH	100'
MAXIMUM BUILDING COVERAGE PER LOT	50%
MINIMUM LOT SIZE	8,200 SQFT
AVERAGE LOT SIZE	10,500 SQFT
BUILDING SETBACKS	
FRONT SETBACK	15' FROM ROW / 40' FROM CL
SIDE SETBACK	5'
STREET SIDE SETBACK	10'
REAR SETBACK	20'
BUILDING SEPARATION	10'
MAX BUILDING HEIGHT	35'

Ranch Homes	52' WIDE LOT	(65)
Traditional Family	52' WIDE LOT	(150)
Estate Homes	62' WIDE LOT	(151)
COMMON OPEN SPACE	30.56%	50.01 Ac.

24 HOUR CONTACT:
GAREN SMITH
770.381.3450

200 100 0 200 400
(IN FEET)
1 inch = 200 ft.

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NOTE: Each variety of home will have 3-4 different floor plans with 3-4 different elevations and 3 or 4 different color combinations along with structural options increasing the square footage

RIDGE PLANNING AND ENGINEERING
6234 OLD HIGHWAY 5
SUITE D-PMB 1 WOODSTOCK, GA 30188
OFFICE: (770) 928-9000

ZONING PLAN
GREEN TOP ROAD
LAND LOTS 107 & 86
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER
PulteGroup
2475 NORTHWINDS PKWY # 600
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 09.01.2023

REVISIONS
03.22.2022 CLIENT COMMENTS

ZONING PLAN
Z100

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PRICES OF HOMES

	BASE PRICE	OPTION	ASP
RIVERTON	$ 531,990	$ 65,000	$ 596,990
WOODWARD	$ 526,990	$ 65,000	$ 591,990
WINGATE	$ 516,990	$ 65,000	$ 581,990
FURMAN	$ 511,990	$ 65,000	$ 576,990
MARTIN RAY	$ 416,990	$ 60,000	$ 476,990
SUMMERWOOD	$ 406,990	$ 60,000	$ 466,990
ABBEYVILLE	$ 396,990	$ 60,000	$ 456,990
MITCHELL	$ 414,490	$ 30,000	$ 444,490
HAMPTON	$ 399,490	$ 30,000	$ 429,490
HARTWELL	$ 398,490	$ 30,000	$ 428,490
ASPIRE	$ 384,490	$ 30,000	$ 414,490

*Prices as of March 2022

PulteGroup™

RIVERTON

WOODWARD

WINGATE

FURMAN

PulteGroup™

MITCHELL

HAMPTON

HARTWELL

ASPIRE

TRAFFIC IMPACT STUDY FOR

GREEN TOP ROAD RESIDENTIAL DEVELOPMENT

DATE:
November 30, 2021

LOCATION:
Coweta County, Georgia

PREPARED FOR:
Pulte Group

PREPARED BY:
NV5 Engineers and Consultants, Inc.
1255 Canton Street, Suite G
Roswell, GA 30075
678.795.3600

NV5

nv5.com

Executive Summary

A new residential development is proposed for construction along Green Top Road in Coweta County, Georgia. The proposed development will consist of 366 single-family detached homes. The development will have three (3) new driveways along Green Top Road, one driveway will be full access and the other two driveways will be right-in/right-out. The development has a projected build out date of 2028.

When complete, the development is expected to generate a total of 3,430 new daily trips, with 265 trips during the AM peak hour (66 entering and 199 exiting), and 353 during the PM peak hour (222 entering and 131 exiting).

The following intersections were evaluated in this study:

1. US 29 & Hal Jones Road
2. US 29 & Green Top Road
3. Herring Road & Green Top Road
4. Green Top Road & Driveway 1 (center)
5. Green Top Road & Driveway 2 (eastern)
6. Green Top Road & Driveway 3 (western)

Traffic operations at the study intersections are satisfactory in Existing Conditions. Operations are expected to degrade along the southbound approach at the US 29 & Hal Jones Road intersection in the No-Build scenario as background growth is added and in the Build scenario with the addition of site traffic, however, overall operations are expected to remain acceptable. All other intersections in the study area are expected to operate satisfactorily. The proposed site driveways are expected to operate well along all approaches in both peak hours.

Eastbound right-turn deceleration lanes are warranted at all three driveways. A westbound left-turn lane is warranted at Driveway 1 (center).

Based on this study's analysis, additional improvements at the study intersections are not required to mitigate the impact of the proposed development.

F. Conclusions

A new residential development is proposed for construction along Green Top Road in Coweta County, Georgia. The proposed development will consist of 366 single-family detached homes and will have three (3) new driveways along Green Top Road: one driveway will provide full access while the other two driveways will allow right-in/right-out access. The development has a projected build out date of 2028.

When complete, the development is expected to generate a total of 3,430 new daily trips, with 265 trips during the AM peak hour (66 entering and 199 exiting), and 353 during the PM peak hour (222 entering and 131 exiting).

Overall traffic operations at the study intersections are satisfactory in Existing, No-Build and Build Conditions. The introduction of site traffic increases overall delay by a maximum of six (6) seconds, while overall Levels of Service (LOS) remains at 'D' or better at every study intersection, including driveways.

Eastbound right-turn deceleration lanes are warranted at all three driveways, while a westbound left-turn lane is warranted at Driveway 1 (center).

Based on the analysis prepared for the proposed development, additional improvements at the study intersections are not required to mitigate the impact of the proposed development.

TRAFFIC ASSESSMENT FOR

GREEN TOP ROAD RESIDENTIAL DEVELOPMENT – US 29 AT HAL JONES ROAD ROUNDABOUT INTERSECTION

DATE:
July 1, 2022

LOCATION:
Coweta County, Georgia

PREPARED FOR:
Pulte Group

PREPARED BY:
NV5 Engineers and Consultants, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
(678) 795-3600

NV5
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A. Introduction

A new residential development is proposed for construction along Green Top Road in Coweta County, Georgia, north of Newnan. The proposed development will consist of 366 single-family detached homes. The development will have three (3) new driveways along Green Top Road. The development has a projected build out date of 2028.

Traffic volumes and analyses contained in the Traffic Impact Study (TIS) dated November 30, 2021, for the 366 single-family detached home development includes analysis of the Existing, No-Build, and Build Conditions for the year 2028 at the following intersections:

1. US 29 at Hal Jones Road
2. US 29 at Green Top Road
3. Herring Road at Green Top Road
4. Green Top Road at Driveway 1 (center)
5. Green Top Road at Driveway 2 (eastern)
6. Green Top Road at Driveway 3 (western)

This traffic assessment summarizes the impact of the proposed residential development at US 29/SR 14 at Hal Jones Road roundabout intersection and utilizes the traffic volumes and analyses contained in the Traffic Impact Study (TIS) dated November 30, 2021.

Figure 1 depicts the study area (vicinity map) in Coweta County. The study intersections analyzed in the traffic study including the US 29 at Hal Jones Road intersection are depicted in Figure 2. A copy of the development site plan is included in Appendix A.

Further, it is noted that the site is currently zoned for 100 single-family detached homes, the "As Zoned" condition. The proposed residential development consisting of 366 single-family homes is considered the "Rezoned" condition.

Figure 1. Vicinity Map

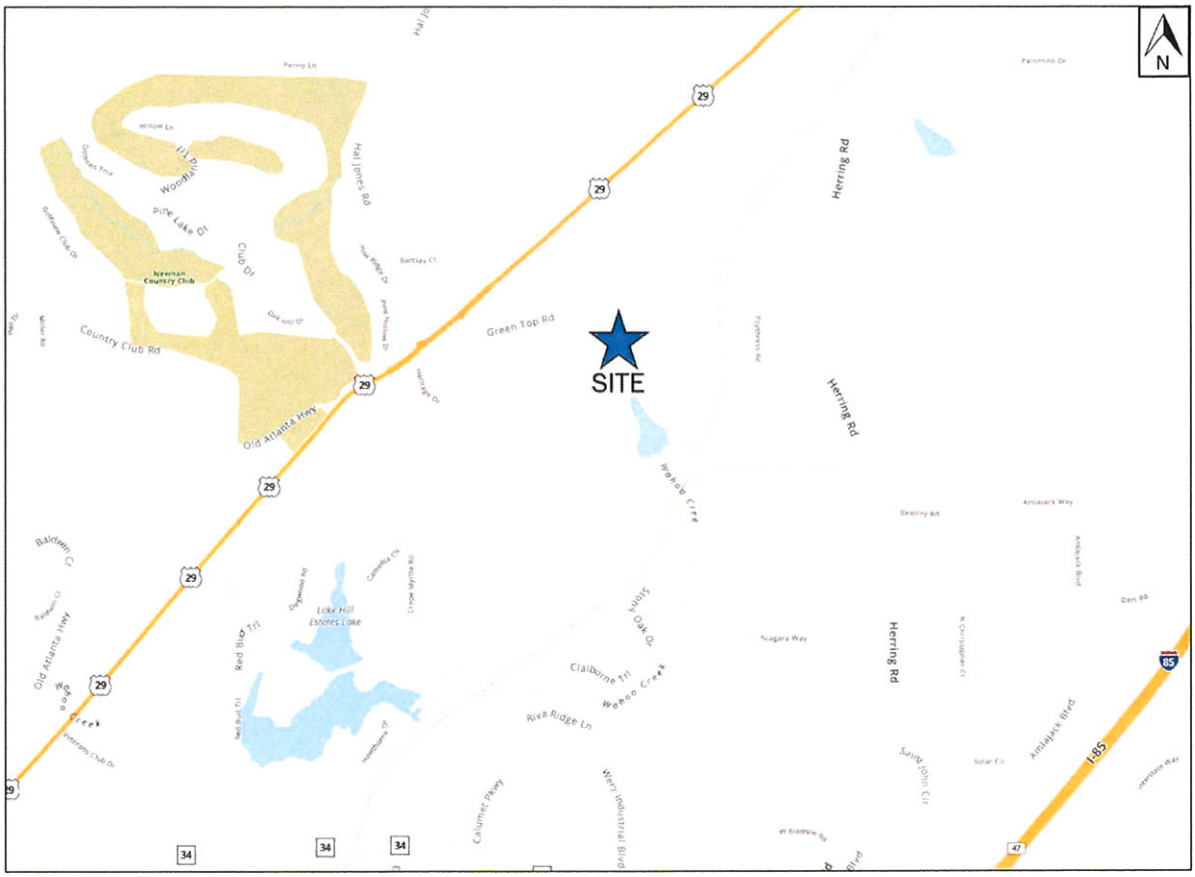
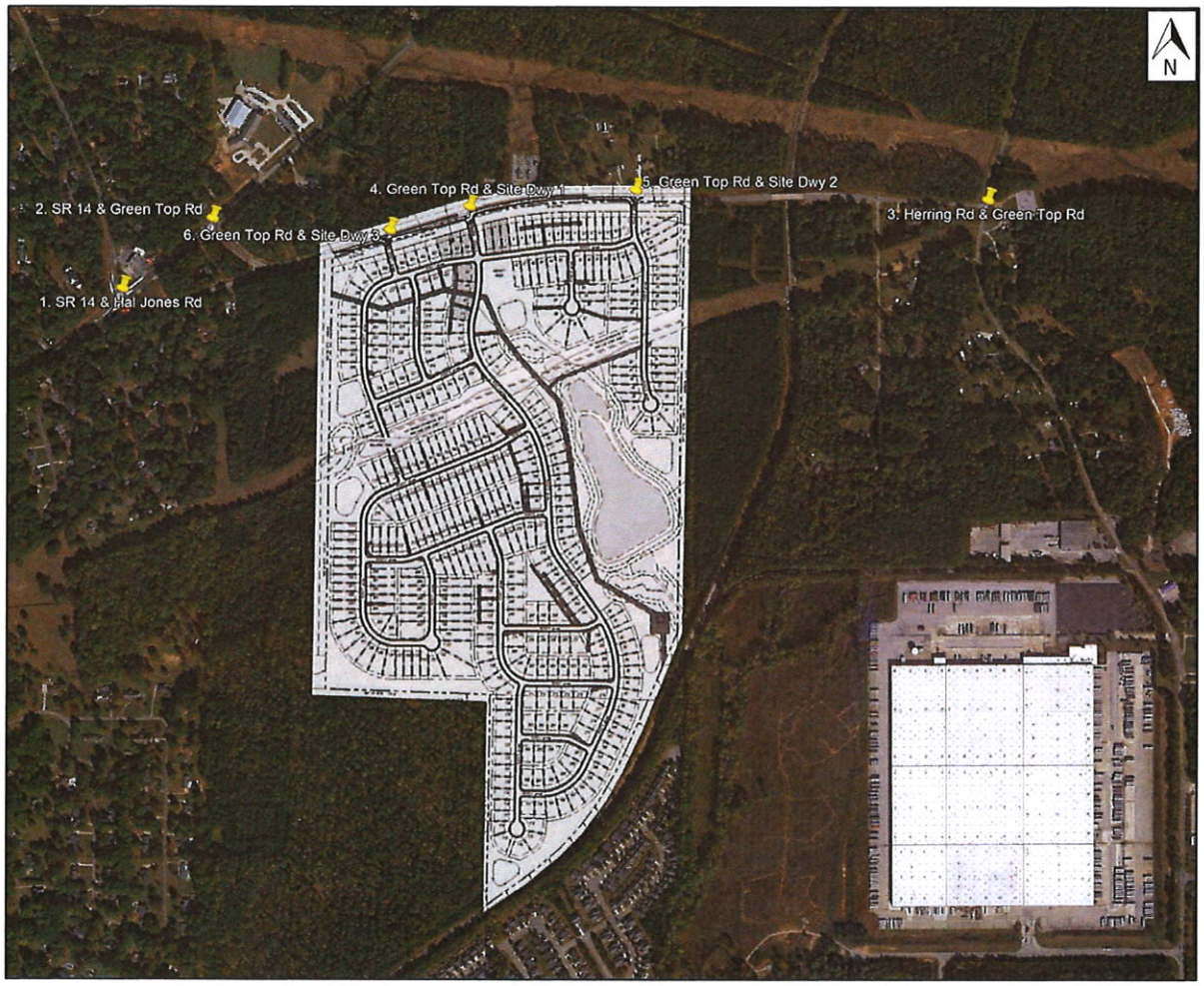


Figure 2. Site Location Aerial



B. Review of 15-year Transportation Plan

The Coweta County Comprehensive Transportation Plan (CTP), last updated in October 2021, was reviewed to identify any infrastructure investments planned for the area adjacent to the proposed development. Table 1 below shows the following roadway, intersection, and safety improvement projects identified near the proposed site and its study intersections.

Table 1: Coweta County Comprehensive Transportation Plan – Projects Near Site

CTP ID	Project Name	Project Type	Project Detail Cost Estimate (Planned Start-Up Year)	Relation to Site/Study Intersections
II-42	Hal Jones Road at Happy Valley Road	Safety Improvement – Roundabout Design	$888,000 (2022-2026)	One (1) mile north of Green Top Road at Hal Jones Road
NR-07	Madras Connector Phase 1	New Roadway Extension – US 29/SR 14 to Herring Road	$12,889,844 (2022-2026)	One (1) mile northeast of Green Top Road at Herring Road
NR-11	Herring Road Connector	New Roadway Extension – Amlajack Blvd to Herring Road	$2,702,000 (2040-2050)	Connection to Madras Connector Phase 1
NR-04	Madras Connector Phase 2	New Interchange – Amlajack Blvd to US 29	$11,000,000 (2040-2050)	Connection to Madras Connector Phase 1
RI-01	Madras Connector Phase 3 Interchange	Interchange Capacity Project – New I-85 Interchange (Mile Marker 49)	$33,258,618 (2040-2050)	Connection to Madras Connector Phase 1&2

As shown in Table 1, the Coweta County CTP identifies five (5) planned transportation projects near the study area. However, the CTP does not identify any planned improvements at the study intersections evaluated in the Traffic Impact Study. Further, the CTP does not identify trips associated with the land use on the site.

C. Traffic Impact Analysis Summary

Traffic volumes and analyses contained in the Traffic Impact Study (TIS) dated November 30, 2021, for the 366 single-family detached home development includes analysis of the Existing, No-Build, and Build Conditions for the year 2028 at the following intersections:

1. US 29 at Hal Jones Road
2. US 29 at Green Top Road
3. Herring Road at Green Top Road
4. Green Top Road at Driveway 1 (center)
5. Green Top Road at Driveway 2 (eastern)
6. Green Top Road at Driveway 3 (western)

In Existing Conditions, overall operations at all study intersections are satisfactory during the AM and PM peak hours.

In No-Build Conditions, Levels of Service (LOS) changes from C to D at the southbound approach of the US 29 at Hal Jones Road roundabout intersection. Delays at this southbound approach increase by nearly 20 seconds due to the applied growth rate. However, overall operations at each study intersection are expected to remain satisfactory during both AM and PM peak hours.

In Build Conditions, all study intersections continue to operate at acceptable overall LOS during both peak hours. The addition of project traffic is expected to increase delays along the southbound approach at the US 29 at Hal Jones Road roundabout intersection by eight (8) seconds during the PM peak hour, changing the LOS from D to E, while the overall roundabout intersection LOS changes from C to D.

Improvements were evaluated for the US 29 at Hal Jones Road roundabout intersection in order to mitigate the southbound approach LOS from E to D or better.

D. Build Condition Mitigation Evaluation

The addition of project traffic at the US 29 at Hal Jones Road roundabout intersection is expected to increase delays by eight (8) seconds along the southbound approach during the PM peak hour, changing the Levels of Service (LOS) from D to E. Improvements were developed to mitigate this change in LOS. The improvements consist of adding a southbound right-turn bypass lane along US 29. The concept layout is shown in Appendix B.

As noted, the site is currently zoned for 100 single family detached homes. Trip generation for the "As Zoned" 100-units was developed using the ITE Trip Generation Manual, 10th Edition, 2017, in order to remain consistent with the submitted Traffic Impact Study. Alternate trip generation densities and roadway geometry mitigations were considered at this intersection approach to mitigate the impacts observed. Different trip generations were evaluated for both 100-unit and 366-unit development densities using existing roundabout configurations, trip rates from the ITE Trip Generation Manual, 10th Edition, 2017, and new roundabout design configurations that include a southbound right turn bypass lane.

Table 2 summarizes the results of the southbound approach at the US 29 at Hal Jones Road roundabout intersection during the PM peak hour with and without the southbound approach mitigation, and "As Zoned" with 100 units and "Rezoned" with 366 units.

Table 2: PM Peak Hour Build Mitigations (SB Approach) – US 29 at Hal Jones Road

Roundabout Design		Original Trip Counts Used		Alternate Trip Counts Used			
		From Nov '21 TIS Report		As Zoned (100 units)		Rezoned (366 units)	
		SBR	SBT	SBR	SBT	SBR	SBT
2028 No-Build Volumes		162	699	162	699	162	699
Peak Hour Trips (Per ITE 10th Edition) to impact roundabout capacity		7	33	2	9	7	33
2028 Build Volumes		169	732	164	708	169	732
Percent Change (Build vs No-Build)		4.3%	4.7%	1.2%	1.3%	4.3%	4.7%
Percent Change (As Zoned vs Rezoned)		-	-	-	-	3.0%	3.4%
Roundabout SB Approach Satisfactory Capacity (Maximum Delay before LOS 'E')	LOS	D		-		-	
	Delay (sec)	34.9		-		-	
Roundabout SB Approach 2028 No-Build LOS (without added trips)	LOS	D		-		-	
	Delay (sec)	34.0		-		-	
Roundabout SB Approach 2028 Build LOS (with added trips, no Mitigations)	LOS	E		E		E	
	Delay (sec)	42.2		36.6		42.2	
Roundabout SB Approach 2028 Build Mitigated LOS (with SB Right-Turn Bypass Lane)	LOS	-		C		C	
	Delay (sec)	-		15.5		16.8	

As shown in Table 2, installing a southbound right-turn bypass lane from US 29 to Hal Jones Road is expected to improve the southbound approach Levels of Service (LOS) from E to C during the PM peak hour. Therefore, the installation of a southbound right-turn bypass lane at the US 29 at Hal Jones Road roundabout intersection is recommended.

APPENDIX

APPENDIX A — SITE PLAN

APPENDIX B — ROUNDABOUT CONCEPT DESIGN LAYOUT

APPENDIX A

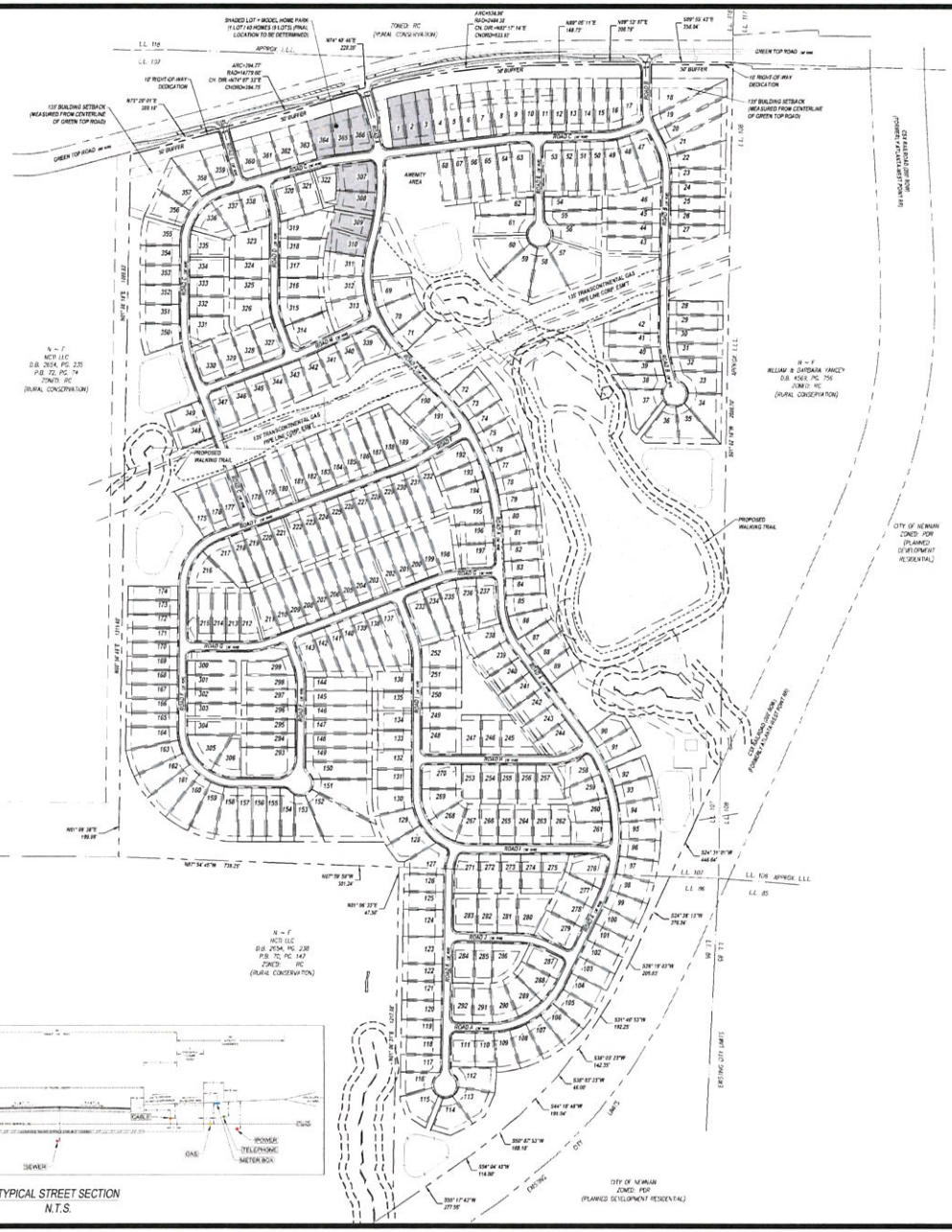
SITE PLAN

Parcel Table	
LOT #	AREA (SF)
1	9,743
2	10,047
3	10,255
4	10,455
5	10,436
6	10,530
7	10,367
8	10,396
9	11,383
10	10,327
11	10,299
12	10,272
13	10,246
14	10,207
15	10,135
16	9,944
17	12,193
18	20,496
19	16,121
20	14,828
21	10,728
22	10,367
23	10,403
24	10,430
25	10,430
26	10,430
27	8,853
28	10,430
29	10,430
30	10,367
31	10,080
32	9,359
33	12,103
34	14,758
35	13,270
36	12,076
37	10,410
38	9,273
39	10,059
40	10,630
41	12,467
42	14,097
43	13,017
44	11,153
45	11,163
46	14,301
47	14,002
48	12,139
49	13,473
50	10,430
51	10,430
52	10,430
53	14,114
54	11,163
55	10,948
56	14,970
57	23,430
58	16,398
59	19,244
60	20,934
61	13,958
62	12,366
63	14,677
64	11,281
65	12,280
66	10,430
67	10,430
68	10,430
69	12,113
70	13,454
71	16,995
72	9,990
73	9,576
74	9,526
75	9,600
76	9,550
77	9,915
78	9,915
79	9,915
80	9,524
81	9,261
82	9,261
83	9,261
84	9,261
85	9,677
86	10,029
87	9,975
88	9,318
89	9,256
90	10,184
91	10,468
92	10,674
93	11,032
94	10,938
95	10,368
96	10,344
97	10,784
98	10,784
99	10,840
100	8,861

Parcel Table	
LOT #	AREA (SF)
101	10,049
102	10,049
103	10,049
104	10,433
105	11,393
106	11,393
107	11,393
108	11,393
109	11,393
110	8,070
111	11,382
112	12,615
113	12,126
114	12,990
115	12,448
116	8,249
117	8,520
118	8,553
119	8,550
120	12,449
121	10,314
122	8,550
123	14,699
124	14,603
125	8,550
126	8,550
127	13,328
128	12,567
129	13,771
130	12,819
131	10,584
132	10,584
133	10,584
134	10,584
135	10,584
136	10,584
137	12,196
138	13,670
139	11,699
140	11,733
141	10,711
142	10,687
143	11,423
144	12,850
145	12,858
146	12,874
147	12,890
148	12,908
149	12,872
150	15,639
151	22,350
152	30,101
153	13,218
154	8,987
155	10,430
156	10,430
157	10,430
158	10,569
159	10,389
160	14,798
161	14,940
162	14,427
163	15,218
164	13,444
165	8,974
166	8,902
167	8,880
168	8,858
169	8,836
170	8,815
171	8,793
172	9,171
173	9,743
174	8,737
175	13,304
176	10,141
177	12,228
178	11,069
179	10,253
180	11,308
181	11,710
182	10,603
183	10,702
184	10,602
185	10,501
186	11,030
187	10,500
188	10,198
189	15,300
190	10,361
191	14,813
192	13,410
193	11,057
194	12,763
195	11,069
196	11,029
197	13,238
198	15,601
199	12,402
200	12,400

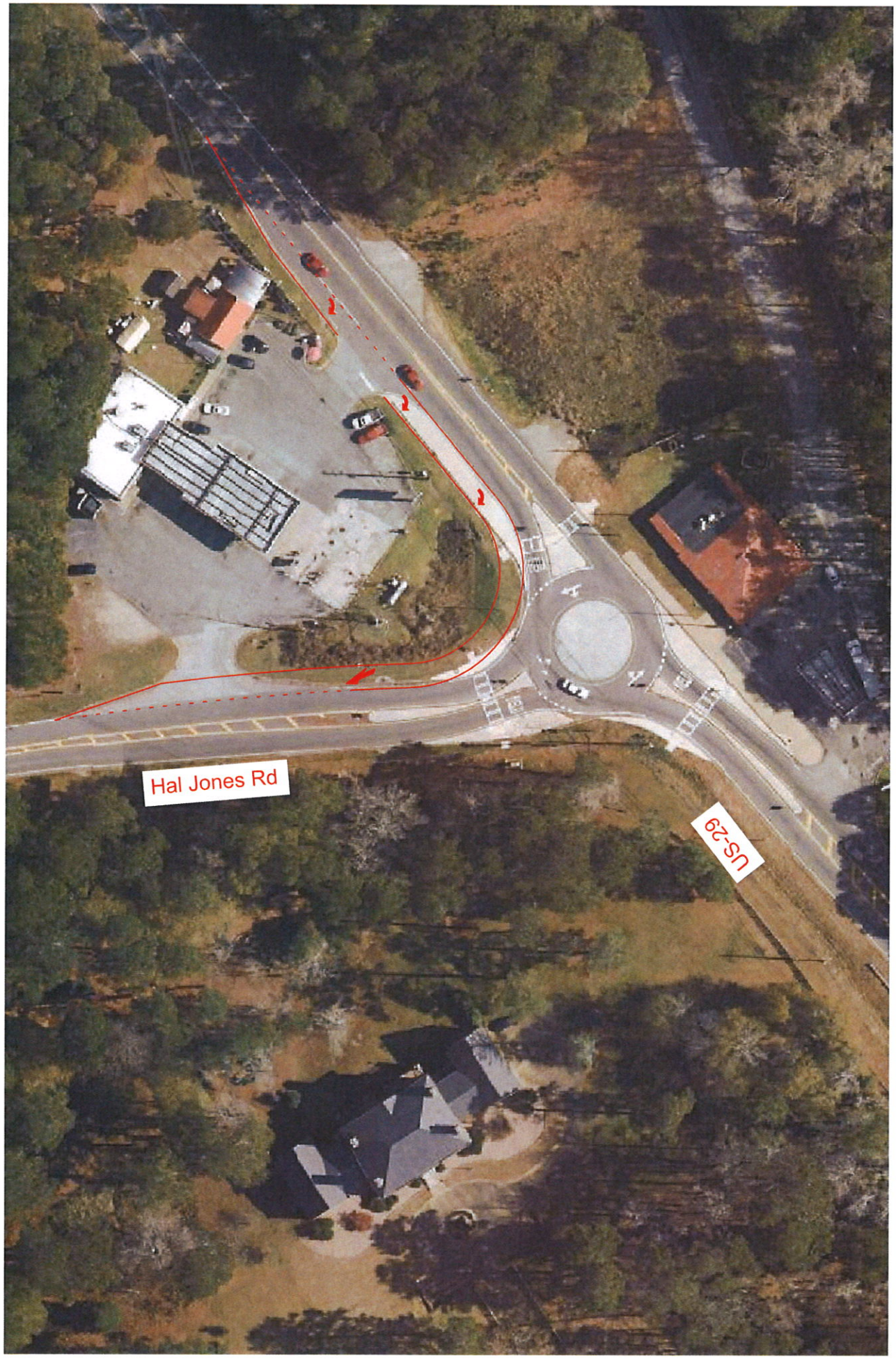
Parcel Table	
LOT #	AREA (SF)
201	10,400
202	11,600
203	11,600
204	10,400
205	10,400
206	10,400
207	10,400
208	10,400
209	10,400
210	10,400
211	12,137
212	12,015
213	10,400
214	10,400
215	10,400
216	13,862
217	13,783
218	10,400
219	10,400
220	10,400
221	11,600
222	11,600
223	10,400
224	10,400
225	10,400
226	10,400
227	10,400
228	10,400
229	10,400
230	10,400
231	10,438
232	10,614
233	14,209
234	11,130
235	11,268
236	12,997
237	13,047
238	12,329
239	12,238
240	10,632
241	10,584
242	11,025
243	10,584
244	13,549
245	14,409
246	10,584
247	10,584
248	14,329
249	11,025
250	11,025
251	11,025
252	14,259
253	10,230
254	8,808
255	8,808
256	8,808
257	12,056
258	13,229
259	11,002
260	11,144
261	12,298
262	10,600
263	9,555
264	9,555
265	9,555
266	9,555
267	10,104
268	10,193
269	11,961
270	13,394
271	13,144
272	11,598
273	11,169
274	11,095
275	11,049
276	14,253
277	11,357
278	12,095
279	14,385
280	14,794
281	11,120
282	10,752
283	12,539
284	11,910
285	8,742
286	14,468
287	17,037
288	10,879
289	11,092
290	11,092
291	12,117
292	11,278
293	25,530
294	10,400
295	10,400
296	10,400
297	11,561
298	10,379
299	12,967
300	10,739

Parcel Table	
LOT #	AREA (SF)
301	10,400
302	10,400
303	11,600
304	11,560
305	13,131
306	11,530
307	10,471
308	11,398
309	11,249
310	11,895
311	12,255
312	12,255
313	14,260
314	15,492
315	13,560
316	11,804
317	11,689
318	12,138
319	17,082
320	12,912
321	10,584
322	10,083
323	15,474
324	10,584
325	10,703
326	14,607
327	12,032
328	11,025
329	11,025
330	12,388
331	12,095
332	10,584
333	10,584
334	10,584
335	11,840
336	11,338
337	12,025
338	12,029
339	12,030
340	9,219
341	10,474
342	10,973
343	10,458
344	10,948
345	10,870
346	11,029
347	11,304
348	9,797
349	8,962
350	13,896
351	10,584
352	10,584
353	10,584
354	10,584
355	13,196
356	12,740
357	13,116
358	13,575
359	11,434
360	19,224
361	12,231
362	10,177
363	10,148
364	11,281
365	10,647
366	11,101


SHADED LOT = MODEL HOME PARK (1 LOT / 10 HOMES (9 LOTS) (FINAL LOCATION TO BE DETERMINED)
ZONED: RC (RURAL CONSERVATION)
APPROX. L.L.
L.L. 118
L.L. 132
GREEN TOP ROAD
50' BUFFER
10' RIGHT-OF-WAY DEDICATION
150' BUILDING SETBACK (MEASURED FROM CENTERLINE OF GREEN TOP ROAD)
AMENITY AREA
150' TRANSCONTINENTAL GAS PIPE LINE COMP. SUMP
PROPOSED WALKING TRAIL
N ~ F
HCD LLC
D.B. 2634, PG. 235
P.B. 72, PG. 74
ZONED: RC
(RURAL CONSERVATION)
N ~ F
WILLIAM & DARBARA YANCEY
D.B. 4569, PG. 756
ZONED: RC
(RURAL CONSERVATION)
CITY OF NEWNAN
ZONED: PDR
(PLANNED DEVELOPMENT RESIDENTIAL)
N ~ F
HCD LLC
D.B. 2634, PG. 235
P.B. 72, PG. 147
ZONED: RC
(RURAL CONSERVATION)
ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
ROAD K
ROAD L
ROAD M
ROAD N
ROAD O
ROAD P
ROAD Q
ROAD R
ROAD S
ROAD T
ROAD U
ROAD V
ROAD W
ROAD X
ROAD Y
ROAD Z
EXISTING 201' (MIN.) POWER EASEMENT
EXISTING 201' (MIN.) POWER EASEMENT
CITY OF NEWNAN
ZONED: PDR
(PLANNED DEVELOPMENT RESIDENTIAL)
L.L. 107
L.L. 87
L.L. 98
L.L. 106
L.L. 85
L.L. 96
L.L. 95
N01°59'38"E 199.99'
N87°54'45"W 736.25'
N01°59'50"W 301.24'
N01°06'33"E 47.56'
S24°31'01"W 446.64'
S24°36'13"W 376.94'
S26°19'43"W 205.65'
S31°40'53"W 142.25'
S38°08'27"W 142.25'
S38°07'13"W 48.00'
S44°18'48"W 191.04'
S50°07'32"W 108.18'
S54°04'42"W 114.00'
S55°17'42"W 277.56'
S01°06'33"E 47.56'
S01°59'38"W 199.99'
N01°59'38"E 199.99'
N01°59'38"E 199.99'
N01°59'38"E

APPENDIX B

ROUNDABOUT CONCEPT DESIGN LAYOUT


Hal Jones Rd
US-29

NEWNAN
POLICE

BRENT BLANKENSHIP
CHIEF OF POLICE

08/02/22

Reference: Green Top Annexation

Dear Tracy,

After taken into consideration of the size of the development, increase in population and distance from the current city limits along with traffic volume on Hwy 29, it would have an impact on motor vehicle accidents and calls of service to that area while also effecting call service and response times to other parts to the city.

Due to the additional calls for service and the increased density to the area and the affected response time due to distance and traffic volume it is believed that a minimum of two additional police officer will be needed to manage the impact of this development.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department

July 28, 2022

Tracy Dunnavant
City of Newnan
25 LaGrange St
Newnan, GA 30263

RE: 366 Lot Residential Subdivision on Green Top Road in Newnan, GA

Mrs. Dunnavant,

I am writing per your request to confirm Newnan Utilities will service the proposed project on Green Top Road. Newnan Utilities will be the water and sewer service provider contingent on the properties being annexed into the city limits of Newnan. At this time Newnan Utilities has ample capacity to serve this proposed facility based on the following information:

- Parcel Numbers 085 5086 001, 085 5107 002, 085 5086 003, and the southern portion of 085 5107 003
- 163.61 Acres
- Attached concept plan

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

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

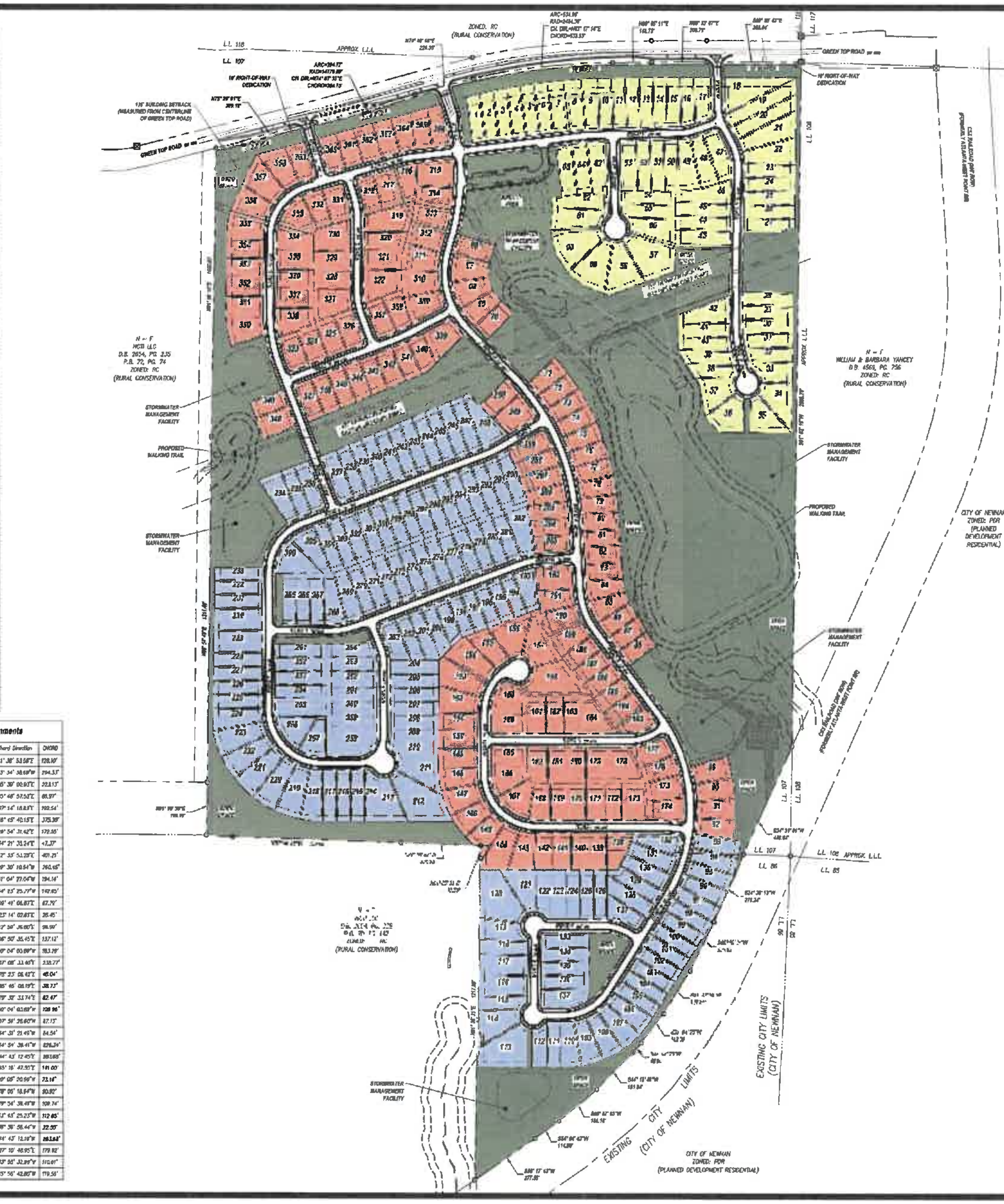
vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.

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

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

Sincerely,

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



DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	COWETA COUNTY – RC (RURAL CONSERVATION DISTRICT)
PROPOSED ZONING	PDR (PLANNED RESIDENTIAL DEVELOPMENT DISTRICT
AREA	
SITE AREA	163.61 ACRES
MAXIMUM BUILDING COVERAGE ALLOWED	20% (32.72 ACRES)
BUILDING COVERAGE PROVIDED	14.65% (23.96 ACRES)
MINIMUM COMMON OPEN SPACE REQUIRED	20% (32.72 ACRES)
COMMON OPEN SPACE PROVIDED	30.56% ([illegible] ACRES)
DENSITY	
NUMBER OF UNITS	366 UNITS
PROPOSED DENSITY	2.23 UNITS/ACRE
LOT INFORMATION	
MINIMUM STREET FRONTAGE	30'
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	[illegible]
MINIMUM LOT DEPTH	[illegible]
MAXIMUM BUILDING COVERAGE PER LOT	50%
MINIMUM LOT SIZE	8,200 SQFT
AVERAGE LOT SIZE	10,500 SQFT
BUILDING SETBACKS	
FRONT SETBACK	15' FROM ROW / 40' FROM CL
SIDE SETBACK	5'
STREET SIDE SETBACK	10'
REAR SETBACK	20'
BUILDING SEPARATION	10'
MAX BUILDING HEIGHT	35'

NOTE:
TOPOGRAPHIC INFORMATION OBTAINED FROM COWETA COUNTY GEOGRAPHIC INFORMATION SYSTEMS

AVERAGE LOT SIZE = 10,500 SQFT

COMMON OPEN SPACE

NOTE:
COMMON AREA PER ARTICLE 13-4:
LAND AMENITIES, CERTAIN AREAS OF BUILDINGS SUCH AS LOBBIES, CORRIDORS, AND HALLWAYS, CENTRAL SERVICES AND UTILITIES, OPEN SPACE, LANDSCAPED AREAS, DETENTION PONDS, AND ANY OTHER ELEMENTS OR FACILITIES OWNED AND USED BY ALL MEMBERS OF A DEVELOPMENT € 13-8 SUCH AS A CONDOMINIUM OR SUBDIVISION AND DESIGNATED IN THE MASTER DEED AS COMMON AREA.

TCG 10 NG	52' WIDE LOT
TCG 4	52' WIDE LOT
TCG 5	62' WIDE LOT

24 HOUR CONTACT:
GAREN SMITH
770.381.3450

200 100 0 200 400
(IN FEET)
1 inch = 200 ft.

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
6234 OLD HIGHWAY 5
SUITE 09-250 - WOODSTOCK, GA 30188
OFFICE 770.938.9000

ZONING PLAN
GREEN TOP ROAD
LAND LOTS 107 & 86
5TH DISTRICT
CITY OF NEWNAN, GEORGIA

OWNER/DEVELOPER
PulteGroup
2475 NORTHWINDS PKWY # 600
ALPHARETTA, GA 30009
PHONE: (770) 381-3450

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 09.01.2023

REVISIONS
1. 03.22.2022 CLIENT COMMENTS
2. 04.04.2022 CLIENT COMMENTS
3. 04.21.2022 CLIENT COMMENTS
4. 04.28.2022 CLIENT COMMENTS

ZONING PLAN
Z100
02.23.2022
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NEWNAN FIRE DEPARTMENT

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

Stephen R. Brown, Fire Chief

July 26, 2022

Dear Tracy,
The following information is regarding the request to an annexation for 163.61 acres located on Green Top Road and a PDR (Planned Residential Development) zoning to accommodate a 366 lot residential subdivision.

At this time, the Newnan Fire Department has the resources to provide services to the proposed 163.61 acre proposed annexation. However, upon full completion of a 366 residential subdivision, it will impact the specific area with a significant increase in population and traffic. The growth in population and traffic will ultimately result in more motor vehicle accidents, increased call volume and response times to the proposed subdivision and the current established areas served. The increase in call volume will impact our department with additional wear and tear on equipment and will influence the effectiveness and strength of our manpower.

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

Kind Regards,

Stephen Brown

The City of Newnan, Georgia

Office of the City Engineer

July 27, 2022

City Engineer Review

ANNEXATION REQUEST/ REZONING REQUEST:
Parcel ID: 085 5107 002/ 085 5107 003 (partial) / 085 5086 001/ 085 5086 003
Greentop Road

Development:

1. Design shall follow City of Newnan standards for development, standard details for the Georgia Department of Transportation, and generally accepted Engineering standards, as appropriate.

2. The City of Newnan will be the Local Issuing Authority for the development, and Coweta County will be the Local Issuing Authority for land disturbing activity within the Right-of-Way for Greentop Road.

3. The City of Newnan will not issue a permit for land disturbing activities until such time Coweta County has reviewed and approved the Plans for the development to the extent Coweta County has jurisdiction, primarily relating to street connections to Greentop Road

Environmental:

1. The development plan shall follow the design standards and guidance per the Georgia Storm Water Management Manual, in compliance with the **Post-Development Stormwater Management Ordinance** for the City of Newnan.
   Note on-site, runoff reduction now required.

2. The development plan shall include a three-phase erosion plan in compliance with the **City of Newnan Soil Erosion, Sedimentation and Pollution Control Ordinance**.

3. All streams, wetlands and other environmentally sensitive areas shall be field delineated and located within open space to the extent practically possible.

   Prior to issuance of a permit for conducting land disturbing activities, documentation and or/ sufficient evidence shall be provided to the City of Newnan, as the Local Issuing Authority, regarding any required mitigations measures or permits by other agencies.

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

5. Any existing wells or septic tanks that may be on the site will need to be identified and properly closed or removed.

Transportation:

1. ADA compliant sidewalks, 5 feet in width, shall be provided throughout the proposed development along both sides of all streets, with connection provided to all amenities.

2. From the Traffic Study provided, the entrances as proposed along Greentop Road are acceptable to the City, as is the County recommended raised median restricting left turn movements at the Right In/ Right Out driveways. However, it should be noted that Greentop Road will remain within Coweta County's jurisdiction.

3. For internal streets, particularly "Street A", the development shall incorporate engineered traffic calming measures, such as the use of landscaped medians or islands, traffic circles, chicanes, and/ or raised crosswalks to serve as speed deterrence.

Respectfully,

Michael Klahr

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

Coweta County School System

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

Aug 1, 2022

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

Re: Annexation Request Green Top Road

Ms. Dunnavant,

We have reviewed the annexation request referenced above and offer the following comments based on the information provided:
This application request annexation of 163.61 acres, containing 366 lots, from Coweta County into the City of Newnan. If approved, this request would create a higher density zoning designation than the current zoning for this parcel. This may present challenges when planning for school enrollment and meeting student needs. Due to the higher density housing in the area of the proposal, school capacity is an ongoing concern. Many of the schools serving that area are at or near capacity. If approved, we would request that the developer provide us advanced notice of the following information for our planning purposes:
What is the construction schedule for the project?
What is the proposed build-out timeline
Will the project be built in phases?
Will there be a targeted market, e.g., senior citizens?

Thank you for the opportunity to provide feedback.

Sincerely,

Ronnie Cheek

Ronald C. Cheek
Director of Facilities
Coweta County Schools
(770)254-2750 x203
ronnie.cheek@cowetaschools.net

cc: Vince Bass

COWETA COUNTY
BOARD OF COMMISSIONERS

Chairman, Bob Blackburn, District 3
Paul Poole, District 1
Tim Lassetter, District 2
John Reidelbach, District 4
Al Smith, District 5
Michael D. Fouts, County Administrator

June 10, 2022

Via Certified Mail and Hand Delivery 9171 9690 0935 0277 4238 37

The Honorable Mayor and City Council
of the City of Newnan, Georgia
25 LaGrange Street
Newnan, Georgia 30263

RE: NOTICE OF OBJECTION
Proposed Annexation of City of Newnan
Owner – Pulte Home Company, LLC & Green Top Road, LLC
163.61 ± acres located on White Oak Trail, Coweta County
Tax IDs # 085-5086-001, 085-5107-002, 085-5086-003, and 085-5107-003 (partial)
Petition # AN 005-22

Dear Mayor and Council of the City of Newnan:

The Board of Commissioners of Coweta County, Georgia (the "Board"), pursuant to O.C.G.A. § 36-36-113, respectfully objects to the above-referenced annexation petition. A motion to object was passed by the Board at its meeting held on June 7, 2022.

The property subject to this annexation petition is a 163.61 ± acre tract of land (the "Property") currently zoned Rural Conservation (RC). The Rural Conservation zoning district is intended to provide low-density, single-family residential and agricultural land uses. As currently zoned, the permitted uses are subject to the County's EL-2 and CSD residential developments, which would allow a maximum yield of ONE HUNDRED AND ONE (101) single-family lots.

The annexation petition requests the City's Planned Development Residential (PDR) zoning district. As defined in the City's zoning ordinance, this residential zoning district allows single-family residences, two-family residences, and multifamily residences. The petition proposes THREE HUNDRED AND SIXTY-SIX (366) single-family residential lots.

Therefore, the proposed annexation and requested zoning district (PDR) would create a significant change which differs from the current permitted uses and a significant increase (approximately 262%) in the intensity on the subject Property.

In addition, the proposed annexation would significantly increase the cost of transportation infrastructure as a result of the vehicle trips generated from the proposed development. Specifically, the applicant's traffic study predicts that the traffic (trips) generated by this development at full buildout will cause the existing mini roundabout at the intersection of US Hwy 29 and Hal Jones Road to operate at a level of service "E" during certain periods of the day, which is below the acceptable LOS standards. A transportation improvement project to align Hal Jones Road and Greentop Road and construct a single full-sized roundabout is estimated to cost THREE MILLION EIGHT HUNDRED THOUSAND ($3,800,000) dollars.

The applicant's traffic study also predicts that the existing one-way stop at the intersection of Greentop and Herring Road would be sufficient to operate at full buildout of this development. However, the east-bound left turn movement at this intersection was not analyzed separately to determine the impacts of the development to the delay of this movement. A transportation improvement project to add a right turn lane on Greentop Road at its intersection with Herring Road that would be necessary to maintain acceptable levels of service at this intersection is estimated to cost FOUR HUNDRED AND FIFTY THOUSAND ($450,000) dollars.

The applicant's petition includes a proffered financial contribution to the County in the amount of THREE HUNDRED FORTY THOUSAND ($340,000) dollars towards the transportation improvements at the intersections US 29 and Hal Jones Road and TWO HUNDRED THOUSAND ($200,000) dollars towards the transportation improvements at the intersection of Greentop Road and Herring Road. Therefore, the resultant improvements necessary create a negative financial impact for the County in the amount of approximately THREE MILLION SEVEN HUNDRED AND TEN THOUSAND ($3,710,000) dollars to perform these transportation improvement projects without additional contributions from the City or the developer.

In summary, the Board's objection is based on the fact that the proposed annexation would result in:

1. A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use;

2. A use which significantly increases the net cost of infrastructure; and

3. Differs substantially from the existing uses suggested for the property or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

THE BOARD OF COMMISSIONERS
OF COWETA COUNTY, GEORGIA

By: Bob Blackburn
Chairman

Tracy Dunnavant

From: Juli M Yoder <juli.yoder@gadca.onmicrosoft.com>
Sent: Tuesday, June 14, 2022 1:55 PM
To: bblackburn@coweta.ga.us; Keith Brady
Cc: Planning; Rusty Haygood; Kyle Hood; mfouts@coweta.ga.us; Cleatus Phillips; jamason@coweta.ga.us; Tracy Dunnavant
Subject: Coweta County v. City of Newnan: Annexation Arbitration (Green Top)
Attachments: DCA HB2A AN 005-22 Greentop.pdf

Chairman Blackburn and Mayor Brady,

The Department of Community Affairs has reviewed the materials provided by Coweta County (attached) related to its objection to the annexation of parcels on Greentop Road.

Our review of information related to whether or not the City met its obligation to file notice of objection with the County is integral to the Department's determination of whether or not an annexation arbitration panel can be appointed.

O.C.G.A. § 36-36-111 requires the City to provide notice of its receipt of a petition of annexation, which shall be delivered to the County in which the territory to be annexed is located *by certified mail or by statutory overnight delivery.*

When we attempt to verify the delivery status of the required notice from the City to the County using the tracking number provided, USPS indicates that the City's letter of notice has not yet been delivered to the County. Specifically that the letter is "awaiting delivery scan". The City has indicated that the certified mail-piece was delivered, and that the tracking failure lies with the USPS as they failed to remove and send the certified delivery receipt. The County has indicated that it did receive the letter pointing to initials and a date on the front of the envelope showing when it was received. However, without verification by the USPS, DCA cannot fulfill its obligation to ensure that notice was provided in the manner specifically prescribed by current statute.

We recognize that this situation has been created by an uninvolved third-party, however, the current annexation arbitration statute provides no effective path forward. The inability to verify certified delivery of the city's letter of notice renders the request for arbitration void. The Georgia Department of Community Affairs respectfully declines to appoint a panel in this matter.

Please note, however, that the applicable statute will change on July 1st, 2022 pursuant to recent amendments to state law. Aware of situations exactly like this one, the legislature has made several changes to the statute that should make the annexation arbitration process smoother. One of the changes will update the recognized delivery methods for letters of notice and letters of objection; specifically, permitted delivery methods will now include hand delivery, electronic mail, certified mail, or statutory overnight delivery, provided that the means of delivery allows for verification of the delivery. In light of this, were the instant case reinitiated by the property owner after the effective date of the statutory amendment, DCA's response would almost certainly be different.

Regards,

--Juli Yoder

Michael Ostrofsky

60 Torrey Pines Court
Newnan, GA 30265

1-408-791-6675

michael.p.ostrofsky@gmail.com

Ms. Tracy Dunnavant, AICP
Planning and Zoning Director
City of Newnan
25 LaGrange Street
Newnan, GA 30263

Dear Ms. Dunnavant:

I'm writing about the development Pulte is proposing off Greentop Road outside the city of Newnan.

Background

After living in or near Silicon Valley for 40 years, I relocated to Newnan in December, 2020. While in California, I watched the quality of life dramatically decline in the San Francisco Bay Area. In two generations, the region went from a great place to live to basically ruined with terrible overcrowding and traffic. I'd like to prevent that from happening here – and would like to share my observations with you in the spirit of simply trying to help.

Pulte Homes

In August of 1999, I purchased a Pulte home in Union City, California. As a homebuilder, Pulte is first rate. My home was well designed, very well constructed, and the company conducted itself in an honorable manner – including the servicing of a couple of warranty claims.

As a builder of communities, I would say Pulte was deficient. The Homeowners Association was set up to be very weak, so numerous homeowners, despite paying over $600,000 for their properties, quickly let them become run down or made tasteless modifications to them without recourse. That is a concern.

Paradise Lost

Living in Silicon Valley was never easy. Even in 1983 the cost of living, especially housing, was high. However, the climate and relative openness of the area was wonderful. You could commute from Fremont to San Jose or Cupertino in a reasonable 30-45 minutes during rush hour. You could run errands on weekends quickly and efficiently. The area was a wonderful place to live.

By the time I left, despite the involvement of numerous planners on a city and county level plus thousands of meetings with citizen involvement, the approval or decline of countless projects, and a whole lot of name calling amongst the NIMBYs and YIMBYS and environmentalists – the area became hopelessly congested and expensive as the influence of the area's tech sector overwhelmed the region.

Going Over a Cliff One Step at a Time

Every time a development like the one Pulte has submitted came up, only the city itself would review, approve, or decline the project. Same with counties covering unincorporated areas. What ended up happening is individual fiefdoms sprang up – so consideration for quality of life for the region as a whole was non-existent.

For example, Fremont would consider residential and commercial development, run EIRs and traffic studies just for themselves, then approve or deny based on those results. So while the city thought it was preparing for future growth – it really wasn't – as neighboring cities and counties were all doing the same thing as if everyone was living within fully defined bubbles.

The end result was nobody was talking to or planning with each other – so the streets got flooded with cars as people commuted throughout the area because so few people live, work, and play just in one place. So while a traffic study would say only 500 trips a day would be created by residential development X so a stop sign needs to be put up here and a traffic light there to deal with it – no provisions were made for updating highways and freeways so gridlock ensued. And if a neighboring city approved a development and trips were required through Fremont – none of that was taken into consideration.

So instead of taking 45 minutes to get from Fremont to Cupertino some 20-25 miles away – you now needed 45 minutes just to cross the city of Fremont itself. You could not go shopping or do anything from 4 to 7 on weekdays as getting anywhere simply took too long and was too aggravating. So despite all of the individual debate and planning – the area's quality of life wasn't protected.

For Your Consideration

I don't know if you're working with other cities, counties, regions, or the state when considering plans for future growth. If you are, thank you. If you are not, then there's a massive blind spot in regional planning – which will eventually turn Newnan and Coweta Country into another area like the north side of Atlanta or, God forbid, Silicon Valley where cramped houses are piled on top of each other and people are made miserable with relentless congestion. Oh, there are mass transit advocates out there who say taking a bus is the answer – but the ridership levels are nothing short of a joke. To preserve the incredible character of Newnan, which I have quickly grown to love, there simply needs to be an all-inclusive road map for future growth that not only takes the city's needs into consideration – but additional areas as well.

So when looking at the Pulte development, not only do car trips on Greentop need to be considered – but ones on all local streets, highways, and freeways as well. Those houses have to be paid for – so trips up 85 or out Bullsboro will be needed – and they're already getting pretty crowded as it is. So if they need to be widened – who's going to pay for it?

Silicon Valley had their chance. I moved there to get away from the ruinous, planned/unplanned congestion of Southern California – only to see it happen again despite it being entirely preventable. I'd hate to have that happen year.

Is there a regional plan for what full development will look like 50 or 100 years from now – and what will be needed to be accommodate it? If not, then no matter what happens with the Pulte development – the character of this area will be destroyed forever.

Thank you for extending the opportunity to me to comment. I hope this will help.

Sincerely,

Michael Ostrofsky

SALLY TAYLOR HENSLEY

6-8-22

Boo -
Dan & I vehemently oppose the annexation & proposed development of the 163 acres on Green Tap Road.

Of the dozens of Newnan residents I have spoken with about this development, not one is in favor of the annexation.

The County Commissioners got this one right.

We ask you to please vote "no".

Thanks,
Sally Hensley

110 Pickens Drive
Newnan, Georgia 30263

(678) 438-4288
hensleysally@gmail.com

Tracy Dunnavant

From: Dennis Drewyer <dennisdrewyer@gmail.com>
Sent: Monday, July 25, 2022 2:05 PM
To: MOTTOLA; george@cowetalaw.com
Cc: Dennis Drewyer
Subject: Fwd: Green Top development to be heard by Newnan Planning Commission Aug. 9 - The Newnan Times-Herald

FYI...a NTH article by C.Neeley, copied from a previous NTH article written by a different reporter. Unfortunate bias on the part of the author(s) as demonstrated by uninformed reporting/calculation of the density, yield, and the reference to "net development area" (a common engineering term)!

Please use or share as you see fit, as my professional opinion:
▪The total density or proposed yield is ALWAYS determined by the total acreage submitted or included (by the applicant) in the City of Newnan, subject to full City ordinance compliance! Therefore 366 units, divided by the TOTAL annexation acreage of 163.61, is the correct density (not at all misleading, as alleged by this erroneous reporting and some previous testimony).
▪"Unbuildable" areas such as lakes, stream buffers, even underground utility easements, are all valuable "common area" land to be protected, yet fully USABLE by the residents.
▪As per City standard, additional "buildable" land must be set aside for Greenspace, as a percentage of TOTAL acreage (or by sq.ft./per lot) as well... as parks, amenity areas, perimeter buffers, and inter-connected green space and soft paths; in addition to public sidewalks and critical storm drainage conduits to the detention ponds. While houses could have been built in those areas, a final number of lots permitted is determined only AFTER those requirements are met (maybe fewer lots, but not to exceed 366).
▪ All site improvements will serve and benefit the future residents and (importantly) ALL current downstream properties! This directly protects all abutting homeowners (which is now an unprotected development), their lakes, streams, roads, bridges, home sites and even home values, insurance (flood).
▪NONE of the neighboring properties (or "concerned area residents") possess any sanitary sewer lines (have only septic systems, in now "unacceptable" soils), no stormwater detention or protection facilities, or even curb and gutter with drop inlets to direct and contain the surface run-off (only ineffective County permitted open ditches). There are NO public sidewalks, bike path or pedestrian connections!
▪Further (with their similar density per "buildable acres"; taking out their lakes and private golf course), all other area neighborhoods can claim only ONE designated entry to and from each separate community (Newnan Pines has actually closed off two usable access points) whether on Route 29, Hal Jones Road, or Greentop Road; They did not provide any accel or deceleration lanes, or signal, with worse sight distance (traffic visibility) and higher existing speed limits than Greentop!
▪This proposed introduction of Quality Growth, higher price points, high-end architectural products, and City landscaping standards, will set the tone for the Greentop corridor. This will be further enhanced by the strict City guidelines and inspections, first environmental controls and protections, and Common Area greenspace with interconnected paths and sidewalks.
▪Please note that the existing and "objecting" residential neighborhoods were designed, approved, and developed in the old RR zoning district (now RC, Rural Conservation) in Coweta County. They were successfully built and sold to previous parties with fewer County regulations, despite the increase in density and total yield!
▪As to the quoted County Zoning staff comments and Commissioner motion, the Greentop Road corridor now easily qualifies for a new Coweta Zoning District, allowing for this requested density and more (4 units per acre, smaller lots, smaller houses, and less greenspace!). This was under their own restructuring in an attempt to avoid losing just such quality assets (prime land, taxes, impact fees, utility customers) to the City or Newnan Utilities!
▪Assuming that they are mostly truthful, law-abiding, and tax-paying citizens, the neighboring homeowners have no legal, moral, economic or environmental justification to deny the same property rights of abutting landowners.

It is now time to recognize the next stage of "Sustainable Growth" planning and principles, under the supervision of the City's leaders, staff, and existing ordinances...to protect the health, safety, welfare, and total community environment, not just one special interest.

Respectfully submitted,

Dennis G. Drewyer, Ga.Reg.#382 Land Planner/ Zoning Facilitator
Newnan, Ga. and Gulf Shores, Al.

---------- Forwarded message --------
Date: Mon, Jul 25, 2022, 7:28 AM
Subject: Green Top development to be heard by Newnan Planning Commission Aug. 9 - The Newnan Times-Herald

To: Dennis Drewyer <dennisdrewyer@gmail.com>

https://link.edgepilot.com/s/9d708c22/JrLCuY9sxkuLGgo9DgF5BA?u=https://times-herald.com/news/2022/07/green-top-development-to-be-heard-by-newnan-planning-commission-aug-9

Tracy Dunnavant

From: Norma Haynes <norma30263@gmail.com>
Sent: Monday, August 1, 2022 1:02 PM
To: Tracy Dunnavant
Subject: City of Newnan Planning Commission Greentop Annexation

Dear Commissioners, I thank you for your service to our wonderful city of Newnan and know that every decision you make is a difficult one. I know that you are very conscientious when you have difficult decisions to make that affect so many, many people. I would never deny anyone the right to sell his or her property. That is America that I love. Since I have moved here to Wesley Woods, which as you know is county, I have to travel Highway 29 any time I leave this community. The traffic is unbelievable for us here at Wesley Woods and some hours are dangerously hard for us. Crossing Highway 29 onto Herring Road is a nightmare for us right now, and that is the way we get to the doctors and the hospital.

Newnan and Coweta County is exploding with apartments and houses, and at least the county has a smaller limit of houses per acre than the city. I, of course, think of our firemen, our Sheriff's and Police Department, our ambulance service and of course, our schools. I hold my breath for the children who come and go at Heritage. If this proposal which is up to you right now is passed, then there is one right next to it that will immediately come up for your attention which naturally means 300 or more houses plus the traffic and stress on public safety. I humbly and respectfully ask you to seriously consider this as you meet, knowing how many lives will be affected and endangered. Thank you and God bless you as you hold your meeting. Sincerely yours, Norma C. Haynes

God SAVE America! *Norma*

City of Newnan, Georgia – Planning Commission

Date: August 9, 2022

Application Number: PD-2022-02

Agenda Item: Variance Request – 20 Market Square Way

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request for a new commercial structure to be exempt from architectural finishing material requirements in a planned development commercial area.

Applicant: Scott Allen / WoW Sno
198 Susie Place
Newnan, GA 30265

Property Owner: Capital Venture Enterprises, LLC
14 Jefferson Place
Newnan, GA 30263

Zoning: Planned Development Commercial (PDC)

Present Use: Vacant unimproved land

Proposed Use: Commercial "Sno Cone" modified shipping container structure

Pertinent Regulations: Article 6, Section 6-11 of the Zoning Ordinance.

Applicant's Position: Applicant desires to locate a second location of the existing business, initially established in 2021 at 23 East Broad Street, at 20 Market Square Way. The subject property is located inside the Summergrove Planned Development Community. This particular address is zoned Planned Development Commercial, or PDC. Under the City's regulations, any non-residential planned development shall utilize masonry or decorative wood exterior finishing materials for, at a minimum, the front and sides of the building. Acceptable masonry finishing materials include brick, stucco, natural or cultured stone, decorative concrete or terrazzo tile. Unfinished concrete, cinder block, metal panels, plywood, Masonite and vinyl siding are not acceptable finishes, as per the ordinance.

Applicant is seeking a variance to be exempt from the exterior finishing material requirements in a non-residential planned development.

Basis for Granting Variance

The Planning Commission shall base its required findings of fact upon 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:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,

- ✓ Such conditions are peculiar to the particular piece of such property involved; and,
- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
- ✓ 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,
- ✓ 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 Planning Commission shall affirmatively determine that:

- ✓ 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.

Options:

A. Approve the variance.
B. Deny the variance.
C. Other direction as determined by the Planning Commission.

Planning Department's Review and Findings:

Staff has reviewed the request and visited the site. Staff believes that the location of the proposed business is appropriate as it offers a product for pedestrian users of the City of Newnan's LINC walking trail system and nearby residences. It is staff's analysis that the proposed use will not negatively impact others.

The City has not received any formal objections as of the date of this report. Staff does not feel that granting this request will cause any detriment to the surrounding neighborhood in terms of noise, traffic, compatibility of use, and other relevant factors. Staff recommends approving the request with a condition that the development of the project will follow all other applicable City requirements.

Attachments:

Application
Illustrations and photos

MARKET SQUARE WAY
Proposed location
HIGHWOODS PKWY
SADDLEWOOD

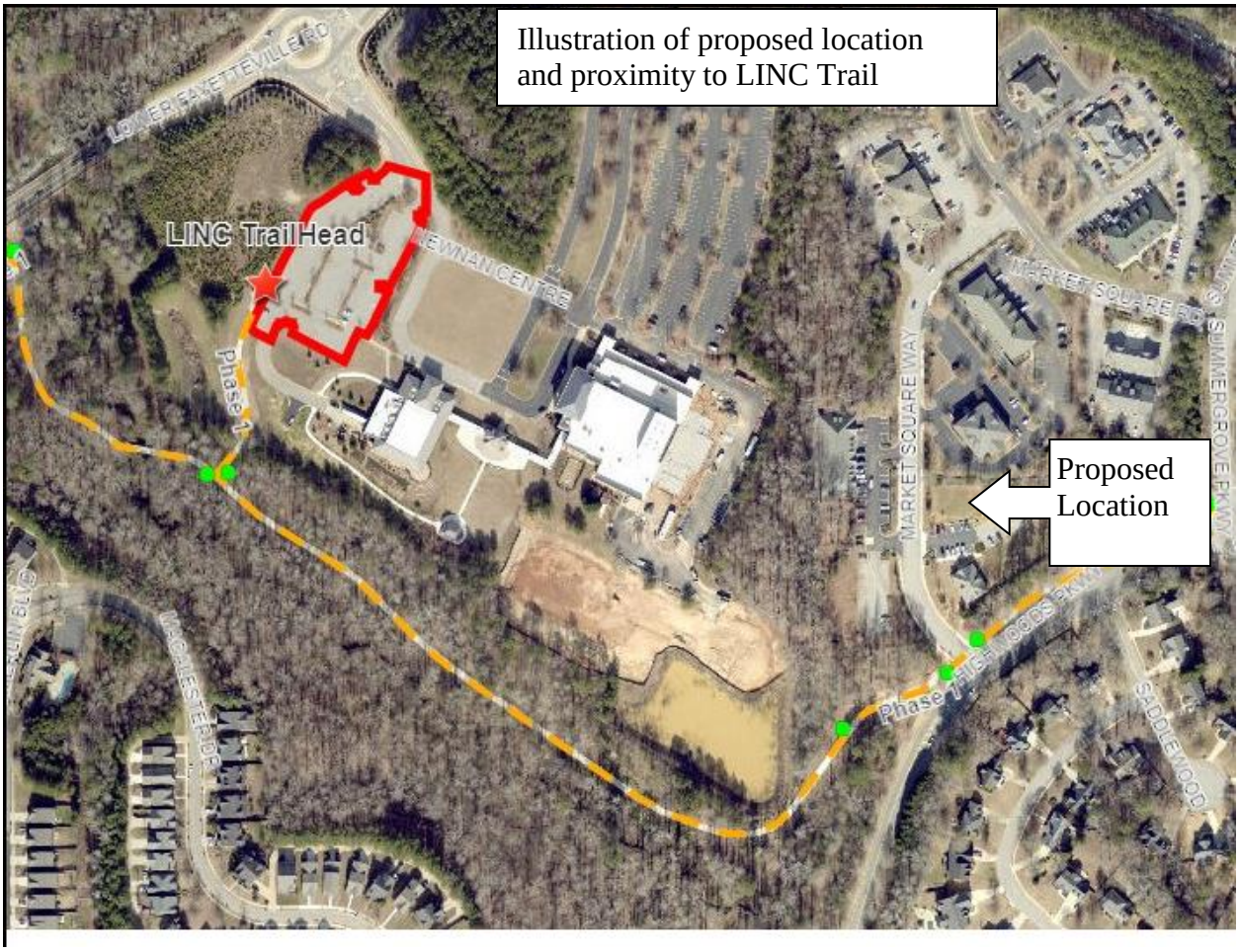


Illustration of proposed location and proximity to LINC Trail
LINC TrailHead
Phase 1
Phase 1
Proposed Location
MARKET SQUARE WAY
MARKET SQUARE RD
SUMMERGROVE PKWY
STOCKWOOD

Lot as it exists presently

Existing business directly across the parking lot from the proposed location

A view of other available lots on the subject property.

CITY OF NEWNAN, GEORGIA

Application Form

For

Variance Requests within Planned Developments

Revised October, 2002
Application revised July, 2007

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR A PD VARIANCE Date Received 6/28/22

Name of Applicant Scott Allen (WOW Sno)

Mailing Address 198 Susie Pl Newnan GA 30265

Telephone 678-592-9199 E-Mail: Scott.allen@wowsno.com

Property Owner (Use back if multiple names) Capital Venture Enterprises LLC

Mailing Address 14 Jefferson Pl Newnan 30263

Telephone 772 253-7708

Address/Location of Property 20 Market Square Way GH Newnan GA 30265

Tax Parcel No.: SG2 239

Present Zoning Classification: C3 Commercial

Present Land Use none / vacant

Intended Use Sno cone stand / commercial

Any person owning property, or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

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

I (We) hereby request the following variance from the provisions of section(s) _____ of the Zoning Ordinance/Subdivision Regulations: _____.

In order for the Commission to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property? Finishing materials (shipping container)

2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?

none, just the shipping container itself

4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?

none, it's a shipping container

5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?

approving use of a shipping container as a snow cone stand

The Planning Commission shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. 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.

C. The condition or situation of the property, which give 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 the Ordinance.

Included with the application, the following information is required:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (**$250.00 Per Each Request**).
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 6/28/22

PC MEETING DATE 08/09/2022

DATE OF NOTICE PUBLICATION

ACTION TAKEN (DATE)

City of Newnan, Georgia
Attachment A

Property Owner's Authorization

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

Name of Property Owner Capital Venture Enterprises LLC
Ken Cline

Telephone Number 770-301-3021

Address of Subject Property 20 Market Square Way
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.

Ken Cline
Signature of Property Owner

Personally appeared before me

Kenneth Cline

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

Mary Barnes
Notary Public

MARY J BARNES
NOTARY PUBLIC
Coweta County
State of Georgia
My Comm. Expires Oct. 15, 2023

(Affix Raised Seal Here)

06/28/2022
Date

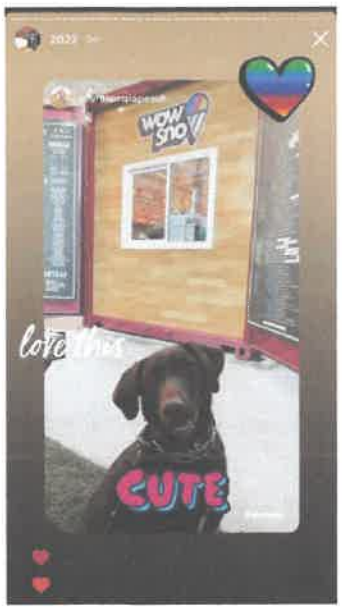
SECOND LOCATION - "WOW SNO AT SUMMER GROVE"

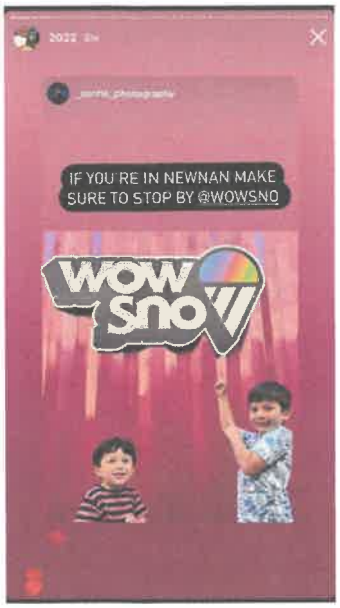
20 MARKET SQUARE WAY, NEWNAN, GA 30265

FIRST STATIONARY LOCATION OPENED (JULY 2021) IN DOWNTOWN NEWNAN.

23 E BROAD ST.

OUR CUSTOMERS LOVE WOW SNO!
WE'RE ALREADY AVERAGING 200+ DAILY CUSTOMERS FOR SUMMER '22.

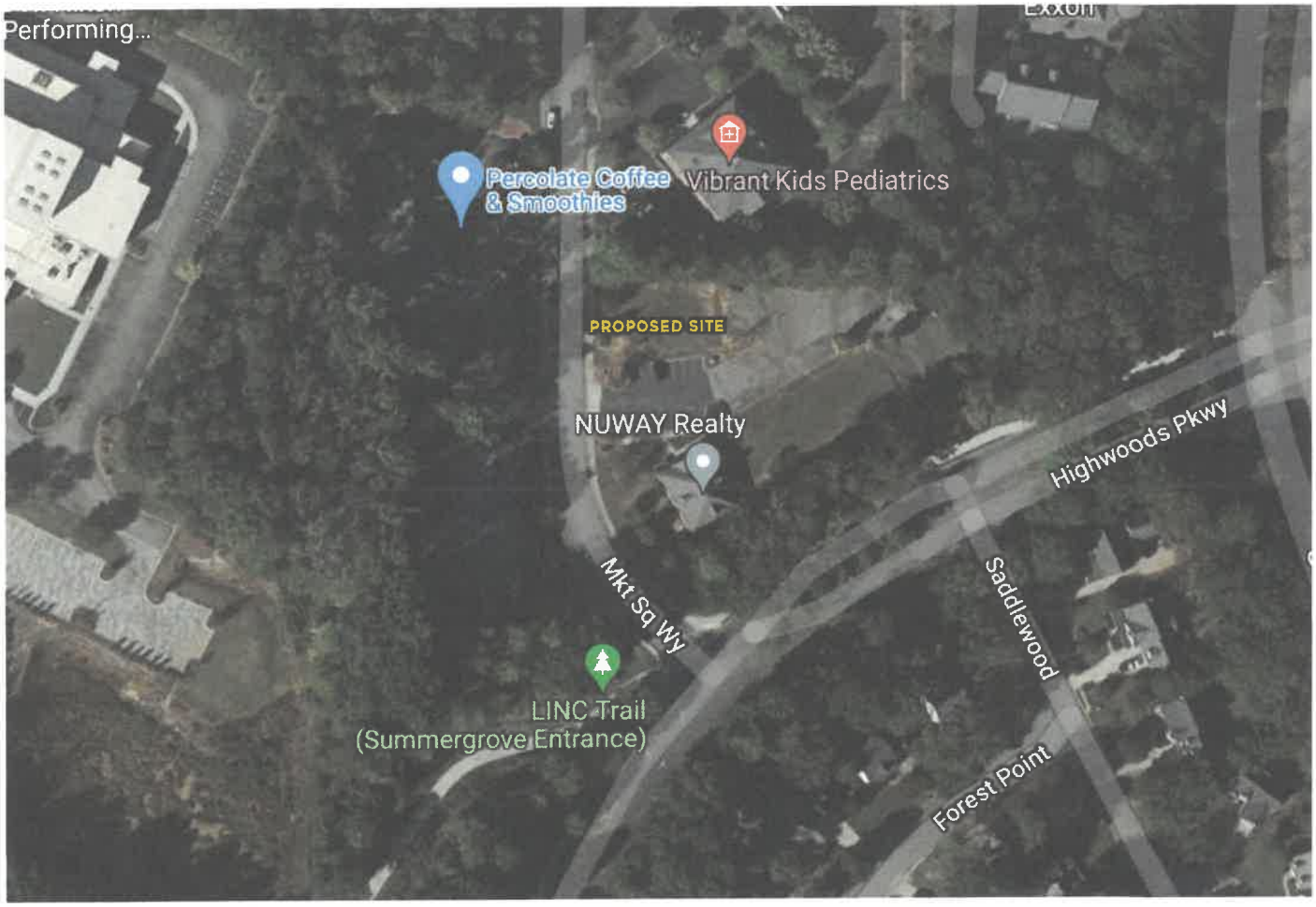




PEAK SUMMER DAYS ARE AVERAGING 400+ CUSTOMERS

WOW SNO IS NEWNAN'S FAMILY-FAVORITE COOL TREAT!
MORE THAN 60% OF SALES ARE RETURNING CUSTOMERS.

20 MARKET SQUARE WAY, NEWNAN, GA 30265



20 MARKET SQUARE WAY, NEWNAN, GA 30265

City of Newnan, Georgia – Planning Commission

Date: August 9, 2022

Agenda Item: Certificate of Appropriateness – 37, 41 and 45 Lagrange Street

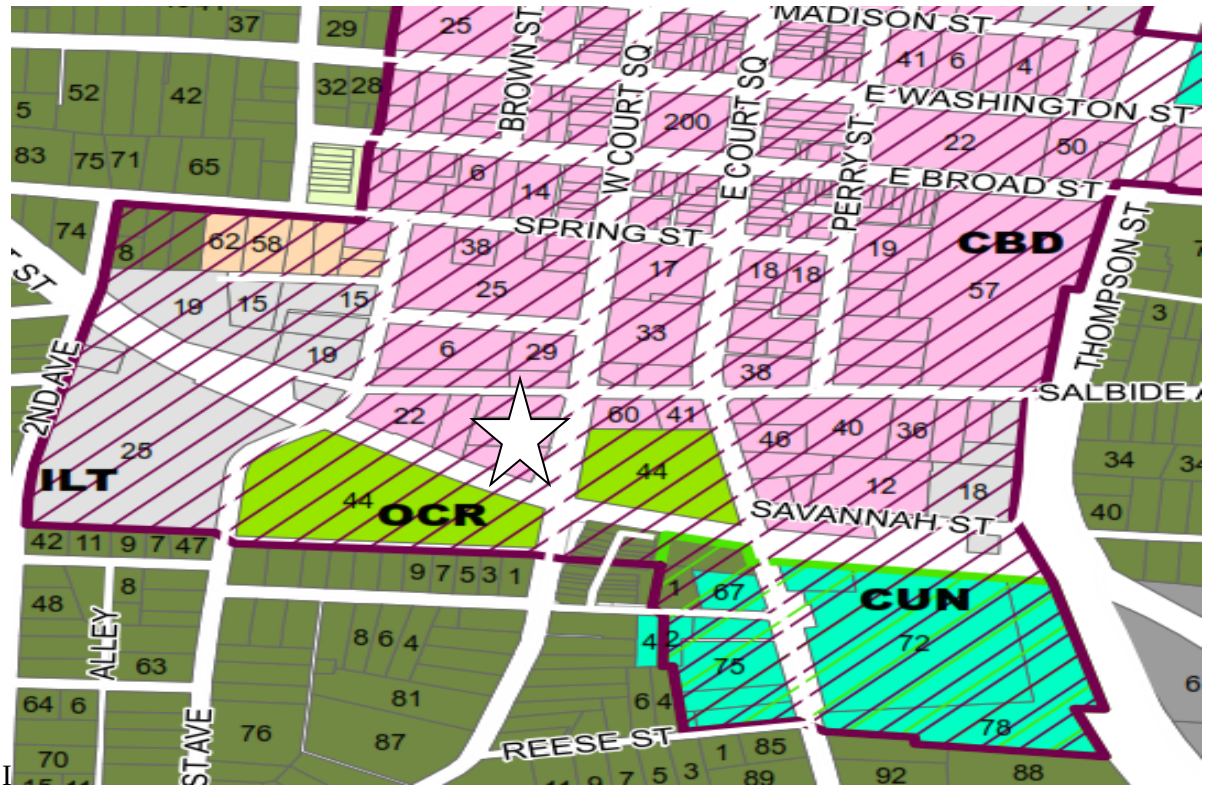
Prepared by: Dean Smith, Senior Planner

Purpose: To consider a certificate of appropriateness application from SouthTree Commercial by KAOD for a new commercial structure to be located on the properties described as 37, 41 and 45 Lagrange Street. This location is within the Downtown Design Overlay District (DDO) which specifies that any demolition, where partial or complete demolition, must obtain a Certificate of Appropriateness from the City's Planning Commission.

Background:

Zoning District	CBD- Central Business District
Proposed Land Use	Commercial
Total Site Size	1.21 acres

In May 2021, the Planning Commission granted a Certificate of Appropriateness to STG Newnan, LLC to demolish structures located on the subject site. Several of the structures had been damaged in the March 2021 Tornado and the Planning Commission granted a COA to allow for the rest of the structures to be demolished. A new application has been filed with the City of Newnan to seek a COA for the construction of a new, 3-story commercial office building. Per the City's Zoning Ordinance, the Planning Commission must grant a Certificate of Appropriateness for the proposed project and new construction.



The properties surrounding the site include a mixture of commercial and public/city park uses, bordered to the south by a railroad track. The lots that comprise the block on which this site is located, are all zoned Central Business District (CBD).

Issues for Consideration for a Certificate of Appropriateness:

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

a) **Building Orientation and Setback** – The building will be oriented so that the primary entrance will be facing north, towards the downtown square with the building sitting near the corner of Lagrange and Long streets. The Central Business District does not have any building setback requirements; however, the predominant setback within the CBD favors a streetscape layout and this proposed development illustrates that layout.

b) **Directional Emphasis** – The directional emphasis will be primarily vertical and is consistent with the Newnan Views Townhouse development to the south of the proposed development and the First Methodist parking structure to the east.

c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with existing structures within the area of influence.

d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion within the area of influence.

e) **Rhythm** – The new construction should not disrupt the existing rhythmic patterns in the area of influence.

f) **Massing** - The massing of the building for the new construction is compatible with the overall mass of the adjoining structures.

g) **Scale and Height** – The proposed work does propose an increase in height to the former structures that were demolished and to the structures within the existing block. The proposed new building conforms to the existing dominant patterns within the area of influence.

h) **Architectural and Site Elements** – The project will complement the surrounding architecture of Historic Downtown Newnan. Additionally, the proposed project includes off-street parking spaces, which will be oriented towards the rear of the building. This parking plan follows the predominant site patterns within the area of influence.

Options:

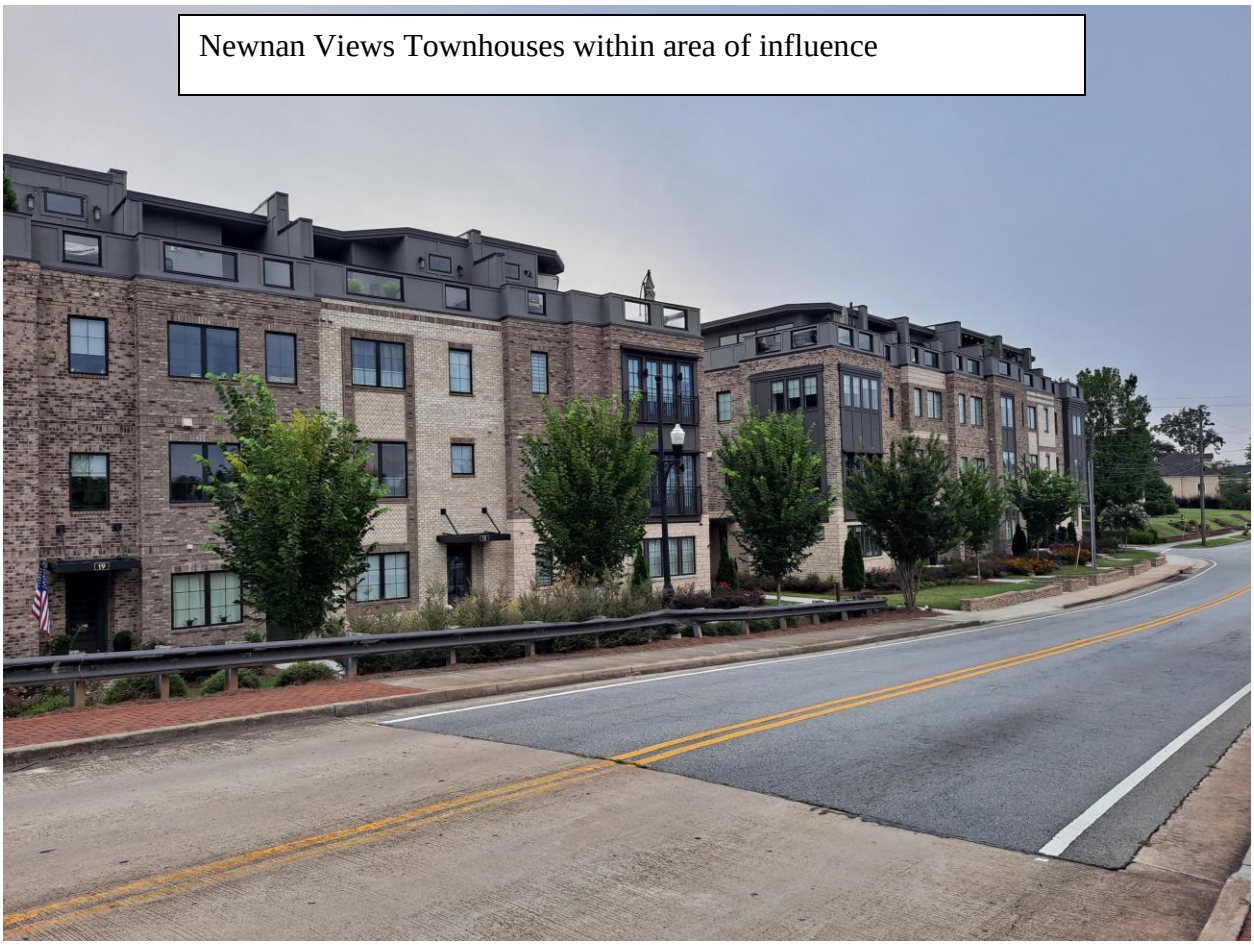
A. Approve the certificate of appropriateness.
B. Approve the certificate of appropriateness with conditions.
C. Deny the certificate of appropriateness request.

Recommendation: Staff recommends Option A to approve the Certificate of Appropriateness request.

Attachments: Certificate of Appropriateness Application

Previous Discussions with Commission: None

Proposed
Site


Newnan Views Townhouses within area of influence

CITY OF NEWNAN, GEORGIA

Application Form

For

Certificate of Appropriateness

CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 37 LaGrange St

Name of Applicant SOUTH TREE COMMERCIAL BY KAOD

Mailing Address 15 JACKSON ST. SUITE 401

Telephone 770.683.9170

Property Owner (Use back if multiple names) SOUTH TREE COMMERCIAL

Mailing Address 201 PROSPECT PARK SUITE A PEACHTREE CITY, GA 30269

Telephone 770.631.0499

N03 0006 003
004
005

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

District/Section _____ Present Zoning Classification CBD / DDO

Present Land Use VACANT

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

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

NATURE OF PROPOSED WORK:

- [x] New Construction
- [ ] Repairs or Alterations
- [ ] Demolition
- [ ] Relocation of Building
- [ ] Sign Erection or Placement
- [ ] Other

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

CONSTRUCTION OF A NEW 3-STORY, APPROXIMATELY 30,000 SF, COMMERCIAL / CLASS A OFFICE BUILDING.

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

_____

_____

Included with the application, the following information is required:

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

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

Signature of Applicant

Signature of Property Owner(s)

Sept. 22, 2021

To:
Coweta Community Development Department
22 East Broad St.
Newnan, GA 30263

From:
Southtree Commercial
201 Prospect Park
Peachtree City, GA 30269

RE: Permission to Represent and File for Certificate of Appropriateness on Behalf of Client

To Whom It May Concern,

With this letter we hereby give permission to Kip Oldham and K.A. Oldham Design, Inc. to represent us in the efforts related to applying for rezoning to and variances on 4237 E Hwy 34.

Signed:

Chuck Ogletree
print

sign

print

sign

Notary Public Signature and Seal:

TERESA HESS
NOTARY
EXPIRES
GEORGIA
03-25-24
PUBLIC
COWETA COUNTY

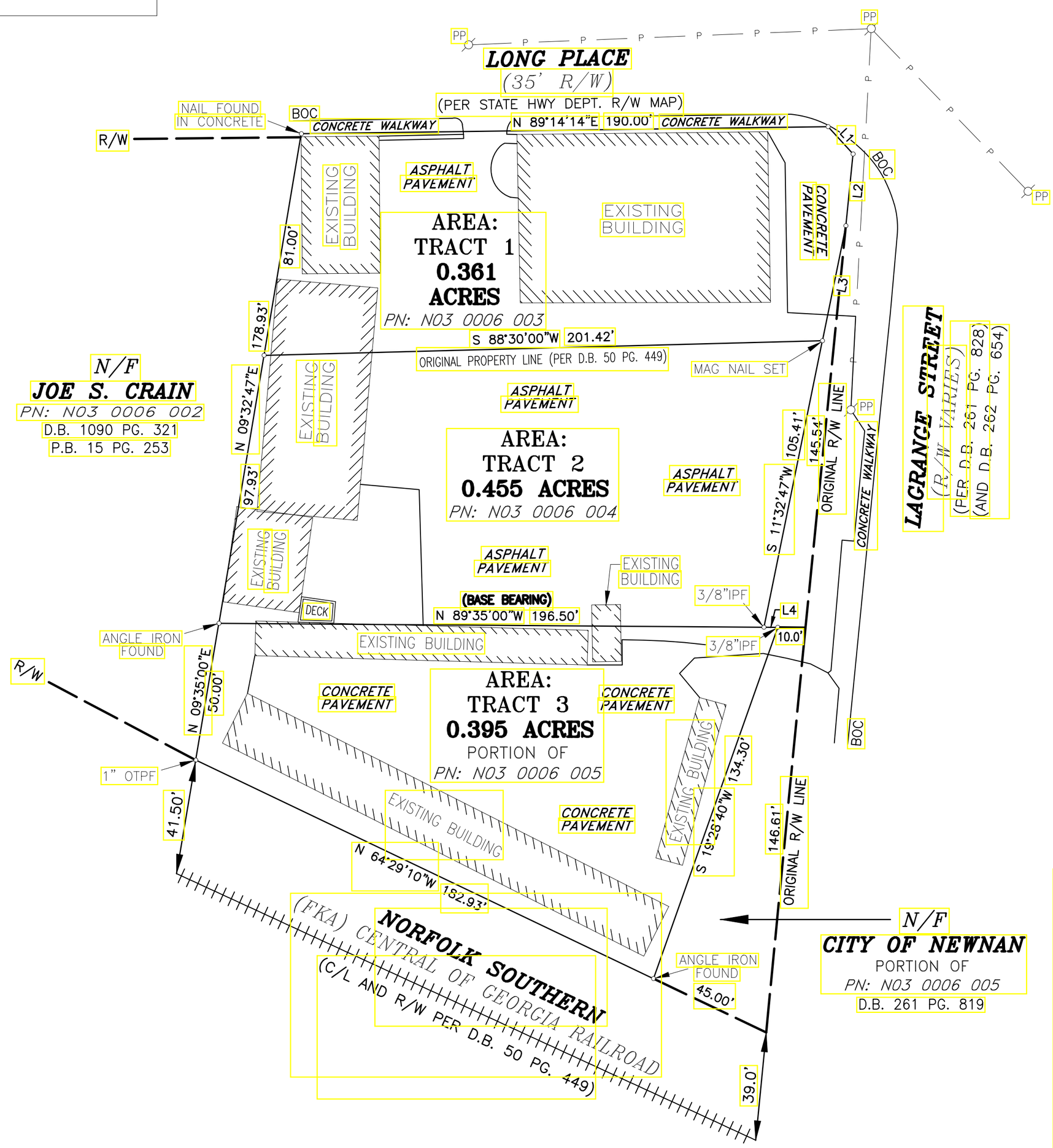
LEGEND

P.B. = PLAT BOOK
D.B. = DEED BOOK
PG. = PAGE
AC. = ACRES
SQ. FEET. = SQUARE FEET
E.O.C. = ERROR OF CLOSURE
R/W = RIGHT-OF-WAY
BOC = BACK OF CURB
PN: = PARCEL NUMBER
N/F = NOW OR FORMERLY
FKA = FORMERLY KNOWN AS
PP = POWER POLE
-P- = OVERHEAD POWER LINE
OTPF = OPEN TOP PIPE FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" RE-BAR)

Course	Bearing	Distance
L1	S 42°26'49" E	13.33'
L2	S 05°44'37" W	26.00'
L3	S 11°32'47" W	42.28'
L4	S 89°35'00" E	5.00'

N
W E
S

RECORD NORTH
(BASE BEARING TAKEN)
(FROM DEED BOOK 50 PAGE 449)



SURVEY DATA

AREA:
(TRACT 1) 0.361 ACRES / 15,744 SQ. FEET
(TRACT 2) 0.455 ACRES / 19,841 SQ. FEET
(TRACT 3) 0.395 ACRES / 17,187 SQ. FEET
(TOTAL AREA) 1.211 ACRES / 52,772 SQ. FEET

CLOSURE:
E.O.C. (TRACT 1) PLAT: 1' IN 98,016 FEET
E.O.C. (TRACT 2) PLAT: 1' IN 286,906 FEET
E.O.C. (TRACT 3) PLAT: 1' IN 10,225 FEET

E.O.C. FIELD: 1' IN 24,673 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE

EQUIPMENT USED:

GEOMAX: ZOOM 80 ROBOTIC TOTAL STATION
TOPCON: GTS-313 TOTAL STATION

REFERENCES:

DEED BOOK 48 / PAGE 377
DEED BOOK 50 / PAGE 449
DEED BOOK 3888 / PAGE 147

GENERAL NOTES:

1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB 76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARITIES NOT NAMED IS AT THEIR OWN RISK.

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

5. IN MY OPINION THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0231D WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.

6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHRISTOPHER BROTHERS LAND SURVEYING, LLC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.

7. BASE BEARING TAKEN FROM DEED BOOK 50 PAGE 449. ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED.

SURVEYORS CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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.

Chris W. Robertson 07/09/2018

CHRIS W. ROBERTSON GA RLS #3195 DATE:

SHEET: 1 OF 1

REVISIONS:

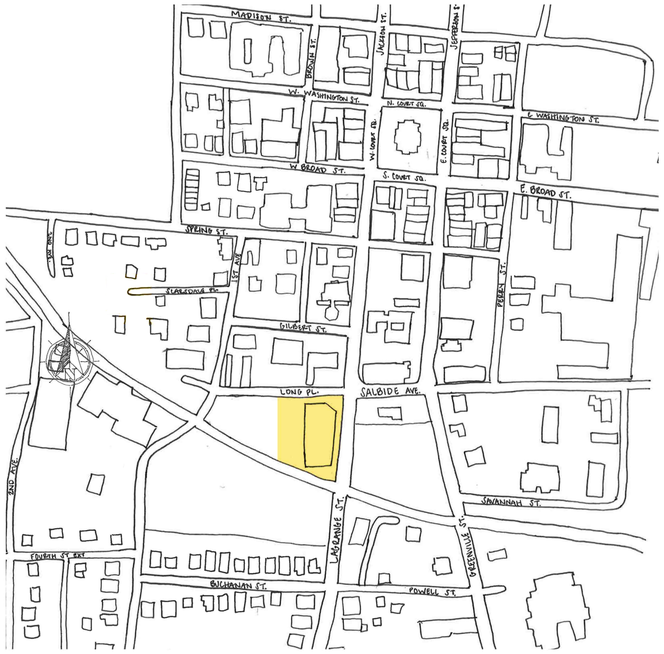
30 0 30 60 90
GRAPHIC SCALE - FEET 1" = 30'

GEORGIA LAND SURVEYOR No. 3195 CHRIS W. ROBERTSON

Christopher Brothers
LAND SURVEYING, LLC
24 JACKSON STREET
NEWNAN, GEORGIA 30263
(770)253-5195
LSF #32
chrisbros@numail.org
www.christophersurveying.com

RETRACEMENT BOUNDARY SURVEY FOR:
FAIRWETHER FARM HOLDINGS, LLC
CITY OF NEWNAN
LOCATED IN LAND LOT 8 - 5TH LAND DISTRICT
COWETA COUNTY, GEORGIA

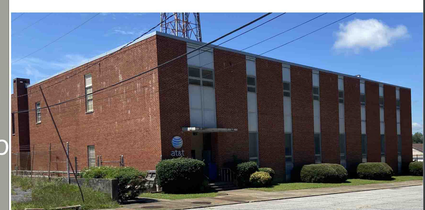
DRAWING DATE: 07/09/2018
LAST FIELD WORK DATE: 06/22/2018
DISK: 2018-JULY
DRAWING: #CF=77182-RH #SF=77182-RH
SCALE: 1"=30'
DRAWN BY: CAF



37 Lagrange St

July 2022

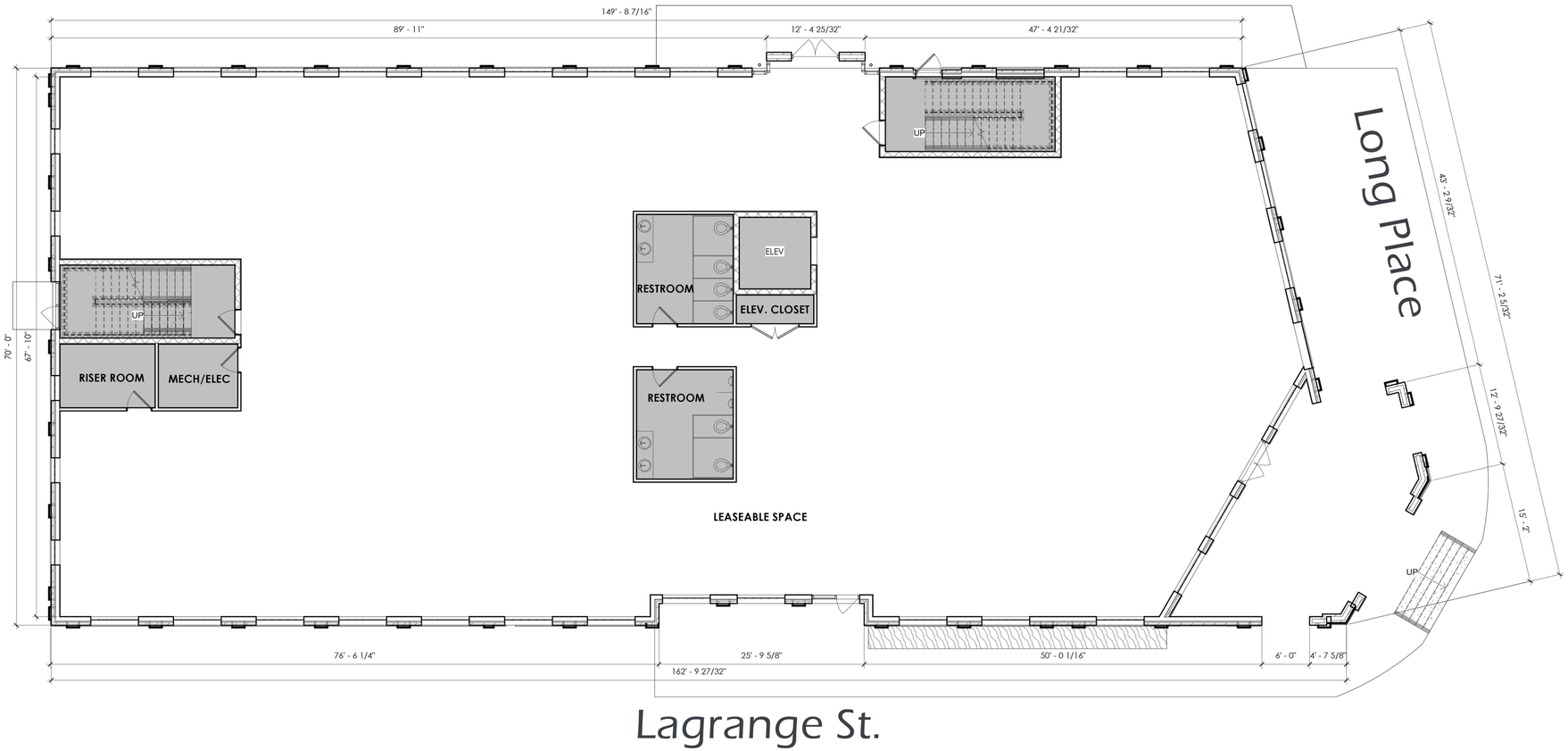
It is being purposed that a new three story commercial building be constructed at the property at 37 Lagrange St. The new building starts at Long Pl and runs along Lagrange St with parking behind, off of Long Pl. The intention of our aesthetic is to visionally speak to the historic warehouses of Newnan as well as express downtown context. There would be a slight offset from the property lines along Lagrange St and Long Pl due to both the topography of the site along Lagrange St and the desire to create a very welcoming face at the Northeast corner.

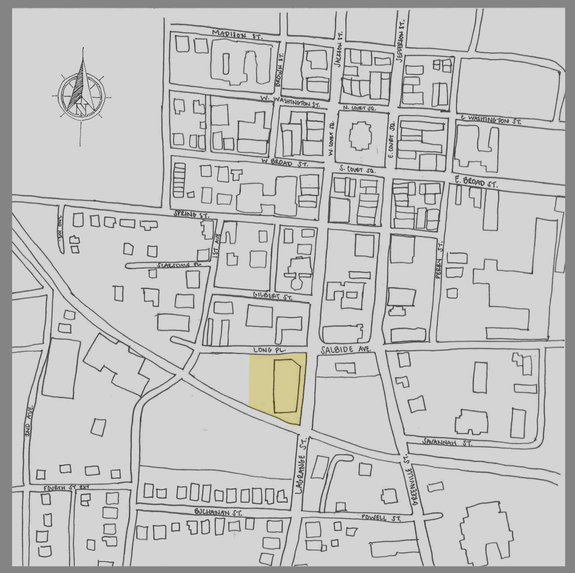


Surrounding Site Photos

37 Lagrange St

KAOD

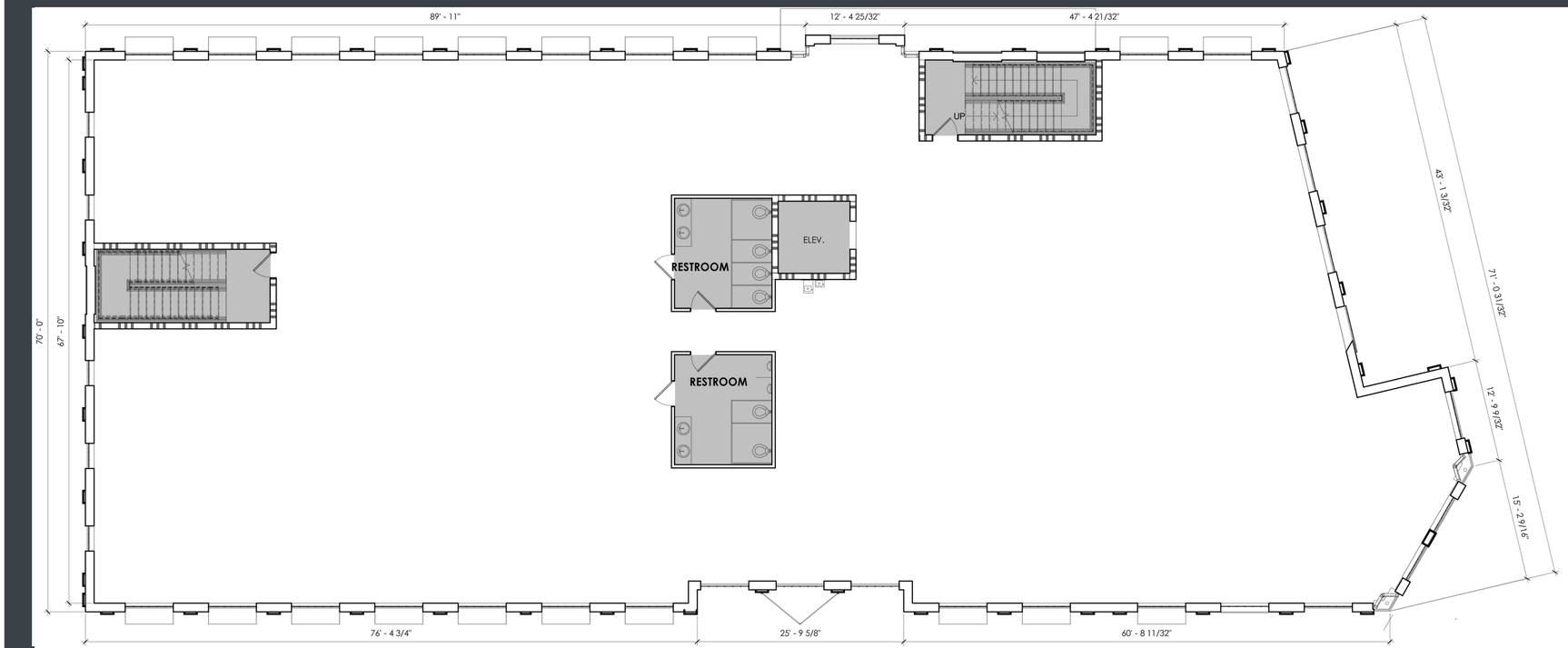




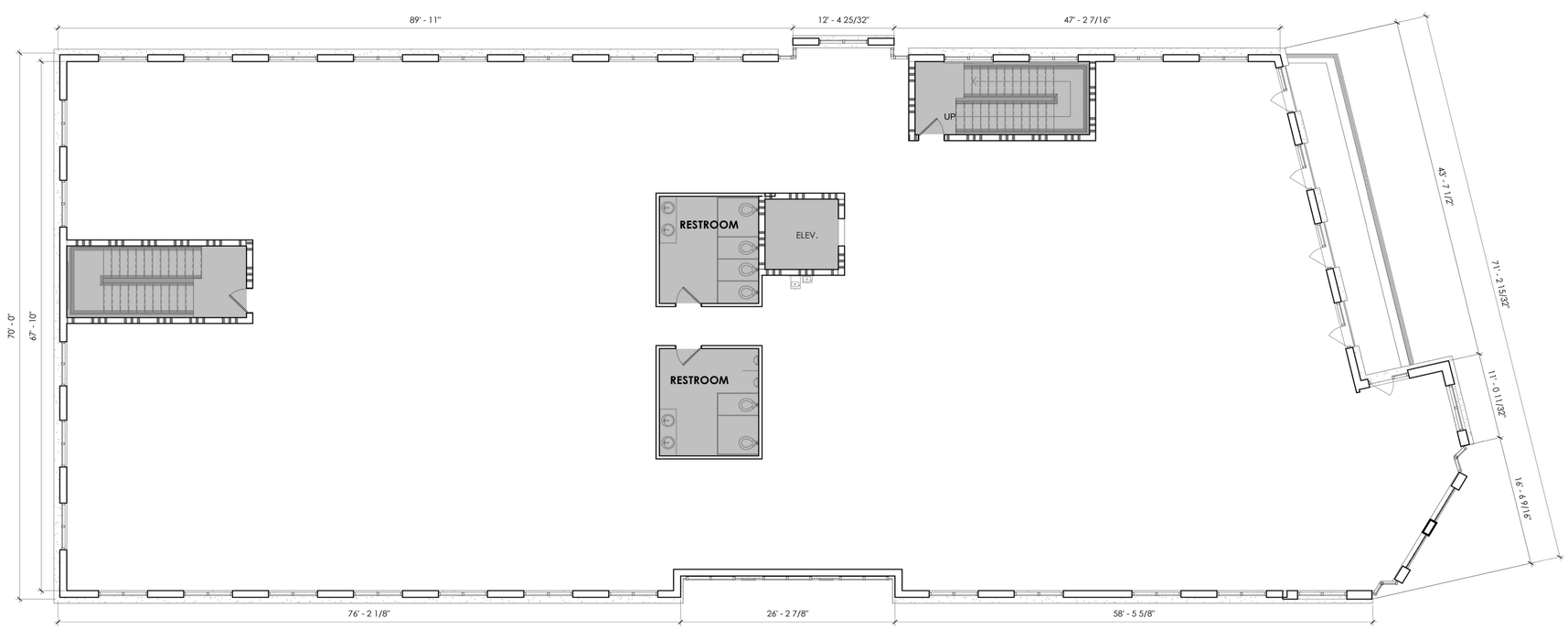
37 Lagrange St. Level 1 Shell and Core

37 Lagrange St

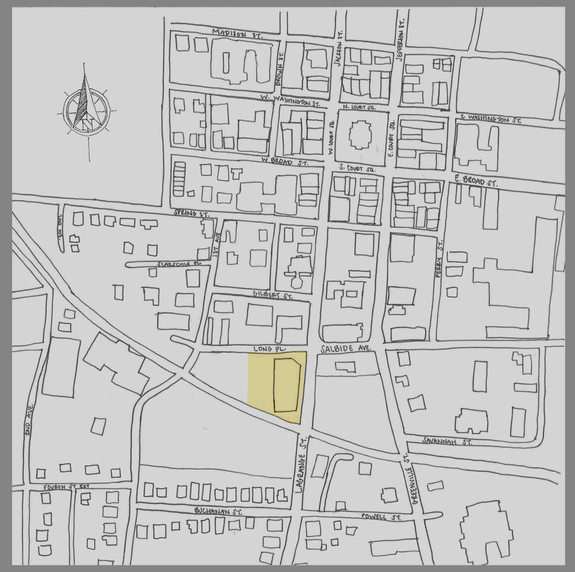
KAOD



37 Lagrange St. Level 2 Shell and Core

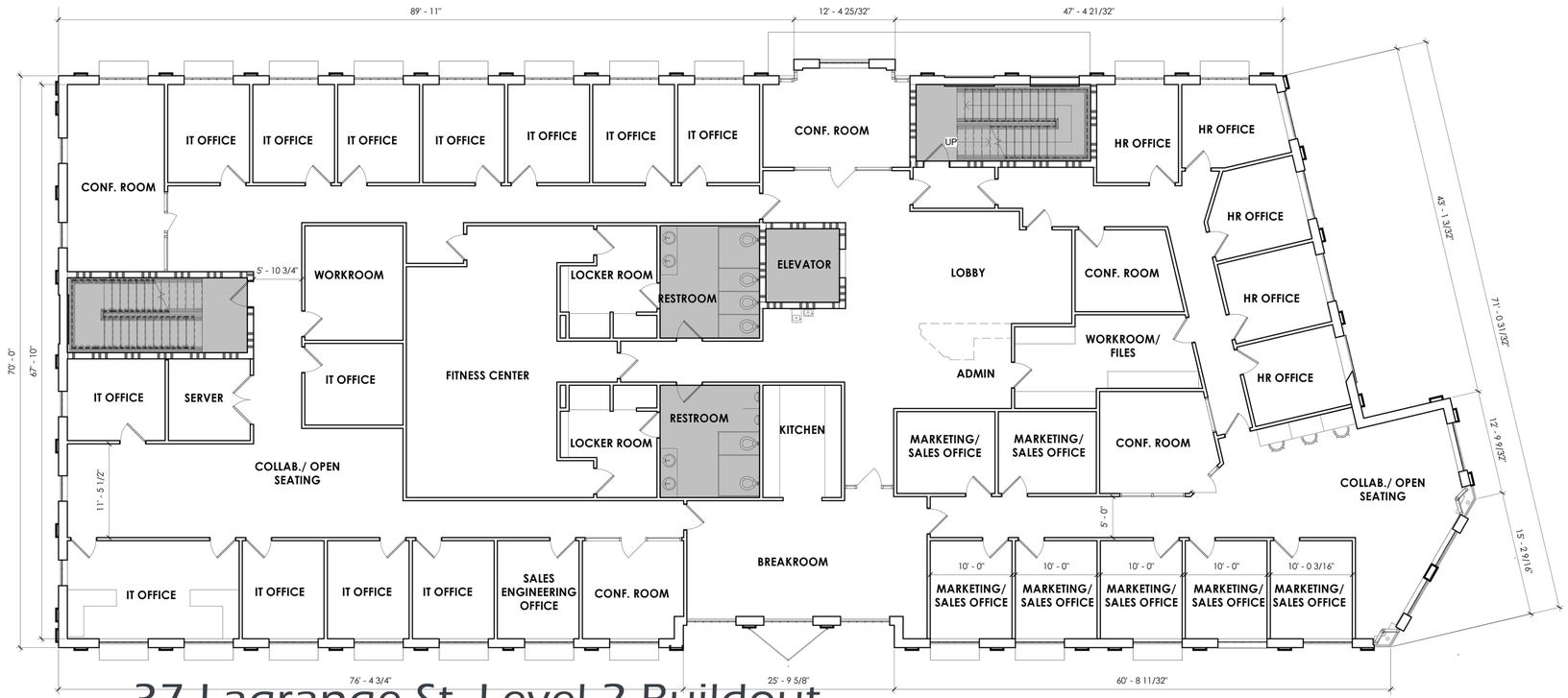


37 Lagrange St. Level 3 Shell and Core



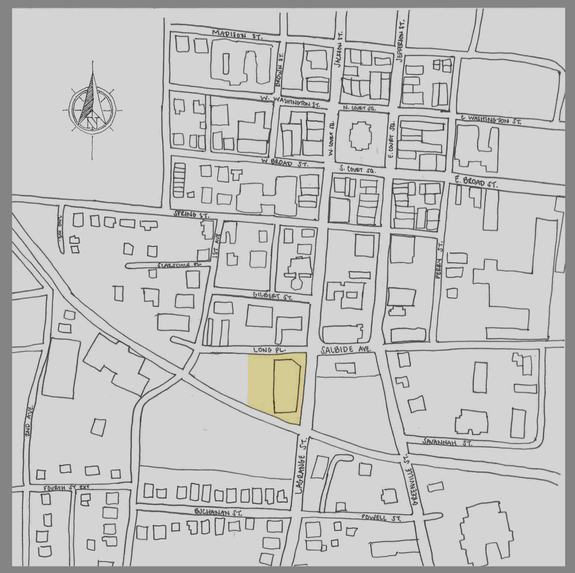
37 Lagrange St

KAOD



37 Lagrange St. Level 2 Buildout

37 Lagrange St. Level 3 Buildout

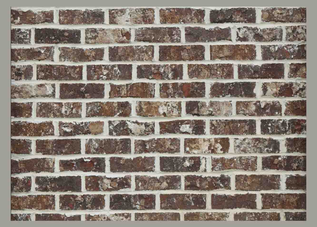


37 Lagrange St

KAOD

37 Lagrange St.- Long Pl. Elevation

Primary Material: Brick
Secondary Materials:
Cementitious panel, E.I.F.S.
Storefront (alumnium and glass)
Metal awnings



Brick

Cementitious panel

Metal awning

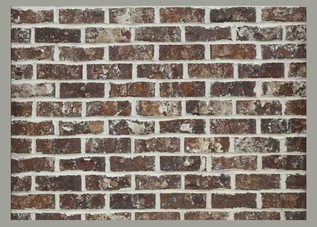
37 Lagrange St.- Lagrange St Elevation

37 Lagrange St

KAOD

37 Lagrange St. South Elevation

Primary Material: Brick
Secondary Materials:
Cementitious panel, E.I.F.S
Storefront (alumnium and glass)
Metal awnings



Brick

Cementitious panel

Metal awning

37 Lagrange St. West Elevation

37 Lagrange St

KAOD

Main Corner View

Parking Lot View

37 Lagrange St

KAOD

GENERAL NOTES:

1. OWNER/DEVELOPER:

   SOUTHTREE COMMERCIAL
   201 PROSPECT PARK, SUITE A
   PEACHTREE CITY, GEORGIA 30269
   CONTACT: TOMMY WEBB
   EMAIL: TWEBB@STCOM.US
   PHONE: (770) 631-0499

2. ENGINEER/SURVEYOR:

   INTEGRATED SCIENCE & ENGINEERING, INC.
   1039 SULLIVAN ROAD, STE. 200
   NEWNAN, GEORGIA 30265
   CONTACT: JASON L. WALLS, PE
   EMAIL: JWALLS@INTSE.COM
   PHONE: 678-552-2106

3. ARCHITECT:

   KA OLDHAM DESIGN, INC.
   75 JACKSON STREET, SUITE 401
   NEWNAN, GEORGIA 30263
   CONTACT: KIP OLDHAM, AIA
   (770) 683-9170

4. SITE DATA:
   ZONING: CBD
   TOTAL SITE AREA = 1.21 AC.
   DISTURBED AREA = ---- AC.
   IMPERVIOUS AREA = ---- AC.
5. SETBACKS:
   FRONT: NONE
   SIDE: NONE
   REAR: NONE
   MAX BUILDING HEIGHT: 45 FT
6. BUILDING SUMMARY:
   TOTAL AREA: 33,921 GROSS FLOOR AREA

LEVEL 1:		LEVEL2:		LEVEL3:	
GROSS	- 11,247 SF	GROSS	- 11,249 SF	GROSS	- 11,425 SF
NET	- 10,116 SF	NET	- 10,751 SF	NET	- 11,010 SF
LEASABLE	- 9,386 SF	LEASABLE	- 10,165 SF	LEASABLE	- 10,424 SF

7. 24 HOUR CONTACT: TOMMY WEBB, 770-631-0499

8. STATE WATERS ARE NOT PRESENT ON THIS PROJECT SITE AS INDICATED,HOWEVER ARE NOT AFFECTED BY THIS DEVELOPMENT.

9. WETLANDS WERE NOT IDENTIFIED WITHIN THE PROPERTY BOUNDARIES, CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN UNLESS OTHERWISE NOTED, AND ARE NOT AFFECTED BY THIS DEVELOPMENT.

10. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR COWETA COUNTY COMMUNITY PANEL #13077C0231D DATED FEB. 6, 2013

11. WATER SERVICE PROVIDED BY NEWNAN UTILITIES. NO NEW PUBLIC EXTENSION OR CONNECTIONS ARE REQUIRED BY THIS DEVELOPMENT.

12. SEWER SERVICE TO BE PROVIDED BY NEWNAN UTILITIES. NO NEW CONNECTIONS AS PART OF THIS DEVELOPMENT.

13. ALL WORK SHALL CONFORM TO THE CITY OF NEWNAN STANDARDS AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROPER OFFICIALS FOR ANY REQUIRED INSPECTIONS.

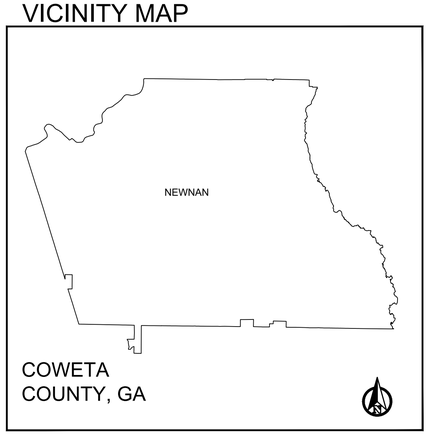
PREPARED FOR:

BONNELL ALUMINUM

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER
C-001	GENERAL NOTES
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE
C-350	STORM PIPE PROFILES
C-400	UTILITY PLAN
C-500	EROSION CONTROL COVER
C-501	COMPREHENSIVE MONITORING PLAN
C-502	N.P.D.E.S. CHECKLIST
C503	DRAINAGE BASINS
C-510	INITIAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C-520	INTERMEDIATE PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C-530	FINAL PHASE EROSION AND SEDIMENTATION CONTROL PLAN
C-600	EROSION DETAILS
C-601	EROSION DETAILS
C-602	EROSION DETAILS
C-603	EROSION DETAILS
C-700	CONSTRUCTION DETAILS
C-701	CONSTRUCTION DETAILS

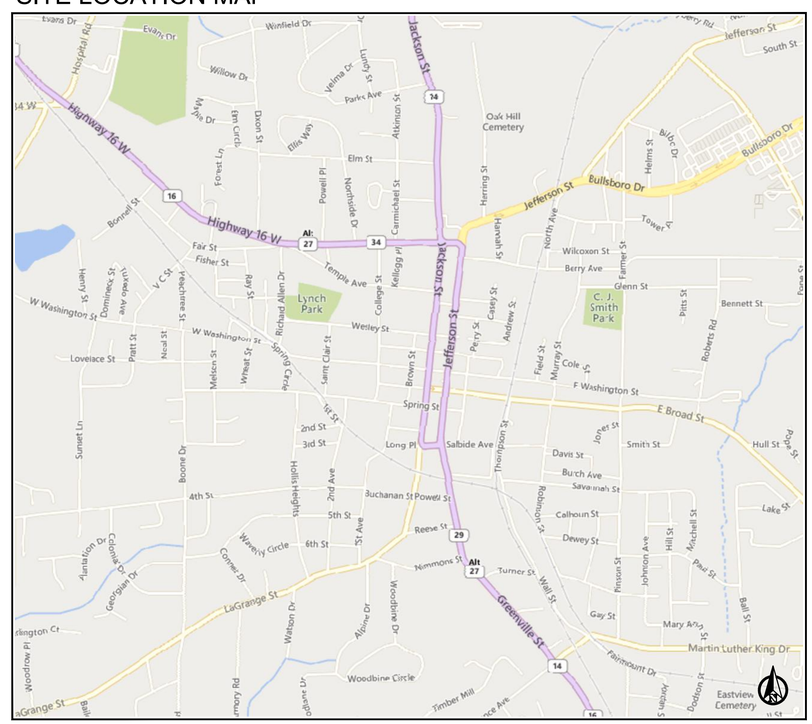
VICINITY MAP



SITE DEVELOPMENT PLANS
FOR
LONG AND LAGRANGE MOB

LAND LOT 8 OF THE 5TH DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA
SITE ADDRESS: 37 LAGRANGE ST
TAX PARCEL ID NUMBERS: N03 0006 003 ; N03 0006 004 ; N03 006 005

SITE LOCATION MAP



INTEGRATED Science & Engineering
1039 SULLIVAN ROAD, SUITE 200, NEWNAN, GEORGIA 30265
(P) 678.552.2106 | (F) 678.552.2107
COA No. PEF002652 | Exp. 06/30/2024

Date:	Drawn by:	Check by:
7/8/22	RKA	JLW
Project #:	Design by:	Review by:
1109.2104	JLW	KKA

Rev.	Description	Date	Apr.
1	ISSUED FOR REVIEW	---	---

SITE DEVELOPMENT PLANS
FOR
LONG AND LAGRANGE MOB
LAND LOT 8 OF THE 5th DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

COVER

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

DRAWING NO.
C000

GENERAL NOTES:

1. OWNER/DEVELOPER: SOUTHTREE COMMERCIAL
   201 PROSCPECT PARK, SUITE A
   PEACHTREE CITY, GA 30269
   CONTACT: TOMMY WEBB
   PHONE: 770-631-0499

2. ENGINEER/SURVEYOR: INTEGRATED SCIENCE & ENGINEERING
   1039 SULLIVAN ROAD, SUITE 200
   NEWNAN, GA 30265
   CONTACT: JASON L. WALLS, PE
   EMAIL: JWALLS@INTSE.COM
   PHONE: 678-552-2106

3. ARCHITECT: KA OLDHAM DESIGN, INC.
   75 JACKSON STREET, SUITE 401
   NEWNAN, GEORGIA 30263
   CONTACT: KIP OLDHAM, AIA
   PHONE: 770-683-9170

ZONING: CBD

4. SITE: TOTAL SITE AREA = 1.21 ACRES
   TOTAL DISTURBED AREA: ---- ACRES

5. 24 HOUR CONTACT: TOMMY WEBB, 770-631-0499

6. THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR FAYETTE COUNTY COMMUNITY PANEL #13113C0104E DATED SEPTEMBER 26, 2008.

7. STATE WATERS ARE PRESENT WITHIN 200 FEET OF THE PROJECTS BOUNDARIES, HOWEVER, THEY WILL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.

8. NO WETLANDS ARE EFFECTED BY SITE DEVELOPMENT.

9. STORMWATER MANAGEMENT TO BE PROVIDED BY ON-SITE DRY EXTENDED DETENTION PONDS PROVIDING CHANNEL PROTECTION WITH WATER QUALITY TREATMENT TO BE PROVIDED BY PROPRIETARY STRUCTURES.

10. PARKING STALLS SHALL BE 9'X18' UNLESS UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

12. AREAS SHOWN AT LANDSCAPE ISLANDS ARE MEASURED FROM BACK OF CURB SHOWING CLEAR PLANTING SPACE.

13. INTEGRATED SCIENCE AND ENGINEERING DOES NOT ACCEPT RESPONSIBILITY FOR THE DESIGN, PERMITTING, OR INSPECTION OF ANY RETAINING WALLS. CONTRACTOR TO COORDINATE WITH THE DEVELOPER ON DESIGN AND PERMITTING.

14. ALL PAVEMENT ARE WITHIN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL MARKINGS LOCATED ON SITE TO BE TRAFFIC PAINT APPLIED WITH TWO COATS. MARKINGS WITHIN THE ROADWAY, TO BE THERMOPLASTIC.

15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.

16. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL EXISTING UTILITIES MAY NOT BE SHOWN ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE HIS OPERATIONS WITH ALL UTILITIES WHICH MAY BE IN CONFLICT WITH HIS WORK. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL SUCH UTILITIES, OR RELOCATE UTILITIES AS NEEDED.

17. CIVIL PLANS DEPICT APPROXIMATE LOCATIONS OF STRUCTURES. CONTRACTOR SHALL UTILIZE ARCHITECTURAL PLANS TO LAYOUT ALL BUILDINGS, INCLUDING SITE WORK REQUIRING SPECIAL DETAILS ON ARCHITECTURAL PLANS. ANY SIGNIFICANT DEVIATION BETWEEN ARCHITECTURAL PLANS AND CIVIL LAYOUT SHOULD BE REPORTED TO THE SITE CIVIL ENGINEER AS SOON AS POSSIBLE.

18. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE OWNER'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.

19. LOCAL PEDESTRIAN AND VEHICULAR TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND GA DOT STANDARD SPECIFICATIONS AND DRAWINGS.

20. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES AND SHALL AT ALL TIMES TAKE ALL REASONABLE SAFETY PRECAUTIONS FOR THE SAFETY OF ITS EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CONSTRUCTION CODES.

21. CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PONDING OF WATER IN STREETS, DRIVES, TRUCK COURTS, TRENCHES, ETC. WILL NOT BE ALLOWED.

22. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL STORM WATER POLLUTION PREVENTION LAWS AND ORDINANCES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR MAINTAINING OPERATIONS THAT MEET OR EXCEED ANY LOCAL, STATE OR FEDERAL PERMIT REQUIREMENTS. ANY PERMIT VIOLATION OR VIOLATIONS OF STATE LAWS AND REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

23. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

24. THE UTILITY PROTECTION AGENCY IS TO BE NOTIFIED 72 HOURS PRIOR TO ANY LAND DISTURBANCE ACTIVITY.

25. CONTRACTOR TO COORDINATE WITH POWER COMPANY PROVIDING TEMPORARY SERVICE FOR CONSTRUCTION FACILITIES DURING CONSTRUCTION.

26. CONTRACTOR IS TO COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH ARE PRESENTLY IN EFFECT.

TREE PROTECTION NOTES

1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING ACTIVITIES.

2. ALL TREE SAVE FENCE SHALL BE LOCATED OUTSIDE SILT FENCE IN APPLICABLE LOCATIONS. TREE SAVE FENCE SHALL BE INSTALLED BY CONTRACTOR AND APPROVED BY THE CITY OF SUWANEE.

3. ALL TREES WITHIN LIMITS OF GRADING SHALL BE COMPLETELY REMOVED AND MULCHED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. ANY TREES DAMAGED OUTSIDE OF LIMITS OF CONSTRUCTION OR TREE PROTECTION FENCING SHALL BE REPLACED BY CONTRACTOR AT NO EXPENSE TO THE OWNER.

4. SEE SHEETS C510 - C530 FOR SITE EROSION CONTROL MEASURES.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

3. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

4. ALL AREAS NOTED ON SHEET C100 SHALL BE DEMOLISHED AND REMOVED FROM THE SITE AFTER THE INSTALLATION OF EROSION CONTROL MEASURES AND PRIOR TO BEGINNING SITE WORK. CONTRACTOR SHALL COORDINATE DEMOLITION WITH OTHER SHEETS IN THIS PACKAGE. ITEMS REQUIRING DEMOLITION BASED ON NEW CONSTRUCTION AND NOT DETAILED ON THIS SHEET SHALL ALSO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH DEMOLITION REQUIREMENTS.

5. SAWCUT EDGES OF ASPHALT DEMOLITON, PATCH AND REPAIR AS NECESSARY.

6. COMPLETLY REMOVE TREES EFFECTING NEW WORK ONLY. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES TAKEN OUT THAT ARE NOT IN CONFLICT WITH SITE IMPROVEMENTS.

SIGNING AND MARKING NOTE

1. ALL PAVEMENT MARKINGS, STRIPES, ARROWS, WORDS, ETC., IN THE ROADWAY SHALL BE HOT APPLIED THERMOPLASTIC UNLESS INDICATED OTHERWISE.

2. ALL STANDARD HIGHWAY SIGNS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE DETAILS SHOWN IN THE PLANS, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION, THE GEORGIA STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND/OR SPECIAL PROVISIONS.

3. CONTRACTOR SHALL ERADICATE ALL STRIPING IN CONFLICT WITH THE TRAFFIC FLOW PLAN. UTILIZE BLASTING, SUCH AS SAND BLASTING OR WATER BLASTING, GRINDING, OR OTHER APPROVED METHODS TO COMPLETE REMOVE PAVEMENT MARKINGS WITHOUT MATERIALLY DAMAGING THE PAVEMENT SURFACE OR TEXTURE. REPAIR (AT THE CONTRACTOR'S EXPENSE) DAMAGE TO THE PAVEMENT OR OTHER SURFACE FROM REMOVING THE MARKINGS.

GRADING/DRAINAGE NOTES

1. SITE PREPARATION: ALL TREES AND UNWANTED VEGETATION SHOULD BE REMOVED, STUMPS GRUBBED AND ORGANIC TOPSOIL STRIPPED.

2. EX. GROUNDWATER WELL: ANY WATER WELLS SHALL BE ABANDONED HYDRAULICALLY IN COMPLIANCE WITH GEORGIA LAWS FOR WATER WELLS AS WELL AS "STRUCTURALLY". ONLY A CERTIFIED WATER WELL CONTRACTOR CAN ABANDON WELLS HYDRAULICALLY. UNLESS CEMENT GROUT IS USED FOR WELL ABANDONMENT, WE RECOMMEND THAT ALL WELLS BE STRUCTURALLY PLUGGED WITH CONCRETE PLUG OVERSIZED SO THAT THE PLUG WILL NOT FALL FURTHER INTO THE WELL. THE PLUG SHOULD BE CONSTRUCTED AT LEAST ONE FOOT BELOW FINISH GRADE IN LANDSCAPED AREAS TO FACILITATE GRASSING AND DEEPER IN STRUCTURAL AREAS TO AVOID FOUNDATIONS, UTILITIES, SLABS AND OTHER SIMILAR ITEMS. SPECIFIC RECOMMENDATION FOR STRUCTURAL ABANDONMENT OF THE WELLS CAN BE DETERMINED AT THE TIME OF CONSTRUCTION BY THE GEOTECHNICAL ENGINEER.

3. ALL AREAS TO RECEIVE STRUCTURAL FILL MATERIAL SHALL BE EVALUATED PRIOR TO FILL PLACEMENT. THE APPROVAL PROCESS SHOULD INCLUDE PROOFROLLING THE SUBGRADE WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK (20 TONS) DURING A PERIOD OF DRY WEATHER AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. DENSIFICATION OF SUBGRADE SOILS MAY BE REQUIRED.

4. ALL STRUCTURAL FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE SOIL'S STANDARD PROCTOR MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM STANDARD D-698. THE UPPER FOOT OF FILL WHICH WILL SUPPORT PAVEMENTS OR SLABS SHOULD BE COMPACTED TO AT LEAST 98 PERCENT OF THE SOIL'S STANDARD PROCTOR MAXIMUM DRY DENSITY FOR IMPROVED SUPPORT. IN AREAS WHICH ARE AT OR ABOVE THE FINISHED GRADE, AND WHICH WILL SUPPORT PAVEMENTS OR SLABS, THE UPPER 8 INCHES IMMEDIATELY BELOW THESE SYSTEMS SHOULD BE SCARIFIED AND RECOMPACTED TO THE 98 PERCENT CRITERIA. STRUCTURAL FILL SHOULD BE FREE OF ORGANIC MATERIAL, HAVE A PLASTICITY INDEX (PI) LESS THAN 20 AND CONTAIN ROCK SIZES NO LARGER THAN 4 INCHES.

5. DENSITY TESTING SHOULD BE PERFORMED BY A SOILS TECHNICIAN TO DETERMINE THE DEGREE OF COMPACTION AND VERIFY COMPLIANCE WITH THE PROJECT SPECIFICATIONS. FOR UNDERFLOOR AREAS, AT LEAST ONE FIELD DENSITY TEST SHOULD BE MADE PER 5000 SQUARE FEET OF FILL AREA FOR EACH TWO FOOT LIFT. TESTING FREQUENCY SHOULD BE INCREASED IN CONFINED AREAS. AREAS WHICH DO NOT MEET THE COMPACTION SPECIFICATIONS SHOULD BE RECOMPACTED TO ACHIEVE COMPLIANCE. IN CONFINED AREAS, SUCH AS UTILITY TRENCHES, THE USE OF PORTABLE COMPACTION EQUIPMENT AND THIN LIFTS OF 3 TO 4 INCHES MAY BE REQUIRED TO ACHIEVE COMPACTION.

6. EARTHWORK SHALL BE ON AN UNCLASSIFIED BASIS. IMPORTING AND EXPORTING OF SOIL MAY BE REQUIRED TO RAISE/LOWER SITE TO FINAL GRADES. EXCAVATIONS MAY BE ACCOMPLISHED USING CONVENTIONAL HEAVY EARTHMOVING EQUIPMENT SUCH AS DOZER ASSISTED PANS, AND SIGNIFICANT EXCAVATIONS OF ROCK AND PARTIALLY WEATHERED ROCK ARE NOT ANTICIPATED.

7. PERMANENT AND TEMPORARY SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 1.5H: 1V FOR SLOPES LESS THAN 15 FEET HIGH. PERMANENT SLOPES SHOULD BE CONSTRUCTED NO STEEPER THAN 2H: 1V. ALL FINISHED SLOPES SHOULD BE SUITABLY PROTECTED FROM EROSION.

8. ALL CONTOURS ON PAVEMENT, OR ELSEWHERE, ARE TOP OF FINISHED PAVEMENT OR SURFACE.

9. SLOPES AND DISTURBED AREAS NOT COVERED BY PAVEMENT SHALL BE GRADED SMOOTH AND RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR TO PROVIDE TOPSOIL IF NOT AVAILABLE ON SITE. THE AREAS SHALL BE SEEDED AND COVERED WITH MATTING AS DESIGNATED ON EROSION CONTROL FERTILIZED AND WATERED TO PROVIDE A HEARTY, MOWABLE STAND OF GRASS. SMALL ROCKS AND DEBRIS MUST BE REMOVED. ISLANDS TO BE BACKFILLED TO TOP OF CURB WITH TOPSOIL AND GRADED TO DRAIN.

10. CLEARING LIMITS DETAILED ON THE TREE PROTECTION PLAN.

11. RCP (REINFORCED CONCRETE PIPE) SHALL BE USED FOR ALL STORM PIPING UNLESS OTHERWISE NOTED.SEE SHEETS C510 - C530 FOR SITE EROSION CONTROL MEASURES.

UTILITY NOTES

1. WATER SERVICE PROVIDED BY THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT, LOCATED AT 328 FIRST MANASSAS MILE, FAYETTEVILLE, GEORGIA. FAYETTEVILLE STANDARD SPECIFICATIONS SHALL APPLY TO ALL WATER CONSTRUCTION.

2. ALL FIRE SERVICE WATER PIPE SHALL BE C900 UNLESS OTHERWISE INDICATED HEREIN. ALL DOMESTIC WATER SERVICE PIPE 3-INCHES AND SMALLER SHALL BE PVC SCH 80. LARGER DOMESTIC SERVICE PIPE SHALL BE C900.

3. ALL WATER LINES ARE TO BE LOCATABLE BY USE OF WIRE OR DETECTABLE TAPE.

UTILITY NOTES (CONT)

3. FIRE HYDRANTS: HYDRANTS SHALL BE PLACED ACCORDING TO THE FIRE PROTECTION ORDINANCE. FIRE HYDRANTS WILL HAVE AN APPROPRIATE GATE VALVE AND A VALVE BOX SET TO GRADE AND LEVEL. A GATE VALVE SHALL BE RODDED TO TEE AND FIRE HYDRANT RODDED TO VALVE IF SHORTER THAN RODDED TEE, USE ANCHOR TEE AND ANCHOR COUPLING. A 2 FOOT BY 2 FOOT CONCRETE PAD SHALL BE INSTALLED AT ALL VALVE BOXES.

4. SEWER SERVICE PROVIDED BY THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT, LOCATED AT 328 FIRST MANASSAS MILE, FAYETTEVILLE, GEORGIA, CONTACT MARC MATHEWS, (770) 460-4665.

5. ALL GRAVITY SEWER LINES FROM MANHOLE TO MANHOLE SHALL BE 8-INCH OR LARGER. ALL COMMERCIAL SERVICE LATERALS SHALL BE 6-INCH MINIMUM FOR SINGLE SERVICE, OTHERWISE 8-INCH.

6. APPROVED PIPE: ALL SEWER LINES SHALL BE PVC SDR 26 PIPE FROM DEPTH RANGING FROM 5 FEET TO 16 FEET BURY DEPTH. ANY PIPES OVER 16 FEET DEEP OR LESS THAN 5 FEET DEEP SHALL BE DIP CLASS 50 PIPE. DIP IS REQUIRED FOR GRADES GREATER THAN 10 PERCENT AND CONCRETE COLLARS ARE REQUIRED FOR GRADES GREATER THAN 15 PERCENT. PVC SDR 26 PIPE WILL BE RUN FROM MANHOLE TO MANHOLE. WHERE DIP CLASS 50 PIPE SHALL BE CONNECTED TO SDR 26 PVC, PIPE CONNECTION SHALL BE A FERNCO COUPLING OR EQUIVALENT. ALL SANITARY SEWER LATERALS SHALL BE PVC SDR26 AND SIZED AT 6-INCH MINIMUM. LATERALS SHALL BE INSTALLED AT A MINIMUM 1% SLOPE. SEE PLUMBING PLANS FOR CONTINUATION AT BUILDING. THE APPROVED MANUFACTURES OF THE PVC SDR 26 ARE: CERTAINTEED, ETI, NAPCO, CAPCO, DIAMOND.

7. MANHOLE CONSTRUCTION: MAXIMUM DISTANCE BETWEEN A MANHOLE IS 400 FEET. MANHOLE INVERTS WILL BE CONSTRUCTED OF SOLID CONCRETE OR PRECAST CONCRETE WITH RUBBER BOOTS AT INFLUENT AND EFFLUENT OPENINGS. RV 30 BUTYL JOINT SEALANT OR EQUAL WILL BE USED ON EACH MANHOLE SECTION (RING) AND THESE RINGS (JOINTS) ARE TO BE WIPED WITH GROUTING MATERIAL FOR WATER PROOFING. ALL LIFT HOLES WILL BE FILLED WITH GROUT. 6-INCH OR MORE GRAVEL IS REQUIRED UNDER THE MANHOLE. DROP MANHOLE CONSTRUCTION IS REQUIRED WHEN THE INCOMING INVERT ELEVATION IS MORE THAN TWO FEET ABOVE THE OUTGOING INVERT. OUTSIDE DROP TO BE CONSTRUCTED WITH DIP, NOT PVC.

8. TRACING WIRE (14-GAUGE WIRE) SHALL BE WRAPPED AROUND SEWER LINES, TO THE CLEAN-OUTS AND EXTEND 12-INCHES ABOVE GROUND.

9. ALL PIPELINE CONTRACTORS MUST POSSES AN UNDERGROUND CONTRACTORS LICENSE (UCL).

10. CITY INSPECTIONS: AUTHORIZED REPRESENTATIVES FROM THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT WILL MAKE INSPECTIONS DURING CONSTRUCTION. THIS WILL NOT RELIEVE THE OWNER OF THE RESPONSIBILITY TO SCHEDULE AN INSPECTION BEFORE WORK IS HIDDEN FROM VIEW. FAILURE TO DO SO CAN STOP WORK AND HIDDEN WORK SHALL BE EXPOSED FOR INSPECTION. PRIOR TO BEGINNING SEWER SYSTEM CONSTRUCTION, THE CONTRACTOR SHALL GIVE A 48-HOUR NOTICE TO THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT. AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT SHALL HAVE ACCESS TO THE WORK FOR INSPECTION.

11. FINAL INSPECTION: WHEN ALL SEWER CONSTRUCTION HAS BEEN COMPLETED, THE CONTRACTOR SHALL MEET WITH A REPRESENTATIVE OF THE DEPARTMENT AT THE JOB SITE. ALL PERMITS, DRAWINGS AND CONSTRUCTION WILL BE EXAMINED AT THIS TIME TO INSURE THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND CITY STANDARDS. WHEN THE CONSTRUCTION HAS BEEN COMPLETED AND PASSES THE FINAL INSPECTION BY THE DEPARTMENT, THE CONTRACTOR SHALL SUBMIT TO THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT, TRANSFER OF OWNERSHIP DOCUMENTS AND TWO (2) COPIES OF CERTIFIED AS-BUILT PLANS (24" X 36") FOR FUTURE REFERENCE, AND COPIES OF THE GEORGIA DEPARTMENT OF TRANSPORTATION (GA DOT) APPROVED PERMITS (IF APPLICABLE).

12. TESTING AND INSPECTIONS: ALL SEWER LINES MUST BE TELEVISED BY AN APPROVED CLOSED CIRCUIT TELEVISION VENDOR WITH THE CAPABILITY TO PROVIDE VIDEOTAPES, AND AS-BUILT DRAWINGS. AT TIME OF ACCEPTANCE ALL VIDEOTAPE, AS-BUILT DRAWINGS, PRINTOUTS, AND RELATED MATERIAL OF SAID SEWER SYSTEM SHOULD BE TURNED OVER TO THE CITY OF FAYETTEVILLE WATER AND SEWER DEPARTMENT. ALL SEWER LINES MUST BE AIR TESTED WITH THE REQUIREMENT OF 5 PSI FOR 5 MINUTES WITH NO MORE THAN A 2 PSI LOSS IN THAT TIME FRAME. A REPRESENTATIVE FROM THE DEPARTMENT MUST BE PRESENT DURING THE TEST PROCEDURE. ALL COSTS AND OR REPAIRS SHALL BE BORNE BY THE CONTRACTOR.

16. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' COVER OVER ALL SEWER AND WATER LINES DURING CONSTRUCTION ACTIVITIES TO PROTECT INTEGRITY OF MATERIAL AND INSTALLATION.

17. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF WATER AND SEWER LINE IS TEN FEET (10'). THE MINIMUM VERTICAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS TWENTY FOUR INCHES (24").

18. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS AND IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.

19. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL PROVIDE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

20. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED FOR LOCATION AND NUMBER BY THE CONTRACTOR.

21. ALL ELECTRIC, TELEPHONE AND GAS LINES, INCLUDING SERVICE LINES, SHALL BE CONNECTED AND INSTALLED BY THE CONTRACTOR. THIS INCLUDES ANY PERMITTING OR CONNECTION FEES THAT MAY BE REQUIRED, ALL UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.

22. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL ELECTRICAL PADS FROM THE LOCAL POWER COMPANY AND PROVIDING SERVICE FROM THE TRANSFORMER OR LOCAL UTILITY TO THE BUILDING.

23. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR LOCATION, SIZE AND SPECIFICATIONS OF ALL TELEPHONE PEDESTALS FROM THE LOCAL UTILITY COMPANY AND PROVIDING SERVICE FROM THE LOCAL UTILITY TO THE BUILDING.

24. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. ANY ACCIDENTAL BREAKS OR INTERRUPTIONS IN SERVICE TO EXISTING UTILITIES, WHETHER DETAILED ON THESE DRAWINGS OR NOT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR WORKING AROUND ALL UTILITIES, INCLUDING NOTIFYING ENGINEER OF ANY CONFLICTS BETWEEN NEW AND EXISTING UTILITIES PRIOR TO INSTALLATION.

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES:

24-HOUR CONTACT: TOMMY WEBB, 770-631-0499

1. DISTURBED AREA: ----ACRES; SITE AREA: 1.21 ACRES

2. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**

3. **EROSION CONTROL MEASURES MUST BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**

4. ALL EROSION CONTROL MEASURES ARE TO CONFORM TO THE STANDARDS SET FORTH IN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" 2016 EDITION OR LATEST EDITION.

5. EROSION CONTROL DEVICES SHALL BE INSTALLED BEFORE GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM SHOWN ON THE APPROVED PLANS. IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE DEVELOPER IMMEDIATELY!

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES (CONT)

7. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**

8. SEDIMENT CONTROL MEASURES MUST BE INSTALLED BEFORE CLEARING AND GRADING BEGINS.

9. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH NPDES PERMIT NUMBER GAR 100001.

10. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.

11. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED BY THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

12. ANY AMENDMENT / REVISION TO THE ES&PC PLAN THAT HAVE A SIGNIFICANT EFFECT ON AN EROSION AND SEDIMENT CONTROL BMP THAT HAS A HYDRAULIC COMPONENT IS REQUIRED TO BE DESIGNED BY THE DESIGN PROFESSIONAL OF RECORD.

13. THE PRIMARY PERMITTEE IS REQUIRED KEEP THE ES&PC PLAN UP-TO-DATE.

14. STATE WATERS ARE LOCATED WITH 200 FEET OF THE PROJECTS BOUNDARIES, HOWEVER, WILL NOT BE AFFECTED.

15. WASTE MATERIALS SHALL NOT BE DISCHARGED TO STATE WATERS EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

16. THE ES&PC PLAN IS IN COMPLIANCE WITH ALL CURRENT WASTE DISPOSAL, SANITARY SEWER, AND/OR SEPTIC TANK REGULATIONS.

17. EROSION CONTROL MATTING, Mb, IS REQUIRED ON ALL SLOPES 3:1 OR STEEPER.

18. GAB SHOULD BE PLACED IN PARKING LOT AREA AND DRIVEWAY AREAS AS SOON AS POSSIBLE FOR CONSTRUCTION TRAFFIC, WORKERS PARKING AND STAGING AREAS.

19. NO ALTERNATIVE BMP'S WERE USED IN THE DESIGN OF THE ES&PC PLAN.

20. NO CONSTRUCTION ACTIVITY WILL DISCHARGE STORM WATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

ACCESSIBLE ROUTE NOTES (EXTERIOR)

1. MAXIMUM CROSS SLOPE OF ACCESSIBLE ROUTES, SIDEWALKS, AND HANDICAP PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 2% (1/50).

2. THE MAXIMUM RUNNING SLOPE OF ACCESSIBLE ROUTE ALONG SIDEWALKS SHALL NOT EXCEED A SLOPE OF 5% (1:20). SEE RAMP NOTES BELOW.

3. MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS INTERSECTING SIDEWALKS MEET THIS REQUIREMENT. LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.

4. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   - 0 TO 1/4": NO REQUIREMENTS
   - 1/4" TO 1/2": BEVEL WITH 1:2 SLOPE
   - LARGER THAN 1/2": CONFORM TO REQUIREMENTS FOR RAMP

5. RAMPS:
   - MAX RAMP SLOPE 8.33% (1:12).
   - RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE.
   - MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
   - MAX CROSS SLOPE OF RAMP 2% (1:50)

6. LANDINGS:
   - RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP.
   - LANDING SHALL BE AT LEAST AS WIDE AS RAMP LEADING TO IT.
   - LANDING LENGTH SHALL BE MINIMUM 5' CLEAR
   - IF RAMPS CHANGE DIRECTION AT LANDING, MINIMUM LANDING SIZE SHALL BE 5'X5'.
   - ALL LANDINGS ARE TO BE NO MORE THAN 2% SLOPE IN ANY DIRECTION.

7. HANDRAILS:
   - HANDRAILS REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSION AT TOP AND BOTTOM LANDINGS.
   - PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - STAIRS NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUT OR PART OF TENANT SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.

8. CURB RAMPS:
   - MAX SLOPE OF CURB RAMP 8.33%.
   - MAX SLOPE OF SIDE FLARES 10%.
   - MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHTS OF WAY, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.

9. PARKING SPACES
   - MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE
   - MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION

10. SIGNAGE
    ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (60" ABOVE GRADE UNLESS OTHER HEIGHT REQUIRED BY LOCAL JURISDICTION).

11. PAVEMENT MARKINGS:
    AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)

12. ACCESSIBLE ROUTES
    MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003, OR LATEST EDITION.

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(P) 678.552.2106 | (F) 678.552.2107
COA NO. PEF000625 | EXP. 06/30/2024

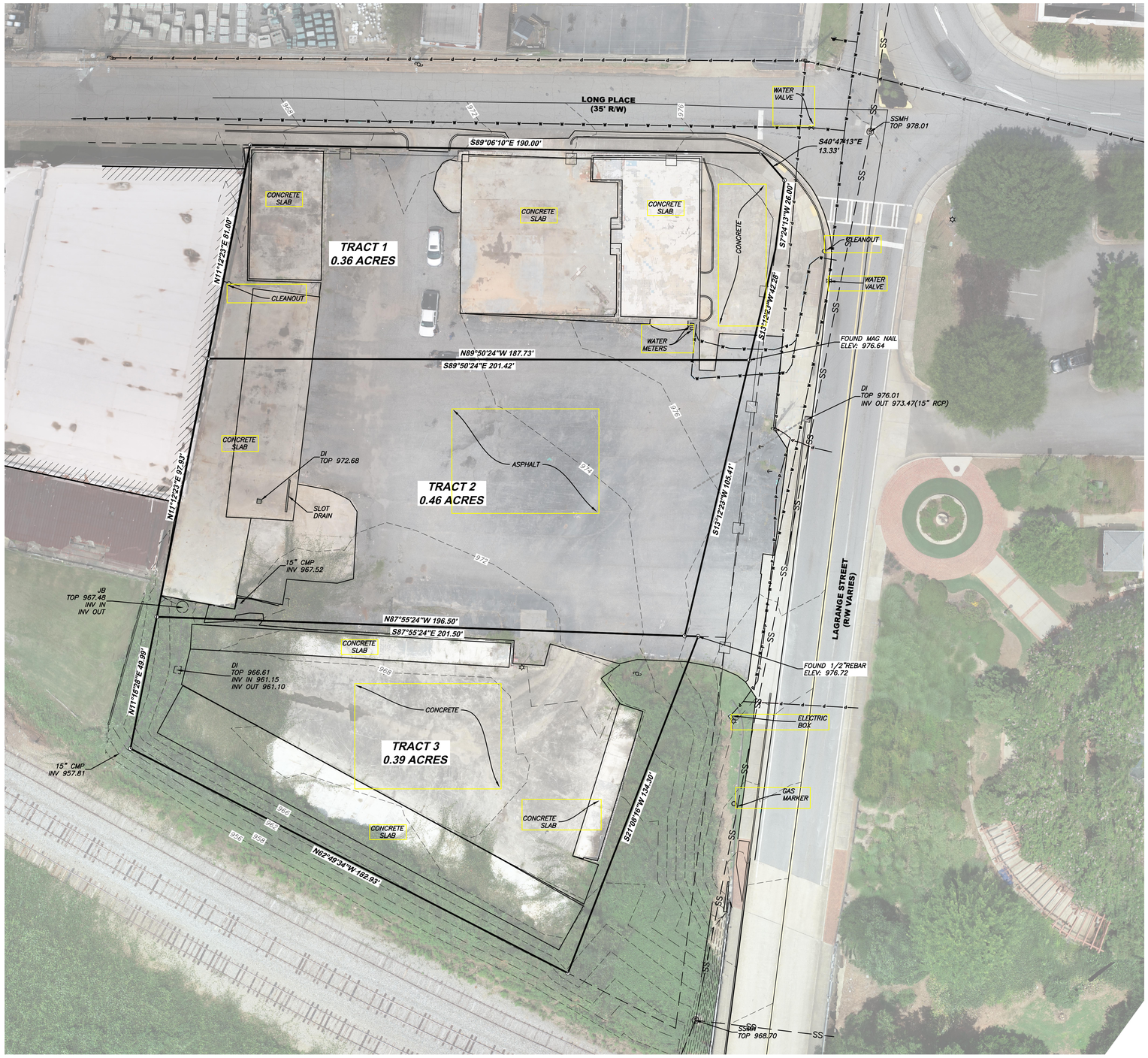
Rev.	Description	Date	Apr.
1.	ISSUED FOR REVIEW	---	---

Date:	Drawn by:	Check by:
7/8/22	RKA	JLW
Project #:	**Design by:**	**Review by:**
1109.2104	JLW	RKA

SITE DEVELOPMENT PLANS
FOR
LONG AND LAGRANGE MOB
LAND LOT 8 OF THE 5th DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

GENERAL NOTES

DRAWING NO.
C001



GRID (GA WEST ZONE) NAD83

SURVEY PLAN NOTES:

A. SEE SHEET C001 FOR ADDITIONAL SITE PLAN NOTES.
B. DEMO ALL BRUSH, STRUCTURES, FOOTINGS AND DEBRIS PILES. DEMO TREES THAT ARE NOT SURROUNDED BY TREE PROTECTION FENCING ONLY AS NECESSARY
C. PROPERTY SUMMARY: EXISTING PROPERTY: 21.928 AC (TOTAL) SURVEY NOTE: GA STATE PLANE, WEST ZONE, NAD 83
D. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR COWETA COUNTY COMMUNITY PANEL #13077C0155D DATED FEB. 6, 2013.
E. NO STATE WATERS ARE LOCATED ON OR WITHIN 200 FEET OF THE PROJECT BOUNDARIES, HOWEVER WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.
F. NO WETLANDS WERE IDENTIFIED WITHIN THE PROJECT BOUNDARIES.
G. CONTRACTOR SHALL PLACE SEDIMENT BARRIER AS TREE SAVE FENCE AROUND PROTECTED AREAS NOTED PRIOR TO LAND DISTURBANCE ACTIVITIES. CONTACT CITY OF NEWNAN FOR APPROVAL PRIOR TO PROCEEDING. SEE ADDITIONAL NOTES THIS PAGE, DETAIL C601 AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

SURVERY PLAN LEGEND :

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LIMITS OF DEMOLITION
- EXISTING ROAD
- 100 EXIST. CONTOURS
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE

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COA No. PEF000262 | Exp. 06/30/2024

Date:	Drawn by:	Check by:
7/8/22	RKA	JLW
Project #:	Design by:	Review by:
11091.2104	JLW	KKA

SCALE: 1" = 20' (20' 10' 0' 20')

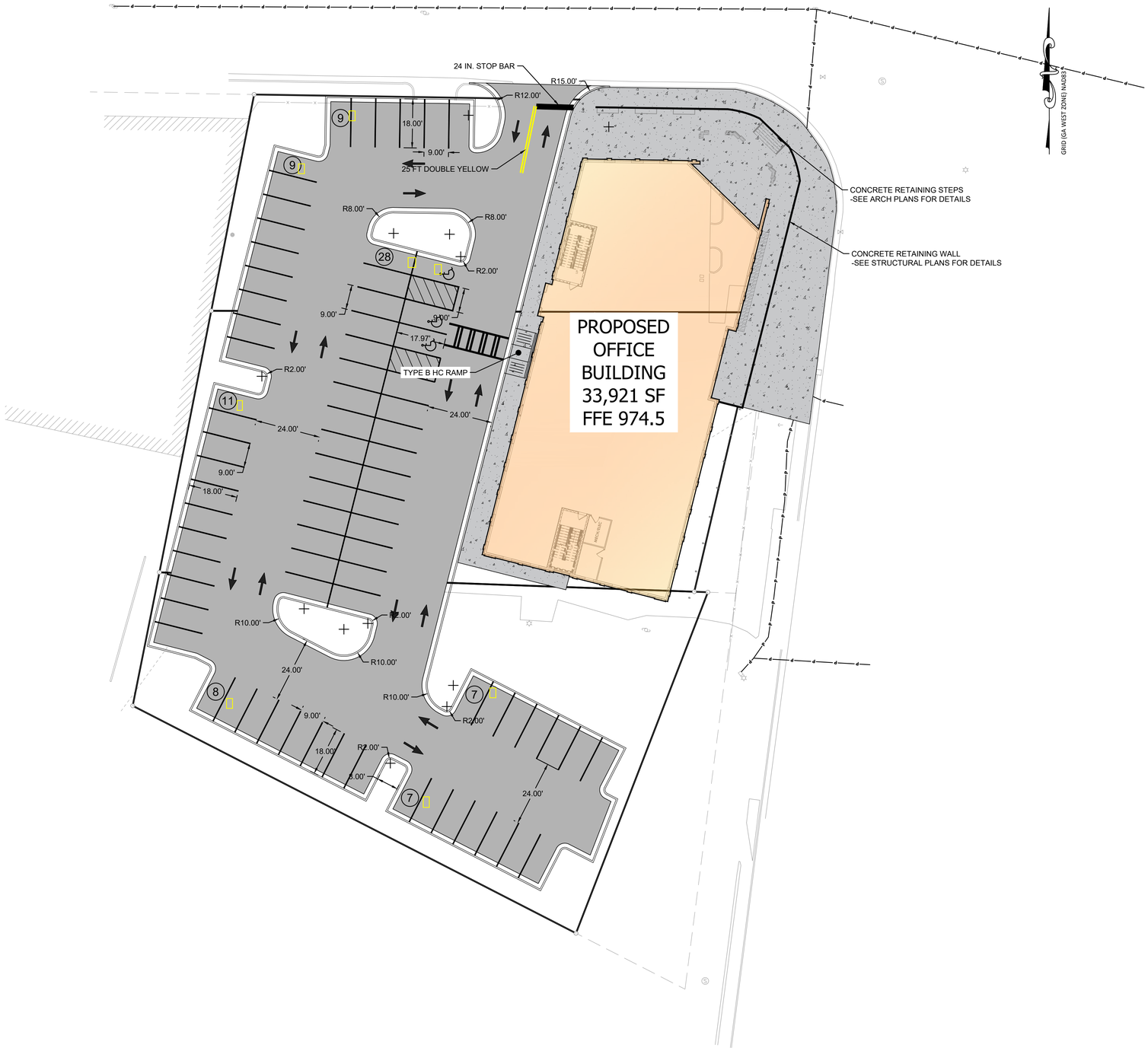
Rev.	Description	Date	Apr.
1	ISSUED FOR REVIEW	---	---

SITE DEVELOPMENT PLANS
FOR
LONG AND LAGRANGE MOB

LAND LOT 8 OF THE 5th DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

EXISTING CONDITIONS

DRAWING NO.
C100



SITE PLAN NOTES:

1. OWNER/DEVELOPER:
   SOUTHTREE COMMERCIAL
   201 PROSPECT PARK, SUITE A
   PEACHTREE CITY, GA 30269
   CONTACT: TOMMY WEBB
   PHONE: 770-631-0499

2. ENGINEER / SURVEYOR:
   INTEGRATED SCIENCE & ENGINEERING, INC.
   1039 SULLIVAN ROAD, SUITE 200
   NEWNAN, GA 30265
   CONTACT: JASON L. WALLS, P.E.
   PHONE: 678-552-2106

3. SITE DATA:
   SITE AREA: 1.21 AC (CURRENTLY AS THREE TRACTS)
   SITE ADDRESS: 37 LAGRANGE STREET
   TAX PARCEL ID NUMBERS: N03 0006 003, N03 0006 004, N03 0006 005
   ZONING: CBD (CENTRAL BUSINESS DISTRICT) WITH DDO (DOWNTOWN DESIGN OVERLAY)
   USE: OFFICE / RETAIL

4. SETBACKS:
   FRONT SETBACK: NONE
   SIDE SETBACK: NONE
   REAR SETBACK: NONE
   MAX. BUILDING HEIGHT: 45 FEET

5. BUILDING SUMMARY:
   TOTAL AREA: 33,921 GROSS FLOOR AREA (THREE STORY STRUCTURE)

Level 1:	Level 2:	Level 3:
Gross – 11,247 SF	Gross – 11,249 SF	Gross – 11,425 SF
Net – 10,116 SF	Net – 10,751 SF	Net – 11,010 SF
Leasable – 9,386 SF	Leasable – 10,165 SF	Leasable – 10,424 SF

6. PARKING SUMMARY:
   REQUIRED SPACES = EXEMPT (FOR CBD ZONING DISTRICTS)
   PROVIDED SPACES = 76 TOTAL SPACES ON SITE

7. NO PORTIONS OF THIS PROPERTY LIE WITHIN A FLOOD ZONE OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #13077C0231D DATED FEBRUARY 6, 2013.

8. WETLANDS AND STATE WATERS ARE NOT PRESENT ON OR WITHIN 200 FEET OF THE PROPERTY, AND WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.

9. PROJECT NARRATIVE: THE PROPERTY CURRENTLY CONSISTS OF THREE SEPARATE PARCELS ZONED CBD AT THE SOUTHWEST CORNER OF LONG PLACE AND LAGRANGE STREET IN NEWNAN, GA. ALL EXISTING BUILDINGS AND ASPHALT WILL BE REMOVED FOR THE NEW DEVELOPMENT. THE NEW DEVELOPMENT IS PROPOSED TO INCLUDE A NEW THREE-STORY GENERAL OFFICE BUILDING COMPRISING A TOTAL OF APPROXIMATELY 34,000 SF ON A 11,250 SF FOOTPRINT. PEDESTRIAN ACCESS WILL BE PROVIDED FROM THE CORNER OF LAGRANGE AND LONG WITH VEHICULAR TRAFFIC FROM LONG PLACE. THE FACILITY WILL INCLUDE ASSOCIATED DRIVES, PARKING LOT, DUMPSTER ENCLOSURE, UTILITY SERVICE CONNECTIONS, AND LANDSCAPING. STORMWATER MANAGEMENT WILL PRIMARILY TREAT FOR WATER QUALITY AS A REDUCTION IN RUNOFF IS PLANNED THROUGH REDUCING THE TOTAL AMOUNT OF IMPERVIOUS SURFACES ON THE SITE. WATER AND SEWER SERVICES ARE PROVIDED BY NEWNAN UTILITIES.

10. UTILITIES: WATER AND SEWER SERVICES PROVIDED BY NEWNAN UTILITIES. BOTH ARE AVAILABLE ON SITE. NO NEW CONNECTIONS AS PART OF THIS PROJECT.

11. STORMWATER MANAGEMENT: LIMITED STORMWATER MANAGEMENT TO BE PROVIDED ONSITE VIA UNDERGROUND FACILITIES. A DECREASE IN RUNOFF TO BE PROVIDED THROUGH A REDUCTION IN TOTAL IMPERVIOUS SURFACES AT THE SITE. NEW FACILITIES TO PROVIDE WATER QUALITY TREATMENT ONLY. ALL WORK TO BE IN ACCORDANCE WITH THE GEORGIA STORMWATER MANAGEMENT MANUAL AND LOCAL DESIGN MANUAL.

12. SITE LIGHTING TO BE PROVIDED IN ACCORDANCE WITH CITY CODE. NEW PARKING LOT LIGHTING WILL BE ADDED, EXISTING LIGHTING TO REMAIN PROTECTED.

SITE PLAN LEGEND:

- PROPERTY LINE - SEE PLAT FOR DETAILS
- LANDSCAPE STRIP
- (3) PARKING COUNT NUMBERS
- HEAVY DUTY PAVEMENT
- CONCRETE SIDEWALK

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Rev.	Description	Date
1	ISSUED FOR REVIEW	---
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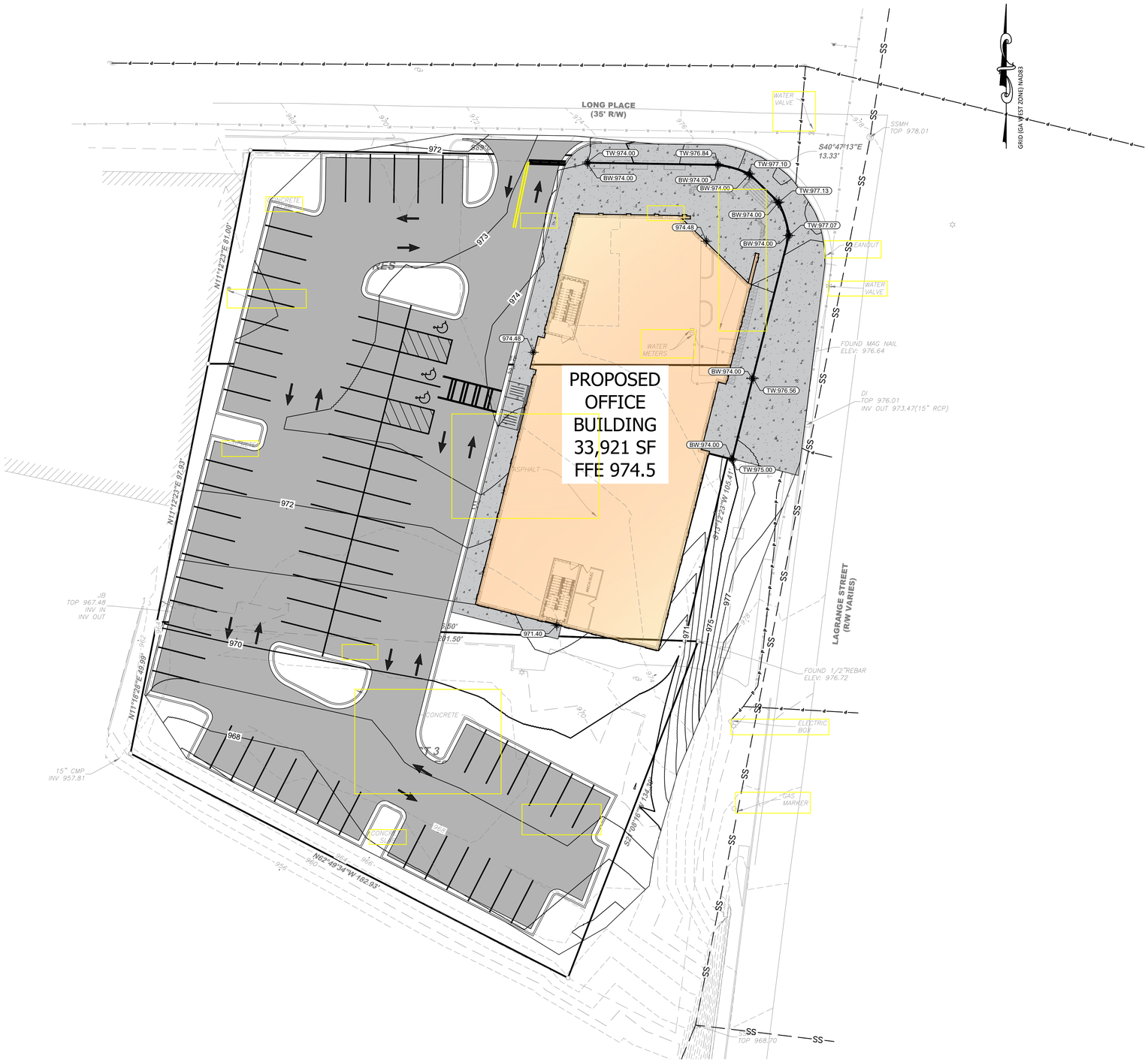
Date: 7/8/22 | Drawn by: RKA | Check by: JLW
Project #: 11109.2104 | Design by: JLW | Review by: KKA
SCALE: 1" = 20' (20' 10' 0' 20')

SITE DEVELOPMENT PLANS FOR
LONG AND LAGRANGE MOB
LAND LOT 8 OF THE 5th DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

SITE PLAN

DRAWING NO.
C200



GRADING AND DRAINAGE NOTES:

1. SEE SHEET C301 FOR DETAILED GRADING AREA, AND C001 FOR ADDITIONAL GRADING AND DRAINAGE NOTES.
2. DRAINAGE PROFILES ON SHEET C350.
3. NO PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A "ZONE A" FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP FOR COWETA COUNTY COMMUNITY PANEL #13121C0470F DATED SEPTEMBER 18, 2013.
4. STORMWATER MANAGEMENT AND WATER QUALITY TO BE PROVIDED ON-SITE UNDERGROUND DETENTION POND .
5. WHEREVER DRAINAGE FLOWS AWAY FROM CURB AND GUTTER USE THE "SPILLING CURB AND GUTTER". SEE SHEET C700.
6. ALL DOWNSPOUTS SHALL BE PIPED AND TIED INTO STORM LINE A AND ROUTED TO ON-SITE STORMWATER MANAGEMENT FACILITY.

PLAN LEGEND :

- JUNCTION BOX (JB)
- STORM PIPE - SEE PROFILES ON SHEET C350 AND PIPE BEDDING DETAIL ON SHEET C703.
- 900 — EXISTING CONTOURS
- 900 — PROPOSED CONTOURS
- PROPOSED LIGHT POLE
- TP — TOP OF PAVING/GUTTER
- RETAINING WALL
- 20 FT STORM SEWER EASEMENT
- 20 FT STORMWATER ACCESS EASEMENT

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Date:	Drawn by:	Check by:
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Project #:	Design by:	Review by:
1109.2104	JLW	KKA

20' 10' 0' 20'
SCALE: 1" = 20'

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SITE DEVELOPMENT PLANS
FOR
LONG AND LAGRANGE MOB

LAND LOT 8 OF THE 5th DISTRICT, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

GRADING AND DRAINAGE

DRAWING NO.
C300