

City of Newnan Georgia



Planning Commission Agenda Book

January 11, 2022



City of Newnan
PLANNING COMMISSION

Agenda for January 11, 2022 Regular Planning Commission Meeting
7:00 PM, Richard A. Bolin Council Chambers, City Hall

TAB NUMBER	AGENDA CATEGORY / ITEM
	ELECTION OF NEW CHAIR/VICE CHAIR
TAB # 1	Minutes from the December 21, 2021 meeting.
TAB # 2	Certificate of Appropriateness Request –21 Jackson Street
TAB #3	Certificate of Appropriateness Request –7 & 9 Jackson Street
	Public Comments
	Adjourn

Unless otherwise posted, all Planning Commission Meetings
Are held in the:

Richard A. Bolin Council Chambers, City Hall
25 LaGrange Street, Newnan, Georgia 30263

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@cityofnewnan.org



**CITY OF NEWNAN
Planning Commission
Meeting Minutes**

December 21, 2021
7:00 p.m.

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

CALL TO ORDER

Dunnavant called the meeting to order at 7:00 pm. as both the Chairman and Vice Chairman were absent.

Dunnavant stated that the Commission needed to vote on an acting Chairman to run the meeting. Coggin motioned for Hamlin to serve as acting Chairman. Seconded by Crain. All in favor.

READING OF MINUTES

Hamlin asked if everyone reviewed the minutes from the November 9, 2021 meeting. Coggin motioned to approve the minutes as drafted. West seconded the motion.

MOTION CARRIED (5-0)

Public Hearing: Special Exception & Certificate of Appropriateness – 55 Perry Street

Hamlin opened a public hearing on a special exception and certificate of appropriateness for 55 Perry Street. Dean Smith explained that Dustin Shaw Homes was seeking to build two new residential fee simple townhomes on the lot located at 55 Perry Street. He showed the location and explained the situation with the access easement. Dean Smith discussed the requirements for ground floor residential in the Central Business District and the elements needed for a special exception to be granted. Smith recommended approval conditioned upon a minor final plat being obtained.

Brad Sears swore in Joy Barnes and Jackie Robinson who represented Dustin Shaw. They discussed details of the proposed townhouses and added that Mitch Ginn was the architect on the project. West asked about the boundaries of the ground floor residential overlay area. Dean Smith showed where the ground floor residential could be requested. McEntire asked where the easement would be located. Smith showed the location on an aerial. He added that the easement documentation would need to be updated since it was being extended. Coggin asked what happens if the current owner sells the property. Dean Smith said the townhouses could be front loaded if they could not reach an agreement. Sears added that once an easement is recorded, the new owner could not unilaterally change the easement.

McEntire motioned to approve the special exception and the certificate of appropriateness request with the condition that the minor final plat be recorded prior to the issuance of any building permits. Seconded by Coggin.

MOTION CARRIED
(5-0)

NEW BUSINESS

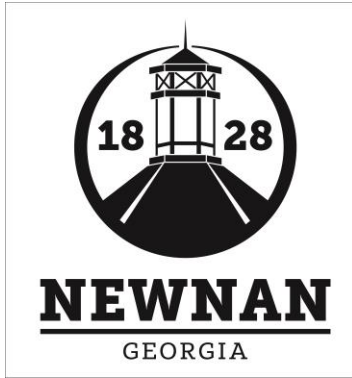
No new business.

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 (5-0)

Chairman Proctor Smith



City of Newnan, Georgia – Planning Commission

Date: January 11, 2022

Agenda Item: Certificate of Appropriateness Request –21 Jackson Street

Prepared and Presented by: Dean Smith, Planner

Purpose:

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.

Background:

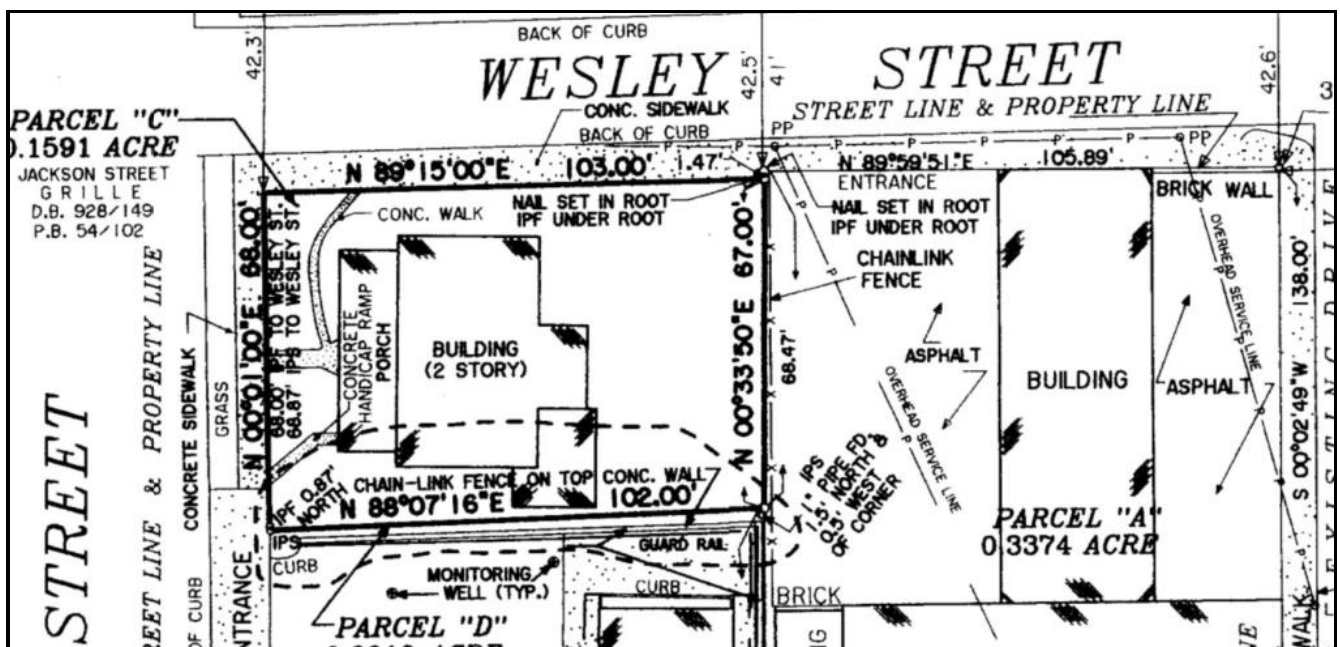
Zoning District	CBD- Central Business District
Proposed Land Use	Commercial/Residential
Parcel Size	0.16 of an acre







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



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









Issues for Consideration for a Certificate of Appropriateness:

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

- a) **Building Orientation and Setback** – The orientation of the buildings will not be altered. The Central Business District does not have any building setback requirements. The proposed site plan includes adding a deck and patio in the rear which will, along with the proposed additional landscaping, eliminate the current parking area.
- b) **Directional Emphasis** – The directional emphasis will be vertical which is consistent with the dominant patterns within the area of influence.
- c) **Shape** – The principal elements and shapes proposed on the structure will be compatible with the existing building.
- d) **Proportion** – The proportions of the new building are consistent with dominant patterns of proportion within the area of influence.

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

Options:

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

Conclusion:

This item was before the Planning Commission on November 9, 2021. There was 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.

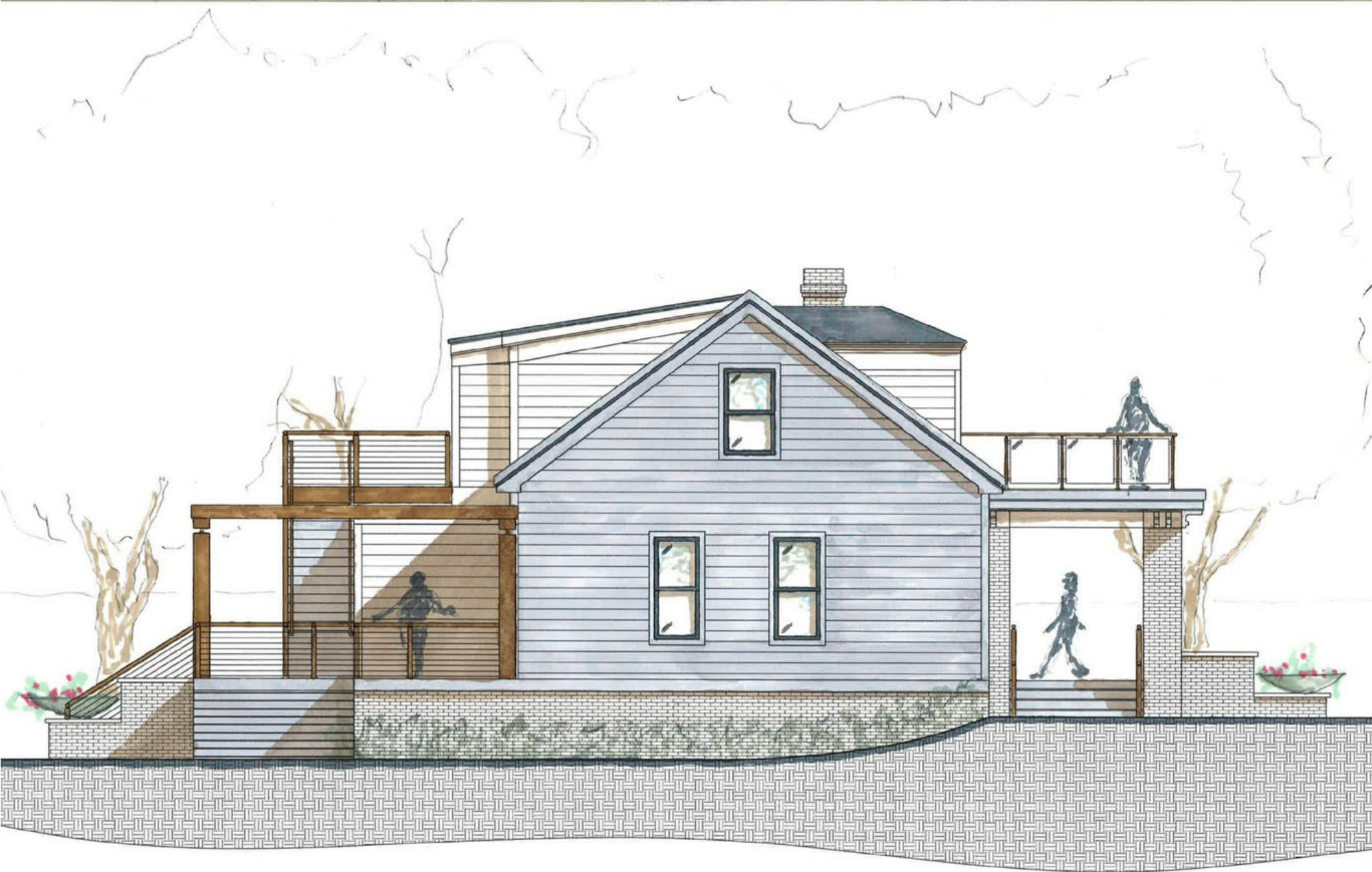
Staff have forwarded the proposed renderings to our Main Street Department for their review. As of the date of this report, we have not yet received their comments.

Certificate of Appropriateness - Staff has reviewed the certificate of appropriateness request from a planning and zoning perspective and it conforms to the requirements of the Zoning Ordinance.

Attachments:

Applications and Supporting Materials
Photographs

Previous Discussions with the Commission: November 9, 2021





November 24, 2021

Dean Smith, City Planner
City of Newnan Planning Department
25 LaGrange St
Newnan, Georgia 30263

RE: 21 Jackson Street – Certificate of Appropriateness

Mr. Smith and Planning Commission,

Thank you for the opportunity to continue the conversation regarding the approval of the renovation and reuse of the property at 21 Jackson Street. We all agree that this building is an important element along one of the main thoroughfares in Downtown Newnan. Therefore, the project that will be conducted to revitalize this underutilized asset does deserve focused attention. This additional step in the continued conversation about the intentions and the expectations is certainly warranted. Our goal is to address the Commissions concerns while also executing a project that is economically and structurally feasible for the property owner. We are confident that this can be accomplished. Please accept this letter and the attached precedent study as a next step in the second part of this conversation. We hope this discourse will lead to an approved Certificate of Appropriateness as soon as reasonably possible.

Before we present the ideas herein, I want to make an observation and perhaps an important point that I have learned. It has become very apparent to me that the images we used to convey the intended colors and finishes of the project were perhaps inappropriate for the cause. They conveyed an image that was slick and shiny and more “contemporary” than the project will eventually be able present. The inability to accomplish that “contemporary” aesthetic is a good thing in my mind in this case. I regret that the media and technique used to represent the intent was so technical. The images were exciting but they told an inaccurate story. I believe that if we would have used other images prepared with a “softer touch” and hand-rendered technique we would have been able to illustrate the intent and expectations more accurately. We will work to prepare just such images for the next meeting if it is required. These images will be updated to convey a more accurate vision of the final product.

One of the primary concerns presented by the Commission was the **dark color of the window frames** and the **organization of the panes** within them. As I walked around downtown and my neighborhood, which is in one of the historic districts, the evening after the meeting it occurred to me that we if we had foreseen this as an important issue, we could have included many representative images that would have supported the inclusion of the dark window frame concept. In addition, as we looked at these examples, we also became more aware that windows with larger panes, even "one over one" formations, are very common to local structures from similar time periods. It does not seem necessary to present windows that are more heavily divided to match or coordinate with other structures in the area.

To this letter we have attached a pictorial study of many of those window examples from Downtown Newnan showing that dark frames and less divided windows are common in residential-type buildings used not only as homes but also as commercial businesses. We have offered a commercial building or two as well. In presenting this, it is our intent to show that the intended detail can be well done and is being well done in many situations. The idea is not an outlier at all. I do realize that some of these properties and projects did not go before the Commission for consideration, but I do suspect that if they did and were presented in the right manner they would have earned your approval.

I hope this initial response to the first hearing is accepted as it is intended, which is a continuation of the conversation that will encourage this project to be something we are all proud of. If this response is adequate to answer all of the concerns that would be even more wonderful. However, if we should be required to return to the next meeting on December 21 we will eagerly do so. If that is the case, we would be very grateful for additional feed back to this letter and other comments so that we may be successful in earning your approval at that time. Many thanks in advance for your time, consideration, interest and responses.

Best regards,

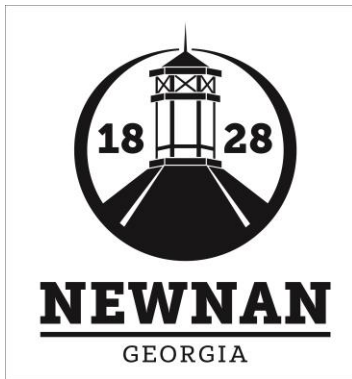
A handwritten signature in black ink, appearing to read "Kip Oldham", written in a cursive style.

Kip Oldham









City of Newnan, Georgia – Planning Commission

Date: January 11, 2022

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

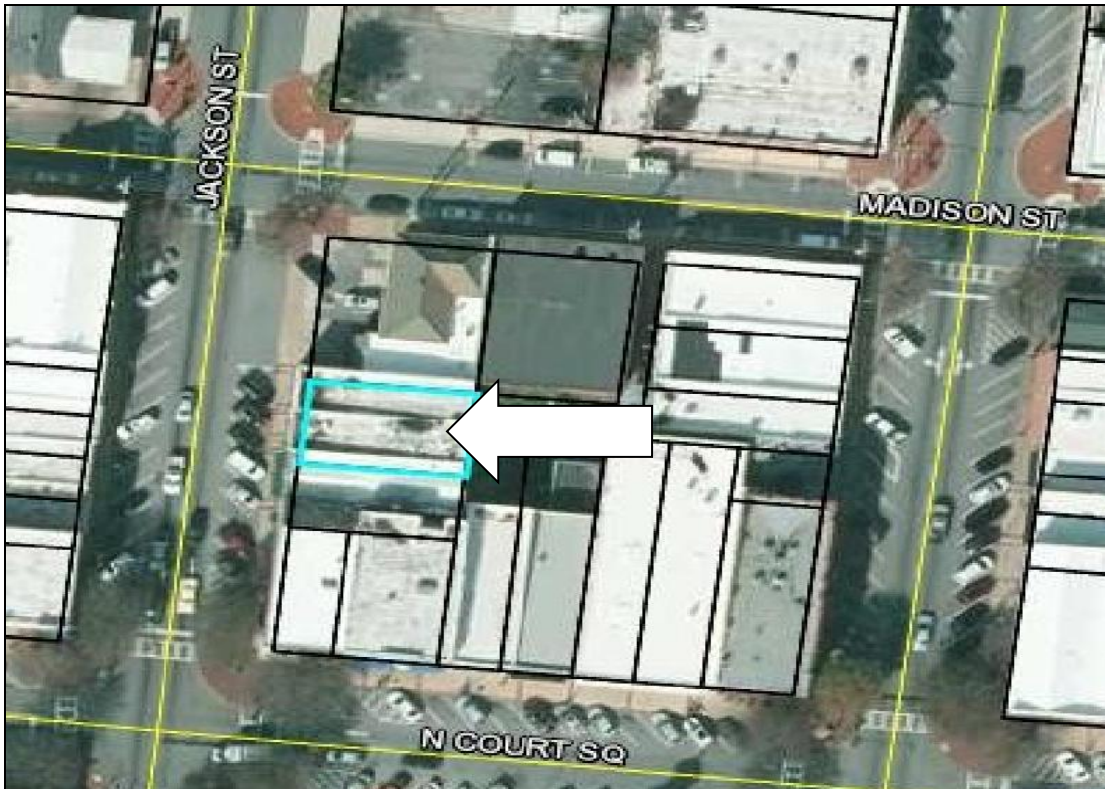
Prepared and Presented by: Dean Smith, Planner

Purpose:

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.

Background:

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





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

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

Issues for Consideration for a Certificate of Appropriateness:

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

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

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

Options:

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

Conclusion:

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

Attachments:

Applications and Supporting Materials

Previous Discussions with the Commission: None



CITY OF NEWNAN, GEORGIA

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

OPTION 1

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 719 Jackson St.
Name of Applicant Lorraine Cunanan / Locus Design + Consulting
Mailing Address 17 Knight Dr. Newnan GA 30263
Telephone 404-680-4083
Property Owner (Use back if multiple names) 75 Jackson LLC
Mailing Address 75 Jackson St Newnan GA 30263
Suite 101
Telephone 770-683-6635
Map # N 01 Block # 0002 Parcel # 002 Land Lot 25
District/Section 5th Present Zoning Classification CBD
Present Land Use commercial / restaurant

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):

see attached



December 8, 2021

RE: 7-9 Jackson Street Option 1
Certificate of Appropriateness

The scope of work for this project includes modifications of the existing building at 7-9 Jackson Street (previously La Fiesta restaurant) for a single commercial tenant space. The project will include the following modifications as illustrated in the attached concept drawings:

- removal of the large billboard sign on the north wall of the building
- replacement of the aluminum storefront windows, transoms, and entry door
- installation of a new metal roof awning with wood support brackets
- installation of a new stucco skim coat on the north and east elevations (on the billboard wall as well as the wall at the rear alley)
- repainting of the existing exposed brick façade facing Jackson Street
- removal of the existing HVAC equipment at the rear alley

The future tenant will be responsible for submitting a separate application for any signage or other exterior modifications not shown in this submittal.

Included with the application, the following information is required:

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

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



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

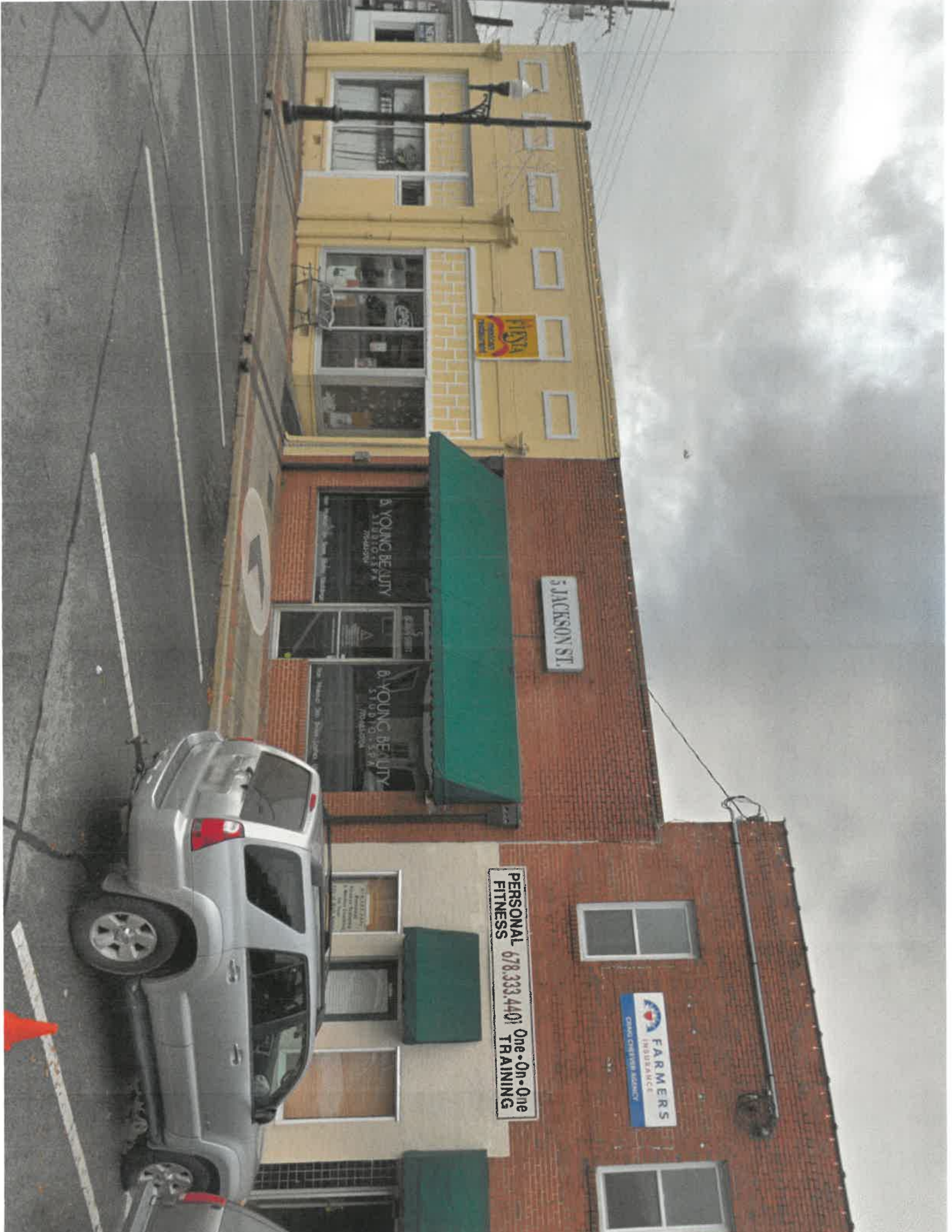
DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____





3 JACKSON ST.

PERSONAL 678.333.4401 One-On-One
FITNESS TRAINING

FARMERS
INSURANCE
CHARTERED AGENCY

Q. YOUNG BEAUTY
11:30-12:30 PM
1/24/2020

Q. YOUNG BEAUTY
11:30-12:30 PM
1/24/2020

Ogee Direct Set

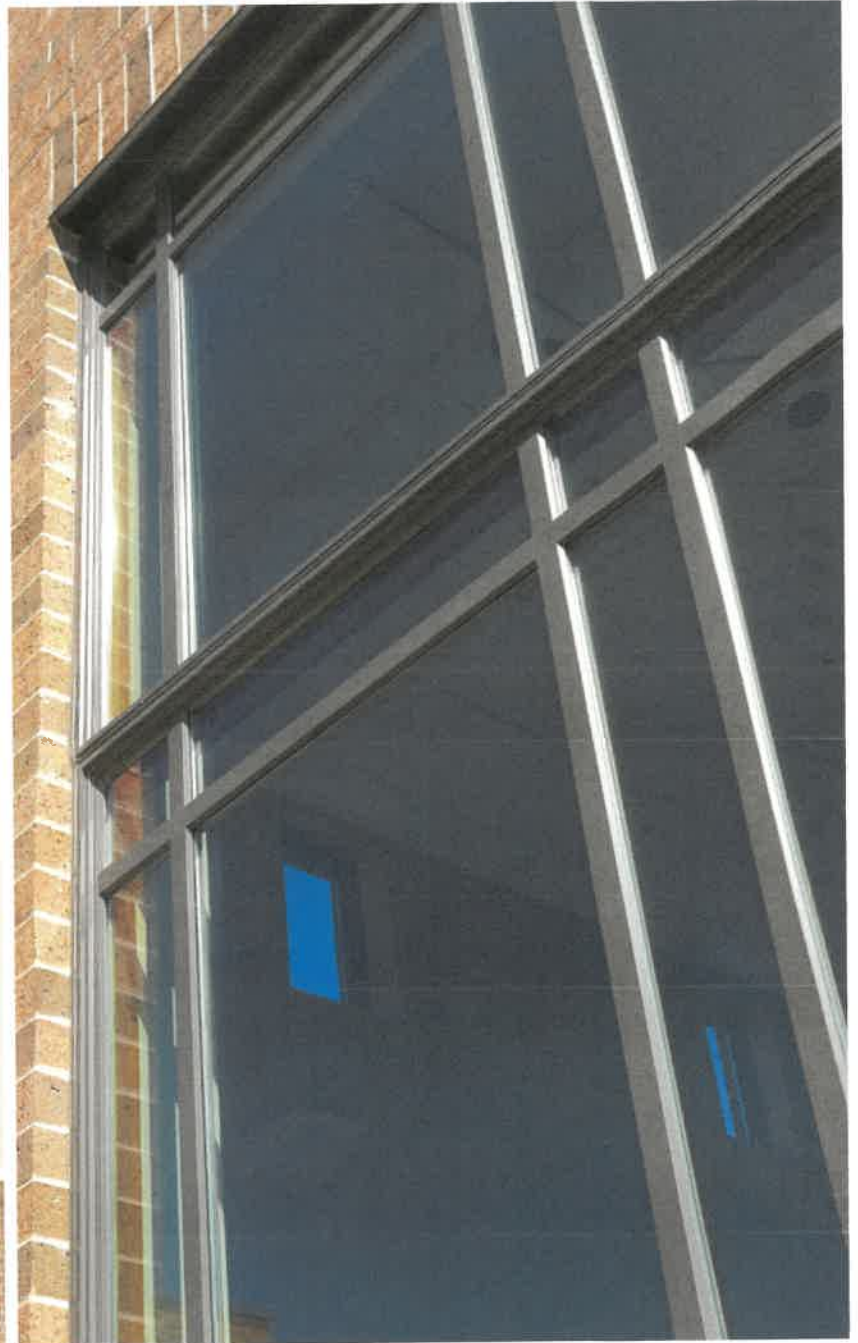
Commercial store fronts have never looked better.

It's not the first time Kolbe has combined authentic historic charm with modern day innovation. In fact, it is one of the things that they are best known for. So it's no surprise that the Ogee Direct Set window was designed with the same traditional details that adorned commercial store fronts of the past, but with all the latest technology to make it perfect for today's new commercial or restoration projects.

The ogee profile integrated directly into the heavy duty extruded aluminum frame adds a new dimension to a window that is built with great strength. Plus, unlike most store front windows, you get the rich warmth of wood on the interior. This design ensures the beauty of your project will live on for many more years to come.

The Ogee Direct Set window can be mullled to complement Kolbe Ultra Series windows and doors or can be used as a stand-alone unit in a variety of shapes and sizes. Either way, there is no shortage of options available.

Kolbe doesn't just let history repeat itself – they make it better.



KOLBE
■ WINDOWS & DOORS ■

See the Difference Quality Makes®

www.kolbe-kolbe.com

Ogee Direct Set

STANDARD FEATURES:

- 2-7/16" overall jamb width
- Constructed of unfinished pine, with pine interior stops and wood mull casings on muller units
- 7/8" LoE² insulating glass filled with argon gas*
- Glazing is direct set to the interior
- All exterior wood parts are preservative-treated
- .050" thick, 6063 extruded aluminum alloy frame is applied to the wood frame exterior of all units
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Frame corners are mitered 45°, with internal corner keys screwed into the joints and injected with silicone
- 70% PVDF fluoropolymer finish on frame exteriors (meets performance requirements of AAMA 2605-05)
- Heavy vinyl nailing fins**

OPTIONAL FEATURES:

GLASS:

- LoE² -240*
- LoE³ -366*
- ThermoPlus™ LoE
- Patterned-, bronze- or gray-lite
- Tempered or laminated
- Other options standard to the industry

DIVIDED LITES:

- Grilles-in-the-airspace
- Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds
- PDL with 5/8", 7/8", 1-1/8", 1-3/4" or 2-1/4" bars

OTHER OPTIONS: (custom options are also available)

- Other wood species
- Ovolo or square profile interior grille bars
- Interior prefinishing
- Interior casing
- Extruded aluminum accessories applied to accessory grooves on the exterior frame
- Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- Galvanized steel installation clips
- Extruded aluminum drip cap (radius units; shipped for field application)

NOTES:

All measurements are nominal.

* Argon gas may not be included with units to be installed in or shipped through high altitude areas.

** Standard only on units without brickmould.



KOLBE
■ WINDOWS & DOORS ■

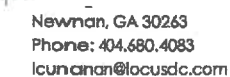
See the Difference Quality Makes®

www.kolbe-kolbe.com

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Kolbe & Kolbe Millwork Co., Inc. reserves the right to change specifications without notice.





BRICK (EXISTING): PAINTED P-1
STUCCO (NEW): SMOOTH FINISH, COLOR P-1
METAL ROOFING: STANDING SEAM, COLOR "COLONIAL RED"
WOOD (ENTRY DOOR AND ROOF BRACKETS): WHITE OAK, WHITEWASH STAIN FINISH
PAINT COLOR P-1 (EXTERIOR WALLS, GRILLES, DOWNSPOUTS): BENJAMIN MOORE #1609 "TEMPTATION"
STOREFRONT WINDOWS: KOLBE OGEE DIRECT SET ALUMINUM WINDOWS, COLOR "SMOKESTACK"
(DOORS/WINDOWS TO MATCH EXISTING OPENING DIMENSIONS)

A 3D architectural rendering of a proposed building design. The main building is a two-story structure with a dark grey, textured facade. It features a large glass frontage on the ground floor, protected by a red, corrugated metal awning. The interior of the building is visible through the glass, showing a bright, modern space with wooden tables, chairs, and a counter. To the left of the main building is a smaller, single-story structure with a yellow facade and a dark grey roof. This smaller building has a dark door and a large window with a grid pattern. The entire scene is set on a light grey, paved surface.

REMOVE AND DISPOSE OF EXISTING HVAC EQUIPMENT

EXISTING WALK-IN COOLER TO REMAIN

EXISTING PATIO TO REMAIN

PATCH HOLES IN EXTERIOR MASONRY WALL. INSTALL NEW STUCCO SKIM COAT OVER ENTIRE WALL SURFACE INDICATED BY DASHED LINE

REMOVE AND DISPOSE OF EXISTING WATER HEATER & EQUIPMENT

STEP DN

STEP DN

STEP DN

INTERIOR LAYOUT/ CONSTRUCTION BY FUTURE TENANT (TBD)

EXISTING DEMISING WALL TO REMAIN; REMOVE AND DISPOSE OF ALL EXISTING PLASTER/DRYWALL/FURRING TO EXPOSE EXISTING BRICK MASONRY (APPROX 60 LF EACH SIDE)

CAREFULLY REMOVE EXISTING SIGN AND RETURN TO OWNER. REMOVE ALL WOOD FURRING/ SUPPORTS/ HARDWARE

PATCH HOLES IN EXTERIOR MASONRY WALL. INSTALL NEW STUCCO SKIM COAT OVER ENTIRE WALL SURFACE INDICATED BY DASHED LINE

PRIME AND PAINT EXISTING EXPOSED BRICK MASONRY, REFER TO RENDERINGS FOR COLOR SELECTIONS

NEW STOREFRONT WINDOW SYSTEM

NEW STOREFRONT WINDOW SYSTEM

REMOVE EXISTING PLYWD PANELING TO EXPOSE BRICK

NEW ENTRY DOOR AND TRANSOM

1 OPTION 1 - 1

SCALE: 1/8"=1'-0"

Architectural elevation drawing of a storefront. The drawing includes the following annotations:

- NEW WOOD BRACKETS, STAIN FINISH (3 TOTAL)
- NEW STANDING SEAM METAL ROOF CANOPY
- PAINT EXISTING SCUPPERS AND DOWNSPOUTS
- 21'-0" (+/-)
- NEW STOREFRONT WINDOW SYSTEM W/ TRANSOM
- PTD WD PANELING BELOW WINDOW
- PAINT EXISTING GRILLE (MATCH WALL COLOR)
- NEW WOOD AND GLASS DOOR, STAIN FINISH
- 40'-8" (+/-)

PRINTED	
DATE	COMMENTS
12.7.21	CONCEPT DESIGN

This drawing is property of Locus Design + Consulting, Inc and may not be reproduced or used without the Architect's written permission. 2021

7-9 JACKSON ST
NEWNAN

PREPARED FOR:
75 JACKSON LLC

PROJECT NO:
#2021-11

SHEET TITLE:
**OPTION 1 -
SINGLE TENANT**
SHEET NO:

NOT ISSUED FOR CONSTRUCTION

SURVEY DATA:
TOTAL AREA: 0.063 ACRES
1,729 Square Feet
PLAT CLOSURE:
E.O.C. PLAT 1" IN 102,478 FEET
FIELD CLOSURE:
E.O.C. FIELD 1" IN 10,354 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE
EQUIPMENT USED:
Trimble 2000: 90 ROBOTIC TOTAL STATION
REFERENCES:
D.B. 4008, PG. 356
P.B. 33, PG. 504
P.B. 33, PG. 105
CURRENT OWNER:
MCKENNEY MANAGEMENT, LLC
P.O. BOX 130
NEWNAM, GA 30264
PROPERTY ADDRESS:
7 JACKSON STREET
NEWNAM, GA 30263



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

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 (O.C.G.A.) 15-6-47 AS AMENDED BY HB 70 (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 DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #1307702143D 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 / GASKINS MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
7. BASE BEARING TAKEN FROM PLAT BOOK: 63 PAGE: 105.
ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED.
8. CURRENTLY ZONED CBD.
9. INFORMATION REGARDING THE REPORTED 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 INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION, SHOWN HEREON, AS TO SUCH UNDERGROUND INFORMATION.



SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat 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

CHRIS W. ROBERTSON GA RLS #3195

10-18-2021

DATE:

JACKSON STREET

BACK OF CURB

N 11°33'05"E 24.83'
N 11°33'05"E 40.42'
N 11°33'05"E 66.50' (TIE TO BUILDING CORNER AT R/W)

BACK OF CURB

LEVINE BUILDING, LLC
PN: N01-0002-004
D.B. 3863, PG. 337
ZONING: CBD

JOSEPH M. DAVIS
PN: N01-0002-005
D.B. 1497, PG. 58
ZONING: CBD

NORTH COURT SQUARE
INVESTMENTS LLC
PN: N01-0002-006
D.B. 4290, PG. 804
ZONING: CBD

NORTH COURT SQUARE
INVESTMENTS LLC
PN: N01-0002-007
D.B. 4057, PG. 287
ZONING: CBD

0.063 AC.
ONE STORY BRICK
STOREFRONT BUILDING

LEVINE BUILDING, LLC
PN: N01-0002-003
D.B. 3863, PG. 337
ZONING: CBD

BARRON FAMILY HOLDINGS, LLC
PN: N01-0002-001
D.B. 4088, PG. 345
P.B. 33 PG 105
ZONING: CBD

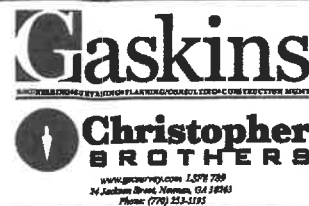
STEED CONSTRUCTION
& RENOVATION, LLC
PN: N01-0002-013
D.B. 4849, PG. 584
P.B. 33 PG 105
ZONING: CBD

NORTH COURT SQUARE
INVESTMENTS LLC
PN: N01-0002-006
D.B. 4290, PG. 804
ZONING: CBD

NORTH COURT SQUARE
INVESTMENTS LLC
PN: N01-0002-007
D.B. 4057, PG. 287
ZONING: CBD

DRAWN BY: VGB
CHECKED BY: CWR
FIELD DATE: 10/18/2021
OFFICE DATE: 10/18/2021

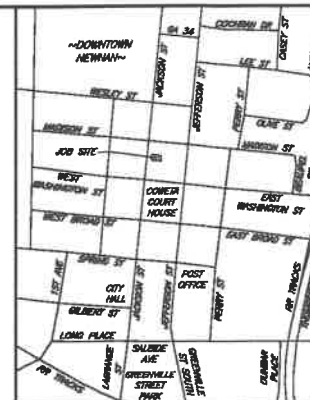
REVISIONS



SURVEY FOR:
JIM THOMASSON
7 & 9 JACKSON STREET

LOCATED IN L.L. 25
5th DISTRICT,
COWETA COUNTY, GEORGIA

10 0 10 20
SCALE: 1" = 10'



LOCATION MAP



CITY OF NEWNAN, GEORGIA

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

OPTION 2

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Address of Property 719 Jackson St.
Name of Applicant Lorraine Cunanan / Locus Design + Consulting
Mailing Address 17 Knight Dr. Newnan GA 30263
Telephone 404-680-4083
Property Owner (Use back if multiple names) 75 Jackson LLC
Mailing Address 75 Jackson St Newnan GA 30263
Suite 101
Telephone 770-683-6635
Map # N 01 Block # 0002 Parcel # 002 Land Lot 25
District/Section 5th Present Zoning Classification CBD
Present Land Use commercial / restaurant

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):

see attached



December 8, 2021

RE: 7-9 Jackson Street Option 2
Certificate of Appropriateness

The scope of work for this project includes modifications of the existing building at 7 & 9 Jackson Street (previously La Fiesta restaurant) to accommodate two commercial tenant spaces. The project will include the following modifications as illustrated in the attached concept drawings:

- removal of the large billboard sign on the north wall of the building
- replacement of the aluminum storefront windows, transoms, and entry doors
- installation of new metal roof awnings with wood support brackets
- installation of a new stucco skim coat on the north and east elevations (on the billboard wall as well as the wall at the rear alley)
- repainting of the existing exposed brick façade facing Jackson Street
- removal of the existing HVAC equipment at the rear alley

The future tenants will be responsible for submitting a separate application for any signage or other exterior modifications not shown in this submittal.

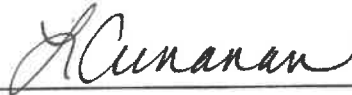
Application For Certificate of Appropriateness

City of Newnan, Georgia

Included with the application, the following information is required:

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

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



Signature of Applicant



Signature of Property Owner(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

HRC MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____





3 JACKSON ST.

PERSONAL 678.333.4401 One-On-One
FITNESS TRAINING

FARMERS
INSURANCE
CARM, CREDIT AGENCY

B. YOUNG BEAUTY
A LITTLE OL' SPA
THERAPIST

FLM

Ogee Direct Set

Commercial store fronts have never looked better.

It's not the first time Kolbe has combined authentic historic charm with modern day innovation. In fact, it is one of the things that they are best known for. So it's no surprise that the Ogee Direct Set window was designed with the same traditional details that adorned commercial store fronts of the past, but with all the latest technology to make it perfect for today's new commercial or restoration projects.

The ogee profile integrated directly into the heavy duty extruded aluminum frame adds a new dimension to a window that is built with great strength. Plus, unlike most store front windows, you get the rich warmth of wood on the interior. This design ensures the beauty of your project will live on for many more years to come.

The Ogee Direct Set window can be mullied to complement Kolbe Ultra Series windows and doors or can be used as a stand-alone unit in a variety of shapes and sizes. Either way, there is no shortage of options available.

Kolbe doesn't just let history repeat itself -- they make it better.



KOLBE
■ WINDOWS & DOORS ■

See the Difference Quality Makes®

www.kolbe-kolbe.com

OGEE DIRECT SET

STANDARD FEATURES:

- 2-7/16" overall jamb width
- Constructed of unfinished pine, with pine interior stops and wood mull casings on mulled units
- 7/8" LoE² insulating glass filled with argon gas*
- Glazing is direct set to the interior
- All exterior wood parts are preservative-treated
- .050" thick, 6063 extruded aluminum alloy frame is applied to the wood frame exterior of all units
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- Frame corners are mitered 45°, with internal corner keys screwed into the joints and injected with silicone
- 70% PVDF fluoropolymer finish on frame exteriors (meets performance requirements of AAMA 2605-05)
- Heavy vinyl nailing fins**

OPTIONAL FEATURES:

GLASS:

- LoE² -240*
- LoE³ -366*
- ThermaPlus™ LoE
- Patterned-, bronze- or gray-lite
- Tempered or laminated
- Other options standard to the industry

DIVIDED LITES:

- Grilles-in-the-airspace
- Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds
- PDL with 5/8", 7/8", 1-1/8", 1-3/4" or 2-1/4" bars

OTHER OPTIONS: (custom options are also available)

- Other wood species
- Ovolo or square profile interior grille bars
- Interior prefinishing
- Interior casing
- Extruded aluminum accessories applied to accessory grooves on the exterior frame
- Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- Galvanized steel installation clips
- Extruded aluminum drip cap (radius units; shipped for field application)

NOTES:

All measurements are nominal.

* Argon gas may not be included with units to be installed in or shipped through high altitude areas.

** Standard only on units without brickmould.



KOLBE
■ WINDOWS & DOORS ■

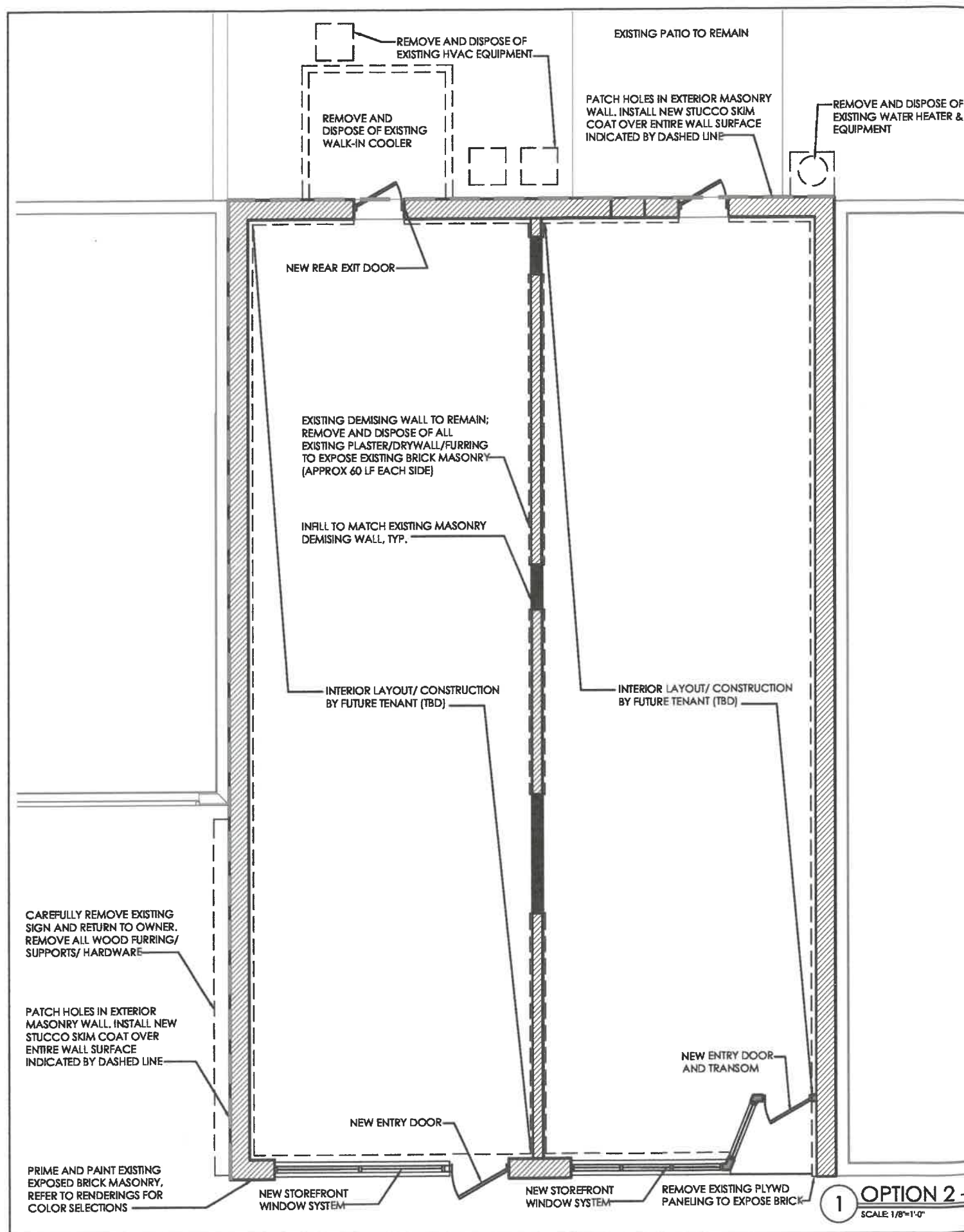
See the Difference Quality Makes®

www.kolbe-kolbe.com

© 2010 Kolbe & Kolbe Millwork Co., Inc.

Kolbe & Kolbe Millwork Co., Inc. reserves the right to change specifications without notice.





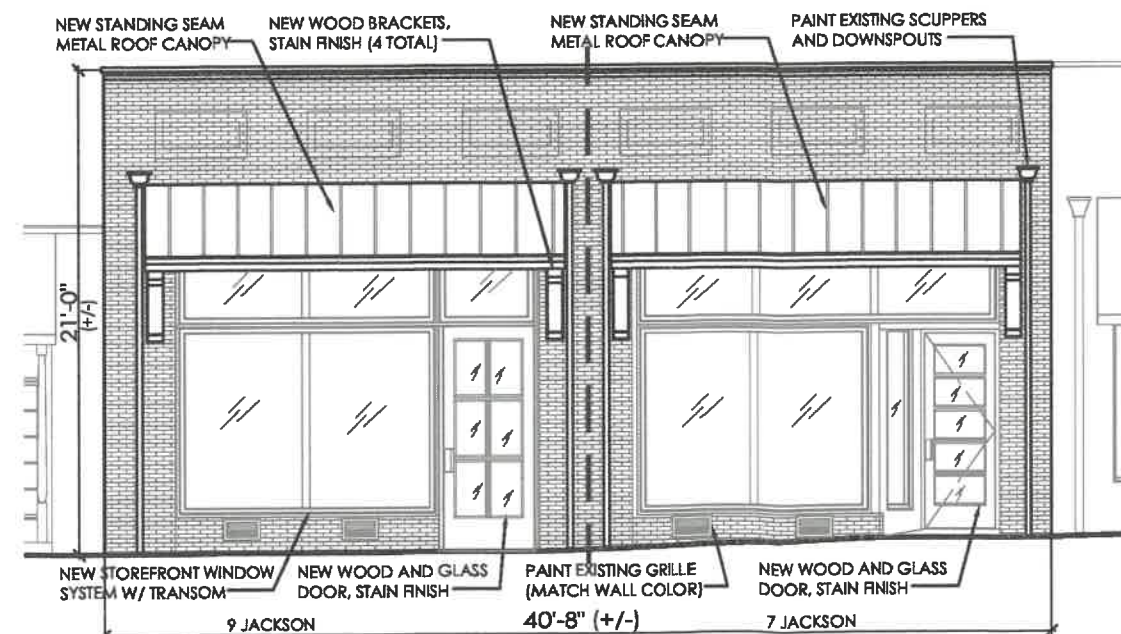
EXTERIOR FINISHES:

BRICK (EXISTING): 9 JACKSON PAINTED P-2, 7 JACKSON PAINTED P-1
STUCCO (NEW): SMOOTH FINISH, COLOR P-2
METAL ROOFING: STANDING SEAM, COLOR "WEATHERED ZINC" (BOTH UNITS)
SCUPPERS, DOWNSPOUTS, GRILLES (EXISTING): PAINT P-1
WOOD (ENTRY DOOR AND ROOF BRACKETS): WHITE OAK, WHITEWASH STAIN FINISH
PAINT COLOR P-1: BENJAMIN MOORE #1609 "TEMPTATION"
PAINT COLOR P-2: BENJAMIN MOORE #1591 "STERLING"
STOREFRONT WINDOWS: KOLBE OGEE DIRECT SET ALUMINUM WINDOWS, COLOR "SMOKESTACK"
(DOORS/WINDOWS TO MATCH EXISTING OPENING DIMENSIONS)

*NOTE: SIGNAGE DESIGN WILL BE SUBMITTED SEPARATELY BY TENANTS



2 OPTION 2 - FRONT VIEW
SCALE: 1/8"=1'-0"



3 OPTION 2 - FRONT ELEV
SCALE: 1/8"=1'-0"

PRINTED	DATE	COMMENTS
	12/21	CONCEPT DESIGN

This drawing is property of Locus Design + Consulting, Inc and may not be reproduced or used without the Architect's written permission. 2021

**7-9 JACKSON ST
NEWNAN**

PREPARED FOR:
75 JACKSON LLC

PROJECT NO:
#2021-11

SHEET TITLE:
**OPTION 2 -
TWO TENANTS**

SHEET NO:

NOT ISSUED FOR CONSTRUCTION

SURVEY DATA:
TOTAL AREA: 0.063 ACRES
2,738 Square Feet
PLAT CLOSURE:
E.O.C. PLAT: 1" IN 80,478 FEET
FIELD CLOSURE:
E.O.C. FIELD: 1" IN 18,554 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE
EQUIPMENT USED:
Trimble 2000: 80 ROBOTIC TOTAL STATION
REFERENCES:
D.B. 4308, PG. 356
P.B. 53, PG. 105
P.B. 53, PG. 105
CURRENT OWNER:
MEREDITH MANAGEMENT, LLC
P.O. BOX 130
NEWMAN, GA 30264
PROPERTY ADDRESS:
7 JACKSON STREET
NEWMAN, GA 30263



811 Know what's below.
Call before you dig.
UTILITY PROTECTION CENTER
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THREE WORKING DAYS BEFORE YOU DIG.

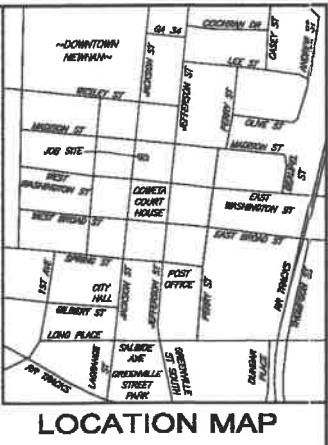
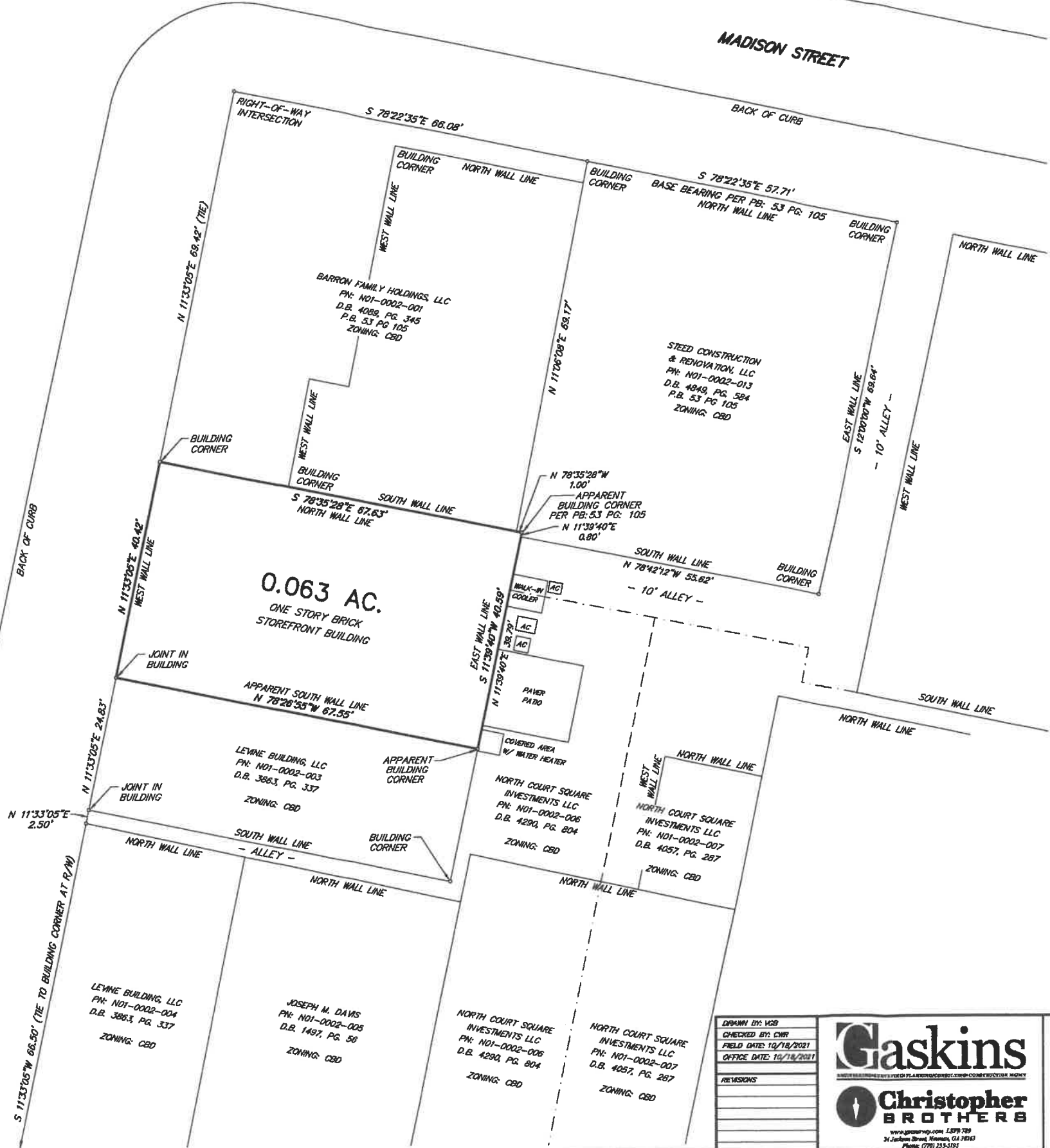
- GENERAL NOTES:**
1. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD CHOICE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 2. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-47 AS AMENDED BY HB 70 (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 DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAPS (FIRM) #1307700143D 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 / GASKINS MAKE NO WARRANTIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS.
 7. BASE BEARING TAKEN FROM PLAT BOOK: 53 PAGE: 105.
ALL OTHER BEARINGS CALCULATED FROM ANGLES TURNED.
 8. CURRENTLY ZONED CBD.
 9. 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 INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION, SHOWN HEREON, AS TO SUCH UNDERGROUND INFORMATION.



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Chris W. Robertson
CHRIS W. ROBERTSON GA RLS #3195
10-18-2021
DATE:



DRAWN BY: MGB
CHECKED BY: CWR
FIELD DATE: 10/18/2021
OFFICE DATE: 10/18/2021
REVISIONS

Gaskins
REGISTERED PROFESSIONAL ENGINEER
Christopher Brothers
www.gaskinsurvey.com 1.579.789
34 Jackson Street, Newnan, GA 30425
Phone: (770) 255-1051

SURVEY FOR:
JIM THOMASSON
7 & 9 JACKSON STREET

LOCATED IN L.L. 25
5th DISTRICT,
COWETA COUNTY, GEORGIA