

City of Newnan Georgia



Planning Commission Agenda Book

March 8, 2022



City of Newnan
PLANNING COMMISSION

Agenda for March 8, 2022 Regular Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

TAB NUMBER	AGENDA CATEGORY / ITEM
TAB # 1	Minutes from the January 11, 2022 meeting.
TAB # 2	Special Exception Request – 200 Calumet Parkway – (PD – 2022-01)
TAB #3	Preliminary Plat Revision – The Point, f/k/a The Garden Residences at Bass – Manget (SD2022-01)
	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**

January 11, 2022
7:00 p.m.

Commissioners Present: Proctor Smith, Alton West, Joe Crain, Jr., Robert Coggin
Commissioners Absent: Clay McEntire, Chris Hunt
Others in Attendance: Chris Cole, Planner
Samantha Wood, Administrative Assistant Planning & Zoning
Brad Sears, City Attorney

CALL TO ORDER

The meeting was called to order by Chairman Smith at 7:00 p.m.

READING OF MINUTES

Smith asked if everyone reviewed the minutes from the December 21, 2021 meeting. Crain motioned to approve the minutes as drafted. Coggin seconded the motion.

MOTION CARRIED (4-0)

Certificate of Appropriateness – 21 Jackson Street

Chris Cole stated that this item involves a certificate of appropriateness application from Kip Oldham d/b/a K.A. Oldham Design, Inc. The applicant is seeking approval on designs to thoroughly renovate the structure at 21 Jackson Street. The certificate of appropriateness application involves the design, material and appearance of the structure that is being proposed. The proposed renovations will be to support commercial enterprises. Cole stated that this item was before the Planning Commission on November 9, 2021. There were some additional concerns and questions about the proposed rendering that Commissioners felt needed to be reviewed by the applicant. The applicant was asked to consider making some changes to the renderings and coming back to the Planning Commission at a later date to present this request again.

Cole added that staff forwarded the proposed renderings to the Main Street Department for their review. As of the date of this report, no additional comments had been provided.

Kip Oldham came forward to address the matter. Having been previously sworn in about this matter at the November meeting, he was not required to be sworn in again. Oldham relayed to the Commission that his client took their comments and concerns very seriously and added that the images they provided did not correctly depict the way the building would look when complete. He also let the Commission know that they have spoken with the Building Department and they are ready to move forward with this project as soon as the COA is approved.

Chairman Smith asked the Commission if there were any questions for the staff or the applicant. There being no questions, Chairman Smith asked for a motion on the matter.

A motion was made by Commissioner West to approve the Certificate of Appropriateness with the condition that the finished structure look like the renderings that were presented to the Commission at this meeting.

Coggin seconded the motion.

**MOTION CARRIED
(4-0)**

Certificate of Appropriateness – 7 & 9 Jackson Street

Chris Cole stated that this item involves a certificate of appropriateness application from Lorraine Cunanan d/b/a Locus Design & Consulting on behalf of 75 Jackson, LLC. The applicant is seeking approval on designs to renovate the façade of structures identified as 7 & 9 Jackson Street. The certificate of appropriateness application involves the design, material and appearance of the structure that is being proposed. The applicant is presenting two options and seeks approval for both options, for the final decision to be determined at a later date.

Cole stated that the properties surrounding the site include a mixture of primarily retail and office uses. He stated that the staff has reviewed the certificate of appropriateness request from a planning and zoning perspective and found it to be in conformance with the Zoning Ordinance and therefore, recommends approval of both of the applicant's options.

Chairman Smith asked if there was anyone here to speak on behalf of the applicant. Lorraine Cunanan was sworn in by Brad Sears. She stated that this COA is for the outside façade renovation only. The applicant is not sure if the building will be occupied by 1 tenant or 2, so they are seeking approval of both options because of the uncertainty of the tenant(s).

Commissioner Coggin asked if there was currently some interior construction going on in the building. Cunanan answered that yes there is renovation going on inside as they are removing non-load bearing walls. Commissioner West asked about the transoms staying above the window and Cunanan stated they would be staying.

Chairman Smith asked if there was any more discussion on the matter. Hearing none, he asked for a motion.

Crain made motion to approve both Certificate of Appropriateness options as presented. Coggin seconded the motion.

**MOTION CARRIED
(4-0)**

NEW BUSINESS

Cole stated that the Commission would need to elect a new Chair and Vice Chair.

Coggin made a motion to keep the current Chair and Vice Chair in place.
West seconded the motion.

**MOTION CARRIED
(4-0)**

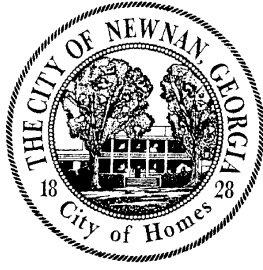
Chairman Smith informed the Commission that he would like them all to talk about the Downtown Design Overlay and how the ordinance reads compared to the guidelines. He also stated he would like that discussion to be held when the full Commission was in attendance.

ADJOURN

With no further business, the meeting adjourned at 7:22 p.m. on a motion from Commissioner Coggin and seconded by Commissioner West.

**MOTION CARRIED
(4-0)**

Chairman Proctor Smith



City of Newnan, Georgia – Planning Commission

Date: March 8, 2022

Application Number: PD-2022-01

Agenda Item: Special Exception Request – 200 Calumet Parkway

Prepared and Presented by: Dean Smith, Planner

Purpose: To hear a request for a special exception use to build a new convenience store with gas pumps and car wash.

Applicant: GX Development
1575 Northside Drive, Building 400, Suite 470
Atlanta, GA 30318

Property Owner: North Bay Avalon, LLLP
6701 John Tyler Memorial Hwy.
Charles City, VA 23030

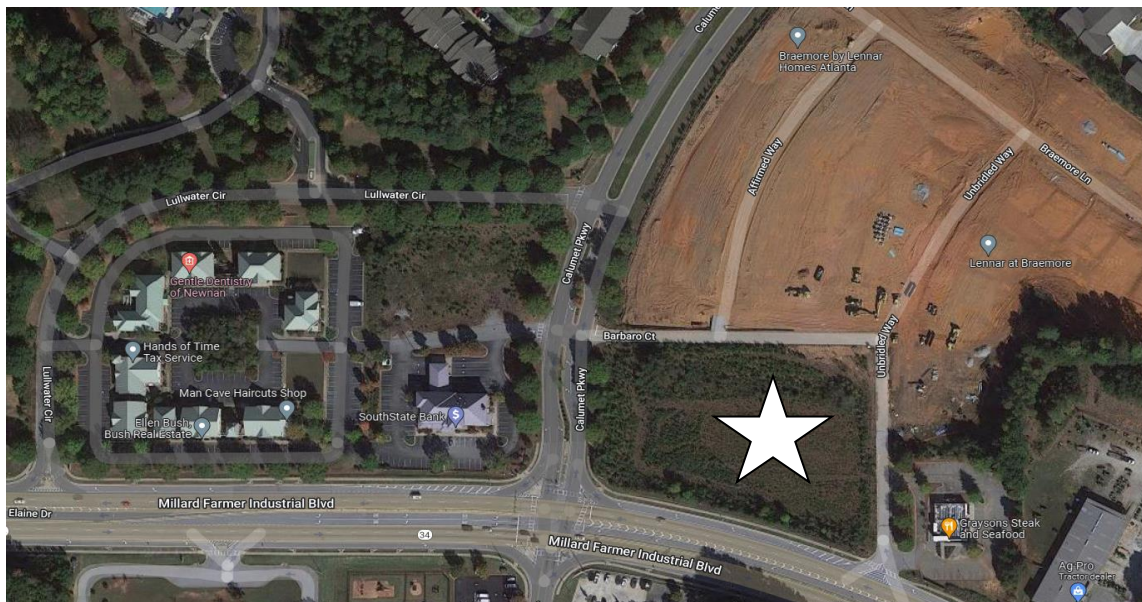
Zoning: Planned Development Commercial (PDC)

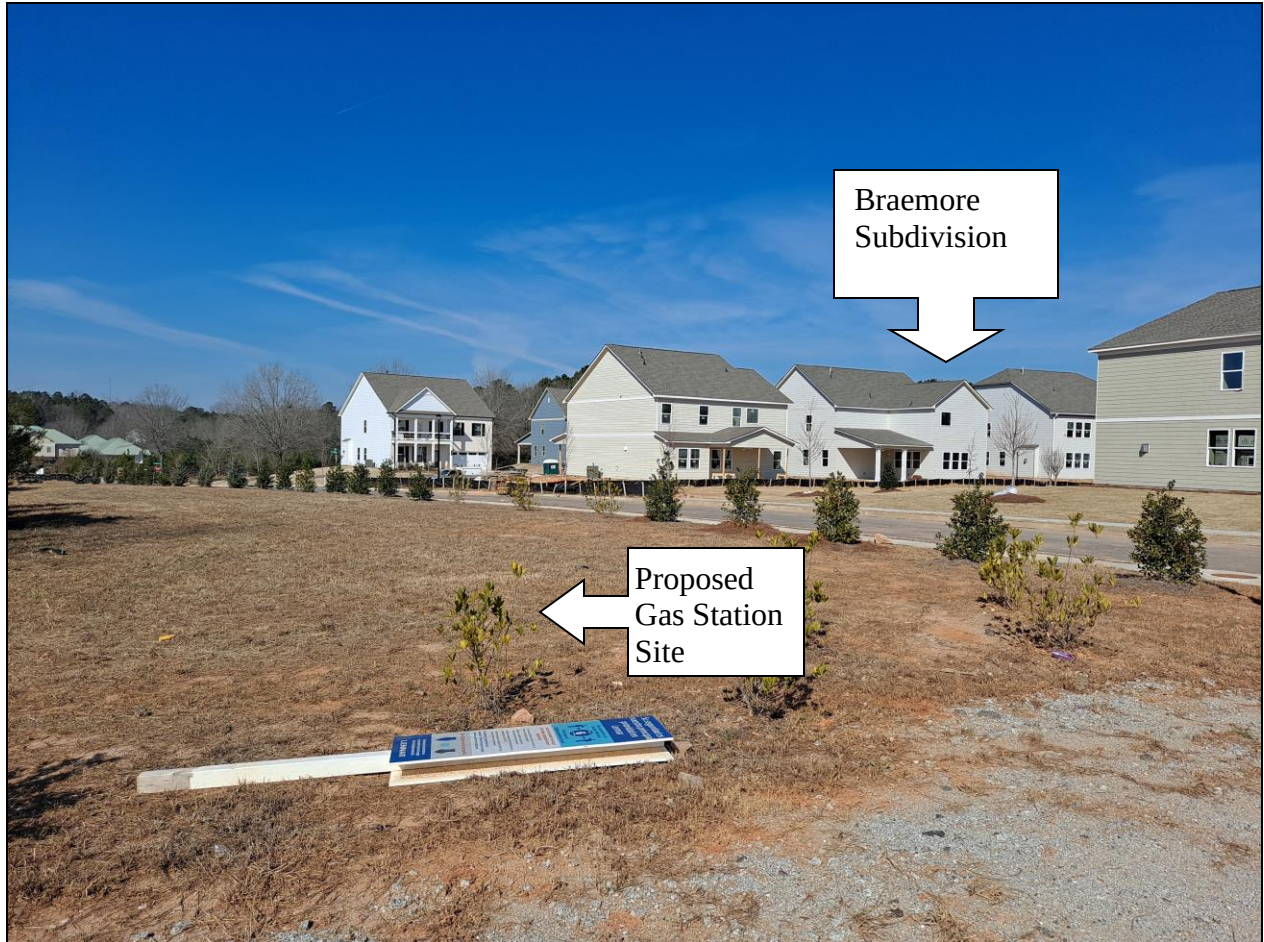
Present Use: Vacant unimproved land

Proposed Use: Gas Station/Convenience Store

Pertinent Regulations: Article 3, Section 3-22, and Article 2, Section 2-24 of the Zoning Ordinance.

Applicant's Position: “Corner parcel with good use for commercial corner gas station, convenience store and car wash...We are providing convenience service to the area for fueling and grocery purposes....





Preliminary City Findings: Article 3, Sec 3-22 states,

“...Sec. 3-22. - Automobile Gas Stations/Convenience stores, with fuel pumps.

- (a) In addition to the standards governing consideration of a special exception approval contained in the Procedures and Permits Article, the following review criteria shall apply to an automobile gas station and any other facility that dispenses fuel to the public on a retail basis in districts which require special exception approval:
 - (1) The use will not constitute a nuisance because of noise, fumes, odors, or physical activity in the location proposed.
 - (2) The use at the proposed location will not create a traffic hazard or traffic nuisance because of its location in relation to similar uses, necessity of turning movements in relation to its access to public roads or intersections, or its location in relation to other buildings or proposed buildings on or near the site and the traffic pattern from such buildings, or by reason of its location near a vehicular or pedestrian entrance or crossing to a public or private school, park, playground or hospital, or other public use or place of public assembly.
 - (3) The use at the proposed location will not adversely affect nor retard the logical development of the general neighborhood or of the industrial or commercial zone in which the station is proposed, considering service required, population, character, density and number of similar uses.

- (b) The following requirements shall apply to an automobile gas station and any other facility that dispenses fuel to the public on a retail basis, whether the use is allowed by right or upon special exception approval:
- (1) When such use abuts a residential zone or institutional premises not recommended for reclassification to commercial or industrial zone on an adopted Future Land Use Map and is not effectively screened by a natural terrain feature, the use shall be screened by a solid wall or a substantial, attractive, solid fence, not less than 5 feet in height, together with a 3-foot planting strip on the outside of such wall or fence, planted in shrubs and evergreens. Location, maintenance, vehicle sight distance provisions and advertising pertaining to screening shall be as provided for in the City's Tree Preservation and Landscaping Ordinance. Screening shall not be required on street frontage except as otherwise provided by this Ordinance.
 - (2) Building design requirements shall be of masonry materials as required by the Quality Development Corridor Overlay District (QDC) in the Design Review Standards and Procedures Article.
 - (3) Signs, product displays, parked vehicles and other obstructions which adversely affect visibility at intersections or to station driveways shall be prohibited.
 - (4) Lighting, including permitted illuminated signs, shall be arranged so as not to reflect or cause glare into any residential zone.
 - (5) When such use occupies a corner lot, the ingress or egress driveways shall be located at least 20 feet from the intersection of the front and side street lines of the lot as defined in the "Sidewalk Ordinance" included in the Code of Ordinances of the City of Newnan, and such driveways shall not exceed 30 feet in width; provided, that in areas where no master plan of highways has been adopted, the street line shall be considered to be at least 40 feet from the center line of any abutting street or highway.
 - (6) Gasoline pumps or other service appliances shall be located on the lot at least 10 feet behind the building line; and all service storage or similar activities in connection with such use shall be conducted entirely within the building.
 - (7) There shall be at least 20 feet between driveways on each street, and all driveways shall be perpendicular to the curb or street line.
 - (8) Light automobile repair work may be done at an automobile filling station in those districts in which it is permitted; provided, that no major repairs, spray paint operation or body or fender repair is permitted.
 - (9) Vehicles shall not be parked so as to overhang the public right-of-way.
 - (10) In addition, a car wash with up to two bays may be allowed as an accessory use as part of the conditional use approval in those districts in which it is permitted...."

Issues for Consideration for a Special Exception

In considering a special exception application, the following factors shall be given reasonable consideration by the Board of Zoning Appeals. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

- a. Whether the proposed special exception is consistent with the Comprehensive Plan.

- b. Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.
- c. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
- d. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
- e. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.
- f. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
- g. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.
- h. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
- i. The timing and phasing of the proposed development and the duration of the proposed use.
- j. Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
- k. Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.
- l. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
- m. Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of the City of Newnan.
- n. Whether the proposed special exception will be served adequately by essential public facilities and services.
- o. The effect of the proposed special exception on groundwater supply.
- p. The effect of the proposed special exception on the structural capacity of the soils.
- q. Whether the proposed use will facilitate orderly and safe road development and transportation.
- r. The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
- s. Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
- t. Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.
- u. The effect of the proposed special exception use in enhancing affordable shelter opportunities for residents of the City.
- v. The location, character, and size of any outdoor storage.
- w. The proposed use of open space.
- x. The location of any major floodplain and steep slopes.
- y. The location and use of any existing nonconforming uses and structures.
- z. The location and type of any fuel and fuel storage.
- aa. The location and use of any anticipated accessory uses and structures.
- bb. The area of each use; if appropriate.
- cc. The proposed days/hours of operation.

- dd. The location and screening of parking and loading spaces and/or areas.
- ee. The location and nature of any proposed security features and provisions.
- ff. A description of any features above the roof line of any structures.
- gg. The number of employees.
- hh. The location of any existing and/or proposed adequate on and off-site infrastructure.
- ii. Any anticipated odors which may be generated by the uses on site.
- jj. Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

Options:

- A. Approve the special exception.
- B. Deny the special exception.
- C. Other direction as determined by the Planning Commission.

Planning Department's Review and Findings:

Staff has reviewed the request and visited the site. Staff believes that the location of the proposed gas station with convenience store and car wash is appropriate as it promotes a service that is needed by all Newnan and Coweta residents who drive automobiles. It is staff's analysis that the proposed use will not negatively impact others.

The City has not received any formal objections as of the date of this report. Staff does not feel that granting this request will cause any detriment to the surrounding neighborhood in terms of noise, traffic, compatibility of use, and other relevant factors. Staff is not opposed to a gas station/convenience store facility with car wash on the subject property and agrees with the applicant that it would be compatible with the surrounding area's needs. Staff recommends approving the request with a condition that any and all lighting be directed away from the residential subdivision known as Braemore and that no lights shall shine on the residences in that development.

Attachments:

Application
Site plan

CITY OF NEWNAN, GEORGIA



Application Form For Special Exception within Planned Developments

July, 2000
Revised June, 2003
Application created July, 2007



CITY OF NEWNAN, GEORGIA

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

APPLICATION FOR SPECIAL EXCEPTION

Date Received _____

Name of Applicant GX Development

Mailing Address 1575 Northside Drive, Building 400, Ste. 470

Telephone 423-618-2773 E-Mail: johnc@devexp.net

Property Owner (Use back if multiple names) North Bay Avalon LLLP

Mailing Address 6701 John Tyler Memorial Hwy., Charles City, VA 23030

Telephone 305-301-3001

Address of Property 200 Calumet Pkwy, Newnan, GA

Tax Parcel No.: N57A 703

Present Zoning Classification: PDC (Planned Development Commercial)+ Quality Development Corridor Overlay

Proposed Special Exception Use Fuel Station and Convenience Store

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?
Corner parcel with good use for commercial corner gas station, convenience store, and car wash.
2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?
We are providing convenience service to the area for fueling and grocery purposes.
3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?
This Zoning district prevents fuel stations, generally this is acceptable to limit the number of fuel stations in an area; however, our property has only one station almost 20 years old in a 1 mile radius.

-
-
4. What is the proposed period of time the special exception is requested for?

Permanently.

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

Good lighting and security cameras.

The following information must be attached to the completed application:

- a) 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
 - ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
 - ✓ The zoning classification which exists at the time of the filing of this application
 - ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
 - ✓ Dwelling unit size (if applicable)
 - ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
 - ✓ The number of parking spaces to be provided
 - ✓ The height of buildings
 - ✓ Any proposed buffers and modification to existing buffers
 - ✓ Availability of water and sewer facilities including existing distance to property
- b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records, and this information is encouraged to be submitted in a MS Word mail merge data file format.
- c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which 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.
- d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, that includes 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 improvements on the property

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- 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
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

- e) Completed Disclosure of Campaign Contributions and Gifts form.
 - f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form.
 - g) For multiple owners, an attached sheet with signatures duly notarized may be attached.
 - h) A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 2000,000 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
- Note:** This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.
- i) A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-253-2682.
 - j) Filing fee payable to the *City of Newnan* (**\$250.00 Per Each Request**)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

REVIEW OF APPLICATION

An application for a special exception shall be filed with the Planning Department to be considered by the Planning Commission and shall contain such material and be processed pursuant as described below.

If you have any questions concerning this process, you may call The Planning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

1. Pre-Application Conference

Prior to filing an application, an applicant shall meet with the Planning Department and discuss his/her intentions with regard to a given application and questions regarding the procedures. A request for a pre-application conference shall be made in writing to the Planning Department and shall be accompanied by a sketch map of the site, a description of the proposed project or use, and a list of the issues to be discussed at the conference. No matters discussed at meeting shall be binding on either the applicant or the City. The Planning Department shall respond to each written request for a pre-application conference within fifteen (15) calendar days.

2. Review of Application for Completeness

No application shall be accepted and reviewed unless determined by the Planning Department to be complete.

3. Acceptance of Completed Application

Within seven (7) calendar day of receipt of an application, the Planning Department shall either accept the application if it is complete and forward to the applicant a notice of acceptance or reject the application if it is incomplete and forward to the applicant a notice of incompleteness specifying those areas of additional information necessary for review.

- a) If neither a notice of acceptance nor incompleteness is sent, the application shall be deemed accepted for the purposes of beginning the time limits of the Ordinance twenty-one (21) calendar days after the filing of the application.
- b) If notice of incompleteness is sent, the applicant may resubmit the application with the additional data required.
- c) If the application is not resubmitted, the Planning Department shall notify the applicant that the original application has been rejected as incomplete.

NOTE: The applicant may withdraw an application any time prior to the action on the request by the Planning Commission.

After the official denial of an application, substantially the same application concerning any or all of the same property shall not be filed within twelve (12) months of the date of denial.



City of Newnan, Georgia
Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on February 7, 20 for action by the Planning Commission on a special exception requiring a public hearing on property described as follows:

200 Calumet Parkway, Newnan, GA

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

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

GX Development

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

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

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

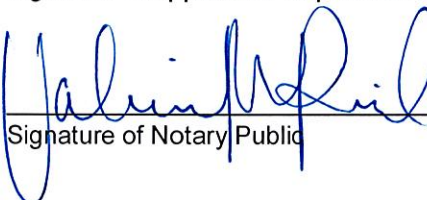
I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

John Cowden
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 2/7/22
Signature of Notary Public Date



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



City of Newnan, Georgia

Attachment B

Property Owner's Authorization

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

Name of Property Owner North Bay Avalon, LLLP, a Georgia limited liability limited partnership

Telephone Number 305-301-3001

Address of Subject Property 200 Calumet Parkway, Newnan, GA

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

Signature of Property Owner

Jeanine S. Hinson, President, North Bay Land
Company, General Partner for North Bay Avalon, LLLP.

Personally appeared before me

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



Notary Public

(Affix Raised Seal Here)

Date



City of Newnan, Georgia
Attachment C
Attorney's Authorization

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

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

(Signature of Attorney)

Name of Attorney _____ N/A

Address _____

Telephone _____

Date _____



CONTINEO GROUP

Date: February 7, 2022

To: City of Newnan

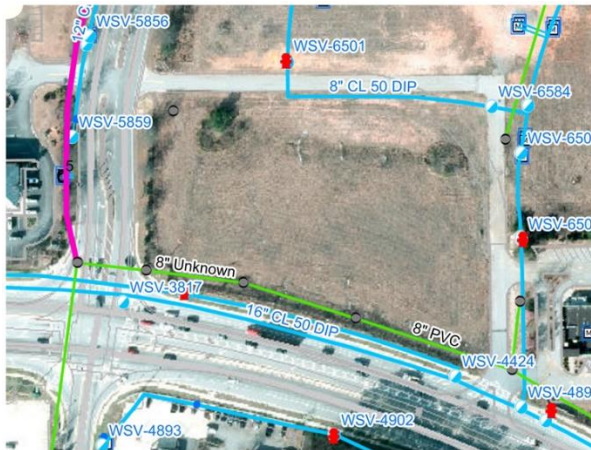
RE: Letter of Intent
200 Calumet Parkway, Newnan, GA

Located on the Northeast intersection of Millard Farmer Industrial Boulevard and Calumet Parkway, Parcel N57A703 is currently zoned Planned Development Commercial (PDC), with a Quality Development Corridor Overlay District.

The site is approximately 3 acres, and two lots are expected through subdivision. This property will hold a 4,200 square foot convenience store, a 1,800 sf endcap with drive through, and a canopy holding 5 mpds, as well as a drive-thru 4,600 sf., car wash. The density of development is +/- 3,500 square feet per acre. Each building has a height of 25' off the ground. There will be 27 parking spaces provided.

The current buffers on this property include landscape strips of 15' along streets and landscape strips of 10' all other sides. Setbacks on this property include 30' from property line/80' from center of road on a front major street, 15' from property line/40' from center of road on a front minor street, 10' from property line on the sides, and 20' from the property line on the rear. No modifications are requested.

Water and sewer are available very close to the site. An 8" gravity sewer and 16" water line run along the southern parcel line. In addition, plenty of fire hydrants are near the parcel (shown in red).



Very truly yours,
Contineo Group, LLC

Ron T. Crump, PE
Principal

B. Names and mailing addresses of all owners of all property within 250 feet of subject property.

1. 155 Calumet Parkway, Newnan, GA 30263. | VR Real Estate LLC
2. 145 Millard Farmer Industrial Blvd, Newnan, GA 30263 | Charterbank
3. 29 Affirmed Way, Newnan GA, 30263 | Lennar Georgia Inc.
4. 25 Affirmed Way, Newnan GA, 30263 | Lennar Georgia Inc.
5. 21 Affirmed Way, Newnan GA, 30263 | Lennar Georgia Inc.
6. 26 Affirmed Way, Newnan GA, 30263 | Lennar Georgia Inc.
7. 22 Affirmed Way, Newnan GA, 30263 | Lennar Georgia Inc.
8. 13 Unbridled Way, Newnan GA, 30263 | Lennar Georgia Inc.
9. 17 Unbridled Way, Newnan GA, 30263 | Lennar Georgia Inc.
10. 20 Unbridled Way, Newnan GA, 30263 | Lennar Georgia Inc.
11. 12 Unbridled Way, Newnan GA, 30263 | Lennar Georgia Inc.
12. 8 Unbridled Way, Newnan GA, 30263 | Lennar Georgia Inc.
13. 4 Unbridled Way, Newnan GA, 30263 | Lennar Georgia Inc.
14. Braemore Ln, Newnan GA, 30263 | Lennar Georgia Inc.
15. 91 Millard Farmer Industrial Blvd, Newnan, GA 30263 | Leonardos Restaurant Inc.
16. 90 Millard Farmer Industrial Blvd, Newnan, GA 30263 | Herndon & Herndon LLC
17. 189 Jefferson Parkway, Newnan, GA 30263 | Newnan Mob LP
18. 128 Millard Farmer Industrial Blvd, Newnan, GA 30263 | Clark Properties LLC
19. 134 Millard Farmer Industrial Blvd, Newnan, GA 30263 | Kerley-Steverson Properties INC.
20. 212 Jefferson Parkway, Newnan, GA 30263 | Palmetto Foundation Academy LLC

EXHIBIT A

DESCRIPTION OF PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF COWETA, STATE OF GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Property consisting of a total of three(3) acres located at 200 Calumet Parkway in the Northeast corner of the intersection of Millard Farmer Industrial Boulevard and Calumet Parkway in the City of Newnan, County of Coweta, State of Georgia and as shown as TRACT 1 in survey as prepared by FRONTLINE SURVEYING & MAPPING, INC. for NORTH BAY AVALON, LLLP dated November 7, 2013, together with all of the tenements, hereditaments, improvements, appurtenances, rights, easements and rights-of-way incident thereto (collectively, the "Property"). An ALTA survey with legal description of the Property will be made by Purchaser and upon acceptance by Seller will become the legal description of Property.

File No: 19490/25168

Policy No: O-9301-001723037

TRACT ONE (187 MILLARD FARMER PARKWAY)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 74 of the 5th District, City of Newnan, Coweta County, Georgia. Site containing 1.70 acres and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at a point being a Concrete Monument Found along the northerly side of the southwesterly mitered corner of Millard Farm Industrial Boulevard (variable right of way), and the westerly side of Lullwater Circle (60' right of way); THENCE proceed along the said mitered right of way line a bearing of North 44°44'03" East a distance of 37.89 feet to a Concrete Monument Found at the westerly side of said public roadway and northwesterly mitered corner of said intersection. THENCE leaving said Millard Farm Industrial Boulevard right of way, proceed along the westerly right of way line of said Lullwater Circle (60' right of way), a bearing of North 00°45'10" East, a distance of 191.01 feet to point being an Iron Pin Found (#4rb); said point is the TRUE POINT OF BEGINNING. THENCE continuing along said Lullwater right of way, proceed a bearing of North 04°03'22" East a distance of 50.03 feet to an Iron Pin Found (#4rb); THENCE, leaving said right of way, proceed a bearing of North 89°40'48" West a distance of 625.17 feet to an iron pin found (#4rb), said point is located at the easterly side of a CSX Rail Road Easement (200') and recorded in Plat Book 68, Page 228 of Coweta County Records, said point is also the southwesterly corner of a tract of land, now and formerly owned by WPRE I Calumet LLC and recorded in Deed Book 3252, Page 814 of Coweta County Records; THENCE proceed along the said easterly right of way a bearing of South 17°34'14" West a distance of 261.46 feet to a an Iron Pin Set #4 rebar, said point also being at the said northerly right of way line of Millard Farmer Industrial Boulevard; THENCE proceed, along said right of way line, a bearing of South 88°40'30" East a distance of 42.27 feet to a Concrete Monument Found; THENCE proceed a bearing of North 01°46'17" East a distance of 22.41 feet to a Concrete Monument Found; THENCE proceed a bearing of South 83°07'03" East a distance of 21.32 feet to a Concrete Monument Found; THENCE proceed a bearing of South 07°15'18" West a distance of 20.28 feet to a Concrete Monument Found; THENCE proceed a bearing of South 88°43'38" East a distance of 157.13 feet to a Concrete Monument Found; THENCE, leaving said right of way, proceed a bearing of North 01°36'32" West a distance of 26.79 feet to a Concrete Monument Found; THENCE proceed a bearing of South 85°26'37" East a distance of 25.74 feet to a Concrete Monument Found; THENCE proceed a bearing of North 02°13'23" East a distance of 177.69 feet to a Concrete Monument Found, said point is also the northwesterly corner of a tract of land now and formerly owned by Beagle Family Investments, LLLP, recorded in Deed Book 2059, Page 377 of Coweta County Records; THENCE proceed a bearing of South 89°47'09" East a distance of 450.10 feet to an Iron Pin Found (#4rb); said also being the TRUE POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

The above described tract contains 1.70 acres of land (74,052 Square feet), more or less, and is the same property shown and delineated on an ALTA/ACSM survey entitled "North Bay Avalon, LLLP and Stewart Guaranty Company" prepared by Frontline Surveying & Mapping, Inc., certified by Thomas A. Peay, Jr., identified as job number 49193, dated 11/15/13, and also being known as North Bay Avalon, LLLP Property, which survey is by reference incorporated herein.

TRACT TWO (200 Calumet Parkway)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

BEGINNING at a point (Concrete Monument Found) located at the northerly end of the mitered right-of-way margin of the northerly right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) (R/W Varies) and the easterly right-of-way margin of Calumet Parkway (100' right-of-way); Thence following said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the left a distance of 90.32 feet, said arc having a radius of 850.00 feet and being subtended by a chord bearing North 03°18'51" East a distance of 90.28 feet to a point; Thence proceed North 00°16'13" East a distance of 23.55 feet to a point; Thence proceed along a curve to the right a distance of 81.61 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 03°22'59" East a distance of 81.57 feet to a point (1/2 inch Capped Iron Pin Set); Thence leaving said easterly right-of-way margin of Calumet Parkway, proceed South 89°56'02" East a distance of 273.62 feet to a point; Thence proceed along an arc to the right a distance of 265.73 feet, said arc having a radius of 170.00 feet and being subtended by a chord bearing South 45°09'08" East a distance of 239.49 feet to a point; Thence proceed South 00°20'16" East a distance of 175.20 feet to a point; Thence proceed South 36°58'42" West a distance of 21.96 feet to a point (1/2 Capped Iron Pin Set), said point being located on the northerly right-of-way margin of said Millard Farmer Industrial Boulevard (aka State Route 34 Bypass); Thence following said northerly right-of-way margin of Millard Farmer Industrial Boulevard, proceed along an arc to the left a distance of 310.95 feet, said arc having a radius of 1920.00 feet and being subtended by a chord bearing North 72°21'48" West a distance of 310.61 feet to a point (Concreted Monument Found); Thence proceed along an arc to the left a distance of 97.60 feet, said arc having a radius of 1915.93 feet and being subtended by a chord bearing North 77°14'05" West a distance of 97.59 feet to a point (Concrete Monument Found), said point being the southerly end of the mitered right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) and the easterly right-of-way margin of Calumet Parkway; Thence following said mitered portion, proceed North 44°26'37" West a distance of 71.68 feet to a point (Concrete Monument Found), said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

The above described tract of land contains 2.86 acres of land (124,515 Square feet), more or less, and is the property shown and delineated on an ALTA/ACSM survey entitled "North Bay Avalon, LLLP and Stewart Guaranty Company", prepared by Frontline Surveying & Mapping, Inc., certified by Thomas A. Peay, Jr., identified as job number 49192, dated 11/07/2013, being shown as Tract A, and being known as 200 Calumet Parkway according to the current system of numbering in Coweta County, Georgia, which survey is by reference incorporated herein.

TRACT THREE (400 Calumet Parkway)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 5th District of Coweta County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point (Concrete Monument Found) located at the northerly end of the mitered right-of-way margin of the northerly right-of-way margin of Millard Farmer Industrial Boulevard (aka State Route 34 Bypass) (R/W Varies) and the easterly right-of-way margin of Calumet Parkway (100' right-of-way); Thence following said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the left a distance of 90.32 feet, said arc having a radius of 850.00 feet and being

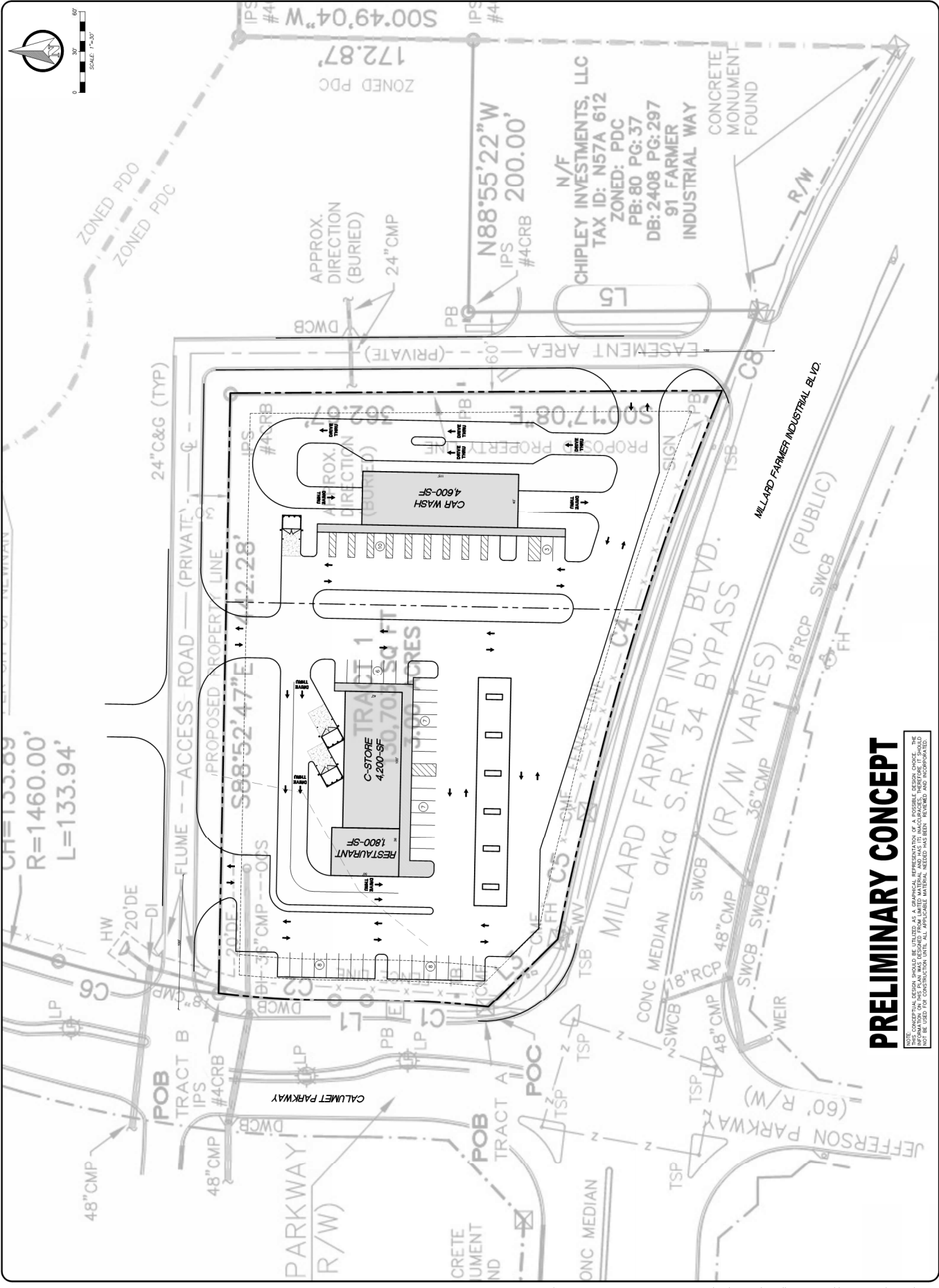
ALTA OWNER'S POLICY (6/17/2006)

subtended by a chord bearing North 03°18'51" East a distance of 90.28 feet to a point; Thence proceed North 00°16'13" East a distance of 23.55 feet to a point; Thence proceed along a curve to the right a distance of 81.61 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 03°22'59" East a distance of 81.57 feet to a point (1/2 inch Capped Iron Pin Set) , said point being the TRUE POINT OF BEGINNING;

Thence continuing to follow said easterly right-of-way margin of Calumet Parkway, proceed along an arc to the right a distance of 60.72 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 08°49'38" East a distance of 60.71 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed along an arc to the right a distance of 64.00 feet, said arc having a radius of 750.00 feet and being subtended by a chord bearing North 13°35'29" East a distance of 63.98 feet to a point; Thence proceed along an arc to the right a distance of 627.86 feet, said arc having a radius of 1460.00 feet and being subtended by a chord bearing North 28°22'10" East a distance of 623.03 feet to a point (1/2 inch Capped Iron Pin Set); Thence leaving said easterly right-of-way margin of Calumet Parkway, proceed South 50°04'27" East a distance of 841.52 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 89°41'58" East a distance of 868.78 feet to a point (1/2 inch Iron Pin Found), said point being located on the westerly right-of-way margin of Werz Industrial Boulevard (60' R/W); Thence following said westerly right-of-way margin of Werz Industrial Boulevard, proceed along an arc to the right a distance of 11.91 feet, said arc having a radius of 270.00 feet and being subtended by a chord bearing South 00°58'50" East a distance of 11.91 feet to a point; Thence proceed South 00°16'59" West a distance of 88.29 feet to a point (1/2 inch Iron Pin Found); Thence leaving said westerly right-of-way margin of Werz Industrial Boulevard, proceed North 89°45'13" West a distance of 483.49 feet to a point (1/2 Iron Pin Found); Thence proceed South 01°05'06" West a distance of 179.45 feet to a point (1/2 inch Aluminum Open Top Pin Found); Thence proceed North 89°09'54" West a distance of 155.19 feet to a point; Thence proceed North 89°08'52" West a distance of 630.33 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 00°49'04" West a distance of 172.87 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed North 88°55'22" West a distance of 200.00 feet to a point (1/2 inch Capped Iron Pin Set); Thence proceed South 00°20'16" East a distance of 213.91 feet to a point (Concrete Monument Found), said point being on the northerly right-of-way margin of said Millard Farmer Industrial Boulevard (aka State Route 34 Bypass); Thence following said northerly right-of-way margin of said Millard Farmer Industrial Boulevard, proceed along an arc to the left a distance of 80.14 feet, said arc having a radius of 1920.00 feet and being subtended by a chord bearing North 66°31'40" West a distance of 80.14 feet to a point (1/2" Capped Iron Pin Set); Thence leaving said northerly right-of-way margin of said Millard Farmer Industrial Boulevard, proceed North 36°58'42" East a distance of 21.96 feet to a point; Thence proceed North 00°20'16" West a distance of 175.20 feet to a point; Thence proceed along an arc to the left a distance of 265.73 feet, said arc having a radius of 170.00 feet and being subtended by a chord bearing North 45°09'08" West a distance of 239.49 feet to a point; Thence proceed North 89°56'02" West a distance of 273.62 feet to a point (1/2 inch Capped Iron Pin Set), said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

The above described tract of land contains 18.56 acres of land (808,357 Square feet), more or less, and is the property shown and delineated on an ALTA/ACSM survey entitled "North Bay Avalon, LLLP and Stewart Guaranty Company", prepared by Frontline Surveying & Mapping, Inc., certified by Thomas A. Peay, Jr., identified as job number 49192, dated 11/07/2013, being shown as Tract B, and being known as 400 Calumet Parkway according to the current system of numbering in Coweta County, Georgia, which survey is by reference incorporated herein.



PRELIMINARY CONCEPT

NOTE: PRELIMINARY DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN. BEFORE THE INFORMATION ON THIS PLAN WAS PREPARED FROM LIMITED MATERIAL AND HAS IT INACCURACIES. WHEREAS IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIALS, REVISIONS AND INCORPORATED.

CONTINUED GROUP
755 COMMERCIAL DRIVE
SUITE 800
DECATUR, GA 30030
www.ccg-engineer.com

GX DEVELOPMENT, LLC
1575 NORTHSIDE DRIVE
BUILDING 400, SUITE 470
ATLANTA, GA 30318
(404) 618-2773
JOHN@GXDEVELOPMENT.COM

LOCATION: 200 CALUMET PARKWAY
NEWMAN, GA 30263
PARCEL ID: N57A 703
ISSUED FOR: CONCEPT PLAN
JURISDICTION: CITY OF NEWMAN
CALUMET PKWY - CORNER LOT
MILLARD FARMER INDUSTRIAL BLVD +

DATE: _____
REVISIONS: _____

CHECK: _____
RTC: _____
DRAWN: _____
KJH: _____
JOB NO: 22-115
DATE: 02/07/22

CONCEPT
SITE PLAN
SHEET CSP01

DRAFT



PRELIMINARY CONCEPT

NOTE: PRELIMINARY DESIGN SHOULD BE UTILIZED AS A GENERAL REPRESENTATION OF A POSSIBLE DESIGN. SINCE THE INFORMATION ON THIS PLAN WAS DERIVED FROM LIMITED MATERIAL, AND HAS ITS INACCURACIES, WHEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION DATA. ALL APPLICABLE MATERIAL, REEDED HAS BEEN REVIEWED AND INCORPORATED.

DRAFT

CONTINUED GROUP

755 COMMERCIAL DRIVE

DECATUR, GA 30030

404.556.7721

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JOHN C. CONTINUED, P.E.

(404) 556-7721

1575 NORTHSIDE DRIVE

ATLANTA, GA 30318

JOHN.C@CONTINUED.COM

GX DEVELOPMENT, LLC

200 CALUMET PARKWAY

NEWMAN, GA 30263

ISSUED FOR: CONCEPT PLAN

PARCEL ID: N57A 703

LOCATION: 200 CALUMET PARKWAY

DATE: 11/2/2019

REVISIONS:

DATE: 11/2/2019

REVISIONS:

DRAWN: KJH

CHECK: RTC

JOB NO: 22-115

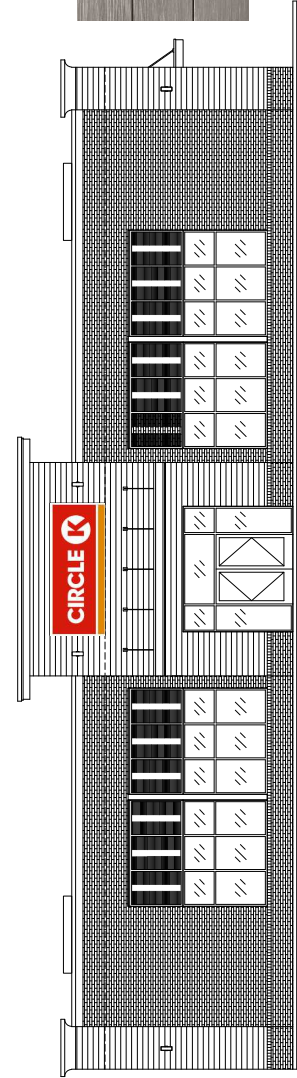
DATE: 02/07/22

CONCEPT

SITE PLAN

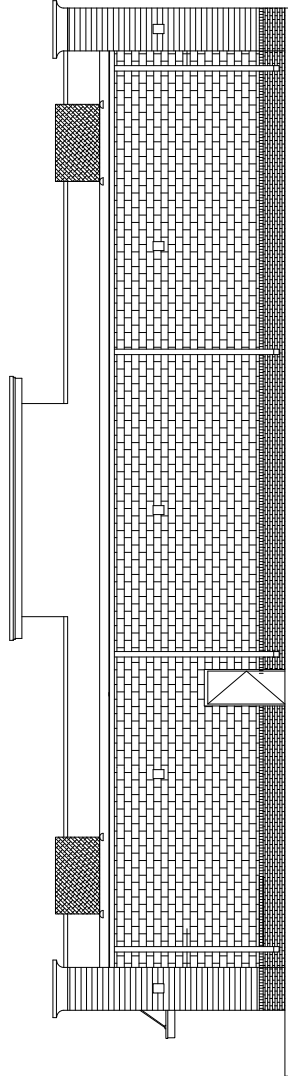
SHEET CSP01

NOTE: ALL FINISHES BY CIRCLE-K BRAND MANUAL
HARDWARE UNLESS OTHERWISE NOTED PER LOCAL
JURISDICTION EXTERIOR FACADE REQUIREMENTS



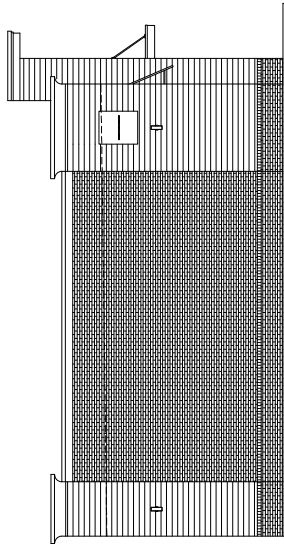
- 25'-0 1/2" T.O. BUILDING
- 11'-3" BTM CANOPY HEIGHT
- 10'-0" AWNING HEIGHT
- 2'-4" ROWLOCK
- 0'-0" A.F.F.

1 PROPOSED FRONT ELEVATION
DD SCALE: 3/16" = 1'-0"



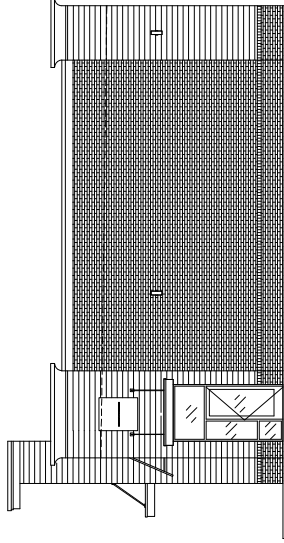
- 25'-0 1/2" T.O. BUILDING
- 21'-1 1/4" T.O. RAISED PARAPET
- 20'-1 1/4" T.O. LOWER PARAPET
- 16'-0 1/4" GUTTER SYSTEM HEIGHT
- 11'-6" CTR LIGHTING HEIGHT
- 2'-4" ROWLOCK
- 0'-0" A.F.F.

2 PROPOSED REAR ELEVATION
DD SCALE: 3/16" = 1'-0"



- 25'-0 1/2" T.O. BUILDING
- 21'-1 1/4" T.O. RAISED PARAPET
- 20'-1 1/4" T.O. LOWER PARAPET
- 16'-0 1/4" GUTTER SYSTEM HEIGHT
- 11'-6" CTR LIGHTING HEIGHT
- 2'-4" ROWLOCK
- 0'-0" A.F.F.

3 PROPOSED LEFT ELEVATION
DD SCALE: 3/16" = 1'-0"



4 PROPOSED RIGHT ELEVATION
DD SCALE: 3/16" = 1'-0"





City of Newnan, Georgia – Planning Commission

Date: March 8, 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

On January 8, 2019, the Planning Commission approved a Certificate of Appropriateness for the houses that would become a part of this single-family development. On April 9, 2019, the Planning Commission approved a preliminary plat for this subdivision. Construction has been initiated and several homes have been built. The applicant is desiring to revise two elements from the previously approved preliminary plat: 1. To change the ingress/egress plan for Lot H and have access to this lot come off directly from Roscoe Road and 2. To change the green space lot layout, to incorporate the green space as part of individual lots as opposed to keeping it as separate lots.

Although the City changed its ordinance to have preliminary plats approved by staff, since this preliminary plat was approved prior to that revision, the appropriate avenue for any changes would be to come back to the Planning Commission.

Insofar as to the first proposed revision to allow for direct driveway access from Lot H to Roscoe Road, Michael Klahr, the City's Director of Engineering stated, "...The driveway would have to be located in accordance with the City ordinance governing driveways in proximity to signalized intersections and meet ADA/sidewalk standards...."

As to the second revision concerning the open space/common area, City ordinance only requires open space for developments that are a minimum of 25 lots. Thus, open space would not normally be a requirement for a development of this size; however, the open space/green space, etc. was an influential component in the initial concept plan that was approved by the Planning Commission. Since City ordinance prohibits open space from being a part of a residential lot and also requires the ownership and maintenance to be handled by either the developer or Homeowners Association, this request is essentially, to eliminate the previously approved open space areas.

Options:

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

Attachments: Preliminary Plat revision; Minutes from January 2019 Planning Commission meeting and Minutes from the April 2019 Planning Commission meeting.

Previous Discussions with Commission: None



**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



**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

NOT TO BE RECORDED

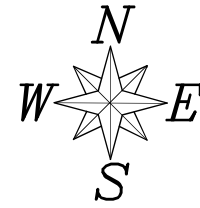
2019 Approved preliminary plat

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



RECORD NORTH
P.B.95, PG.163

LEGEND

LL = 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
X-X-X = FENCE
S-S-S = SANITARY SEWER LINE
SSMH = SANITARY SEWER MANHOLE
S.S.E. = SANITARY SEWER EASEMENT
S.S.L. = SANITARY SEWER LATERAL
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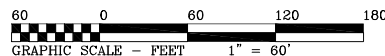
GENERAL NOTES:

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 HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE TITLE BLOCK AND OR THE CERTIFICATION. ANY USE BY OTHER PARTIES 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. 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.
9. CONTOURS, SHOWN HEREON, ARE BASED ON COWETA COUNTY LIDAR DATA AND ARE NOT BASED ON A FIELD RUN TOPO.
10. THERE ARE NO NEW CURB CUTS PROPOSED ON THIS DEVELOPMENT.
11. NEWMAN UTILITIES WILL SUPPLY WATER AND SEWER. WATER WILL REQUIRE A BORE PERMIT THROUGH THE GEORGIA D.O.T.
12. PRIOR TO A BUILDING PERMIT, THE STORM WATER REPORT SHALL BE SUBMITTED AND APPROVED ALONG WITH AN EROSION CONTROL PLAN.

Curve	Radius	Length	Chord	Chord Bear.
C7	2431.16'	27.55'	27.55'	N 42°39'53" W
C8	2431.16'	86.96'	86.95'	N 44°00'51" W
C9	2431.16'	89.18'	89.18'	N 46°05'23" W
C10	2431.16'	96.18'	96.17'	N 48°16'26" W

Curve	Radius	Length	Chord	Chord Bear.
S	125.00'	138.57'	131.58'	N 60°03'18" W
1	1578.24'	358.75'	357.98'	N 35°45'52" W
1	1578.24'	17.28'	17.28'	N 42°35'24" W
1	1578.24'	89.05'	89.03'	N 30°52'07" W

Course	Bearing	Distance
L4	S 51°51'10" W	32.24'
L5	S 88°19'39" W	20.37'
L6	N 31°24'13" W	1.74'
L7	N 27°20'30" W	29.86'



Course	Bearing	Distance
L9	N 89°56'17" E	45.15'

Course	Bearing	Distance
L10	S 03°46'30" W	10.23'
L11	S 08°18'37" W	2.00'

Course	Bearing	Distance
L1	S 06°03'45" W	27.38'
L2	S 06°03'45" W	32.84'
L3	S 08°21'00" W	57.21'

Curve	Radius	Length	Chord	Chord Bear.
C1	2480.82'	98.82'	98.82'	S 07°11'32" W
C2	1874.38'	26.79'	26.79'	S 08°47'47" W
C3	1871.50'	90.01'	90.00'	S 07°46'54" W
C4	1871.50'	82.79'	82.78'	S 10°25'36" W

REVISIONS:

1. UPDATED PER CITY COMMENTS 03/15/2019
2. ADD PROPOSED UTILITIES 03/21/2019

PRELIMINARY PLAT FOR
BASS-MANGET S/D

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

Christopher Brothers
LAND SURVEYING, LLC
24 JACKSON STREET
NEWMAN, GEORGIA 30263
LSE #32
christophersnumail.org
www.christophersurveying.com



DRAWING DATE:
02/19/2019
LAST FIELD WORK DATE:
08/25/2017
DISK:
MARCH-2019
DRAWING: #CF-86021
#SF-86021PS-PBM
SCALE:
1" = 60'
DRAWN BY:
BLG

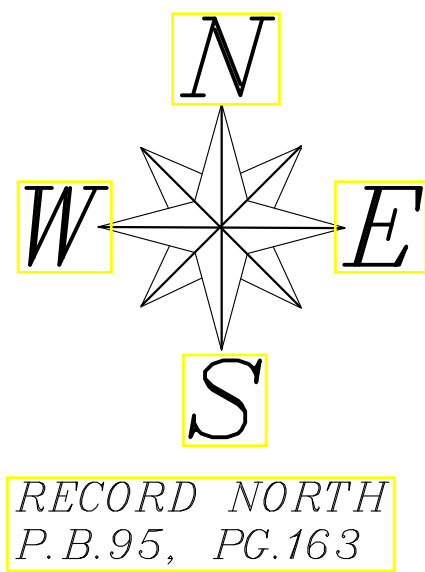
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[] = ADDRESS
PP = POWER POLE
GP = GUY POLE
GW = GUY WIRE-(ANCHOR)
P-P-P = OVERHEAD POWER LINE
C/L = CENTERLINE
X-X-X = FENCE
S-S-S = SANITARY SEWER LINE
SSMH = SANITARY SEWER MANHOLE
M.H. = MAN HOLE
S.S.E. = SANITARY SEWER EASEMENT
S.S.L. = SANITARY SEWER LATERAL
W-W-W = WATER LINE
WM = WATER METER
WV = WATER VALVE
B.F.P. = BACK FLOW PREVENTION
FH = FIRE HYDRANT
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P.B. = PLAT BOOK
D.B. = DEED BOOK
[S] = SANITARY SEWER MANHOLE
[T] = TELEPHONE MANHOLE
[D] = STORM DRAIN MANHOLE

SURVEY NOTES:
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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
Christopher BROTHERS
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MANAGEMENT
www.gcasurvey.com LSP# 789 | 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