

City of Newnan Georgia



Planning Commission

Agenda Book

JUNE 21, 2022



City of Newnan
PLANNING COMMISSION

Agenda for June 21, 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 May 10, 2022 meeting.
TAB # 2	Celebrate Life Parkway Rezoning (Continuance)
TAB #3	Preliminary Plat Revision – The Point, f/k/a The Garden Residences at Bass – Manget SD2022-01
TAB #4	Certificate of Appropriateness – 19 Jefferson Street
TAB #5	Annexation Request – 1.22 +/- acres located at 30 Amlajack Boulevard (Tax Parcel #097-5044-013)' Requested zoning of CHV (Heavy Commercial District) – 2022-03
TAB #6	Rezoning Request – 0.74 +/- acres located at 18 Savannah Street (Tax Parcel # N12 0001 010) from ILT (Light Industrial District) to CBD (Central Business District) – 2022-05
	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**

May 10, 2022
7:00 p.m.

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

Commissioners Absent: Fred Hamlin

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

CALL TO ORDER

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

READING OF MINUTES

Chairman Smith asked if everyone reviewed the minutes from the April 12, 2022 meeting. Crain motioned to approve the minutes as drafted. Coggin seconded the motion.

MOTION CARRIED (6-0)

Rezoning Request Approximately 0.22 +/- acres located at 39 Main Street RZ2022-02

Chairman Smith opened the public hearing.

Tracy Dunnavant presented the applicant's case. The applicant would like to rezone the property at 39 Main Street from RU-7 to CGN to use as a counseling office. After review the eight standards, it was determined that this request meets 7 of the 8 standards for rezoning. Staff recommends that the request be approved with the following conditions:

- 1) That the business be housed in the current house that is on the property,
- 2) That the rezoning be limited to office use only.

Alice Carnejo came forward to speak as the applicant. Carnejo stated that she is a licensed and certified counselor and that they currently offer these services at the DUI school that she also owns.

She would like to move the counseling service to this location in order to help with confidentiality for the patients.

Chairman Smith asked if there were any questions for the applicant.

Stephen Kelley spoke in favor of the rezoning. He further stated the intent is to provide counseling services, alcohol/drug counseling, family/peer and substance abuse counseling and related services for the community.

Chairman Smith closed the public hearing.

Commissioner Coggin asked about how big signage is allowed to be. Dunnivant said that it would follow the guidelines for CGN zoning.

Discussion was held about the zoning being changed to OI-1 instead of CGN.

Brad Sears, City Attorney, informed the board that he agreed with the changing of the zoning to OI-1.

There was also discussion about limiting the hours of operation for the office. It was discussed that 8:00 a.m. – 6:00 p.m. should be the allowed hours of operation. The board also discussed being able to be open on the weekends as to allow for counseling services for individuals who are not able to come during the week. Parking was discussed regarding how there should be no parking in the front of the office. The parking would be allowed in the rear of the building and the side. Commissioner West asked if someone was living in the home. Carnejo stated that someone was living in the home taking care of it until she made it into an office.

A motion was made by Commissioner Coggin to grant the rezoning request from RU-7 to OI-1 with the following conditions:

- 1) Limited use as an office only
- 2) That parking for the business will be on the side and rear of the building
- 3) That the hours are 8:00 a.m. to 6:00 p.m. with no limit on days of the week they can be open.

Commissioner Hunt seconded the motion.

MOTION CARRIED (6-0)

Rezoning Request Approximately 0.22 +/- acres located at 14 Lee Street RZ2022-03

Chairman Smith opened the public hearing.

Tracy Dunnivant presented the applicant's case stating that the applicant would like the zoning changed from OI-1 to RU-I. This is so that if anything ever happens to the structure that a home can be built back in the same spot. Dunnivant explained that the request met all 8 of the standards.

****Applicant was not present at the meeting.****

Chairman Smith closed the public hearing.

There being no questions for the staff, a motion was made by Commissioner Crain to approve the rezoning request from OI-1 to RU-I. Commissioner Coggin seconded.

MOTION CARRIED (6-0)

NEW BUSINESS

Dunnavant stated the Commission will have a meeting in June and that the dates for the June and July meetings have been changed to June 21, 2022 and July 19, 2022.

ADJOURN

With no further business, the meeting adjourned at 7:36 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.

MOTION CARRIED (6-0)

Chairman Proctor Smith



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June 16, 2022

VIA EMAIL ONLY

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

RE: Application of The NRP Group to Amend the Zoning Ordinance
Approximately 38.70± Acres located at Celebrate Life Parkway, Newnan,
Georgia

Dear Ms. Dunnivant:

Please allow this letter to serve as a request to postpone the Planning Commission public hearing from June 21, 2022 to the July 19, 2022 Planning Commission public hearing on the above-referenced project. The NRP Group plans to submit an amended plan by tomorrow.

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

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Melissa D. Griffis', written over a horizontal line.

Melissa D. Griffis
For The NRP Group

MDG/kr

cc: Mr. Chase Beasley



City of Newnan, Georgia – Planning Commission

Date: June 21, 2022

Application Number: SD2022-01

Agenda Item: Preliminary Plat Revision – The Point, f/k/a The Garden Residences at Bass-Manget

Prepared and Presented by: Dean Smith, Planner

Purpose: A request by Karl Franzen to revise the previously approved preliminary plat for the Point, formerly known as The Garden Residences at Bass-Manget.

Background

At the March 8, 2022 meeting, a request to change the preliminary plat for the subdivision known as The Point was before the Planning Commission. The Planning Commission approved one change, which was to allow a driveway entrance for “Lot H” to come off Roscoe Road.

The other discussion involved updating the HOA covenants and restrictions and refining the preliminary plat drawing to ensure that there were adequate easements and protection for the maintenance and upkeep of common open space areas, detention/retention areas and the private streets. Staff, along with City Attorney, have reviewed the proposed revised covenants and preliminary plat and are satisfied that they have addressed the previous comments.

Attached are the updated covenants, along with a revised preliminary plat for the Planning Commission’s consideration.

Options:

- A. Approve the preliminary plat as submitted.
- B. Deny the preliminary plat.

Attachments: Preliminary Plat
Minutes from the March 8, 2022 Planning Commission meeting.

Previous Discussions with Commission: None



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

April 9, 2019
7:00 p.m.

Commissioners in Attendance: Greg Gause Proctor Smith Fred Hamlin
 Robert Coggin Joe Crain, Jr.
 Chris Hunt Clay McEntire

Commissioners Absent:

Others in Attendance: Dean Smith, City Planner
 Chris Cole, City Planner
 Tina Fronebarger, Planning & Zoning Administrative Assistant
 Brad Sears, City Attorney

CALL TO ORDER

Chairman Gause called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall. He recognized Lucas Hamilton who is working towards becoming an Eagle Scout.

READING OF MINUTES

Chairman Gause asked if everyone had reviewed the minutes from March 12, 2019. Commissioner Coggin motioned to approve the minutes as written. Commissioner Crain seconded the motion.

MOTION CARRIED (7-0)

Withdrawal Request – Continuation of Rezoning Request – 9 Ellis Street: Walter Drake (RZ2019-01)

Chairman Gause opened discussion on the rezoning request for 9 Ellis Street. Dean Smith mentioned that Drake was requesting to withdraw the rezoning application so that he may refile later and include other properties in the new request.

Commissioner Crain motioned to accept the withdrawal request. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

Continuation – Certificate of Appropriateness – 12 Jefferson Street: Amy Johnson

Chairman Gause opened discussion for the certificate of appropriateness at 12 Jefferson Street and asked anyone who would like to speak to come forward. Dean Smith deferred comments to the applicant, Amy Johnson. He confirmed that staff still recommends approval of the request. Johnson came forward and stated she was willing to give a presentation if needed, but was comfortable with the information provided in the packet. Chairman Gause mentioned he really liked the changes she had made, particularly involving the front door and roof top area. Johnson said she tried to take the comments the Commission provided and incorporate them into the changes.

Commissioner Smith motioned to approve the certificate of appropriateness at 12 Jefferson Street as submitted. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

Public Hearing – Rezoning Request – 17.97 +/- acres located off Highway 29 North and Old Atlanta Highway (Tax Parcel 073-5088-015): Reynolds Parc, LLC (RZ2019-03)

Chairman Gause opened a public hearing on the rezoning request and mentioned there will be a 15-minute speaking limit for each side. He asked anyone speaking in favor to come forward. Bob Farrow came forward representing Bridge Walk Development. He mentioned his partners, Linda Keefe and Leann Green with Site Services, have been working on this project for a number of months. Farrow stated he is extremely excited to present this unique project and mentioned he has been in architecture for 40 years with a primary focus on this type of development. He mentioned the real premise is wellness and health; adding that every good project starts with guiding principles and they have 8 in this development. Farrow mentioned that his development would be built around greenspace with a focus on sustainability using organic and natural materials such as brick and stone. He added that they would be creating a community as well as a sense of place. Farrow said they will focus on attracting residents who were 55 years plus, but the development would not be age restricted. Farrow discussed the project not being a “cookie cutter” neighborhood. He mentioned the focus on wellness with walking trails and open spaces. Farrow said they are proposing 68 home sites with three different lot sizes: 40-foot-wide back alley (cottages), 50-foot-wide (traditional), and 60-foot-wide (estate). Farrow mentioned the lots off Highway 29 are cottages with back alley access into the actual garages. He stated over 22 percent of the site remains natural with a 20-foot buffer on Highway 29 incorporating fences or stone walls. Farrow mentioned a 3.5-acre natural area with a pedestrian bridge. He stated they kept the entrances the same as those approved by GDOT in 2006 and would be adding decel and turn lanes at the main entrances. Farrow said 13 of the homes would not be accessed off Highway 29. He added they went from 44 to 68 based on a market analysis that showed homeowners desiring larger lots, more public areas, and a sense of community. Farrow discussed his intent on maintaining a buffer around the perimeter. He showed imagery of the proposed architectural character and stated that architectural guidelines would ensure that a high standard would be maintained throughout the development. He showed designs with a cottage feel, that maximized landscaping and greenspaces. Chairman Gause asked if anyone else would like to speak. David Reynolds came forward stating he and his siblings are the owners of the property, which has been in their family for over 90 years. He said they have committed from the beginning to do a high quality development. Reynolds asked the Commissioners to give the project favorable consideration.

Chairman Gause asked if anyone else would like to speak in favor of the request. With no one coming forward, he asked if anyone would like to speak in opposition. Mac Tracy came forward stating that the signs announcing the public hearings needed to be larger. Tracy stated Karen Martin is a wonderful neighbor and the Reynolds are one of the finest families in the county. He said rezoning these 18 acres to allow 68 units is a pattern recently seen along Highway 29. He mentioned the property was rezoned in 2006 to high density for 44 homes and is now being sold to developers who intend to increase the density by 55%. He suggested that the Planning Commission and Council review these requests for the Highway 29 corridor together instead of independently. He mentioned the Sullivan annexation and reminded the Commission of how the developer and Planning staff dismissed his concerns about setting a precedence. Tracy said there might be differences between the Sullivan and Reynolds applications, but both requests will affect the same road. He said the owner and architect gave flowery descriptions in their presentation but they did not list any specific proffers that could be binding conditions. He said in the revised application, they are now asking for 68 homes with 85% being as small as 1,800 square feet on lots as small as 3,600 square feet with estate lots being 200 square feet larger. Tracy mentioned that is a very big change from what was approved in 2006. He

added that the applicant and developer suggested that these small homes and cramped lots will sell for as much as \$450,000 and up, but he is not buying it. Tracy asked how many of the homes are single story since seniors prefer ranch style homes. He said if the City allows the developer to take this corridor down market, Newnan's ability to attract upscale communities would be lost forever. Tracy asked the Commission to hold off on rezoning the property until the first development moves forward. He said please do not rush down the dangerous road of overdevelopment.

Chairman Gause asked if anyone else would like to speak in opposition. John Wells came forward stating he was the President of the Lake Ridge Homeowner's Association. He said Commissioner Crain mentioned traffic concerns in the last meeting regarding Highway 29. Wells said he is begging for help and added that he called GDOT and they do not have any plans to make any improvements until 2030. He mentioned the Sullivan project and its access on Old Atlanta Highway. Wells said we cannot look at each development by itself. He said all the developers want is to get the biggest bang for the buck and he added that cramming more homes in an area that is already overbuilt is just causing more issues. Chairman Gause asked if anyone else would like to speak in opposition. Jake Sheppard came forward stating he lives in Lake Ridge Subdivision and his major concern is traffic. Sheppard stated he wanted to point out that the county planners stated the traffic increase due to the Sullivan project would be a 100% increase in traffic for the immediate area. He mentioned the need for more decel lanes. Chairman Gause asked if anyone else would like to speak in opposition. Terri Wells came forward stating that she cannot turn left on Hwy 29 so they turn right and cut through Greentop. She said trying to get out is horrible.

Chairman Gause asked if anyone else would like to speak in opposition. With no one coming forward, he asked the applicant if he would like time for rebuttal. Farrow promised complete transparency and added that he and Keefe are the purchasers of the property, not corporate developers. He stated the product type would be similar to that developed in Serenbe and Pinewood. Farrow stated that there is a market for smaller homes on smaller lots. He added that zoning will allow 1,800 square feet but they are looking at 2,200 to 2,500 square feet and targeting 55+. Farrow mentioned having the master on the ground floor and stated that he could not address the traffic issues beyond what he is planning on doing. He said there is a market in the community for this type of product. He asked for the Commission's support. Chairman Gause closed the public hearing and asked for the City's report.

Dean Smith stated Staff is working on the increasing the size of the public hearing signs. He mentioned Dunnavant had reached out to Tavoires Edwards in the County's Transportation Management Department regarding GDOT plans for improvements to Highway 29. Edwards advised that there are no plans for widening the highway based on citizen and political input. Dean Smith said if that were the case, he would recommend the citizens reach out to their elected officials. He provided background information regarding the 2006 annexation/rezoning on the property and read over the staff report. He concluded by recommending approval with the following conditions:

1. The development will be consistent with the conceptual plan, additional illustrations and project data that was provided as part of the rezoning application.
2. The development will utilize architectural guidelines and covenants to ensure a quality product.
3. All homes will be individually owned.
4. The development shall be limited to a maximum of 68 lots.
5. Homes will be constructed using a combination of brick, stone, shiplap and other mixed elements that reflect a premium standard of quality.
6. Amenities shall include the parks and open space features depicted in the project data.
7. The development will provide fire emergency access on Highway 29 to be approved by the Georgia Department of Transportation.

Commissioner Smith and Farrow discussed the buffer along Highway 29. Farrow mentioned the buffer averages 20 feet. Commissioner Hamlin and Farrow discussed the close proximity of the homes on Highway 29 and its impact on future widenings by GDOT, the homes being within the current right-of-

way, the 20-foot buffer, the site plan, 5-foot setbacks, and the asking price of \$450,000. Chairman Gause expressed concern about the entrance to Lake Ridge, this development's entrance not lining up, and its impact on a future traffic light. Dean Smith stated that would be up to GDOT and the developer is using the entrances that were previously approved. Farrow and Commissioner Smith discussed the potential traffic light, the number of lots in the project, the open space and natural areas, the targeted buyer, and the desire to create a sense of community through density, public parks, and porches. Commissioner Hunt asked about the density of the homes along Highway 29. Dean Smith mentioned 3.5 or 3.6. Commissioner Smith said he does not have an issue with giving the developer flexibility to change from the current design and added that the product looks nice and upscale. He said he is concerned about the additional impact to the area with the increased number of lots. Commissioner Coggin suggested that the taxpayers and residents speak to their elected officials about their concerns regarding the growth on Highway 29.

Commissioner Hamlin and Farrow discussed the number of lots that Farrow would be willing to lose if the Commission did not allow the 68 lots. Farrow stated that the final engineering would determine that number, but added that 60-62 would be critical mass. Farrow's partner, Linda Keefe, reminded the Commissioners that reducing the number of units has a cost associated with it. She said she knows Newnan wants quality and they want that as well. Keefe said decel lanes, buffers, potentially stone walls, all the things that bring quality costs money and they have to build a certain number of homes to make it profitable. She said it is a big puzzle to balance out. Commissioner Crain stated this was a great looking development and it is the price point and type of materials the City is looking for. He applauded Reynolds for holding out to do the highest and best use of the property but added that he struggles with the misaligned driveways and the number of vehicles it will add to that portion of Highway 29. Crain mentioned he would like to see more detail as it is unclear of the impact this will really have as he suspects there will be school kids, buses, and cars pulling out the new development. Reynolds stated they worked close with GDOT who told them where they wanted the entrances. He said they had traffic studies done at the time of his original development and he understands the traffic they are talking about it. Reynolds mentioned increasing traffic is not a lawful reason to deny a rezoning as growth is a natural component and traffic goes along with it. Reynolds said he does not know what GDOT is going to do in the future, but there is right-of-way in place if decide to widen the highway. He said there is already traffic on Highway 29 and it is not fair to tell those owners who have held the property for 90 years that they can no longer put traffic on that road. He said both Lake Ridge and the Newnan Country Club put traffic on Highway 29.

John Wells came forward stating that Coggins' suggestion is well taken, but they have had six neighborhoods approach state officials over the last 10 years and GDOT over the last 15 years only to be told that their priority is not Highway 29, other than enlarging the existing traffic circles. He reiterated that they need help and that the Commission should not look at each individual rezoning separately. He cautioned about opening Pandora's Box and changing the character of Highway 29 forever. Commissioner Smith asked if it is practical for the applicant to come back with a lot count closer to the original 44 that was previously approved. Farrow stated that it would really be a struggle to make the project work with that yield.

Commissioner Smith motioned to deny the rezoning request for the 17.97 acres off Hwy 29. Commissioner Hamlin seconded the motion.

MOTION CARRIED (6-1) (Gause)

Chairman Gause mentioned that Council would have the final say, as the Commission is only a recommending board.

Preliminary Plat – Braemore – 200 Calumet Parkway (Tax Parcel N57A-703): George Harper on behalf of Freedom Land Holdings (SD2019-04)

Chairman Gause opened discussion on the preliminary plat for Braemore. Dean Smith explained the preliminary plat was the next step in the process. He mentioned the plat meets all requirements as presented. Commissioner Smith asked about the special conditions. Dean Smith stated the conditions do not affect the lots. Commissioner Hamlin and Dean Smith discussed the location. Dean Smith confirmed that there are 47 units as approved and it meets the subdivision regulations.

Commissioner Smith motioned to approve the preliminary plat for Braemore. Commissioner McEntire seconded the motion.

MOTION CARRIED (7-0)

Preliminary Plat – The Garden Residences at Bass-Manget – 240 Jackson Street (Tax Parcel N61-0002-001): Dennis Drewyer on behalf of Paul Smith (SD2019-03)

Chairman Gause opened discussion on the preliminary plat for The Garden Residences at Bass-Manget. Dean Smith stated this has been before the Commission as a tentative layout. He mentioned that the Engineering Department, Newnan Utilities and the Planning Department had reviewed the proposed plat and it meets the City's subdivision regulations. Commissioner Smith asked if the plat was consistent with the concept plan and the access points on Roscoe Road that they were previously shown. Dean Smith stated yes on both.

Commissioner Smith motioned to approve the preliminary plat as submitted. Commissioner Crain seconded the motion.

MOTION CARRIED (7-0)

Public Hearing – Sign Variance Request – 700 Newnan Crossing Bypass: J & J Hospitality, LLC (PD2019-01)

Chairman Gause opened the public hearing regarding the sign variance and asked anyone speaking in favor to come forward. Sears swore in Sam and Harry Patel. Sam Patel, J & J Hospitality and Candlewood Suites, asked for a second sign on the north side of the property. He mentioned the bend on Newnan Crossing Bypass and the public not being able to see his sign. Harry Patel discussed the proposed LINC segment and the Continental group having two signs. He mentioned Homes2Suites having three signs. Chairman Gause asked if anyone else would like to speak in favor of the request. With no one coming forward, he asked anyone speaking in opposition to come forward. With no one coming forward, Gause closed the public hearing.

Dean Smith mentioned this type of variance request is before the Commission since the project is in a Planned Development District. He stated the sign ordinance requires, "one principal building sign, per street frontage, per business establishment." Dean Smith said this building only has one street frontage on Newnan Crossing Bypass and he explained how the city defines street frontage. He added that some of the hotels did not get sign variances because they had two or three street frontages. Dean Smith explained the standards for granting a sign variance. He quoted a part of the applicant's narrative that stated, "Our Franchise (Inter-Continental Hotel Group) requires us to have a minimum of 2 building signage...Subject to change based on the local jurisdictional requirement..." Dean Smith stated that in this case, there is no hardship. He mentioned the City does not have a recommendation on the request. Commissioner Smith asked if Homes2Suite got three signs because they have frontages on two public right-of-ways and one private drive. Dean Smith stated yes. Commissioner Smith asked if they received a height variance for this property. Dean Smith stated yes and a stream buffer variance. Commissioner Hamlin asked if the sign would go on top of the building or along the vertical top of the building. Dean Smith stated on the eave as no signs are allowed to project above the

rooftop. Commissioner McEntire asked if it would be a florescent sign or lit from the ground. Sam Patel stated lit from within. He added the Home2 has two true frontages and the third has a restaurant in front of it and then Newnan Crossing Bypass. He said the parcels on their east side do not have true frontage as they have another parcel in front of the restaurant. Sam Patel said for us, we do not have a true second street but we have a turn and their customers do not see us. He said the monument sign will be there but at 45 mph, no one will see it. Commissioner Smith said you are not sitting in a hole and it is hard to argue the building will be obscured. He stated the basis is a hardship, which he just does not see. Commissioner Smith said if we are going to allow this to happen, we will need to re-write the ordinance. Chairman Gause stated after driving down there two days ago, he does not feel seeing their monument sign will be an issue. He said he thinks the monument sign will be fine.

Commissioner Smith motioned to deny the sign variance request, as it does not qualify as a hardship. Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

ADJOURN

With no further business, the meeting adjourned at 8:24 p.m. on a motion from Commissioner Hunt and seconded by Commissioner Coggin.

MOTION CARRIED (7-0)

Chairman Greg Gause



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

January 8, 2019
7:00 p.m.

Commissioners in Attendance: Greg Gause
Proctor Smith
Clay McEntire
Fred Hamlin
Robert Coggin
David Van Drew
Chris Hunt

Commissioners Absent:

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Dean Smith, City Planner
Tina Fronebarger, Administrative Assistant
Brad Sears, City Attorney

CALL TO ORDER

Chairman Gause called the meeting to order at 7:00 p.m. in the Richard A. Bolin Council Chambers, City Hall.

READING OF MINUTES

Chairman Gause asked if everyone had reviewed the minutes from the December 18, 2018 meeting. Commissioner Coggin motioned to approve the minutes. Commissioner Hunt seconded the motion.

MOTION CARRIED (7-0)

Certificate of Appropriateness – 240 Jackson Street – Bass-Manget Gardens: Dennis Drewyer on behalf of Paula Smith

Chairman Gause opened a public hearing for the COA request at 240 Jackson Street. Dean Smith stated the proposal is to keep the existing structure and add eight new single-family dwellings to the site. He said the purpose of this meeting is to approve the design and plans the applicant has submitted for the proposed structures. Dean Smith explained that the structure lies in a historic overlay district and is located at the intersection of Roscoe Road and Jackson Street. He provided a survey of the property and reiterated that the proposal is to construct eight homes around the existing structure. Dean Smith said they would use the existing access drives off Roscoe Road and possibly add a new driveway off Phillips Street. He explained that each property would be fronting on a city street in accordance with the City's Zoning Ordinance. Dean Smith said the property is zoned RS-15 which allows a minimum lot size of 15,000 square feet, a minimum heated floor space of 1,800 square feet, and a maximum density of 2.5 units per acre. He said they could actually create 17 lots, but they are only asking for nine. Dean Smith provided information on the neighboring properties and showed slides

of what the applicant plans on building. He discussed the standards that govern the historic overlay district and concluded by recommending approval of the certificate of appropriateness request.

Chairman Gause asked the applicant to address the Commission. Dennis Drewyer came forward and stated he represents both Paula Smith, the current owner of the Bass House, and Carl Freinsein of Zenco Development, the purchaser of the property. Drewyer stated Freinsein is buying the Bass House to renovate it and live there with his family. He emphasized that the COA process is not a rezoning and stated the property is zoned RS-15 with all the lots, drives, and density being zoning appropriate subject to submittal of a preliminary plat and additional engineering. Drewyer mentioned this is not a variance, special exception or a conditional use either. He stated the property, the gardens, and the house are not historical, but they would be preserved and enhanced during the project. Drewyer stated the landscaping is magnificent and they would not be disturbing any of the central island, the drive, or the groupings of azaleas, camellias, or magnolias. He added that Staff has done a great job with their report and asked for approval of the request.

Commissioner Coggin asked where the common area would be located. Drewyer showed the concept plan and emphasized that the view of the mansion would not change, as the greenway would remain. He highlighted the yellow connectivity path through the green lawn and stated that the greenway would be untouched unless it needed pruning. Drewyer added they plan on removing the tennis courts and adding a 2-3 car garage to the main house. Commissioner McEntire asked how many feet between Highway 29 and the greenway. Drewyer stated about 80 feet and added there is a rear setback of 40 feet, which would remain undisturbed. He said people buying these houses do not want to maintain lots. Drewyer added they want expensive houses (\$400,000 to \$500,000) with everything on the main floor. He stated there would be a homeowners association and everyone would have their yards maintained through the HOA. Commissioner Smith asked if there are plans to change the exterior of the Bass home. Drewyer stated not the exterior, but they are renovating the interior. Dean Smith mentioned the garage addition and Drewyer clarified that it would be built using the same materials as the house. Commissioner Smith stated the application shows a minimum heated square footage of 2,800. He asked if that was correct. Drewyer stated yes. Commissioner Smith asked if he would be willing to stipulate that all elevations would be a minimum heated square footage of 2,800. Drewyer stated that was their intent. He mentioned if the Commission would like to see that as a condition, they were open to that request. Drewyer added that some people might not want that much square footage, but the quality of the house would remain unchanged. Commissioner Coggin asked about the building material. Drewyer stated masonry products: brick, stone, hardi-siding as some of these will have a craftsman/farmhouse style but the architecture you see in the elevations is masonry products. He said no metal siding or vinyl of any kind. Commissioner Smith asked to clarify whether the applicant would stipulate a minimum of 2,800 square feet of heated space. Drewyer said yes.

David Van Drew stated that his business was approached about this project a year or so ago. He said they suggested two additional houses in order to not overdevelop and make the property look crowded. Van Drew said if you put too many houses on the lot, you start to lose the wow factor. He said he appreciates that they would like to preserve the Bass house as much as they can, but he would like to see it kept open and less crowded. Commissioner Hamlin stated he agreed with Van Drew. He said this is a beautiful piece of property with a beautiful home and to put that many houses on this tract would be a travesty. Commissioner Hamlin said he does not agree with the proposed house styles and stated it will look incongruent and not in keeping with the existing houses. He expressed concerns that it would destroy the whole look and feel of the Bass house. Commissioner Hamlin stated he understands the project from an investment standpoint but to put this many homes on this amount of land is too much. Drewyer stated he has great respect for their opinions and knowledge of architecture. He said they had originally planned for 19 carriage houses on the property, but felt that was over doing it. Drewyer said the issue is not about approving the number of lots, since they are already zoned RS-15. He said as a landscape architect, this is about building expensive 3,000 square foot homes and saving landscaping. He said this is not about financial return. Drewyer stated I am a baby boomer and

my group is looking for smaller, high quality houses on a much smaller lot. Drewyer added if you look through the entire span of the Platinum Point district there is not another house that has the brick and columns that the Bass house has. He said they are not trying to copy it as this one stands on its own. Commissioner Van Drew stated that would be hard to pull off. Drewyer stated the project has been designed with thought and great respect for the house and existing landscaping. Chairman Gause asked when the main house was built. Drewyer stated he thinks it was in the 1930's.

Chairman Gause mentioned that he certainly appreciates the quality of the homes and the mixture of tutor and Victorian styles that matches Newnan as a whole. He said he is okay with the plan that is being presented. Commissioner Coggin said it feels there is a void in this type of housing. Commissioner McEntire stated this product is what we always ask for but never get. Commissioner Smith stated that to a degree, he feels the same in terms of keeping the house the way it is; but the tract has certain rights assigned to it and he is not going to trump the applicant's property rights or the rights of any other property owner that comes in here. He said the number of subdivision lots is not the issue before them. They are simply looking at whether the Commission likes the house elevations. Commissioner Smith said if you go and look at existing houses in Platinum Point, there is a mixture of styles and sizes. He added that as the City continues to grow and people want to move here, we have to provide opportunities for quality development. Commissioner Smith said we are going to get big projects that are not going to be this nice so we need to try to encourage this type of growth. He said from a realistic standpoint, the Commission does not really have a say in the number of lots and it is not the purpose of tonight's hearing. Dean Smith said this certificate of appropriate request is different from past submittals. He said this is not a request for a single lot, but consideration of an entire development.

Commissioner Smith motioned to approve the certificate of appropriateness for 240 Jackson Street in accordance with the plans and specifications submitted with the application with the stipulation that the minimum heated square footage be 2,800 square feet. Commissioner Coggin seconded the motion.

MOTION CARRIED (6-1) (Hamlin)

New Business

Commissioner Smith motioned that the officers stay as they are currently (Greg Gause, Chairman & Proctor Smith, Vice Chairman). Commissioner Coggin seconded the motion.

MOTION CARRIED (7-0)

Tracy Dunnavant stated David Van Drew has completed his term and would be rotating off the board. She thanked him for his work during his tenure and the input he has provided as a Commissioner.

Dean Smith mentioned there would be a February meeting to discuss a preliminary plat at Sunset Lane.

ADJOURN

With no further business, the meeting adjourned at 7:32 p.m. on a motion from Commissioner Hunt and seconded by Commissioner Coggin.

MOTION CARRIED (7-0)

Chairman Greg Gause

SURVEY DATA
Total Area: 7.106 Acres
E.O.C. Plat: 1' in 132,060 FEET (OUTER)
E.O.C. Field: 1' in 29,366 FEET
Angular Error: 2" per angle point
Adjusted By: Compass Rule

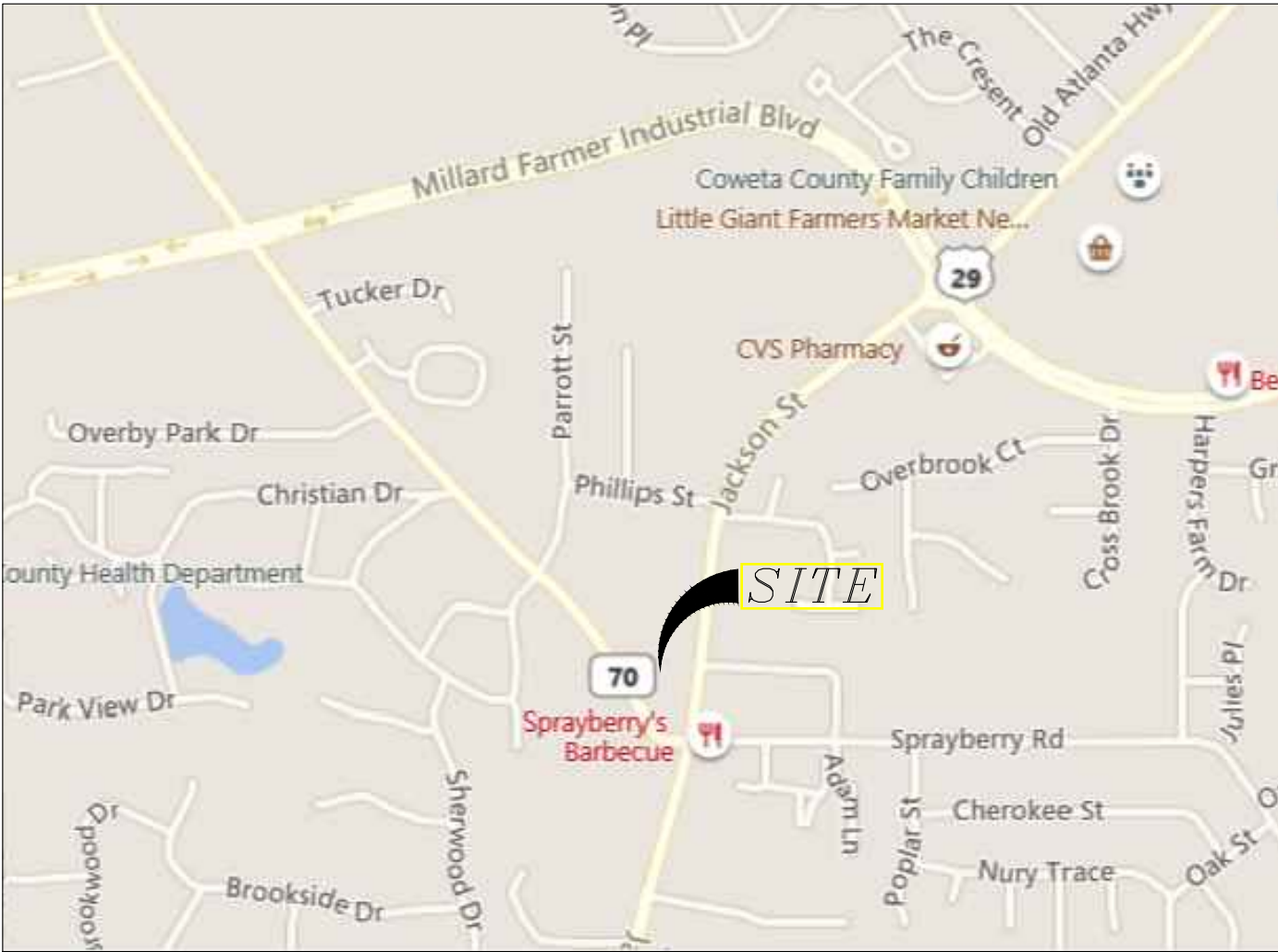
Equipment Used:
Geomax Zoom 40 Direct Total Station

REFERENCES:
Plat Book 95, Page 163

REVISED FINAL PLAT "THE POINT"
(PREVIOUSLY RECORDED P.B. 98 PG. 341)
LOCATED IN LAND LOT 57 OF THE 5TH DISTRICT
TAX I.D. # N61 0002 001
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

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 HB1004 (2016), 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 IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0143D, 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. CURRENTLY ZONED RS-15
ACREAGE:
TOTAL = 7.106 ACRES
TOTAL LOTS = 5.19 ACRES
TOTAL COMMON AREA/GREEN SPACE = 1.913 ACRES
- BUILDING SET BACKS:
FRONT: MAJOR STREET = 45/95 FEET; MINOR STREET = 30/55 FEET
SIDE = 12 FEET
REAR = 35 FEET
STREET SIDE: MAJOR = 45/95 FEET; MINOR = 30/55 FEET
- MINIMUM LOT SIZE = 15,000 SQUARE FEET
- PROPOSED DRIVEWAYS ARE 12' WIDE
8. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES, SHOWN HEREON, MAY BE INNACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSATAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION, SHOWN HEREON, AS TO SUCH UNDERGROUND INFORMATION.
9. THE CITY OF NEWNAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT.
10. CHARACTER LIGHTING WILL BE USED INSTEAD OF TYPICAL STREET LIGHTING ON THIS DEVELOPMENT. CHARACTER LIGHTING LOCATIONS ARE TO BE DETERMINED DURING THE CONSTRUCTION PROCESS.
11. THE CITY OF NEWNAN REQUIRES 1,000 SF OF GREEN SPACE PER LOT. THE TOTAL REQUIREMENT FOR THIS DEVELOPMENT WOULD BE 9,000 SF. TOTAL GREEN SPACE. ON THIS PRELIMINARY PLAN THERE IS 83,337 SF = 1.913 ACRES
12. THERE ARE NO NEW CURB CUTS PROPOSED ON THIS DEVELOPMENT.
13. NEWNAN UTILITIES WILL SUPPLY WATER AND SEWER. WATER WILL REQUIRE A BORE PERMIT THROUGH THE GEORGIA D.O.T.
14. PRIOR TO A BUILDING PERMIT, THE STORM WATER REPORT SHALL BE SUBMITTED AND APPROVED ALONG WITH AN EROSION CONTROL PLAN.



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 heron. 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 GA RLS #3195

DATE:



Know what's below.
Call before you dig.

UTILITY PROTECTION CENTER
CALL 811 FREE:
THREE WORKING DAYS BEFORE YOU DIG.

Drainage Easement Note:

The final plat shall have the following note clearly and legibly printed. The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

OWNER/ DEVELOPER:
ZENCO DEVELOPMENT
P.O. BOX 73372
NEWNAN, GA. 30271

24 HR. CONTACT
CONTACT: BRAD FAIN
PHONE 770-845-7841
E-MAIL: karl@zencohomes.com

PROJECT SURVEYOR:
CHRISTOPHER BROTHERS LAND SURVEYING, LLC
24 JACKSON ST.
NEWNAN, GA 30263
CHRIS W. ROBERTSON (770)253-5195

Drainage Easement Note:

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Surveyor's Certificate:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Newnan, Georgia have been fully complied with.

By: _____ Reg. Georgia Land Surveyor No. 3195
CHRIS W. ROBERTSON
DATE: _____

Owner's Certificate:

State of Georgia, County of Coweta
I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period. 27

Property Owner _____ :Date _____

City of Newnan Certificate:

The City of Newnan hereby accepts all street right-of-ways and the improvements therein and any catch basins, junction boxes, storm drainage pipe, easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

City Manager _____ Date _____

Director of the Planning Department's Certificate:

Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval only for the subdivision of lots have been fulfilled. Infrastructure is proposed and will be filed as revisions once work is completed.

final approval on _____, 20_____.

Director of the Planning Department _____ Date _____

REVISIONS:

1. UPDATED PER CITY COMMENTS 03/15/2019
2. ADD PROPOSED UTILITIES 03/21/2019
3. UPDATED PER CITY COMMENTS 09/12/2019
4. UPDATED PER CITY COMMENTS 09/18/2019
5. REVISED LOTS/EASE 02/08/2022 VGB

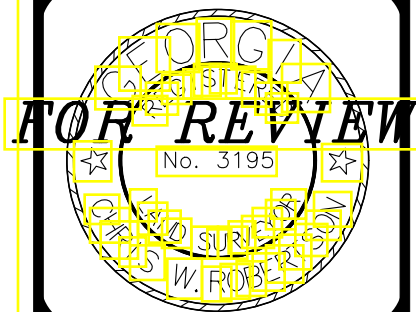
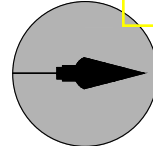
REVISED FINAL PLAT FOR:
"THE POINT"

LOCATED IN LAND LOT 57, LAND DISTRICT 5,
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

Christopher Brothers
LAND SURVEYING, LLC

24 JACKSON STREET
NEWNAN, GEORGIA 30263
(770)253-5195
LSF #32

chrisbros@numail.org
www.christophersurveying.com



DRAWING DATE:
02/12/2019

LAST FIELD WORK DATE:
08/25/2017

DISK:
SEPTEMBER-2019

DRAWING: #CF=86021
#SF=86021-BM-FP

SCALE:
N.T.S.

DRAWN BY:
BLG

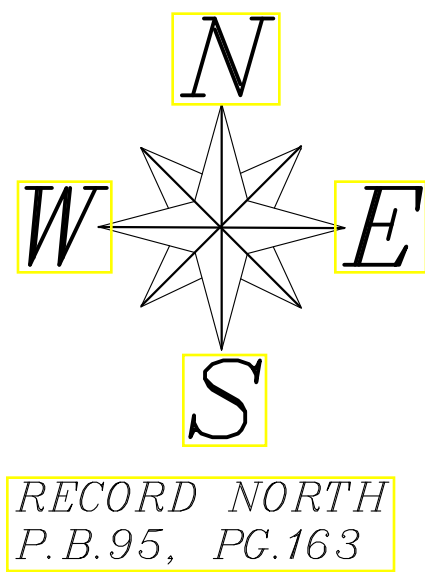
LEGEND
L.L. = LAND LOT
a.k.a. = ALSO KNOWN AS
f.k.a. = FORMERLY KNOWN AS
B/L = BUILDING LINE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
[] = ADDRESS
PP = POWER POLE
GP = GUY POLE
GW = GUY WIRE-(ANCHOR)
P-P-P = OVERHEAD POWER LINE
C/L = CENTERLINE
X-X-X = FENCE
S-S-S = SANITARY SEWER LINE
SSMH = SANITARY SEWER MANHOLE
M.H. = MAN HOLE
S.S.E. = SANITARY SEWER EASEMENT
S.S.L. = SANITARY SEWER LATERAL
W-W-W = WATER LINE
WM = WATER METER
WV = WATER VALVE
B.F.P. = BACK FLOW PREVENTION
FH = FIRE HYDRANT
O.C.S. = OUTLET CONTROL STRUCTURE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
D.W.C.B. = DOUBLE WING CATCH BASIN
S.W.C.B. = SINGLE WING CATCH BASIN
D.I. = DROP INLET
J.B. = JUNCTION BOX
H.W. = HEADWALL
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
sq. ft. = SQUARE FEET
IPF = IRON RE-BAR FOUND
IPS = IRON PIN SET (1/2" RE-BAR)
CMF = CONCRETE MONUMENT FOUND
BTB = BACK OF CURB TO BACK OF CURB
M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
P.B. = PLAT BOOK
D.B. = DEED BOOK
[S] = SANITARY SEWER MANHOLE
[T] = TELEPHONE MANHOLE
[D] = STORM DRAIN MANHOLE

SURVEY 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.
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3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
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5. IN MY OPINION THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #13077C0143D, WITH EFFECTIVE DATE OF FEBRUARY 6, 2013.
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7. THIS SURVEY IS RELATED TO STATE PLANE COORDINATE SYSTEM (GA. WEST ZONE) HORIZONTAL DATUM AND NAVD 1988 VERTICAL DATUM.
8. GPS CONTROL SET BY CHAMPION INSTRUMENTS PRO ANTENNA / RECEIVERS.

LINE	BEARING	DISTANCE
L1	N 18°34'05" W	4.46'
L2	N 18°34'05" W	4.58'
L100	N 45°47'33" E	26.50'
L102	N 59°54'05" W	49.86'
L103	N 45°50'52" W	39.55'
L104	N 42°55'00" E	12.00'
L105	S 45°50'52" E	38.33'
L106	S 59°54'05" E	51.75'
L107	S 59°54'05" E	23.51'
L108	N 45°47'33" E	12.46'
L200	S 56°16'44" W	25.24'
L201	N 10°26'43" W	37.55'
L202	S 85°18'06" W	120.58'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00'	138.57'	S 60°03'18" E	131.58'
C2	1578.24'	376.03'	S 36°04'41" E	375.14'
C3	2431.16'	27.55'	S 42°39'53" E	27.55'
C4	2431.16'	86.96'	S 44°00'51" E	86.95'
C5	2431.16'	89.18'	N 46°05'23" W	89.18'
C6	2431.16'	96.18'	S 48°16'26" E	96.17'
C7	2480.82'	96.82'	N 07°10'09" E	96.82'
C8	2480.82'	3.44'	N 08°19'37" E	3.44'
C9	1874.38'	26.79'	S 08°47'47" W	26.79'
C10	1871.50'	172.80'	N 09°02'56" E	172.74'
C100	2431.16'	10.91'	N 42°28'07" W	10.91'
C102	2431.16'	16.64'	S 42°47'36" E	16.64'
C103	109.54'	46.47'	S 53°16'03" W	46.13'
C200	97.53'	57.45'	S 27°16'03" W	56.63'
C201	227.60'	84.82'	S 00°01'27" E	84.33'

TOTAL AREA: 7.106 ACRES
AREA TO POSSESSION LINE PER P.B. 8/101 = 7.106 ACRES
AREA TO ORIGINAL PROPERTY LINE = 7.136 ACRES
AREA TO PROPOSED LINE PER P.B. 8/101 = 7.095 ACRES



- REVISIONS:
1. UPDATED PER CITY COMMENTS 03/15/2019
 2. ADD PROPOSED UTILITIES 03/21/2019
 3. UPDATED PER CITY COMMENTS 09/12/2019
 4. UPDATED PER CITY COMMENTS 09/18/2019
 5. REVISED LOTS/EASE 02/08/2022 VGB

REVISED FINAL PLAT FOR:
THE POINT
LOCATED IN LAND LOT 57, LAND DISTRICT 5, CITY OF NEWNAN, COWETA COUNTY, GEORGIA

Gaskins
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MANAGEMENT
Christopher BROTHERS
www.gcasurvey.com LSP# 7890 24 Jackson Street, Newnan, GA 30263 Phone: (770) 253-5195



DRAWING DATE: 02/19/2019
LAST FIELD WORK DATE: 08/25/2017
DISK: N:\BND\COWETA\05_0057
DRAWING: #CF=86021
#SF=86021-BM-FP REV5
SCALE: 1" = 60'
DRAWN BY: BLG/VGB

DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS
FOR THE POINT

The undersigned parties, ADD ALL OWNERS of Coweta County, Georgia, being the owners of those certain lots of land in Newnan, Coweta County, Georgia, known as THE POINT, and more particularly described according to plat thereof prepared by Chris W. Robertson, Registered Land Surveyor, dated February 19, 2019, a copy of which plat is of record in Plat Book , Page in the Clerk's Office, Coweta Superior Court, hereby covenant and agree to restrict and does by this instrument place these restrictions and covenants upon said property.

WHEREAS, it is in the best interest of the lot owners purchasing lots in the subdivision that covenants and restrictions be established to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, to assure its compatible and coordinated development, to maintain the desired quality of the subdivision and thereby to enhance the full economic benefit and general enjoyment of the property of each owner; and

NOW, THEREFORE, in consideration of the premises, the owners do hereby declare the following restrictions and covenants to all of the lots with The Point subdivision.

1. LAND USE AND BUILDING TYPE

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling of on-site construction not to exceed two and one-half stories in height and any garages, or guest houses. Any guest houses, garages, barns or other outbuildings, and any swimming pools must be approved by the Architectural Control Committee.

2. ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans and specifications, a plan showing location of the structure, and a plan showing the overall landscape scheme have been approved by the Architectural Control Committee as to quality of workmanship and material, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation. No fence, wall, guest house, or other outbuilding shall be erected, placed or altered on any lot unless similarly approved. Approval shall be as provided in No. 18 below.

3. BUILDING LOCATION

No building shall be located on any lot nearer to the right of way than the minimum building set back lines shown on the above referenced plat. No guest houses or other outbuildings shall be located nearer than 10 feet to a lot line without the prior

written approval of the Architectural Control Committee and any variance which might be required by the City of Newnan.

4. NUISANCES

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Activities producing loud noise, such as discharge of firearms shall be considered as such nuisance.

5. TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. However, guest houses may be permitted, as aforesaid.

6. SIGNS

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale, or signs used by a developer or builder to advertise the property during the construction and sales period. However, each lot owner may place a suitable sign on his property identifying said lot by number or his name, the size of such sign not to exceed three square feet.

7. CLOTHES LINES AND DRYING YARDS

Clothes lines and drying yards shall be so located as not be visible from any public road.

8. GARBAGE RECEPTACLES

Garbage receptacles shall be in complete conformity with sanitary rules and regulations. No garbage incinerators shall be

permitted.

9. HABITABLE MOTOR VEHICLES

No trailers or habitable motor vehicles of any nature shall be kept on or stored on any part of the property except within an enclosed garage, or in an area on the lot where said vehicle is not visible from the neighboring houses or any public road.

10. FIREARMS

No firearms shall be discharged on the premises.

11. FENCES

Each lot owner shall be responsible for maintenance in good condition of any fencing located on his/her lot. The fences must be painted the same color and constructed in the same manner.

12. WEEDS, REFUSE AND UNSIGHTLY OBJECTS

No weeds, underbrush, or other unsightly growths shall be permitted to grow or remain upon any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon.

13. ELEVATION

No substantial changes in the elevations of the land shall be made on the premises.

14. SWIMMING POOLS

Plans to construct any swimming pool must be submitted to the Architectural Control Committee prior to any construction with drawings showing relationship of the pool filter and drain system to adjoining properties. No overflow and/or filter backwash line will empty in a manner to affect the other lots in the

development. No above ground pools shall be permitted.

15. STREETS, EASEMENTS AND RIGHTS OF WAY

(a) The developer has by this instrument, or by deed, or by recordation of the plat conveyed to the lot owners fee simple title to the respective lots, subject to the various easements shown in any platted easement area and has and hereby reserves all easements for ingress and egress over said easements areas shown on the recorded plat and full rights of ingress and egress for itself, its agents, employees, and assigns, over those parts of the property for the purpose of installing and servicing roads and utilities for which the easements are reserved. Each owner (except for the owner of Lot A) shall be responsible for maintaining that portion of the driveways located on their lots, and the owner of Lot A shall be responsible for maintaining that portion of the driveway easements on Lot A, and all of the owners shall be responsible for their pro rata share of the cost of said maintenance, with the owner of Lot A being responsible for 2/9 of the cost and each other owner being responsible for 1/9 of the cost.

(b) Lien for Assessments. All sums assessed against any Lot for such maintenance, together with court costs, reasonable attorneys' fees, late charges, and interest as provided herein, shall be secured by an equitable charge and continuing lien on such Lot in favor of the other owners. Such lien shall be superior to all other liens and encumbrances on such Lot except only for:

(i) Liens of ad valorem taxes; and

(ii) A lien for all sums unpaid on a first priority mortgage, on any secondary purchase money mortgage, or on any mortgage to Declarant, and all amounts advanced pursuant to any such mortgage and secured thereby in accordance with the terms of such instrument.

All other persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded shall be deemed to consent that such liens or encumbrances shall be inferior to such future liens for assessments as provided herein, whether or not such prior consent shall be specifically set forth in the instruments creating such liens or encumbrances.

16. WALLS, FENCES, ETC.

No structures, including walls, fences, paving or planting shall be erected upon any part of the property which will interfere with the rights of ingress and egress shown on the above referenced plat.

17. DETENTION POND EASEMENTS.

The lot owners have a general drainage easement for stormwater to drain across the lots to the Detention Structures located on Lots B and I. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat as well as in, over and across the rear ten feet of each lot. Drainage flow shall not be obstructed nor diverted from drainage or utility easement as designated

above or as shown on the recorded plat. Furthermore, a construction easement of 25 feet is reserved for maintenance and construction on said easements.

The owners of Lots B and I shall be responsible for the maintenance of the stormwater detention structures located on their lots as further described in Stormwater Facility Maintenance Agreement of record in Deed Book 5103, Page 38, Coweta County, Georgia records.

18. ARCHITECTURAL CONTROL COMMITTEE

A. The Architectural Control Committee is composed of _____, _____ and _____, all residents of Coweta County, Georgia. A majority of the Committee may designate a representative to act for it. In the event of death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the member of the Committee, nor its designated representative shall be entitled to any compensation for service performed pursuant to this covenant. At any time after the sale of all lots owned by ZENCO DEVELOPMENT, LLC, ZENCO HOLDINGS, LLC and Karl Franzen, the then record owners of a majority of the owners of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers or duties.

B. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

9.07 Lien for Assessments. All sums assessed against any Lot pursuant to this Declaration, together with court costs, reasonable attorneys' fees, late charges, and interest as provided herein, shall be secured by an equitable charge and continuing lien on such Lot in favor of the Association. Such

lien shall be superior to all other liens and encumbrances on such Lot except only for:

- (i) Liens of ad valorem taxes; and
- (ii) A lien for all sums unpaid on a first priority mortgage, on any secondary purchase money mortgage, or on any mortgage to Declarant, and all amounts advanced pursuant to any such mortgage and secured thereby in accordance with the terms of such instrument.

All other persons acquiring liens or encumbrances on any Lot after this Declaration shall have been recorded shall be deemed to consent that such liens or encumbrances shall be inferior to such future liens for assessments as provided herein, whether or not such prior consent shall be specifically set forth in the instruments creating such liens or encumbrances.

19. TERM

All of the covenants, restrictions, reservations, and servitudes set forth herein shall run with the land and lot owner, by accepting the deed to such premises, accepts the same subject to such covenants, restrictions, reservations, and servitudes and agrees for himself, his heirs, administrators and assigns to be bound by each of such covenants, restrictions, reservations and servitudes jointly, separately, and severally. These covenants shall be binding for a period of twenty-five (25) years from the date these covenants are recorded, after which these said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

20. ENFORCEMENT

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damage.

21. SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the above named owners of Bohannon Woods Phase II have hereunto set their hands and seals by its duly authorized officers, this _____ day of _____, 2022.

Signed, sealed and delivered
in the presence of:

BY: _____ (SEAL)
KARL FRANZEN

Witness

Notary Public

ADD SIGNATURE LINES FOR ALL OWNERS



NEWNAN
GEORGIA

City of Newnan, Georgia – Planning Commission

Date: June 21, 2022

Agenda Item: Certificate of Appropriateness – 19 Jefferson Street

Prepared by: Dean Smith, Planner

Purpose: This item involves a certificate of appropriateness request from Kip Oldham with K.A. Oldham Design, Inc., on behalf of 19 Jefferson, LLC for a re-development/new development project consisting of demolishing an existing drive-thru building, renovation of an existing building and constructing two new buildings.

Background:

Zoning District	<i>Central Business District (CBD) and within the Downtown Design Overlay District (DDO)</i>
Proposed Land Use	<i>Commercial and Residential uses</i>
Current Parcel Size	<i>Combined Parcel Size 1.28 ±- acres</i>

This project currently involves the following tax parcels: N04-0003-003 and N04-0003-006





The properties surrounding the site include a mixture of retail, office, institutional, and residential uses. Most of the lots in this portion of downtown Newnan are zoned *Central Business District (CBD)*. In reviewing the request in terms of the rehabilitation standards that were adopted for development in the *Downtown Development Overlay* district (DDO), staff addressed the following standards in terms of the work proposed at 19 Jefferson Street:

- a) **Building Orientation and Setback** – CBD doesn't have any particular pre-determined setbacks. Proposed building orientation doesn't appear to be in conflict with surrounding properties.
- b) **Directional Emphasis** – Directional emphasis is consistent with dominant patterns in area of influence.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with the existing building.
- d) **Proportion** – The new structure appears proportional in relationship to the layout of the property.
- e) **Rhythm** – The renovation will not disrupt the existing rhythmic patterns in the area of influence.
- f) **Massing** - The massing of the building for the renovation is compatible with the overall mass of the adjoining structures.
- g) **Scale and Height** – The proposed expansion and new buildings are of a significant scale but are complimentary in its relationship to the existing structure and consistent with surrounding buildings near the area of influence.
- h) **Architectural and Site Elements** – The renovations will complement the surrounding architecture of Historic Downtown Newnan.

Options:

- A. Approve the certificate of appropriateness for the 19 Jefferson Street project
- B. Deny the certificate of appropriateness request.
- C. Other direction from the Planning Commission

Recommendation:

Staff recommends Option A; approve the certificate of appropriateness request.

Attachments: Certificate of Appropriateness Application and supporting documents.
Depictions

Previous Discussions with Commission: None

Additional Photos, including area of influence:







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

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK.
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

CITY OF NEWNAN

SEE PLAT RECORDED IN DEED BOOK 37 PAGE 548



THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND HAS BEEN ADJUSTED USING THE COMPASS RULE:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET OR GREATER:

ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON GTS-313 TOTAL STATION.

THESE POINTS SET AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 1 PAGE 55 & A PLAT PREPARED BY THIS OFFICE FOR NEWNAN FEDERAL SAVINGS & LOAN ASSOCIATION DATED 09/11/86.

LEGEND:

L.L. = LAND LOT
a.k.a. = ALSO KNOWN AS
f.k.a. = FORMERLY KNOWN AS
B/L = BUILDING LINE
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
P-P-P = POWER LINE
X-X-X = FENCE
S-S-S = SEWER LINE
HAG = HIGHEST ADJACENT GRADE
LAG = LOWEST ADJACENT GRADE
F.F. = FINISHED FLOOR
MIN. F.F. = MINIMUM FINISHED FLOOR
C/L = CENTERLINE
□ = ADDRESS
IPS = 3/8" REROD SET
IPF = 3/8" REROD FOUND

CHRISTOPHER BROTHERS SURVEYORS
24 JACKSON STREET
NEWNAN, GEORGIA 30263
JOHN R. CHRISTOPHER
REGISTERED LAND SURVEYOR NO. 1766
PHONE (770) 253-5195
FAX (770) 253-7681
E MAIL: CHRISBROS@NMAIL.ORG

SURVEY FOR: PSBB, LLC		
SCALE: 1" = 20'	LAST FIELD WORK DATE: 05/29/2006	DRAWN BY:
DRAWING DATE: 06/06/2006	DISK 2006 49	REVISED:
LOCATED IN LAND LOT 25 LAND DISTRICT 5 COWETA COUNTY, CITY OF NEWNAN, GEORGIA		
SURVEY BY: <i>John R. Christopher</i>	DRAWING NUMBER: 79193NF	

JEFFERSON STREET

PERRY STREET

MADISON STREET

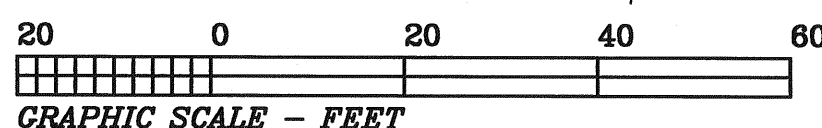
PARCEL "B"
0.6829 ACRES

PARCEL "A"
0.5965 ACRES

GRACE D. & EMMETT SEWELL, JR.

SEE PLAT BOOK 5 PAGE 57
DEED BOOK 257 PAGE 538

DEED BOOK 257 PAGE 538



IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

JOHN R. CHRISTOPHER
GEORGIA R.L.S. #1766

I HAVE THIS DAY EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP AND FOUND THAT THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA.





CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 19 JEFFERSON ST
Name of Applicant K.A. OLIDHAM DESIGN, INC.
Mailing Address 75 JACKSON ST. SUITE 401
Telephone 770.683.9170 - 678-570-4954
Property Owner (Use back if multiple names) 19 JEFFERSON, LLC
Mailing Address 75 JACKSON ST. SUITE 401
Telephone 770.683.9170
Map # N 04 Block # _____ Parcel # 000 3-003 Land Lot _____
District/Section _____ Present Zoning Classification CBD
Present Land Use COMMERCIAL

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

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

NATURE OF PROPOSED WORK:

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

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

A DEVELOPMENT CENTERED AROUND AN EXIST BUILDING
CONSISTING OF 2 NEW STRUCTURES THAT MAY BE
COMPLETED IN PHASES. A SMALL AMOUNT OF DEMOLITION
WILL BE REQUIRE TO REMOVE THE EXISTING DRIVE-THRU
• PARCEL A+B ARE INCLUDED IN THIS APPLICATION AS ONE PROJECT.

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)



Existing Parking: 22
New Parking: 17

19 Jefferson St - Site Plan



May 2022



19 Jefferson St - Jefferson St Elevation

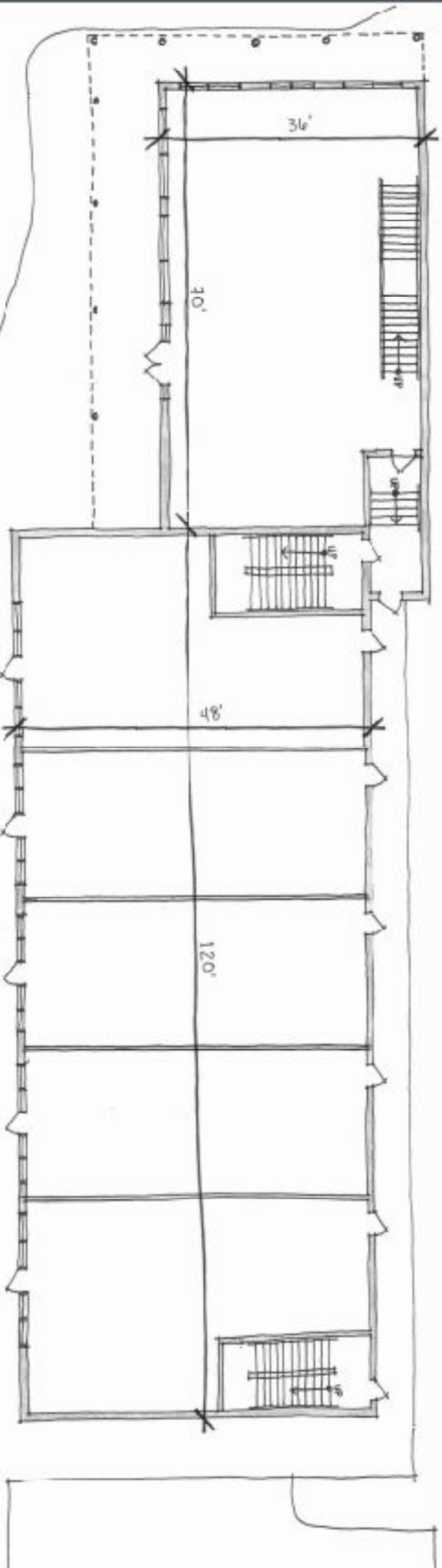


Primary Material: Painted Brick
Secondary Materials:
 Stucco (window & door trim, etc)
 Storefront (aluminum & glass)
 Metal accents (patconies, exposed structure, etc)

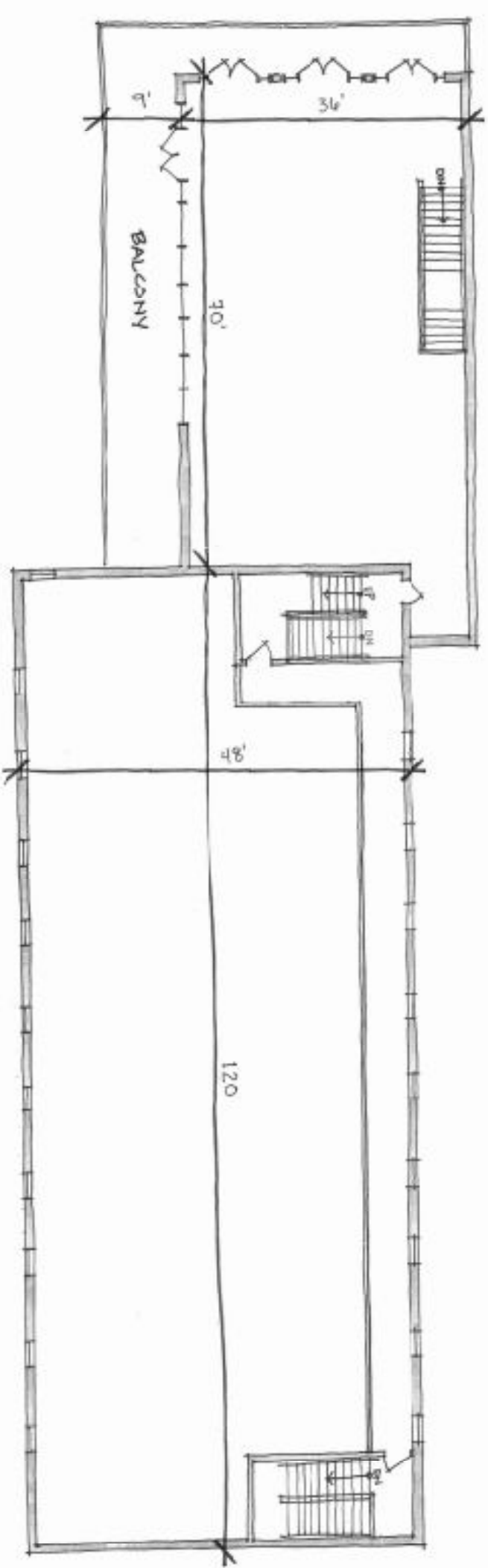


19 Jefferson St - Site Section Elevation

May 2022



19 Jefferson St - Jefferson St Level 1



19 Jefferson St - Jefferson St Level 2



May 2022





19 Jefferson St - Madison St Elevation

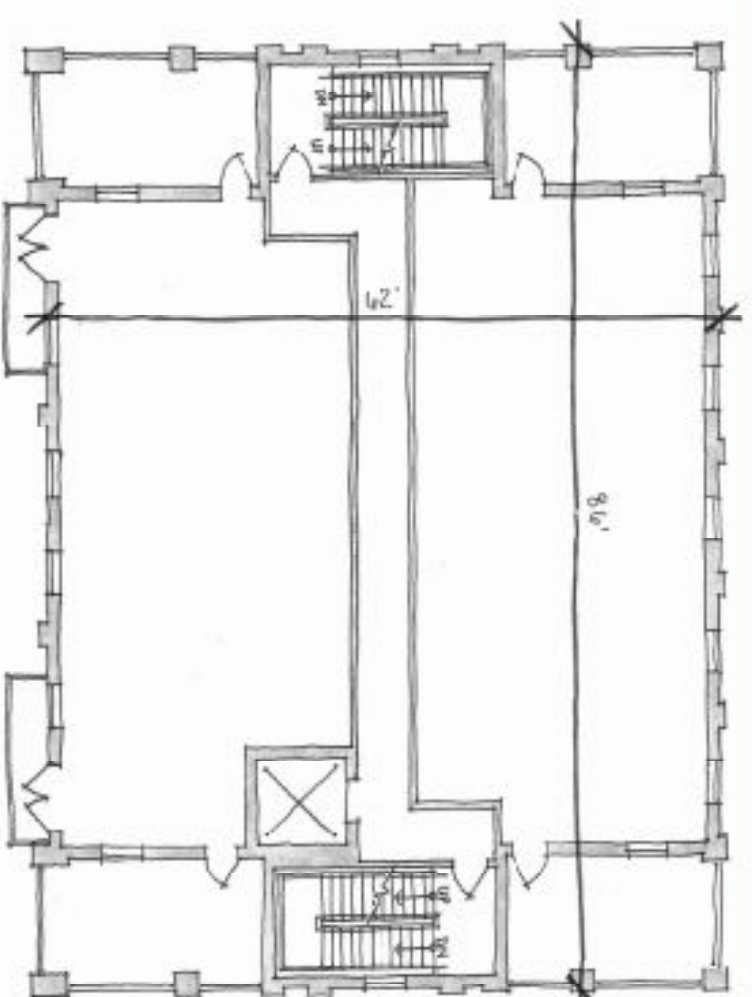


Primary Material: Painted Brick
Secondary Materials:
 Stucco (window & door trim, etc)
 Storefront (aluminum & glass)
 Metal accents (patconies, exposed structure, etc)

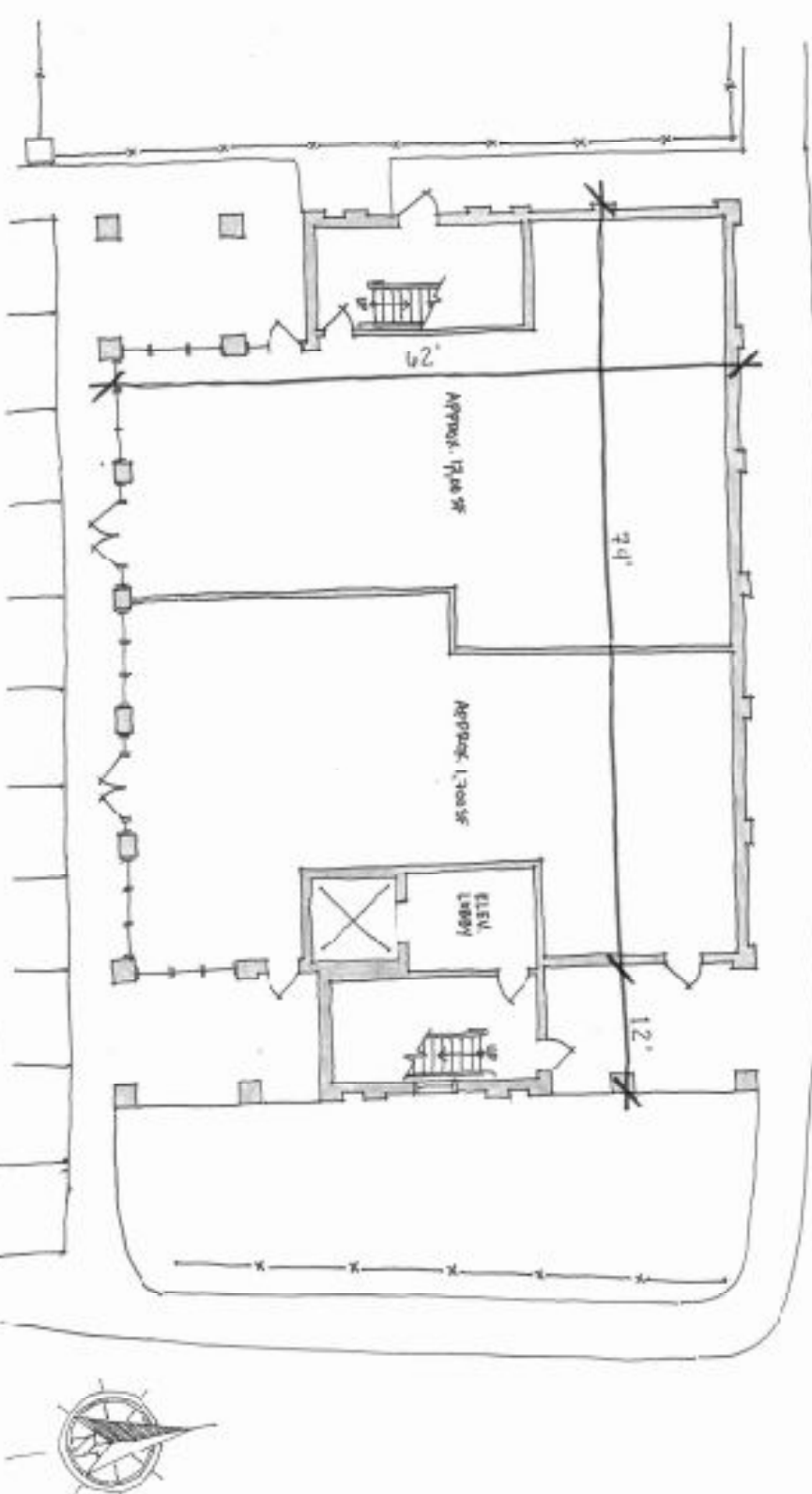


19 Jefferson St - Perry St Elevation

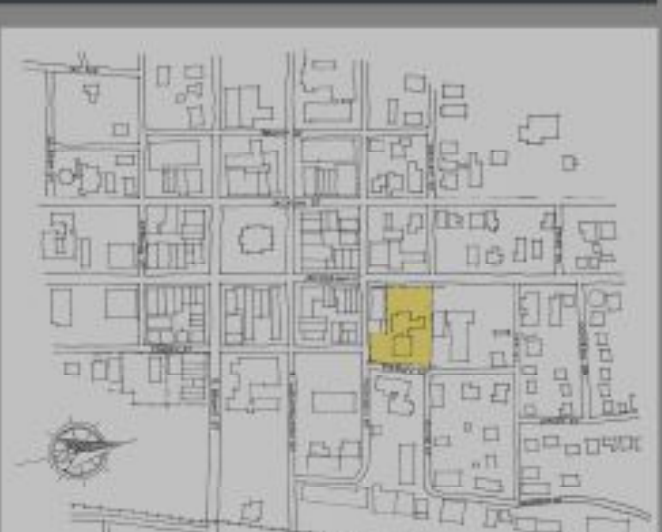
May 2022



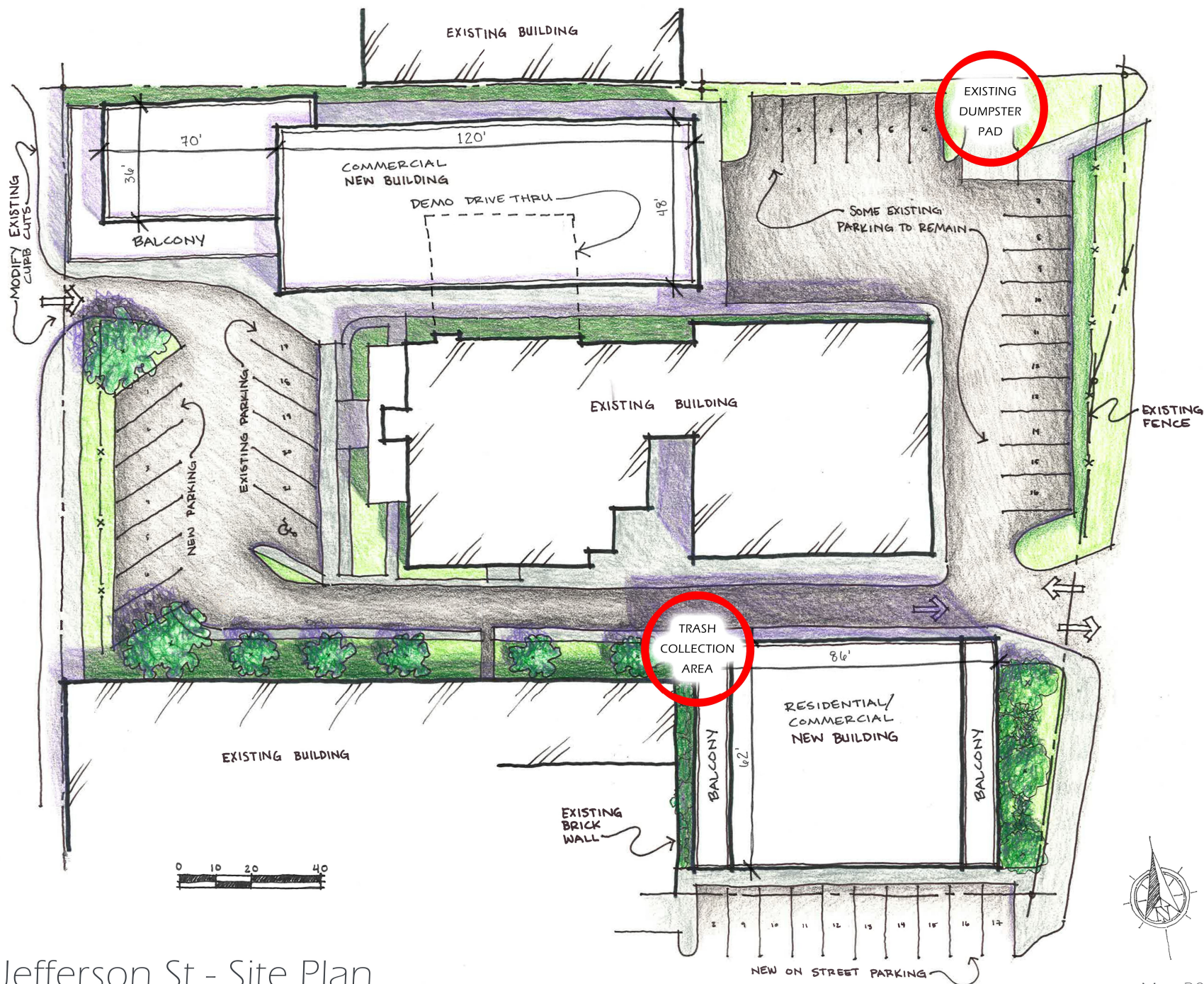
19 Jefferson St - Madison St Residential Level 2 & 3



19 Jefferson St - Madison St Commercial Level 1



May 2022



Existing Parking: 22
New Parking: 17

Jefferson St - Site Plan



May 2022









City of Newnan, Georgia – Planning Commission

Date: June 21, 2022

Agenda Item: Annexation Request – 2022-03
1.22± acres located at 30 Amlajack Boulevard (Tax Parcel # 097-5044-013); Requested zoning of CHV (Heavy Commercial District)

Prepared and Presented by: Dean Smith, Planner

ANNEXATION ASSESSMENT

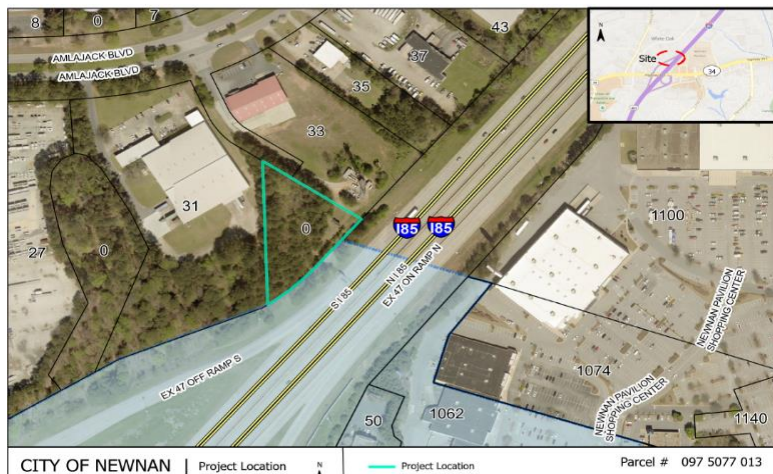
APPLICANT / PETITIONER INFORMATION:

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

The petitioner owns the subject property and seeks annexation for the stated purpose of upgrading and improving an existing highway sign (billboard). In order to accomplish this, the applicant is seeking an CHV (Heavy Commercial District) zoning for the subject property

SITE INFORMATION:

The site consists of 1.22± acres located off Amlajack Boulevard, further identified as Tax Parcel #097-50414-013. The tract is currently under the jurisdiction of Coweta County. The tract has a present Coweta County zoning classification of M - Industrial District. Tracts to the east and west of the subject site are also zoned M – Industrial District. The subject property is also located within an area designated by Coweta County as Employment Center-industrial and Complete Community on the Coweta County Character Area Map on the County's Future Land Use Map.

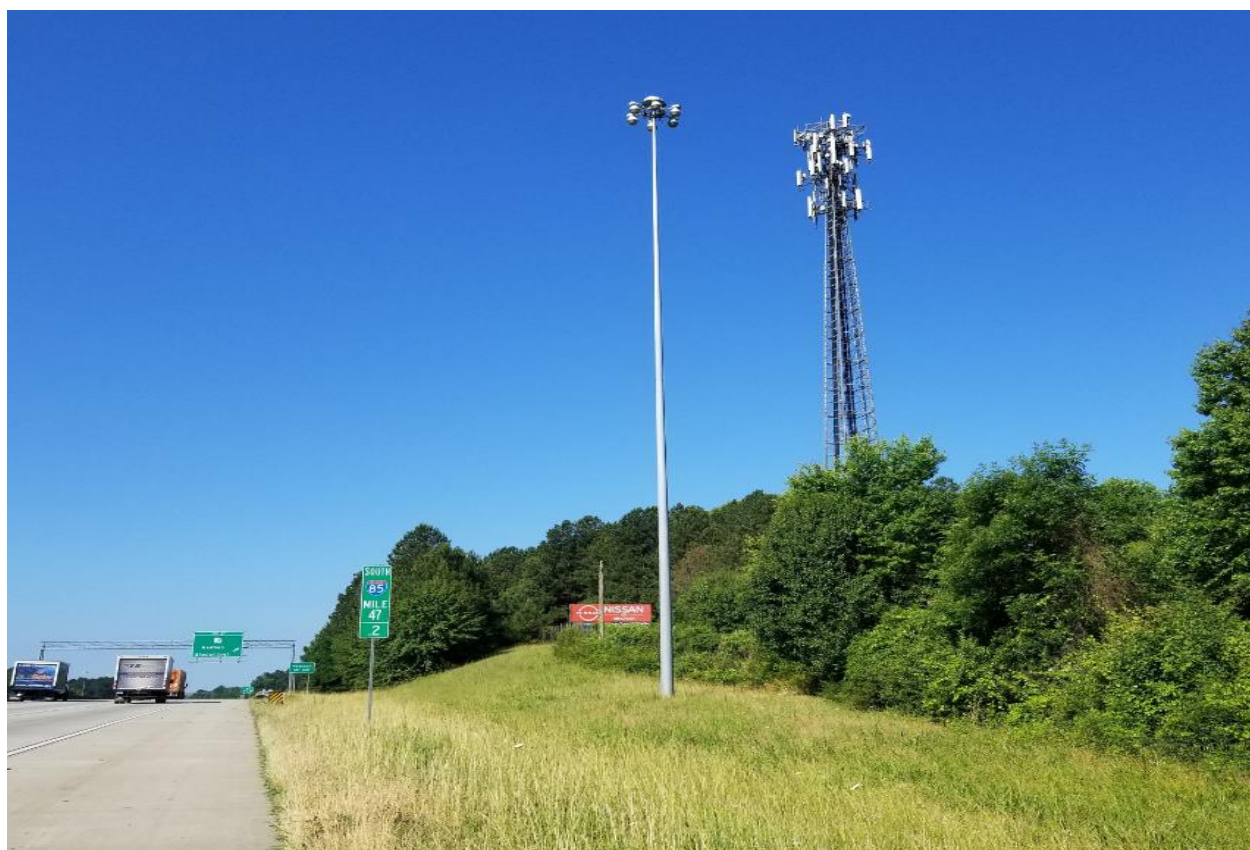


OVERVIEW OF REQUEST:

The petitioner is requesting annexation of 1.22± acres located of Amlajack Boulevard. The requested zoning is CHV (Heavy Commercial District). The petitioner seeks annexation and the requested CHV zoning for the intent of upgrading the existing highway (billboard) sign. The petitioner also seeks the special exception approval for a highway sign and a variance to reduce the length of interstate frontage required for a highway sign from 400 feet (current City requirement) to approximately 364 feet. According to the petitioner, the sign in question is a legal, non-conforming sign by the County's standards and cannot be changed, upgraded, modified or improved upon as it exists today.

Current Billboard Sign





STANDARDS:

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

1. **Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** The subject tract is located along Interstate 85 and both properties adjacent to the subject tract are currently zoned for industrial uses in the County. One of the adjacent lots serves a location for a telecommunication tower which is taller than the existing sign and the proposed highway sign. Staff feels the upgrade to a newer styled taller highway sign would be suitable given the interstate frontage and will improve the sign's visibility considering the Georgia DOT landscape buffers that limit visibility in this vicinity.

Staff Assessment – PROPOSED USE IS SUITABLE ✓

2. **Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?** There is no evidence presented to the City that the existing billboard sign has created any adverse impact to any of the surrounding properties. Staff does not feel a highway sign upgrade will pose any significant adverse impact to neighboring properties as the existing telecommunication tower will be taller than a new highway sign.

Staff Assessment – ADVERSE AFFECT WILL BE MINIMAL ✓

3. **Are their substantial reasons why the property cannot or should not be used as currently zoned?** The current sign is "grandfathered" by Coweta County. The sign can only be maintained as is under the Coweta County's rules and regulations. Furthermore, the property is not included in Coweta County's "Interstate Gateway" area rendering the sign ineligible for any upgrades, relocation or improvement under Coweta County's jurisdiction.

Staff Assessment – PROPERTY CANNOT BE USED AS CURRENTLY ZONED FOR A HIGHWAY SIGN ✓

4. **Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?** Since the annexation petition is limited in scope to a specific use, Staff would also add a condition that the annexation be specific to the use of the property for an interstate highway sign exclusively. This use should pose no additional burden upon use of public facilities as interstate highway signs are an inert use and do not demand, nor need, public facilities or services.

Staff Assessment – PROJECT HAS MINIMAL, IF ANY, IMPACT ON SERVICE

PROVIDERS ✓

5. **Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?** The property is outside of the city limits and was not considered in the City's Comprehensive Plan. The County's Comprehensive Plan shows the area as an "Employment Center" character area which allows commercial uses. The City does show tracts adjoined to the subject tract across Interstate 85 (public right-of-way) to the east that is zoned General Commercial District (CGN). This category allows highway signs as special exception uses, subject to prescribed criteria

Staff Assessment – THE PROPOSED USE WOULD BE COMPATIBLE ✓

6. **Is the proposed use consistent with the purpose and intent of the proposed zoning district?** The CHV (Heavy Commercial District) zoning designation provides for highway signs as a use allowed by special exception. Properties eligible for consideration for a highway sign must have federal interstate frontage, which is already of a component of this site.

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

7. **Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?** The subject tract was not included in the last Comprehensive Plan update from 2016. The tracts to the east of the subject tract are shown as future designations in which highway signs are potentially eligible uses. In fact, there are existing highway signs on the eastern tracts.

Staff Assessment – RECENTLY COMPLETED UPDATES TO BOTH THE FUTURE LAND USE MAP AND COMPREHENSIVE PLAN SHOW THE PROPERTY AS A USE CONSISTENT WITH HEAVY COMMERCIAL DEVELOPMENT ✓

8. **Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?** The subject property is located in a remote area, not within a high traffic area and away from any residentially zoned properties. Industrial and commercial uses are already established on the adjacent tracts and will remain so as shown on future zoning maps by the respective jurisdictions. Staff does not feel there will be a significant impact on adjacent properties or to the community in general.

Staff Assessment – THE PROPOSED PROJECT DOES 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 **8 of the 8 standards**.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

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

- The use for the property shall be limited to that of a highway sign (billboard)
- A special exception use be granted for the construction of a highway sign, albeit static, multiple message or variable message, subject to the following limitations and in accordance with the City of Newnan's Sign Regulations: Highway signs shall be limited to one freestanding sign on the property with a maximum area of 400 square feet. The height of the highway sign shall not exceed 65 feet. The minimum setback from the Federal Interstate Highway is 60 feet. The minimum setback from any property line or public right-of-way (non-federal interstate highway) is 40 feet.
- A variance be granted to allow the highway sign to be located on property with less than 400 feet of frontage on a Federal Interstate Highway. The subject property has approximately 364 feet of frontage along Interstate 85.

COWETA COUNTY RESPONSE TO THE ANNEXATION:

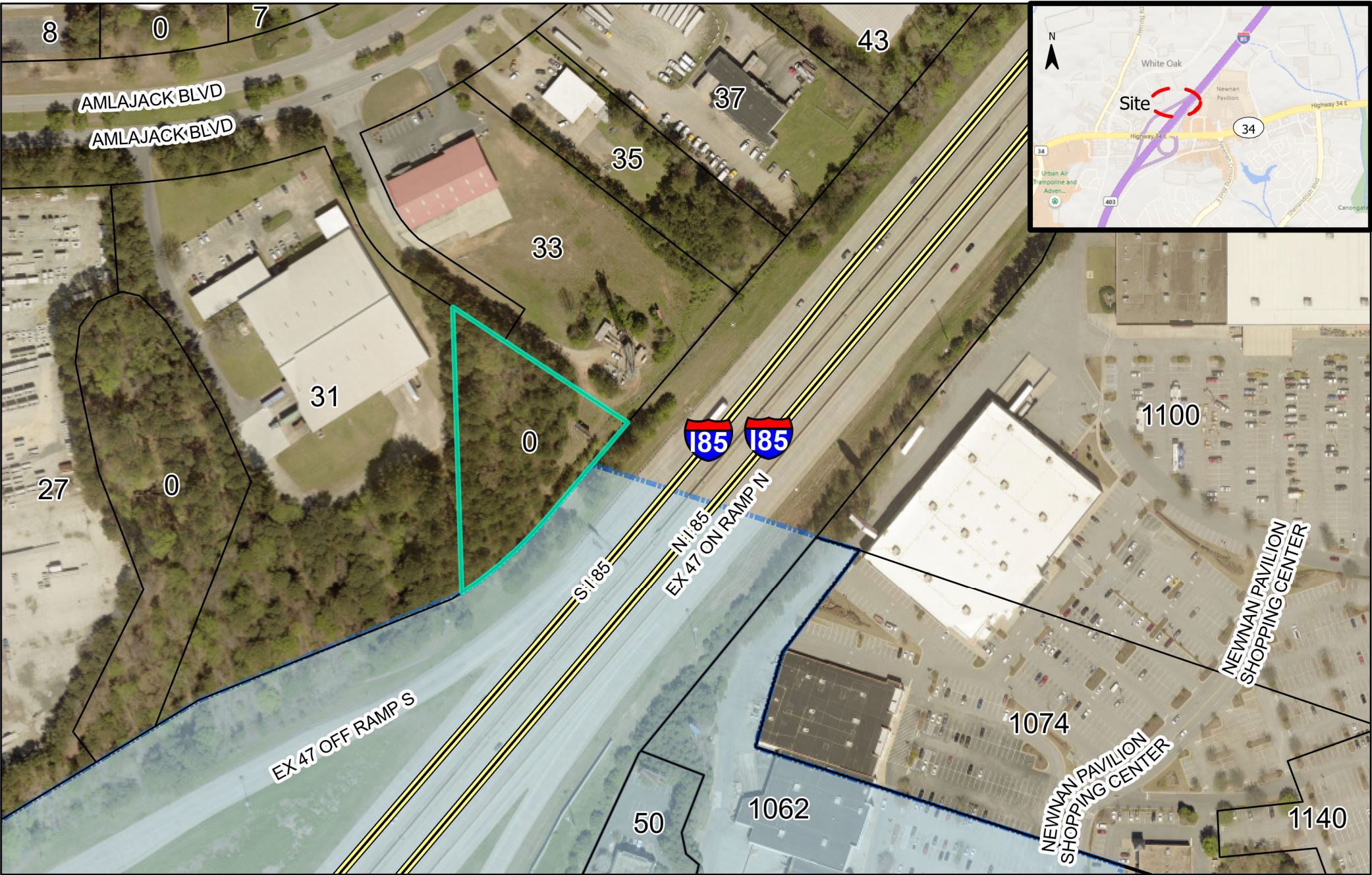
In accordance with the annexation laws, the City notified the County of the request once the City Council decided to accept the application and move forward with the public hearing process. The County reviewed the application and advised the City of their intent **NOT** to file a Notice of Objection. They also did not request any conditions be added to the adopting ordinance if the annexation were to be approved.

OPTIONS:

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

ATTACHMENTS:

Application for Annexation
Location Map
County Notice of No Objection



CITY OF NEWNAN



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

Project Location
1" = 2,400 feet

Date: 4/18/2022 12:17 PM



 Project Location
 City Limits

Parcel # 097 5077 013

ADDRESS
57 AMLAJACK BLVD
NEWMAN, GA 30265



22 East Broad St.
Newnan, GA 30263
Email: awhite@coweta.ga.us
770-254-2635

May 18, 2022

Tracy S. Dunnavant
Planning Director
City of Newnan
P.O. Box 1193
Newnan, GA 30264

RE: Annexation— City of Newnan

Applicant: Sprayberry's Barbecue, Inc
1.224± acres located between 31 & 33 Amlajack (Adjacent to I-85)
Tax ID# 097 5077 013
Petition # AN 004-22

Dear Ms. Dunnavant,

The Coweta County Board of Commissioners voted on May 17, 2022 to file **No Objection** to the above referenced annexation petition.

A copy of the report that was submitted to the BOC for their review is attached for your files. A copy of the official minutes will be forwarded to you when finalized and approved at the June 7, 2022 meeting.

Please forward a copy of your official minutes in which you formalize the annexation so that we may have that for our records.

If we can be of further assistance, please feel free to contact our office.

Sincerely,

Angela B. White
Assistant Director,
Community Development

C: Michael Fouts, County Administrator
Jon Amason, Director
Lisa Eschman, Zoning Coordinator
Clint Richmond, GIS
Ashley Gay, Director of Elections and Voter Registration
Dean Henson, Chief Appraiser/Director

To: Board of Commissioners

From: Angela B. White, Asst. Dir, Comm Dev

Date: May 13, 2022

Re: Proposed Annexation, City of Newnan
O.C.G.A. 36-36 Annexation Procedures
Applicant: Sprayberry Barbecue, Inc
1.24 acres located between 31 & 33 Amlajack
Blvd/Adjacent to I-85, Newnan
Tax ID# 097 5077 013
Petition # AN 004-22
3rd Commission District

The City of Newnan is proposing the annexation of 1.224± acres located between 31 & 33 Amlajack Blvd, adjacent to I-85. GIS Records indicate the address to be 33D Amlajack Blvd.

The applicant, Sprayberry's Barbecue, Inc is requesting the City of Newnan's zoning of CHV (Heavy Commercial District) to move, replace and raise the existing non-conforming sign into a billboard. (Design included)

Various county departments have reviewed the annexation proposal and specifically identified their comments as follows:

Building Department

The Building Department does not have any concerns regarding this proposed annexation.

Emergency Management/ E-911

The Office of Emergency Management / 911 does not have any concerns with this request.

Water and Sewage Authority

Coweta County Water & Sewerage Authority (CCW&SA) objects to the annexation of parcel 097 5077 013 by the City of Newnan.

CCW&SA objects for the following reasons:

1. The parcel is located in the Shenandoah Industrial Park and annexation establishes a gateway for additional parcels to be annexed by extending the city limits into the Industrial Park

2. CCW&SA estimates that the annual revenue lost for this parcel, if annexed, is \$25,000 per year and sewer capacity lost would be \$42,000, depending on potential industrial use of the parcel.
3. CCW&SA has a significant investment in water and sewer infrastructure in the Shenandoah Industrial Park. Annexation of this parcel, and any future annexations that result from this gateway into the Industrial Park, will decrease the value of that infrastructure.

Fire Department

We have no objection to this request.

Environmental Health

We have no objection to this request.

Public Works-Engineering/Transportation Departments

No concerns from Public Works

Planning

After reviewing the Annexation Petition from the City of Newnan for AN 001-22, I provide the following information:

The request to rezone the subject property to a Newnan zoning district, CHV (Heavy Commercial District) does not create a substantial change in zoning or land use; nor does it have the potential to substantially increase the density.

Community Development/Sign Division:

Dependent upon signage placement, the northbound sign on I-85

PLANNING

The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to **any one or more of the following:**

1. Substantial change in zoning or land use
2. Substantial increase in density
3. Substantial infrastructure demands related to the proposed change in zoning or land use

In order for an objection to be valid, the proposed change in zoning or land use must 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; **OR**
2. A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project; **AND**
3. Differ substantially from the existing uses suggested for the property pursuant to the county's zoning ordinance or its land use ordinances.

Findings:

Based upon staff review, the following information is provided:

1. There is not a substantial change in zoning or land use.
2. **Nor** is there a substantial increase in density.
3. **And** the proposed City's CHV Zoning does not differ substantially from the existing potential uses suggested in the Comprehensive Plan, Future Development Map and Zoning & Development Ordinance

Therefore, based upon the above staff comments and the O.C.G.A Annexation Procedures for Objection, the Coweta County Community Development Department submits these Findings for the Board to consider. With such, the criteria for no objection has been provided to the Board for consideration.

Cc: Michael Fouts, County Administrator
Jon Amason, Community Development Director
Tracy Dunnavant, City of Newnan Planning & Zoning Director

Sprayberry's Barbecue, Inc.

127 Pickens Drive

Newnan, GA 30263

770-328-6082

April 8, 2022

City of Newnan, Georgia

Planning and Zoning Department

25 LaGrange Street

Newnan, GA 30263

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

Dear Ms. Dunnivant:

Please accept this as our petition for annexation into the City of Newnan, Georgia. For decades a grandfathered GDOT approved Highway sign has been operated on this property. The existing sign is only approximately 15' tall and in recent years GDOT has erected a much taller wildlife resistant fencing resulting in loss of clear visibility that has impacted the value of the sign. We are seeking special exception approval to upgrade and relocate on the same parcel a conforming modern GDOT approved engineered multiple message highway sign.

The subject property is contiguous with the City of Newnan city limit boundaries along I-85. We are also requesting a variance for the 400 foot frontage requirement as the parcel has approximately 389 feet of frontage.

The current zoning of the parcel is "M" and we are requesting "CHV" zoning upon annexation.

I spoke with Coweta County officials and they confirmed that we cannot raise or relocate the existing sign or construct a new sign under county zoning. However, they indicated that they would not oppose annexation into the City of Newnan.

As a condition of this annexation, the City of Newnan would be allowed to utilize the electronic sign feature for its annual festivals and city events, in addition to Georgia Outdoor Advertising's participation in Amber alerts, Mattie's Call, FEMA, etc. Furthermore, contractually Georgia Outdoor Advertising will not display any advertising copy that is adult oriented, sexually suggestive or otherwise morally offensive in nature.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald L. Sprayberry, Jr.", written in a cursive style.

Donald L. Sprayberry, Jr. , President

Attachments



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 Sprayberry's Barbecue, Inc.

Mailing Address 127 Pickens Dr., Newnan, GA 30263

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

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

Mailing Address 127 Pickens Dr., Newnan, GA 30263

Telephone 770-328-6082 Fax _____

Address/Location of Property 30 Amlajack Blvd. fronting I-85 contiguous to City Limit boundary

County Zoning Classification M Requested Zoning Classification CHV

Present Land Use Vacant wooded parcel with existing highway sign for 30+ years

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.

Application for Annexation Zoning

City of Newnan, Georgia

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). One paper plat 18" x 24" minimum size and a digital copy in pdf format.

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. The annexation shall be effective on the last day of the calendar quarter during which the annexation occurred.

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

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

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

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

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.

Donald H. Jorgensen Jr.
Applicant's Signature *President*

4/8/2022
Date

FOR OFFICIAL USE ONLY

DATE RECEIVED

April 11, 2022

RECEIVED BY

[Signature]



Current Billboard



Proposed Billboard





City of Newnan, Georgia

Attachment A

Property Owner's Authorization

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

Name of Property Owner Sprayberry's Barbecue, Inc.

Telephone Number 770-328-6082

Address of Subject Property 30 Amlajack Blvd.

Newnan, GA 30265

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

Donald L. Sprayberry Jr. President
Signature of Property Owner

Personally appeared before me

Donald L. Sprayberry Jr.

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

Angie R. Francis

Notary Public



(Affix Rubber Seal Here)

4/8/2022

Date

Disclosure of Campaign Contributions & Gifts

Application filed on April 8th, 2022, for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:
30 Amlajack Blvd., Newnan, GA 30265

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

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

Donald L. Sprayberry, Jr. and Stephen P. Sprayberry

sbbqinc@gmail.com

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

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

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

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

Signature of Applicant

Donald L. Sprayberry, Jr.

Type or Print Name and Title

Donald L. Sprayberry, Jr., President

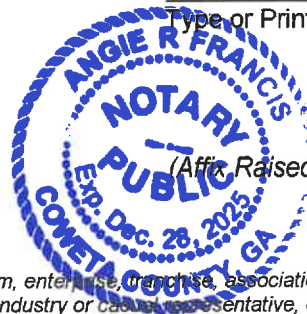
Type or Print Name and Title

Signature of Applicant's Representative

Angie R. Francis 4/8/2022

Signature of Notary Public

Date



(Affix Raised Seal Here)

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



9281298029
PARTICIPANT ID

RETURN TO:
GLOVER & DAVIS, P.A.
P.O. DRAWER 1838
NEWNAN, GA. 30254

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COWETA

PT-61 038-2021-008174

BK:5456 PG:359-359

D2021031944

FILED IN OFFICE

CLERK OF COURT

11/11/2021 02:25 PM

CINDY BROWN, CLERK

SUPERIOR COURT

COWETA COUNTY, GA

Cindy H. Brown

REAL ESTATE
TRANSFER TAX
PAID: \$0.00

THIS INDENTURE made this 11th day of November, 2021, between Donald L. Sprayberry, Jr. and Stephen P. Sprayberry, of the County of Coweta and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Sprayberry's Barbecue, Inc., a Georgia corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

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

BEGINNING at the point of intersection of the northwesterly right of way of Interstate Highway 85 with the center line of old Highway 34 (abandoned 60 feet right of way); thence northwesterly along the center line of old Highway 34, and following the curvature thereof, 263 feet more or less to property now owned by Coweta County Development Authority; thence in a southerly direction along the easterly property line of property now owned by Coweta County Development Authority 468 feet more or less to the northwesterly right of way of Interstate Highway 85; thence northwesterly along the northwesterly right of way of Interstate Highway 85 to the POINT OF BEGINNING.

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

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

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

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

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

Signed, sealed and delivered in presence of:

[Signature]
Witness

[Signature]
Notary Public

My Commission Expires:

Signed, sealed and delivered to

[Signature]
Witness

[Signature]
Notary Public

In General Acknowledgment

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

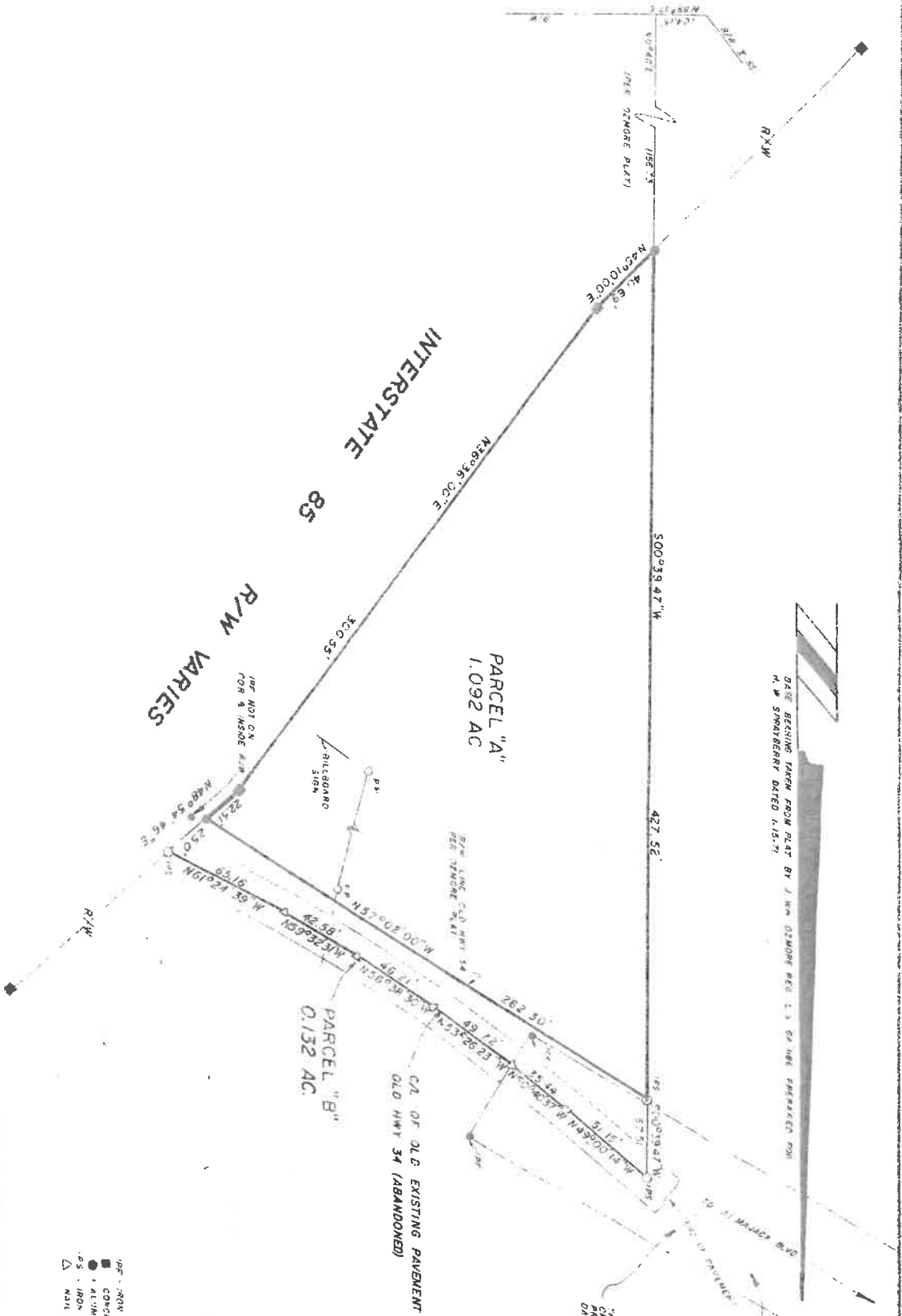
[Signature] (SEAL)
Donald L. Sprayberry, Jr.

[Signature] (SEAL)
Stephen P. Sprayberry

DATE BEARING TAPED FROM PLAT BY J. W. OLMORE REG. L.S. GA. 1986 PREPARED FOR
M. W. SPRABERRY DATED 1-15-77

PROPOSED ST. (NOT OPEN)

"THIS PARCEL SHOWN AS PROPOSED R/W ROAD
ON PLAT BY B. KEITH ROCHETER GA. REG.
PREPARED FOR SHERMADON DEVELOPMENT GROUP INC.
DATED JULY 10, 1985.



- IRON PIN FOUND
- CONCRETE R/W MONUMENT FOUND
- ALUMINUM PIPE FOUND
- △ IRON PIN SET
- △ NAIL SET

IN MY OPINION, THIS IS A TRUE
AND CORRECT REPRESENTATION
OF THE PLATTED PROPERTY AND



SURVEY FOR DONALD L. SPRABERRY SR.
STEPHEN P. SPRABERRY DONALD L. SPRABERRY JR.
4/23/87
LAND LOT 77 LAND DISTRICT 5
COWETA COUNTY GEORGIA

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

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

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



City of Newnan
25 LaGrange Street
Newnan, GA 30263

Phone: 770-254-2362
Fax: 770-254-2353

Paid Invoice Summary

Page 1 of 1

DATE

4/11/2022

ACCOUNT : import account

SPRAYBERRY'S INC.

Phone:

PERMIT NUMBER

ANX-22-0055

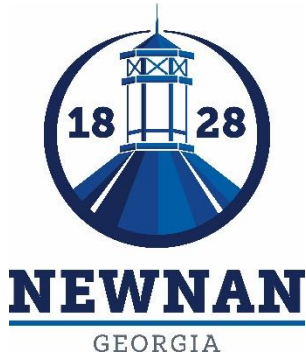
30 Amlajack Blvd
Newnan, GA 30263

Date	Reference Number	Invoice Number	FeeCat	Description	Status	Amount
4/11/2022	ANX-22-0055	22-00750	100.00.32.2215	Planning & Zoning Regulatory Fees	Paid	(-) 630.00

Date	InvoiceNum	Status	Payment	Amount
4/11/2022	22-00750	Original Due		630.00
4/11/2022	22-00750	Paid	Check#007480-SPRAYBERRY'S BARBECUE, INC	(-) 630.00

Total Paid

630.00



City of Newnan, Georgia – Planning Commission

Date: June 21, 2022

Agenda Item: Rezoning Request – RZ2022-05
0.741± acres located at 18 Savannah Street (Tax Parcel
N12 0001 010) from ILT (Light Industrial District) to
CBD (Central Business District)

Prepared and Presented by: Tracy Dunnavant, Planning Director

REZONING ASSESSMENT

APPLICANT INFORMATION:

George Rosenzweig
Rosenzweig Law PC
75 Jackson Street, Suite 405
Newnan, GA 30263

On behalf of Southtree Commercial Development, LLC and STG Newnan, LLC

SITE INFORMATION:

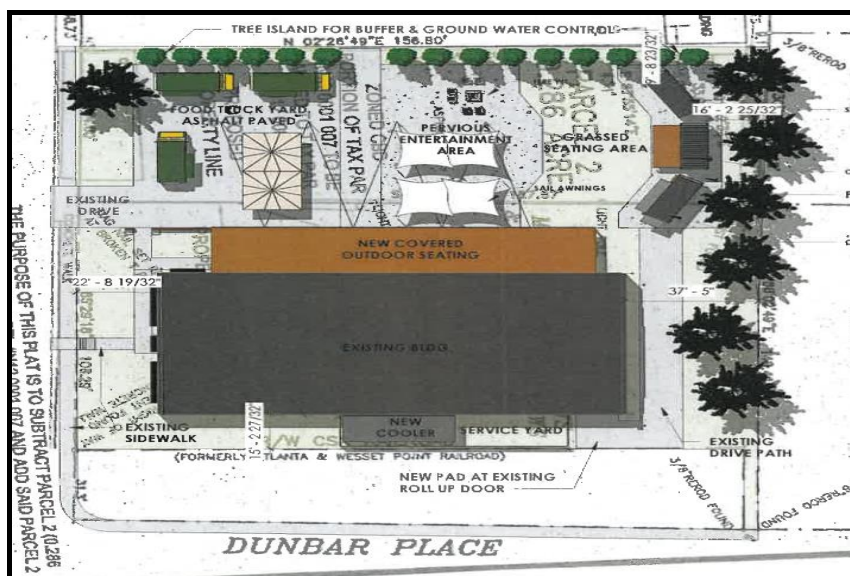
The site consists of 0.741± acres located at 18 Savannah Street. The tax parcel ID number is N12 0001 010. The tract is located on the corner of Savannah Street and Dunbar Place.

The site is zoned ILT (Light Industrial District). There is an existing commercial building on the property that is currently being used by Knox Furniture.



OVERVIEW OF REQUEST:

The applicant is requesting the rezoning of 0.741± acres located at 18 Savannah Street. The property is currently zoned ILT (Light Industrial District) and the applicant is requesting a CBD (Central Business District) zoning designation for the purpose of operating a microbrewery out of the existing building. The petitioner has also expressed an interest in expanding the building to the west and using the existing parking lot for an entertainment area which will include a food truck yard, seating areas, an outside bar, and a stage. Parking will be provided on the adjacent lot to the west of the property.



STANDARDS:

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

Is the proposed use suitable in view of the zoning and development of adjacent and nearby property? The tract lies at the corner of Savannah Street and Dunbar Place. In terms of uses, there is a warehouse building and a community garden to the north, a utility station with a tower, a railroad right-of-way, and the Coweta County Justice Center to the south, a vacant lot where a commercial building has been demolished to the west, and some residential homes fronting on Thompson Street to the east that are buffered by two streets and a railroad right-of-way. The majority of the properties within the block are zoned CBD except for a few properties to the north and the utility station across Savannah Street which are zoned ILT.

Staff feels a microbrewery would be a suitable use for the tract since a microbrewery is already a permitted use under its current zoning designation. This building has a grandfathered non-conforming structure status under the ILT requirements. As such, a special exception is required in order for the building to be expanded and only 50% of the required parking spaces could be located on the adjacent property. By rezoning the project to CBD, the applicant will be

able to make the improvements he desires and remove the non-conforming structure status as the CBD zoning has no setback or parking requirements.



Staff Assessment – PROPOSED USE IS SUITABLE ✓

Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? As previously stated, a microbrewery is already a permitted use for the property. In addition, the site is pretty much surrounded by commercial and industrial uses, with the exception of the residential properties located on the east side of Thompson Street.

Staff sees the biggest impact being noise and possibly on-street overflow parking during events. However, the residential homes will be over 300 feet from the entertainment area and the business will have to adhere to the City's noise ordinance. In terms of the parking, most of the outdoor entertainment will more than likely be occurring during hours when the surrounding businesses would not be operating and parking will be available on the adjacent lot. Therefore, Staff feels the impact will be limited and there are ordinances in place to address noise and any issues that may arise from on-street parking.

Staff Assessment – LIMITED ADVERSE AFFECT ✓

Are their substantial reasons why the property cannot or should not be used as currently zoned? The property is currently zoned ILT, which would allow a microbrewery; however, the applicant could not provide the outdoor entertainment area he desires due to setbacks and parking requirements.

Staff Assessment – PROPERTY COULD BE USED AS CURRENTLY ZONED ✗

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

Police: Police Chief Blankenship indicated that the proposed microbrewery will result in a slight increase in calls for service, but it could be managed at the current staff level.

Fire: Chief Stephen Brown indicated that the department currently has adequate resources to serve the proposed microbrewery.

Newnan Utilities: Newnan Utilities will be the water, and sewer provider for the project. Scott Tolar reviewed the project and indicated that there is ample capacity to serve the proposed facility. Needs from the developer in terms of each service has been included in a letter that has been provided as an attachment to this report.

Engineering:

Michael Klahr, City Engineer, provided the following comments:

- If existing driveways are to be utilized, the sidewalks through the apron will need to be made ADA compliant. Any other areas of sidewalk abutting the site will also need to be made ADA compliant if not now so.
- If the redevelopment encompasses 5,000 sq ft or more, then the Post-Construction Stormwater Management for New Development and Redevelopment Ordinance will apply. Any net increase in impervious surface area may result in a requirement for retention/ water quality, or detention. The net change in area should be clearly stated at some point.
- The R/W for Dunbar PI/ RR will need to be determined.
- An LDP (Land Disturbance Permit) will not be required (total site= 0.74 acres). However, any grading, demolition of parking areas, etc...; will require a Site Prep Permit, to include minimum BMPs.

Landscape Architect: Mike Furbush, City Landscape Architect & Arborist, reviewed the concept plan and stated that no landscape improvements would be required unless the applicant makes improvements to the adjacent parking lot.

Coweta County Schools: Since this will be a commercial business, there will be no impact on the Coweta County School System.

As with all development, the project will impact service provision. The question is whether or not it is excessive or burdensome. In this case, all of the service providers have indicated that they are able to address the needs of the development with current staff levels.

Staff Assessment – THERE WILL BE A SLIGHT IMPACT ON SERVICE PROVISION ✓

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

The Future Land Use Map shows this property as future “Historic Downtown”. Newnan defines this category as “areas with a mixture of uses typical of a traditional downtown including, but not limited to, offices, shops, residences and civic uses. New construction in this area should reflect the character of the existing downtown.”

In this case, the applicant will be utilizing the existing building while maintaining the character of the area in constructing the covered seating area. In addition, the applicant is proposing to use railroad shipping containers for the outdoor stage, bar and storage areas, which pays homage

to the two rail lines which border the property and the industrial feel of the area. Therefore, Staff feels the use is compatible with the purpose and intent of the Comprehensive Plan.

Staff Assessment – THE FUTURE LAND USE MAP SHOWS THIS PROPERTY AS FUTURE HISTORIC DOWNTOWN ✓

Is the proposed use consistent with the purpose and intent of the proposed zoning district? The applicant is requesting a CBD zoning. A microbrewery is a permitted use within the CBD zoning designation and the majority of uses within the block are already zoned CBD.

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

Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan? The City completed a full update of its Comprehensive Plan in 2021 which included the future land use map. The subject property was given a “historic downtown” designation by the City Council. There are no new or changing conditions that have been discussed or considered since the update.

Staff Assessment –THE COMPREHENSIVE PLAN ALREADY SHOWS THE PROPERTY AS FUTURE HISTORIC NEIGHBORHOOD ✓

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

As previously stated, the current ILT zoning designation already allows microbreweries. The applicant is seeking the CBD zoning designation to be able to develop the outdoor space without having the setbacks and on-site parking requirements of the ILT zoning. There will be very little impact on services and any noise and parking issues can be mitigated by existing ordinances. In addition, the use of the existing building along with the character of the proposed improvements will be consistent with the Comprehensive Plan’s future “historic downtown” designation. Therefore, staff does feel the request reflects a reasonable balance.

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

SUMMARY OF STAFF FINDINGS:

After assessing the project based on the standards to be considered for rezoning requests, Staff found that the development meets **7 of the 8 standards**.

STAFF SUGGESTED CONDITIONS TO CONSIDER:

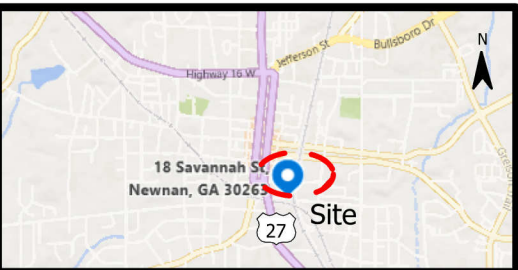
- The project will be consistent with the concept plan and renderings provided as part of the rezoning application.

OPTIONS:

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

ATTACHMENTS:

Application for Rezoning
Location Map
Service Provider Comments



CITY OF NEWNAN



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

Proposed Rezoning

1" = 600 feet

Date: 5/26/2022 12:41 PM



Current Zoning - ILT
Proposed Zoning - CBD

-  Proposed Rezoning Location
-  City Limits

Parcel # N12 0001 010

ADDRESS
18 SAVANNAH ST
Newnan Ga. 30263

**SOUTHTREE COMMERCIAL
DEVELOPMENT LLC & STG
NEWNAN LLC
REZONING APPLICATION**

**18 SAVANNAH STREET
0.455 ACRES ± TO CBD**

Southtree Commercial Development LLC
STG Newnan LLC
Applicants' Representative:
George C. Rosenzweig
Rosenzweig Law PC
75 Jackson Street, Suite 405
Newnan, Georgia 30263
(470) 347-3651
george@cowetalaw.com
State Bar: 614925



May 20, 2022

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

**RE: Rezoning Application- 18 Savannah Street, Newnan, Georgia- 0.741 Acres ±
Tax Parcel No. N12 0001 010
From ILT to CBD**

Dear Ms. Dunnivant:

On behalf of the Applicants, I am submitting the following letter of intent, proposing the rezoning of the above-referenced property from ILT to CBD for the purpose of brewing fresh, unique, and flavorful hand-crafted beers appealing to everyone- from the most avid craft beer fan to the casual consumer— melding traditional time proven brewing processes with cutting edge techniques. Southtree intends to model the proposed use after Line Creek Brewing Company in Peachtree City and Fayetteville which Southtree developed and which Southtree's principals currently own and operate. The proposed development will also include a tap room (for tasting and the sale of package beer), and facilities for private events, and entertainment.

Additional information regarding the proposed use of the Property is as follows:

- Size of the parcel or tract- 0.741 acres ±
- Zoning Classification- ILT to CBD
- Number of units proposed- 1
- Density of development- 7,500 square feet
- Name and mailing address of all property owners within 250 of the subject property- See attached in Section 3
- Legal description of property- See attached in Section 4
- Certified plat- See attached in Section 5
- Concept plan and conceptual renderings- See attached in Section 6
- Preliminary Tree Management Plan- See attached in Section 7
- Proffered Conditions- See Attachment A in Section 8
- Completed Disclosure of Campaign Contribution and Gifts Form- See Attachments B in Section 9
- Property Owner's Authorization and/or Authorization of Attorney Form- See Attachments C and D in Section 10

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

Tracy Dunnavant, Planning Director
May 20, 2022
Page Two

The proposed rezoning is a logical extension of the CBD District and the proposed use will be an invigorating addition to the community. The Southtree team and I look forward to working with you and your team in the processing and approving this application.

Sincerely,

A handwritten signature in purple ink, appearing to read "George C. Rosenzweig", with a long, sweeping horizontal line extending to the right.

George C. Rosenzweig

GCR/amc



NEWNAN
GEORGIA

CITY OF NEWNAN, GEORGIA
Planning & Zoning Department

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

APPLICATION TO AMEND ZONING MAP

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

Name of Applicant George C. Rosenzweig representing Southtree Commercial Development LLC and STG Newnan 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) STG Newnan LLC

Mailing Address 133 Luckie Street, 8th Floor, Atlanta, Georgia 30303

Telephone 770-631-049999

Address/Location of Property 18 Savannah Street, Newnan, Georgia 30263

Tax Parcel No.: N12 0001 010

Land Lot N/A

District/Section 02

Size of Property (Square Feet or Acres) 0.741 Acres ±

Present Zoning Classification: ILT

Proposed Zoning Classification: CBD

Present Land Use: Warehouse building

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

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

The area around the Property is revitalizing, making the Property a logical area for expansion of the Central Business District.

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 revitalizing area south and east of the Court Square makes the Property a

logical area for expanding the Central Business District.

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? _____

N/A

Please attach all the following items to the completed application:

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

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

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

- Single-Family Application.....\$500.00/Plus \$15.00 Per Acre
- Multi-Family Application.....\$500.00/Plus \$25.00 Per Acre
- Office/Institutional Application.....\$500.00/Plus \$15.00 Per Acre
- Commercial Application.....\$500.00/Plus \$25.00 Per Acre
- Industrial Application.....\$500.00/Plus \$15.00 Per Acre
- Mixed Use Application.....\$500.00/Plus Per Acre fee based upon proposed land use.
- Planned Development Application.....\$500.00/Plus per Acre fee based upon proposed land use.
- Overlay Zoning Application.....\$350.00

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

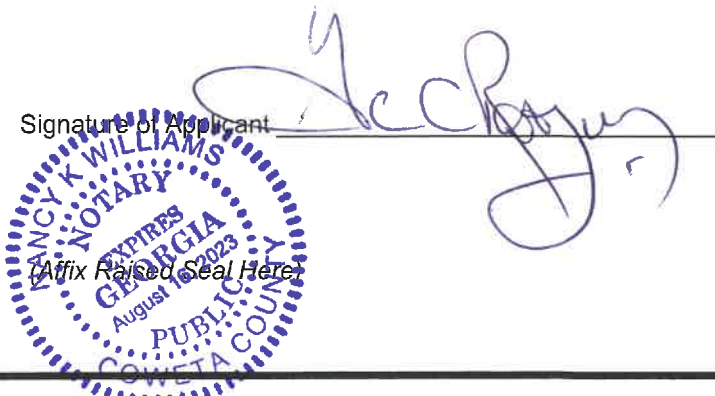
I (We) hereby authorize the staff of the City of Newnan to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just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

Sworn to and subscribed before me this

20th day of May, 2022

Signature of Applicant

Nancy K. Williams
Notary Public



FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE: _____

RECEIVED BY: Dean Smith

DATE OF FILING: 5/20/22

FILING FEE RECEIVED: \$525.00

DATE OF NOTICE TO NEWSPAPER: _____

DATE OF PUBLIC HEARING: _____

PLANNING COMMISSION RECOMMENDATION (DATE): _____

DATE OF TRANSMITTAL TO CITY COUNCIL: _____

CITY COUNCIL DECISION (DATE): _____

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES NOT NAMED IS AT THEIR OWN RISK. THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRAR ACROSS THE REGISTRAR'S SEAL.

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

FILED
21 AM
12/20/2012
COWETA COUNTY SUPERIOR COURT
CLERK CINDY G BROWN
BK 91 PG 304

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET. THE PLAT IS BASED ON THE 2011 EARTH AND POINT, AND HAS BEEN ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 25,000 FEET. ANGULAR AND LINEAR MEASUREMENTS WERE OBTAINED BY USING A SOKKIA SC16 TOTAL STATION.



MAGNETIC
BEARINGS ARE RELATED TO THE STRUT, USED BY THE SURVEYOR, AND VARIOUS PLATS WHICH ARE REFERENCED HEREON.

DEED BOOK 658 PAGE 589
DEED BOOK 33 PAGE 185
DEED BOOK 2619 PAGE 433
DEED BOOK 995 PAGE 293
DEED BOOK 43 PAGE 7
DEED BOOK 661 PAGE 106
DEED BOOK 24 PAGE 215

JACQUELINE O. JOHNSON
& EDWARD S. JOHNSON
ZONED CBD

A. MICHAEL & JULIA
BARBER
ZONED CBD

BRENT A. HARMON
ZONED CUN

JASON C. VILLEGAS
ZONED CBD

PARCEL 1
1.067 ACRES

PARCEL 2
0.286 ACRE

Tract 1

MARK WILLIAM MATTHEWS
& SCOTT ALLAN MATTHEWS
ZONED CUN
TAX PAR #N12 0001 010
0.455 ACRE
PER P.B. 20 PG. 215

PROPOSED REMAINING PORTION OF
TAX PAR #N12 0001 007

Tract 2

DUNBAR PLACE

SAVANNAH STREET (R/W VARIES)

THE PURPOSE OF THIS PLAT IS TO SUBTRACT PARCEL 2.0286 AC. FROM TAX PARCEL #N12 0001 007 AND ADD SAID PARCEL 2 TO TAX PARCEL #N12 0001 010.

THIS IS A DIVISION OF THE SAME PROPERTY SHOWN ON A PLAT BY THIS OFFICE RECORDED IN PLAT BOOK 89 PAGE 213.

1. REVISED 12/17/2012 TO RECONFIGURE TAX PARCELS AND CHANGE NAME IN TITLE BLOCK
2. REVISED 12/19/2012 PER CITY OF NEWNAM COMMENTS.

SURVEY FOR: ROBERT A. & LUCILLE MATTHEWS

SCALE: 1" = 30' DSK: 2012-DECEMBER DRAWN BY: J.C.N. 83107

DRAWING DATE: 06/16/2008 WORK DATE: 12/06/2012 LAST REVISED: 12/19/2012

LOCATED IN LAND LOT 6, LAND DISTRICT 6 CITY OF NEWNAM, COWETA COUNTY, GEORGIA

Surveyor's Certificate
I, being the owner of the land shown on this plat, hereby certify that, at each, city and county level or other measurements taken due to this land have been made, all areas, distances, and measurements shown hereon are true and correct, and that I will be responsible for the maintenance and repair of all infrastructure associated with the development and use of the land shown on this plat.

By: C.N. 3195
Rico Georgia Land Surveyor No.

Owner's Certification:
State of Georgia, County of Coweta

I, being the owner of the land shown on this plat, hereby certify that, at each, city and county level or other measurements taken due to this land have been made, all areas, distances, and measurements shown hereon are true and correct, and that I will be responsible for the maintenance and repair of all infrastructure associated with the development and use of the land shown on this plat.

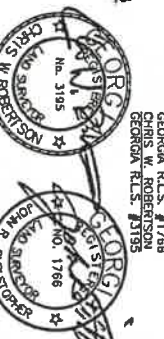
By: C.N. 3195
Rico Georgia Land Surveyor No.

Director of the Planning Department's Certificate

Pursuant to the land subdivision regulations of the City of Newnam, Georgia, the plat was approved on 12/19/2012.

Director of Planning Department Date 12/19/2012

Christopher Brothers
LAND SURVEYING, LLC
24 JACKSON STREET
NEWNAM, GEORGIA 30265
Fax: (770)853-7861
cibros@csunumall.org



IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN ON THIS PLAT, AND IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF LAW.

Y SUPERIOR COURT
BROWN

IE O. JOHNSON
D. S. JOHNSON
2619 PAGE 453
ED CBD

A. MICHAEL & JULIA
BARBER
DEED BOOK 995 PAGE 293
PLAT BOOK 43 PAGE 7
ZONED CBD

ANGULAR AND LINEAR MEASUREMENTS WERE
OBTAINED BY USING A SOKKIA SCT6
TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 20,000+ FEET, AND
AN ANGULAR ERROR OF 7" PER ANGLE
POINT, AND HAS BEEN ADJUSTED USING
THE COMPASS RULE;
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
TO WITHIN ONE FOOT IN PAR. 1=313,945 FEET;
PAR. 2=513,083



MAGNETIC
BEARINGS ARE RELATED TO THE SYSTEM, USED
BY THIS OFFICE, ON VARIOUS PLATS WHICH ARE
REFERENCED HEREON.

BRENT A. HARMON
DEED BOOK 661 PAGE 106
PLAT BOOK 24 PAGE 245
ZONED CUN

31°E 101.60°
LIGHT Poles

CEL 1
ACRES

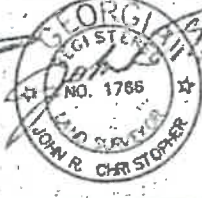
RTION OF
107

ET (R/W VARIES)

IN MY OPINION, THIS IS A TRUE
AND CORRECT REPRESENTATION
OF THE PLATTED PROPERTY AND
HAS BEEN PREPARED IN CON-
FORMITY WITH THE STANDARDS
AND REQUIREMENTS OF LAW.

JOHN R. CHRISTOPHER
GEORGIA R.L.S. #1768
CHRIS W. ROBERTSON
GEORGIA R.L.S. #3195

ers
LLC



THE PURPOSE OF THIS PLAT IS TO SUBTRACT PARCEL 2 (0.286
AC.) FROM TAX PARCEL #N12 0001 007 AND ADD SAID PARCEL 2
TO TAX PARCEL #N12 0001 010.

THIS IS A DIVISION OF THE SAME PROPERTY SHOWN ON A PLAT
BY THIS OFFICE RECORDED IN PLAT BOOK 89 PAGE 213.

1. REVISED 12/17/2012 TO RECONFIGURE TAX PARCELS AND CHANGE NAME
IN TITLE BLOCK
2. REVISED 12/19/2012 PER CITY OF NEWNAN COMMENTS.

SURVEY FOR: **ROBERT A. & LUCILLE MATTHEWS**

SCALE: 1" = 30' DISK: 2012-DECEMBER DRAWN BY:
DRAWING DATE: 02/18/2008 LAST FIELD WORK DATE: 12/06/2012 LAST REVISED: 12/19/2012

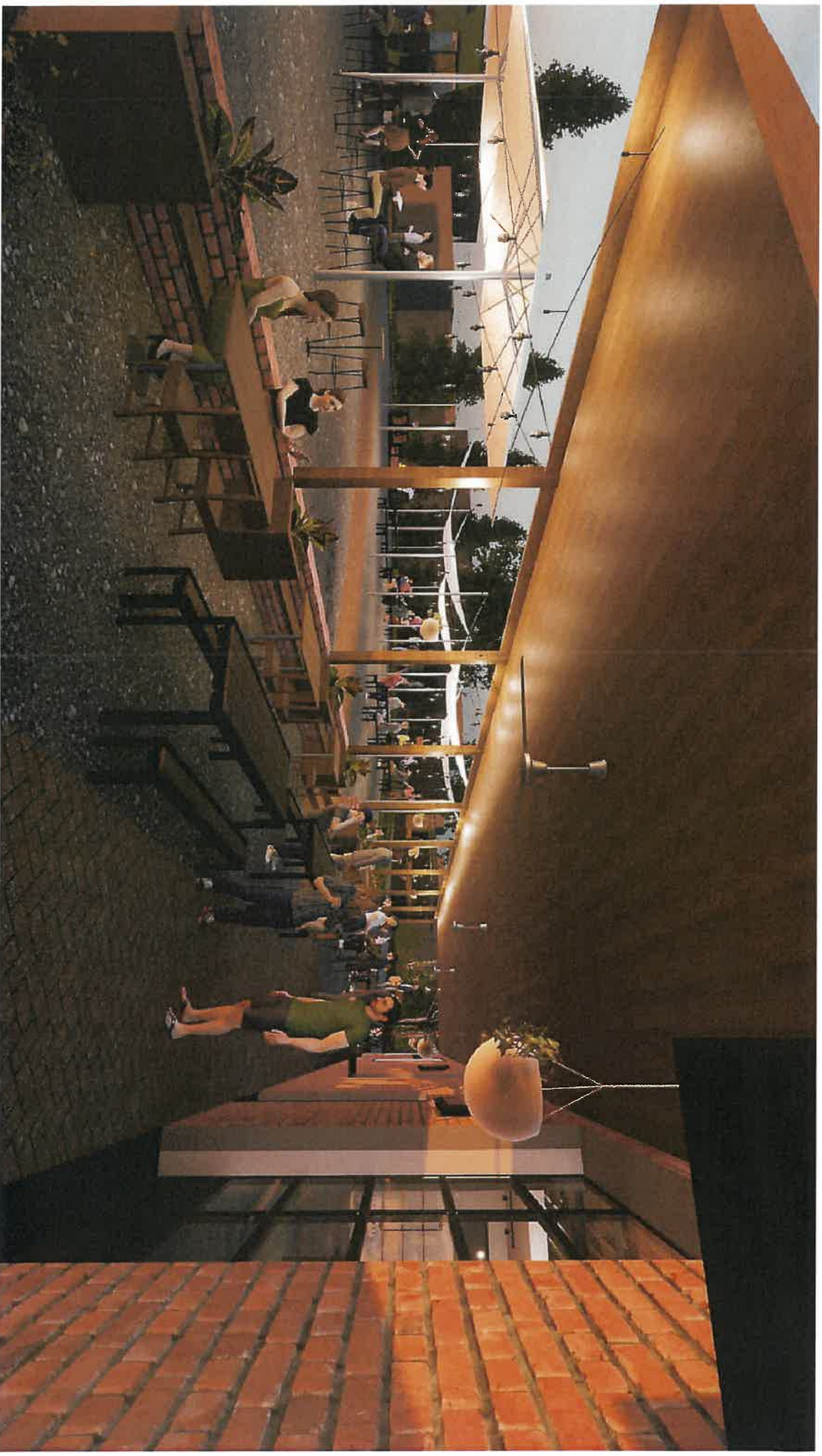
LOCATED IN LAND LOT 8, LAND DISTRICT 6
CITY OF NEWNAN, COWETA COUNTY, GEORGIA

SURVEY BY: *Li W. Pano* DRAWING NUMBER: 43107

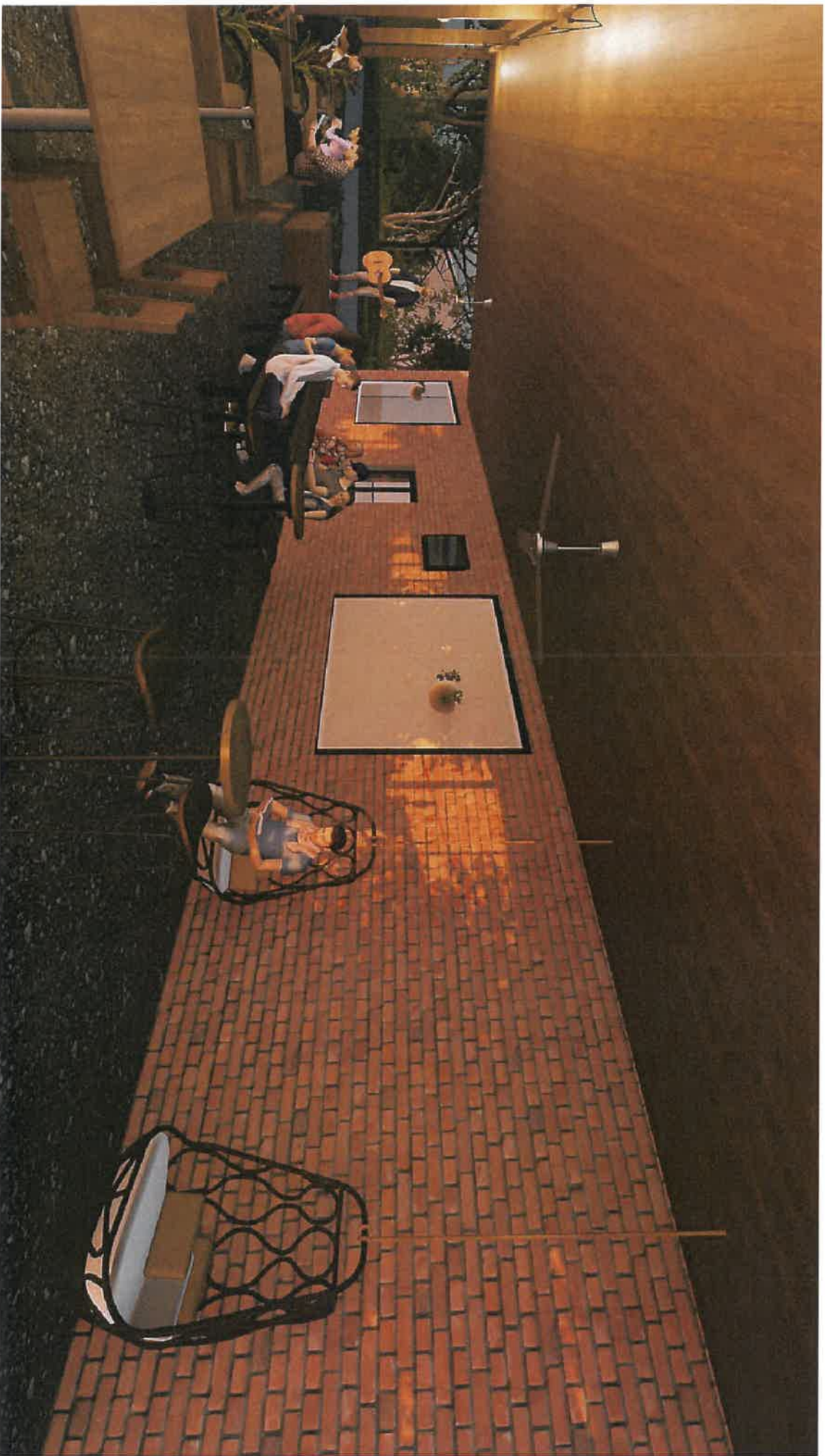
18 Savannah Street
Conceptual Site Plan
May 2022



18 Savannah Street
Conceptual Images



18 Savannah Street
Conceptual Images



18 Savannah Street
Conceptual Images



18 Savannah Street
Conceptual Images



18 Savannah Street
Conceptual Images



18 Savannah Street
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18 Savannah Street
Conceptual Images



18 Savannah Street
Conceptual Images



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Conceptual Images



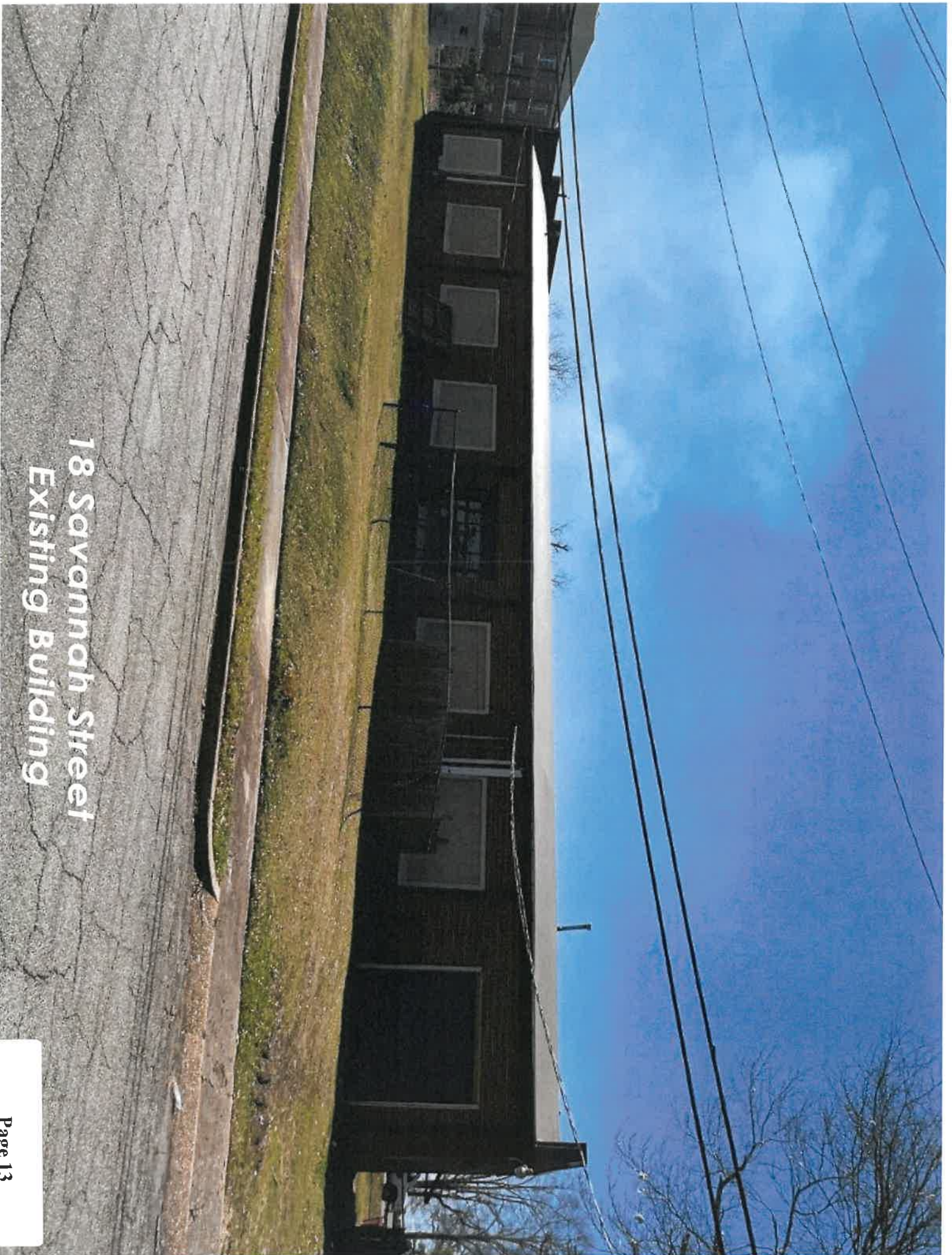
18 Savannah Street
Conceptual Images



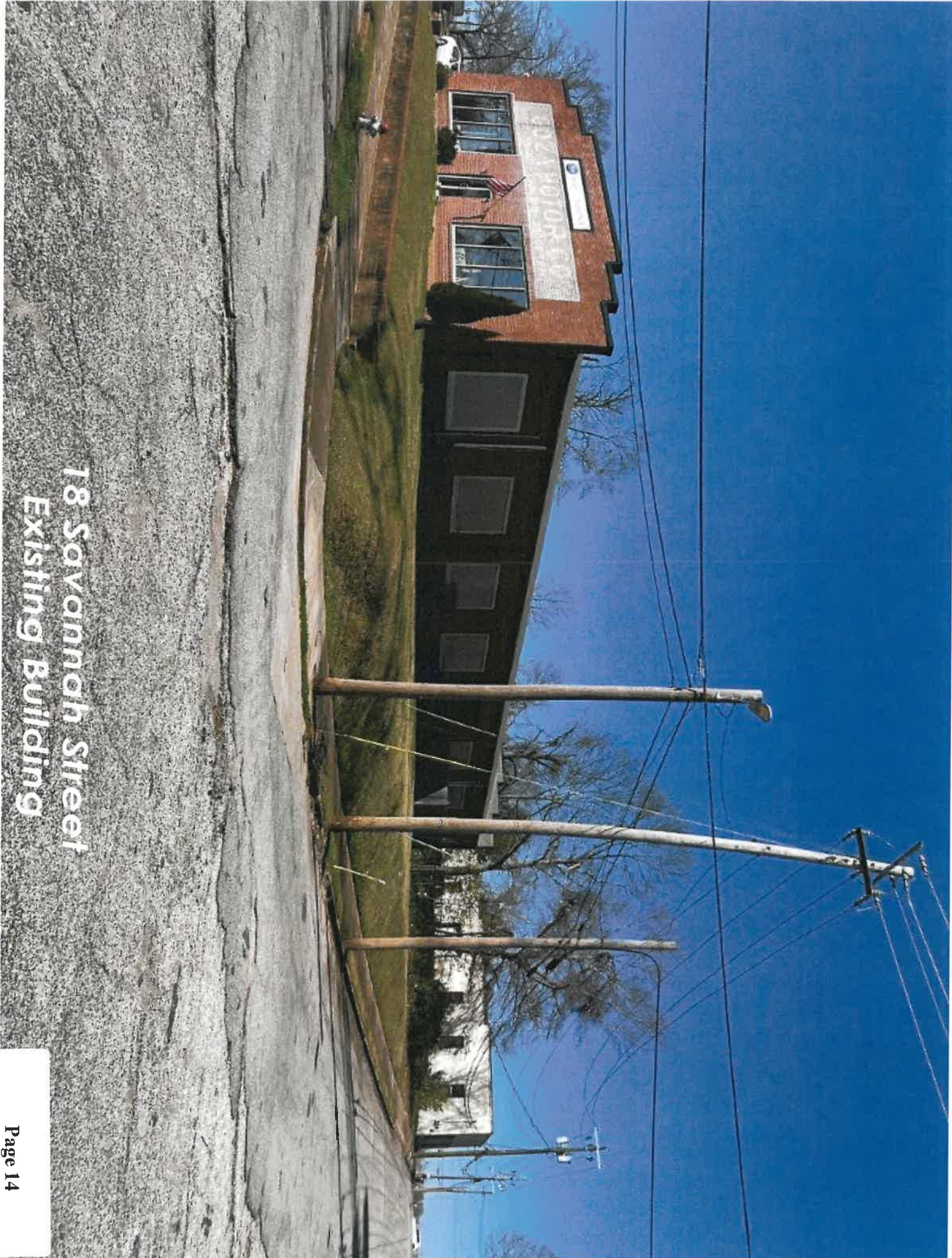
18 Savannah Street
Conceptual Images



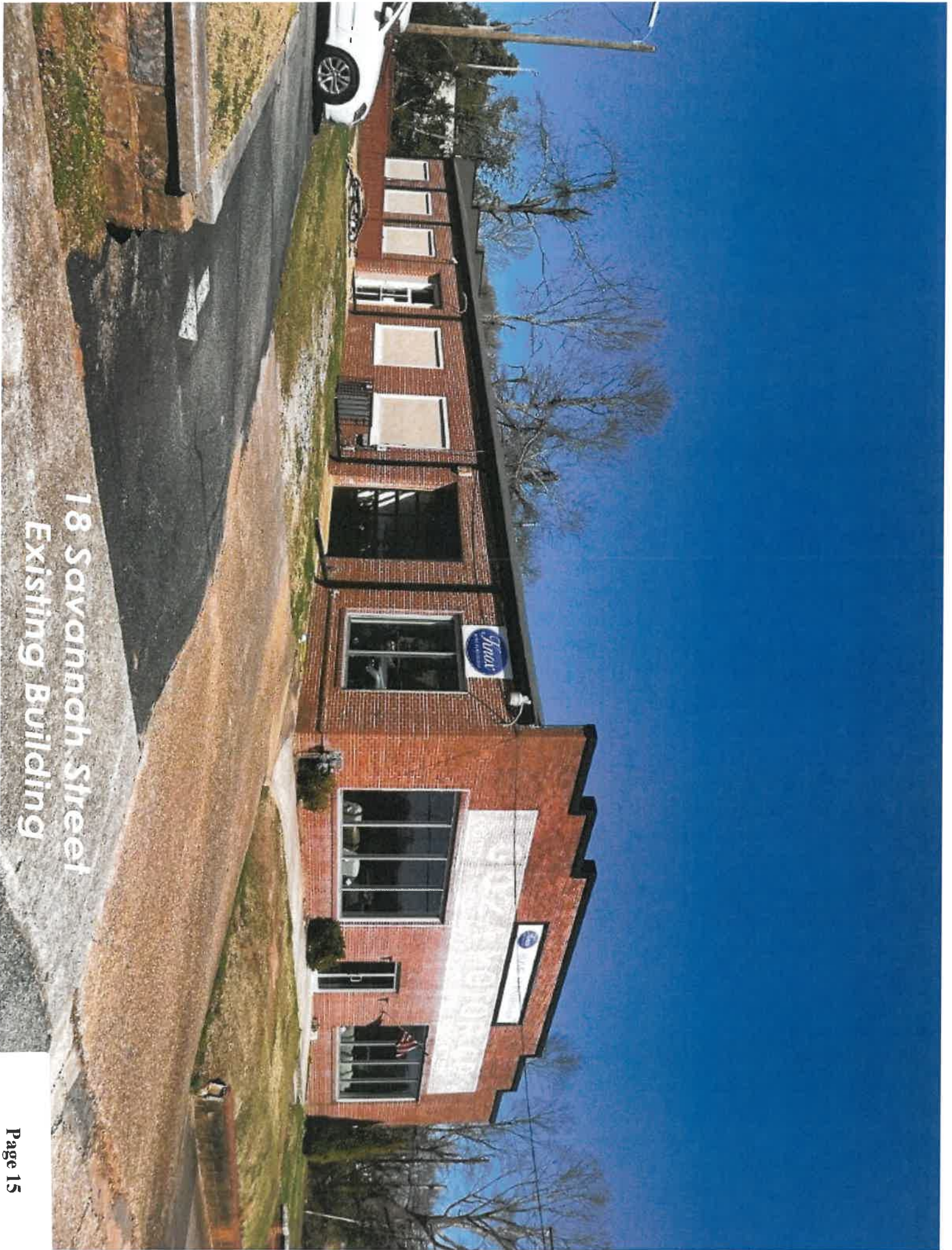
18 Savannah Street
Conceptual Images



18 Savannah Street
Existing Building



18 Savannah Street
Existing Building

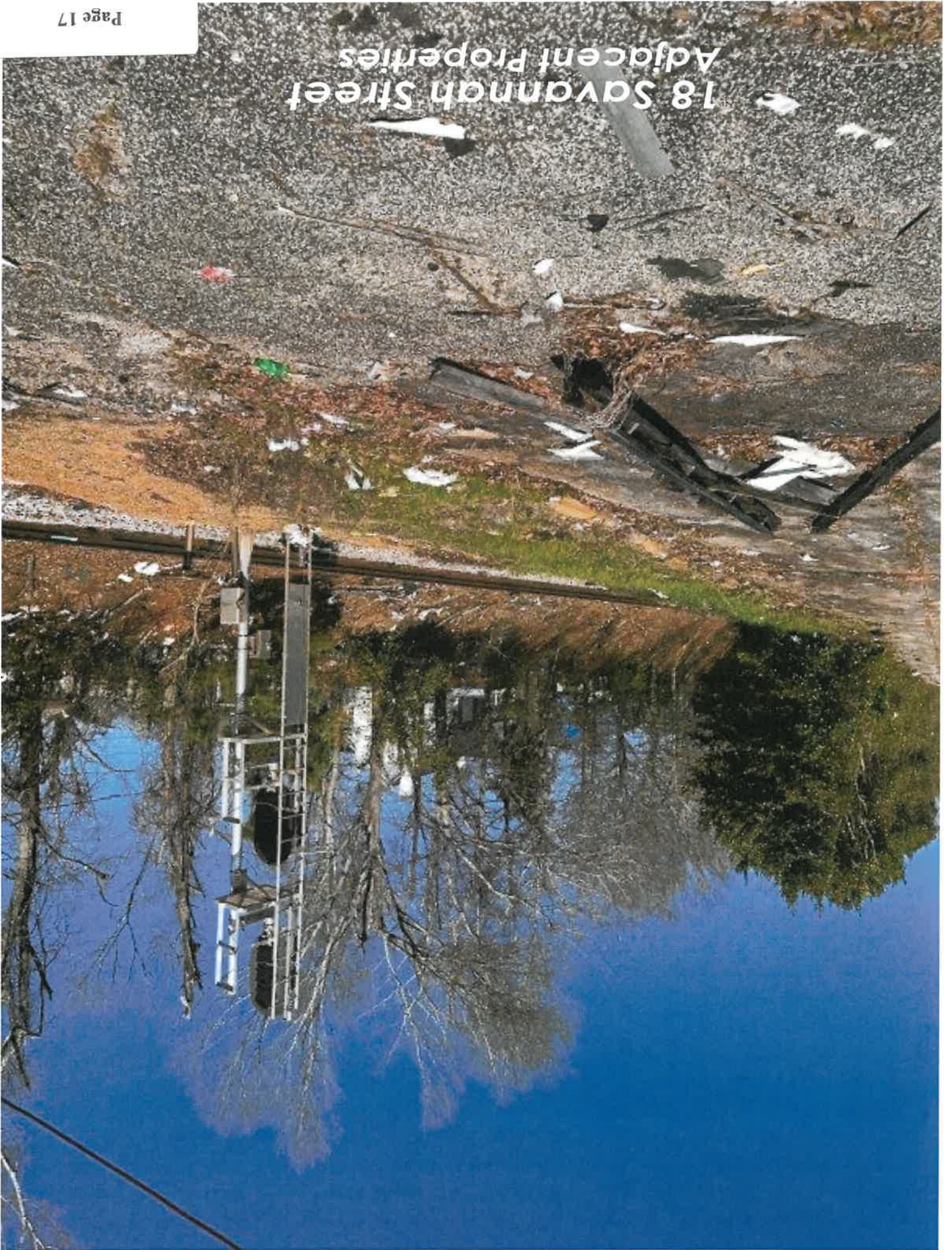


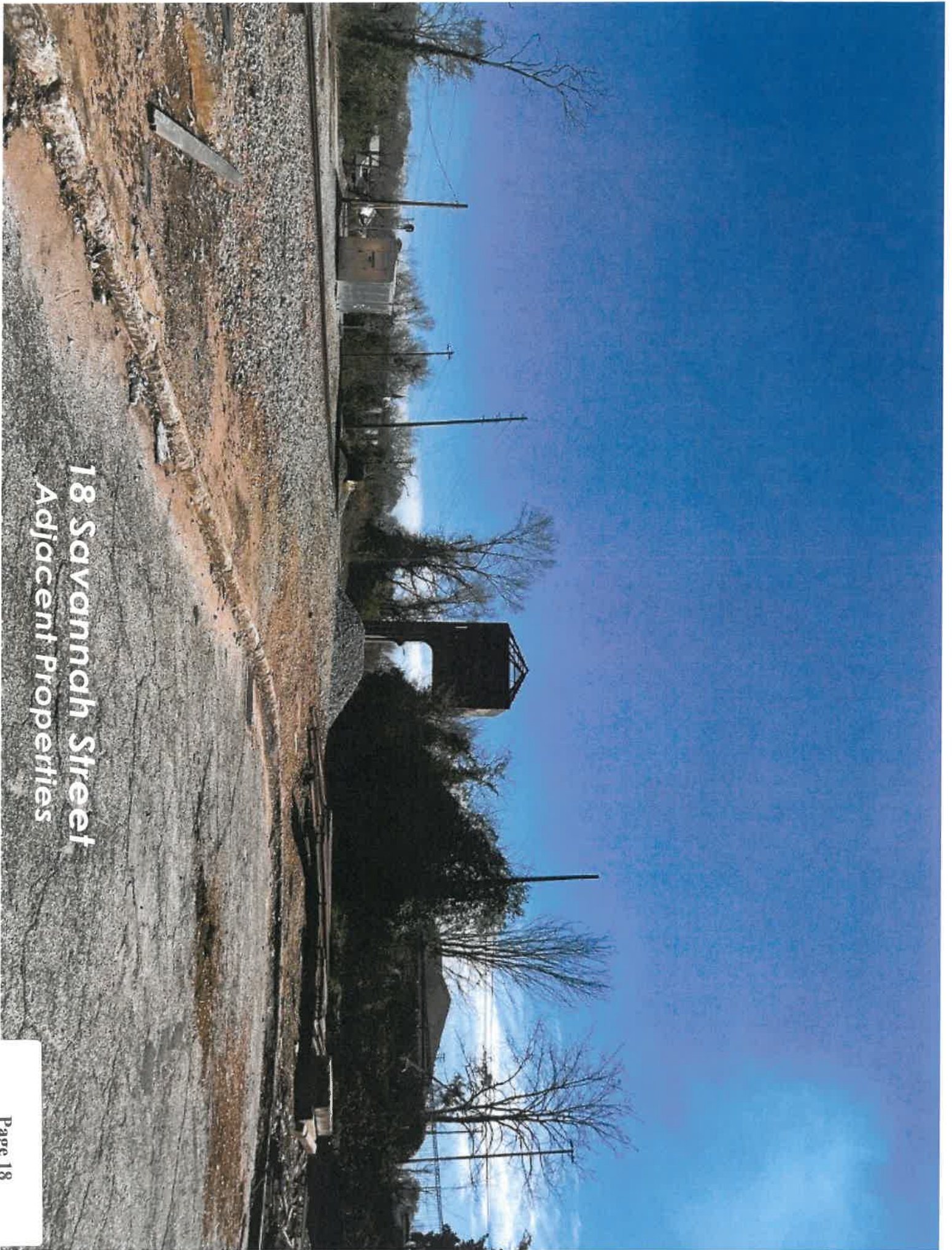
18 Savannah Street
Existing Building



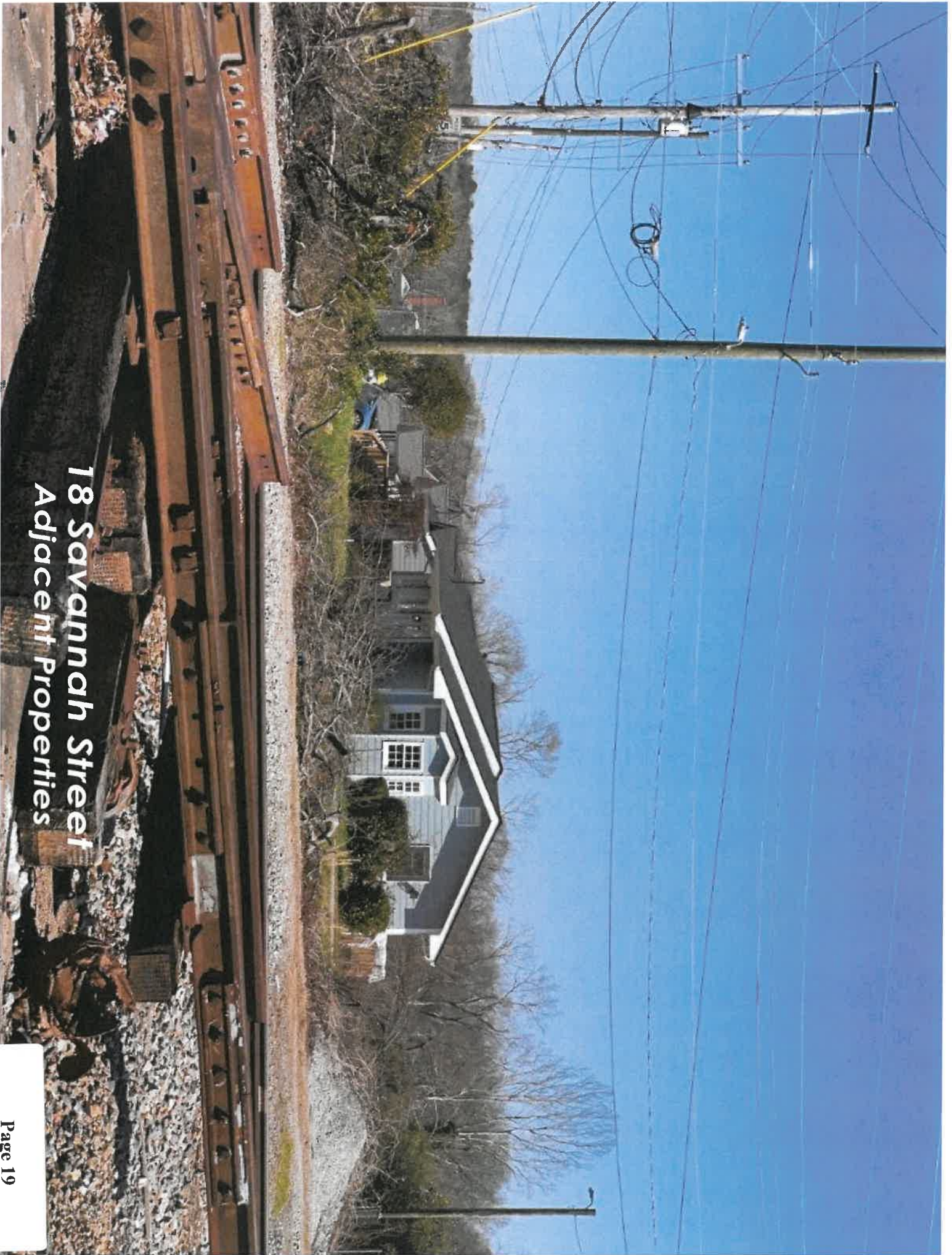
18 Savannah Street
Adjacent Properties

18 Savannah Street
Adjacent Properties

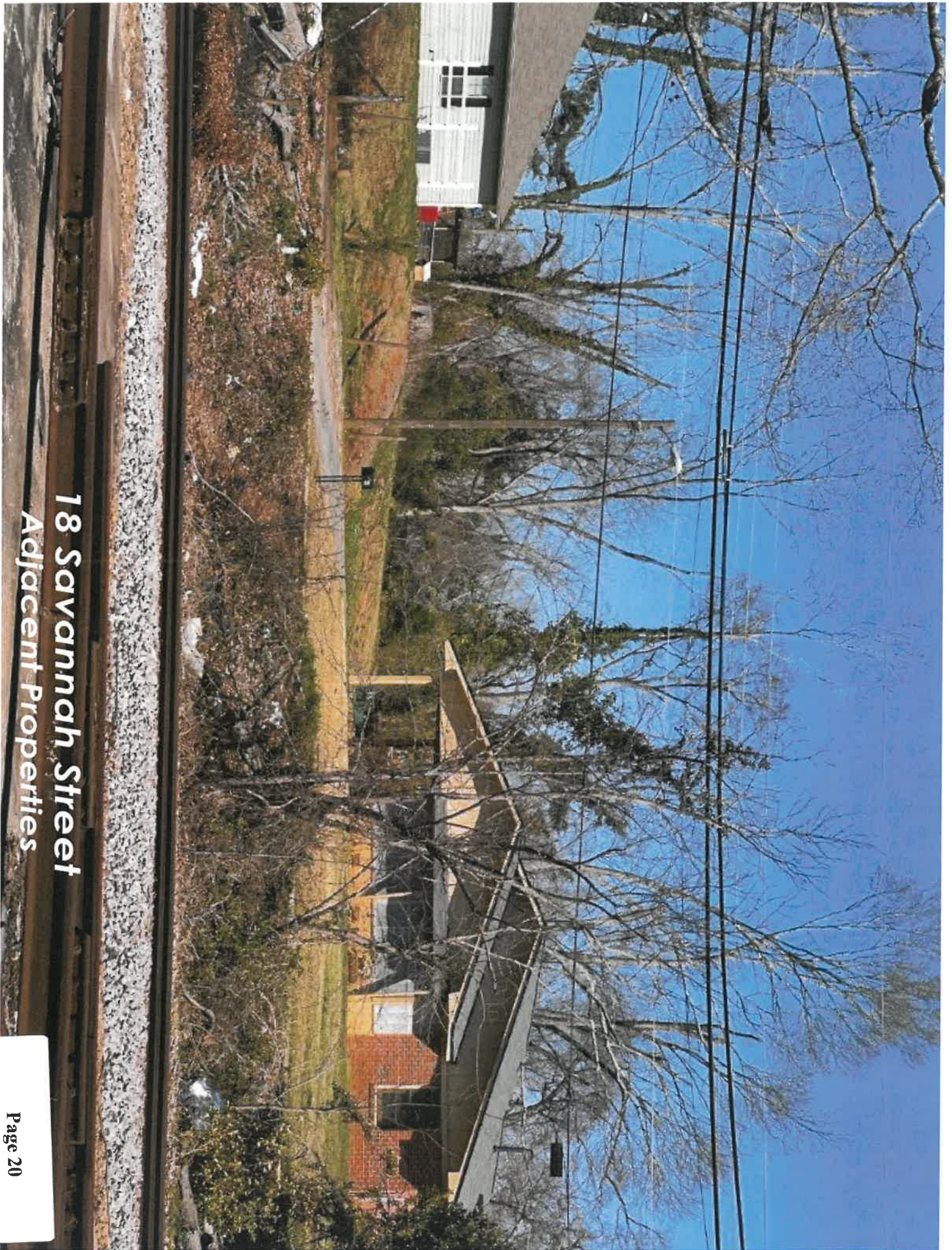




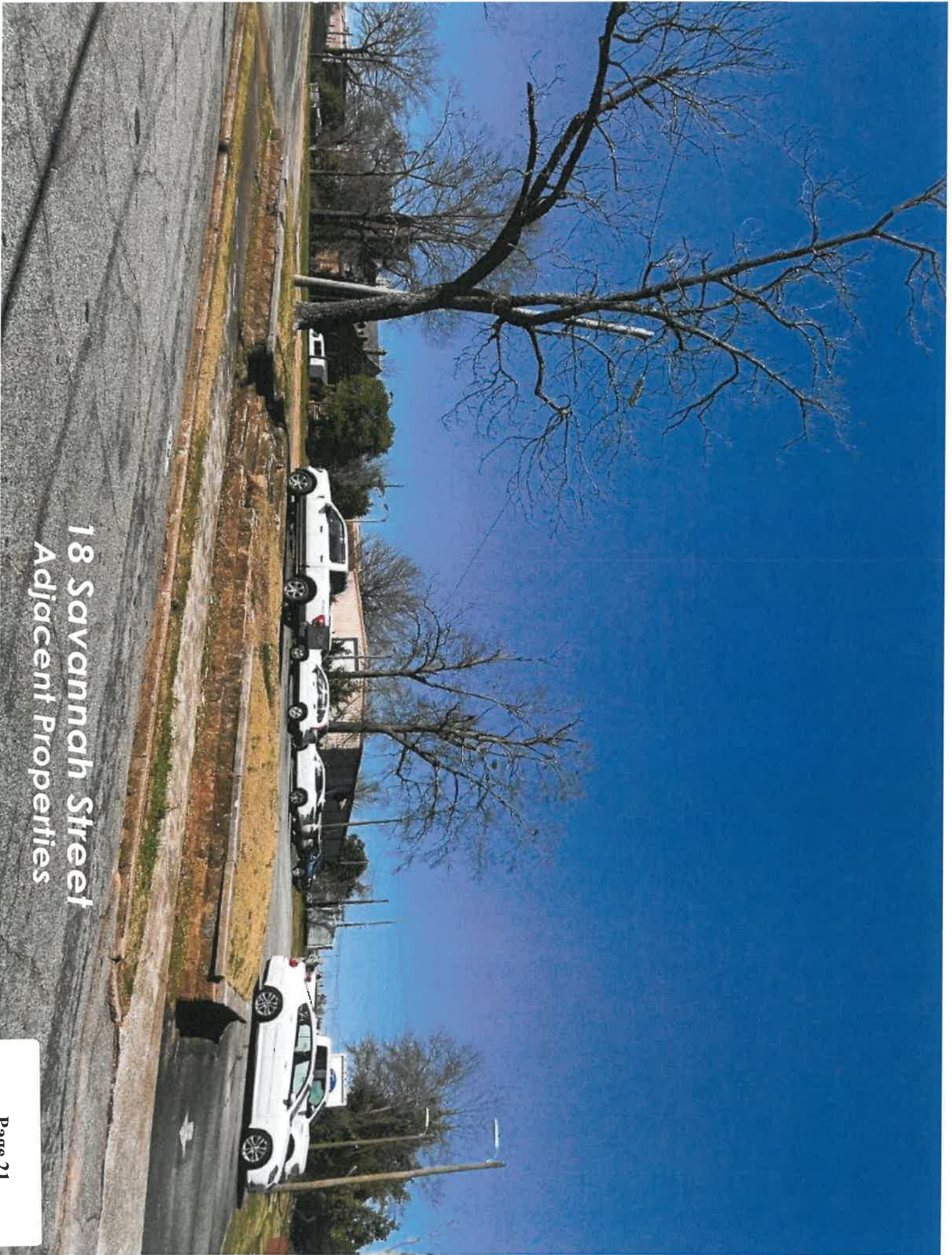
18 Savannah Street
Adjacent Properties



18 Savannah Street
Adjacent Properties



18 Savannah Street Adjacent Properties



18 Savannah Street
Adjacent Properties



NEWNAN
GEORGIA

City of Newnan, Georgia
Attachment A
Proffered Conditions

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

Please list any written proffered conditions below:

The development will be consistent with the conceptual renderings being submitted with this application.

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

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

SOUTHTREE COMMERCIAL DEVELOPMENT LLC

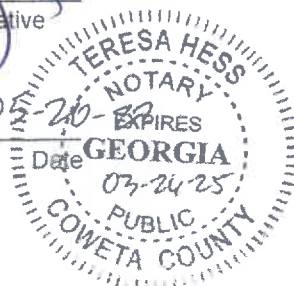
Signature of Applicant

Chuck Odetree Managing member
Type or Print Name and Title

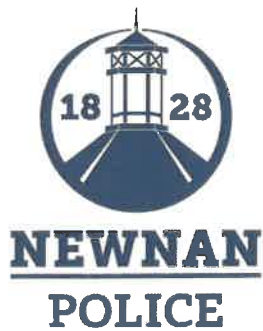
Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public



(Affix Raised Seal Here)



BRENT BLANKENSHIP
CHIEF OF POLICE

06/02/22

Reference: 18 Savannah Street – Microbrewery

Dear Tracy,

After reviewing call history that could compare to this one development, there would be a slight increase of people and vehicle traffic to the area, it would have a slight impact on motor vehicle accidents and calls of service to that area while also slightly effecting call service and response times to other parts to the city.

It is believed that a slight strain would be placed on calls for service but can be manage at current staff level.

Thanks,

Brent Blankenship

Chief of Police

Newnan Police Department



NEWNAN FIRE DEPARTMENT

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



Stephen R. Brown, Fire Chief

June 1, 2022

Ref: 18 Savannah Street

Dear Tracy,

I have reviewed the request for 18 Savannah Street. I also compared it to 130 Werz Industrial which is a similar development and we have had zero incidents over the last 12 months at that location.

At this time, we have adequate resources to supply services to the referenced address with no provisions.

Kind Regards,


Stephen Brown

Fire Chief

City of Newnan



June 2, 2022

Attn: Tracy S. Dunnavant
Planning & Zoning Director
City of Newnan
25 LaGrange Street
Newnan, Georgia 30263

REF: 18 Savannah Street - Rezoning

Dear Ms. Dunnavant,

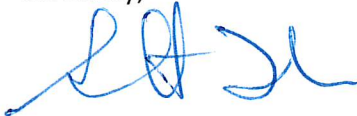
I am writing per your request to confirm that Newnan Utilities will be the water and sewer service provider for the above referenced project. At this time, Newnan Utilities also has ample capacity to serve this proposed facility, based on the following information:

1. The City of Newnan approves the annexation of the proposed property as shown in Exhibit "A".
2. 18 Savannah Street, Newnan GA - Parcel Number N12 0001 010
3. Electric:
 - a. Developer shall provide Newnan Utilities Engineering with AutoCAD dwg. files for electrical design.
 - b. Developer or Electrical Engineer shall complete Newnan Utilities load data sheet
 - c. Electrical shall be built out per Newnan Utilities contractor manual
 - d. Developer/Owner shall provide electrical load data, as soon as possible, to determine transformer size.
 - e. Attached Load Data Sheet, as required by Newnan Utilities, to be completed.
4. Sanitary Sewer:
 - a. Developer shall connect to Newnan Utilities Sanitary Sewer System.
 - b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Design and Construction of development sanitary sewer system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Sanitary Sewer System.
 - iii. Cost for analyzing existing sanitary sewer system by an engineer firm approved by Newnan Utilities.

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

- iv. Existing sanitary sewer upgrades to handle proposed development. This is to include any lift station upgrades, gravity sanitary sewer upgrades, sanitary sewer force main upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
 - vi. Sanitary Sewer Impact fees associated with connection to Newnan Utilities Sanitary Sewer System.
 - vii.
5. Water:
- a. Developer shall connect to Newnan Utilities Water System.
 - b. Developer is responsible for all upgrade cost necessary to serve said property, but not limited to:
 - i. Construction of development water system per Newnan Utilities Specifications.
 - ii. Design and construction of connection to Newnan Utilities Water System.
 - iii. Cost for analyzing existing water sewer system by an engineer firm approved by Newnan Utilities.
 - iv. Existing water upgrades to handle proposed development. This is to include water system upgrades, fire protection upgrades, and any other upgrades deemed necessary by Newnan Utilities.
 - v. Line extension fees associated with connection to Newnan Utilities Sanitary Sewer System.
6. Other Items to be addressed: at developers/owners expense
- a. Develop/Owner shall supply water demand to Newnan Utilities.

Sincerely,



Scott Tolar, P.E.
Newnan Utilities

Y SUPERIOR COURT
BROWN

IE O. JOHNSON
D S. JOHNSON
2819 PAGE 453
ED CBD

A. MICHAEL & JULIA
BARBER
DEED BOOK 995 PAGE 293
PLAT BOOK 43 PAGE 7
ZONED CBD

BRENT A. HARMON
DEED BOOK 661 PAGE 106
PLAT BOOK 24 PAGE 245
ZONED CUN

MAGNETIC
BEARINGS ARE RELATED TO THE SYSTEM, USED
BY THIS OFFICE, ON VARIOUS PLATS WHICH ARE
REFERENCED HEREON.

THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION
OF ONE FOOT IN 20,000+ FEET, AND
AN ANGULAR ERROR OF 2" PER ANGLE
POINT, AND HAS BEEN ADJUSTED USING
THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
TO WITHIN ONE FOOT IN PAR. 1=313.945 FEET;
PAR. 2=513.093
ANGULAR AND LINEAR MEASUREMENTS WERE
OBTAINED BY USING A SOKKIA SGT6
TOTAL STATION.



31°E 101.60'

CEL 1
ACRES

RTION OF
007

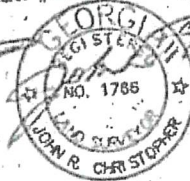
ASPHALT
248.73'

ET (R/W VARIES)

IN MY OPINION, THIS IS A TRUE
AND CORRECT REPRESENTATION
OF THE PLATTED PROPERTY AND
HAS BEEN PREPARED IN CON-
FORMITY WITH THE STANDARDS
AND REQUIREMENTS OF LAW.

JOHN R. CHRISTOPHER
GEORGIA R.L.S. #1768
CHRIS W. ROBERTSON
GEORGIA R.L.S. #3195

hers
LLC



THE PURPOSE OF THIS PLAT IS TO SUBTRACT PARCEL 2 (0.286
AC.) FROM TAX PARCEL #N12 0001 007 AND ADD SAID PARCEL 2
TO TAX PARCEL #N12 0001 010.

THIS IS A DIVISION OF THE SAME PROPERTY SHOWN ON A PLAT
BY THIS OFFICE RECORDED IN PLAT BOOK 89 PAGE 213.

1. REVISED 12/17/2012 TO RECONFIGURE TAX PARCELS AND CHANGE NAME
IN TITLE BLOCK
2. REVISED 12/19/2012 PER CITY OF NEWNAN COMMENTS.

SURVEY FOR:

ROBERT A. & LUCILLE MATTHEWS

SCALE: 1" = 30' DISK: 2012-DECEMBER DRAWN BY:
DRAWING DATE: 02/18/2008 LAST FIELD WORK DATE: 12/05/2012 LAST REVISED: 12/19/2012
LOCATED IN LAND LOT 8, LAND DISTRICT 5
CITY OF NEWNAN, COWETA COUNTY, GEORGIA
SURVEY BY: C.W. Robertson DRAWING NUMBER: A3107

DUNBAR PLACE

18 Savannah Street
Conceptual Site Plan

May 2022

11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z



The City of Newnan, Georgia

Office of City Engineer

June 2, 2022

City Engineer Review

REZONING REQUEST RZN-22-0085

STG Newnan LLC
18 Savannah Street
Newnan, Georgia 30263

If existing driveways are to be utilized, the sidewalks through the apron will need to be made ADA compliant. Any other areas of sidewalk abutting the site will also need to be made ADA compliant if not now so.

If the redevelopment encompasses 5000 sq ft or more, then the Post-Construction Stormwater Management for New Development and Redevelopment Ordinance will apply. Any net increase in impervious surface area may result in a requirement for retention/ water quality, or detention. The net change in area should be clearly stated at some point.

The R/W for Dunbar Pl/ RR will need to be determined.

An LDP (Land Disturbance Permit) will not be required (total site= 0.74 acres). However, any grading, demolition of parking areas, etc...; will require a Site Prep Permit, to include minimum BMPs.